

EXHIBIT G
Zoning Application

CDSA - CITY CLERK
2023 JAN 12 AM 09:16:13

Zoning Case # _____

Plan Amendment Case # _____



Application for Change of Zoning / Plan Amendment

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

Address: **Watson Road, Von Ormy, TX 78073**

Legal Description **CB 4298 P-2 (81.434 ACRES) ABS 421**

Total Acreage(s): approx. 81.434 acres

Lot:

Block:

NCB:

Current Zoning:

OCL

Requested Zoning:

MHC AHOD

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

Council District: **4**

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

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

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

YES, Plan Amendment Required

NO, Plan Amendment not required

Name of Plan: **Heritage South Sector Plan**

Total Acreage(s) **approx. 81.434 acres**

Legal Description **CB 4298 P-2 (81.434 ACRES) ABS 421**

Lot:

Block:

NCB:

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

Current Land Use Designation:

Suburban Tier

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

N/A

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

N/A

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

N/A

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

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

COSA - CITY CLERK
 2023 JAN 12 AM 9:16:15

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

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

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

Is this rezoning application the result of a code enforcement violation? If yes, indicate Code Case Number here N/A .

Will this proposed project result in the demolition of buildings? (All demolition applications will be reviewed by the Office of Historic Preservation. Please be sure to coordinate appropriately.)
N/A

Rezoning (via Voluntary Annexation) to MHC AHOD to allow a proposed Class A Manufactured Housing Community consisting of approximately 498 residential lots with a combination of single-wide and double-wide manufactured homes on the Subject Property. Each lot may contain one (1) HUD-Code manufactured home that will be grounded with concrete foundations. A Plan Amendment is not needed under the Heritage South Sector Plan, as the designation of "Suburban Tier" allows "MHC" zoning. As such, the proposed zoning is consistent and compatible with the future land use designation and surrounding development pattern. The Subject Property is not within a neighborhood association or within 200' of such.

2022 APR 15 10:50 AM

City of San Antonio
Development Services Department
Zoning Section

Zoning Case # _____

Plan Amendment Case # _____



2023 MAR 24 AM 10:29
099 - CIV CLERK

Application for Change of Zoning / Plan Amendment

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

Individual(s) Partnership Corporation Trust

Name(s): Mark R. Verstuyft

Address: 13235 WATSON RD

City, St. Zip: VON ORMY, TX 78073

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: ----- work: ----- mobile: -(210) 415-5221 fax: -----

E-mail: rverstuyft@yahoo.com-----

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

Agent Prospective Buyer Tenant

Name: Empower Communities, LLC

Address: 2900 NE 7TH AVE, UNIT 3304

City, St. Zip: Miami, FL 33137

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: ----- work: ----- mobile: ----- fax: -----

E-mail: -----

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

Name: Killen, Griffin & Farrimond, PLLC (REP)

Address: 10101 Reunion Place, Suite 250

City, St. Zip: San Antonio, Texas 78216

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: ----- work: 210-960-2750 mobile: ----- fax: -----

E-mail: James@KGFTX.COM

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

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

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

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

City of San Antonio
Development Services Department
Zoning Section

Zoning Case # _____

Plan Amendment Case # _____

2023 JAN 12 AM 9:16:32
KX 3710
CITY CLERK

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

AUTHORIZATION BY PROPERTY OWNER(S)

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

I, Mark R. Verstuyft, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)

owner of the property at Watson Rd., Von Ormy, TX 78073 (Property ID No.189417), as shown in the records of
(property address or legal description)

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

I authorize Mark Greenbaum, Member, Empower Communities, LLC to submit this application.
(applicant's printed name)

I authorize Killen, Griffin & Farrimond, PLLC (REP) to serve as my representative for this request.
(authorized representative's printed name)

DocuSigned by: MARK VERSTUYFT 12/21/2022

4BCFF7CB08024E5...
Property Owner Signature (and title, if signing for an organization)

Date

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

Mark Green 12/22/2022
Applicant Signature (and title, if signing for an organization) Date

City of San Antonio
Development Services Department
Zoning Section

Zoning Case # _____

Plan Amendment Case # _____

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

NOTICE

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

EFFECTIVE July 5, 2009, the following individuals

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

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

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

Initial the following statements, acknowledging the above notice.

DS
MV

Property Owner(s)
(required)

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

MG

Applicant

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

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

2009 JUN 24 09:16:35
COSA - CITY CLERK

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name: Empower Communities- Watson Road MHC	Threshold Worksheet Prepared by:	
Project Location: Watson Road, Von Ormy, TX 78073	Company: Killen, Griffin & Farrimond	<input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Owner's Agent
Is this? <input type="checkbox"/> C.O.S.A <input checked="" type="checkbox"/> San Antonio ETJ <input type="checkbox"/> Bexar County <input type="checkbox"/> Other Municipality	Address: 10101 Reunion Place, Suite 250	
Date: January 10, 2023	Email: mikayla@kgfx.com	Phone: 210-960-2750

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

X Zoning #:	MDP # or POADP#:	Plat #:	Bldg Permit #:	Other:
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Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/ Building Use/Zoning	Project Size		Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acreage	# of Units				
Manufactured Housing Community	81.434	3,547,265.04 SF	498			ITE Code:

MHC AHOD ZONING

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/ Building Use/Zoning	Size		Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acreage	# of Units				
						ITE Code:

Previous TIA Report (If property has a TIA on file) TIA # _____

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in <i>Updated</i> Development Plan
Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)	
(if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)	

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

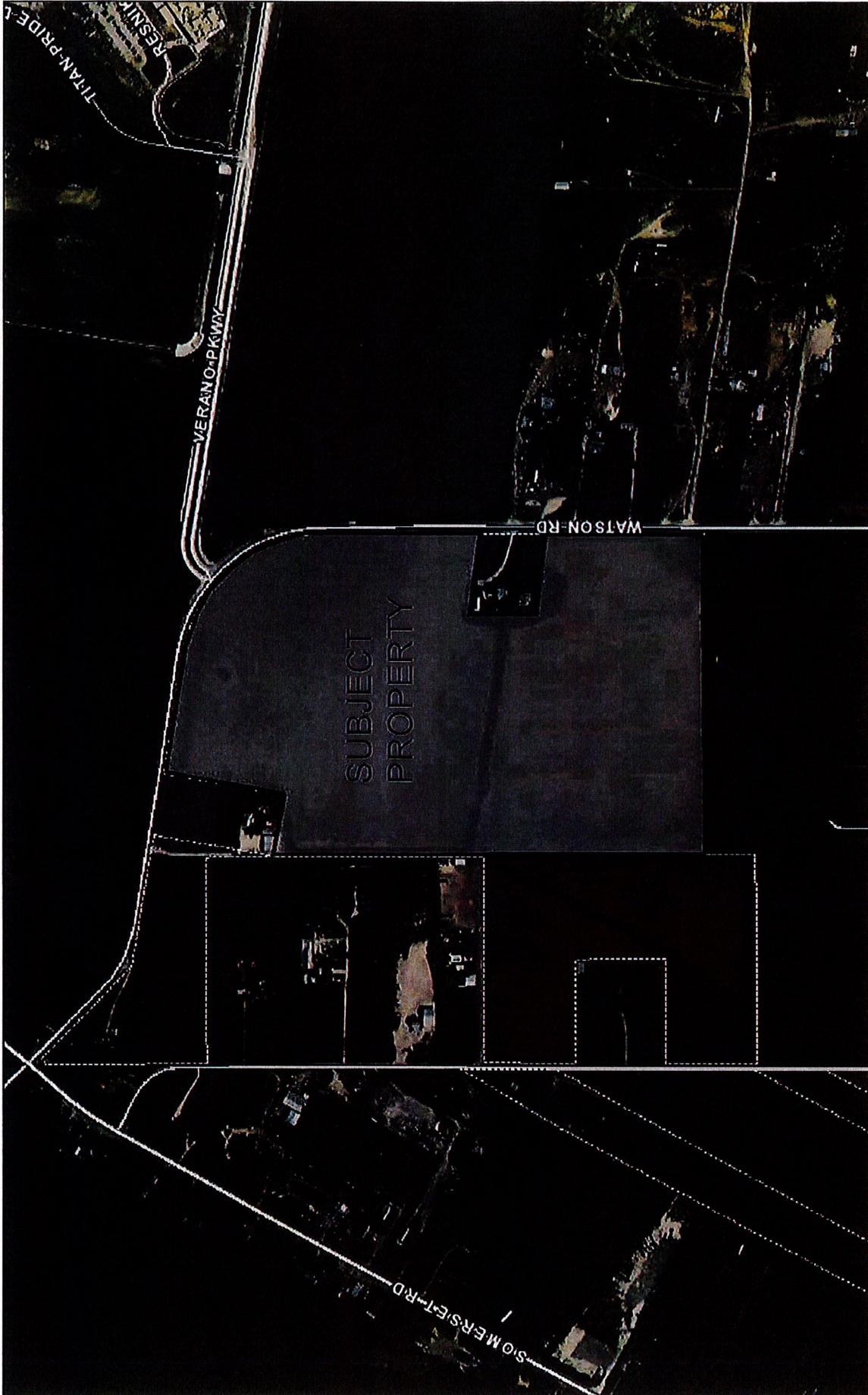
Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	<input type="checkbox"/> None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> None	<input type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> None	<input type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> None	<input type="checkbox"/> None

Comments

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(For Official Use Only, Do Not Write in this Box)

City of San Antonio One Stop



December 13, 2022

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User drawn polygons

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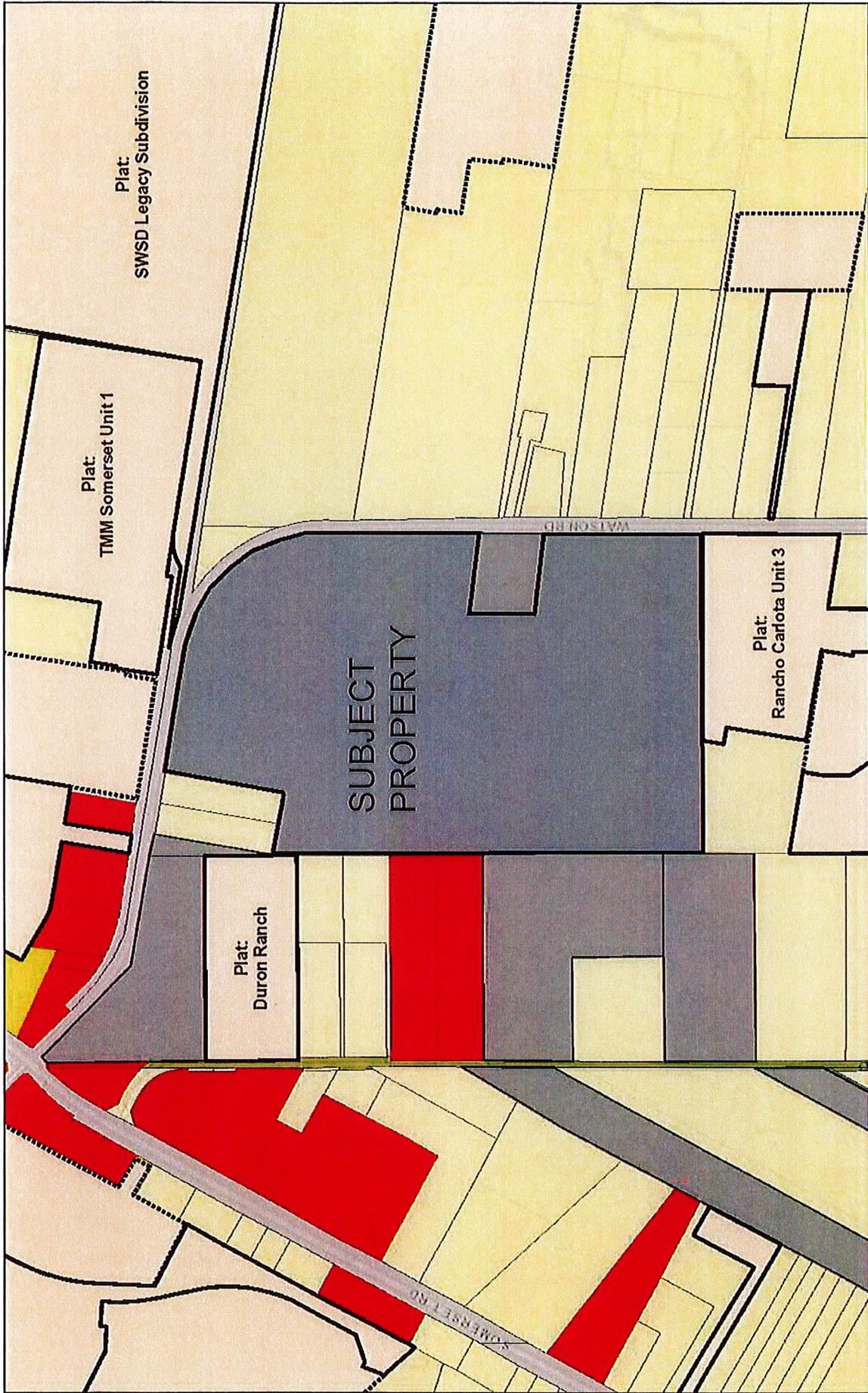
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COSA - CITY CLERK

2023 JAN 12 AM 09:15:47

City of San Antonio GIS
Copyright 12-13-2022

City of San Antonio One Stop



December 13, 2022

drawGraphics_poly

User drawn polygons

Community Service Centers

Pre-K Sites

Recorded Plats

BCAD Parcels

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0 0.1 0.2 0.4 km

CUSA - CITY CLERK

2023 JAN 12 AM 09:16:50

City of San Antonio GIS
Copyright 12-13-2022

City of San Antonio One Stop

City Council District 4

Resnik Middle School

SUBJECT
PROPERTY

Southwest ISD

CoSA ETJ

CoSA ETJ

December 13, 2022

drawGraphics_poly

User drawn polygons

CoSA Facilities

Community Service Centers

Pre-K Sites

BCAD Parcels

Daycare Facilities

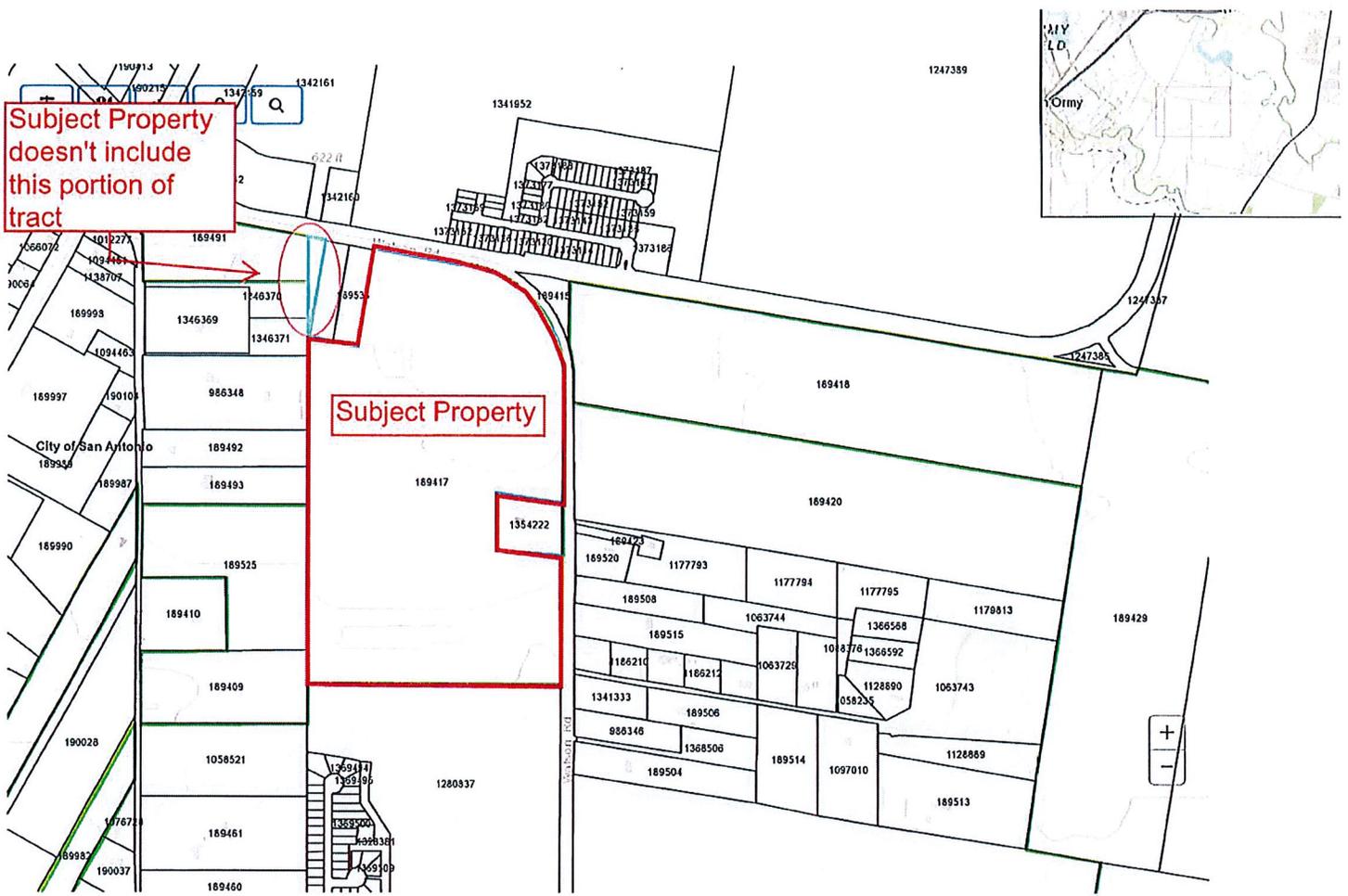
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COSA - CITY CLERK
2023 JAN 12 AM 09:16:52





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000-000-0000

Bexar CAD

Property Search Results > 189417 VERSTUYFT MARK R for Year 2022

Tax Year:

Property

Account

Property ID:	189417	Legal Description:	CB 4298 P-2 (81.434 ACRES) ABS 421
Geographic ID:	04298-000-0023	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	WATSON RD VON ORMY, TX 78073	Mapsc0:	714D1
Neighborhood:	SOUTHWEST METRO ACREAGE	Map ID:	
Neighborhood CD:	24102		

Owner

Name:	VERSTUYFT MARK R	Owner ID:	3317482
Mailing Address:	13235 WATSON RD VON ORMY, TX 78073	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,605,870	\$22,230
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,605,870	
(-) Ag or Timber Use Value Reduction:	-	\$1,583,640	

(=) Appraised Value:	=	\$22,230	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$22,230	

2022-02-02 10:04 AM
 189417 - OCL
 2022-02-02 10:04 AM

12/13/22, 10:04 AM

Bexar CAD - Property Details

			VERSTUYFT MARK R			
3	Deed	Deed	VERSTUYFT, MARK & EUNICE	5003	2092	0

2023 data current as of Dec 13 2022 1:12AM.

2022 and prior year data current as of Dec 2 2022 7:26AM

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

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

Website version: 1.2.2.33

Database last updated on: 12/13/2022 1:12 AM

© N. Harris Computer Corporation

COSA - CITY CLERK
2023 JAN 12 AM09:17:17

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

DEED

Date: April 16, 2021

Grantor: HELEN MARIE SMITH, a married woman, out of her sole and separate inherited property

Grantor's Mailing Address: 13609 Watson Rd., Von Ormy, Bexar County, Texas 78073

Grantor: CYNTHIA ANN VERSTUYFT WEIBLEN, a married woman, out of her sole and separate inherited property

Grantor's Mailing Address: 560 CR 461, Hondo, Medina County, Texas 78861

Grantee: MARK R. VERSTUYFT, a married man, as his sole and separate property

Grantee's Mailing Address: 13235 Watson Rd., Von Ormy, Bexar County, Texas 78073

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged by Grantee.

Property (including any improvements): 85.434 acres of land, more or less, consisting of: 88.434 acres of land out of a 90 acre tract out of the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes;

SAVE & EXCEPT a 3.00 acre tract of land, more or less, out of a 88.434 acre tract, in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, situated in Bexar County, Texas, described in a deed and conveyed to Mark Verstuyft and Eunice Verstuyft, recorded in Volume 5003, Page 2092, Deed Records of Bexar County, Texas, and conveyed this day by deed of even date herewith and recorded in the Real Property Records of Bexar County, Texas, to Helen Marie Smith, and being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty: All presently recorded and validly existing instruments that affect the Property.

COSA - CITY CLERK
2023 JAN 12 AM 09:17:20

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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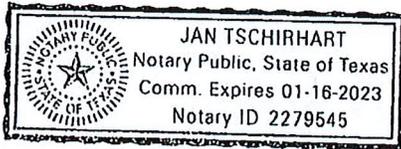
2021 APR 20 3:26 PM
CLERK - COUNTY
BEXAR COUNTY

Helen M. Smith
HELEN MARIE SMITH

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

THE STATE OF TEXAS §
COUNTY OF MEDINA §

This instrument was acknowledged before me on the 16th day of April, A.D., 2021, HELEN MARIE SMITH.



Jan Tschirhart
Notary Public in and for the State of Texas

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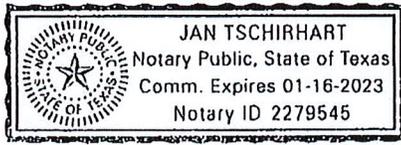
COSA - CITY CLERK
2023 JAN 12 AM 09:17:27

Cynthia Ann Verstuyft Weiblen
CYNTHIA ANN VERSTUYFT WEIBLEN

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

THE STATE OF TEXAS §
COUNTY OF MEDINA §

This instrument was acknowledged before me on the 16th day of April, A.D., 2021, by CYNTHIA ANN VERSTUYFT WEIBLEN.



Jan Tschirhart
Notary Public in and for the State of Texas

CUSA - CITY CLERK
2023 JAN 12 AM 09:17:30

COSA - CITY CLERK
2023 JAN 12 AM 09:17:34

All of that certain tract or parcel of land lying and being situated in Bexar County, Texas, and consisting of 90 acres of land out of the Cruz Landin Survey No. 46, in Bexar County, Texas, and more particularly described as follows, to-wit:

BEGINNING at fence corner the same being the Northeast corner of land belonging to the A. L. Hernandez Estate at the Southwest intersection of the Howard and Watson Roads for Northeast corner of this tract;

TRENCES South with fence on West side of said Watson Road 2414 feet to a stake under fence for Southeast corner of this tract;

TRENCES West 1533 feet to stake under fence on West line of said Hernandez Tract and East line of the Quisenberry 225 acre tract for Southwest corner of this tract;

TRENCES North 0°21' West with said fence 2670 feet to an intersection with fence on South line of Howard Road for Northwest corner of this tract;

TRENCES South 80°37' East with fence on South side of said Howard Road 1571.5 feet to the place of beginning.

being the same land described in and conveyed by a deed to Emil and Ida Krueger from Mrs. Camille Hernandez, individually and as guardian, dated October 14, 1933, recorded in Volume 1377, pages 19-21, of the Deed Records of Bexar County, Texas, save and except 1.566 acres conveyed by Walter Krueger and Florenza Krueger to Bexar County, State of Texas, for right-of-way by deed dated January 20, 1976, recorded in Volume 7765, page 528, Bexar County Deed Records, being described as:

All of that 1.566 acre tract of land out of the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, being a part of that certain 90 acre tract of land conveyed to Walter Krueger by Emil Krueger and wife, Ida Krueger, on the 26th day of October, 1949, recorded in Volume 2743, Page 493 of the Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the Walter Krueger 90 acre tract at a point where the Watson Road turns in a southerly direction;

TRENCES S. 00° 16' 00" W., a distance of 582.38 feet along the existing west right of way line of Watson Road to a point in same;

TRENCES westerly, along the proposed southwest right of way line of Watson Road, along the arc of a circular curve to the left, the radius of which is 686.21 feet and having a central angle of 80° 38' 30", a distance of 965.82 feet to a point on the existing south right of way line of Watson Road;

TRENCES S. 80° 22' 30" E., a distance of 582.38 feet along the existing south right of way line of Watson Road to the point of beginning and containing an area of 1.566 acres of land, more or less.

VOL 5003 PAGE 2 OF 6

EXHIBIT "A"



SAVE & EXCEPT

Uptown Square
1270 N Loop 1604 East
Suite 1310
San Antonio, TX 78232
www.upengineering.com

2021 APR 20 3 26 PM
BEXAR COUNTY CLERK

3.00 ACRES OF LAND

A metes and bounds description of a 3.00 acre (130,680 sq. ft.) tract of land, being out of a 88.434 acre tract, in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, situated in Bexar County, Texas, described in a deed and conveyed to Mark Verstuyft and wife, Eunice Verstuyft, recorded in Volume 5003, Page 2092 Deed Records of Bexar County, Texas (D.R.B.C.T.), being more particularly described as follows:

COMMENCING: at a found 1-1/2-inch iron pipe on the west right-of-way line of Watson Road, a variable width right-of-way recorded in Volume 9526, Page 94 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), the southeast corner of the aforementioned 88.434 acre tract, the northeast corner of a 90.73 acre tract, described in a deed and conveyed to Hand-Up Homes, LLC, recorded in Document No. 20180009042, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.);

THENCE: North 00°04'26" East, along and with the west line of Watson Road, a distance of 778.36 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", the southeast corner and the **POINT OF BEGINNING** of the herein described tract, having a State Plane Grid Coordinate NAD 83, Texas South Central Zone, (N: 13,652,422.28, E: 2,097,208.34);

THENCE: departing the west right-of-way line of Watson Road, and over and across said 3.00 acre tract, the following four (3) courses and distances:

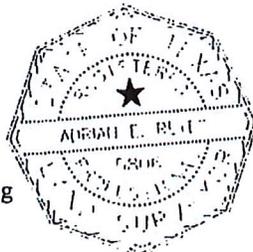
- 1) North 84°57'34" West, a distance of 398.02 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", the southwest corner of the herein described tract;
- 2) North 00°12'44" West, a distance of 339.42 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", the northwest corner of the herein described tract;
- 3) South 82°00'27" East, a distance of 402.06 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", the northeast corner of the herein described tract;

THENCE: South 00°04'26" West, a distance of 318.49 feet along and with the west right-of-way line of Watson Road to the **POINT OF BEGINNING** and containing 3.00 acres (130,680 sq. ft.) more or less.

Notes:

- 1) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.
- 3) Date of Survey: 09/22/2020

UP Engineering + Surveying
1270 N Loop 1604 E
Suite 1310
San Antonio, Texas 78232
TBPELS Firm No. 10194606



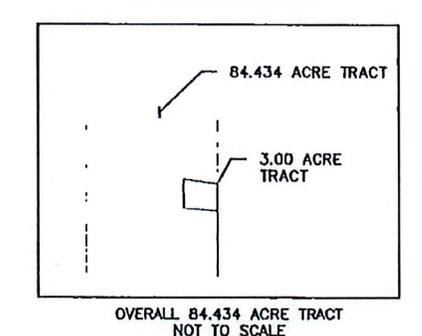
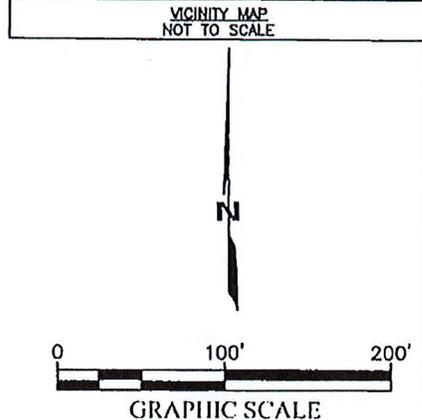
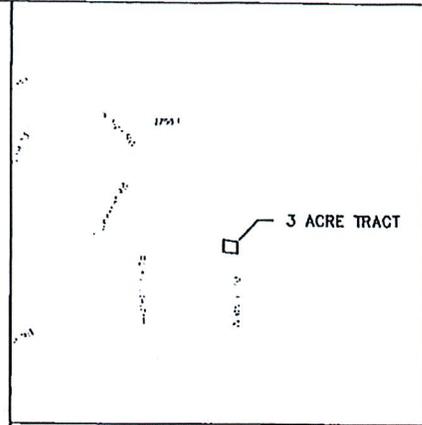
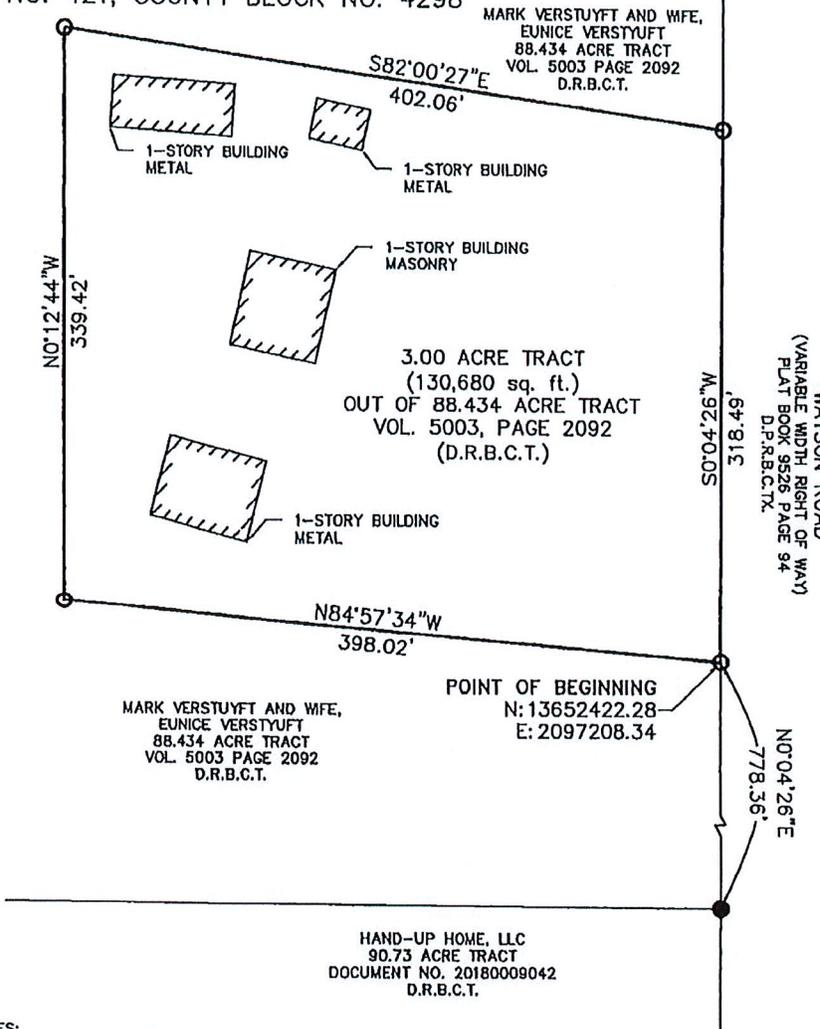
Adrian E. Reyes
Registered Professional Land Surveyor
No. 5806 - State of Texas
Date: 09-25-2020

EXHIBIT "B"

Page 1 of 2 Page(s)

EXHIBIT "B"

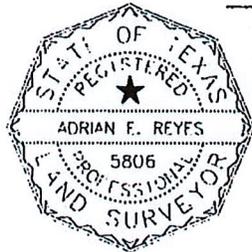
ORIGINAL SURVEY NO. 46, ABSTRACT NO. 421, COUNTY BLOCK NO. 4298



- NOTES:**
1. ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83, ALL DISTANCES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
 2. RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY UP ENGINEERING + SURVEYING.
 3. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT.
 4. THIS PLAT AND THE ATTACHED DESCRIPTION WERE PREPARED FOR THE PURPOSES OF CREATING AN EASEMENT AND ARE NOT INTENDED FOR USE AS A PROPERTY BOUNDARY SURVEY.

Adrian E. Reyes

Adrian E. Reyes
Date: 09-25-2020
Registered Professional Land Surveyor
Texas Registration No. 5806



- LEGEND**
- SET 1/2" IRON ROD W/ GREEN CAP "ENG & SURVEY"
 - 1-1/2" IRON PIPE
 - BOUNDARY LINE
 - - - ADJOINER LINE
 - O.P.R.B.C.T.
 - D.P.R.B.C.T.
 - D.R.B.C.T.
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DEED RECORDS OF BEXAR COUNTY, TEXAS

EXHIBIT "B"

Page 2 of 2 Page(s)

SHEET 2 OF 2	JOB NUMBER: 133.0
	DATE: 09-25-2020
	SCALE: 1" = 100'
	SURVEYOR: A. REYES
	TECHNICIAN: S. PEDRAZA
	DRAWING: 3-ACR. TRACT OUT OF 84.434 ACRES PARTY CHIEF: D. MARKGRAT

"EXHIBIT B"
A 3.00 ACRE TRACT OUT OF
84.434 ACRES
VON ARMY, BEXAR COUNTY, TEXAS

UP

**ENGINEERING
+ SURVEYING**

1270 N LOOP 1604 E, SUITE 1310
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TPPE F-17992
TBPES F-10184608

COSA - CITY CLERK
2023 JAN 12 AM 09:17:52

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210104539
Recorded Date: April 20, 2021
Recorded Time: 3:26 PM
Total Pages: 8
Total Fees: \$50.00

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

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/20/2021 3:26 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

263917 Fee: \$11.00

2040631

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 1, 1991

Grantor: WALTER KRUEGER, an unmarried man, individually and as Independent Executor of the Estate of Florence B. Krueger, Deceased, and Darlene Odom, joined by her husband, Henry Odom.

Grantor's Mailing Address:

Walter Krueger
13609 Watson Road
Von Ormy, Bexar County, Texas 78073

Darlene Odom
13609 Watson Road
Von Ormy, Bexar County, Texas 78073

Grantee: MARK VERSTUYFT and wife, EUNICE VERSTUYFT

Grantee's Mailing Address:

Mark Verstuyft
11235 IH-35 South
Von Ormy, Bexar County, Texas 78073

Eunice Verstuyft
11235 IH-35 South
Von Ormy, Bexar County, Texas 78073

Consideration:

Ten and no/100 Dollars (\$10.00) and other valuable consideration and a note of even date that is in the principal amount of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00) payable in monthly installments as provided therein and bearing interest on the principal before maturity at the rate of Ten per cent (10%) per annum, and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust to secure assumption of even date from Grantee to Marion R. McClanahan, Trustee.

Property (including any improvements):

88.434 acres of land out of a 90 acre tract described in Bexar County, Texas, more particularly described in the attached Exhibit "A".

2-13-91 0571707 0600039 \$11.00 Y 01 09274

VOL 5003 PAGE 2092

COSA - CITY CLERK
2028 JAN 12 AM 9:18:00

Additional Conveyances of Right, Title and Interest:

Grantor has maintained a water well and electric service to a water well located on premises described in a deed dated September 26, 1990, from Walter Krueger to David Friesenhahn, recorded in Volume 917, page 2054 of the Real Property Records of Bexar County, Texas, together with a further easement and reservation of water rights in a deed dated November 21, 1990, from George Keller and Madelyn Keller, recorded in Volume _____, page _____ of the Bexar County Deed Records. Also, Grantor has executed a lease for a half acre to A. B. Pipeline, Inc., recorded in Volume 4529, page 262 of the Real Property records of Bexar County, Texas. Further, Grantor has reserved the right to execute oil and gas leases recorded in Volume 4918, page 1967 of the Real Property records of Bexar County, Texas. Grantor assigns and conveys to Grantees all of his right, title and interest in and to the above described documents and any rights accruing therefrom to Grantor.

Reservations from and Exceptions to Conveyance and Warranty:

Grantors own and occupy a double-wide mobile home occupying a space approximately 110' long by 136' wide with a 14' wide access driveway to Watson Road, located on the premises, together with the water system described above, where Walter Krueger, Darlene and Henry Odom and Madelyn Keller now reside. Grantors reserve unto themselves the right to continue to occupy that portion of the premises described above, including access and easement for their water source so long as either of them shall live. Said occupancy shall be limited to Walter Krueger, Darlene and Henry Odom and Madelyn Keller or any of them, provided upon the death or divorce of Darlene Odom, her husband Henry shall not have a continuing right of occupancy of the premises. Upon their deaths or termination of the occupancy, no other family members shall acquire any continuing rights of occupancy, provided, however, that Grantees may upon proof of their financial hardship requiring them to sell the property after ten (10) years from closing give Grantors written notice of such hardship and terminate the right of occupancy within a reasonable time, not less than sixty (60) days after such written notice. No new structures shall be built on the premises without the consent of Grantees. In the event that both Grantors, WALTER KRUEGER and DARLENE ODOM, shall die or permanently leave the premises, then their right to occupancy shall terminate. Title to the double-wide mobile home now occupied by Grantors shall not pass to Grantees as part of this transaction but may be removed by Grantors at any time if Grantors vacate the premises.

Grantors shall continue to be responsible for insuring the double-wide mobile home which they now occupy and Grantees shall be responsible for insuring all other improvements on the premises with Grantors' named as additional insured.

This conveyance is subject to all documents applicable to the conveyed property recorded in the Real Property records of Bexar County, Texas.

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

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

ESTATE OF FLORENCE B. KRUEGER, DECEASED
BY: Walter Krueger
WALTER KRUEGER, Individually and as
Independent Executor

Darlene Odom
DARLENE ODOM

Henry H. Odom
HENRY ODOM

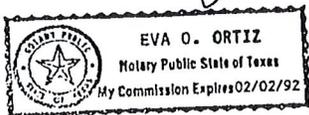
THE STATE OF TEXAS
COUNTY OF BEXAR

§
§
§

This instrument was acknowledged before me on this 11th day of February, 1991, by WALTER KRUEGER, individually and as Independent Executor of the Estate of Florence B. Krueger, Deceased.

Eva O. Ortiz
Notary Public Signature

(PERSONALIZED SEAL)



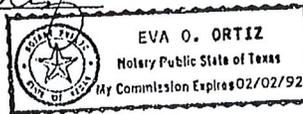
VOL 5003 PAGE 2094

COSA - CITY CLERK
2023 JAN 12 AM 09:18:09

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this 11th day of February, 1991, by DARLENE ODOM.

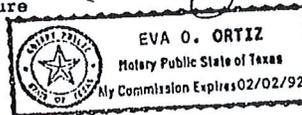
Eva O. Ortiz
Notary Public Signature



(PERSONALIZED SEAL)
THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this 11th day of February, 1991, by HENRY ODOM.

Eva O. Ortiz
Notary Public Signature



(PERSONALIZED SEAL)

AFTER RECORDING RETURN TO:

Mark Verstuyft
11235 IH-35 South
Von Ormy, Texas 78073

PREPARED IN THE LAW OFFICE OF:

Haynes and Boone
112 E. Pecan St., Suite 1600
San Antonio, Texas 78205-1540

VO15003 PAGE 2 0 9 5

COSA - CITY CLERK
2023 JAN 12 AM 09:18:11

EXHIBIT "A"

All of that certain tract or parcel of land lying and being situated in Bexar County, Texas, and consisting of 90 acres of land out of the Cruz Landin Survey No. 46, in Bexar County, Texas, and more particularly described as follows, to-wit:

BEGINNING at fence corner the same being the Northeast corner of land belonging to the A. L. Hernandez Estate at the Southwest intersection of the Howard and Watson Roads for Northeast corner of this tract;

THENCE South with fence on West side of said Watson Road 2414 feet to a stake under fence for Southeast corner of this tract;

THENCE West 1533 feet to stake under fence on West line of said Hernandez Tract and East line of the Quesenberry 225 acre tract for Southwest corner of this tract;

THENCE North $0^{\circ}21'$ West with said fence 2670 feet to an intersection with fence on South line of Howard Road for Northwest corner of this tract;

THENCE South $80^{\circ}37'$ East with fence on South side of said Howard Road 1571.5 feet to the place of beginning,

being the same land described in and conveyed by a deed to Emil and Ida Krueger from Mrs. Camille Hernandez, individually and as guardian, dated October 14, 1933, recorded in Volume 1377, pages 19-21, of the Deed Records of Bexar County, Texas, save and except 1.566 acres conveyed by Walter Krueger and Florence Krueger to Bexar County, State of Texas, for right-of-way by deed dated January 20, 1976, recorded in Volume 7765, page 528, Bexar County Deed Records, being described as:

All of that 1.566 acre tract of land out of the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, being a part of that certain 90 acre tract of land conveyed to Walter Krueger by Emil Krueger and wife, Ida Krueger, on the 26th day of October, 1949, recorded in Volume 2743, Page 493 of the Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the Walter Krueger 90 acre tract at a point where the Watson Road turns in a southerly direction;

THENCE S. $00^{\circ} 16' 00''$ W., a distance of 582.38 feet along the existing west right of way line of Watson Road to a point in same;

THENCE westerly, along the proposed southwest right of way line of Watson Road, along the arc of a circular curve to the left, the radius of which is 686.21 feet and having a central angle of $80^{\circ} 38' 30''$, a distance of 965.82 feet to a point on the existing south right of way line of Watson Road;

THENCE S. $80^{\circ} 22' 30''$ E., a distance of 582.38 feet along the existing south right of way line of Watson Road to the point of beginning and containing an area of 1.566 acres of land, more or less.

VOL 5003 PAGE 2096

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

0059 - CITY CLERK
2021 JAN 12 AM 09:18:16

DEED

Date: April 16, 2021

Grantor: MARK R. VERSTUYFT, Independent Executor of the Estate of EUNICE VERSTUYFT, Deceased

Grantor's Mailing Address: 13235 Watson Rd., Von Ormy, Bexar County, Texas 78073

Grantee: HELEN MARIE SMITH, a married woman, as her sole and separate property

Grantee's Mailing Address: 13609 Watson Rd., Von Ormy, Bexar County, Texas 78073

Grantee: CYNTHIA ANN VERSTUYFT WEIBLEN, a married woman, as her sole and separate property

Grantee's Mailing Address: 560 CR 461, Hondo, Medina County, Texas 78861

Grantee: MARK R. VERSTUYFT, a married man, as his sole and separate property

Grantee's Mailing Address: 13235 Watson Rd., Von Ormy, Bexar County, Texas 78073

Consideration: In accordance with the Last Will and Testament of EUNICE VERSTUYFT, Deceased, which was admitted to probate on the 28th day of October, 2019, in the Probate Court No. 2, Bexar County, Texas in Cause No. 2019-PC-3654, the Estate of EUNICE VERSTUYFT, Deceased; to which reference is here made and the terms of which appoint MARK R. VERSTUYFT as Independent Executor of said Estate with the authority to make this conveyance, upon which Grantee relies.

Property (including any improvements): All of Grantor's undivided one-half (1/2) share in 88.434 acres of land out of a 90 acre tract out of the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty: All presently recorded and validly existing instruments that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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009 - CITY CLERK
2021 JUN 12 4:09:19 PM

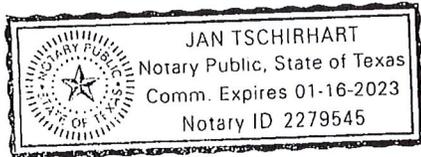
Mark Verstuyft
MARKR. VERSTUYFT, Independent Executor of
the Estate of EUNICE VERSTUYFT, Deceased

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

THE STATE OF TEXAS §
COUNTY OF MEDINA §

BEFORE ME, the undersigned authority, on this day personally appeared MARK R. VERSTUYFT, Independent Executor of the Estate of EUNICE VERSTUYFT, Deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Estate.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of April, A.D., 2021.



Jan Tschirhart
Notary Public in and for the State of Texas

COSA - CITY CLERK
2023 JUN 12 AM 09:10:27

COSA - CITY CLERK
2023 JAN 12 AM 09:18:30

All of that certain tract or parcel of land lying and being situated in Bexar County, Texas, and consisting of 90 acres of land out of the Cruz Landin Survey No. 46, in Bexar County, Texas, and more particularly described as follows, to-wit:

BEGINNING at fence corner the same being the Northeast corner of land belonging to the A. L. Hernandez Estate at the Southwest intersection of the Howard and Watson Roads for Northeast corner of this tract;

THENCE South with fence on West side of said Watson Road 2414 feet to a stake under fence for Southeast corner of this tract;

THENCE West 1533 feet to stake under fence on West line of said Hernandez Tract and East line of the Quessenberry 225 acre tract for Southwest corner of this tract;

THENCE North 0°21' West with said fence 2670 feet to an intersection with fence on South line of Howard Road for Northwest corner of this tract;

THENCE South 80°37' East with fence on South side of said Howard Road 1571.5 feet to the place of beginning,

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THENCE S. 00° 16' 00" W., a distance of 582.38 feet along the existing west right of way line of Watson Road to a point in same;

THENCE westerly, along the proposed southwest right of way line of Watson Road, along the arc of a circular curve to the left, the radius of which is 686.21 feet and having a central angle of 80° 38' 30", a distance of 965.82 feet to a point on the existing south right of way line of Watson Road;

THENCE S. 80° 22' 30" E., a distance of 582.38 feet along the existing south right of way line of Watson Road to the point of beginning and containing an area of 1.566 acres of land, more or less.

VOL 5003 PAGE 2096

EXHIBIT "A"

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210104537
Recorded Date: April 20, 2021
Recorded Time: 3:26 PM
Total Pages: 5
Total Fees: \$38.00

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

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

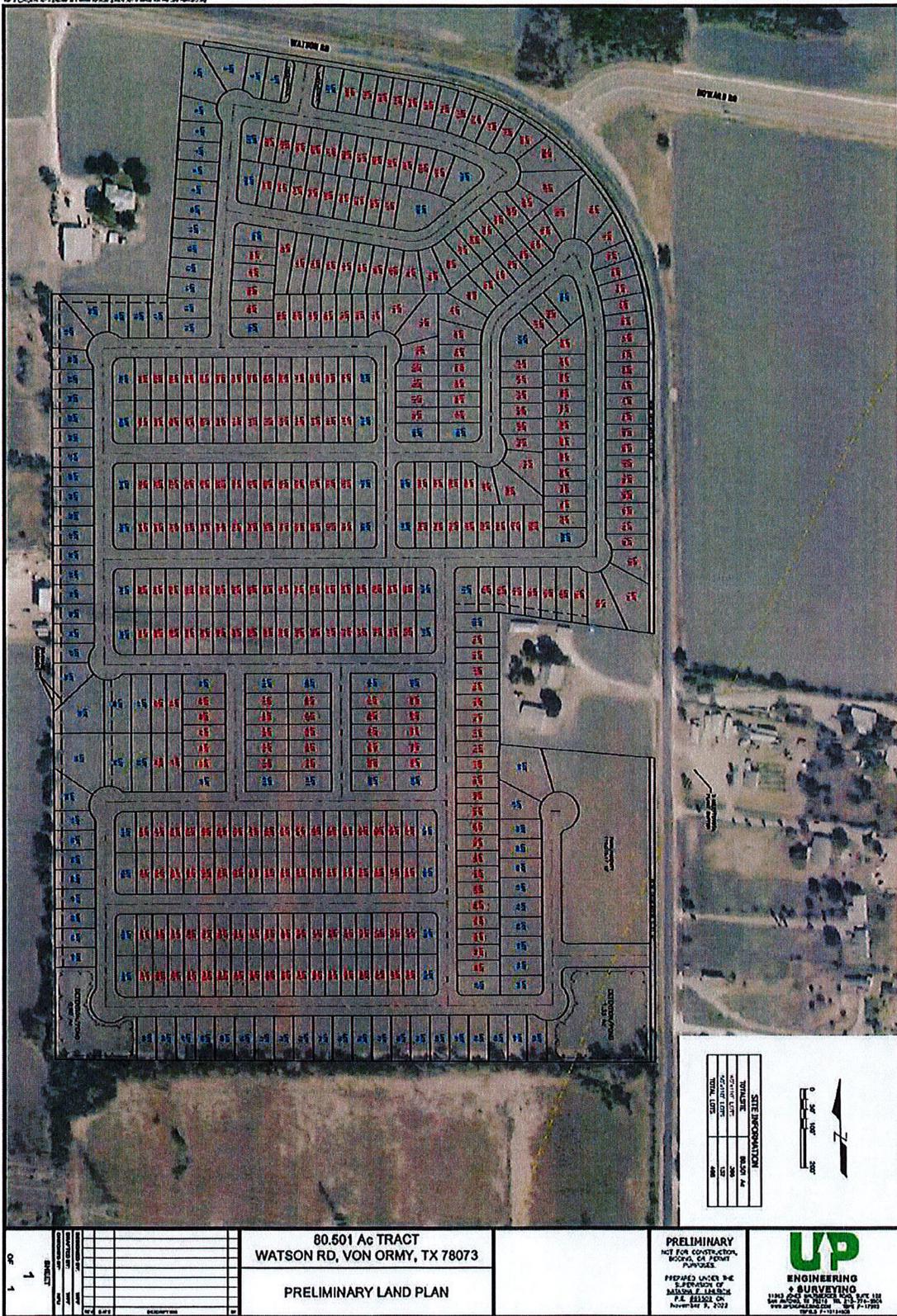
I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/20/2021 3:26 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

PRELIMINARY SITE PLAN

SITE PLAN



80.501 Ac TRACT
 WATSON RD, VON ARMY, TX 78073

PRELIMINARY LAND PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BOUND, OR PERMIT
 PURPOSES.
 PREPARED UNDER THE
 SUPERVISION OF
 MASTRO F. LARSEN
 P.E. LICENSE NO. 124-771-001
 HOUSTON, TX, 2022

