

**ATTACHMENT “B”  
PETITION FOR EXPANSION OF THE  
CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT**

**RESOLUTION NO. 083023-03**

**A RESOLUTION OF THE CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT EXPRESSING ITS INTENT, SUBJECT TO THE CONDITIONS STATED HEREIN, TO CONSIDER THE EXPANSION OF THE DISTRICT AND INCLUDE CERTAIN PROPERTY IN SAID DISTRICT.**

**WHEREAS**, there has been presented to and filed with the Board of Directors of the CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT (the "District") the petition of SA State of Love and Trust, LLC, a Texas limited liability corporation, (the "Petitioner"), praying that the approximately 153 acres described in Exhibit "A" (the "Land"), which is attached to this resolution and incorporated herein for all purposes, be added to and become a part of the District; and

**WHEREAS**, the Petitioners have submitted a petition to the City of San Antonio, Texas (the "City") and Bexar County, Texas (the "County"), requesting consent to the proposed expansion of the District's boundaries to include the Land; and

**WHEREAS**, the Board of Directors, after carefully considering the facts and evidence, deems it in the public interest to authorize this resolution;

**NOW THEREFORE BE IT RESOLVED BY THE CLEARWATER CREEK BOARD OF DIRECTORS:**

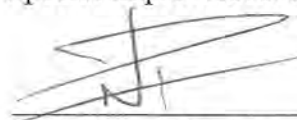
**SECTION 1.** It is hereby affirmatively found and determined that all of the recitations, matters, and facts set out in the preamble of this resolution are true and correct.

**SECTION 2.** Upon an affirmative finding that the proposed annexation is in the best interest of the District and is beneficial and advisable, the Board of Directors hereby expresses its intent, subject to Section 3 of this resolution, to consider expansion of the District by approximately 153 acres at a future date to include the Land therein, on terms and conditions the Board of Directors, in its sole discretion, deem advisable


**SECTION 3.** Consideration for the future expansion of the District, and the inclusion of the Land therein, will be subject to the following:

- A. Consent of the City and County, by resolution or ordinance, authorizing the expansion of the District to include the Land.
- B. Upon City and County consent, the District shall approve the expansion of the District.

**S PASSED, APPROVED, AND ADOPTED THIS 30<sup>th</sup> DAY OF SEPTEMBER 2023**, by the Board of Directors of the Clearwater Creek Special Improvement District.

  
\_\_\_\_\_  
Nick Prater, President

Attest:

  
\_\_\_\_\_  
Craig Scott, Secretary

PCD# 294632

**PETITION FOR ANNEXATION OF APPROXIMATELY 153 ACRES INTO THE  
BOUNDARIES OF THE CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

**TO: THE HONORABLE BOARD OF DIRECTORS OF THE CLEARWATER CREEK  
SPECIAL IMPROVEMENT DISTRICT**

**ARTICLE I.  
PETITION**

SA Do The Evolution, LLC, a Texas limited liability company, SA Eisele, LLC, a Texas limited liability company, and SA Given to Fly, LP, a Texas limited partnership (the “Petitioners”) hereby submit this petition (this “Petition”) to the Board of Directors (the “Board”) of the Clearwater Creek Special Improvement District (the “District”) for the expansion of its boundaries by the addition and inclusion of approximately 153 acres (the “Subject Property”) being more particularly described and depicted by **Exhibit “A”** attached hereto and incorporated within.

**ARTICLE II.  
AUTHORITY OF THE BOARD**

On February 11, 2020, Bexar County (the “County”), acting through the County Commissioners Court (the “Commissioners Court”) adopted an order (the “Creation Order”) creating the District. The Creation Order is filed in the Bexar County Official Public Records under Document Number 20200055277.

The District operates in accordance with Chapter 372 and Chapter 382 of the Texas Local Government Code (the “Local Government Code”). Section 382.113 of the Local Government Code grants the District authority to annex land pursuant to the provisions of Subchapter J, Chapter 49 of the Texas Water Code (the “Water Code”). Section 49.301(a) of the Water Code permits an owner of land, whether or not contiguous to the district, to file a petition with the district board requesting that land be included within boundaries of the district.

The Petitioners acquired the Subject Property through multiple transactions occurring in 2021 and deeds reflecting Petitioners ownership are filed in the Bexar County Official Public Records under Document Number 20210316876, 20210221863, 20210249030, and 20210316875. Pursuant to Section 382.113 of the Local Government Code, the Petitioners respectfully request the Board consent to the expansion of the District’s boundaries by the annexation of the Subject Property therein.

**ARTICLE III.  
REPRESENTATIONS OF PETITIONER**

By submitting this Petition to the Board, the Petitioner acknowledges and consents to the following:

Expansion Petition  
Clearwater Creek PID

1. Petitioners hold fee simple title to the Subject Property, which is proposed for annexation into the District.
2. Petitioners request and fully supports inclusion of the Subject Property within the District.
3. If successfully annexed into the District, the Subject Property shall be subject to the existing and future obligations of the District as imposed on properties currently within the boundaries of the District.

#### **ARTICLE IV. PRAYER**

This Petition respectfully requests the Board consent to and approve the expansion of the District to include the Subject Property and that the District's powers and authority, as provided in the Creation Order, continue and shall not be affected by such expansion.

Wherefore, this Petition satisfies all requirements of the Chapters 372 and 382 of the Local Government Code and Subchapter J, Chapter 49 of the Water Code for expansion of the District boundaries. The Petitioner prays that this Petition be heard, and the Board set and conduct a hearing to expand the District boundaries to include the Subject Property.

Respectfully submitted this 30th day of August, 2023.

*~Signature(s) on the Following Page(s)~*

**PETITIONERS:**

**SA GIVEN TO FLY, LP**  
a Texas limited partnership

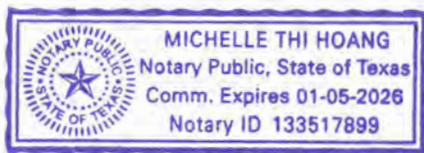
By: **SA KOSTA BROWNE, GP, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_  
Thomas Blake Yantis  
Manager

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**       §  
                                     §  
**COUNTY OF BEXAR**   §

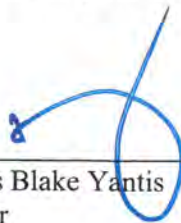
The foregoing instrument was acknowledged before me on the 28 day of August, 2023, by Thomas Blake Yantis, on behalf of SA GIVEN TO FLY, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.



\_\_\_\_\_  
Notary Public State of Texas  
Printed Name of Notary: Michelle Hoang  
Commission Expiration: 1/5/2026

**SA DO THE EVOLUTION, LLC,**  
a Texas limited liability company

By:

  
\_\_\_\_\_  
Thomas Blake Yantis  
Member

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**       §

§

**COUNTY OF BEXAR**   §

The foregoing instrument was acknowledged before me on the 28 day of August, 2023, by Thomas Blake Yantis, on behalf of SA DO THE EVOLUTION, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public State of Texas


Printed Name of Notary: Michelle Hoang

Commission Expiration: 1/5/2026



**SA EISELE, LLC,**  
a Texas limited liability company

By:

  
\_\_\_\_\_  
Thomas Blake Yantis  
Manager

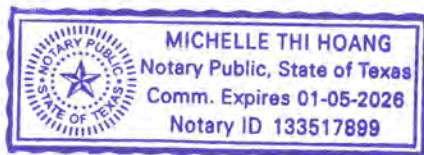
**ACKNOWLEDGEMENT**

**STATE OF TEXAS**       §

§

**COUNTY OF BEXAR**   §

The foregoing instrument was acknowledged before me on the 28 day of August, 2023, by Thomas Blake Yantis, on behalf of SA EISELE, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public State of Texas

Printed Name of Notary: Michelle Hbang

Commission Expiration: 1/5/2026

**EXHIBIT "A"**  
**FIELD NOTES/SURVEY OF PROPERTY REQUESTED FOR INCLUSION IN**  
**CLEARWATER CREEK PID**



# NOTES:

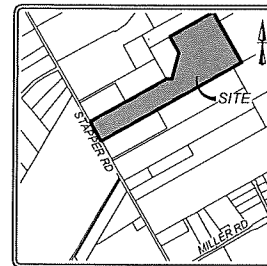
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL APPLICABLE CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

- FIR
- SIR

POB POINT OF BEGINNING  
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D.R.B. DEED RECORDS OF BEXAR COUNTY, TEXAS

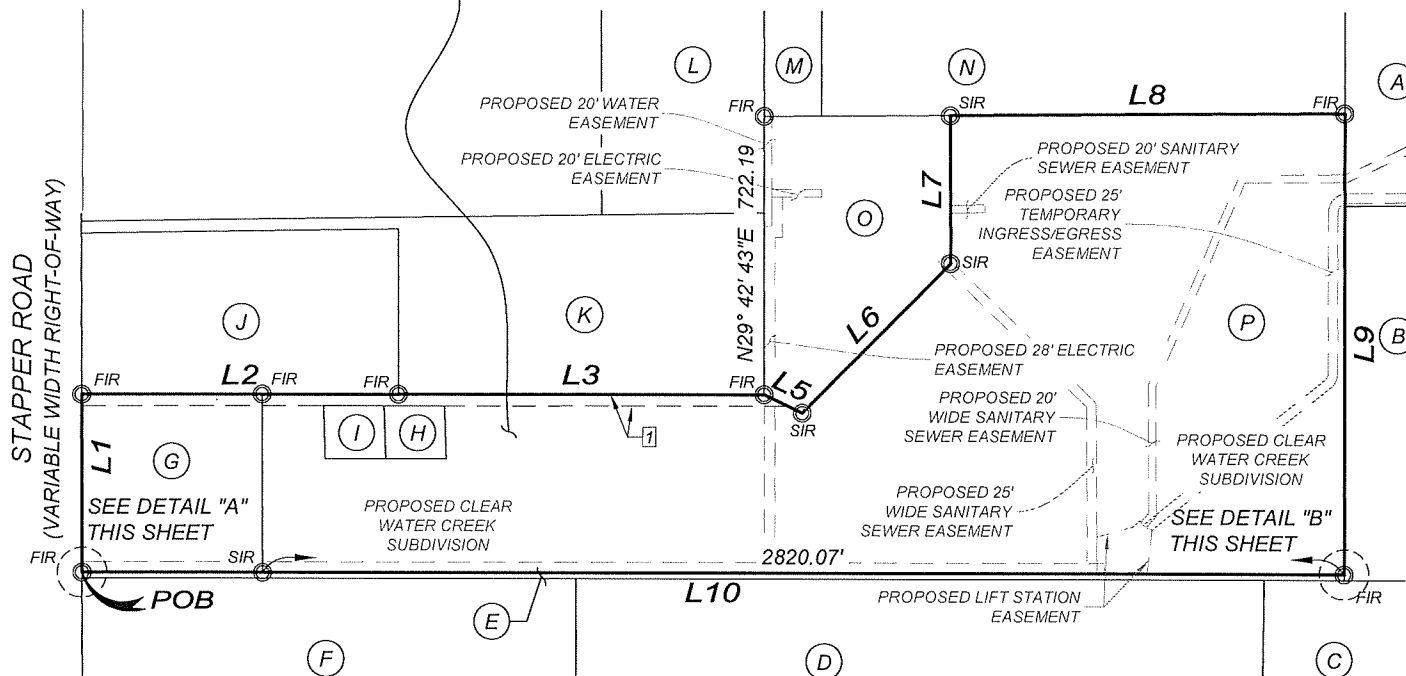
## SYMBOL LEGEND

FOUND 1/2" IRON ROD OR AS NOTED  
SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"

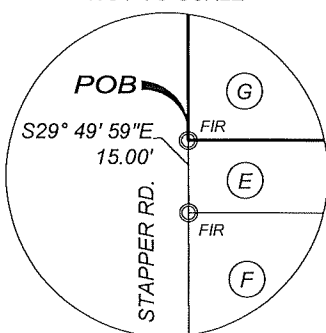


LOCATION MAP  
NOT-TO-SCALE

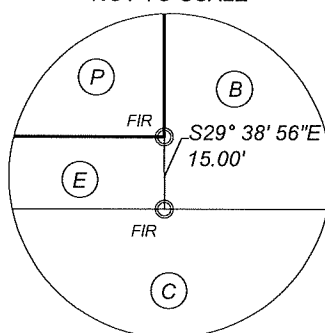
## 53.45 ACRE TRACT (2,328,334 SQ. FT.)



DETAIL "A"  
NOT TO SCALE

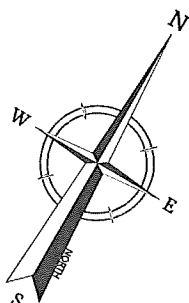


DETAIL "B"  
NOT TO SCALE



Line Table

LINE #	LENGTH	DIRECTION
L1	462.86'	N29°49'59"W
L2	826.35'	N60°34'05"E
L3	954.59'	N60°30'51"E
L5	111.19'	N85°42'03"E
L6	546.92'	N15°14'30"E
L7	383.36'	N29°51'39"W
L8	1026.05'	N60°08'21"E
L9	1197.46'	S29°38'56"E
L10	3290.57'	S60°35'06"W



500 0 500 1000

SCALE: 1" = 500'

Linear Unit of measure: US Survey Foot (1 Ft = 1200/3937 m)



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Formerly Known as

KFW

53.45 ACRE TRACT  
FOR  
MOAIC LAND  
DEVELOPMENT

SAINT HEDWIG  
BEXAR COUNTY  
TEXAS



PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



Engineering  
& Design

SAN ANTONIO (KFW)  
3421 Paesanos  
Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.  
TXBE Form # 154029  
TPELS Form # 1014450

## EXHIBIT

SCALE: AS SHOWN	DATE: 07/16/24	DRAWN BY: CK	CHECKED BY: CR
PROJECT NUMBER: 23000728	DRAWING NAME: 20-113 ELLIOT TRACT & CLEAR WATER EASEMENTS		
SHEET TITLE: FIELD BOOK: XX PAGE: XX			
SHEET 1			
SHEET NUMBER: 1 of 2			

# NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
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3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

## PROPERTY LEGEND

- (A) 242.562 ACRE TRACT  
SA KOSTA BROWNIE, LTD AND FAIR  
OAKS MOSAIC TBY, LLC  
(DOC. NO. 20180253543 O.P.R.)
- (B) 88.176 ACRE TRACT  
CHARLES REAL AND DEBORAH REAL  
(VOL. 6200, PG. 1851 O.P.R.)
- (C) 73.819 ACRE TRACT  
CHARLES REAL AND DEBORAH REAL  
(VOL. 1177, PG. 802 O.P.R.)
- (D) 20.30 ACRE TRACT  
PATRICK WARREN WILKS AND ALICIA  
JOY WILKS  
(VOL. 16306, PG. 1487 O.P.R.)
- (E) 1 ACRE (A-5)  
SA DO THE EVOLUTION, LLC.  
(DOC. NO. 20210221865, O.P.R.)
- (F) 12.63 AC  
PATRICK W. WILKS AND ALICIA J. WILKS  
(DOC. NO. 20210186710 O.P.R.)
- (G) 5.000 ACRES (A-2)  
SA EISELE LLC  
(DOC. NO. 20210106472, O.P.R.)
- (H) 0.5003 ACRES (A-3)  
SA DO THE EVOLUTION, LLC.  
(DOC. 20210221865, O.P.R.)
- (I) 0.4998 ACRES (A-4)  
SA DO THE EVOLUTION, LLC.  
(DOC. NO. 20210221865, O.P.R.)
- (J) 7.990 AC  
HERVEY RODRIGUEZ & MARIA J  
SANCHEZ DE LA VEGA  
(DOC. NO. 20220051289, O.P.R.)

- (K) TRACT 1  
10.75 ACRE TRACT  
FIRST SERVICE VENDING, INC.  
(VOL. 16992, PG. 1569 O.P.R.)
- (L) TRACT 2  
5.27 ACRE TRACT  
FIRST SERVICE VENDING, INC.  
(VOL. 16992, PG. 1569 O.P.R.)
- (M) TRACT II  
1.0 ACRE TRACT  
DONALD R. MAPLES  
(VOL. 4340, PG. 1990, O.P.R.)  
10.0 ACRE TRACT  
PAULA L. MAPLES  
AFFIDAVIT OF HEIRSHIP  
(VOL. 13007, PG. 833, O.P.R.)
- (N) TRACT I  
9.0 ACRE TRACT  
DONALD R. MAPLES  
(VOL. 4340, PG. 1990, O.P.R.)  
CALLED THIRD TRACT  
10.0 ACRE TRACT  
PAULA L. MAPLES  
AFFIDAVIT OF HEIRSHIP  
(VOL. 13007, PG. 833, O.P.R.)
- (O) 6.829 ACRE TRACT  
GREEN VALLEY SPECIAL UTILITY  
DISTRICT  
(DOC. NO. 20220041894, O.P.R.)
- (P) 54.280 ACRES (A-1)  
SA DO THE EVOLUTION, LLC  
(DOC. NO. 20210221865, O.P.R.)

## EASEMENT LEGEND

- 1 30' WIDE TEMPORARY ACCESS  
AND UTILITY EASEMENT  
(DOC. NO. 20220041894 O.P.R.)



TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 07/17/2024  
PROJECT NO.: 24000728  
SIGNATURE APPLIES TO ALL SHEETS



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53.45 ACRE TRACT  
FOR  
MOAIC LAND  
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San Antonio, TX 78231  
Phone: 210.979.8444  
EMAIL: INFO@COLLIERSENG.COM  
1001 River St. 1000  
1001 River St. 1000

EXHIBIT

SCALE: AS SHOWN DATE: 07/16/24 DRAWN BY: CK CHECKED BY: CR  
PROJECT NUMBER: 23060728 DRAWING TITLE: 20-113 ELLIOT TRACT & CLEAR WATER EASEMENTS

SHEET TITLE: FIELD BOOK NO. PAGE NO.

SHEET 2

SHEET NUMBER:

2 of 2



**METES AND BOUNDS DESCRIPTION  
FOR  
A 53.45 ACRE TRACT**

A **53.45 acre** tract of land, situated in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, being all of a 5.000 acre tract as conveyed to SA Eisele, LLC of record in Document No. 20210106472 of the Official Public Records, Bexar County, Texas (O.P.R.), a 0.4998 acre tract, a 0.5003 acre tract, and a 54.280 acre tract, all as conveyed to SA Do the Evolution, LLC, of record in Document No. 20210221865, O.P.R., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron in the northeast right-of-way line of Stapper Road, a variable width right-of-way, for the northwest corner of 1 acre tract as conveyed to SA Do the Evolution, LLC of record in Document No. 20210221865 O.P.R., and the southwest corner of the 5.000 acre tract and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod, for the northwest corner of a 12.63 acre tract as conveyed to Patrick W. Wilks and Alicia J. Wilks of record in Document No. 20210186710, O.P.R. and the southwest corner of the 1 acre tract bears S 29°49'59" E, a distance of 15.00 feet;

**THENCE: N29°49'59"W**, along and with the northeast right-of-way line of Stapper Road and the southwest line of the 5.000 acre tract, a distance of **462.86 feet** to a found  $\frac{1}{2}$ " iron rod, for the southwest corner of a 7.990 acre tract as conveyed to Hervey Rodriguez and Maria J. Sanchez de la Vega of record in Document No. 20220051289 O.P.R., and the northwest corner of the 5.000 acre tract and of the tract described herein;

**THENCE: N60°34'05"E**, along and with the southeast line of the 7.990 acre tract and the northwest line of the 5.000 acre tract, at a distance of 470.50 feet to passing found  $\frac{1}{2}$ " iron rod, for the north corner of the 5.000 acre tract and the west corner of the 54.280 acre tract, and continuing along the southeast line of the 7.990 acre tract and a northwest line of the 54.280 acre tract, for a total distance of **826.35 feet** to a found  $\frac{1}{2}$ " iron rod, for the southeast corner of the 7.990 acre tract, the southwest corner of a 10.75 acre tract, called Tract I, as conveyed to First Service Vending, Inc. of record in Volume 16992, Page 1569, O.P.R., and an angle point of the 54.280 acre tract and of the tract described herein;

**THENCE: N60°30'51"E**, continuing along and with the southeast line of the 10.75 acre tract and the northwest line of the 54.280 acre tract, a distance of **954.59 feet** to found  $\frac{1}{2}$ " iron rod, for the southeast corner of the 10.75 acre tract, the southwest corner of a 6.829 acre tract as conveyed to Green Valley Special Utility of record in Document No. 20220041894, O.P.R., an exterior corner of the 54.280 acre tract and of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the northeast line of a 5.27 acre tract, called Tract 2 as conveyed to First Service Vending, Inc. of record in Volume 16992, Page 1569 O.P.R., for the northwest corner of the 6.829 acre tract and the southwest corner of a 1.0 acre tract, called Tract II, as conveyed to Donald R. Maples of record in Volume 4340, Page 1990, O.P.R., bears N29°42'43"W, a distance of 722.19 feet,

**THENCE:** along and with the common lines of the 6.829 acre tract and the 54.280 acre tract, the following three (3) courses:

1. **N85°42'03"E**, a distance of **111.19 feet** to a set  $\frac{1}{2}$ " iron rod with plastic cap stamped "CED SURVEY" (set CED), for an interior angle point of the tract described herein,
2. **N15°14'30"E**, a distance of **546.92 feet** to a set CED, for an interior angle point of the tract described herein,
3. **N29°51'39"W**, along a northeast line of said 6.829 acre tract, a distance of **383.36 feet**, to a set CED

in the southeast line of a 9.0 acre tract, called Tract I, as conveyed to Donald R. Maples of record in Volume 4340, Page 1990 O.P.R., for the northeast corner of the 6.829 acre tract, and a northwest corner of the 54.280 acre tract and of the tract described herein;

**THENCE: N60°08'21"E**, along and with the southwest line of the 9.00 acre tract and the northwest line of the 54.280 acre tract, a distance of **1026.05 feet** to a set CED in the southwest line of a 242.562 acre tract as conveyed to SA Kosta Brownie, LTD and Fair Oaks Mosaic TBY, LLC of record in Document No. 20180253543 O.P.R., for the southeast corner of the 9.00 acre tract and the northeast corner of the 54.280 acre tract and of the tract described herein;

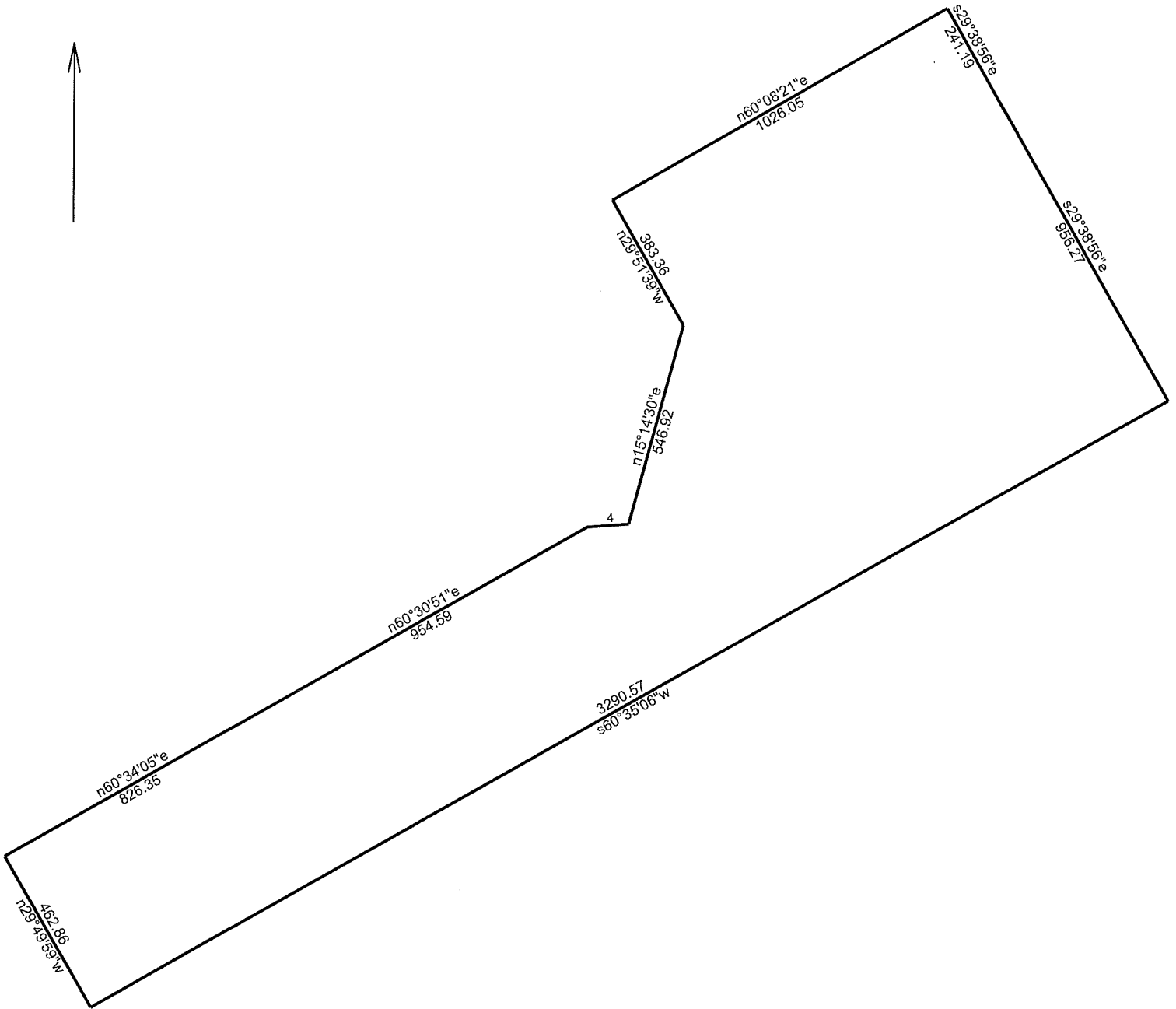
**THENCE: S29°38'56"E**, along and with the southwest lines of the 242.562 acre tract and the 88.176 acre tract as conveyed to Charles Real and Deborah Real of record in Volume 6200, Page 1851 O.P.R., and the northeast line of the 54.280 acre tract, a distance of **1197.46 feet** to a set CED, for the north corner of the 1 acre tract and the southeast corner of the 54.280 acre tract and of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod, for the south corner of the 88.176 acre tract and the east corner of the 1.0 acre tract bears S 29°38'56" E, a distance of 15.00 feet;

**THENCE: S60°35'06"W**, along and with the northwest line of the 1 acre tract and the southeast line of the 54.280 acre tract, at a distance of 2820.07 feet passing a set CED, for southwest corner of the 54.280 acre tract and the southeast corner of the 5.000 acre tract, continuing along and with the northwest line of said 1 acre tract and the southeast line of the 5.000 acre tract, for a total distance of **3,290.57 feet** to the **POINT OF BEGINNING**, containing 53.45 acres, or 2,328,334 square feet, more or less in Bexar County, Texas. A tract being described in accordance with a survey and exhibit prepared by CED Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.



Job No.:	23000728
Prepared by:	CED Surveying
Date:	July 17, 2024
File:	S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS\53.45 ac Field Notes





7/17/2024

Scale: 1 inch= 398 feet

File: 53.4515 ac Boundary.ndp

Tract 1: 53.4515 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=8799 ft.

01 n29.4959w 462.86  
02 n60.3405e 826.35  
03 n60.3051e 954.59  
04 n85.4203e 111.19  
05 n15.1430e 546.92  
06 n29.5139w 383.36  
07 n60.0821e 1026.05

08 s29.3856e 241.19  
09 s29.3856e 956.27  
10 s60.3506w 3290.57

F.M. HWY. NO. 2538  
(VARIABLE WIDTH RIGHT-OF-WAY)

M.J. RODRIGUEZ  
SURVEY NO. 3  
ABSTRACT NO. 17

C.B. 4019

78.601 ACRE TRACT

N60° 35' 46"E 1788.48'

CALLLED 15.008 ACRES  
OWNER: LEROY MOODY, JR.  
(DOC. 20200204539)  
(BEING A PART OF A CALLED  
34.503 ACRE TRACT, DESCRIBED  
IN VOL. 7545, PG. 878 O.P.R.)

Line Table		
LINE #	LENGTH	DIRECTION
L1	136.32'	S74°09'10"E
L2	457.46'	S30°12'16"E
L3	71.64'	S16°21'13"W

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	1065.66'	1392.41'	043°51'02"	S52°03'00"E	1,039.85'

CALLLED 72.101 ACRES

CALLLED 6.47 ACRES

N29° 52' 25"W 1583.73'

CALLLED 77.00 ACRES  
OWNER: HENRY STREY, JR.  
(BEING A PART OF A CALLED  
150 ACRE TRACT,  
DESCRIBED IN  
VOL. 468, PG. 455 O.P.R.)

CALLLED 5.00 ACRES  
OWNER: GERALD W. KOENNING  
& ANGELYN KOENNING  
(VOL. 6847, PG. 210 O.P.R.)



STATE OF TEXAS:  
COUNTY OF BEXAR:

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
EMAIL: DKRAMER@KFWENGINEERS.COM  
DATE OF EXHIBIT: 06/02/2021  
PROJECT NO.: 21-071



LOCATION MAP  
NOT-TO-SCALE



SCALE: 1"=400'  
0' 400'

S60° 07' 38"W  
2228.26'

(A) TRACT TWO  
VOGES DENNIS  
(VOL. 6946, PG. 109 O.P.R.)

(B) TRACT ONE  
JAMES STUARTZ AND  
SANDRA DUNCAN  
(VOL. 12385, PG. 1997 O.P.R.)

### SYMBOL LEGEND

- FIR ○ FOUND 1/2" IRON ROD  
"AS NOTED"
- ⊗ TEXAS DEPARTMENT OF  
TRANSPORTATION MONUMENT  
TYPE I
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF BEXAR  
COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF  
BEXAR COUNTY, TEXAS

LOT 1  
PLATE ESTABLISHING  
OLD WEST SUBDIVISION  
(VOL. 9526, PG. 43 D.P.R.)  
CALLLED 20.00 ACRES  
FLOR ORTEGA  
(VOL. 16368, PG. 325)



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1907 S. PETERSTRADE, AUSTIN, TEXAS, 78741  
PHONE: 512-442-7722, FAX: 512-442-7444 • EMAIL: INFO@PELS.TEXAS.GOV

**KFW**  
SURVEYING  
3021 Farnham Pkwy, Suite 101, San Antonio, TX 78217  
Phone: (210) 575-5444 • Fax: (210) 575-9881  
TELEFAX: (210) 575-9881

EXHIBIT OF  
A 78.601 ACRE TRACT OF LAND

REVISIONS:		ISSUE DATE:
JOB NO.:	21-071	
DATE:	06/02/2021	DESIGNER: DAK
DRAWN: AJS	CHECKED: DAK	

SHEET: 1 OF 1



**FIELD NOTES FOR  
A 78.601 ACRE TRACT**

**A 78.601 acre** tract of land situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, C.B. 4019, Bexar County, Texas, said 78.601 acre tract being comprised of an approximate 6.47 acre tract being the same TRACT TWO conveyed unto Dennis Voges, recorded in Volume 6946, Page 109, Official Public Records of Bexar County, Texas (O.P.R.) and a called 72.101 acre tract being a part of TRACT ONE conveyed unto James Startz and Sandra Duncan, recorded in Volume 12385, Page 1997, O.P.R., said 78.601 acre tract being more particularly described by metes and bounds as follows;

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod with plastic cap stamped "HMT" for the southwestern corner of this tract and said 6.47 acre tract, the southeastern corner of a called 5.00 acre tract conveyed unto Gerald W. Koenning and Angelyn Koenning, recorded in Volume 6847, Page 910, O.P.R., on the northern right-of-way (ROW) of Miller Road (60' wide public ROW),

**THENCE, N29°52'25"W**, along the western boundary of this tract and said 6.47 acre tract, the eastern boundary of said 5.00 acre tract, the eastern boundary of a called 77.00 acre tract being a part of a called 150 acre tract conveyed unto Henry Strey, Sr., as described in Volume 468, Page 455, O.P.R., a distance of **1,583.73 Feet** to a found  $\frac{1}{2}$ " iron rod with plastic cap stamped "HTM" for the northwestern corner of this tract and said 6.47 acre tract, the northeastern corner of said 77.00 acre tract, on the southern boundary of a called 20.00 acre tract conveyed unto Flor Ortega, recorded in Volume 16368, Page 325, O.P.R., also being the southern boundary of Lot 1, Old West Subdivision, recorded in Volume 9526, Page 43, Deed and Plat Records of Bexar County, Texas (D.P.R.);

**THENCE, N60°35'46"E**, along the northern boundary of this tract and said 6.47 acre tract and said 72.101 acre tract, the southern boundary of said 20.00 acre tract and said Lot 1 and the southern boundary of a called 15.008 acre tract conveyed unto LeRoy Moody, Jr., recorded in Document No. 20200204539 O.P.R., being a part of a called 34.503 acre tract as described in Volume 7545, Page 878, O.P.R., a distance of **1788.48 Feet** to a found  $\frac{1}{2}$ " iron rod with plastic cap stamped "BAKER" for the northeastern corner of this tract and said 72.101 acre tract, the southeastern corner of said 15.008 acre tract, on the southwestern right-of-way of FM 2538 (80' wide public ROW);



**THENCE, S74°09'10"E**, along the northeastern boundary of this tract and said 72.101 acre tract, the southeastern right-of-way of FM 2538, a distance of **138.32 Feet** to a found TXDOT monument at the beginning of a curve;

**THENCE**, continuing along the northeastern boundary of this tract and said 72.101 acre tract, the southeastern right-of-way of FM 2538, a distance of **1,065.66 Feet** along a curve to the right having a radius of **1,392.41 Feet**, a central angle of **43°51'02"**, and a chord bearing and distance of **S52°03'00"E, 1,039.85 Feet** to a found ½" iron road with plastic cap stamped "HMT" at the end of the curve;

**THENCE, S30°12'16"E**, continuing along the northeastern boundary of this tract and said 72.101 acre tract, the southeastern right-of-way of FM 2538, a distance of **457.46 Feet** to a found TXDOT monument at the cutback right-of-way connecting the southwestern right-of-way of FM 2538 with the northwestern right-of-way of Miller Road;

**THENCE, S16°21'13"W**, along the eastern boundary of this tract and said 72.101 acre tract, the western right-of-way of said cutback right-of-way, a distance of **71.84 Feet** to a found TXDOT monument for a southeastern corner of this tract and said 72.101 acre tract on the northwestern right-of-way of Miller Road;

**THENCE, S60°07'38"W**, along the southeastern boundary of this tract and said 72.101 acre tract and said 6.47 acre tract, the northwestern right-of-way of Miller Road, a distance of **2,228.26 Feet** to the **POINT OF BEGINNING**.

**CONTAINING: 78.601 ACRES**, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 21-071  
Prepared by: KFW Surveying  
Date: June 2, 2021  
Updated:  
File: S:\Draw 2021\21-071 Lily Trails Tract 72 acres Cat 1A\DOCS





SCALE: 1"=400'

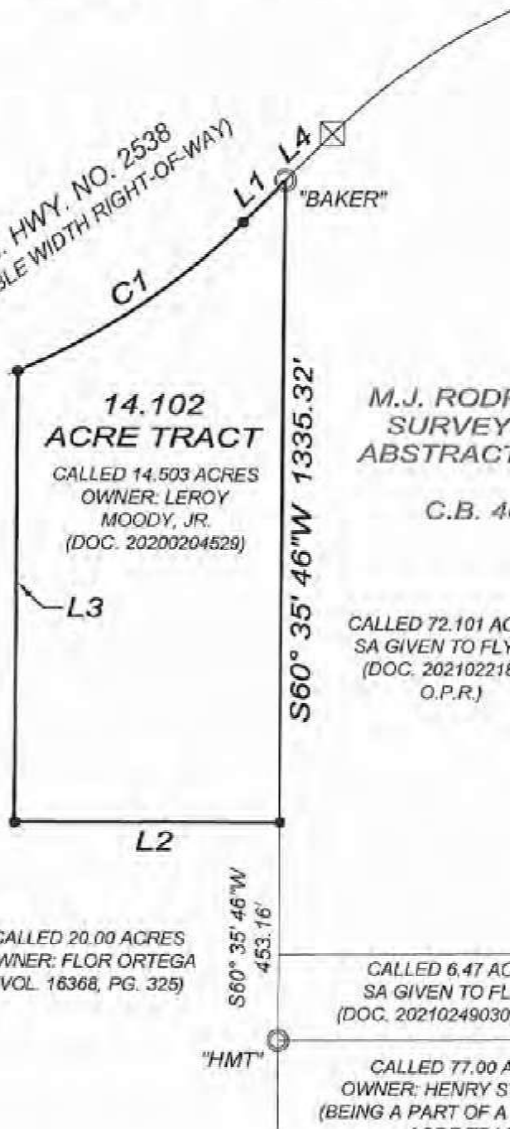


Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	564.42'	1472.39'	021°57'48"	S63°02'34"E	560.97'



LOCATION MAP  
NOT-TO-SCALE

F.M. HWY. NO. 2538  
(VARIABLE WIDTH RIGHT-OF-WAY)



14.102  
ACRE TRACT

CALLED 14.503 ACRES  
OWNER: LEROY  
MOODY, JR.  
(DOC. 20200204529)

M.J. RODRIGUEZ  
SURVEY NO. 3  
ABSTRACT NO. 17

C.B. 4019

CALLED 72.101 ACRES  
SA GIVEN TO FLY, LP  
(DOC. 20210221863,  
O.P.R.)

CALLLED 20.00 ACRES  
OWNER: FLOR ORTEGA  
(VOL. 16368, PG. 325)

CALLLED 6.47 ACRES  
SA GIVEN TO FLY, LP  
(DOC. 20210249030, O.P.R.)

CALLLED 77.00 ACRES  
OWNER: HENRY STREY, JR.  
(BEING A PART OF A CALLED 150  
ACRE TRACT,  
DESCRIBED IN  
VOL. 468, PG. 455 O.P.R.)

### SYMBOL LEGEND

- CALCULATED POINT
- FIR FOUND 1/2" IRON ROD  
"AS NOTED"
- ⊠ TEXAS DEPARTMENT OF  
TRANSPORTATION MONUMENT  
TYPE I
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF BEXAR  
COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF  
BEXAR COUNTY, TEXAS

Line Table

LINE #	LENGTH	DIRECTION
L1	125.60'	S74°09'09"E
L2	554.35'	N29°31'09"W
L3	937.27'	N60°28'51"E
L4	138.32'	S74°09'09"E

STATE OF TEXAS:  
COUNTY OF BEXAR:

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC  
§663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE  
GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR  
ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE  
RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE  
CREATION OR RECONFIGURATION OF THE BOUNDARY OF  
THE POLITICAL SUBDIVISION FOR WHICH IT WAS  
PREPARED."

DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
EMAIL: DKRAMER@KFWENGINEERS.COM  
DATE OF EXHIBIT: 10/12/2021  
PROJECT NO.: 21-071



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS (TBPELS)  
1917 S. INTERSTATE 38, AUSTIN, TEXAS 78741  
PHONE: 512-449-1727; FAX: 512-443-1474; EMAIL: TBPELS@PELS.TEXAS.GOV

**KFW**  
SURVEYING

3421 Pershing Hwy, Suite 101, San Antonio, TX 78201  
Phone # (210) 579-5881 • Fax # (210) 579-5881  
Email: kfw@kfw.com

EXHIBIT OF  
A 14.102 ACRE TRACT OF LAND

REVISIONS		ISSUE DATE
JOB NO. 21-071		
DATE: 10/12/2021	DESIGNER: DAK	
DRAWN: AJS	CHECKED: DAK	

SHEET: 1 OF 1



**FIELD NOTES FOR  
A 14.102 ACRE TRACT**

**A 14.102 acre** tract of land situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, C.B. 4019, Bexar County, Texas, said 14.102 acre tract being the same Leroy O. Moody, Jr. called 14.503 acre tract recorded in Document No. 20200204529, Official Public Record of Bexar County, Texas (O.P.R.), said 14.102 tract being more particularly described by metes and bounds as follows;

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod with plastic cap stamped "BAKER" for the eastern corner of this tract, the northern corner of a called 72.101 acre tract conveyed unto SA Given to Fly, LP, recorded in Document No. 2021022186, O.P.R., on the southwestern right-of-way (ROW) of FM 2538 (80' wide public ROW), from which a found TXDOT monument bears S74°09'09"E, 138.32 feet, for reference;

**THENCE, S60°35'46"W**, along the southeastern boundary of this tract, the northwestern boundary of said 72.101 acre tract, a distance of **1,335.32 Feet** to a point for the southern corner of this tract, an eastern corner of a called 20.00 acre tract conveyed unto Flor Ortega, recorded in Volume 16368, Page 325, O.P.R., from which a found  $\frac{1}{2}$ " iron rod with plastic cap stamped "HMT" for the northwestern corner of a called 6.47 acre tract, conveyed unto SA Given to Fly, LP, recorded in Document No. 20210249030, O.P.R. bears S60°35'46"W, 453.16 feet, for reference;

**THENCE, N29°31'09"W**, along the southwestern boundary of this tract, the northeastern boundary of said 20.00 acre tract, a distance of **554.35 Feet** to a point for the western corner of this tract, an interior corner of said 20.00 acre tract;

**THENCE, N60°28'51"E**, along the northwestern boundary of this tract, a southeastern boundary of said 20.00 acre tract, a distance of **937.27 Feet** to a point for the northern corner of this tract, a northeastern corner of said 20.00 acre tract, on the southwestern ROW of FM 2538;

**THENCE**, along the northeastern boundary of this tract, the southwestern ROW of FM 2538, a distance of **564.42 Feet** along the arc of a non-tangent curve to the left, having a radius of **1,472.39 Feet**, a central angle of **21°57'48"**, and a chord bearing and distance of **S63°02'34"E, for 560.97 Feet** to a found TXDOT monument;

**THENCE, S74°09'09"E**, continuing along the northeastern boundary of this tract, the southwestern ROW of FM 2538, by a line non-tangent to the last described curve, a distance of **125.60 Feet** to the **POINT OF BEGINNING**.

**CONTAINING: 14.102 ACRES**, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 21-071  
Prepared by: KFW Surveying  
Date: October 12, 2021  
Updated:  
File: S:\Draw 2021\21-071 Lily Trails Tract 72 acres Cat 1A\DOCS



*Douglas A. Kramer*