

April 4, 2024

Clint Eliason
Planning Coordinator, Regional Planning Division
City of San Antonio – Planning Department
100 West Houston Street, 18th Floor
San Antonio, Texas, 78205

VIA Hand Delivery

RE: **Request for Voluntary Annexation** for an Approximately 794.5-Acre Tract of Land, Generally Located at the southeast intersection of Loop 410 and New Sulphur Springs Road in the Extra-Territorial District (“ETJ”) of the City of San Antonio (“City”), Bexar County, Texas (“Subject Property”); *Our File No. 8124.001.*

Dear Mr. Eliason:

On behalf of the owner of the Subject Property, R City Developments, Inc. (“Owner”), please find attached a petition respectfully requesting the City’s full purpose annexation of the Subject Property in accordance with all local and state regulations. This request is made pursuant to Chapter 43 of the Texas Local Government Code, specifically Section 43.0671, and the City Charter.

Please find enclosed the City-required materials for voluntary annexation which includes:

- A. A Formal Petition for Voluntary Annexation, signed by the Owner, which: requests the voluntary annexation of the Subject Property; recites and affirms all required statements; and details the proposed development and reasons for annexation. Included as attachments to the Petition are the following items:
 - 1. Field Notes of the Subject Property (Included in Petition for Annexation as Exhibit “1”);
 - 2. Rosillo Development Exhibit (Included in Petition for Annexation as Exhibit “2”);
 - 3. Z-2024-10700067 Zoning Application for the Subject Property (included in Petition for Annexation as Exhibit “3”); and
 - 4. Plan Amendment Application for the Subject Property (Included in Petition for Annexation as Exhibit “4”)
- B. Description and Details for Voluntary Annexation of the Subject Property.

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this annexation request.

Thank you,

ORTIZ MCKNIGHT PLLC.


By: 
Daniel Ortiz

EXHIBIT "A"
PETITION FOR VOLUNTARY ANNEXATION

PETITION FOR VOLUNTARY ANNEXATION**TO THE CITY OF SAN ANTONIO****PURSUANT TO SECTION 43.0671 OF THE TEXAS LOCAL GOVERNMENT CODE**

The undersigned, being the owner (the "Owner"), in fee simple of an approximately 794.5-acre tract of land (the "Subject Property;" *see Exhibit "1"*), submit this petition to the City of San Antonio (the "City"), and request the full purpose, voluntary annexation of the Subject Property into the City's corporate limits. This petition is submitted in accordance with the provisions of the City Charter and Chapter 43 of the Texas Local Government Code (the "Code").

Pursuant to Chapter 43 of the Code, a City may annex land if the land is located within the City's extraterritorial jurisdiction ("ETJ") and is adjacent and contiguous to the city's corporate limits. Pursuant to Section 43.0671 of the Code, the process to begin annexation requires that each owner of land in the area request annexation. The Subject Property is generally located at the southeast intersection of Loop 410 and New Sulphur Springs Road within the City's ETJ and is closest to City Council District 3. Moreover, the Subject Property is bordered to the north and west by property within the City's corporate limits. As such, the Subject Property meets Chapter 43 annexation requirements, and the Owner submits this petition to formally request the City's annexation of the Subject Property pursuant to Section 43.0671 of the Code.

The Subject Property is part of a larger 1,854.6-acre planned development (the "Rosillo Property;" *see Exhibit "2"*). The Rosillo Property is currently undeveloped, however in anticipation of a future mixed-use development (to include single-family residential, commercial, and/or industrial uses) the Owner has filed a zoning amendment application in Z-2024-10700067 (*see Exhibit "3"*) to rezone the Rosillo Property to the MXD zoning district (with residential uses up to 40 units/acre and uses permitted in C-1, C-2, and L).

The Subject Property is wholly located within the City's ETJ and is not included within any designated City plan; however, the Subject Property is adjacent to the City's Southeast Community Area Plan and specifically abuts properties designated as "Urban Mixed Use" and "Business/Innovation Mixed Use". In order to allow for the proposed mixed-use development and the zoning requested in Z-2024-10700067, the Owner requests that the City approve a base zoning district of "MXD" (Mixed-Use District) for the Subject Property upon annexation into the City's corporate limits. The MXD zoning district is an appropriate land use for the Subject Property as MXD permits the land uses contemplated within both the Urban Mixed Use and Business/Innovation Mixed Use land designations of the Southeast Community Area Plan. Included with this petition is a plan amendment application for the Subject Property (*see Exhibit "4"*). The plan amendment application respectfully requests: (1) designation of approximately 218.3-acres as "Business/Innovation Mixed Use" within the Southeast Community Plan and (2) designation of approximately 576.2-acres as "Urban Mixed Use" within the Southeast Community Plan.

The Owner is seeking this annexation in order to gain the advantage of being within the City limits and receive City services, which currently benefit surrounding properties, including,

but not limited to, trash service, police service, and fire service. Therefore, in order for the proposed project to succeed, the Owner respectfully requests: (1) the City's full purpose, voluntary annexation of the Subject Property; (2) upon annexation, that approximately 218.3-acres of the Subject Property be designated as "Business/Innovation Mixed Use" and approximately 576.2-acres be designated as "Urban Mixed Use" within the Southeast Community Plan; and (3) the Subject Property be rezoned to the MXD zoning district (with residential uses up to 40 units/acre and uses permitted in C-1, C-2, and L) as contemplated in zoning application Z-2024-10700067.

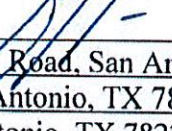
Wherefore, this Petition satisfies all requirements of the City Charter and the Texas Local Government Code for the full purpose, voluntary annexation of the Subject Property, and the Owner respectfully requests that the City annex the Subject Property as described herein.

Respectfully submitted this 4th day of April, 2024.

-Signatures on Following Page-

OWNER:

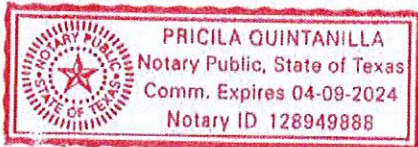
R CITY DEVELOPMENTS, INC.,
a Texas corporation

Name: JOSE P. CANTU -  - DIRECTOR
Address: 5892 New Sulphur Springs Road, San Antonio, TX 78222
6297 S. Foster Road, San Antonio, TX 78222
5875 Cacias Road, San Antonio, TX 78222
5290 New Sulphur Springs Road, San Antonio, TX 78222
Phone: 756-490-4284
Email: jpilocantua@gmail.com

ACKNOWLEDGEMENT

STATE OF Texas §
§
COUNTY OF Hidalgo §

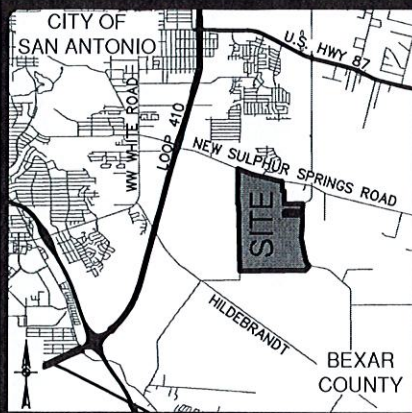
The foregoing instrument was acknowledged before me on the 12th day of March, 2024, by Jose P. Cantu, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.





Notary Public, State of Texas
My Commission Expires: 4/9/2024

EXHIBIT "1"
THE SUBJECT PROPERTY



LOCATION MAP

NOT-TO-SCALE

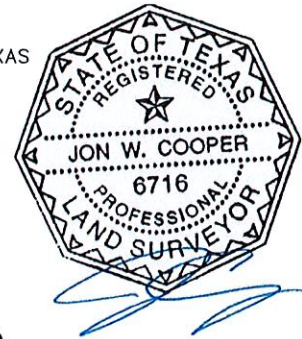
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND:

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
CALCULATED POINT

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12768-02 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON RECORD INFORMATION FROM THE DEEDS REFERENCED AND SHOWN HEREON.



DEED LEGEND

SURVEY LEGEND

(A)

MIGUEL GORTARI
SURVEY NO. 5
ABSTRACT 252
BEXAR COUNTY

(B)

MIGUEL MANCHACA
SURVEY NO. 52
ABSTRACT 502
BEXAR COUNTY

(C)

ANTONIO MANCHACA
SURVEY NO. 51
ABSTRACT 905
BEXAR COUNTY

(D)

NEPOMUCENO MONTOYA
SURVEY NO. 21
ABSTRACT 469
BEXAR COUNTY

ANNEXATION
EXHIBIT



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

1	CALLED 1.85 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088158 O.P.R.)	15	CALLED 68.69 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088163 O.P.R.)
2	CALLED 1.605 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088165 O.P.R.)	16	CALLED 61.72 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088157 O.P.R.)
3	CALLED 8.04 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088159 O.P.R.)	17	CALLED 31.30 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088162 O.P.R.)
4	CALLED 206.3513 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088155 O.P.R.)	18	CALLED 118.321 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088160 O.P.R.)
5	CALLED ONE ACRE UNITED GAS PIPE LINE COMPANY (VOL. 3327, PG. 321 D.R.)	19	CALLED 29.766 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088170 O.P.R.)
6	CALLED 76.64 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088163 O.P.R.)	20	PORTION OF CALLED 14.89 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088164 O.P.R.)
7	CALLED 863.962 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088154 O.P.R.)	21	BETTY LOU MILLER BARR (VOL. 16171, PG. 761 O.P.R.)
8	CALLED 19.11 ACRES "TRACT 2" GILBERT J. HENZE AND JERELINE P. HENZE (VOL. 6881, PG. 229 O.P.R.)	22	CALLED 0.493 ACRES BETTY LOU MILLER BARR (VOL. 16394, PG. 1801 O.P.R.)
9	CALLED 19.11 ACRES "TRACT 1" GILBERT J. HENZE AND JERELINE P. HENZE (VOL. 6881, PG. 229 O.P.R.)	23	CALLED 0.507 ACRES DONNA TREVINA, ET AL. (DOC. NO. 20200228492 O.P.R.)
10	CALLED 5.000 ACRES WILLIAM G. WATSON (DOC. NO. 20230053047 O.P.R.) FURTHER DESCRIBED IN (VOL. 5497, PG. 1074 O.P.R.)	24	CALLED 1.00 ACRES MARK A. SHAW, SR. AND PHYLLIS L. SHAW (VOL. 15059, PG. 714 O.P.R.)
11	CALLED 2.155 ACRES ROBERT M. GRAVELL AND MARY ANNA GRAVELL (VOL. 6751, PG. 606 O.P.R.)	25	CALLED 2.00 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088169 O.P.R.)
12	CALLED 2.92 ACRES ROBERT M. GRAVELL AND MARY A. GRAVELL (VOL. 2636, PG. 725 O.P.R.)	26	CALLED 10.00 ACRES VIRGINIA D. BERGER (VOL. 12508, PG. 1641 O.P.R.)
13	CALLED 10.00 ACRES JOSE J. RODRIGUEZ (VOL. 11033, PG. 401 O.P.R.)	27	CALLED 77.63 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088168 O.P.R.)
14	CALLED 39.250 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088161 O.P.R.)	28	CALLED 0.55 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088168 O.P.R.)

SHEET 1 OF 3

JOB No.:12768-02

FEBRUARY 15, 2024

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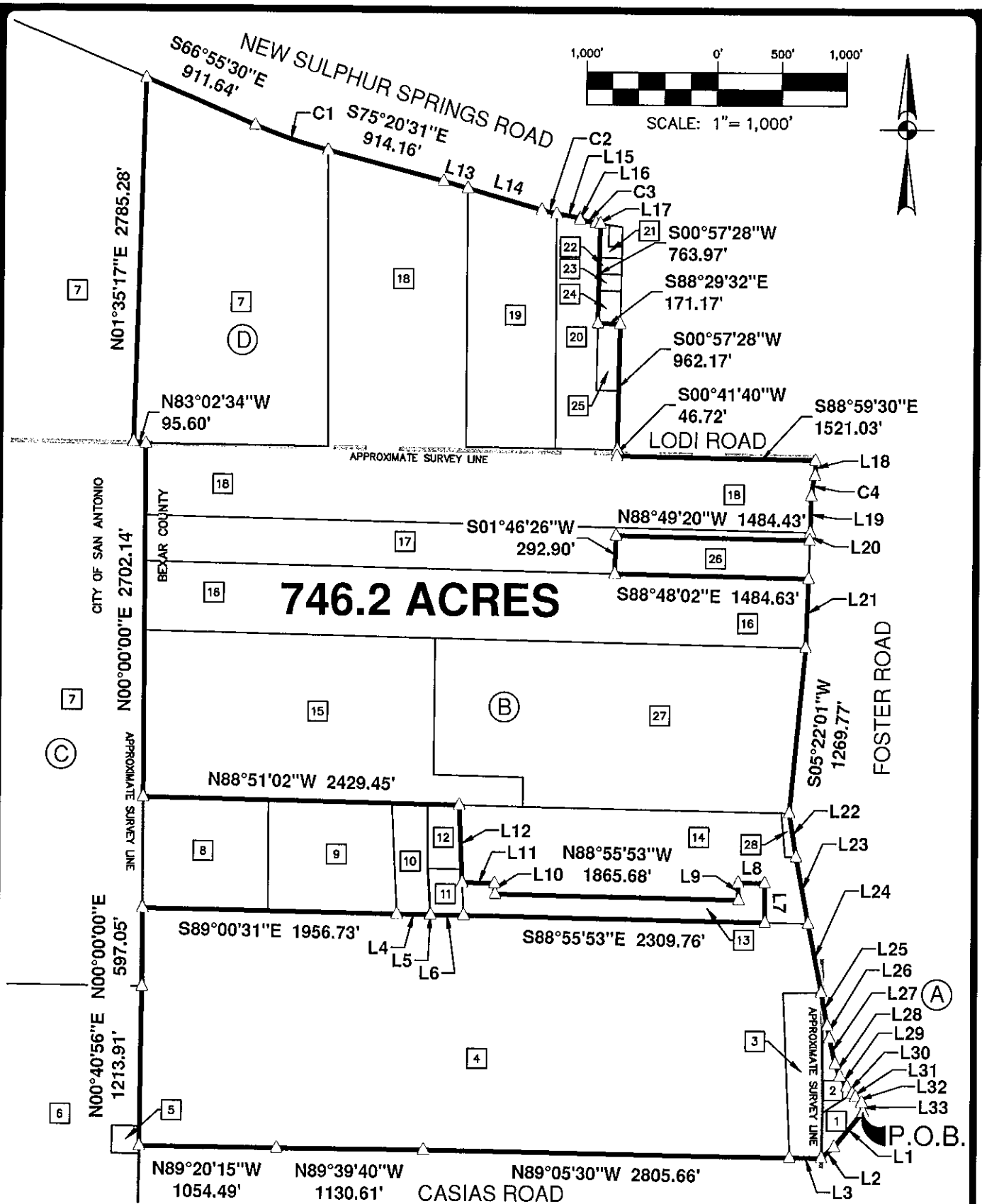


2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ANNEXATION
EXHIBIT
FEBRUARY 15, 2024

SHEET 2 OF 3
JOB No.:12768-02

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°23'02"W	344.69'
L2	S49°13'11"W	128.94'
L3	S89°52'18"W	242.95'
L4	S88°53'50"E	253.87'
L5	S88°53'17"E	2.93'
L6	S89°27'32"E	254.20'
L7	N00°28'20"W	300.00'
L8	N88°59'06"W	203.55'
L9	S01°29'27"E	131.87'
L10	N02°53'53"W	81.63'
L11	N88°55'53"W	250.00'
L12	N02°29'47"W	591.88'
L13	S74°01'32"E	195.31'
L14	S74°15'57"E	592.78'
L15	S80°17'32"E	182.79'
L16	S00°34'30"W	13.43'
L17	S81°05'36"E	34.89'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S00°44'00"W	115.28'
L19	S01°33'45"W	279.54'
L20	S01°43'21"W	59.99'
L21	S01°56'08"W	529.21'
L22	S09°10'04"E	338.43'
L23	S10°38'51"E	516.91'
L24	S11°14'50"E	533.79'
L25	S10°48'05"E	258.23'
L26	S10°33'28"E	94.78'
L27	S12°30'16"E	201.33'
L28	S22°01'16"E	100.18'
L29	S33°10'03"E	97.80'
L30	S39°14'05"E	64.65'
L31	S41°14'58"E	35.07'
L32	S47°21'58"E	64.02'
L33	S08°59'58"E	72.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3657.78'	9°19'32"	S71°35'16"E	594.69'	595.35'
C2	1953.11'	3°33'19"	S76°02'37"E	121.18'	121.20'
C3	1952.86'	3°36'08"	S79°17'32"E	122.76'	122.78'
C4	538.23'	17°03'21"	S10°05'19"W	159.63'	160.22'



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10028800

FEBRUARY 15, 2024

SHEET 3 OF 3
JOB No.:12768-02

REFERENCE:

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METES AND BOUNDS DESCRIPTION
FOR ANNEXATION

A 746.2 acre tract of land being a portion of a called 863.962 acre tract of land, recorded in Document No. 20190088154 of the Official Public Records of Bexar County, Texas, all of a called 118.321 acre tract of land, recorded in Document No. 20190088160 of said Official Public Records, all of a called 29.766 acre tract of land, recorded in Document No. 20190088170 of said Official Public Records, the remaining portion of a called 14.89 acre tract of land, recorded in Document No. 20190088164 of said Official Public Records, all of a called 2.00 acre tract of land, recorded in Document No. 20190088169 of said Official Public Records, all of a called 31.30 acre tract of land, recorded in Document No. 20190088162 of said Official Public Records, all of a called 61.72 acre tract of land, recorded in Document No. 20190088157 of said Official Public Records, all of a called 77.63 acre tract of land, recorded in Document No. 20190088168 of said Official Public Records, all of a called 0.55 acre tract of land, recorded in Document No. 20190088168 of said Official Public Records, all of a called 39.250 acre tract of land, recorded in Document No. 20190088161 of said Official Public Records, all of a called 206.3513 acre tract of land, recorded in Document No. 20190088155 of said Official Public Records, all of a called 8.04 acre tract of land, recorded in Document No. 20190088159 of said Official Public Records, all of a called 1.605 acre tract of land, recorded in Document No. 20190088165 of said Official Public Records, all of a called 1.85 acre tract of land, recorded in Document No. 20190088158 of said Official Public Records, and all of a called 68.69 acre tract of land, recorded in Document No. 20190088163 of said Official Public Records, all described in deeds to R City Developments Inc., being out of the Nepomuceno Montoya Survey No. 21, Abstract 469, the Miguel Manchaca Survey No. 52, Abstract 502, and the Miguel Gortari Survey No. 5, Abstract 252, in Bexar County, Texas. Said 746.2 acre tract being more fully described as follows, with bearings based on record deed information:

BEGINNING: At a point at the southwest intersection of Foster Road and Casias Road and at the southeast corner of said 1.85 acre tract;

THENCE: With the north right-of-way line of said Casias Road and with the south line of said 1.85 acre tract, the following bearings and distances:

S 39°23'02" W, a distance of 344.69 feet to a point;

S 49°13'11" W, a distance of 128.94 feet to a point at the southwest corner of said 1.85 acre tract and at the southeast corner of said 8.04 acre tract;

THENCE: S 89°52'18" W, continuing with the north right-of-way line of said Casias Road and with the south line of said 8.04 acre tract, a distance of 242.95 feet to a point at the southwest corner of said 8.04 acre tract and at the southeast corner of said 206.3513 acre tract;

THENCE: Continuing with the north right-of-way line of said Casias Road and with the south line of said 206.3513 acre tract, the following bearings and distances:

N 89°05'30" W, a distance of 2805.66 feet to a point;

N 89°39'40" W, a distance of 1130.61 feet to a point;

N 89°20'15" W, a distance of 1054.49 feet to a point at the southwest corner of said 206.3513 acre tract, at a northwest corner of said Casias Road, and on the east line of a called one acre tract of land, recorded in Volume 3327, Page 321 of the Deed Records of Bexar County, Texas;

THENCE: N 00°40'56" E, with the west line of said 206.3513 acre tract, with the east line of said one acre tract, and with the east line of a called 76.64 acre tract of land, recorded in Document No. 20190088163 of said Official Public Records, a distance of 1213.91 feet to a point at the northeast corner of said 76.64 acre tract and at the southeast corner of said 863.962 acre tract;

THENCE: N 00°00'00" E, continuing with the west line of said 206.3513 acre tract and with the east line of said 863.962 acre tract, a distance of 597.05 feet to a point at the northwest corner of said 206.3513 acre tract and at the southwest corner of a called 19.11 acre tract of land, known as Tract 2, recorded in Volume 6881, Page 229, of said Official Public Records;

THENCE: S 89°00'31" E, departing the east line of said 863.962 acre tract, with the north line of said 206.3513 acre tract, with the south line of said Tract 2, and with the south line of a called 19.11 acre tract of land, known as Tract 1, recorded in said Volume 6881, Page 229, of said Official Public Records, a distance of 1956.73 feet to a point at the southeast corner of said Tract 1 and at the southwest corner of a called 5.000 acre tract of land, recorded in Document No. 20230053047 of said Official Public Records, further described in Volume 5497, Page 1074, of said Official Public Records;

THENCE: S 88°53'50" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 5.000 acre tract, a distance of 253.87 feet to a point at the southeast corner of said 5.000 acre tract and at the southwest corner of called 2.92 acre tract of land, recorded in Volume 2636, Page 725, of said Official Public Records;

THENCE: S 88°53'17" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 2.92 acre tract, a distance of 2.93 feet to a point at the southernmost southeast corner of said 2.93 acre tract and at the southwest corner of a called 2.155 acre tract of land, recorded in Volume 6751, Page 606, of said Official Public Records;

THENCE: S 89°27'32" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 2.155 acre tract, a distance of 254.20 feet to a point at the southeast corner of said 2.155 acre tract and at the southwest corner of a called 10.00 acre tract of land, recorded in Volume 11033, Page 401, of said Official Public Records;

THENCE: S 88°55'53" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 10.00 acre tract, distance of 2309.76 feet to a point at the southeast corner of said 10.00 acre tract and at a southwest corner of said 39.250 acre tract;

- THENCE: N 00°28'20" W, departing the north line of said 206.3513 acre tract, with a west line of said 39.250 acre tract, and with the east line of said 10.00 acre tract, a distance of 300.00 feet to a point at a reentrant corner of said 39.250 acre tract and at the northeast corner of said 10.00 acre tract;
- THENCE: With a south line of said 39.250 acre tract and with the north line of said 10.00 acre tract, the following bearings and distances:
- N 88°59'06" W, a distance of 203.55 feet to a point;
- S 01°29'27" E, a distance of 131.87 feet to a point;
- N 88°55'53" W, a distance of 1865.68 feet to a point;
- N 02°53'53" W, a distance of 81.63 feet to a point;
- N 88°55'53" W, a distance of 250.00 feet to a point at the westernmost southwest corner of said 39.250 acre tract, at the northwest corner of said 10.00 acre tract, and on the east line of said 2.155 acre tract;
- THENCE: N 02°29'47" W, with the east line of said 2.155 acre tract, with the east line of said 2.92 acre tract, and with the west line of said 39.250 acre tract, a distance of 591.88 feet to a point at the northwest corner of said 39.250 acre tract, at the northeast corner of said 2.92 acre tract, and on the south line of said 68.69 acre tract;
- THENCE: N 88°51'02" W, with the south line of said 68.69 acre tract, with the north line of said 2.92 acre tract, with the north line of said 5.000 acre tract, with the north line of said Tract 2, and with the north line of said Tract 1, a distance of 2429.45 feet to a point at the southwest corner of said 68.69 acre tract, at the northwest corner of said Tract 2, and on the east line of said 863.962 acre tract;
- THENCE: N 00°00'00" E, with the west line of said 68.69 acre tract, with the west line of said 61.72 acre tract, with the west line of said 31.30 acre tract, with the west line of said 118.321 acre tract, and with the east line of said 863.962 acre tract, a distance of 2702.14 feet to a point at the westernmost northwest corner of said 118.321 acre tract and at a reentrant corner of said 863.962 acre tract;
- THENCE: Over and across said 863.962 acre tract, the following bearings and distances:
- N 83°02'34" W, a distance of 95.60 feet to a point;
- N 01°35'17" E, a distance of 2785.28 feet to a point on the north line of said 863.962 acre tract and on the south right-of-way line of New Sulfur Springs Road;

THENCE: With the south right-of-way line of said New Sulfur Springs Road and with the north line of said 863.962 acre tract, the following bearings and distances:

S 66°55'30" E, a distance of 911.64 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 3657.78 feet, a central angle of 09°19'32", a chord bearing and distance of S 71°35'16" E, 594.69 feet, for an arc length of 595.35 feet to a point at the northeast corner of said 863.962 acre tract and at the northernmost northwest corner of said 118.321 acre tract;

THENCE: Continuing with the south right-of-way line of said New Sulfur Springs Road and with the north line of said 118.321 acre tract, the following bearings and distances:

S 75°20'31" E, a distance of 914.16 feet to a point;

S 74°01'32" E, a distance of 195.31 feet to a point at the northernmost northeast corner of said 118.321 acre tract and at the northwest corner of said 29.766 acre tract;

THENCE: Continuing with the south right-of-way line of said New Sulfur Springs Road and with the north line of said 29.766 acre tract, the following bearings and distances:

S 74°15'57" E, a distance of 592.78 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1953.11 feet, a central angle of 03°33'19", a chord bearing and distance of S 76°02'37" E, 121.18 feet, for an arc length of 121.20 feet to a point at the northeast corner of said 29.766 acre tract and at the northwest corner of said 14.89 acre tract;

THENCE: S 80°17'32" E, continuing with the south right-of-way line of said New Sulfur Springs Road and with the north line of said 14.89 acre tract, a distance of 182.79 feet to a point;

THENCE: Continuing with the south right-of-way line of said New Sulfur Springs Road, over and across said 14.89 acre tract, the following bearings and distances:

S 00°34'30" W, a distance of 13.43 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1952.86 feet, a central angle of 03°36'08", a chord bearing and distance of S 79°17'32" E, 122.76 feet, for an arc length of 122.78 feet to a point;

S 81°05'36" E, a distance of 34.89 feet to a point at the northwest corner of a tract of land recorded in Volume 16171, Page 761, of said Official Public Records;

THENCE: S 00°57'28" W, departing said New Sulfur Springs Road, continuing over and across said 14.89 acre tract, with the west line of said tract of land recorded in Volume 16171, Page 761, of said Official Public Records, with the west line of a called 0.493 acre tract of land, recorded in Volume 16394, Page 1801, of said Official Public Records, with the west line of a called 0.507 acre tract of land, recorded in Document No. 20200228492, of said Official Public Records, and with the west line of a called 1.00 acre tract of land, recorded in Volume 15059, Page 714, of said Official Public Records, a distance of 763.97 feet to a point at the northwest corner of said 2.00 acre tract and at the southwest corner of said 1.00 acre tract;

THENCE: S 88°29'32" E, with the north line of said 2.00 acre tract and with the south line of said 1.00 acre tract, a distance of 171.17 feet to a point on the west right-of-way line of Lodi Road, at the northeast corner of said 2.00 acre tract, and at the southeast corner of said 1.00 acre tract;

THENCE: S 00°57'28" W, with the west right-of-way line of said Lodi Road and with the east line of said 2.00 acre tract, and with the east line of said 14.89 acre tract, a distance of 962.17 feet to a point at the southeast corner of said 14.89 acre tract and at a northeast corner of said 118.321 acre tract;

THENCE: S 00°41'40" W, continuing with the west right-of-way line of said Lodi Road and with an east line of said 118.321 acre tract, a distance of 46.72 feet to a point at the southwest corner of said Lodi Road and at a reentrant corner of said 118.321 acre tract;

THENCE: S 88°59'30" E, with the south right-of-way line of said Lodi Road, with a north line of said 118.321 acre tract, a distance of 1521.03 feet to a point at the southwest intersection of said Lodi Road and Foster Road and at the easternmost northeast corner of said 118.321 acre tract;

THENCE: With the west right-of-way line of said Foster Road and with the east line of said 118.321 acre tract, the following bearings and distances:

S 00°44'00" W, a distance of 115.28 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 538.23 feet, a central angle of 17°03'21", a chord bearing and distance of S 10°05'19" W, 159.63 feet, for an arc length of 160.22 feet to a point;

S 01°33'45" W, a distance of 279.54 feet to a point at the southeast corner of said 118.321 acre tract and at the northeast corner of said 31.30 acre tract;

THENCE: S 01°43'21" W, continuing with the west right-of-way line of said Foster Road and with the east line of said 31.30 acre tract, a distance of 59.99 feet to a point at the easternmost southeast corner of said 31.30 acre tract, and at the northeast corner of a called 10.00 acre tract of land, recorded in Volume 12508, Page 1641, of said Official Public Records;

- THENCE: N 88°49'20" W, departing the west right-of-way line of said Foster Road, with a south line of said 31.30 acre tract and with the north line of said 10.00 acre tract recorded in Volume 12508, Page 1641, a distance of 1484.43 feet to a point at a reentrant corner of said 31.30 acre tract and at the northwest corner of said 10.00 acre tract recorded in Volume 12508, Page 1641;
- THENCE: S 01°46'26" W, with an east line of said 31.30 acre tract and with the west line of said 10.00 acre tract recorded in Volume 12508, Page 1641, a distance of 292.90 feet to a point at the southernmost southeast corner of said 31.30 acre tract, at the southwest corner of said 10.00 acre tract recorded in Volume 12508, Page 1641, and on the north line of said 61.72 acre tract;
- THENCE: S 88°48'02" E, with the north line of said 61.72 acre tract and with the south line of said 10.00 acre tract recorded in Volume 12508, Page 1641, a distance of 1484.63 feet to a point at the northeast corner of said 61.72 acre tract, at the southeast corner of said 10.00 acre tract recorded in Volume 12508, Page 1641, and on the west right-of-way line of said Foster Road;
- THENCE: S 01°56'08" W, with the west right-of-way line of said Foster Road and with the east line of said 61.72 acre tract, a distance of 529.21 feet to a point at the southeast corner of said 61.72 acre tract and at the northeast corner of said 77.63 acre tract;
- THENCE: S 05°22'01" W, continuing with the west right-of-way line of said Foster Road and with the east line of said 77.63 acre tract, a distance of 1269.77 feet to a point at the southeast corner of said 77.63 acre tract and at the northeast corner of said 0.55 acre tract;
- THENCE: S 09°10'04" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 0.55 acre tract, a distance of 338.43 feet to a point at the southeast corner of said 0.55 acre tract and at a northeast corner of said 39.250 acre tract;
- THENCE: S 10°38'51" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 39.250 acre tract, a distance of 516.91 feet to a point at the southeast corner of said 39.250 acre tract and at the northeast corner of said 206.3513 acre tract;
- THENCE: S 11°14'50" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 206.3513 acre tract, a distance of 533.79 feet to a point at a southeast corner of said 206.3513 acre tract and at the northeast corner of said 8.04 acre tract;
- THENCE: S 10°48'05" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 8.04 acre tract, a distance of 258.23 feet to a point at a southeast corner of said 8.04 acre tract and at the northeast corner of said 1.605 acre tract;
- THENCE: Continuing with the west right-of-way line of said Foster Road and with the east line of said 1.605 acre tract, the following bearings and distances:
- S 10°33'28" E, a distance of 94.78 feet to a point;

S 12°30'16" E, a distance of 201.33 feet to a point;

S 22°01'16" E, a distance of 100.18 feet to a point;

S 33°10'03" E, a distance of 97.80 feet to a point;

S 39°14'05" E, a distance of 64.65 feet to a point at the southeast corner of said 1.605 acre tract and at the northeast corner of said 1.85 acre tract;

THENCE: Continuing with the west right-of-way line of said Foster Road and with the east line of said 1.85 acre tract, the following bearings and distances:

S 41°14'58" E, a distance of 35.07 feet to a point;

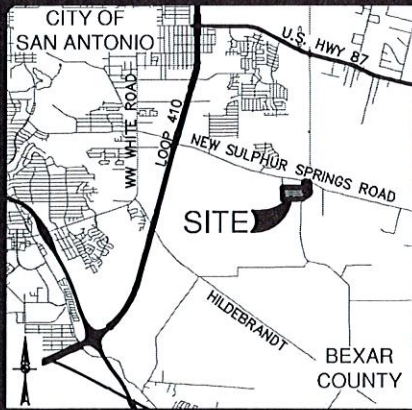
S 47°21'58" E, a distance of 64.02 feet to a point;

S 08°59'58" E, a distance of 72.02 feet to the POINT OF BEGINNING and containing 746.2 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

This document was prepared under 22TAC138.95, 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.



PREPARED BY: Pape-Dawson Engineers
DATE: February 15, 2024
JOB NO. 12768-02
DOC. ID. N:\CIVIL\12768-02\Word\12768-02 FNZN 746.2 AC.docx



LOCATION MAP

NOT-TO-SCALE

ANNEXATION
EXHIBIT

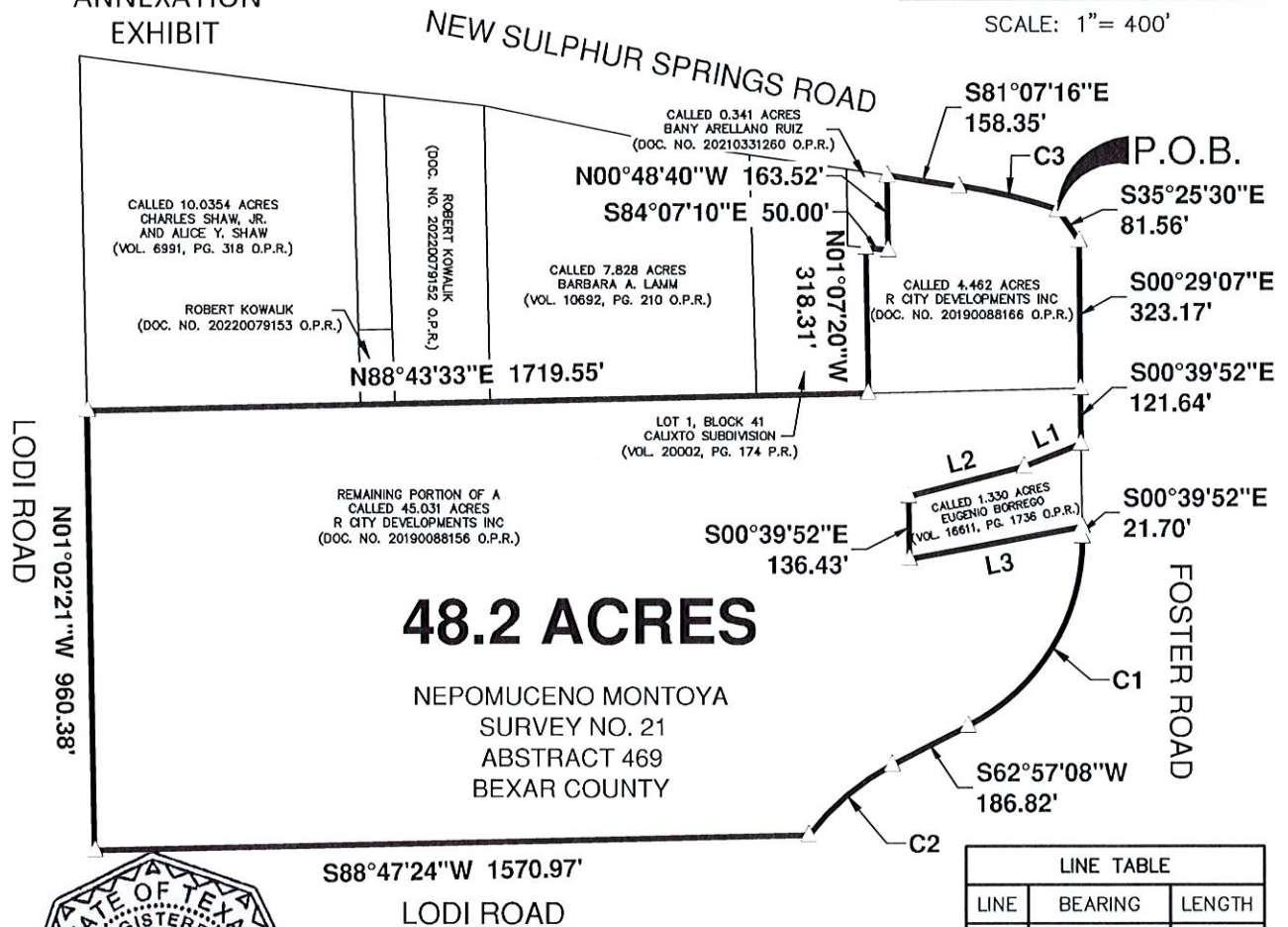
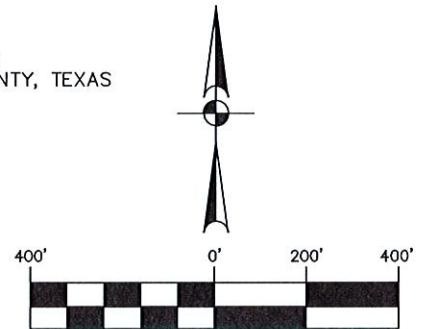
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND:

P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
△ CALCULATED POINT

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12768-02 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON RECORD INFORMATION FROM THE DEEDS REFERENCED AND SHOWN HEREON.



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°21'07"W	134.40'
L2	S75°36'43"W	261.16'
L3	N79°29'41"E	384.85'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	458.23'	63°36'59"	S31°08'38"W	483.05'	508.78'
C2	538.23'	25°39'03"	S50°07'37"W	238.95'	240.96'
C3	1377.45'	9°17'54"	S76°28'20"E	223.29'	223.54'

FEBRUARY 15, 2024

SHEET 1 OF 1
JOB No.:12768-02

METES AND BOUNDS DESCRIPTION
FOR ANNEXATION

A 48.2 acre tract of land being the remaining portion of a called 45.031 acre tract of land, recorded in Document No. 20190088156 of the Official Public Records of Bexar County, Texas, and all of a called 4.462 acre tract of land, recorded in Document No. 20190088166 of said Official Public Records, both described in deeds to R City Developments Inc., being out of the Nepomuceno Montoya Survey No. 21, Abstract 469, in Bexar County, Texas. Said 48.2 acre tract being more fully described as follows, with bearings based on record deed information:

BEGINNING: At a point at the north end of the cutback line at the southwest intersection of New Sulfur Springs Road and Foster Road, and at the northernmost northeast corner of said 4.462 acre tract;

THENCE: S 35°25'30" E, with said cutback line and with the northeast line of said 4.462 acre tract, a distance of 81.56 feet to a point at the south end of said cutback line and at the easternmost northeast corner of said 4.462 acre tract;

THENCE: S 00°29'07" E, with the west right-of-way line of said Foster Road and with the east line of said 4.462 acre tract, a distance of 323.17 feet to a point at the southeast corner of said 4.462 acre tract and at the northeast corner of said 45.031 acre tract;

THENCE: S 00°39'52" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 45.031 acre tract, a distance of 121.64 feet to a point at the northeast corner of a called 1.330 acre tract of land, recorded in Volume 16611, Page 1736, of said Official Public Records;

THENCE: Departing the west right-of-way line of said Foster Road, over and across said 45.031 acre tract, and with the north line of said 1.330 acre tract, the following bearings and distances:

S 68°21'07" W, a distance of 134.40 feet to a point;

S 75°36'43" W, a distance of 261.16 feet to a point at the northwest corner of said 1.330 acre tract;

THENCE: S 00°39'52" E, continuing over and across said 45.031 acre tract, with the west line of said 1.330 acre tract, a distance of 136.43 feet to a point at the southwest line of said 1.330 acre tract;

THENCE: N 79°29'41" E, continuing over and across said 45.031 acre tract, with the south line of said 1.330 acre tract, a distance of 384.85 feet to a point at the southeast corner of said 1.330 acre tract, on the east line of said 45.031 acre tract, and on the west right-of-way line of said Foster Road;

THENCE: With the west right-of-way line of said Foster Road and with the east line of said 45.031 acre tract, the following bearings and distances:

S 00°39'52" E, a distance of 21.70 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 458.23 feet, a central angle of 63°36'59", a chord bearing and distance of S 31°08'38" W, 483.05 feet, for an arc length of 508.78 feet to a point;

S 62°57'08" W, a distance of 186.82 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 538.23 feet, a central angle of 25°39'03", a chord bearing and distance of S 50°07'37" W, 238.95 feet, for an arc length of 240.96 feet to a point at the northwest intersection of said Foster Road and Lodi Road, and at the southeast corner of said 45.031 acre tract;

THENCE: S 88°47'24" W, with the north right-of-way line of said Lodi Road and with the south line of said 45.031 acre tract, a distance of 1570.97 feet to a point at a reentrant corner of said Lodi Road and at the southwest corner of said 45.031 acre tract;

THENCE: N 01°02'21" W, with the east right-of-way line of said Lodi Road and with the west line of said 45.031 acre tract, a distance of 960.38 feet to a point at the northwest corner of said 45.031 acre tract and at the southwest corner of a called 10.0354 acre tract of land, recorded in Volume 6991, Page 318, of said Official Public Records;

THENCE: N 88°43'33" E, with the north line of said 45.031 acre tract, with the south line of said 10.0354 acre tract, with the south line of a tract of land described in deed to Robert Kowalik, recorded in Document No. 20220079153 of said Official Public Records, with the south line of a tract of land described in deed to Robert Kowalik, recorded in Document No. 20220079152 of said Official Public Records, with the south line of a called 7.828 acre tract of land, recorded in Volume 10692, Page 210, of said Official Public Records, and with the south line of Lot 1, Block 41, of Calixto Subdivision, recorded in Volume 20002, Page 174, of the Plat Records of Bexar County, Texas, a distance of 1719.55 feet to a point at the southwest corner of said 4.462 acre tract and at the southeast corner of said Lot 1;

THENCE: N 01°07'20" W, departing the north line of said 45.031 acre tract, with the west line of said 4.462 acre tract, and with the east line of said Lot 1, a distance of 318.31 feet to a point at the westernmost northwest corner of said 4.462 acre tract, at the easternmost northeast corner of said Lot 1, and on the south line of a called 0.341 acre tract of land, recorded in Document No. 20210331260 of said Official Public Records;

THENCE: S 84°07'10" E, with a north line of said 4.462 acre tract and with the south line of said 0.341 acre tract, a distance of 50.00 feet to a point at a reentrant corner of said 4.462 acre tract and at the southeast corner of said 0.341 acre tract;

THENCE: N 00°48'40" W, with the west line of said 4.462 acre tract and with the east line of said 0.341 acre tract, a distance of 163.52 feet to a point at the northwest corner of said 4.462 acre tract, at the northeast corner of said 0.341 acre tract, and on the south right-of-way line of said New Sulfur Springs Road;

THENCE: With the south right-of-way line of said New Sulfur Springs Road and with the north line of said 4.462 acre tract, the following bearings and distances:

S 81°07'16" E, a distance of 158.35 feet to a point;

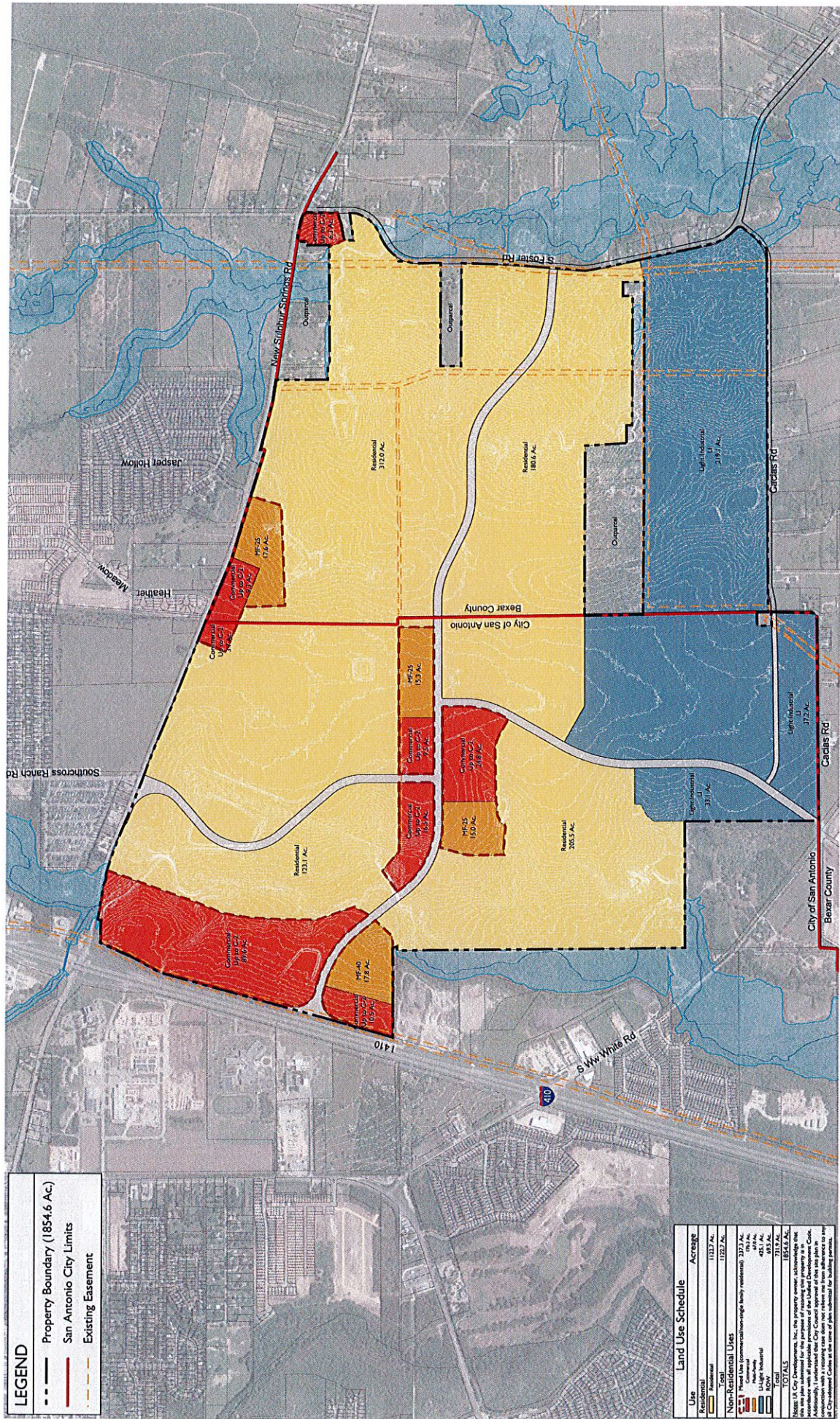
Southeasterly, along a tangent curve to the right, said curve having a radius of 1377.45 feet, a central angle of 09°17'54", a chord bearing and distance of S 76°28'20" E, 223.29 feet, for an arc length of 223.54 feet to the POINT OF BEGINNING and containing 48.2 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

This document was prepared under 22TAC138.95, 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.



PREPARED BY: Pape-Dawson Engineers
DATE: February 15, 2024
JOB NO. 12768-02
DOC. ID. N:\CIVIL\12768-02\Word\12768-02 FNZN 48.2 AC.docx

EXHIBIT "2"
THE ROSILLO PROPERTY



DESARROLLO EL RANCHO • CITY OF SAN ANTONIO MXD SITE PLAN EXHIBIT, INCLUDING BEXAR COUNTY ANNEXATION PROPERTY

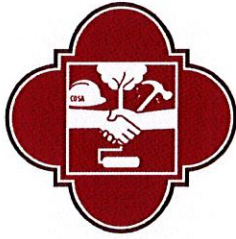
San Antonio, Texas
 March 04, 2024
 # 2005790
 Vandalia Development



Land Use Schedule		Acreage
Use		
Residential		1,132.7 Ac.
Commercial		1,132.7 Ac.
Light Industrial		1,132.7 Ac.
Non-Residential Uses		
Commercial		1,132.7 Ac.
Light Industrial		1,132.7 Ac.
Residential		1,132.7 Ac.
Other		1,132.7 Ac.
Total		1,132.7 Ac.

Notes: 1. City of Development, Inc. the property owner, acknowledges that this site plan is submitted for the purpose of securing the property in the City of San Antonio. Additionally, I understand that City Council approval of this site plan is required for the City of Development to proceed with the development of the property. 2. City of Development is the owner of the property and is submitting this site plan for the purpose of securing the property in the City of San Antonio.

EXHIBIT “3”
Z-2024-10700067



City of San Antonio
Development Services Department
1901 South Alamo Street
San Antonio, TX 78204
Telephone: 210.207.1111

Receipt No.: **791565**
Receipt Date: **03/14/2024**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: ZONING-Z-2024-10700067
Record Name: Desarrollo El Rancho
Record Type: Change of Zoning
Property Address:
Payer: aschell@ortizmcknight.com - aschell@ortizmcknight.com
Applicant: Ortiz McKnight PLLC

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
03/14/2024	Card Payment	765040	PUBLICUSER596		\$12,190.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Zoning Base Fee	1009897	1,854.60	\$11,500.00	\$11,500.00
Surcharge - Development Services Fee	1009897	1.00	\$345.00	\$345.00
Surcharge - Technological Improvement Fee	1009897	1.00	\$345.00	\$345.00
			<hr/> \$12,190.00	\$12,190.00

EXHIBIT "4"
THE SUBJECT PROPERTY'S PLAN AMENDMENT APPLICATION



General Information and Application Instructions

The BuildSA online application can be accessed at <https://aca.sanantonio.gov/CitizenAccess/Default.aspx>. Property owners requesting a plan amendment and/or change in zoning for their property must complete either an online application or submit this application to the Zoning Section office. Planners in the Zoning Section will perform a completeness review to ensure the submitted application is complete and all additional required documents are provided. **Any inaccurate or incomplete information provided by the applicant or agent may cause the application to be returned to the applicant and/or delay the scheduled hearing dates. Applications submitted by mail or courier that subsequently are deemed incomplete, shall be returned to the applicant along with all accompanying payments, in accordance with the City of San Antonio's cash-handling policy. Applications will not be accepted via fax or email.**

THE PLAN AMENDMENT and REZONING PROCESS

The plan amendment and rezoning processes takes approximately 2 months each, but can be completed concurrently. Cases that require additional review from other organizations or city departments can require additional processing time.

- All applications for property located within a neighborhood, community, perimeter or sector plan shall be reviewed by a Planner in the Zoning Section. If the proposed zoning request is inconsistent with the land use element of a plan, a Plan Amendment shall be required before the zoning case may be heard by City Council.
- All applications for property located within the Edwards Recharge Zone Overlay District (ERZD) shall be reviewed by [San Antonio Water Systems \(SAWS\)](#). Public hearings for cases within the ERZD will be scheduled once a Site Investigation Report is received from SAWS.
- All applications for property located within the Airport Awareness Zones (within 3 miles of the San Antonio International Airport or within 1.5 miles of the Stinson Municipal Airport) shall be reviewed by the [Aviation Department](#).
- All applications for property located within the Military Airport Overlay Zone (MAOZ) shall be reviewed by the Lackland Air Force Base (per I.B. 546).
- Consideration of applications for property located within a River Improvement Overlay District (RIO) must follow the guidelines and standards as adopted by the Historic and Design Review Commission, Planning Commission, River Commission, and Zoning Commission.
- All applications for property located within a Historic District, and all applications resulting in the demolition of a structure, shall be reviewed by the City's [Office of Historic Preservation](#).
- All applications for property within the Military Notification Areas (Camp Bullis, Lackland, Martindale) shall be reviewed by the City's Office of Military Affairs, Joint Base San Antonio, Ft. Sam Houston and the military (per I.B. 518).
- Adopted land use designations and current zoning can be viewed on the City's [GIS Mapping Application](#).

Once an application is deemed complete and all fees have been paid, Zoning Section staff will process the plan amendment and rezoning cases. The case manager will visit the subject property to take pictures; post a "Rezoning" sign (for zoning cases only); and document surrounding land uses, neighborhood character, and existing infrastructure. Staff will utilize this information to develop a recommendation that will be presented at the public hearings. Plan amendment cases are heard by the Planning Commission; zoning cases are heard by the Zoning Commission. Both types of cases are then heard by City Council.

Upon final decision by the City Council, the applicant is responsible for removing "Rezoning" signs from the property. Ordinances will be posted online by the City Clerk and can be retrieved by accessing the City Council Agenda website at <http://agendas.sanantonio.gov>.

THE PLAN AMENDMENT and REZONING PROCESS

(continued)

For all zoning and plan amendment cases, the [State of Texas Local Government Code](#) requires 1) public advertisement of the hearing in a newspaper of general circulation, and 2) mailed notification of the zoning change request to all owners of property within 200 feet of the subject property. The City of San Antonio advertises and sends notification prior to the Zoning Commission and Planning Commission hearings, and again prior to the City Council hearing.

PLANNING COMMISSION and ZONING COMMISSION PUBLIC HEARINGS

The property owner, applicant, or authorized representative must be present at all public hearings to explain the purpose for the requested change, and to answer any questions from the Commissioners and City Council members. The public hearings also provide an opportunity for proponents and opponents of a request to voice their concerns and opinions on the proposed zoning or plan amendment change.

The Planning Commission and Zoning Commission hearings include presentation of the staff recommendations, explanation of the requested change by the property owner, applicant, or authorized representative, and public comments in support of and in opposition to the requested change. Then, the Commissioners vote to determine their recommendation, which will be presented to the City Council.

Planning Commission meets every 2nd and 4th Wednesdays of the month. The Planning Commission must make a recommendation on the plan amendment request before the related zoning change request can be heard by the City Council.

Zoning Commission meets every 1st and 3rd Tuesdays of the month. The Zoning Commission must make a recommendation on the zoning change request, or have twice held a public hearing without rendering a recommendation prior to the request can be heard by City Council.

Language Translation Services

Language interpreters are available at the meeting. For more information, call (210) 207- 6044

Hay servicios de traducción simultánea disponibles. Para más información, llame al (210) 207- 6044.

CITY COUNCIL PUBLIC HEARING

City Council makes the final decision on all plan amendment and zoning change requests. The City Council hearing process is similar to that of the Commissions. City Council may approve or deny, in total or in part, the requested zoning change. If a change is approved, an ordinance is passed amending the Comprehensive Plan document and official zoning map. Ordinances become effective ten days after approval. If the requested zoning change is denied, no application for rezoning any portion of the subject property may be submitted for consideration within one year of City Council's denial. Notices received in support and opposition to the request submitted for Commission hearings will be maintained through the City Council public hearing process. In computing the percentage of land area within 200 feet, the area of streets and alleys shall be included (per LGC 211.006(e)).

City Council Time Limits

Plan amendments and their related zoning requests will be heard by the City Council at the same time, unless otherwise requested by the applicant. After the Commission public hearings, cases are not automatically scheduled for a City Council hearing. The case manager will contact the applicant to discuss and confirm a City Council hearing date. The Zoning Commission and Planning Commission recommendations must be presented to the City Council within 6 months of the Commissions' final consideration. If the cases is not scheduled for and heard by the City Council within 6 months of the Commissions' recommendation, the applications expire and all paid fees are forfeited.

POSTPONED CASES

An applicant may postpone a case by submitting a written request to Zoning Section staff prior to the scheduled Commission or City Council public hearing. When the applicant is ready to move forward with a postponed case, they must first pay the postponement fee. Once the fee has been paid, the case will be scheduled for the next available public hearing. If a postponed case is not reactivated within 6 months of the postponement request, the application expires and all paid fees are forfeited.

CONTINUED CASES

At any public hearing, the property owner, applicant, or authorized representative may request a continuance, which allows the case to be heard at a specified later date. An applicant's request for continuation may be approved or denied by the Planning Commission, Zoning Commission or City Council. If the continuance request is denied, the case will be heard as originally scheduled. Additionally, the Planning Commission, Zoning Commission and/or City Council may continue a case based on other factors. There is an additional fee for a continuance of a case beyond 60 days or after the 2nd continuance so that staff may send a courtesy notice.

APPLICATION WITHDRAWAL

An applicant may withdraw a plan amendment or zoning application at any time during the process, prior to the case being called forward for consideration at a public hearing. However, if an application is withdrawn, future applications may be subject to restrictions.



Application Checklist

A complete application shall include the following minimum information and documents:

- ☐ Per Section 35-409(a) Change of Zoning and Future Land Use Plan Amendment applications, the applicant shall provide proof of a meeting with all registered neighborhood associations within 200 feet of the subject property, or proof of an attempt to meet with all registered neighborhood associations within 200 feet with the application.
- ☐ Property Description:
 - Address and/or location
 - Total acreage and legal description (including Lot, Block, and NCB numbers for platted lots; or a metes-and-bounds description, via a set of field notes, for partial and irregular lots or lots that are not platted).
 - If the request includes multiple land use designations and/or zoning districts, please provide legal descriptions and acreage totals for each area.
 - Please note, all field notes must be signed and sealed by a licensed or registered surveyor or engineer.
 - Legal Descriptions for platted lots can be obtained from the [Bexar County Appraisal District](#).
 - Current and Requested land use and zoning, as well as any requested text amendments related to adopted plans
 - City Council District
 - Joint Base San Antonio (JBSA) Military Bases area cases: [U.S. Fish and Wildlife](#) coordination
- ☐ Name, address, telephone number, and email address (if applicable) of all Property Owners. If the Property Owner is a Partnership, Corporation, or other organization, please submit a list of Partners, current list of Directors or incorporating documents to show signature authority.
- ☐ Name, address, telephone number, and email address of the Applicant and Authorized Representative (if applicable).
- ☐ Authorization by Property Owner(s) (if Applicant or Authorized Representative is not the sole Property Owner).
- ☐ Statement of Purpose for Plan Amendment and/or Zoning Change Request.
- ☐ Signatures and Initials needed:
 - Property Owner(s)
 - Signatures of all Individuals listed on all current Warranty Deeds applicable to the subject property, or
 - Signature and title of the Owner of the Corporation listed on the current deed(s), or
 - Signature and title of a presiding officer, director, or other member who has signature authority for the Owner Organization listed on the current deed(s);
 - Documentation verifying signature authority may be required.
 - Applicant signature signifying that the application is correct and complete, and indicating acceptance of staff visit, photo, signage, public information relating to the rezoning case;
 - Initials of Property Owner(s) and Applicant acknowledging Municipal Campaign Finance Regulations.
- ☐ Completed Traffic Impact Analysis (TIA) Threshold Worksheet, to be reviewed and signed by the Engineering Division.
- ☐ Additional Required Documents:
 - A copy of all current Warranty Deeds applicable to the subject property, on file with the [County Clerk](#); and
 - A copy of the current tax appraisal details and map, available from the [Bexar County Appraisal District](#).
- ☐ Site Plan, if requesting "IDZ" Infill Development Zone District, "FBZ SD" Form Based Zoning Specialized District, a Conditional Use, or a Specific Use Authorization. Please refer to the Site Plan Requirements (see Pages 10 and 11). Site Plans that do not meet the minimum requirements cannot be accepted, possibly delaying the rezoning case.
- ☐ Appropriate Fees - Please make checks payable to the [City of San Antonio](#).



Application for Change of Zoning / Plan Amendment

PROPERTY DESCRIPTION **If the zoning request includes multiple zoning districts, please provide legal descriptions and acreage totals for each zoning district (attach additional pages, if necessary).**

Address: **Generally located at the southeast intersection of New Sulphur Springs Rd. and Loop 410**

Legal Description **Please see attached field notes**

Total Acreage(s): **794.4-acres**

Lot:

Block:

NCB:

Current Zoning:

OCL

Requested Zoning: **MXD (w/ residential uses up to 40 units/acre and uses permitted in C-1, C-2, and L)**

as contemplated by zoning application Z-2024-10700067

☒ Field Notes Attached (required when property is not part of a legally recorded plat or if a portion of a lot or parcel)

Council District: **3**

For all properties within 5 mile of Camp Bullis: ☒ Have you coordinated with the U.S. Fish and Wildlife Service?

Is there a Conservation Easement on the property? ☐ Yes ☒ No ***If yes, provide a copy of the recorded easement***

PLAN AMENDMENT **If the zoning request is inconsistent with the land use element of the plan, a Plan Amendment, considered by the Planning Commission, shall be required before the zoning case may be heard by City Council. If the Zoning Request requires a Plan Amendment, fill in the information below (attach additional pages, if necessary).

☒ YES, Plan Amendment Required

☐ NO, Plan Amendment not required

Name of Plan:

Total Acreage(s) **794.4 acres**

Legal Description **Please see attached field notes**

Lot:

Block:

NCB:

☒ Field Notes attached (required when property is not part of a legally recorded plat or if a portion of a lot or parcel)

Current Land Use Designation:

OCL, no plan designation

Requested Future Land Use Designation: (please attach map designating tracts to be changed)

Urban Mixed Use on 576.2-acres and Business/Innovation Mixed Use on 218.3-acres

Requested Change to Plan Text (i.e. adding zoning district(s) to land use category):

Item and Page Number(s) of Master Plan Document to be changed:

THE PLAN AMENDMENT PROCESS: The plan amendment process takes approximately 2 months. If the plan amendment includes a zoning change request, this process may add an additional 2 weeks, due to the consideration by Planning Commission for the plan amendment.

Dates, times and/or locations of meetings and hearings are subject to change. Also, supplemental meetings and hearings may be scheduled. Proper notice will be given of special, rescheduled and supplemental meetings and hearings.



Application for Change of Zoning / Plan Amendment

PROPERTY OWNER(S) **This application MUST include the names, contact information, and signatures of ALL property owners listed on all current Warranty Deeds applicable to the subject property. Attach additional pages as needed.**

<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Partnership	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust
Name(s): R City Developments, Inc.			
Address: 8026 Vantage Drive			
City, St. Zip: San Antonio, TX 78230			
Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**			
<input type="checkbox"/> home:	<input type="checkbox"/> work:	<input type="checkbox"/> mobile:	fax:
E-mail:			

APPLICANT (Party responsible for all information submitted for the zoning request)

<input type="checkbox"/> Agent	<input type="checkbox"/> Prospective Buyer	<input type="checkbox"/> Tenant
Name: VT Rosillo, Ltd.		
Address: 2722 W. Bitters Rd., Ste. 123		
City, St. Zip: San Antonio, TX 78248		
Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**		
<input type="checkbox"/> home:	<input type="checkbox"/> work:	<input type="checkbox"/> mobile: fax:
E-mail:		

**Your Receipt will be emailed or mailed to you. Indicate here email or address:

REPRESENTATIVE (Person authorized to speak on behalf of the property owner/applicant at the public hearings)

Name: Ortiz McKnight PLLC			
Address: 112 E. Pecan St., Ste. 1350			
City, St. Zip: San Antonio, TX 78205			
Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**			
<input type="checkbox"/> home:	<input checked="" type="checkbox"/> work: 210-664-0005	<input type="checkbox"/> mobile:	fax:
E-mail:			

STATEMENTS OF ACKNOWLEDGEMENT (Initial before each statement. To be completed by Applicant.)

☐ I understand that I must secure the appropriate zoning for the subject property prior to issuance of a Certificate of Occupancy.

☐ I understand that a Certificate of Occupancy is required before the subject property is occupied. (Exceptions to the requirement of a Certificate of Occupancy are single family dwellings and legal home occupation (per Section 35.401(d)(2)).

☐ I understand that the subject property must be properly zoned before any permits are approved for the property.

Statement of Purpose for Zoning Change Request and/or Plan Amendment

The Statement of Purpose shall include the following minimum information. Statements of Purpose that do not contain the required minimum information may be returned to the applicant, possibly delaying the zoning case.

- Reason for requesting the change, including a description of all existing and proposed activities or continuing uses.
- Explanation of how the request is consistent and compatible with the [City's Master Plan](#) or specific [Neighborhood/Community/Sector Plan](#); or explanation of intent to pursue a plan amendment if the request is inconsistent with the applicable plan.

{No} Is this rezoning application the result of a code enforcement violation? If yes, indicate Code Case Number here _____.

{No} Will this proposed project result in the demolition of buildings? (All demolition applications will be reviewed by the Office of Historic Preservation. Please be sure to coordinate appropriately.)

The Subject Property is wholly located within the City's ETJ and is not included within any designated City plan; however, the Subject Property is adjacent to the City's Southeast Community Area Plan and specifically abuts properties designated as "Urban Mixed Use" and "Business/Innovation Mixed Use".

In order to allow for the proposed mixed-use development and the zoning requested in Z-2024-10700067, the Owner requests that the City approve a base zoning district of "MXD" (Mixed-Use District) for the Subject Property upon annexation into the City's corporate limits.

The MXD zoning district is an appropriate land use for the Subject Property as MXD permits the land uses contemplated within both the Urban Mixed Use and Business/Innovation Mixed Use land designations of the Southeast Community Area Plan.

The plan amendment application respectfully requests: (1) designation of approximately 218.3-acres as "Business/Innovation Mixed Use" within the Southeast Community Plan and (2) designation of approximately 576.2-acres as "Urban Mixed Use" within the Southeast Community Plan.

This application MUST include the signatures of ALL property owners listed on all current Warranty Deeds applicable to the subject property. Attach additional pages as needed.

AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, R City Developments, Inc c/o Jose Cantu, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)

See Attached
owner of the property at _____, as shown in the records of
(property address or legal description)

Bexar County, Texas, which is the subject of this application.

I authorize VT Rosillo, Ltd c/o Paul Basaldua to submit this application.
(applicant's printed name)

I authorize Ortiz McKnight, PLLC to serve as my representative for this request.
(authorized representative's printed name)

Jose P. Cantu - DIRECTOR
Property Owner Signature (and title, if signing for an organization)

3-07-2024
Date

I have read, examined, and completed this application; and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of a zoning or plan amendment change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the subject property. I understand that City staff will visit and photograph the subject property; that a Rezoning Case Sign will be placed on the property; and that this application, including all submitted documents and staff photos relating to this zoning and/or plan amendment case are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Applicant Signature (and title, if signing for an organization)

Date

"This acknowledgement MUST include the initials of ALL property owners listed on all current Warranty Deeds applicable to the subject property (attach additional pages as needed), as well as the initials of the applicant (if applicable)."

NOTICE

On June 25, 2009, the City Council amended the Municipal Campaign Finance Regulations to expand prohibitions on campaign and officeholder contributions.

EFFECTIVE July 5, 2009, the following individuals

- any individual applying for a zoning change;
- any owner or officer of an entity seeking a zoning change; or
- the spouse of any of these individuals

are prohibited from making campaign or officeholder contributions to any city councilmember, any candidate for City Council, or to any political action committee that supports or opposes a city councilmember or candidate from the time the zoning application is submitted to the city until the 30th calendar day after final action on the application.

If any individual listed in this application has made a contribution in violation of this regulation, the city may not approve the requested change in the zoning district boundary. Any zoning change granted in violation of this provision shall be voidable at the discretion of the City Council.

Initial the following statements, acknowledging the above notice.

JPC
☒ I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

Property Owner(s)
(required)

☐ I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

Applicant

(required if Applicant is not the sole owner of the subject property.)

A small rectangular box containing a handwritten signature in black ink. The signature appears to be "B. Brown" or similar, written in a cursive style.



TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

All applications for zoning change require a completed Traffic Impact Analysis (TIA) Worksheet. No application will be processed until the [Engineering Section](#) determines whether a Traffic Impact Analysis is required. If it is determined that a TIA is required, the applicant is required to have an engineer present at the public hearings. See Page 12.

*****Site plans shall include the minimum information as listed below. Site plans which do not indicate the following information will be considered incomplete and may delay the application process.*****

SITE PLAN REQUIREMENTS FOR INFILL DEVELOPMENT ZONE (IDZ-1, IDZ-2, IDZ-3) LESS THAN 1 ACRE, FORM BASED ZONING SPECIALIZED DISTRICTS (FBZ SD), CONDITIONAL USES, and SPECIFIC USE AUTHORIZATIONS

Zoning change requests for "FBZ SD" Form Based Zoning Specialized Districts, a Conditional Use, or a Specific Use Authorization require the applicant to submit a site plan of the subject property and proposed development. All site plans shall be drawn to scale, using a scale that creates a legible final document. The site plan scale must be drawn numerically and a graphic scale must be provided. The applicant shall provide at least 3 versions of the site plan: 1) one full-size copy, 2) one 8-inch by 11.5-inch copy, and 3) one digital (PDF) copy.

1. Tabulation of the number of acres in the proposed development, showing the total number of lots, and area of open space for the site including the following:
 - a) Dimensions and square footage of all buildings and structures;
 - b) For nonresidential uses, multi-family dwellings, and any portion of a site located within the ERZD, the approximate location and area of impervious cover;
 - c) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment.
2. All setbacks as required by the proposed and surrounding zoning districts/uses. For lot and building dimension requirements, see Section 35-310 Table 310-1 of the Unified Development Code. For setbacks, block, lot and building dimension requirements in Form Based Zoning districts, see Section 35-209 Table 209-18. If indicating less than required, this may require additional steps with the Board of Adjustment. The site plan can also show more than the required setback, if necessary.
3. All off-street parking and loading areas/structures, including the number of spaces, dimensions of spaces and aisles, ADA required spaces and loading areas, and landscaping for parking areas. For parking requirements, see Section 35-526 of the Unified Development Code. For parking requirements in Form Based Zoning districts, see Section 35-209 and Tables 209-14 A-D.
4. The location, dimensions and type of all walls, fences (other than fences on private residential lots) and landscaping. For landscape buffer requirements, see Section 35-510 of the Unified Development Code. For Form Based Zoning districts, see Section 35-209.
5. All existing and proposed driveways, sidewalks and other infrastructure above, at or below grade, showing the existing and proposed physical layout, dimensions, and other relevant characteristics of the subject property.
6. The intended use of the property to which the current and proposed improvements relate.
7. The following statement: "I, _____, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."
8. For all "IDZ-1" requests, "IDZ-2" and "IDZ-3" requests less than 1 acre, a Ground Plan Comparison Form, see page 11, is required to be submitted that illustrates setbacks and height for adjacent properties.

It is recommended that applicants take steps such as meeting with Development Services Department Plan Review staff for preliminary review of projects requiring a site plan. For more information, please see the following sections of the [Unified Development Code](#): Section 35-343 "IDZ" Infill Development Zone, Section 35-209 Form Based Development, Section 35-422 Conditional Zoning, and Section 35-423 Specific Use Authorization.

SITE PLAN REQUIREMENTS FOR INFILL DEVELOPMENT ZONE "IDZ-2" and "IDZ-3"

GREATER THAN ONE (1) ACRE

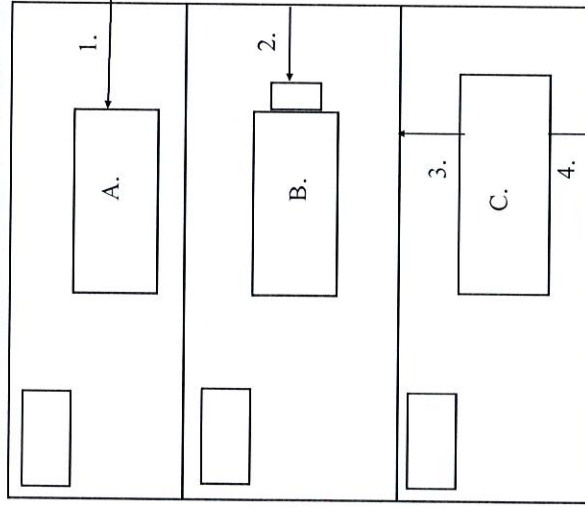
The site plan shall include:

1. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "IDZ-2" or "IDZ-3".
2. The location of all proposed uses. Multi-Family uses shall include indication of gross density in units per acre.
3. The location of the proposed buildable area on the property to include building setbacks.
4. The location of all streets and if applicable, ingress/egress facilities.

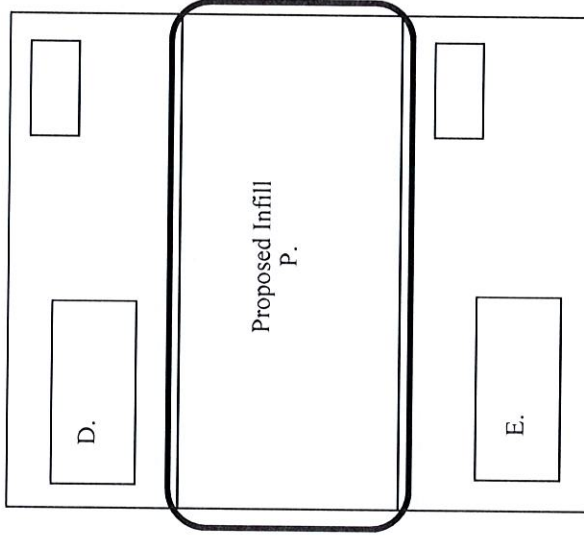
Ground Plan Comparison Form IDZ-1 and IDZ-2/3 less than or equal to 1 acre



DEVELOPMENT
SERVICES



Street



Address	1. Setback to Structure	2. Setback to Porch(If Applicable)	3. Setback to Left Property Line	4. Setback to Right Property Line	5. Building Height
P.					
A.					
B.					
C.					
D.					
E.					

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2), ITE 10th Edition.

Project Name: _____

Project Location: _____

Company: _____

Owner: ☐ Owner's Agent

Email: _____

Address: _____

Jurisdiction: ☐ COSA ICL ☐ COSA ETJ ☐ Other: _____

Associated Record Type: ☐ Zoning ☐ MDP ☐ Plat ☐ Building Permit

TIA Record Number (if applicable): _____

Associated Record Number: _____

Proposed Type of Development: _____

ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:	TIA Name:

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

*** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. ***

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required ☐ at _____ ☐ at _____

Left Turn Lanes Required ☐ at _____ ☐ at _____

Comments:

☐ This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

- ☐ A TIA Report is Required.
- ☐ A TIA Report is Not Required
- ☐ A TIA Update is Required
- ☐ A Circulation Study is Required

Reviewed by: _____ Date: _____

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 10th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

<http://www.bcad.org/>

<https://gov.propertyinfo.com/TX-Bexar/>

<http://www.sanantonio.gov>

<http://www.sanantonio.gov/aviation/>

<http://www.sanantonio.gov/council>

<http://www.sanantonio.gov/dsd/engineering.asp>

<https://gis.sanantonio.gov/PDS/onestop/index.html>

http://www.sanantonio.gov/planning/npud/MasterPlan/pdf/master_plan.pdf

<http://www.sanantonio.gov/planning/npud/library.aspx>

<http://www.sanantonio.gov/planning/npud/registration.aspx>

<http://www.sanantonio.gov/planning/default.aspx>

<http://www.sanantonio.gov/historic/>

<http://www.sanantonio.gov/dsd>

<http://www.sanantonio.gov/dsd/udc.asp>

<http://www.sanantonio.gov/dsd/zoning.asp>

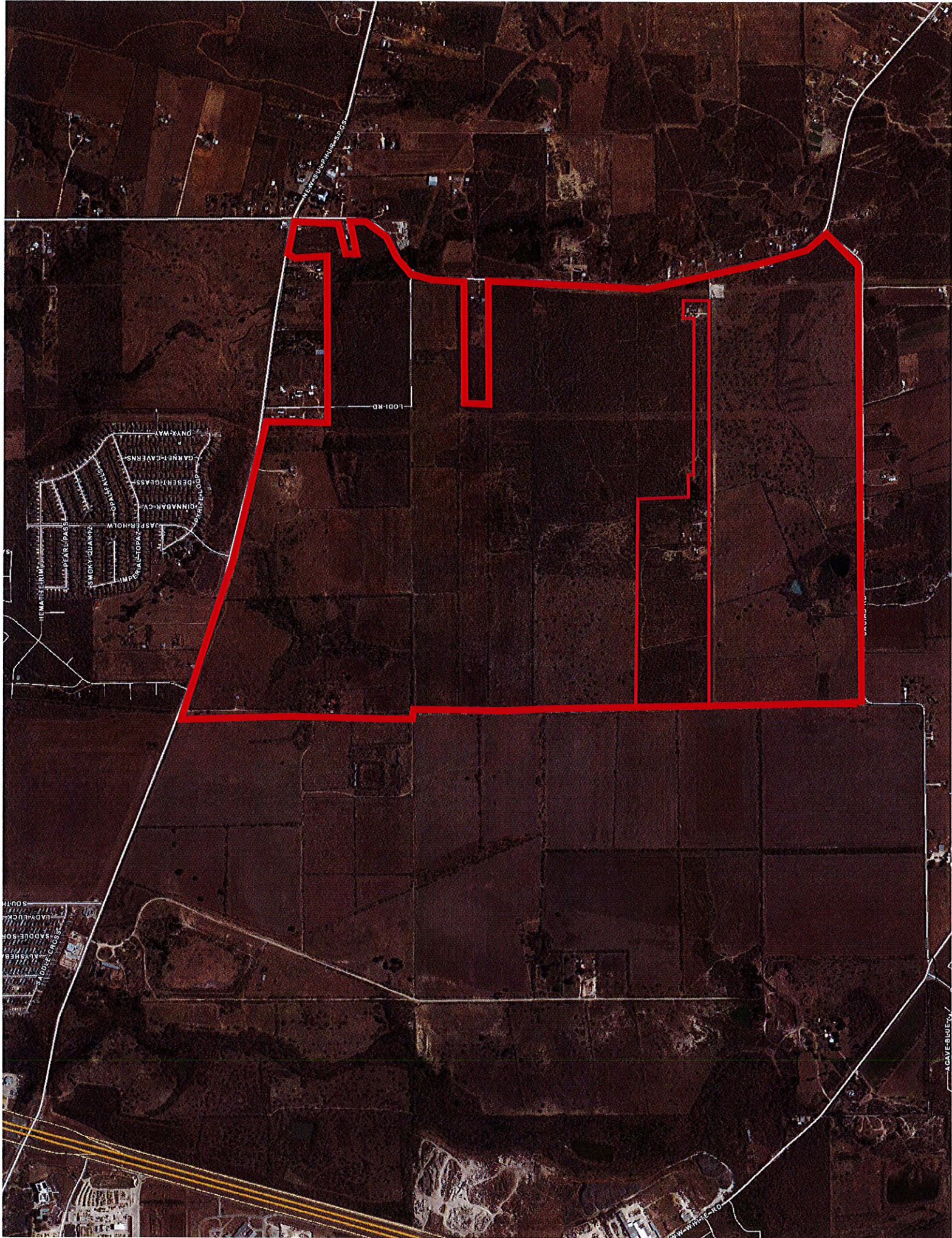
<http://www.sanantonio.gov/dsd/directions.asp>

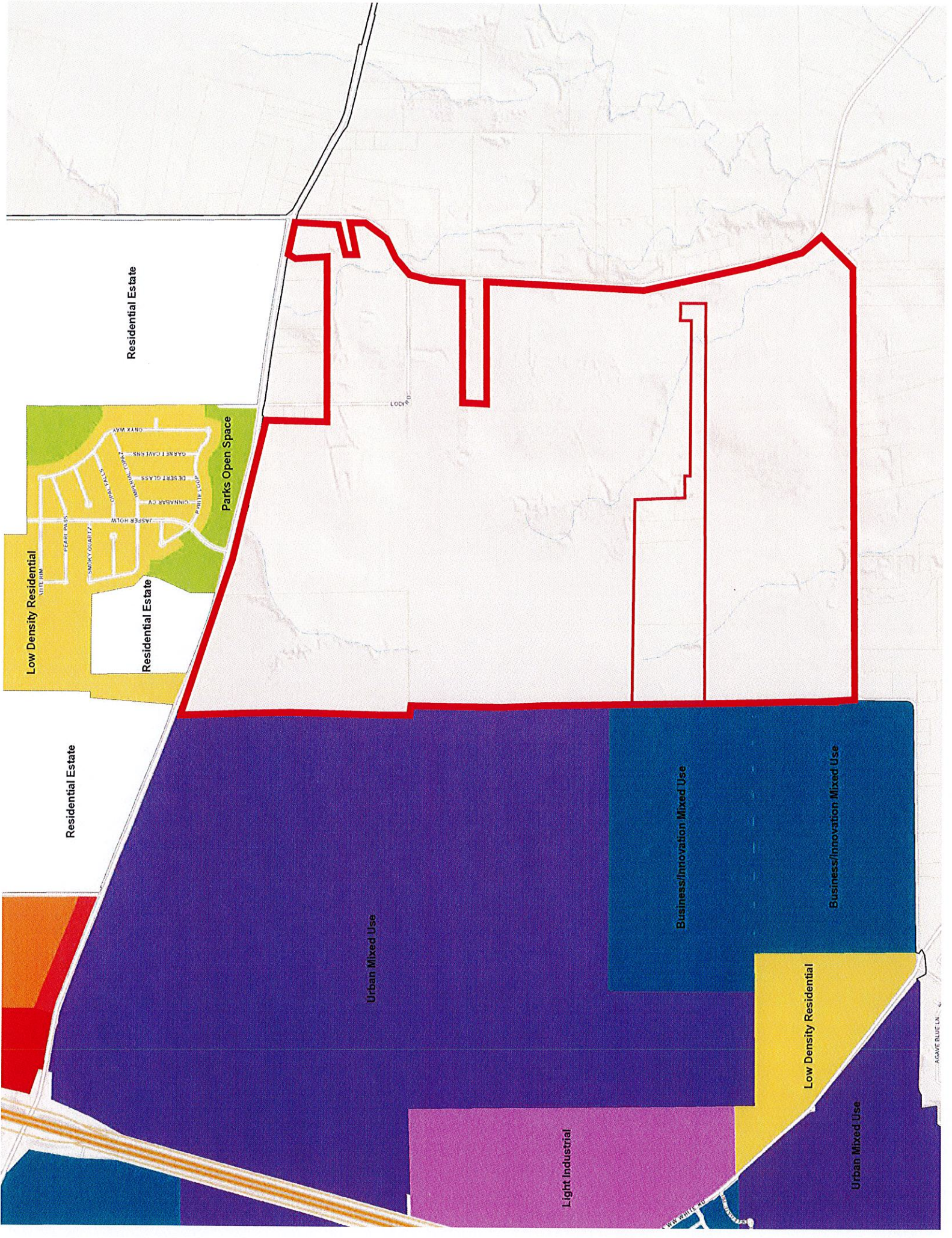
<http://www.saws.org/environment/ResourceProtComp/>

<http://www.statutes.legis.state.tx.us/?link=LG>

<http://www.fws.gov>

<https://webapps1.sanantonio.gov/dsddocumentcentral/upload/IB511.pdf>





Bexar CAD

Property Search > 331887 R CITY DEVELOPMENTS INC for
Year 2023

Tax Year: 2023

Property

Account

Property ID:	331887	Legal Description:	CB 5151 P-1 (66.549) , P-3 (31.30), P-4 (61.72), P-5 (77.63), P-5A (68.42), P-11 (39.52) & P-11F (0.55) ABS 502, CB 5132 P-50 (49.605), P-51 (29.766), P-52 (14.8912), P-53D (2.0) & P-102 (2.167) ABS 469
Geographic ID:	05132-000-0503	Zoning:	OCL
Type:	Real	Agent Code:	3274471
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	5892 NEW SULPHUR SPRINGS RD SAN ANTONIO, TX 78222	Mapsco:	653C6
Neighborhood:	SA / EC ISDs RURAL METRO	Map ID:	
Neighborhood CD:	23040		

Owner

Name:	R CITY DEVELOPMENTS INC	Owner ID:	3180481
Mailing Address:	8026 VANTAGE DR SAN ANTONIO, TX 78230	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$84,850	
(+) Improvement Non-Homesite Value:	+	\$13,310	
(+) Land Homesite Value:	+	\$548,890	
(+) Land Non-Homesite Value:	+	\$311,470	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$7,329,190	\$31,840
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$8,287,710	
(-) Ag or Timber Use Value Reduction:	-	\$7,297,350	

(=) Appraised Value:	=	\$990,360	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$990,360	

Taxing Jurisdiction

Owner: R CITY DEVELOPMENTS INC
 % Ownership: 100.000000000000%
 Total Value: \$8,287,710

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$990,360	\$990,360	\$234.39
08	SA RIVER AUTH	0.018000	\$990,360	\$990,360	\$178.26
09	ALAMO COM COLLEGE	0.149150	\$990,360	\$990,360	\$1,477.12
10	UNIVERSITY HEALTH	0.276235	\$990,360	\$990,360	\$2,735.72
102	BEXAR CO EMERG DIST #10	0.100000	\$990,360	\$990,360	\$990.36
11	BEXAR COUNTY	0.276331	\$990,360	\$990,360	\$2,736.67
51	EAST CENTRAL ISD	0.885200	\$990,360	\$990,360	\$8,766.67
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$990,360	\$990,360	\$0.00
Total Tax Rate:		1.728584			
Taxes w/Current Exemptions:					\$17,119.19
Taxes w/o Exemptions:					\$17,119.19

Improvement / Building

Improvement #1: Residential State Code: D2 Living Area: 874.0 sqft Value: \$13,310

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	L - WS		1947	874.0
OP	Attached Open Porch	L - NO		1947	104.0

Improvement #2: Residential State Code: E1 Living Area: 1598.0 sqft Value: \$70,510

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - AB		1900	1598.0
OP	Attached Open Porch	F - NO		1900	72.0
OP	Attached Open Porch	F - NO		1900	256.0

Improvement #3: Residential State Code: E1 Living Area: sqft Value: \$5,890

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	L - AB		1984	480.0

Improvement #4: Residential State Code: E1 Living Area: sqft Value: \$510

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	L - NO		1984	450.0

Improvement #5: Residential State Code: E1 Living Area: sqft Value: \$7,940

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	A - AB		1984	400.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
---	------	-------------	-------	------	-----------	-----------	--------------	-------------

1	RHS	R/1 Family Homesite Single	29.7660	1296606.96	0.00	0.00	\$548,890	\$0
2	BSE	Base Rate Lot	14.8912	648660.67	0.00	0.00	\$274,590	\$0
3	BSE	Base Rate Lot	2.0000	87120.00	0.00	0.00	\$36,880	\$0
4	NATP	PTD Land Type - Native Pasture	397.4610	17313401.16	0.00	0.00	\$7,329,190	\$31,840

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$98,160	\$8,189,550	31,840	990,360	\$0	\$990,360
2022	\$86,470	\$6,063,530	29,410	751,340	\$0	\$751,340
2021	\$0	\$1,452,330	8,760	8,760	\$0	\$8,760
2020	\$0	\$1,222,030	14,050	14,050	\$0	\$14,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/10/2019	WD	Warranty Deed	BORALIS INC	R CITY DEVELOPMENTS INC			20190088160
2	12/12/1998	Deed	Deed		BORALIS INC	7864	1425	0

2024 data current as of Feb 22 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Property Identification # 331887

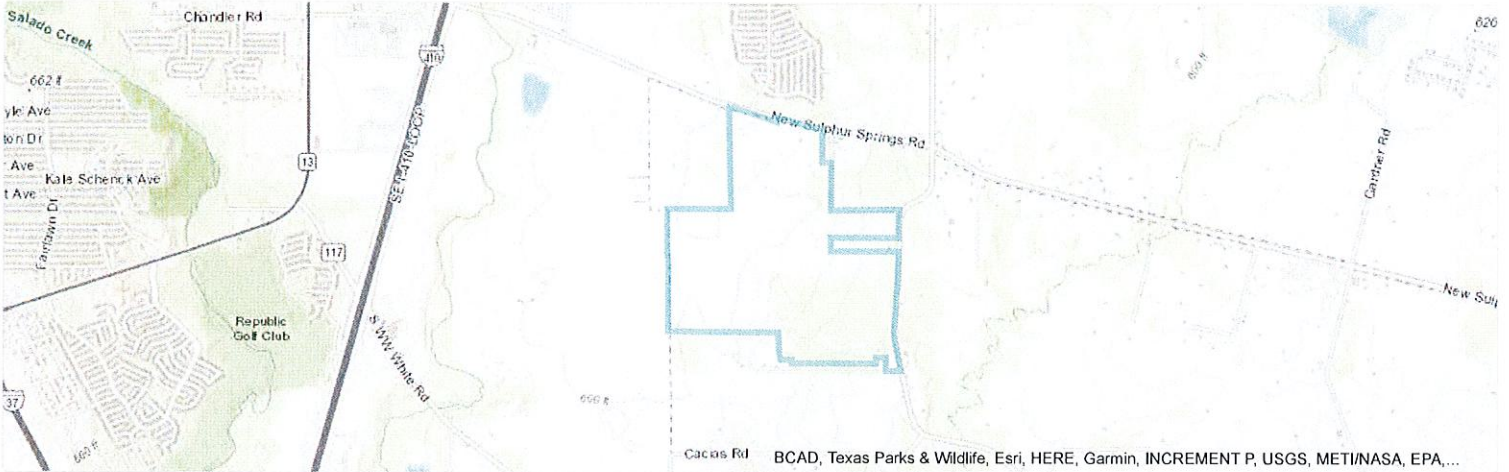
Geo ID: 05132-000-0503
Situs Address: 5892 NEW SULPHUR SPRINGS RD SAN ANTONIO, TX 78222
Property Type: Real
State Code: E1

Property Information: 2024

Legal: CB 5151 P-1 (66.549) , P-3 (31.30), P-4 (61.72), P-5 (77.63), P-5A (68.42), P-11 (39.52) & P-11F (0.55) ABS 502, CB 5132 P-50 (49.605), P-51 (29.766), P-52 (14.8912), P-53D (2.0) & P-102 (2.167) ABS 469
Abstract: A05132
Neighborhood: SA / EC ISDs RURAL METRO
Appraised Value: N/A
Jurisdictions: CAD, 06, 102, 08, 11, 51, 09, 10

Owner Identification # 3180481

Name: R CITY DEVELOPMENTS INC
Exemptions:
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search > 331918 R CITY DEVELOPMENTS INC for
Year 2023

Tax Year: 2023

Property

Account

Property ID:	331918	Legal Description:	CB 5132 P-60A (43.701AC) & P-59 (4.462 AC) ABS 469
Geographic ID:	05132-000-0602	Zoning:	OCL
Type:	Real	Agent Code:	3274471
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	6297 S FOSTER RD SAN ANTONIO, TX 78222	Mapsco:	653C6
Neighborhood:	SA / EC ISDs RURAL METRO	Map ID:	
Neighborhood CD:	23040		

Owner

Name:	R CITY DEVELOPMENTS INC	Owner ID:	3180481
Mailing Address:	8026 VANTAGE DR SAN ANTONIO, TX 78230	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$89,180	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$171,780	
(+) Land Non-Homesite Value:	+	\$1,187,480	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,448,440	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,448,440	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,448,440	

Taxing Jurisdiction

Owner: R CITY DEVELOPMENTS INC

% Ownership: 100.0000000000%

Total Value: \$1,448,440

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$1,448,440	\$1,448,440	\$342.81
08	SA RIVER AUTH	0.018000	\$1,448,440	\$1,448,440	\$260.72
09	ALAMO COM COLLEGE	0.149150	\$1,448,440	\$1,448,440	\$2,160.35
10	UNIVERSITY HEALTH	0.276235	\$1,448,440	\$1,448,440	\$4,001.10
102	BEXAR CO EMERG DIST #10	0.100000	\$1,448,440	\$1,448,440	\$1,448.44
11	BEXAR COUNTY	0.276331	\$1,448,440	\$1,448,440	\$4,002.49
51	EAST CENTRAL ISD	0.885200	\$1,448,440	\$1,448,440	\$12,821.59
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,448,440	\$1,448,440	\$0.00
Total Tax Rate:		1.728584			
Taxes w/Current Exemptions:					\$25,037.50
Taxes w/o Exemptions:					\$25,037.50

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: 1253.0 sqft Value: \$82,750

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1930	1253.0

Improvement #2: Residential State Code: E1 Living Area: sqft Value: \$5,890

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	L - WS		1976	480.0

Improvement #3: Residential State Code: E1 Living Area: sqft Value: \$540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	L - NO		1930	480.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	15.0000	653400.00	0.00	0.00	\$205,320	\$0
2	BSE	Base Rate Lot	28.7010	1250215.56	0.00	0.00	\$982,160	\$0
3	BSE	Base Rate Lot	4.4620	194364.72	0.00	0.00	\$171,780	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$89,180	\$1,359,260	0	1,448,440	\$0	\$1,448,440
2022	\$71,050	\$953,950	0	1,025,000	\$0	\$1,025,000
2021	\$0	\$812,810	0	812,810	\$0	\$812,810
2020	\$0	\$714,560	0	714,560	\$0	\$714,560

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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1	5/10/2019	WD	Warranty Deed	BORALIS INC	R CITY DEVELOPMENTS INC	20190088156
2	12/12/1998	Deed	Deed	BORALIS INC	7864	1415 0

2024 data current as of Feb 22 2024 2:32AM.

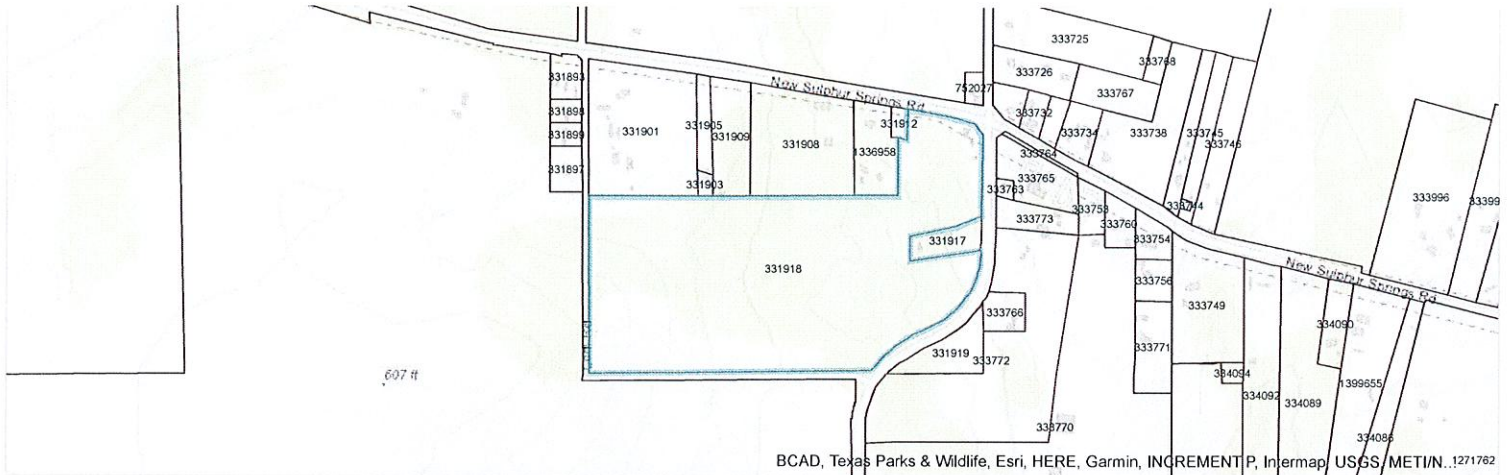
2023 and prior year data current as of Feb 2 2024 7:06AM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

For website information, contact (210) 242-2500.

Owner Identification #: 3180481

Name: R CITY DEVELOPMENTS INC
Exemptions:
DBA: Null



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Property

Account			
Property ID:	337086	Legal Description:	CB 5151 P-12(206.3513), P-13 (7.92), P-13A (0.120) ABS 502 & CB 5152 P-11 (1.605) & P-11A(1.83) ABS 252
Geographic ID:	05151-000-0120	Zoning:	OCL
Type:	Real	Agent Code:	3274471
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	5875 CACIAS RD SAN ANTONIO, TX 78222	Mapsc0:	653C8
Neighborhood:	SA / EC ISDs RURAL METRO	Map ID:	
Neighborhood CD:	23040		
Owner			
Name:	R CITY DEVELOPMENTS INC	Owner ID:	3180481
Mailing Address:	8026 VANTAGE DR SAN ANTONIO, TX 78230	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$13,110	
(+) Improvement Non-Homesite Value:	+	\$45,740	
(+) Land Homesite Value:	+	\$63,340	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$3,767,500	\$18,270
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$3,889,690	
(-) Ag or Timber Use Value Reduction:	-	\$3,749,230	
(=) Appraised Value:	=	\$140,460	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$140,460	

Taxing Jurisdiction

Owner: R CITY DEVELOPMENTS INC

% Ownership: 100.0000000000%

Total Value: \$3,889,690

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$140,460	\$140,460	\$33.24
08	SA RIVER AUTH	0.018000	\$140,460	\$140,460	\$25.28
09	ALAMO COM COLLEGE	0.149150	\$140,460	\$140,460	\$209.50
10	UNIVERSITY HEALTH	0.276235	\$140,460	\$140,460	\$388.00
102	BEXAR CO EMERG DIST #10	0.100000	\$140,460	\$140,460	\$140.46
11	BEXAR COUNTY	0.276331	\$140,460	\$140,460	\$388.13
51	EAST CENTRAL ISD	0.885200	\$140,460	\$140,460	\$1,243.35
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$140,460	\$140,460	\$0.00
Total Tax Rate:		1.728584			
				Taxes w/Current Exemptions:	\$2,427.96
				Taxes w/o Exemptions:	\$2,427.96

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: 286.0 sqft Value: \$3,560

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	L - WS		1983	286.0

Improvement #2: Residential State Code: E1 Living Area: 1296.0 sqft Value: \$12,640

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	L - WS		1974	1296.0
OP	Attached Open Porch	L - NO		1974	20.0

Improvement #3: Mobile Home State Code: E2 Living Area: 552.0 sqft Value: \$8,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - NO		1974	552.0

Improvement #4: Residential State Code: E1 Living Area: 720.0 sqft Value: \$7,600

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	L - AB		1950	720.0

Improvement #5: Residential State Code: E1 Living Area: 1569.0 sqft Value: \$17,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1950	1569.0
OP	Attached Open Porch	F - NO		1950	133.0
OP	Attached Open Porch	F - NO		1950	414.0

Improvement #6: Residential State Code: E1 Living Area: sqft Value: \$1,710

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	L - WS		1974	400.0

Improvement #7: Residential State Code: E1 Living Area: sqft Value: \$3,150

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PTO	Detached Patio	L - NO		1974	1232.0

Improvement #8: Residential State Code: D2 Living Area: sqft Value: \$1,690

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		1950	900.0

Improvement #9: Residential State Code: D2 Living Area: sqft Value: \$3,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		1950	1000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	3.4350	149628.60	0.00	0.00	\$63,340	\$0
2	IMPR	PTD Land Type - Improved Pasture	128.3910	5592711.96	0.00	0.00	\$2,367,530	\$11,380
3	NATP	PTD Land Type - Native Pasture	31.0000	1350360.00	0.00	0.00	\$571,640	\$2,480
4	NATP	PTD Land Type - Native Pasture	38.2000	1663992.00	0.00	0.00	\$704,410	\$3,060
5	NATP	PTD Land Type - Native Pasture	16.8000	731808.00	0.00	0.00	\$123,920	\$1,350

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$58,850	\$3,830,840	18,270	140,460	\$0	\$140,460
2022	\$56,110	\$2,895,980	18,010	122,000	\$0	\$122,000
2021	\$21,180	\$2,457,760	18,560	39,740	\$0	\$39,740
2020	\$28,570	\$2,029,890	17,460	56,360	\$0	\$56,360

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/10/2019	WD	Warranty Deed	BORALIS INC	R CITY DEVELOPMENTS INC			20190088155
2	12/12/1998	Deed	Deed		BORALIS INC	7864	1406	0
3		Deed	Deed		SOUTHEAST INVESTMENTS INC	4089	0414	0

2024 data current as of Feb 22 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Property Identification # 337086

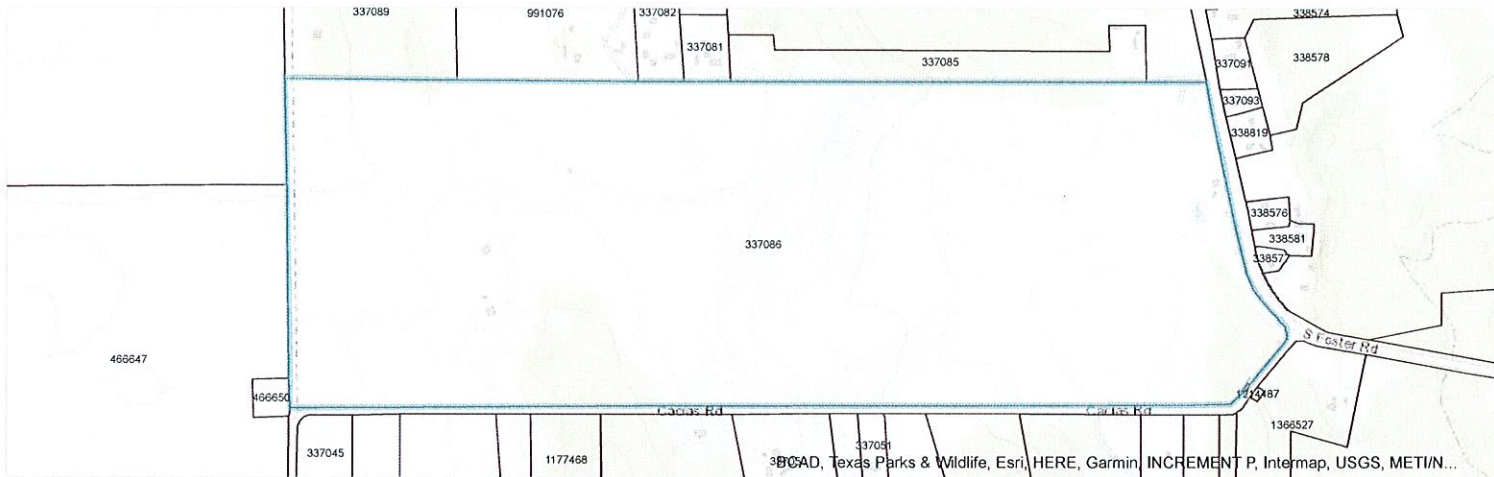
Geo ID: 05151-000-0120
Situs Address: 5875 CACIAS RD SAN ANTONIO, TX 78222
Property Type: Real
State Code: E1

Property Information: 2024

Legal: CB 5151 P-12(206.3513), P-13 (7.92), P-13A (0.120) ABS 502 &
Description: CB 5152 P-11 (1.605) & P-11A(1.83) ABS 252
Abstract: A05151
Neighborhood: SA / EC ISDs RURAL METRO
Appraised: N/A
Value:
Jurisdictions: 102, 11, 51, 06, CAD, 09, 08, 10

Owner Identification # 3180481

Name: R CITY DEVELOPMENTS INC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 466637 R CITY DEVELOPMENTS INC for Year 2023

Tax Year: 2023

Property

Account

Property ID:	466637	Legal Description:	NCB 10846 P-1 (459.533AC) P-49 (313.49AC) CB 5132 P-49 (85.7AC)ABS 469 NO SERIAL# OR LABEL#
Geographic ID:	10846-000-0015	Zoning:	NP-10 OCL
Type:	Real	Agent Code:	3274471
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	5290 NEW SULPHUR SPRINGS RD SAN ANTONIO, TX 78222	Mapsc0:	653A6
Neighborhood:	SA / EC ISDs RURAL METRO	Map ID:	
Neighborhood CD:	23040		

Owner

Name:	R CITY DEVELOPMENTS INC	Owner ID:	3180481
Mailing Address:	8026 VANTAGE DR SAN ANTONIO, TX 78230	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$223,570	
(+) Improvement Non-Homesite Value:	+	\$254,410	
(+) Land Homesite Value:	+	\$110,640	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$14,980,200	\$68,450
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$15,568,820	
(-) Ag or Timber Use Value Reduction:	-	\$14,911,750	

(=) Appraised Value:	=	\$657,070	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$657,070	

Taxing Jurisdiction

Owner: R CITY DEVELOPMENTS INC

% Ownership: 100.0000000000%

Total Value: \$15,568,820

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$657,070	\$657,070	\$155.51
08	SA RIVER AUTH	0.018000	\$657,070	\$657,070	\$118.27
09	ALAMO COM COLLEGE	0.149150	\$657,070	\$657,070	\$980.02
10	UNIVERSITY HEALTH	0.276235	\$657,070	\$657,070	\$1,815.06
102	BEXAR CO EMERG DIST #10	0.100000	\$484,141	\$484,141	\$484.14
11	BEXAR COUNTY	0.276331	\$657,070	\$657,070	\$1,815.69
21	CITY OF SAN ANTONIO	0.541590	\$650,910	\$650,910	\$3,525.26
51	EAST CENTRAL ISD	0.885200	\$657,070	\$657,070	\$5,816.38
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$657,070	\$657,070	\$0.00
Total Tax Rate:		2.270174			
				Taxes w/Current Exemptions:	\$14,710.33
				Taxes w/o Exemptions:	\$14,710.33

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: 1506.0 sqft Value: \$32,190

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1940	1506.0
OP	Attached Open Porch	F - NO		1940	84.0

Improvement #2: Residential State Code: E1 Living Area: 880.0 sqft Value: \$41,150

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1950	880.0
OP	Attached Open Porch	F - NO		1950	156.0

Improvement #3: Residential State Code: E1 Living Area: 2054.0 sqft Value: \$178,200

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - SS		1989	2054.0
OP	Attached Open Porch	A - NO		1989	200.0
PA	Terrace (patio slab)	A - SS		1989	500.0

Improvement #4: Residential State Code: E1 Living Area: 480.0 sqft Value: \$25,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - SS		1989	480.0
OP	Attached Open Porch	F - NO		1989	16.0

Improvement #5: Residential State Code: E1 Living Area: sqft Value: \$19,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		1985	680.0
CPT	Detached Carport	F - NO		1985	1564.0

Improvement #6: Residential State Code: E1 Living Area: sqft Value: \$21,430

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	L - NO		1940	864.0

Improvement #7: Residential State Code: E1 Living Area: sqft Value: \$14,140

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	L - NO		1940	480.0

Improvement #8: Residential State Code: E1 Living Area: sqft Value: \$14,230

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	L - NO		1940	484.0

Improvement #9: Residential State Code: E1 Living Area: sqft Value: \$12,740

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	L - NO		1940	420.0

Improvement #10: Residential State Code: E1 Living Area: sqft Value: \$16,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	L - NO		1940	576.0

Improvement #11: Residential State Code: D2 Living Area: sqft Value: \$2,580

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1985	540.0

Improvement #12: Residential State Code: D2 Living Area: sqft Value: \$1,080

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1985	224.0

Improvement #13: Residential State Code: D2 Living Area: sqft Value: \$910

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1985	192.0

Improvement #14: Residential State Code: D2 Living Area: sqft Value: \$30,830

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	L - C		1940	5280.0

Improvement #15: Residential State Code: D2 Living Area: sqft Value: \$15,800

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		1940	8424.0

Improvement #16: Residential State Code: D2 Living Area: sqft Value: \$3,380

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		1940	1800.0

Improvement #17: Residential State Code: D2 Living Area: sqft Value: \$4,450

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		2000	1800.0

Improvement #18: Residential State Code: D2 Living Area: sqft Value: \$10,590

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		1990	3528.0

Improvement #19: Residential State Code: D2 Living Area: sqft Value: \$4,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		1940	1500.0

Improvement #20: Residential State Code: D2 Living Area: sqft Value: \$6,330

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		1940	2108.0

Improvement #21: Residential State Code: D2 Living Area: sqft Value: \$6,480

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		1940	2160.0

Improvement #22: Residential State Code: D2 Living Area: sqft Value: \$6,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		1940	3696.0

Improvement #23: Residential State Code: D2 Living Area: sqft Value: \$4,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		1940	2656.0

Improvement #24: Residential State Code: D2 Living Area: sqft Value: \$3,530

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		1940	1880.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RHS	R/1 Family Homesite Single	6.0000	261360.00	0.00	0.00	\$110,640	\$0
2	NATP	PTD Land Type - Native Pasture	619.4030	26981194.68	0.00	0.00	\$11,421,800	\$49,610
3	NATP	PTD Land Type - Native Pasture	159.1940	6934490.64	0.00	0.00	\$2,935,540	\$12,750
4	NATP	PTD Land Type - Native Pasture	76.0000	3310560.00	0.00	0.00	\$622,860	\$6,090

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$477,980	\$15,090,840	68,450	657,070	\$0	\$657,070
2022	\$441,850	\$11,408,150	58,470	583,960	\$0	\$583,960

2021	\$442,620	\$10,045,110	58,470	574,740	\$0	\$574,740
2020	\$424,120	\$8,452,250	58,470	544,560	\$0	\$544,560

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/10/2019	WD	Warranty Deed	BORALIS INC	R CITY DEVELOPMENTS INC			20190088154
2	12/12/1998	Deed	Deed		BORALIS INC	7864	1462	0
3		Deed	Deed		SOUTHEAST INVESTMENTS INC	3816	0226	0

2024 data current as of Feb 22 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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For website information, contact (210) 242-2500.

Property Identification # 466637

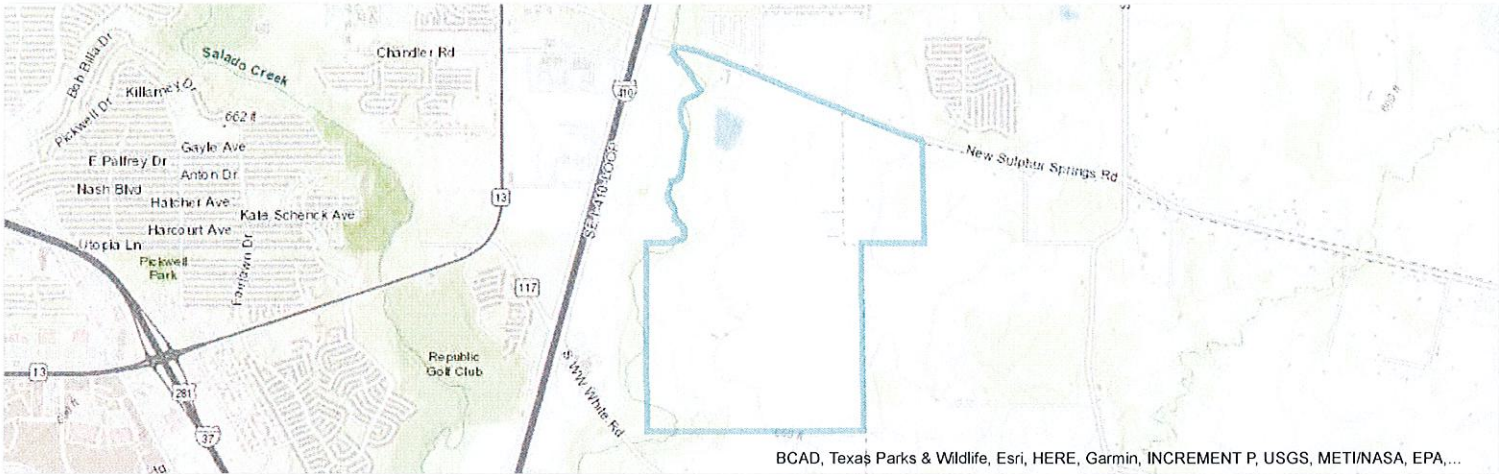
Geo ID: 10846-000-0015
Situs Address: 5290 NEW SULPHUR SPRINGS RD SAN ANTONIO, TX 78222
Property Type: Real
State Code: E1

Property Information: 2024

Legal: NCB 10846 P-1 (459.533AC) P-49 (313.49AC) CB 5132 P-49
Description: (85.7AC)ABS 469 NO SERIAL# OR LABEL#
Abstract: S10846
Neighborhood: SA / EC ISDs RURAL METRO
Appraised: N/A
Value:
Jurisdictions: 51, CAD, 21, 102, 06, 08, 11, 10, 09

Owner Identification # 3180481

Name: R CITY DEVELOPMENTS INC
Exemptions:
DBA: Null



Bexar CAD Map Search

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WARRANTY DEED**STATE OF TEXAS****COUNTY OF BEXAR**}
}**KNOW ALL MEN BY THESE PRESENTS**

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the following described property:

Property (including any improvements):

Being 56.596 acre tract of land, being that called 56.5 acre parcel described in Volume 3265, Page 1856 of the Official Records of Bexar County, Texas, said tract being located in the Antonio Menchaca Survey Number 51, Abstract Number 905, County Block 5152, now N.C.B. 10846, City of San Antonio, Bexar County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor bind Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Executed this 10 day of May, 2019

BORALIS INC

By:

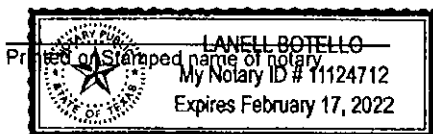
Jose P. Cantu
Director

ACKNOWLEDGMENT**STATE OF TEXAS****COUNTY OF BEXAR**

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC., a corporation authorized to do business in the State of Texas, on behalf of the corporation.

LaNell Botello
Notary Public in and for
The State of Texas

My Commission Expires: 2/17/2022



SCANNED

164

EXHIBIT "A"

A 58.596 Acre Tract of land, being that called 58.5 acre parcel described in Vol. 3285, Pg. 1858 of the Official Records of Bexar County, Texas, said Tract being located in the Antonio Menchaca Survey No. 51, Abstract No. 905, C.B. 5152, now N.C.B. 10846, City of San Antonio, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found 1" iron pipe at the northwest corner of this Tract, said pipe also being the northeast corner of a 58.5 acre parcel described in Vol. 7347, Pg. 1835 of said records;

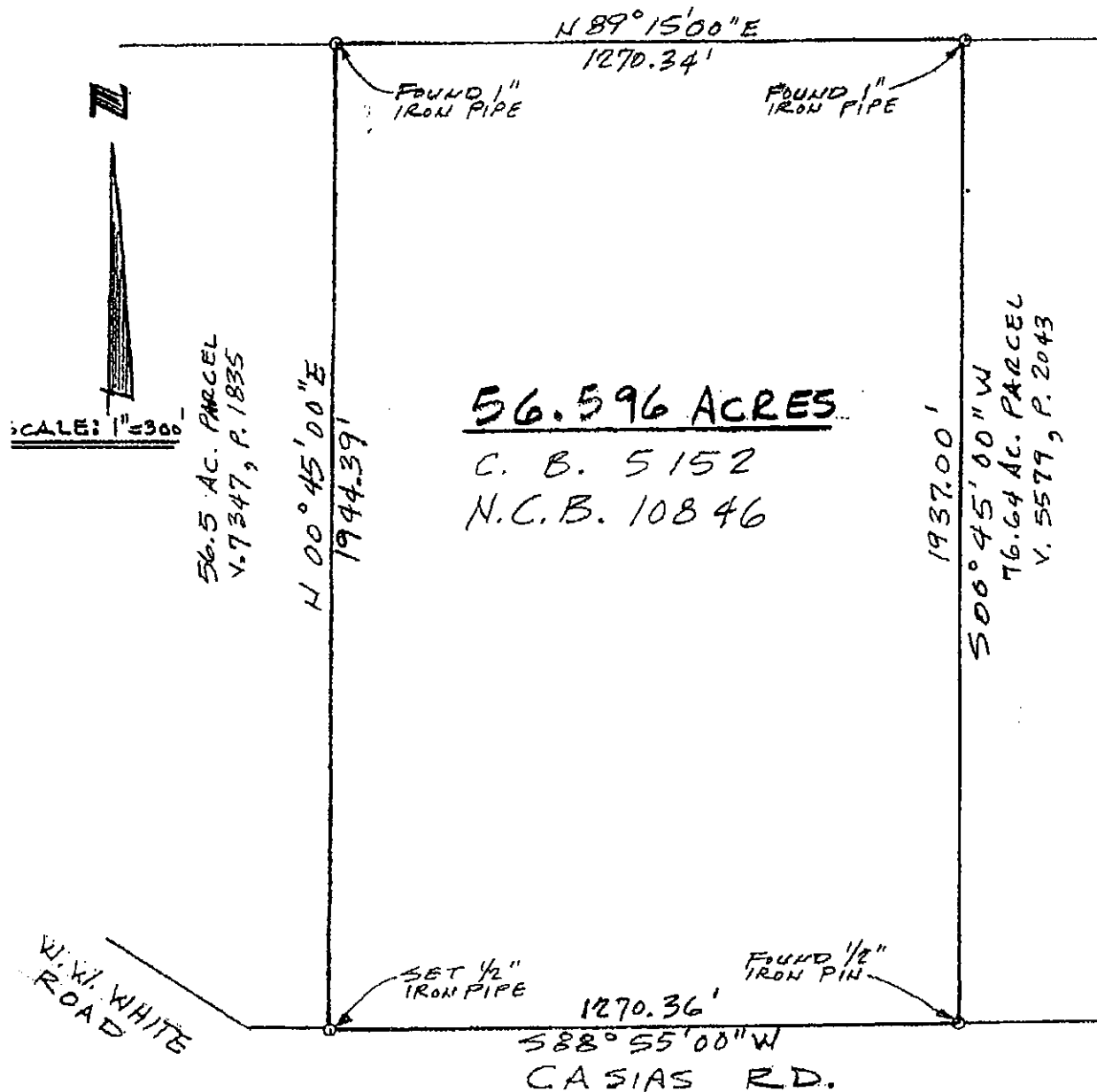
THENCE N.89°15'00"E. along the south line of an 880 acre parcel per Vol. 5579, Pg. 2043 and north line of this Tract, a distance of 1270.34' to a found 1" iron pipe at the northeast corner of this Tract, said pipe being the northwest corner of a 78.64 acre parcel described in Vol. 5579, Pg. 2043;

THENCE S.00°45'00"E. along the west line of said 78.64 acre parcel, a distance of 1937.00' to a found 1/2" iron pin at the southeast corner of this Tract and southwest corner of said 78.64 acre parcel, said pin being on the north right-of-way line of Casias Road;

THENCE S.88°55'00"W. along the north right-of-way line of Casias Road, a distance of 1270.36' to a set 1/2" iron pin at the southwest corner of this Tract and southeast corner of said 58.5 acre parcel;

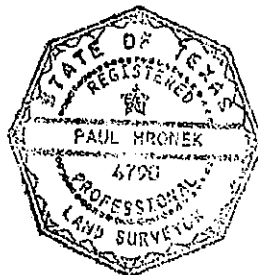
THENCE N.00°45'00"W. along the east line of said 58.5 acre parcel, a distance of 1944.39' to the point of BEGINNING.

860 AC. PARCEL
V. 5579, P. 2043



LEGAL DESCRIPTION:

56.596 ACRE TRACT
ANTONIO MENCHACA
SUR. No. 51, ABS. No. 905
C.B. 5152
N.C.B. 10846
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



SURVEY DATE: MAY 21, 1999
BASIS OF BEARINGS:
DEED RECORD VOL. 3265,
PAGE 1856

Paul Hronek
PAUL HRONEK, R.P.L.S.

HRONEK SURVEYING, INC.
422 HIALEAH
SAN ANTONIO, TEXAS 78218
(210) 656-7303
JOB No. 99-16
DATE: MAY 31, 1999



VG-42-2019-20190088167

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190088167
Recorded Date: May 13, 2019
Recorded Time: 3:30 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

}
}

KNOW ALL MEN BY THESE PRESENTS

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the following described property:

Those two (2) certain tracts of land lying and being situated in Bexar County, Texas, the first being referred to as "Tract I" containing 76.664 acres of land as more particularly described by metes and bound in Exhibit "A" attached hereto, and the second also lying and being situated in Bexar County, Texas, known as "Tract II" containing 68.69 acres of land and being more particularly described by metes and bound in Exhibit "B" attached hereto, together with one hundred percent (100%) of the mineral estates of said properties, and the improvements situated thereon; however, the above described property and premises are hereby conveyed subject to those matters set forth on Exhibit "C" attached hereto and incorporated herein for all purposes, affecting Tracts I and II to the extent such matters remain valid and effective.

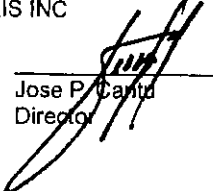
This conveyance is made, however, subject to any easements, conditions, and/or restrictions of record affecting the title to the above described property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assign to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 10 day of May, 2019

BORALIS INC

By:

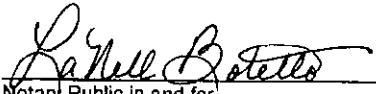

Jose P. Cantu
Director

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC., a corporation authorized to do business in the State of Texas, on behalf of the corporation.


Notary Public in and for
The State of Texas

My Commission Expires: 2/17/2022



SCANNED

Handwritten signature
HRONEK, WHITE & ASSOCIATES, INC.

2735 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217
(512) 829-7303

December 29, 1992

METES AND BOUNDS FOR 76.64 ACRES OF LAND
=====

A 76.64 Acre Tract of land situated in the Antonio Menchaca Survey No. 51, Abstract No. 905, C.B. 5152, N.C.B. 10846, being that same parcel of record known as 77.65 acres granted to Fritz K. Knust on the 23rd. of April, 1946, said 76.64 Acre Tract being situated on the north and west side of Casias, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found 1" iron pipe next to a fence corner post at the northeast corner of the 76.64 Acre Tract, said corner also being the northeast corner of the said 77.65 acre parcel;

THENCE S.00deg.00min.00sec.E., a distance of 1064.25 feet to a set 1/2" iron pin for the northeast corner of the Valero 1.0 acre gas metering station parcel described in Vol. 3327, Pg. 321 of the deed records of Bexar County, Texas;

THENCE S.90deg.00min.00sec.W. along the north side of said 1.0 acre parcel, a distance of 208.70 feet to a set 1/2" iron pin for the northwest corner of same;

THENCE S.00deg.00min.00sec.E. along the west line of said 1.0 acre parcel, a distance of 208.70 feet to the southwest corner of same;

THENCE N.90deg.00min.00sec.E. along the south line of said 1.0 acre parcel, a distance of 208.70 feet to a set 1/2" iron pin for the southeast corner of same, said corner being situated in approximately the center of Casias Road;

THENCE S.00deg.00min.00sec.E. along the approximate center of Casias Road, a distance of 661.00 feet to a set 1/2" iron pin and southeast corner of said 76.64 Acre Tract;

THENCE S.89deg.54min.00sec.W. along the north line of Casias Road, a distance of 1747.27 feet to a set 1/2" iron pin at the southwest corner of said 76.64 Acre Tract, also being the southwest corner of said 77.65 acre parcel;

THENCE N.00deg.00min.00sec.E., leaving the north line of Casias Road, a distance of 1937.00 feet to a found 1" iron pipe and the northwest corner of said 76.64 Acre Tract and of said 77.65 acre parcel, said corner being in an old fence line;

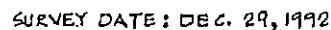
THENCE N.90deg.00min.00sec.E. (the basis of bearings in this survey) along said fence, a distance of 1747.26 feet to the point of BEGINNING.

Survey Date: Dec. 29, 1992

B:9204-36.mb

Handwritten signature: Paul Hronek
Paul Hronek, R.P.L.S.

EXHIBIT "A"



BEING 96.64 ACRES OF LAND SITUATED
IN THE A. MENCHACA SURVEY No. 51, ABSTRACT
No. 905, C.B. 5152, NOW WITHIN N.C.B. 10846,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

100, 101

HRONEK, WHITE & ASSOCIATES, INC.

2735 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217
(512) 829-7303

December 29, 1992

METES AND BOUNDS FOR 68.69 ACRE TRACT

A 68.69 Acre Tract of land being out of the westerly portion of that certain 106.5 acre parcel and 41.42 acre parcel granted to Fritz Knust in deed dated April 4, 1933 as recorded in Vol. 1363, Pg. 123 of the deed records of Bexar County, said parcels being situated in the M. Menchaca Survey No. 52, Abstract No. 502, County Block 5151, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2" iron pin next to corner fence post at the southwest corner of the herein described Tract, said corner also being the southwest corner of said 106.5 acre parcel and being on the west line of said Menchaca Survey;

THENCE N.00deg.34min.00sec.W.(the bearing source for this description), along fence on the west line of said Menchaca Survey and the west line of said 106.5 and 41.42 acre parcels, a distance of 1272.04 feet to a found 1/2" iron pin at the northwest corner of the 68.69 Acre Tract, also being the northwest corner of said 41.42 acre parcel;

THENCE S.89deg.23min.00sec.E., leaving the west line of said Menchaca Survey, along a fence and the north line of said 41.42 acre parcel, a distance of 2232.84 feet to a set 1/2" iron pin at the northeast corner of the 68.69 Acre Tract;

THENCE S.00deg.34min.00sec.E., leaving the north line of said 41.42 acre parcel and crossing the north line of said 106.5 acre parcel, a distance of 1045.09 feet to a set 1/2" iron pin and corner of the 68.69 Acre Tract;

THENCE S.89deg.26min.00sec.E., a distance of 687.51 feet to a set 1/2" iron pin at a corner of the 68.69 Acre Tract;

THENCE S.00deg.34min.00sec.E., a distance of 225.00 feet to a set 1/2" iron pin at the southeast corner of the 68.69 Acre Tract, said corner being on the south line of said 106.5 acre parcel;

THENCE N.89deg.26min.00sec.W., along said south line and fence, a distance of 2920.31 feet to the point of BEGINNING.

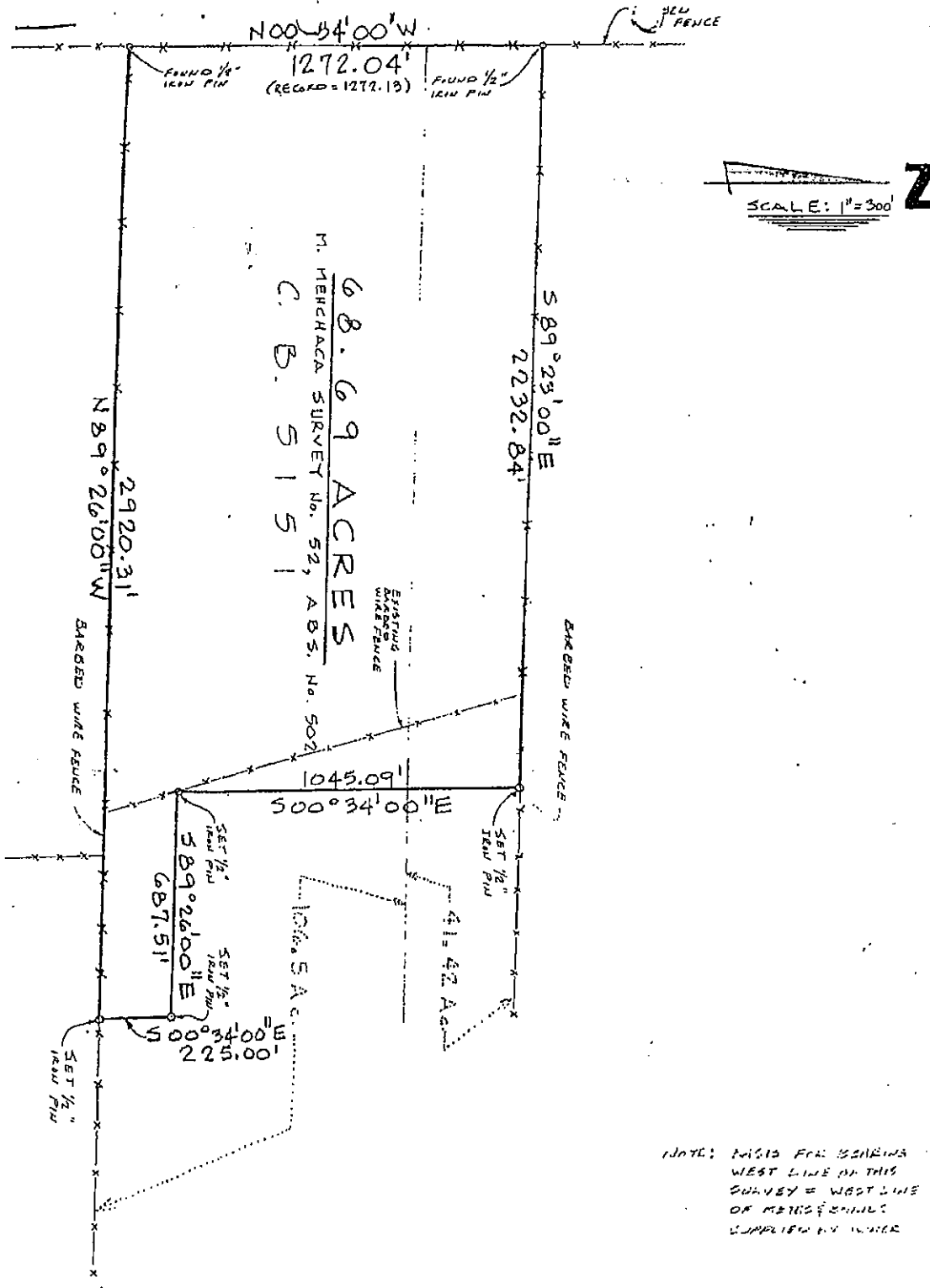
Surveyed: Dec. 29, 1992


Paul Hronek, R.P.L.S

B:9204-35.mb

EXHIBIT "B"

100, 101



BOUNDARY SURVEY

BEING 68.69 ACRES OUT OF 197.42 ACRE PARCEL
IN THE M. MENCHACA SURVEY No. 52,
ABSTRACT No. 502, C.B. 5151, BEXAR
COUNTY, TEXAS.

SURVEY DATE: DEC. 29, 1992

Paul Hronek
PAUL HRONEK, R.L.S.
DATE: DEC. 29, 1992

HRONEK, WHITE & ASSOCIATES, INC.
Consulting Engineering and Surveying
2735 Macgregor Road
San Antonio, Texas 78217
Phone (512) 829-7203

Job No.: 9204-35


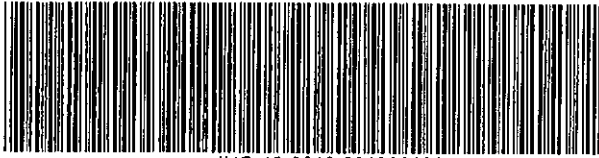
- 
1. Pipeline easement granted to United Gas Pipeline Company as provided by instrument recorded in Volume 3327, Page 320, Bexar County Deed Records (affects Tract I only).
 2. Oil, Gas and Mineral Lease granted to Edwin Eckert, by instrument dated April 5, 1966, recorded in Volume 5575, Page 350, of the Deed Records of Bexar County, Texas (affects Tract I only).
 3. Oil, Gas and Mineral Lease granted to Edwin Eckert, by instrument dated October 15, 1946, recorded in Volume 2417, Page 129, of the Deed Records of Bexar County, Texas (affects Tract II only).
 4. Oil, Gas and Mineral Lease recorded in Volume 3668, Page 1503, of the Deed Records of Bexar County, Texas (affects Tract I only).

EXHIBIT "C"



VG-42-2019-20190088163

File Information

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Total Fees: \$46.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

WARRANTY DEED**STATE OF TEXAS****COUNTY OF BEXAR**

}

KNOW ALL MEN BY THESE PRESENTS

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the following described property:

206.3513 Acre Tract of land being all the remaining portion of that certain 217 1/2 acre tract of land described in deed from Louis Sender to Edwing Eckert, dated April 15, 1941, recorded in Volume 1823 at page 266 of the Deed Records of Bexar County Texas, being out of the Miguel Menchaca Survey No. 52, Abstract 502, County Block 551, Bexar County, Texas, more particularly described by metes and bound on EXHIBIT "A" attached hereto and incorporated herein for all purposes (the Property)

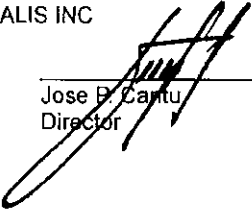
This conveyance is made, however, subject to any easements, conditions, and/or restrictions of record affecting the title to the above described property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 10 day of May, 2019

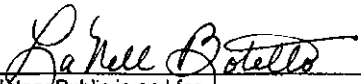
BORALIS INC

By:

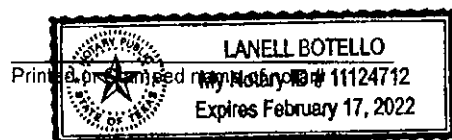

 Jose P. Cantu
 Director

ACKNOWLEDGMENT**STATE OF TEXAS****COUNTY OF BEXAR**

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC., a corporation authorized to do business in the State of Texas, on behalf of the corporation.


 Notary Public in and for
 The State of Texas

My Commission Expires: 2/17/2022

**SCANNED**

June 13, 1985

Doc# 20190088155 05/13/2019 3:30PM Page 2 of 3 Lucy Adame-Clark, Bexar County Clerk

FIELD NOTES

a 206.3513 acre tract of land being all of the remaining portion of that certain 217 1/2 acre tract of land described in deed from Louis Sendemer to Edwin Eckert, dated April 15, 1941, recorded in Volume 1023 at Page 266 of the Deed Records of Bexar County, Texas, being out of the Miguel Menchaca Survey No. 52, Abstract 502, County Block 5151, Bexar County, Texas, and being more particularly described, as follows:

BEGINNING at a point on the West right-of-way line of Foster Road, an Iron pin set for the Northeast corner of the herein described tract, said point being opposite Engineers Centerline Station No. 53+00.9 as shown on right-of-way map of Foster Road on file in the records of the Public Works Department of Bexar County, under file No. B-765;

THENCE S. 12° 01' 30" E. - 533.79 feet along the fence on the West right-of-way line of Foster Road, to a point in same, an Iron pin set for a re-entrant corner of the herein described tract;

THENCE S. 87° 59' 10" W. - 291.02 feet along a fence to an Iron pin set for an inside corner of the herein described tract;

THENCE S. 03° 15' 52" E. - 1255.15 feet along a fence to a point on the North line of Cacias Road, an Iron pin set for the Southeast corner of the herein described tract;

THENCE N. 89° 52' 10" W. - 2805.66 feet, S. 89° 33' 40" W. - 1130.61 feet and S 69° 53' 05" W. - 1045.16 feet, all along the fence on the North line of Cacias Road, to a point in same, an Iron pin set for the Southwest corner of the herein described tract;

THENCE N. 00° 49' 30" W. - 1011.06 feet along a fence to an Iron pin set for the Northwest corner of the herein described tract;

THENCE S. 09° 30' 17" E. - 2533.27 feet, S. 89° 51' 20" E. - 2329.24 feet, an Iron pipe found set, S. 89° 59' 00" E. - 100.25 feet, an Iron pipe found set, and N. 09° 43' 17" E. - 154.93 feet, all along the fence on the North line of the said 217 1/2 acre tract, to the POINT OF BEGINNING.

CONTAINING 206.3513 acres of land, more or less.



Raymundo Villareal
RAYMONDO VILLAREAL
County Surveyor
Bexar County, Texas

Job No. 12145-6-05

EXHIBIT "A"

ORIGINAL DIM



VG-42-2019-20190088155

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190088155
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Total Fees: \$30.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

}
}

KNOW ALL MEN BY THESE PRESENTS

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the following described property:

A 118.321 Acre tract of land situated in Bexar County, Texas out of the N. Montoya Survey No. 21, Abstract 469, County Block 5132 and the M. Menchaca Survey No. 52 Abstract 502, County Block 5151, more particularly described by metes and bound on EXHIBIT "A" attached hereto and incorporated herein for all purposes (the Property)

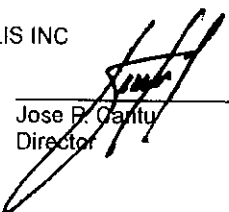
This conveyance is made, however, subject to any easements, conditions, and/or restrictions of record affecting the title to the above described property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 10 day of May, 2019

BORALIS INC

By:

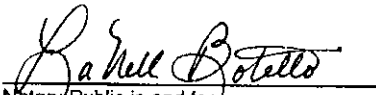

Jose P. Cantu
Director

ACKNOWLEDGMENT

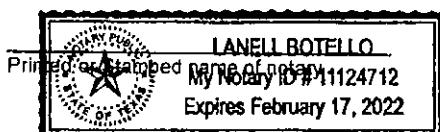
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC., a corporation authorized to do business in the State of Texas, on behalf of the corporation.


Notary Public in and for
The State of Texas

My Commission Expires: 2/17/2022



SCANNED

21 93

EXHIBIT "A"
Page 1 of 3

H. A. KUEHNLE SURVEY COMPANY

Boundary * Subdivisions * Oil Wells * Construction

FIELD NOTES

Field notes of a 118.321 acre tract of land situated in Bexar County, Texas out of the N. Montoya Survey No. 21, Abstract 469, County Block 5132 and the M. Henschel Survey No. 52, Abstract 502, County Block 5151 and comprising part of that 55.75 acre tract and part of that 63.75 acre tract of land, both conveyed to Murray M. Vashinder by deed recorded in Volume 7087, Page 703 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set at the intersection of the south line of Lodi Road with the West line of Foster Road at the northeast corner of said 63.75 acre tract, also being a northeast corner of this tract.

Thence along the west line of Foster Road, as follows:

S 00 deg. 44' 12" W. 115.28 feet to an iron pin set in the arc of a curve.

Southerly along the arc of said curve to the left whose radius is 538.23 feet and having a central angle of 17 deg. 03' 21", a distance of 160.22 feet to an iron pin found at the end of said curve.

S 01 deg. 33' 57" W. 279.54 feet to an iron pin found at fence corner in the south line of said 63.75 acre tract at the southeast corner of this tract.

Thence N 88 deg. 48' 56" W. 5106.00 feet with fence along the south line of said 63.75 acre tract to an iron pin set at fence corner at the southwest corner of said 63.75 acre tract and this tract.

Thence N 00 deg. 00' 26" W. 549.21 feet with fence along the west line of said 63.75 acre tract to an iron pin found at fence corner at the northwest corner of said 63.75 acre tract and this tract.

Thence S 89 deg. 22' 09" E. 1404.03 feet along the north line of said 63.75 acre tract and Survey No. 52, being the south line of Survey No. 21, to an iron pin found at fence corner at an interior corner of this tract.

Thence N 00 deg. 29' 55" W. 2264.27 feet along an abandoned portion of Lodi Road to an iron pin found at fence corner in the south line of New Sulphur Springs Road at the northwest corner of this tract.

Thence with fence along the south line of New Sulphur Springs Road, as follows:

S 75 deg. 20' 18" E. 914.16 feet to an iron pin set at an angle point.

S 74 deg. 01' 20" E. 193.31 feet to an iron pin found at fence corner in the east line of said 55.75 acre tract, being a northeast corner of this tract.

Thence S 00 deg. 03' 12" E. 1977.01 feet along the east line of said 55.75 acre tract to an iron pin found at fence corner at the southeast corner of said 55.75 acre tract, being in the north line of said 63.75 acre tract, at an interior corner of this tract.

EXHIBIT "A"
Page 2 of 3

H. A. KUEHLEM SURVEY COMPANY

Boundary • Subdivisions • Oil Wells • Construction



Thence with fence along the south line of Survey No. 21, being the north line of said 63.75 acre tract and Survey No. 52, as follows:

S 89 deg. 21' 01" E. 608.53 feet to an iron pipe found at fence corner.

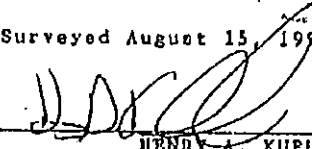
S 89 deg. 01' 29" E. 475.19 feet to an iron pin set at fence corner in the west line of Lodi Road at a northeast corner of this tract.

Thence S 00 deg. 41' 52" W. 46.72 feet along the west line of Lodi Road to an iron pin set at fence corner at an interior corner of this tract, being a point where Lodi Road makes a 90 deg. turn from a southerly direction to an easterly direction.

Thence S 88 deg. 59' 18" E. 1521.03 feet with fence along the south line of Lodi Road to the place of beginning and containing 110.321 acres of land according to a survey made on the ground.

Job No. 156-91

Surveyed August 15, 1991


HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

Page 3 of 3

EXCEPTIONS EXHIBIT A

As to Tract II as follows:

1. Subject to the reservation of a 1/16 interest in and to all of the oil, gas, and other minerals in, on, or under the subject property, as retained in instrument of record in Volume 1771, page 431, Deed Records of Bexar County, Texas.
2. Pipeline easement in favor of Coastal States Crude Gathering Company, set out in instrument dated 09-10-70, recorded in Volume 6459, page 993, Deed Records of Bexar County, Texas.
3. Pipeline easement in favor of the City of San Antonio, set out in instrument dated August 3, 1961, recorded in Volume 4685, page 471, Deed Records of Bexar County, Texas.

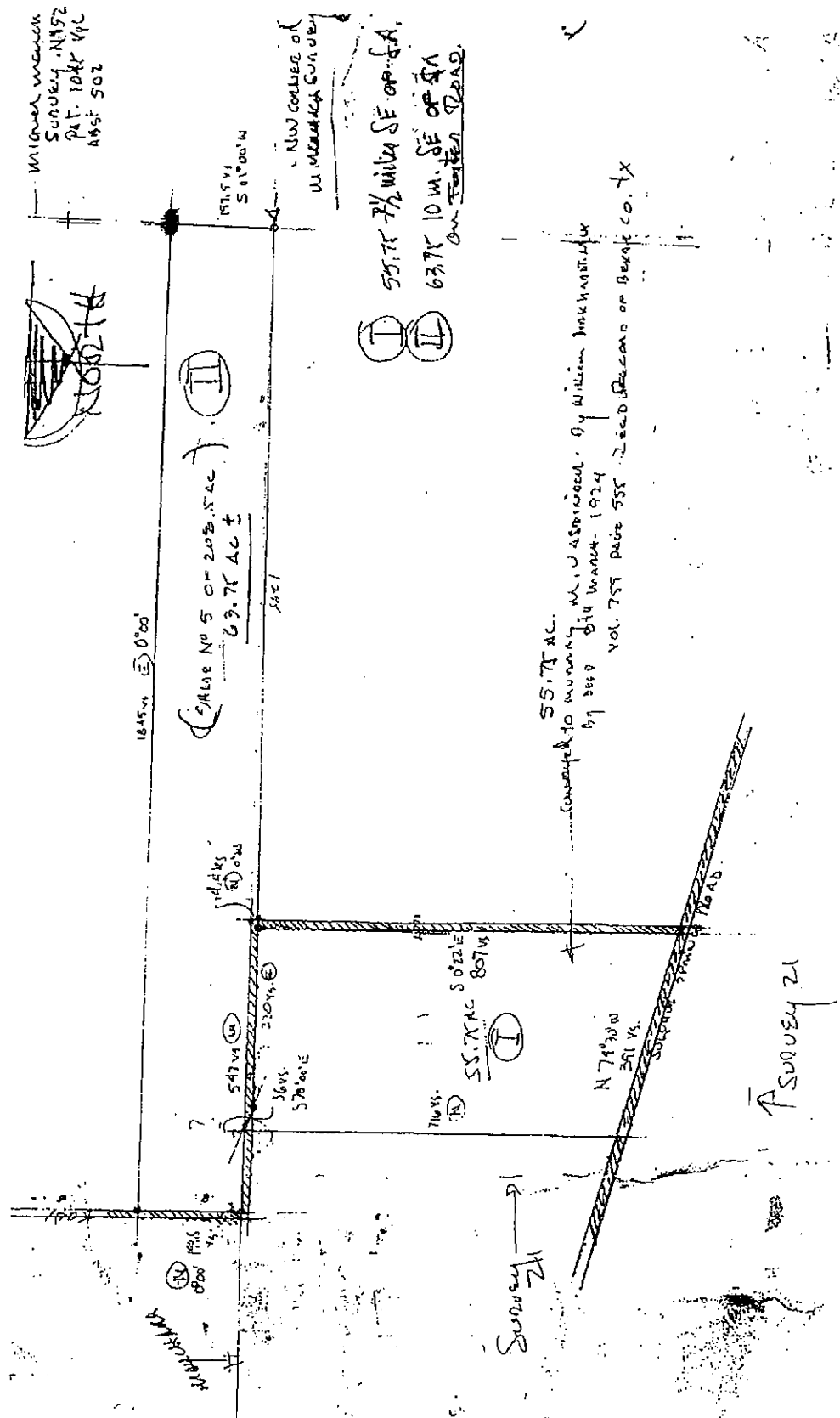


EXHIBIT "B"

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VG-42-2019-20190088160

File Information

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

}
}

KNOW ALL MEN BY THESE PRESENTS

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the following described property:

A 48 Acre tracts of land out of the N. Montoya Original Survey No. 21, County Block 5132 recorded in Volume 522, Page 343, Bexar County, more particularly described by metes and bound on EXHIBIT "A" attached hereto and incorporated herein for all purposes (the Property).

This conveyance is made, however, subject to any easements, conditions, and/or restrictions of record affecting the title to the above described property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 10 day of May, 2019

BORALIS INC

By:



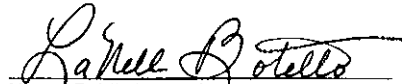
Jose P. Cantu
Director

ACKNOWLEDGMENT

STATE OF TEXAS

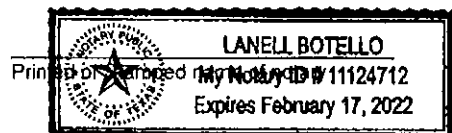
COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC., a corporation authorized to do business in the State of Texas, on behalf of the corporation.



Notary Public in and for
The State of Texas

My Commission Expires: 2/17/2022



SCANNED

EXHIBIT A

75

METES AND BOUNDS DESCRIPTION 45.031 ACRES

BEING a tract of land out of 48 acre tract of land out of the N. Montoya Original Survey No. 21, County Block 5132 recorded in Volume 522, Page 343, Bexar County, Deed Records said tract of land being more particularly described as follows:

BEGINNING at a fence corner on the west line of Foster Road and being S. $00^{\circ} 39' 51''$ W, 358.31 feet from the southerly cut-off corner of New Sulphur Springs Road and Foster Road.

THENCE along said west right-of-way line of Foster Road as follows:

S. $00^{\circ} 39' 52''$ E, a distance of 324.08 to an iron pin set for a point of curvature of a curve to the right whose radius point bears S $89^{\circ} 20' 08''$ W, 458.23 feet;

508.78 feet along the arc of said curve whose central angle is $63^{\circ} 37' 00''$ and tangent is 284.21 feet to an iron pin set for the point of tangency and the end of this curve;

S. $62^{\circ} 57' 08''$ W, a distance of 186.82 feet to an iron pin set for a point of curvature of a curve to the left whose radius point bears S $27^{\circ} 02' 52''$ E, 538.23 feet;

240.96 feet along the arc of said curve whose central angle is $25^{\circ} 39' 03''$ and tangent is 122.53 feet to an iron pin set for the southeast corner of the herein described tract, said point being on the north right-of-way line of Lodi Road;

THENCE along said north right-of-way line of Lodi Road as follows:

S. $88^{\circ} 47' 24''$ W, a distance of 1570.97 feet to a fence post found for the southwest corner of the herein described tract and the east line of Lodi Road as it turns north;

N. $01^{\circ} 02' 21''$ W, a distance of 960.38 feet to an iron pin found in concrete for the northwest corner of the herein described tract;

THENCE N. $88^{\circ} 43' 33''$ E, along the north line of said original 48 acre tract a distance of 2184.42 feet to the POINT OF BEGINNING and containing 45.031 acres of land, more or less.

SAVE and EXCEPT the following tract:

COMMENCING at a point, being the southwest cut-off corner of New Sulphur Springs Road with Foster Road, THENCE S 00° 39' 51" E, a distance of 479.95 feet along the west right-of-way line of Foster Road to an iron pin set for the POINT OF BEGINNING of this tract;

THENCE S 00° 39' 52" E, along said right-of-way line a distance of 180.74 feet to an iron pin set for the southeast corner of the herein described tract;

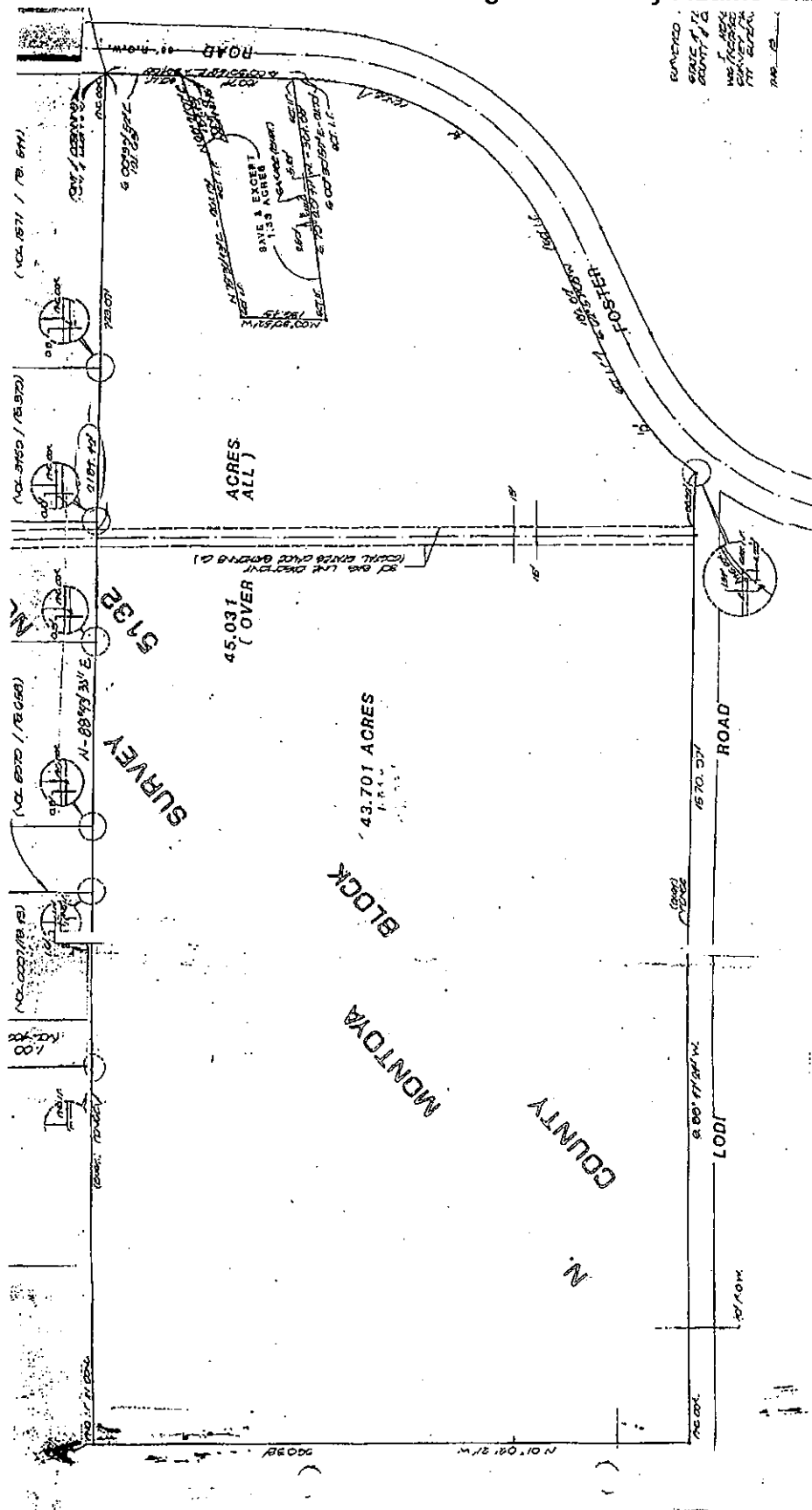
THENCE S 79° 29' 41" W, a distance of 384.85 feet leaving said right-of-way line to an iron pin set for the southwest corner of the herein described tract;

THENCE N 00° 39' 52" W, a distance of 136.43 feet to an iron pin set for the northwest corner of the herein described tract;

THENCE N 75° 36' 43" E, a distance of 261.13 feet to an iron pin set for angle point;

THENCE N 68° 21' 07" E, a distance of 134.43 feet to the POINT OF BEGINNING and containing 1.330 acre of land, more or less.

Leaving a tract of land containing 43.701 acres of land, more or less.





VG-42-2019-20190088156

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

10

WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

}
}

KNOW ALL MEN BY THESE PRESENTS

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the property described in Exhibit "A" attached; Same property conveyed to grantor by deed recorded in Volume 2606, Page 1181, of the real property records of Bexar County, Texas

148.751 Acre Tract of land in the N. Montoya Survey No. 21, Section No. 2, Abstract No. 469, C.B. 5132 situated in the city limits of San Antonio, Bexar County, Texas.

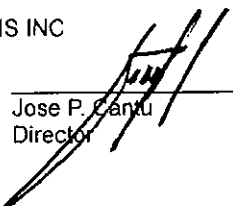
This conveyance is made, however, subject to any easements, conditions, and/or restrictions of record affecting the title to the above described property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 10 day of May, 2019

BORALIS INC

By:

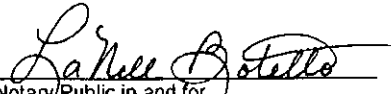

Jose P. Cantu
Director

ACKNOWLEDGMENT

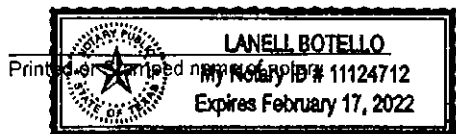
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC. a corporation authorized to do business in the State of Texas, on behalf of the corporation.


Notary/Public in and for
The State of Texas

My Commission Expires: 2/17/2022



SCANNED

KONEK, WHITE & ASSOCIATES, INC.

2715 MACGODOCHES ROAD
SAN ANTONIO, TEXAS 78217
(512) 829-7303

EXHIBIT "A"

METES AND BOUNDS FOR 148.751 ACRE TRACT

A 148.751 Acre (6,479,592.4794 square foot) Tract of land in the N. Montoya Survey No. 21, Section No. 2, Abstract No. 469, C.B. 5132, situated in the city limits of the City of San Antonio, Bexar County, Texas and being that same parcel of land deeded from Howard W. Murphy and wife Jean Brown Murphy to East San Antonio Limited Partnership as recorded in Volume 2606, Page 1181 of the Deed Records of Bexar County, Texas, said 148.751 Acre Tract being more particularly described as follows:

BEGINNING at a found concrete monument at the northwest corner of the herein described Tract, said corner being the intersection point of the east right-of-way line of S.E. Loop 410 with the south right-of-way line of New Sulphur Springs Road;

THENCE along the south right-of-way line of New Sulphur Springs Road, the following:

S.86deg.34min.46sec.E., a distance of 338.96 feet to a found concrete monument at an angle point,

N.11deg.58min.21sec.E., a distance of 31.15 feet to a found concrete monument at an angle point,

S.87deg.17min.56sec.E., a distance of 193.34 feet to the centerline of Rosillo Creek and the northeast corner of the herein described Tract;

THENCE along the centerline of Rosillo Creek the following:

S.30deg.02min.08sec.E. a distance of 40.05 feet,
S.39deg.57min.10sec.E. a distance of 229.93 feet,
S.27deg.25min.14sec.E. a distance of 134.45 feet,
S.30deg.58min.27sec.E. a distance of 75.83 feet,
S.50deg.37min.07sec.E. a distance of 176.83 feet,
S.25deg.19min.36sec.E. a distance of 187.93 feet,
S.26deg.34min.21sec.E. a distance of 129.80 feet,
S.51deg.33min.13sec.E. a distance of 173.98 feet,
S.23deg.45min.28sec.E. a distance of 57.63 feet,
S.55deg.07min.42sec.W. a distance of 173.67 feet,
S.74deg.52min.51sec.W. a distance of 283.28 feet,
S.51deg.35min.45sec.W. a distance of 48.09 feet,
S.38deg.33min.10sec.W. a distance of 68.57 feet,
S.28deg.16min.37sec.W. a distance of 131.99 feet,
S.05deg.36min.07sec.E. a distance of 100.49 feet,
S.33deg.51min.11sec.E. a distance of 155.04 feet,
S.13deg.23min.37sec.E. a distance of 224.51 feet,
S.05deg.35min.51sec.W. a distance of 263.93 feet,
S.19deg.27min.21sec.W. a distance of 97.43 feet,
S.09deg.04min.31sec.W. a distance of 112.98 feet,
S.05deg.47min.07sec.W. a distance of 77.59 feet,
S.11deg.26min.23sec.E. a distance of 92.16 feet,

S.18deg.02min.07sec.W. a distance of 518.97 feet,
 N.87deg.37min.26sec.W. a distance of 100.39 feet,
 S.38deg.25min.39sec.W. a distance of 120.18 feet,
 S.12deg.39min.20sec.W. a distance of 106.49 feet,
 S.23deg.18min.29sec.W. a distance of 80.46 feet,
 S.13deg.10min.00sec.W. a distance of 40.12 feet,
 S.07deg.01min.56sec.W. a distance of 61.30 feet,
 S.24deg.43min.04sec.E. a distance of 158.08 feet,
 S.40deg.12min.45sec.E. a distance of 58.99 feet,
 S.19deg.36min.09sec.E. a distance of 41.86 feet,
 S.14deg.04min.47sec.E. a distance of 64.14 feet,
 S.49deg.50min.18sec.E. a distance of 19.14 feet,
 S.21deg.08min.48sec.E. a distance of 127.81 feet,
 S.05deg.10min.36sec.E. a distance of 32.06 feet,
 S.18deg.51min.16sec.W. a distance of 36.20 feet,
 S.42deg.00min.03sec.E. a distance of 247.69 feet,
 S.04deg.35min.47sec.E. a distance of 241.68 feet,
 S.30deg.16min.00sec.W. a distance of 45.86 feet,
 S.75deg.48min.12sec.W. a distance of 106.67 feet,
 N.83deg.51min.20sec.W. a distance of 57.33 feet,
 S.47deg.25min.20sec.W. a distance of 148.28 feet to the southeast corner of the herein described Tract, said corner being on the north line of an 860.597 acre parcel of land and the north line of the Antonio Menchaca Survey No. 51, Abstract No. 905;

THENCE N.88deg.36min.44sec.W., leaving the centerline of Rosillo Creek and along the north line of said 860.597 acre parcel and the said Menchaca Survey, a distance of 53.62 feet to a found 3/4 inch iron pipe under a fence line to an angle point;

THENCE N.88deg.36min.22sec.W. along said fence line, the north line of said 860.597 acre parcel and Menchaca Survey, a distance of 501.15 feet to a found 3/4 inch iron pipe at an angle point;

THENCE N.21deg.05min.12sec.W. continuing along said fence line, leaving the north line of said 860.597 acre parcel and Menchaca Survey, a distance of 70.08 feet to a found 3/4 inch iron pipe at an angle point said pipe being on the north line of a 50 foot wide strip of land for road purposes benefitting said 860.597 acre parcel;

THENCE N.89deg.37min.35sec.W. continuing along said fence line and north line of said 50 foot wide strip of land, a distance of 1028.46 feet to a found 3/8 inch iron pin at an angle point;

THENCE N.89deg.55min.44sec.W. continuing along said fence line and said 50 foot wide strip of land, a distance of 273.30 feet to found 1/2 inch iron pin at the southwest corner of the herein described Tract, said pin being next to a 4 inch diameter steel fence post and being on the east right-of-way line of S.E. Loop 410;

THENCE N.16deg.37min.08sec.E. (the bearing source of this survey) along the east right-of-way line of S.E. Loop 410, a distance of 3552.30 feet to a found concrete monument at an angle point;

THENCE N.30deg.01min.54sec.E. continuing along the east right-of-way line of S.E. Loop 410, a distance of 515.72 feet to a found concrete monument at an angle point;

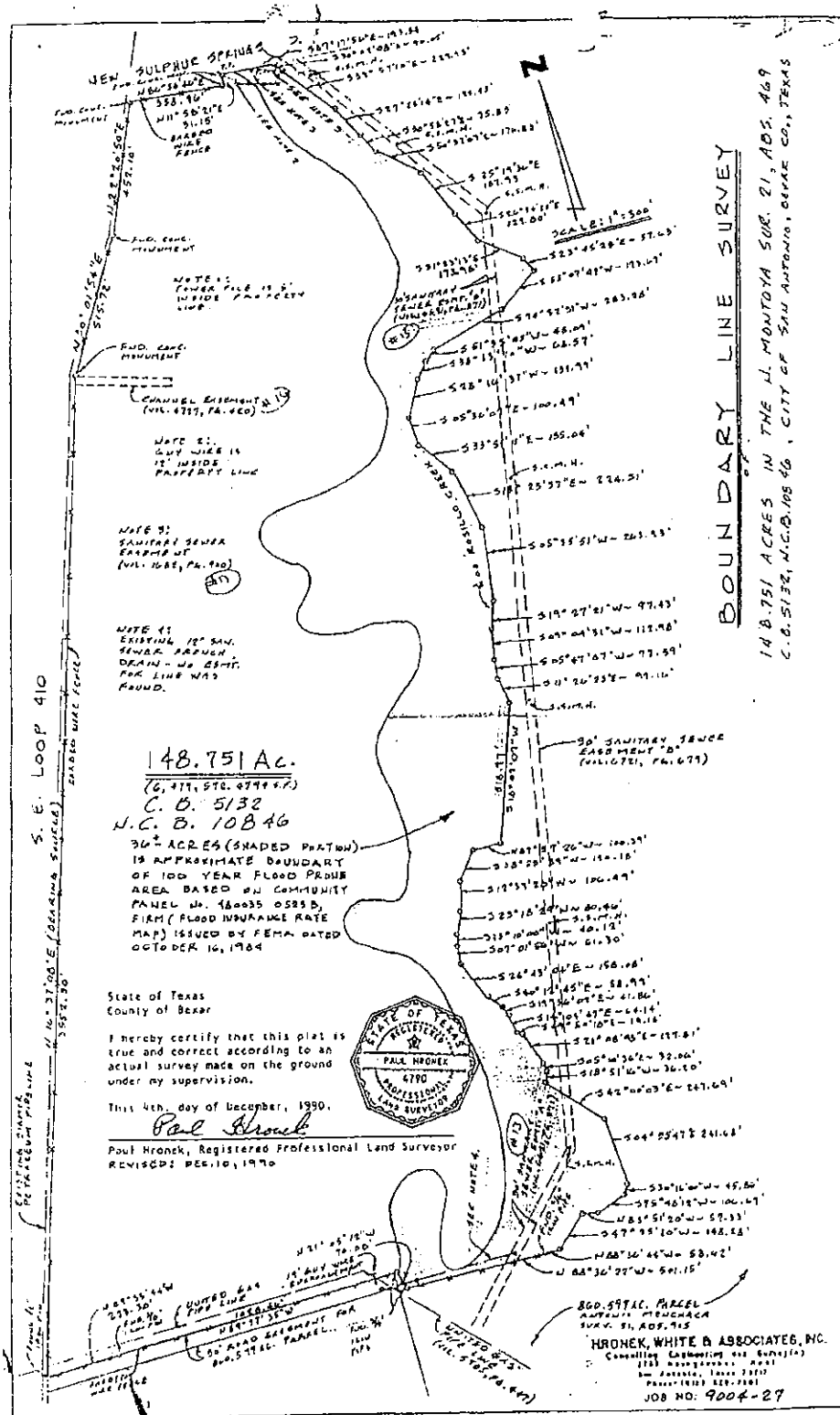
THENCE N.22deg.20min.50sec.E. continuing along said right-of-way line, a distance of 452.10 feet to the point of BEGINNING.

I hereby certify that the above description is true and correct according to an on the ground survey made under my supervision.

This 4th. day of December, 1990.

Paul Hronek
Paul Hronek, R.P.L.S.
Registered Professional
Land Surveyor
a:9004-27.fnt







VG-42-2019-20190088153

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190088153
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Total Pages: 6
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

}

KNOW ALL MEN BY THESE PRESENTS

That BORALIS INC, a corporation authorized to do business in the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to R CITY DEVELOPMENTS INC ("Grantee"), whose address is 8026 Vantage Dr. San Antonio, TX 78230, the following described property:

863.962 acres of land, more or less, out of the Antonio Menchaca Survey No. 51, Abstract No. 905, C.B. 5152 and the Nepomo Montoy Survey No. 21 Abstract No. 469, C.B. 5132, more particularly described by metes and bounds on EXHIBIT "A" attached hereto and incorporated herein for all purposes ("the Property")

This conveyance is made, however, subject to any easements, conditions, and/or restrictions of record affecting the title to the above described property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 10 day of May, 2019

BORALIS INC

By:

Jose P. Cantu
Director

ACKNOWLEDGMENT

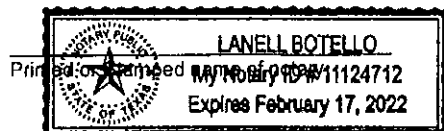
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of May, 2019 by Jose P. Cantu Director of BORALIS INC., a corporation authorized to do business in the State of Texas, on behalf of the corporation.

LaNell Botello
Notary Public in and for
The State of Texas

My Commission Expires: 2/17/2022



SCANNED

EDMUND O. SEIDEL & ASSOC.
CONSULTING ENGINEERS, INC.
2735 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217

Exhibit A

September 18, 1986

FIELD NOTES:

A 860.597 Acre Tract of land, situated in Bexar County, Texas, being a part out of the Antonio Manchaca Survey No. 51, Abstract No. 905, C.B. 5152, and also a part out of the Nepomo Montoya Survey No. 21, Abstract No. 469, C.B. 5132, and being more particularly described as follows:

BEGINNING at an iron pin at the northwest corner of the Antonio Manchaca Survey No. 51, Abstract No. 905, also being the northeast corner of the Adam Stafford Survey No. 49, said iron pin also being on the south line of the Nepomo Montoya Survey No. 21, Abstract No. 469;

THENCE S. 89° 24' 11" E. along the north line of the A. Manchaca Survey No. 51 and the south line of the N. Montoya Survey No. 21, a distance of 58.49 feet to an iron pipe;

THENCE S. 88° 37' 11" E. continuing along the north line of the A. Manchaca Survey No. 51 and the south line of the N. Montoya Survey No. 21, a distance of 566.54 feet to a point in the center of Rosillo Creek;

THENCE, leaving the north line of the A. Manchaca Survey No. 51, and with the center of Rosillo Creek as follows:

N. 41° 00' 11" E. a distance of 134.02 feet to a point;
N. 85° 52' 08" E. a distance of 152.10 feet to a point;
N. 95° 51' 49" E. a distance of 67.09 feet to a point;
N. 00° 57' 44" E. a distance of 78.00 feet to a point;
N. 08° 56' 20" W. a distance of 62.51 feet to a point;
N. 08° 20' 01" W. a distance of 121.07 feet to a point;
N. 57° 18' 26" W. a distance of 86.02 feet to a point;
N. 53° 13' 57" W. a distance of 66.47 feet to a point;
N. 43° 05' 45" W. a distance of 38.01 feet to a point;
N. 15° 38' 29" W. a distance of 56.20 feet to a point;
N. 10° 51' 40" E. a distance of 71.31 feet to a point;
N. 26° 59' 26" W. a distance of 57.79 feet to a point;
N. 34° 11' 29" W. a distance of 56.09 feet to a point;
N. 26° 10' 37" W. a distance of 44.57 feet to a point;
N. 02° 46' 52" E. a distance of 46.62 feet to a point;
N. 30° 08' 35" W. a distance of 62.26 feet to a point;
N. 25° 56' 26" W. a distance of 157.76 feet to a point;
N. 01° 25' 54" E. a distance of 132.05 feet to a point;
N. 26° 21' 42" E. a distance of 110.53 feet to a point;
N. 13° 33' 42" E. a distance of 142.55 feet to a point;
N. 55° 46' 09" E. a distance of 57.05 feet to a point;
S. 83° 58' 12" E. a distance of 39.24 feet to a point;
S. 71° 11' 54" E. a distance of 36.74 feet to a point;
N. 47° 32' 54" E. a distance of 76.51 feet to a point;
N. 18° 55' 31" E. a distance of 131.45 feet to a point;
N. 14° 53' 24" E. a distance of 245.53 feet to a point;
N. 11° 54' 24" E. a distance of 84.42 feet to a point;
N. 05° 48' 59" W. a distance of 105.32 feet to a point;
N. 04° 18' 22" E. a distance of 170.18 feet to a point;
N. 18° 50' 29" E. a distance of 95.32 feet to a point;
N. 16° 57' 02" E. a distance of 121.45 feet to a point;
N. 02° 10' 24" W. a distance of 200.24 feet to a point;
N. 11° 37' 08" W. a distance of 136.42 feet to a point;
N. 29° 32' 18" W. a distance of 186.55 feet to a point;
N. 03° 37' 46" W. a distance of 118.83 feet to a point;
N. 30° 54' 00" E. a distance of 160.59 feet to a point;
N. 45° 43' 25" E. a distance of 55.85 feet to a point;
N. 74° 36' 11" E. a distance of 144.75 feet to a point;
N. 68° 42' 39" E. a distance of 190.03 feet to a point;
N. 43° 12' 16" E. a distance of 110.91 feet to a point;
N. 24° 01' 19" W. a distance of 77.61 feet to a point;
N. 42° 18' 31" W. a distance of 54.32 feet to a point;
N. 24° 08' 24" W. a distance of 69.27 feet to a point;
N. 19° 53' 36" W. a distance of 57.19 feet to a point;

N. 27° 26' 19" W. a distance of 95.08 feet to a point;
 N. 30° 48' 29" W. a distance of 70.29 feet to a point;
 N. 51° 27' 16" W. a distance of 187.72 feet to a point;
 N. 16° 00' 30" W. a distance of 60.98 feet to a point;
 N. 40° 47' 43" W. a distance of 54.41 feet to a point;
 N. 16° 14' 52" W. a distance of 88.77 feet to a point;
 N. 48° 28' 05" W. a distance of 110.29 feet to a point;
 N. 31° 13' 55" W. a distance of 93.50 feet to a point;
 N. 40° 18' 26" W. a distance of 62.63 feet to its intersection
 with the southwest right-of-way line of New Sulphur Springs Road, said
 point being the northwest corner of this tract;

THENCE S. 78° 49' 43" E. along the southwest right-of-way line of
 New Sulphur Springs Road a distance of 306.17 feet to a set $\frac{1}{4}$ " iron
 pin at an angle point;

THENCE S. 75° 20' 23" E. continuing along the southwest right-of-way
 line of New Sulphur Springs Road, a distance of 315.32 feet to an
 iron pin at an angle point;

THENCE S. 66° 55' 30" E. continuing along the southwest right-of-way
 line of New Sulphur Springs Road, a distance of 4652.33 feet to an iron
 pin at the beginning of a curve;

THENCE along said curve which curves to the left, whose central angle
 is 09° 19' 32", whose radius is 3657.78 feet, whose long chord bears
 S. 71° 35' 16" E., an arc length of 595.35 feet to an iron pin at the
 northeast corner of this tract;

THENCE, leaving the southwest line of New Sulphur Springs Road, S. 00° 29' 13" E.
 along a fence, a distance of 2264.83 feet to an iron pin set along the south line
 of the N. Montoya Survey No. 21, Abstract No. 469;

THENCE, with a fence along the south line of the N. Montoya Survey No. 21, Abstract
 No. 469, N. 89° 25' 30" W. a distance of 1404.57 feet to an iron pin, said pin being
 the northeast corner of the A. Manchaca Survey No. 51, Abstract No. 905 and also
 being the northeast corner of the Miguel Manchaca Survey No. 52, Abstract No. 502;

THENCE, with a fence and the division line of the A. Manchaca Survey No. 51, Abstract
 No. 905 and the M. Manchaca Survey No. 52, Abstract No. 502, SOUTH a distance of
 4147.73 feet to an iron pin, said pin being the southeast corner of this tract;

THENCE, with a fence and the south line of this tract as follows:

N. 89° 20' 38" W. a distance of 1748.04 feet to an iron pin;
 N. 89° 16' 55" W. a distance of 1270.50 feet to an iron pin;
 N. 89° 21' 19" W. a distance of 747.10 feet to an iron pipe;
 N. 89° 18' 19" W. a distance of 405.55 feet to an iron pipe;
 N. 89° 16' 42" W. a distance of 673.61 feet to an iron pipe in the
 west line of the A. Manchaca Survey No. 51, Abstract No. 905 and the east line
 of the Adam Stafford Survey No. 49, said pipe being the southwest corner of this
 tract;

THENCE with a fence and the division line between the Adam Stafford Survey No. 49
 and the A. Manchaca Survey No. 905 as follows:

N. 00° 32' 06" E. a distance of 799.05 feet to an iron pipe;
 N. 00° 50' 48" E. a distance of 1436.98 feet to an iron pipe;
 N. 00° 09' 56" E. a distance of 269.66 feet to an iron pipe;
 N. 01° 02' 49" E. a distance of 792.89 feet to an iron pipe;
 N. 00° 08' 13" E. a distance of 591.10 feet to an iron pin;
 N. 01° 28' 45" E. a distance of 278.53 feet to the point of BEGINNING.

A 1.674 Acre strip of land approximately 50 feet wide and used for road purposes
 connecting the northwest corner of the Antonio Manchaca Survey No. 51, Abstract
 No. 905 and the east right-of-way line of Loop 410 and lying along the south line
 of the Napomb Montoya Survey No. 21, Abstract No. 469, C.B. 5132, Bexar County,
 Texas.

BEGINNING at an iron pin at the northwest corner of the Antonio Manchaca Survey
 No. 51, Abstract No. 905, also being the northeast corner of the Adam Stafford
 Survey No. 49;

Sheet 3 of 3

THENCE with fence line and the division line of the N. Montoya Survey No. 21, Abstract No. 469 and the A. Stafford Survey No. 49, N. $89^{\circ} 25' 54''$ W. a distance of 995.30 feet to an iron pin;

THENCE N. $89^{\circ} 47' 12''$ W. a distance of 286.78 feet to a concrete Texas Highway Department Monument capped with a bronze disk in the south line of said strip of land and in the east right-of-way line of Loop 410;

THENCE with a fence and east right-of-way line of Loop 410, N. $16^{\circ} 38' 56''$ E. a distance of 50.09 feet to an iron pin in the north line of said strip of land used for road purposes;

THENCE with a fence and the north line of said strip of land used for road purposes, as follows:

S. $89^{\circ} 55' 11''$ E. a distance of 272.23 feet to an iron pin;

N. $89^{\circ} 38' 49''$ E. a distance of 1028.52 feet to an iron pipe and a fence corner;

THENCE, with a fence, S. $21^{\circ} 13' 17''$ E. a distance of 70.26 feet to an iron pipe and fence corner in the north line of the A. Manchaca Survey No. 51;

THENCE N. $89^{\circ} 24' 11''$ W. a distance of 58.49 feet to the point of BEGINNING.

A 1.691 Acre strip of land approximately 50 feet wide and used for road purposes connecting the west right-of-way line of Loop 410 and the east right-of-way line of W.W. White Road and lying along the south line of the Maposo Montoya Survey No. 21, Abstract No. 469, C.B. 5132, Bexar County, Texas.

BEGINNING at an iron pin set in the west right-of-way line of Loop 410, said iron pin being N. $89^{\circ} 25' 54''$ W., 995.30 feet, N. $89^{\circ} 47' 12''$ W., 286.78 feet, N. $89^{\circ} 42' 09''$ W., 334.74 feet from the northwest corner of the A. Manchaca Survey No. 51; Abstract No. 905 also being the northeast corner of the Adam Stafford Survey No. 49;

THENCE with fence line and division line of the N. Montoya Survey No. 21, Abstract No. 469 and the A. Stafford Survey No. 49, N. $89^{\circ} 40' 32''$ W. a distance of 657.35 feet to an iron pin;

THENCE N. $89^{\circ} 37' 10''$ W. a distance of 868.95 feet to an iron pin in the east right-of-way line of W.W. White Road;

THENCE with the east right-of-way line of W.W. White Road, N. $25^{\circ} 49' 51''$ W. a distance of 52.37 feet to an iron pin in a fence line and the north line of said strip of land used for road purposes;

THENCE, with a fence and north line of said strip of land used for road purposes as follows:

S. $89^{\circ} 40' 53''$ E. a distance of 892.17 feet to an iron pin;

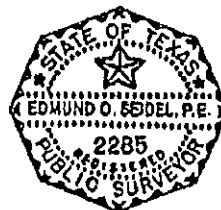
S. $89^{\circ} 40' 19''$ E. a distance of 671.27 feet to an iron pin in the west right-of-way line of Loop 410;

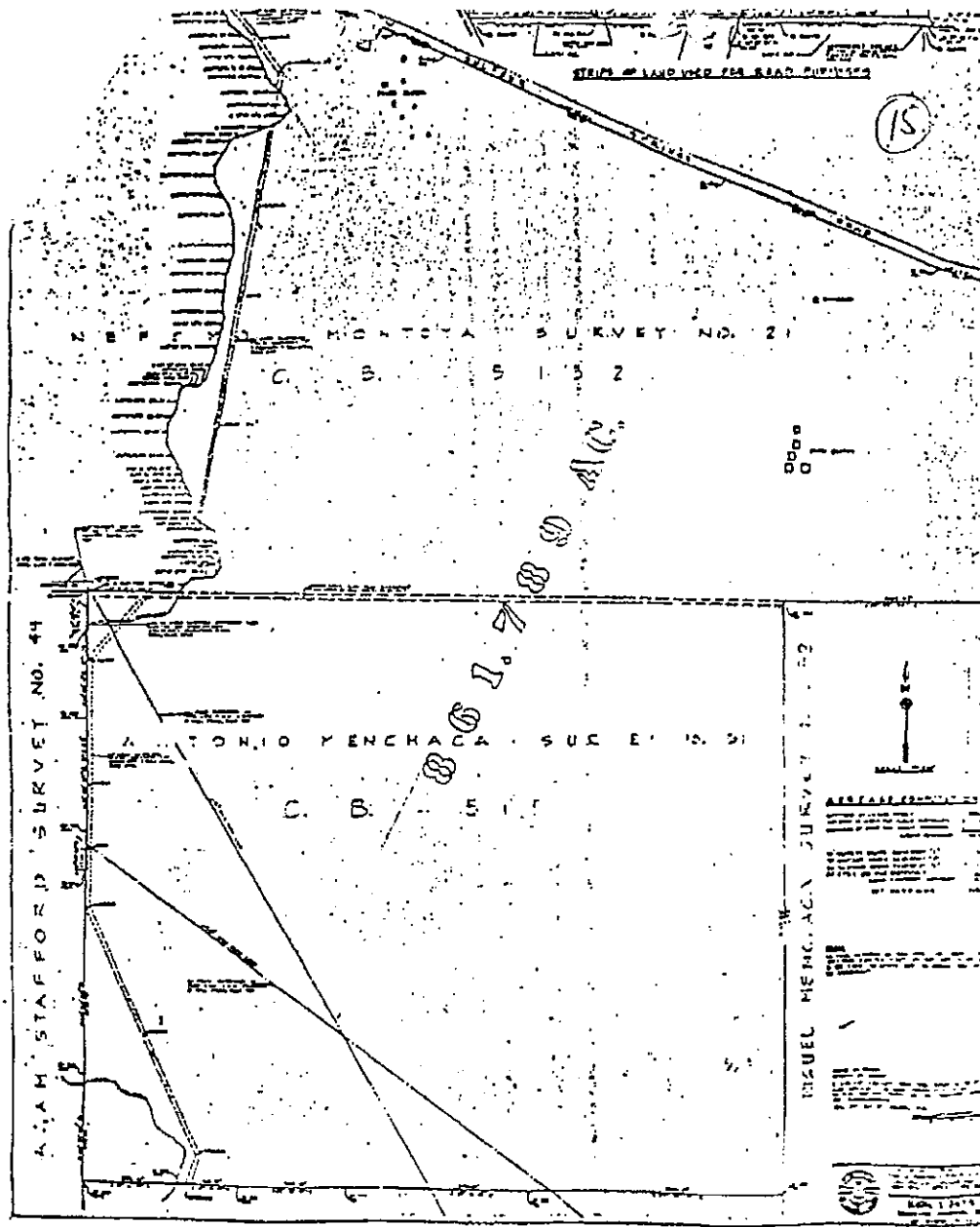
THENCE S. $16^{\circ} 39' 46''$ W. along the west right-of-way line of Loop 410, a distance of 49.92 feet to the point of BEGINNING.

I hereby certify that the above field notes are true and correct according to an on the ground survey.

Edmund O. Seidel

Edmund O. Seidel, P.E., R.P.S.
Registered Public Surveyor No. 2285







VG-42-2019-20190088154

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number:	20190088154
Recorded Date:	May 13, 2019
Recorded Time:	3:30 PM
Total Pages:	6
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
5/13/2019 3:30 PM



Lucy Adame-Clark

Lucy Adame-Clark
Bexar County Clerk

EXHIBIT "B"
DESCRIPTION AND DETAILS FOR VOLUNTARY ANNEXATION OF THE SUBJECT
PROPERTY

EXHIBIT B

Voluntary Annexation Description and Details

Bexar County Appraisal District Parcel Identification Number(s)	<ul style="list-style-type: none"> • 05132-000-0503 • 05132-000-0602 • 05151-000-0120 • 10846-000-0015
Bexar County Appraisal District Account Number(s)	<ul style="list-style-type: none"> • 331887 • 331918 • 337086 • 466637
Site Address(es) (situated addresses according to BCAD)	<ul style="list-style-type: none"> • 5892 New Sulphur Springs Road, San Antonio, TX 78222 • 6297 S. Foster Road, San Antonio, TX 78222 • 5875 Cacias Road, San Antonio, TX 78222 • 5290 New Sulphur Springs Road, San Antonio, TX 78222
Acreage	794.5 acres
Current or Proposed Service or Utility Purveyors	<ul style="list-style-type: none"> • Water: SAWS • Sewer: No CCN (SAWS by expansion) • Utilities: CPS
Existing Land Use	In City's ETJ and no existing land use designation, but adjacent to the Southeast Community Plan and Urban Mixed Use and Business/Innovation Mixed Use land use designations.
Description of proposed residential development (including number of residential units, lot size, density)	Single-family residential development with a mix of lot sizes and home types. Minimum lot size of 4,000 SF.
Description of proposed commercial development	TBD – dependent on end user
Description of proposed industrial development	TBD – dependent on end user
Current Appraised Value (according to BCAD)	\$3,236,330.00
Value at completion	TBD
Project begin date	4 th Quarter of 2024 or 1 st Quarter of 2025
Project completion date	TBD