

RESOLUTION NO.

RECOMMENDING THE EXTENSION OF THE CITY LIMITS BY THE FULL PURPOSE ANNEXATION, AS REQUESTED BY THE LANDOWNERS, R CITY DEVELOPMENTS, INC. OF APPROXIMATELY 218.3 ACRES OUT OF CB 5151 AND CB 5152, 528 ACRES OUT OF CB 5132 AND CB 5151, AND 48.2 ACRES OUT OF CB 5132, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF LOOP 410 AND NEW SULPHUR SPRINGS ROAD, CONTIGUOUS TO THE CITY OF SAN ANTONIO LIMITS, IN THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ) AND SOUTHEAST BEXAR COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE ASSOCIATED SERVICE AGREEMENT.

WHEREAS, Chapter 43 of the Texas Local Government Code provides that a city may conduct annexation for full purposes upon the request of the landowner; and

WHEREAS, R City Developments, Inc. (Owners) are the landowners of approximately 794.5 acres of CB 5151, CB 5152, and CB 5132, consisting of three tracts land, generally located South of Fischer Road, between IH 35 S and Somerset Road in southwest Bexar County, and

WHEREAS, the Owners have submitted a request to the City of San Antonio (City) for the annexation of approximately 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132 (Annexation Area), in anticipation of future development, pursuant to Section 43.016 of the Texas Local Government Code; and

WHEREAS, the proposed annexation will bring the entire parcels into the City limits, which is consistent with the City of San Antonio Annexation Policy by which San Antonio considers annexation necessary to ensure logical planning boundaries and service delivery boundaries; and

WHEREAS, the annexation area is contiguous to the City limits, within San Antonio's Extraterritorial Jurisdiction (ETJ); and

WHEREAS, Section 123A of the Charter of the City of San Antonio requires the Planning Commission to make a recommendation to City Council on the proposed annexation; and

WHEREAS, the San Antonio Planning Commission held a public hearing on October 9, 2024, and considered the full purpose annexation of approximately 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132, generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The San Antonio Planning Commission recommends the **approval** of the full purpose annexation, as requested by R City Developments, Inc. (Owners) of approximately 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132, generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, as depicted in “**Attachment A**,” and legally described in “**Exhibit A**” of “**Attachment B**,” contiguous to the City of San Antonio limits, in the City of San Antonio’s ETJ and Bexar County, pursuant to the provisions of Chapter 43 of the Texas Local Government Code.

SECTION 2: The San Antonio Planning Commission recommends the **approval** of the Service Agreement for the proposed Annexation Area, between the City of San Antonio and the Landowners, R City Developments, Inc. attached as “**Attachment B**” for the purposes of considering the full purpose annexation in accordance with applicable law.

PASSED AND APPROVED ON THIS 9th DAY OF OCTOBER 2024.

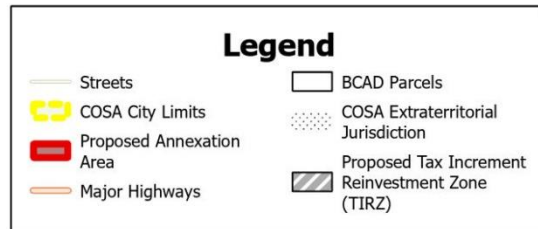
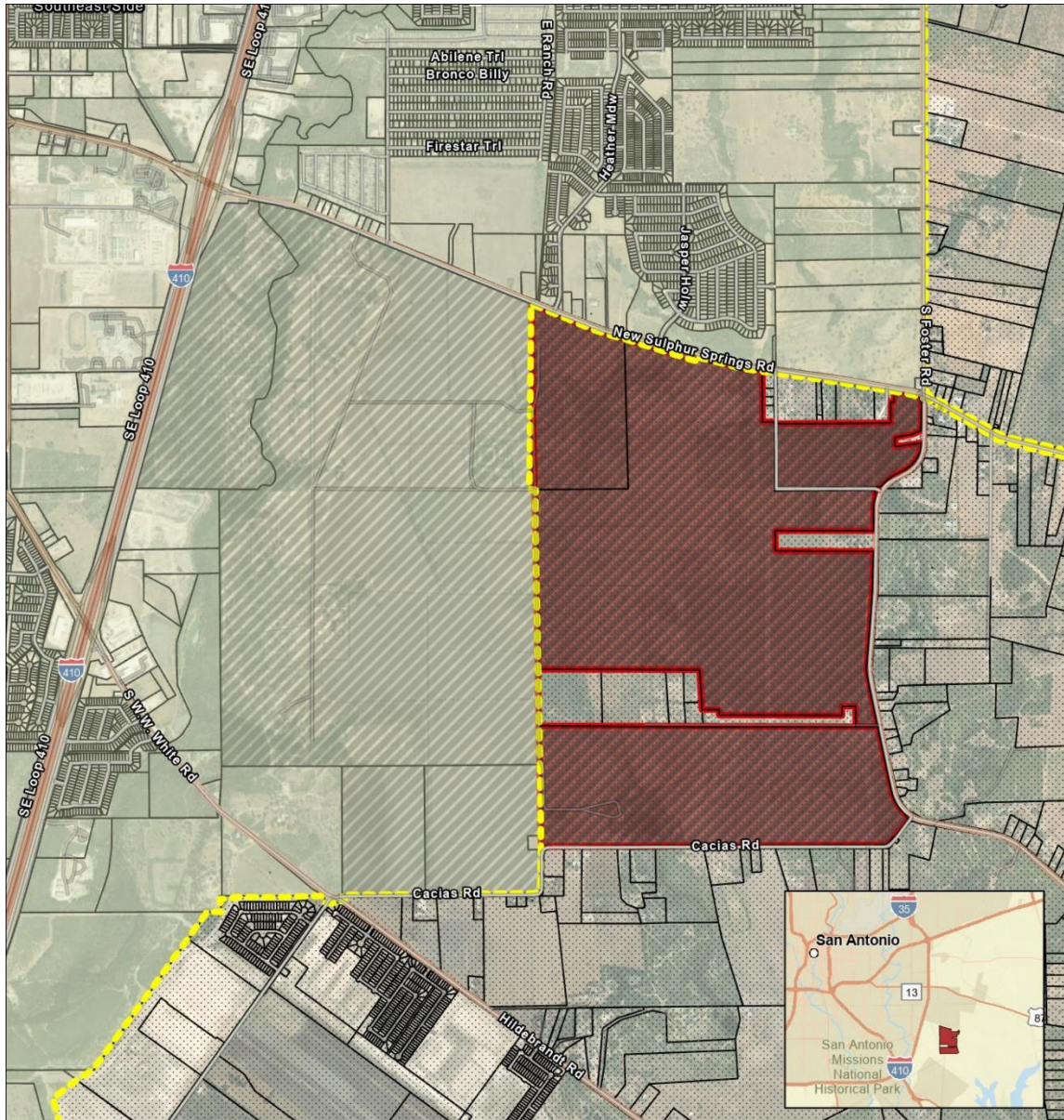
Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Matthew Proffitt, Chair
San Antonio Planning Commission

“ATTACHMENT A” “MAP”



“ATTACHMENT B”
“SERVICE AGREEMENT”

City of San Antonio
Municipal Service Agreement for Rosillo Properties

Introduction

The City ("City") of San Antonio, Texas, is making this Service Agreement ("Agreement") available pursuant to Chapter 43 of the Texas Local Government Code. This Agreement relates to the annexation by the City of one parcel of land, totaling approximately 794.5 acres, "Annexation Area," generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, in the City's Extraterritorial Jurisdiction (ETJ), in East Bexar County, more particularly described in Exhibit A, as requested by R City Developments, Inc., the Property Owner (the "Owner"). The proposed Annexation Area is in a rural area and is currently primarily vacant, with some established residential, agricultural, and light commercial uses.

ARTICLE 1. INTENT

It is the intent of the City that services under this Agreement shall provide full municipal services as required and defined by the Texas Local Government Code. The City reserves the right guaranteed to it by the Texas Local Government Code, to amend this Agreement if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Agreement unworkable or obsolete or unlawful.

ARTICLE 2. GENERAL SERVICES

In general, this Agreement includes three service components: *(1) Annexation Service Requirements, (2) Additional Services and (3) a Capital Improvement Program*. As used in this Agreement, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities, and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may also include separate agreements with associations or similar entities. Services are provided and fees are assessed in accordance with City of San Antonio Municipal Code, as may be amended.

1. Annexation Services – The following services will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

A. Police Protection – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the newly annexed area upon the effective date of annexation. These services include:

- Routine patrols and responses;
- Handling of complaints and incident reports;

- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team (SWAT); and
- Any other services or programs provided to the citizens of San Antonio at the time of annexation.

The Annexation Area will be served by the East Patrol Substation, located at 3635 East Houston Street (Rosa Parks Way), San Antonio, TX 78219. The City currently has six Police Substations which are under the command of Police Captains. Each Substation is responsible for a Patrol "Service Area," which are divided into Patrol Sections. Police Sergeants have supervisory responsibilities over the Patrol Sections, which are subdivided into "Patrol Districts."

Patrol districts are staffed with at least one officer, 24 hours a day, seven (7) days a week. Generally, there is no specific number of officers that can be assigned to a patrol district. Many times, multiple officers are assigned to single districts. The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The factors mentioned above will also determine the need for hiring additional patrol officers, ensure all patrol districts are adequately and continually staffed, and maintain an average response time comparable to other areas of the city.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers. SAPD San Antonio Fear Free Environment Unit (SAFFE) officers will be available to meet as requested to discuss police issues.

- B. Fire Protection and Emergency Medical Service (EMS)** – The San Antonio Fire Department (SAFD) will provide fire protection services and EMS to the Annexation Area consistent with the provision of services in like areas of San Antonio. Service will be provided using fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers and Chief Officers.
- C. Solid Waste Collection and Environmental Service Fees** – The City's Solid Waste Management Department (SWMD) will provide solid waste collection services to single-family residences accessible from a public road equivalent to single-family residences within the current City limits beginning two years after the date of annexation. Non-traditional

residential property or subdivisions with limited accessibility such as PUDs, IDZs, gated communities, etc. with five (5) units or more may be eligible for service by exception in accordance with Chapter 14 of the City Municipal Code. Services are provided and fees are assessed in accordance with Chapter 14 of the City Municipal Code, as may be amended. Fees for services are assessed monthly on CPS Energy Utility bills.

Monthly Fees are set annually by City Council and subject to change:

- **Environmental Services Fees** – Upon annexation, all residential and non-residential properties shall be assessed a monthly Environmental Service Fee of \$4.50 per unit. The Environmental Fee is comprised of a \$3.00 Solid Waste Environmental Fee and a \$1.50 Parks Environmental Fee. These fees are intended to defray municipal expenses necessary to cleaning up illegally dumped waste, collecting and disposing of dead animals, performing regulatory maintenance on closed landfills, providing environmental services to the City's park system, and equitably sharing costs for neighborhood clean-ups benefiting residents and businesses that do not pay a monthly solid waste processing fee.
- **Solid Waste Fee** – Beginning two (2) years after annexation, a monthly solid waste fee will be assessed to single-family residences receiving City solid waste collection services. Garbage containers are provided in three sizes. The monthly fee is in accordance with the size of garbage container selected by the resident. Recycling, organics, brush, and bulky trash collection are also provided.

D. Operation and Maintenance of Water and Wastewater Facilities – San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certified service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities.

SAWS Monthly Rates – The SAWS rate structure is designed to provide balance between residential and business rates and to encourage conservation with rates that increase at higher levels of consumption. The current rates were approved by City Council. SAWS customers, after annexation, will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate.

SAWS Water Conservation Programs & Rebates – SAWS water conservation education programs and rebates are available to SAWS residential and commercial customers. Educational resources regarding drought-tolerant plants are available at: www.GardenStyleSA.com.

With commercial customers accounting for 5.7% of the customer base and 35.3% of SAWS' annual water sales in gallons, there is great potential for water savings through commercial conservation programs. Commercial customers also have access to water conservation education and incentives. There are programs to make irrigation systems more efficient and customer rebates for big projects that address operational efficiencies. Detailed information

on these and other programs can be found on the SAWS website at: www.saws.org.

E. Operation and Maintenance of Roads and Streets, including Street Lighting – The Public Works Department (PWD) is responsible for the maintenance and repair of the City streets, bridges, and/or alley infrastructure within its jurisdiction. Curbs, sidewalks, driveways approaches, curb ramps and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act (ADA) standards. Service requests or community concerns for PWD's response, such as potholes, street base and pavement repairs are initiated by contacting the City's 311 call center or online services. These services include:

- Emergency Pavement Repair
- Street Base and Pavement Repair
- Preventative Street Maintenance
- Guard Post and Guard Rail Maintenance
- De-icing and Snow Removal Services
- Emergency Street Closure Services
- Street Re-striping Marking Services

Infrastructure Management Program (IMP) is a five-year rolling program which focuses on the maintenance of City infrastructure. Services needs are identified city-wide and are scheduled for street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement marking and Advance Transportation District (ATD) projects. The IMP provides a structured City program schedule, the potential for additional multiple year contract awards, and improved utility coordination. During the City's annual budget process, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

Transportation Systems Management & Operations will provide regulatory signage services in the Annexation Area. Traffic signal stops and all other regulatory studies are conducted in conjunction with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. "Call back" service is provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs. Requests for signage should be done through the City's 311 call center or online services.

Storm Water Engineering and Operations is housed within the PWD. The Storm Water team is responsible for drainage services, as well as the installation, operation, and maintenance of drainage infrastructure throughout San Antonio.

The Storm Water Utility Fee is intended to cover capital and maintenance expenses associated with drainage projects and fund operational services related to the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. More information about the storm water rate plan is available at the City's PWD website at: <https://www.sanantonio.gov/PW/Projects/Storm-Water-Fee>.

The storm water utility fee is billed by SAWS on behalf of the City. Services are currently

provided by the SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements. The fee will be assessed for the Annexation Area as the storm water will drain into the existing City facilities.

Street lighting – The planning of public streetlights is coordinated by the City's Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with the City's policies. The City assumes the cost of electricity for public streetlights.

F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools – Maintenance responsibilities for municipally owned parks in the Annexation Area are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the Annexation Area are the responsibility of the Owner(s).

G. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service – Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the Annexation Area, an appropriate City department will provide maintenance services for them.

2. ADDITIONAL SERVICES – Certain services, in addition to the above services, will be provided within the Annexation Area. They are as follows:

A. Code Compliance – The Code Compliance Division of DSD enforces City codes and regulations to protect the health, safety, and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning (San Antonio City Code Chapter 35, Unified Development Code),
- Property maintenance,
- Minimum housing, including unsanitary premises,
- Front yard parking,
- Alley and right-of-way violations,
- Monthly inspections of salvage/junk yards,
- Monitoring and enforcing materials received at salvage/junk yards, and
- Enforcement of garage sale permits
- The Code and ordinances enforced by DSD are subject to changes by the City Council

B. Zoning – City Staff has initiated the zoning process for a permanent zoning classification. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed zoning. The City Council will consider the proposed zoning district concurrently with the annexation of the area at a public hearing. Zoning will be effective upon the effective date of annexation.

C. Building Permits – Incomplete construction may require building permits and/or inspections from the DSD in accordance with City codes and the tables below:

Vacant Lot Only; Construction not yet begun	Complete set of plans required
Foundation Only, up to 25%	Complete set of plans required; Engineer's letter required on foundation
Foundation and Partial Framing over 25% but not over 50% complete	Complete set of plans required minus foundation plans; Engineer's letter required on foundation
Foundation and Partial Framing over 50% complete	No plans required; fill out application only and declare percentage completed
Foundation, framing, sheetrock, mechanical, electric, plumbing, etc. Approximately 75% to 99% completed. Needs textone, flatwork, fence, finals only, etc.	No plans required; fill out application only for meter and CPS release

	No slab poured	Slab poured	Frame, no sheetrock	Sheetrocked
Building	100%	75%	50% Frame Inspection Required	25% Frame Inspection Required
Plumbing	100%	66% Rough-in required 100% gas permit	66% Rough-in required 100% gas permit	33% Plumbing final and 50% gas permit
Electrical	100%	100%	100% Rough-in required	50% Final Inspection
Mechanical	100%	100%	100% Rough-in required	Equipment only. Permit for air handler, cooling coil and condenser required
Plans	Yes 100%	Yes 100%	No (0%) (Steel frame – engineer's sealed plans on site)	No (0%) (Steel frame – engineer's sealed plans on site)

For new construction initiated after annexation of the area, permits, plan reviews, and inspections for all applicable codes shall be obtained and successfully passed. A demolition permit is

required before partial or complete demolition of a structure is performed. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project.

Permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX. In addition, as part of the permitting process, the applicant will be required to adhere to the City's Tree and Landscape requirements. The One-stop Development Services counter has been created to assist the public with any development questions that relate to building, plan review, street and sidewalk construction and storm water related issues.

D. Certificate of Occupancy – The Owners acknowledges that any new construction on the property completed after the effective date of annexation will require a Certificate of Occupancy from the City. In accordance with the adopted International Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center.

E. Library Services – The nearest library to the Annexation Area is the Schaefer Library, 6322 US Highway 87 East, San Antonio, TX 78222. The San Antonio Public Library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the website, databases and other computer programs, is available seven days a week through the San Antonio Public Library web address: www.mysapl.org/digital.

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: www.mysapl.org.

F. Health Department Services – Metro Health currently provides certain public health services to include communicable disease control, emergency preparedness and response, and health education to individuals residing in the Annexation Area. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, and swimming pools;
- Enforcement of the City's smoking ordinance in public places;
- Access to community health clinics; and
- Referrals to medical assistance program benefits

For more information, visit the Metro Health website at: <https://www.sanantonio.gov/health>

G. Animal Care Services – The newly annexed area will receive the same level of service as within the current San Antonio City Limits. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low cost animal related resources as microchips and spay/neuter services, and community cat program services.

H. Other Services – City Departments with jurisdiction in the Annexation Area will provide services according to City policy and procedure.

3. CAPITAL IMPROVEMENTS PROGRAM – The City will initiate the construction of capital improvements as may be necessary for providing municipal services to the Annexation Area. The schedule for the construction of capital projects that may be necessary for the delivery of municipal services will be agreed upon by the City and the Owners in accordance with Subchapter C-3 of Chapter 43, Local Government Code.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. If the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

A. Police Protection – No capital improvements are necessary currently to provide police services.

B. Fire Protection – No capital improvements are necessary to provide fire services.

C. Emergency Medical Service (EMS) – No capital improvements are necessary currently to provide EMS services.

D. Solid Waste Collection – No capital improvements are necessary at this time to provide solid waste collection services.

E. Roads and Streets – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.

F. Parks, Playgrounds and Swimming Pools – No capital improvements are necessary at this time to provide parks and recreation services.

G. Library Services – No capital improvements are necessary at this time.

H. Capital Improvements Planning – The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the six-year Capital Budget that represents the City's long-range physical infrastructure development

and improvement plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from community plans, existing neighborhood plans, community associations, neighborhood requests and other community processes.

ARTICLE 3. AMENDMENT: GOVERNING LAW

This Agreement may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Agreement, and the City reserves the right to make such changes. This Agreement is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

ARTICLE 4. FORCE MAJEURE

In case of an emergency, such as Force Majeure as that term is defined in this Agreement, in which the City is forced to temporarily divert its personnel and resources away from the Annexation Area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the Annexation Area of the level described in this Agreement as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Agreement.

ARTICLE 5. SUMMARY OF THE WATER AND WASTEWATER UTILITY SERVICE REGULATIONS

The following information is a summary of the SAWS Utility Service Regulations, adopted in 2016, for the extension of water and/or wastewater facilities as incorporated by reference in the latest version of the Unified Development Code.

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water or wastewater facilities connecting to the SAWS system, funding and construction of those facilities will remain the responsibility of the developer. If the specific undeveloped property does not have SAWS water or wastewater service fronting the property, the Property Owners (Owners) may make an application for an extension of service to SAWS Director of Development Engineering for review. If the Director determines that adequate capacity is available, or will be, and if the project does not include SAWS cost participation or reimbursement, and if the proposed facilities are a logical extension of SAWS water and/or wastewater system and the requested

extension meets the requirements of SAWS Utility Service Regulations, the extension size, capacity, and routing may be approved by the Director. Funding and construction of the facilities will be the responsibility of the developer.

Depending on the size of the new facilities and other conditions, with SAWS Board of Trustees approval, SAWS may reimburse the developer for a portion of the cost of constructing certain facilities. With Board approval, SAWS may reimburse costs associated with the oversize capacity of water and wastewater mains. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in SAWS Utility Service Regulations as incorporated by reference in the UDC.

For lots that have water or wastewater lines in the street fronting the lot, the Owners may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees.

For property(ies) served by a septic system, the Property Owners remains responsible for the operation and maintenance of the septic system. If the septic system fails, the Owners must repair the system or pay to extend SAWS wastewater facilities to the property, if unavailable. Under certain circumstances the City Health Department and/or applicable regulatory agency for septic tanks may require the Owners to connect to SAWS public wastewater facilities.

ARTICLE 6. EFFECTIVE DATE

This Agreement shall be in effect and commence on the effective date of the annexation, unless otherwise stated. The Agreement will not have a term limit, as Annexation into the City of San Antonio provides for municipal services beginning on the effective date with no finality.

THEREFORE, IN WITNESS WHEREOF, the Parties have executed this Service Agreement this 9th day of September 2024.

CITY OF SAN ANTONIO

The Owner(s)

By: _____

By: *Paul Basaldua* _____

Date: _____

(signature)

Name: Bridgett White AICP, Director

Print Name: Paul Basaldua

Planning Department

Title: President

Date: 9/9/24

State of Texas
County of Bexar

State of Texas
County of Bexar

This instrument was acknowledged before me on the _____ day of _____, by Bridgett White, Director, Planning Department with the City of San Antonio, a Texas municipal corporation, on behalf of said corporation.

This instrument was acknowledged before me on the 9th day of September, by PAUL BASALDUA, the Property Owner.

Notary Public, State of Texas
Personalized Seal)

Evelyn Marie Aguilar

Notary Public, State of Texas
Personalized Seal)

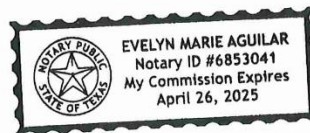
(Print Name of Notary Public here)

Evelyn Marie Aguilar

(Print Name of Notary Public here)

My commission expires the _____ day of _____.

My commission expires the 26th day of April, 2025.



“EXHIBIT A”
“FIELD NOTES AND SURVEY”

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 218.3 acre tract of land being 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, and all of a called 1.85 acre tract of land, recorded in Document No. 20190088158 of said Official Public Records, all described in deeds to R City Developments Inc., being out of the Miguel Manchaca Survey No. 52, Abstract 502, County Block 5151, and the Miguel Gortari Survey No. 5, Abstract 252, County Block 5152 in Bexar County, Texas. Said 218.3 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 a called 863.962 acre tract of land, recorded in Document No. 20190088154 of said Official Public Records;

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, with the south line of said 10.00 acre tract, and with a south line of a called 39.250 acre tract of land, recorded in Document No. 20190088161 of said Official Public Records, a distance of 2641.33 feet to a point at the northeast corner of said 206.3513 acre tract, at the southeast corner of said 39.250 acre tract, and on the west right-of-way line of said Foster Road;

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;

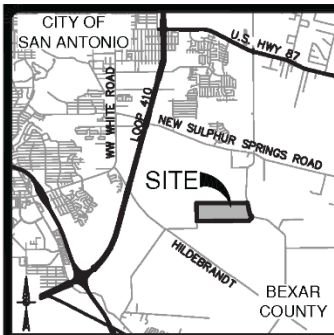
S 08°59'58" E, a distance of 72.02 feet to the POINT OF BEGINNING and containing 218.3 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

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:	March 6, 2024
REVISED:	June 25, 2024
JOB NO.	12768-02
DOC. ID.	N:\CIVIL\12768-02\Word\12768-02 FNZN 218.3 AC.docx



**PAPE-DAWSON
ENGINEERS**



LOCATION MAP

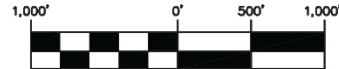
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION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

LEGEND:

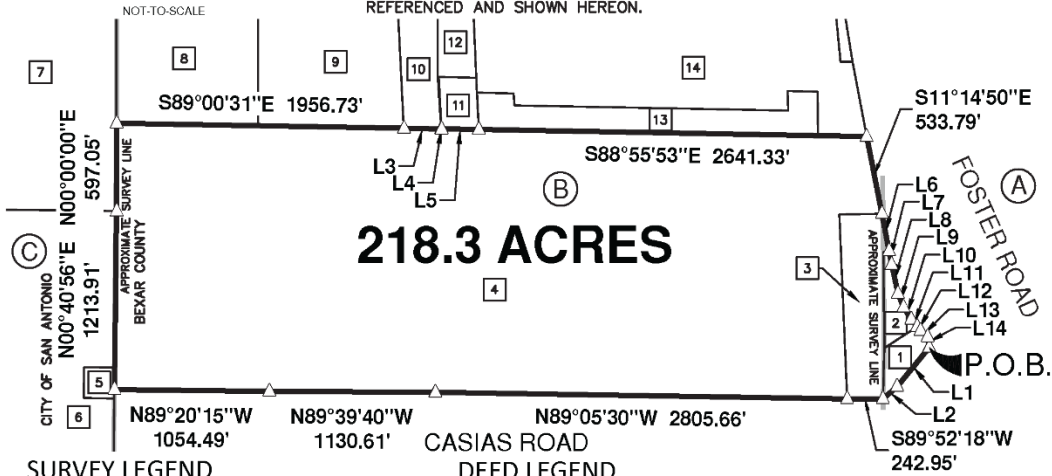
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
△ CALCULATED POINT

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.



SCALE: 1" = 1,000'



SURVEY LEGEND

- (A) MIGUEL GORTARI
SURVEY NO. 5
ABSTRACT 252
COUNTY BLOCK 5152
- (B) MIGUEL MANCHACA
SURVEY NO. 52
ABSTRACT 502
COUNTY BLOCK 5151
- (C) ANTONIO MANCHACA
SURVEY NO. 51
ABSTRACT 905

DEED LEGEND

- | | |
|---|---|
| 1 CALLED 1.85 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088158 O.P.R.) | 5 CALLED ONE ACRE
UNITED GAS PIPE LINE COMPANY
(VOL. 3327, PG. 321 D.R.) |
| 2 CALLED 1.805 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088165 O.P.R.) | 6 CALLED 76.64 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088163 O.P.R.) |
| 3 CALLED 8.04 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088159 O.P.R.) | 7 CALLED 863.962 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088154 O.P.R.) |
| 4 CALLED 208.3513 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088155 O.P.R.) | 8 CALLED 19.11 ACRES
"TRACT 2"
GILBERT J. HENZE AND
JERELINE P. HENZE
(VOL. 6881, PG. 229 O.P.R.) |
| | 9 CALLED 19.11 ACRES
"TRACT 1"
GILBERT J. HENZE AND
JERELINE P. HENZE
(VOL. 6881, PG. 229 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.) |
| | 11 CALLED 2.155 ACRES
ROBERT M. GRAVELL AND
MARY ANNA GRAVELL
(VOL. 8751, PG. 806 O.P.R.) |
| | 12 CALLED 2.92 ACRES
ROBERT M. GRAVELL AND
MARY A. GRAVELL
(VOL. 2836, PG. 725 O.P.R.) |
| | 13 CALLED 10.00 ACRES
JOSE J. RODRIGUEZ
(VOL. 11033, PG. 401 O.P.R.) |
| | 14 CALLED 39.250 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088161 O.P.R.) |



ZONING EXHIBIT



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°23'02"W	344.69'
L2	S49°13'11"W	128.94'
L3	S88°53'50"E	253.87'
L4	S88°53'17"E	2.93'
L5	S89°27'32"E	254.20'
L6	S10°48'05"E	258.23'
L7	S10°33'28"E	94.78'
L8	S12°30'16"E	201.33'
L9	S22°01'16"E	100.18'
L10	S33°10'03"E	97.80'
L11	S39°14'05"E	64.65'
L12	S41°14'58"E	35.07'
L13	S47°21'58"E	64.02'
L14	S08°59'58"E	72.02'

MARCH 6, 2024
REVISED JUNE 25, 2024

SHEET 1 OF 1
JOB No.:12768-02

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 528.0 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, and a called 0.55 acre tract of land, both 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, 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, County Block 5132, and the Miguel Manchaca Survey No. 52, Abstract 502, County Block 5151, in Bexar County, Texas. Said 528.0 acre tract being more fully described as follows, with bearings based record deed information:

BEGINNING: At a point at the southwest intersection of Foster Road and Lodi 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, 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;

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, 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, 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, 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, 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 a called 206.3513 acre tract of land, recorded in Document No. 20190088155 of said Official Public Records;

THENCE: N 88°55'53" W, departing the west right-of-way line of said Foster Road, with the south line of said 39.250 acre tract, and with the north line of said 206.3513 acre tract, a distance of 331.57 feet to a point at a southwest corner of said 39.250 acre tract and at the southeast corner of a called 10.00 acre tract of land, recorded in Volume 11033, Page 401, of said Official Public Records;

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 recorded in Volume 11033, Page 401, 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 recorded in Volume 11033, Page 401;

THENCE: With a south line of said 39.250 acre tract and with the north line of said 10.00 acre tract recorded in Volume 11033, Page 401, 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 recorded in Volume 11033, Page 401, and on the east line of a called 2.155 acre tract of land, recorded in Volume 6751, Page 606, of said Official Public Records;

THENCE: N 02°29'47" W, with the east line of said 2.155 acre tract, with the east line of a called 2.92 acre tract of land, recorded in Volume 2636, Page 725, of said Official Public Records, 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 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, and with the north lines of a called 19.11 acre tract of land, known as Tract 2, and a called 19.11 acre tract of land, known as Tract 1, both recorded in Volume 6881, Page 229, of said Official Public Records, 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 said 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;

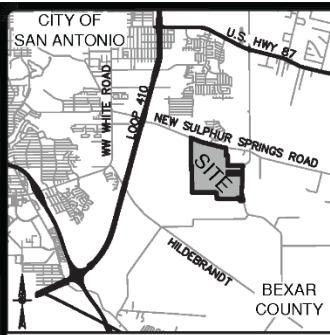
THENCE: S 00°41'40" W, continuing with the west right-of-way line of said Lodi Road and with an east line of said 118.321 acre tract, a distance of 46.72 feet to a point at the southwest corner of said Lodi Road and at a reentrant corner of said 118.321 acre tract;

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 the POINT OF BEGINNING and containing 528.0 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:	March 6, 2024
REVISED:	June 25, 2024
JOB NO.	12768-02
DOC. ID.	N:\CIVIL\12768-02\Word\12768-02 FNZN 528.0 AC.docx





LOCATION MAP

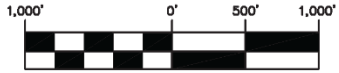
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LEGEND:

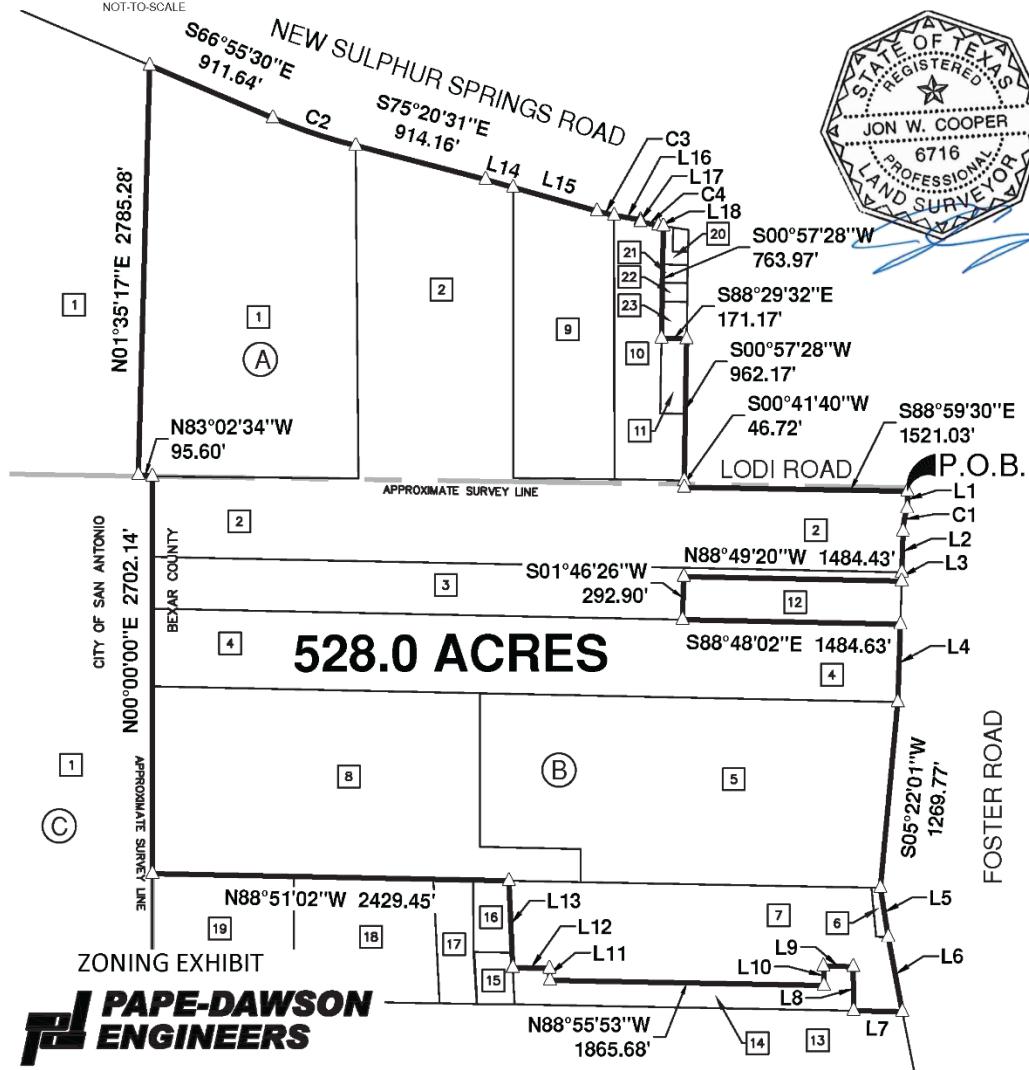
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
△ CALCULATED POINT

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.



SCALE: 1" = 1,000'



PAPE-DAWSON ENGINEERS

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

MARCH 6, 2024
REVISED JUNE 25, 2024

SHEET 1 OF 2
JOB No.:12768-02

Order: Jan 24, 2024, 9:25am User: JD, Jmg
File: H:\DATA\12768-02\12768-02 2NEX 528.0 AC.dwg

REFERENCE

DEED LEGEND

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

SURVEY LEGEND

Ⓐ
NEPOMUCENO MONTTOYA
SURVEY NO. 21
ABSTRACT 469
COUNTY BLOCK 5132

Ⓑ
MIGUEL MANCHACA
SURVEY NO. 52
ABSTRACT 502
COUNTY BLOCK 5151

Ⓒ
ANTONIO MANCHACA
SURVEY NO. 51
ABSTRACT 905

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'00"W	115.28'
L2	S01°33'45"W	279.54'
L3	S01°43'21"W	59.99'
L4	S01°56'08"W	529.21'
L5	S09°10'04"E	338.43'
L6	S10°38'51"E	516.91'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N88°55'53"W	331.57'
L8	N00°28'20"W	300.00'
L9	N88°59'06"W	203.55'
L10	S01°29'27"E	131.87'
L11	N02°53'53"W	81.63'
L12	N88°55'53"W	250.00'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N02°29'47"W	591.88'
L14	S74°01'32"E	195.31'
L15	S74°15'57"E	592.78'
L16	S80°17'32"E	182.79'
L17	S00°34'30"W	13.43'
L18	S81°05'36"E	34.89'

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

ZONING EXHIBIT



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

MARCH 6, 2024
REVISED JUNE 25, 2024

SHEET 2 OF 2
JOB No.:12768-02

Date: Jan 24, 2024, 9:45am User: JD, Jmg
File: H:\GVA\12768-02\12768-02_ZNEX 528.0 AC.dwg

REFERENCE

METES AND BOUNDS DESCRIPTION
FOR ZONING

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, County Block 5132, 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:

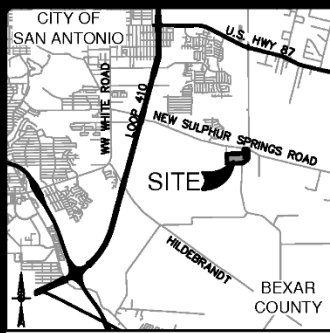
S 81°07'16" E, a distance of 158.35 feet to a point;

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.



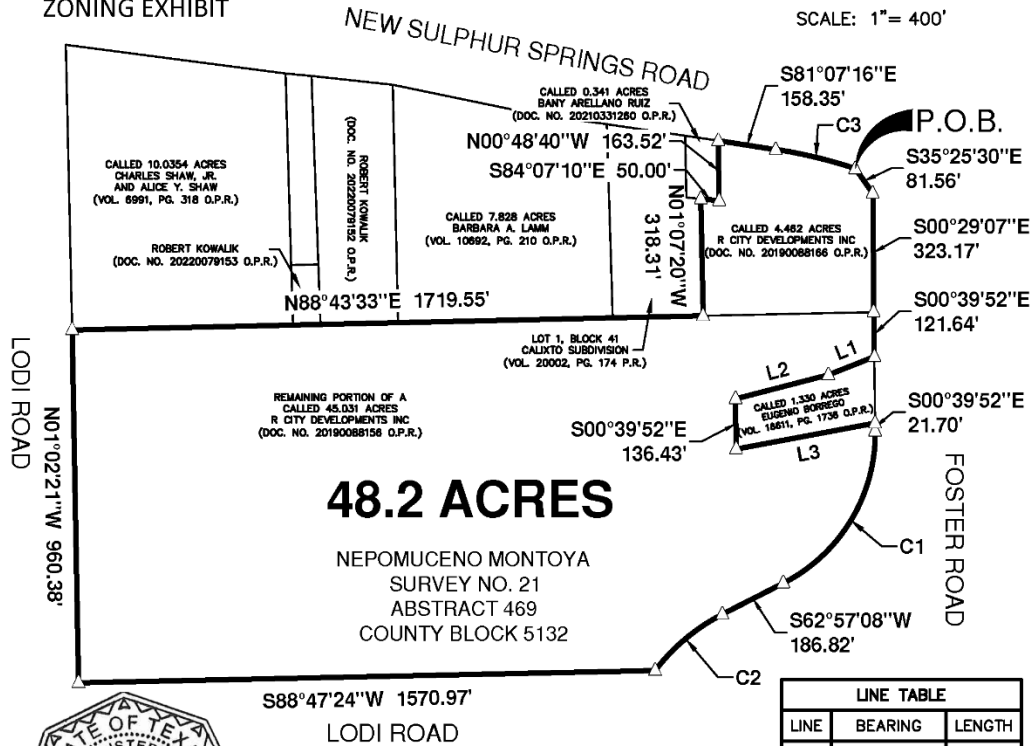
PREPARED BY:	Pape-Dawson Engineers
DATE:	February 15, 2024
REVISED:	June 25, 2024
JOB NO.	12768-02
DOC. ID.	N:\CIVIL\12768-02\Word\12768-02 FNZN 48.2 AC.docx



LOCATION MAP

NOT-TO-SCALE

ZONING EXHIBIT



PAPE-DAWSON
ENGINEERS

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

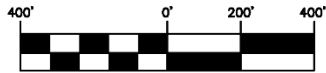
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION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



SCALE: 1" = 400'

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
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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
REVISED JUNE 25, 2024

SHEET 1 OF 1
JOB No. 12768-02

Drawn: Jan 24, 2024, 8:27am, User: JD, JWC
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REFERENCE