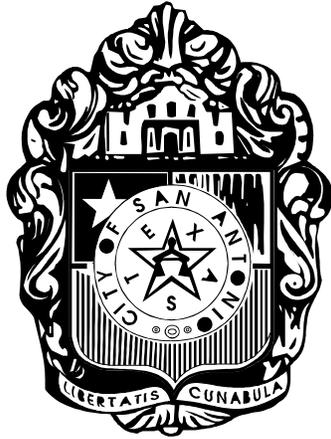


CITY OF SAN ANTONIO, TEXAS



Rosillo Creek

Tax Increment Reinvestment Zone

Number Forty-One

Project Plan

_____ 2025

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- 120 acres of commercial development; and
- 425 acres of light industrial development.

Project Narrative

In response to a petition submitted in May 2024, the City Council of the City of San Antonio, Texas, through Ordinance No. 2025-02-20-0132, dated February 20, 2025, established Tax Increment Reinvestment Zone Number Forty-One, Rosillo Creek, San Antonio, Texas, (the “Rosillo Creek TIRZ”) in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311. The Rosillo Creek TIRZ is approximately 1,854 acres and is located southeast of the Loop 410 and New Sulphur Springs Road intersection, wholly within the City of San Antonio (the “City”) corporate limits. The property lies in Council District 3.

It is anticipated that the Rosillo Creek TIRZ will create 5,239 single-family homes, approximately 67 acres of market rate multi-family development, approximately 120 acres of commercial development, and approximately 425 acres of light industrial development. The Developer has agreed to donate 49.5 acres of land to the San Antonio Housing Trust for a possible multi-family development within the TIRZ boundaries. The single-family units within the boundaries of the TIRZ are expected to be priced at or about \$315,000.

Proposed Public Improvements

The total development costs for Rosillo Creek are estimated at \$1,200,000,000 with a maximum eligible reimbursement from the TIRZ of \$156,326,193 for public improvements and the designation fee.

Examples of proposed public improvements include costs that are direct and ancillary to: the construction of the North-South and East-West arterial roadways, construction of a 42” oversized sewer main and lift station, water improvements, roads, sewer improvements, and CPS improvements. Please refer to **Exhibit A**.

School District Impacted

The Rosillo Creek TIRZ will provide student population to the East Central Independent School District, specifically the nearby Salado Elementary and Legacy Middle School.

Zoning Ordinances

On February 20, 2025, City Council, through Ordinance 2025-02-20-0133 annexed 794.5 acres of land located within the boundaries of the Rosillo Creek TIRZ into the corporate boundaries of the City and applied the “Business/Innovation Mixed Use” future land use designation to 218.3 acres and the “Urban Mixed Use” future land use designation to 576.2 acres of the newly annexed property. Additionally, through Ordinance 2025-02-20-0134 the existing zoning within the boundaries of the TIRZ was changed from “C-2” Commercial District and “NP-10” Neighborhood Preservation District to “MXD” Mixed Use District with a maximum residential destiny of 40 units per acre.

As reference, copies of the Ordinances are included as **Exhibit B-1** and **Exhibit B-2**.

Displaced Persons

At this time, it is not anticipated that any of the activities identified in this Project Plan will require the relocation or displacement of persons.

Project Budget

The TIRZ funds will be used to increase the overall housing stock in San Antonio in furtherance of the City’s Strategic Housing Implementation Plan. The following section will outline in detail the proposed use of those funds, including development costs and proposed public improvements.

Funding Amount

The total Development Costs for the Rosillo Creek TIRZ are estimated at \$1,200,000,000. Public Infrastructure Improvements and associated financial costs are estimated at \$214,606,341. All amounts for individual expense line items within the Public Improvements reimbursement amount of \$214,606,341 are estimates of anticipated expenditures and do not act as a limitation on the

described items. The Developer will receive a maximum of \$156,326,193 from the TIRZ for Public Improvements and associated financial costs.

Proposed public improvements include the construction of the North-South and East-West arterial roadways, construction of a 42” oversized sewer main and lift station, water improvements, roads, sewer improvements, and CPS improvements.

Estimated Non-Project Costs

Estimated non–project costs will include a one-time designation fee of \$50,000 and an annual administrative fee for the City of San Antonio. The City’s annual administrative expenses will be assessed as the lesser of 20% of the Fiscal Year Increment or \$75,000 for each year. The total administrative expenses are estimated at \$1,547,533.75.

Administrative Expenses	
Designation Fee	\$50,000.00
Estimated Administrative Expenses	\$1,547,533.75
Total Administrative Expenses	\$1,597,533.75

TIRZ Term

The City of San Antonio’s Tax Increment Reinvestment Zone #41 Rosillo Creek was designated February 20, 2025, through Ordinance 2025-02-20-0132.

The term of the TIRZ will be approximately 25-years with the term beginning February 20, 2025. The TIRZ shall terminate no later than September 30, 2050, with the City’s participation level of 70%.

Other incentives/fee waivers

Currently, no additional incentives or fee waivers are being utilized alongside TIRZ funds for the development of Rosillo Creek project.

EXHIBIT A

Project costs eligible for reimbursement include the actual and ancillary costs related to the following:

- Construction of the North-South and East-West arterial roadways
- Construction of a 42” oversized sewer main and lift station
- Water improvements
- Roads
- Sewer improvements; and
- CPS improvements.

EXHIBIT B-1

ORDINANCE

2025-02-20-0134

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTHEAST COMMUNITY AREA PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE BOUNDARY OF THE PLAN AREA TO INCLUDE 794.5 ACRES OF LAND, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF LOOP 410 AND NEW SULPHUR SPRINGS ROAD, AND APPLYING THE “BUSINESS/INNOVATION MIXED USE” FUTURE LAND USE DESIGNATION TO 218.3 ACRES OUT OF CB 5151 AND CB 5152, AND THE “URBAN MIXED USE” FUTURE LAND USE DESIGNATION TO 528 ACRES OUT OF CB 5132 AND CB 5151, AND 48.2 ACRES OUT OF CB 5132.

* * * * *

WHEREAS, the Southeast Community Area Plan was adopted on December 15, 2022 by City Council as a component of the City’s Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on October 9, 2024 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the boundary of the plan area to include 794.5 acres of land, generally located southeast of the intersection of Loop 410 And New Sulphur Springs Road, legally described as 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, and applying the applying the “Business/Innovation Mixed-Use” future land use designation to 218.3 acres out of CB 5151 and CB 5152, and the “Urban Mixed-Use” future land use designation to 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132.

SECTION 2. All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes. A description of the property is attached as **Attachment "II"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. This ordinance shall take effect March 2, 2025.

PASSED AND APPROVED this 20th day of February, 2025.



M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
For



**City of San Antonio
City Council Meeting
February 20, 2025**

26.

2025-02-20-0134

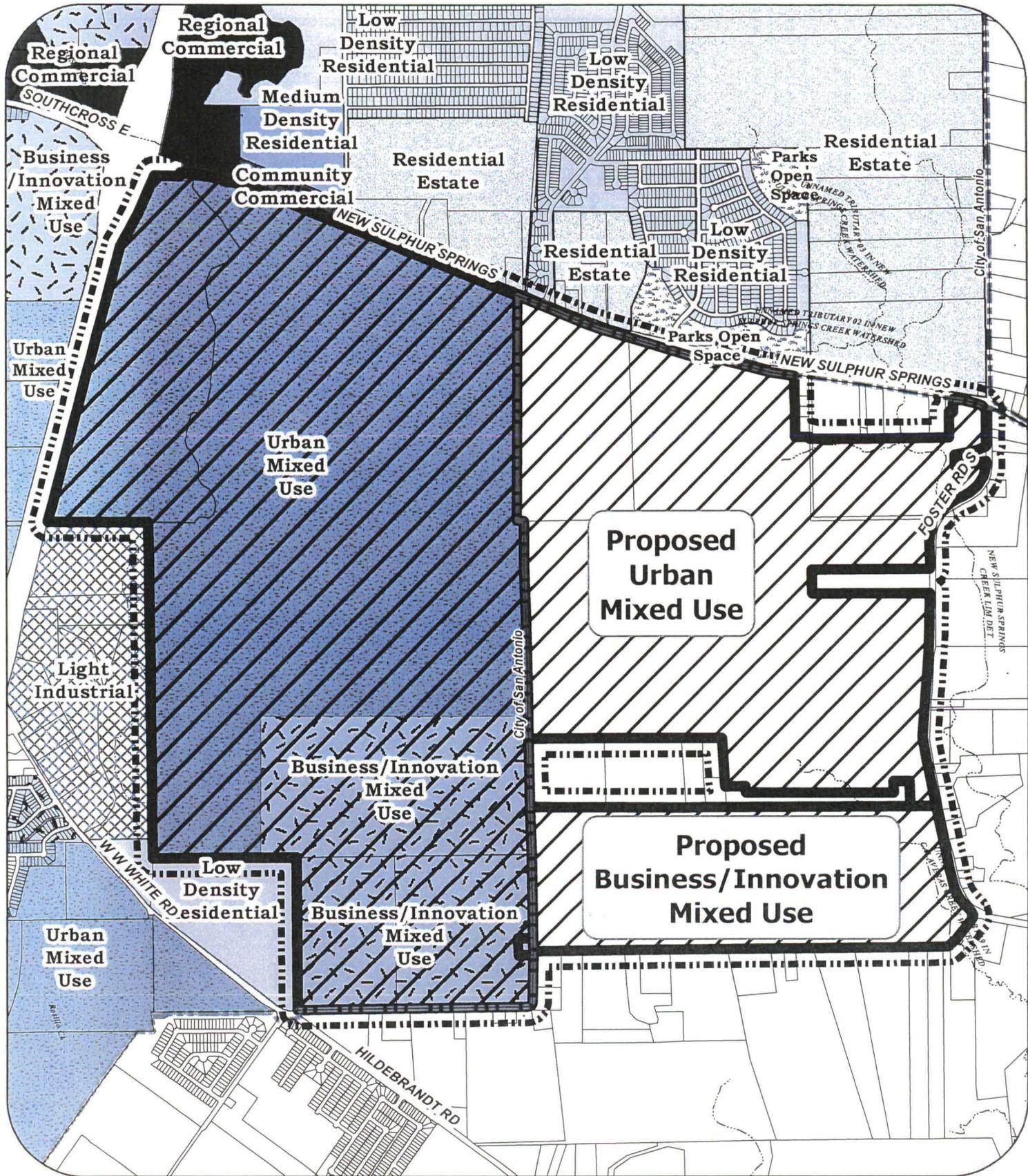
PLAN AMENDMENT CASE PA-2024-11600040 (ETJ – Closest to Council District 3): Ordinance amending the SA Tomorrow Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the boundary of the plan area to include 794.5 acres of land, generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, and applying the “Business/Innovation Mixed Use” future land use designation to 218.3 acres out of CB 5151 and CB 5152, and the “Urban Mixed Use” future land use designation to 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700067)

Councilmember Whyte moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte

Absent: Nirenberg, Alderete Gavito

ATTACHMENT "I"
LAND USE MAP



	200' Notification Area	Proposed Land Use Change	Low Density Residential	Medium Density Residential	Residential Estate	Community Commercial	Regional Commercial	Light Industrial	Business/Innovation Mixed Use	Parks Open Space	Urban Low Density Residential	Urban Mixed Use

Data Source: City of San Antonio Enterprise GIS, Street Maps 911, Sewer Approval District
 This document is intended to provide information only. It is not a contract and does not constitute a warranty of any kind, and the City of San Antonio is not responsible for any errors or omissions. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 5/28/2024
 Map File Location: C:\Arcview\Plan Amendment\2024\Amend_2411600040_SEComm_BAW.mxd
 PDF Filename: 240524.pdf

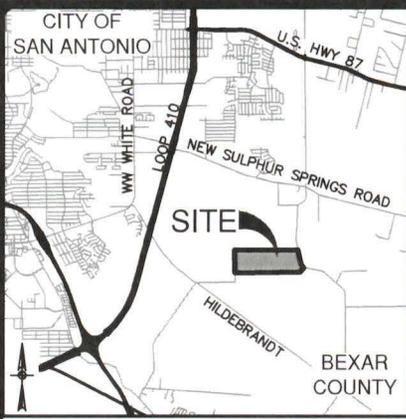
Southeast Community Area Plan

Proposed Plan Amendment 2411600040 Area

City of San Antonio
 Planning Department

Budget: White, AICP
 City Tower: 18th Floor
 PO Box: 839068
 San Antonio, TX 78283

ATTACHMENT "II"
SURVEY/FIELD NOTES



LOCATION MAP

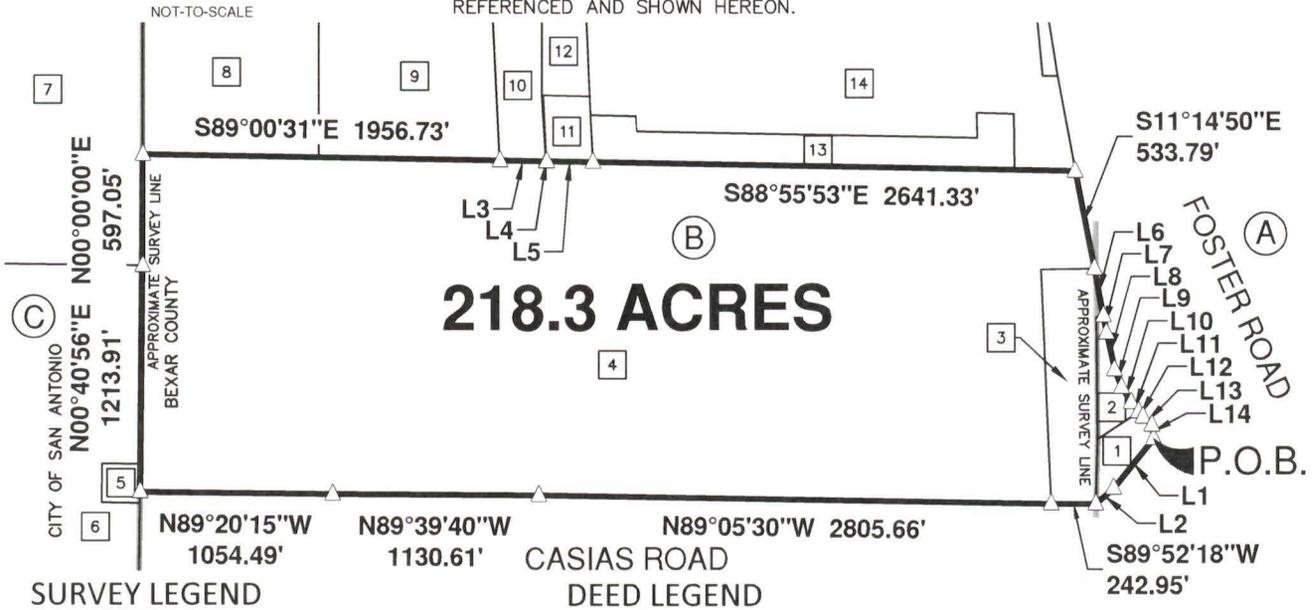
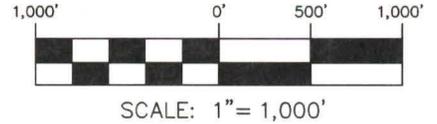
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION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



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

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 CALLED 1.85 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088158 O.P.R.) 2 CALLED 1.605 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088165 O.P.R.) 3 CALLED 8.04 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088159 O.P.R.) 4 CALLED 206.3513 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088155 O.P.R.) | <ul style="list-style-type: none"> 5 CALLED ONE ACRE UNITED GAS PIPE LINE COMPANY (VOL. 3327, PG. 321 D.R.) 6 CALLED 76.64 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088163 O.P.R.) 7 CALLED 863.962 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088154 O.P.R.) 8 CALLED 19.11 ACRES "TRACT 2" GILBERT J. HENZE AND JERELINE P. HENZE (VOL. 6881, PG. 229 O.P.R.) CALLED 19.11 ACRES "TRACT 1" GILBERT J. HENZE AND JERELINE P. HENZE (VOL. 6881, PG. 229 O.P.R.) 9 CALLED 5,000 ACRES WILLIAM G. WATSON (DOC. NO. 20230053047 O.P.R.) FURTHER DESCRIBED IN (VOL. 5497, PG. 1074 O.P.R.) 10 CALLED 2,155 ACRES ROBERT M. GRAVELL AND MARY ANNA GRAVELL (VOL. 6751, PG. 606 O.P.R.) CALLED 2.92 ACRES ROBERT M. GRAVELL AND MARY A. GRAVELL (VOL. 2636, PG. 725 O.P.R.) 11 CALLED 10.00 ACRES JOSE J. RODRIGUEZ (VOL. 11033, PG. 401 O.P.R.) 12 CALLED 39.250 ACRES R CITY DEVELOPMENTS INC (DOC. NO. 20190088161 O.P.R.) |
|---|--|

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'



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

Attachment "II"

SHEET 1 OF 1
JOB No.:12768-02

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;

Attachment "II"

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;

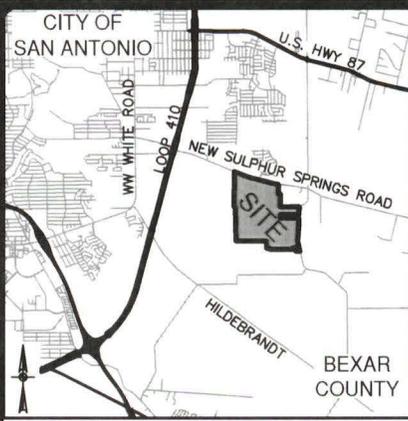
S 47°21'58" E, a distance of 64.02 feet to a point;

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





LOCATION MAP

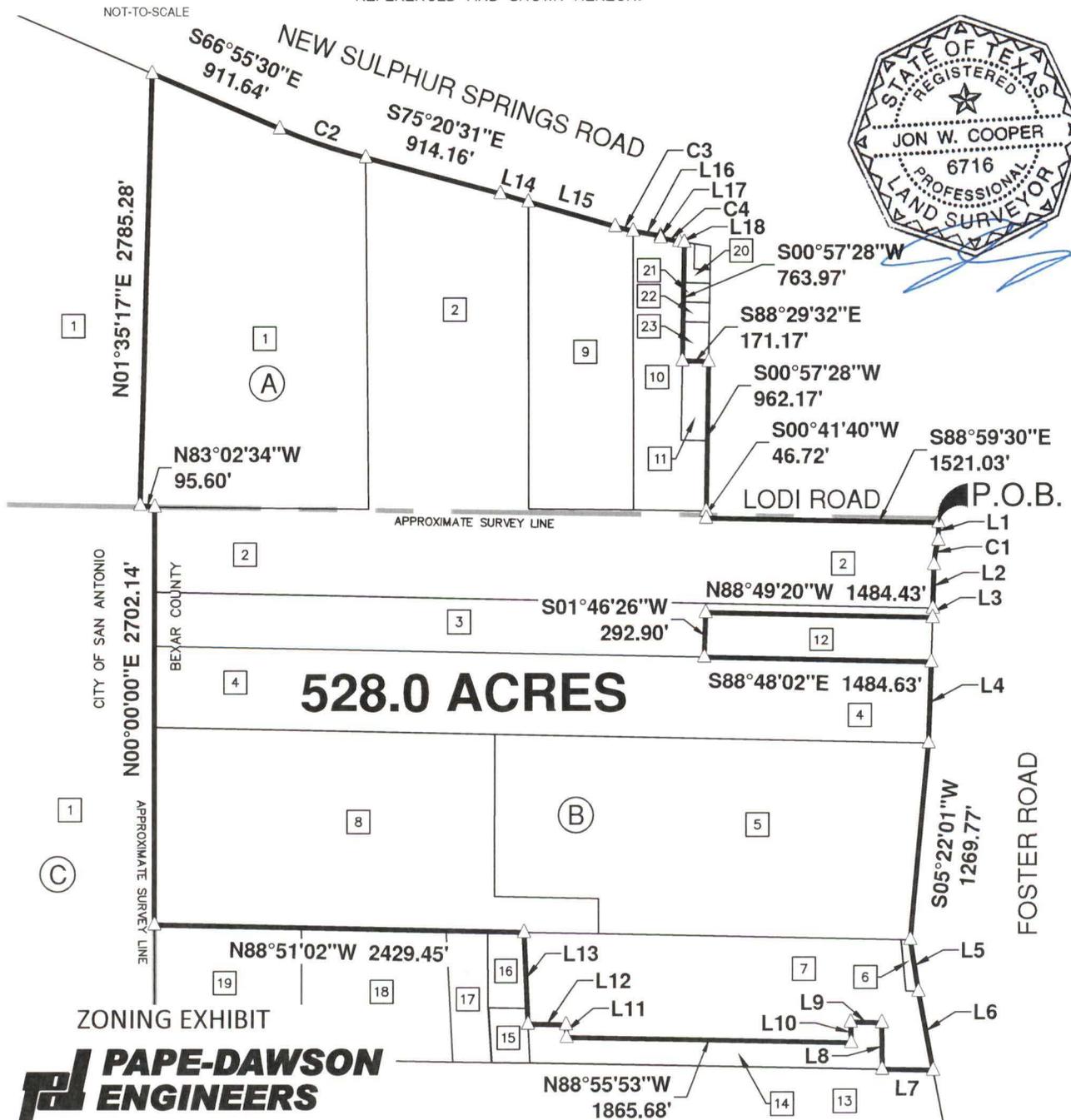
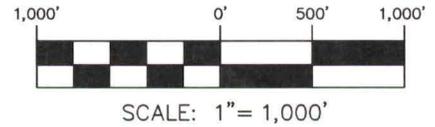
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION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



Date: Jun 24, 2024, 9:26am User ID: jrc Date: Jun 24, 2024, 9:26am User ID: jrc File: N:\DWL\12768-02\12768-02_ZNEX 528.0 AC.dwg

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
Attachment "II" JOB No.:12768-02

REFERENCE:

DEED LEGEND

- 1 CALLED 863.962 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088154 O.P.R.)

 - 2 CALLED 118.321 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088160 O.P.R.)

 - 3 CALLED 31.30 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088162 O.P.R.)

 - 4 CALLED 61.72 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088157 O.P.R.)

 - 5 CALLED 77.63 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088168 O.P.R.)

 - 6 CALLED 0.55 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088168 O.P.R.)

 - 7 CALLED 39.250 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088161 O.P.R.)

 - 8 CALLED 68.69 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088163 O.P.R.)

 - 9 CALLED 29.766 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088170 O.P.R.)

 - 10 REMAINING PORTION OF
CALLED 14.89 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088164 O.P.R.)

 - 11 CALLED 2.00 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088169 O.P.R.)

 - 12 CALLED 10.00 ACRES
VIRGINIA D. BERGER
(VOL. 12508, PG. 1641 O.P.R.)
- 13 CALLED 206.3513 ACRES
R CITY DEVELOPMENTS INC
(DOC. NO. 20190088155 O.P.R.)

 - 14 CALLED 10.00 ACRES
JOSE J. RODRIGUEZ
(VOL. 11033, PG. 401 O.P.R.)

 - 15 CALLED 2.155 ACRES
ROBERT M. GRAVELL AND
MARY ANNA GRAVELL
(VOL. 6751, PG. 606 O.P.R.)

 - 16 CALLED 2.92 ACRES
ROBERT M. GRAVELL AND
MARY A. GRAVELL
(VOL. 2636, PG. 725 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.)

 - 18 CALLED 19.11 ACRES
"TRACT 1"
GILBERT J. HENZE AND
JERELINE P. HENZE
(VOL. 6881, PG. 229 O.P.R.)

 - 19 CALLED 19.11 ACRES
"TRACT 2"
GILBERT J. HENZE AND
JERELINE P. HENZE
(VOL. 6881, PG. 229 O.P.R.)

 - 20 BETTY LOU MILLER BARR
(VOL. 16171, PG. 761 O.P.R.)

 - 21 CALLED 0.493 ACRES
BETTY LOU MILLER BARR
(VOL. 16394, PG. 1801 O.P.R.)

 - 22 CALLED 0.507 ACRES
DONNA TREVINA, ET AL.
(DOC. NO. 20200228492 O.P.R.)

 - 23 CALLED 1.00 ACRES
MARK A. SHAW, SR.
AND PHYLLIS L. SHAW
(VOL. 15059, PG. 714 O.P.R.)

SURVEY LEGEND

- (A)
NEPOMUCENO MONTOYA
SURVEY NO. 21
ABSTRACT 469
COUNTY BLOCK 5132

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

- (C)
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

Attachment "II"

SHEET 2 OF 2
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;

528.0 Acres
Job No.: 12768-02
Page 5 of 5

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

NOT-TO-SCALE

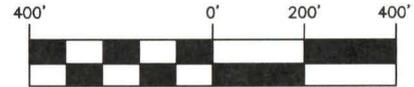
THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION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

LEGEND:

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

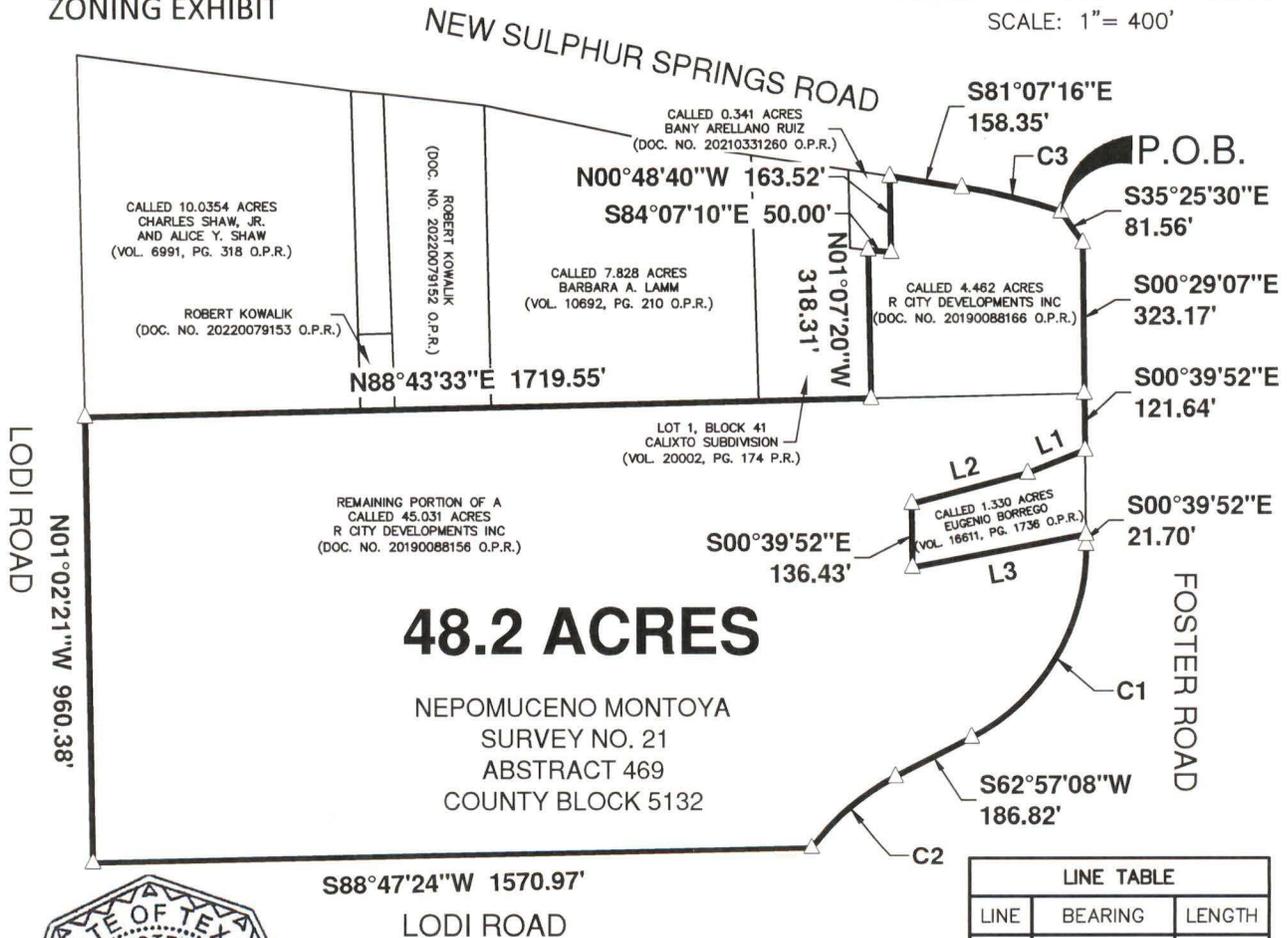
NOTES:

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'

ZONING EXHIBIT



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'



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

FEBRUARY 15, 2024
 REVISED JUNE 25, 2024

Attachment "II"

SHEET 1 OF 1
 JOB No.:12768-02



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

Attachment "II"

EXHIBIT B-2

ORDINANCE

2025-02-20-0135

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1,806.4 acres out of CB 5132, CB 5151, CB 5152, and NCB 10846, and 48.2 acres out of CB 5132, from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, "NP-10" Neighborhood Preservation District, "NP-10 MLOD-3 MLR-2" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "OCL" Outside City Limits to "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

AZ/lj
02/20/2025
27

CASE NO. Z-2024-10700067

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 2, 2025.

PASSED AND APPROVED this 20th day of February, 2025.



M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
For



**City of San Antonio
City Council Meeting
February 20, 2025**

27.

2025-02-20-0135

ZONING CASE Z-2024-10700067 (ETJ – Closest to Council District 3): Ordinance assigning zoning to property generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, currently located Outside the City Limits, by applying "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre, and a request for a change in zoning from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, "NP-10" Neighborhood Preservation District, "NP-10 MLOD-3 MLR-2" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "OCL" Outside City Limits to "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre on 1,806.4 acres out of CB 5132, CB 5151, CB 5152, and NCB 10846, and 48.2 acres out of CB 5132, generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2024-11600040)

Councilmember Whyte moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: Nirenberg, Alderete Gavito

EXHIBIT "A"
SURVEY/FIELD NOTES

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1,806.4 acre tract of land being all of a called 148.751 acre tract of land, recorded in Document No. 20190088153 of the Official Public Records of Bexar County, Texas, all of a called 1.674 acre tract of land, recorded in Document No. 20190088154 of said Official Public Records, all of a called 863.962 acre tract of land, recorded in Document No. 20190088154 of said Official Public Records, all of a called 76.64 acre tract of land, recorded in Document No. 20190088163 of said Official Public Records, all of a called 56.596 acre tract of land, recorded in Document No. 20190088167 of said Official Public Records, 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, County Block 5132, the Antonio Manchaca Survey No. 51, Abstract 905, the Miguel Manchaca Survey No. 52, Abstract 502, County Block 5151, and the Miguel Gortari Survey No. 5, Abstract 252, County Block 5152, partially in New City Block 10846 of the City of San Antonio, Bexar County, Texas, and partially in Bexar County, Texas. Said 1,806.4 acre tract being more fully described as follows, with bearings based on record deed information:

BEGINNING: At a point at the southeast intersection of New Sulfur Springs Road and Loop 410 and at the northwest corner of said 148.751 acre tract;

THENCE: With the south right-of-way line of said New Sulfur Springs Road and with the north line of said 148.751 acre tract, the following bearings and distances:

S 86°23'22" E, a distance of 338.96 feet to a point;

N 12°09'45" E, a distance of 31.15 feet to a point;

S 82°16'49" E, a distance of 192.35 feet to a point at the northeast corner of said 148.751 acre tract and at the northwest corner of said 863.962 acre tract;

THENCE: Continuing 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 78°49'43" E, a distance of 306.17 feet to a point;

S 75°20'23" E, a distance of 315.32 feet to a point;

S 66°55'30" E, a distance of 4652.33 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, 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 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 a point at the southwest intersection of said 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 and with the east line of said one acre tract, a distance of 149.32 feet to a point at the northeast corner of said one acre tract;

THENCE: N 89°19'04" W, departing the west line of said 206.3513 acre tract, with a south line of said 76.64 acre tract, and with the north line of said one acre tract, a distance of 208.77 feet to a point at a reentrant corner of said 76.64 acre tract and at the northwest corner of said one acre tract;

THENCE: S 00°40'56" W, with an east line of said 76.64 acre tract and with the west line of said one acre tract, a distance of 208.77 feet to a point at a reentrant corner of said 76.64 acre tract and at the southwest corner of said one acre tract;

THENCE: S 89°19'04" E, with a north line of said 76.64 acre tract and with the south line of said one acre tract, a distance of 208.77 feet to a point at a northeast corner of said 76.64 acre tract, at the southeast corner of said one acre tract, and on the west right-of-way line of said Casias Road;

THENCE: S 00°40'56" W, with the west right-of-way line of said Casias Road and with the east line of said 76.64 acre tract, a distance of 661.21 feet to a point at the southeast corner of said 76.64 acre tract and at a reentrant corner of said Casias Road;

THENCE: N 89°25'04" W, with the north right-of-way line of said Casias Road and with the south line of said 76.64 acre tract, a distance of 1747.80 feet to a point at the southwest corner of said 76.64 acre tract and at the southeast corner of said 56.596 acre tract;

THENCE: N 89°39'04" W, continuing with the north right-of-way line of said Casias Road and with the south line of said 56.596 acre tract, a distance of 1270.77 feet to a point at the southwest corner of said 56.596 acre tract and at the southeast corner of a called 56.5 acre tract of land, recorded in Volume 9177, Page 787, of said Official Public Records;

THENCE: N 00°40'56" E, departing the north right-of-way line of said Casias Road, with the west line of said 56.596 acre tract, and with the east line of said 56.5 acre tract, a distance of 1945.01 feet to a point at the northwest corner of said 56.596 acre tract, at the northeast corner of said 56.5 acre tract, and on the south line of said 863.962 acre tract;

THENCE: With the south line of said 863.962 acre tract and with the north line of said 56.5 acre tract, the following bearings and distances:

N 89°21'19" W, a distance of 747.10 feet to a point;

N 89°18'19" W, a distance of 405.55 feet to a point;

N 89°16'42" W, a distance of 673.61 feet to a point at the southwest corner of said 863.962 acre tract, at the northwest corner of said 56.5 acre tract, and on the east line of a called 6.121 acre tract of land, recorded in Volume 16584, Page 942, of said Official Public Records;

THENCE: N 00°32'06" E, with the west line of said 863.962 acre tract, with the east line of said 6.121 acre tract, and with the east line of a called 34.9905 acre tract of land, recorded in Document No. 20190139202 of said Official Public Records, a distance of 799.05 feet to a point;

THENCE: Continuing with the west line of said 863.962 acre tract and with the east line of said 34.9905 acre tract, the following bearings and distances:

N 00°50'48" E, a distance of 1436.98 feet to a point;

N 00°09'56" E, a distance of 269.66 feet to a point;

THENCE: N 01°02'49" E, continuing with the west line of said 863.962 acre tract, with the east line of said 34.9905 acre tract, and with the east line of a called 11.27 acre tract of land, recorded in Volume 15680, Page 1826, of said Official Public Records, distance of 792.89 feet to a point at the northeast corner of said 11.27 acre tract and at the southeast corner of a called 28.5685 acre tract of land, recorded in Volume 14467, Page 183, of said Official Public records;

THENCE: Continuing with the west line of said 863.962 acre tract and with the east line of said 28.5685 acre tract, the following bearings and distances:

N 00°08'13" E, a distance of 591.10 feet to a point;

N 01°28'45" E, a distance of 278.53 feet to a point at a northwest corner of said 863.962 acre tract, at the northeast corner of said 28.5685 acre tract, and on the south line of said 1.674 acre tract;

THENCE: With the south line of said 1.674 acre tract and with the north line of said 28.5685 acre tract, the following bearings and distances:

N 88°39'14" W, a distance of 996.44 feet to a point;

N 89°00'32" W, a distance of 287.11 feet to a point at the southwest corner of said 1.674 acre tract, at the northwest corner of said 28.5685 acre tract, and on the east right-of-way line of said Loop 410;

THENCE: N 17°25'36" E, with the east right-of-way line of said Loop 410 and with the west line of said 1.674 acre tract, a distance of 50.15 feet to a point at the northwest corner of said 1.674 acre tract, and at the southwest corner of said 148.751 acre tract;

THENCE: Continuing with the east right-of-way line of said Loop 410 and with the west line of said 148.751 acre tract, the following bearings and distances:

N 16°48'32" E, a distance of 3552.30 feet to a point;

N 30°13'18" E, a distance of 515.72 feet to a point;

N 22°32'14" E, a distance of 452.10 feet to the POINT OF BEGINNING. The above described perimeter boundary contains 1,863.869 acres in Bexar County, Texas.

SAVE AND EXCEPT THE FOLLOWING 57.5 ACRE TRACT FROM THE ABOVE DESCRIBED 1,863.9 ACRES

A 57.5 acre tract of land being all of a called 10.00 acre tract of land described in deed to Jose J. Rodriguez, recorded in Volume 11033, Page 401, of the Official Public Records of Bexar County, Texas, all of a called 2.155 acre tract of land described in deed to Robert M. Gravell and Mary Anna Gravell, recorded in Volume 6751, Page 606, of said Official Public Records, all of a called 2.92 acre tract of land described in deed to Robert M. Gravell and Mary A. Gravell, recorded in Volume 2636, Page 725, of said Official Public Records, all of a called 5.000 acre tract of land described in deed to William G. Watson, recorded in Document No. 20230053047 of said Official Public Records, further described in Volume 5497, Page 1074, of said Official Public Records, all of a called 19.11 acre tract of land, known as Tract 1, and all of a called 19.11 acre tract of land, known as Tract 2, both being described in deed to Gilbert J. Henze and Jereline P. Henze, recorded in Volume 6881, Page 229, of said Official Public Records, out of the Miguel Manchaca Survey No. 52, Abstract 502, County Block 5151, in Bexar County, Texas. Said 57.5 acre tract being more fully described as follows, with bearings based on record deed information:

BEGINNING: At a point at the southeast corner of said 10.00 acre tract, at a southwest corner of a called 39.250 acre tract of land, recorded in Document No. 20190088161 of said Official Public Records, and on the north line of a called 206.3513 acre tract of land, recorded in Document No. 20190088155 of said Official Public Records, from which a point at the southeast corner of said 39.250 acre tract, at the northeast corner of said 206.3513 acre tract, and on the west right-of-way line of Foster Road, bears S 88°55'53" E, a distance of 331.57 feet;

THENCE: N 88°55'53" W, with the south line of said 10.00 acre tract and with the north line of said 206.3513 acre tract, a distance of 2309.76 feet to a point at the southwest corner of said 10.00 acre tract and at the southeast corner of said 2.155 acre tract;

THENCE: N 89°27'32" W, 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 southwest corner of said 2.155 acre tract and at the southernmost southeast corner of said 2.92 acre tract;

THENCE: N 88°53'17" W, 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 southwest corner of said 2.92 acre tract and at the southeast corner of said 5.000 acre tract;

THENCE: N 88°53'50" W, 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 southwest corner of said 5.000 acre tract and at the southeast corner of said Tract 1;

THENCE: N 89°00'31" W, continuing with the north line of said 206.3513 acre tract, with the south line of said Tract 1, and with the south line of said Tract 2, a distance of 1956.73 feet to a point at the southwest corner of said Tract 2, at the northwest corner of said 206.3513 acre tract, and on the east line 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, with the west line of said Tract 2 and with the east line of said 863.962 acre tract, a distance of 848.54 feet to a point at the northwest corner of said Tract 2 and at the southwest corner of a called 68.69 acre tract of land, recorded in Document No. 20190088163 of said Official Public Records;

THENCE: S 88°51'02" E, with the north line of said Tract 1, with the north line of said Tract 2, with the north line of said 5.000 acre tract, with the north line of said 2.92 acre tract, and with the south line of said 68.69 acre tract, a distance of 2429.45 feet to a point at the northeast corner of said 2.92 acre tract and at the northwest corner of said 39.250 acre tract;

THENCE: S 02°29'47" E, departing the south line of said 68.69 acre tract, with the east line of said 2.92 acre tract, with the east line of said 2.155 acre tract, and with the west line of said 39.250 acre tract, a distance of 591.88 feet to a point at the westernmost southwest corner of said 39.250 acre tract and at the northwest corner of said 10.00 acre tract;

THENCE: Departing the east line of said 2.155 acre tract, with the north line of said 10.00 acre tract and with a south line of said 39.250 acre tract, the following bearings and distances:

S 88°55'53" E, a distance of 250.00 feet to a point;

S 02°53'53" E, a distance of 81.63 feet to a point;

S 88°55'53" E, a distance of 1865.68 feet to a point;

N 01°29'27" W, a distance of 131.87 feet to a point;

S 88°59'06" E, a distance of 203.55 feet to a point at the northeast corner of said 10.00 acre tract and at a reentrant corner of said 39.250 acre tract;

THENCE: S 00°28'20" E, with the east line of said 10.00 acre tract and with a west line of said 39.250 acre tract, a distance of 300.00 feet to the POINT OF BEGINNING and containing 57.5 acres in Bexar County, Texas.

Said tracts being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

ACREAGE SUMMARY

1,863.9 ACRES – OVERALL PERIMETER BOUNDARY

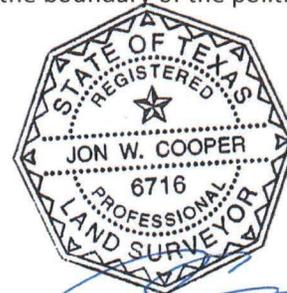
SAVE AND EXCEPT

57.5 ACRE TRACT

NET ACERAGE = 1,806.4 ACRES

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 1806.382 AC.docx



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

EXHIBIT "B"
MIXED-USE DISTRICT SITE PLAN

