



LUCY ADAME-CLARK

BEXAR COUNTY CLERK

100 Dolorosa, Suite 104
San Antonio, TX 78205

(210) 335-2216
Mon - Fri 8am - 5pm

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Description	Document Type	Document #	Book/Vol/Page	# Pages	GF/Serial #	Amount
Real Property Recordings	ORDER	20210269885		19		\$94.00

Total Documents : 1

Total: \$94.00

Payment Method	Payment ID	Authorization #	Amount
Check	10693	WALK IN	\$90.00
Cash		WALK IN	\$4.00

Tender Subtotal:

Total Payments: \$94.00

Cash: \$4.00

Change Due: \$0.00

Check: \$90.00

Client Name: Brown and Ortiz PC

Date: 09/28/2021 | 10:05AM
Clerk: Denise N



VG-84-2021-20210269885

File Information

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

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Recorded Date: September 28, 2021
Recorded Time: 10:05 AM
Total Pages: 19
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
9/28/2021 10:05 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

SCANNED

VOL 1270 Pg 687

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED LANDON RIDGE SPECIAL IMPROVEMENT DISTRICT, FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM, SALES AND USE, AND HOTEL OCCUPANCY TAXES, EACH TAX AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC DEVELOPMENT AGREEMENTS, GRANTS AND LOANS

WHEREAS, on the 7 day of September, 2021, Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 2.01, San Antonio, Texas, 78205 to consider adoption of the Order set out below, whereupon roll was called of the members of the Commissioners Court, to wit:

Nelson W. Wolff	County Judge
Rebeca Clay-Flores	Commissioner, Precinct 1
Justin Rodriguez	Commissioner, Precinct 2
Trish DeBerry	Commissioner, Precinct 3
Tommy Calvert	Commissioner, Precinct 4

All Commissioners were present, except _____; and

WHEREAS, among other business conducted by the Commissioners Court, Commissioner Clay Flores introduced the Order set out below and moved its adoption, which was seconded by Commissioner Rodriguez, and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 5 / NO ---

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT THE ORDER SHALL BE ADOPTED AS FOLLOWS:

On March 26, 2021, a petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Landon Ridge Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a specified rate, within the boundaries of the District, for the authority to enter into economic development agreements, grants and loans, signed by the owners of taxable real property representing more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District, praying for the Commissioners Court to grant the Petition.

The Commissioners Court conducted a public hearing to consider the Petition and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, and find the following:

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ATTESTED:

SEP 16 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: E. Small
DEPUTY

1. On March 26, 2021, a Petition, duly signed, praying for the creation of the District, to be operated under Chapter 382, of the Texas Local Government Code (the "Code"), appointment of directors and imposition of ad valorem, sales and use, and hotel occupancy taxes, each tax at a specified rate, within the boundaries of the District; and for authorization to use such tax revenues to fund the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by the Commissioners Court. Said Petition fully met the requirements of law relating thereto and upon due consideration of said Petition, the same was set down upon the agenda for consideration by this Court on this date. Court proceedings began at 9:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County (the "County"), Texas and public notice of the hearing was given in accordance with the requirements of the Code.
2. This Commissioners Court is authorized to (a) consider the Petition; (b) enter an Order creating the District, designating that its operation shall be pursuant to the provisions of Chapter 382 of the Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose an ad valorem tax, sales and use tax, and hotel occupancy tax within the District, each at a specified rate to be used to fund the District's planned improvements and any economic development program (including to the extent authorized by Article III Section 52 of the Texas Constitution, road improvement projects) to induce and incentivize economic development projects through the use of economic development agreements, grants and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas; Chapters 382, 380, 381 and 383 of the Code. The powers granted by Article III, Section 52 cannot be exercised by the District until the City of San Antonio, Texas (the "City") consents by resolution for the District to exercise these powers.
3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.
4. The Commissioners Court for its authority to undertake action herein, relies upon the law as specifically found in Chapter 382 of the Code, wherein it is provided that a commissioners court of certain counties with a population of more than 1.5 million may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapters 382, 380, 381, and 383 of the Code, including imposition of ad valorem, sales and use, and hotel occupancy taxes, at rates specified by such county, within the boundaries of the public improvement district (collectively the "Laws") if such taxes are approved by the qualified voters in the District at an election called for that purpose.
5. The Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that the County agree to conduct a joint

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election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax, sales and use tax, and hotel occupancy tax authorized by this Order.

- 6. The Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Chapter 382 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.
- 7. After full consideration by the Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Chapter 382 of the Code, the Commissioners Court affirmatively finds that:
 - (a) the Petition conforms to the requirements of the Laws and that creation of the District under Chapter 382 of the Code;
 - (b) appointment of directors, and imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a rate specified in this Order is beneficial and advisable to the County and in the County's best interest in order to fund public improvements and economic development programs and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
 - (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single family housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development and, specifically, providing new jobs, expanding commercial development, construction of residential housing and improvement of roadways.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:

Section 1. The Petition for creation of a public improvement district is in all respects granted, and a public improvement district is hereby created. The District shall be known as the "Landon Ridge Special Improvement District," to be authorized by and to operate pursuant to the provisions of Chapter 382 of the Code; directors are hereby appointed and are named in this Order; and, subject to the approval of the qualified voters in the District, an ad valorem tax, sales and use tax, and hotel occupancy tax is hereby authorized to be imposed within the boundaries of the District, at the rate set forth in this Order, as prayed for in the Petition to fund the District's planned public improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, the Commissioners Court hereby delegates to the District, all of the powers granted to the County under §382 of the Code. In addition, the County hereby grants to the District the powers and duties of a road district and the power to construct and provide water,

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COUNTY CLERK
BEXAR COUNTY, TEXAS
BY: E. Small
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wastewater and drainage facilities contingent upon consent from the City for such a grant of power. The District, upon approval from the Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

Section 2. The District is required to obtain the approval of the County if it desires to increase the tax rate authorized in this Order. The District may not enter into, and the Commissioners Court does not give the District authority to execute, an Economic Development Agreement without first obtaining the approval of the Commissioners Court. The District may not enter into, and the Commissioners Court does not give the District authority to execute, any agreements to make a loan or grant of District proceeds without first obtaining the approval of the Commissioners Court. In addition, the District may not issue bonds, and the Commissioners Court does not give the District authority to issue bonds, without first obtaining the Commissioners Court approval.

Section 3. The District is created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52; and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 382, 380, 381 and 383 of the Code, as amended. The District may not exercise the powers granted by Article III, Section 52 unless the City grants approval for the District to exercise these powers.

Section 4. The District is expressly authorized to impose the taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to fund improvements, as defined in Chapter 372, 382, 380, 381 and 383 in the Code, in lieu of assessments and for the payment or repayment of the District's costs, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and Bexar County, subject to the approval of the voters within the District.

Section 5. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with the County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which may be held May 7, 2022, or on another uniform election date. The District's qualified voters shall cast their ballots for or against the District and its proposed taxes, economic development agreement authority, and bonds at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

Section 6. As a condition of the Commissioners Court to create the District, the Commissioners Court may require the District to prepare an annual report to be presented to the Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in any economic development agreement. In addition, on the request of the Commissioners Court, quarterly reports shall be made to the County's SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified

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DEPUTY

small, minority and women-owned businesses on contracted work opportunities within the District.

Section 7. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two (2) year terms as set forth in Chapter 382 of the Code. The directors listed below are hereby appointed:

1. Casey Oneil
2. Marcus Schaffer
3. Jeff McKinnie
4. Mark Padilla
5. Clifton Karam
6. Cassidy Patterson
7. Sarah Thompson

The aforementioned Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under Chapter 382 of the Code to the Board of Directors from the District's proceeds.

Section 8. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are as follows:

- Ad Valorem Tax: \$0.558270 per \$100 valuation, subject to applicable state and local ad valorem tax requirements
- Sales and Use Tax: 2% per taxable sale, subject to the state and local sales and use tax rates in the District
- Hotel Occupancy Tax: 9% or the rate imposed by the City of San Antonio, whichever is greater

Section 9. The District's boundaries are described in a legal description described in metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

A certified copy of this Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

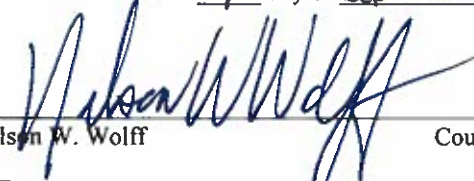
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 LUCY ADAME-CLARK
 COUNTY CLERK
 BEXAR COUNTY, TEXAS
 BY: E. Small
 DEPUTY


PASSED, ADOPTED, ORDERED AND EFFECTIVE this 7 day of September, 2021.




Nelson W. Wolff County Judge



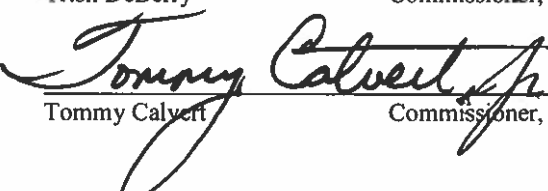
Rebeca Clay-Flores Commissioner, Precinct 1



Justin Rodriguez Commissioner, Precinct 2



Trish DeBerry Commissioner, Precinct 3



Tommy Calvert Commissioner, Precinct 4

ATTEST:

Lucy Adame-Clark, County Clerk

VOL 1270 PG 692

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COUNTY CLERK
BEXAR COUNTY, TEXAS
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EXHIBIT A
LEGAL DESCRIPTION

VOL 1270PG693

Landon Ridge Special Improvement District – Order to Create

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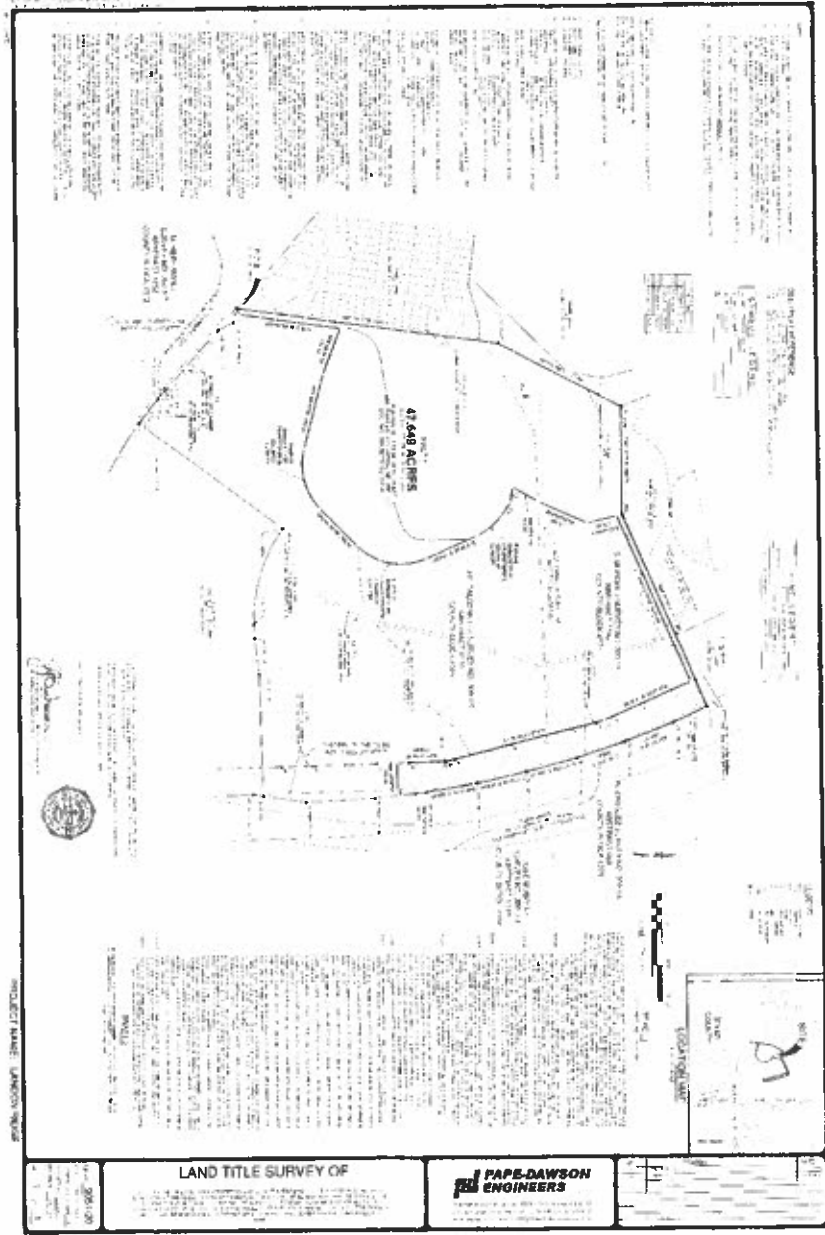
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 DEPUTY

METES AND BOUNDS DESCRIPTION
FOR

A 47.649 acre, or 2,075,571 square feet more or less, tract of land, out of that 173.56-acre tract described in deed to BNP Paribas VPG Brookline CRE, LLC. recorded in Document Number 20120079782 of the Official Public Records of Bexar County, Texas, out of the J.P. Talamantez Survey No. 300 1/5, Abstract 1030, County Block 4369, the S. Musquez Survey No. 300 1/6, Abstract 1084, County Block 4371 and out of the M. Hernandez Survey No. 300 1/7, Abstract 1052, County Block 4372, Bexar County, Texas Said 47.649 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

- BEGINNING:** At a found TxDot Monument "Type II" on the north right-of-way line of Potranco Road, a variable width right-of-way, at southeast corner of Lot 901, Block 13, C.B. 4375, (Permeable Variable Width Drainage Easement), Redbird Ranch Subdivision Unit 2D, recorded in Volume 9588, Pages 80-82 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of said 173.56-acre tract, same being the southwest corner of the herein described tract;
- THENCE:** N 07°59'33" E, departing the north right-of-way line of said Potranco Road, along and with the common line of said Redbird Ranch Subdivision Unit 2D and said 173.56-acre tract, a distance of 1492.61 feet to a found 1/8" iron rod with yellow cap stamped "Pape-Dawson" on the southeast line of Lot 901, Block 13, C.B. 4375, (Permeable Variable Width Drainage Easement), Redbird Ranch Subdivision Unit 2C, recorded in Volume 9611, Pages 187-189 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 27°31'56" E, along and with the common line of said Redbird Ranch Subdivision Unit 2C and said 173.56-acre tract, a distance of 771.49 feet to a found 1/8" iron rod with yellow cap stamped "Pape-Dawson", for the southwest corner of a 372.997 acre tract described in deed to Continental Homes of Texas, L.P. recorded in Document Number 20050066144 of the Official Public Records of Bexar County, Texas and the northwest corner of said 173.56-acre tract, same being the northwest corner of the herein described tract;
- THENCE:** S 89°49'11" E, along and with the north line of said 173.56-acre tract and the south line of said 372.997 acre tract, a distance of 600.76 feet to a found 1/8" iron rod with yellow cap stamped "Pape-Dawson";

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 BEXAR COUNTY, TEXAS
 BY: E. Small
 DEPUTY

Landon Ridge
47.649 Acres
Job No. 9051-20

THENCE: N 66°25'59" E, continuing along and with the north line of said 173.56 acre tract and the south line of said 372.997 acre tract, a distance of 1172.04 feet to a found 1/2" iron rod with yellow cap stamped "Pape-Dawson" on the west right-of-way line of Proposed State Highway 211, a variable width right-of-way, unimproved, at the southeast corner of Lot 902, Block 61, County Block 4375, Redbird Ranch Subdivision Unit 9C, recorded in Volume 20001, Pages 636-639 of the Plat Records of Bexar County, Texas, at the northeast corner of said 173.56-acre tract, for the northeast corner of the herein described tract;

THENCE: Along and with the west right-of-way line of said Proposed State Highway 211, unimproved, same being the east line of said 173.56-acre tract, the following bearings and distances:

- S 24°11'57" E, a distance of 211.36 feet to a found TxDot Monument "Type III";
- S 21°15'38" E, a distance of 289.76 feet to found TxDot Monument "Type III";
- S 18°15'07" E, a distance of 289.21 feet to a found TxDot Monument "Type III";
- S 15°13'32" E, a distance of 289.93 feet to a found TxDot Monument "Type III";
- S 12°15'13" E, a distance of 289.49 feet to a found TxDot Monument "Type III";
- S 09°17'18" E, a distance of 289.59 feet to a found TxDot Monument "Type III", and;

THENCE: S 06°14'39" E, a distance of 133.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing the west right-of-way line of said Proposed State Highway 211, unimproved, over and across said 173.56-acre tract, the following bearings and distances:

- S 41°08'16" W, a distance of 33.47 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- S 88°30'58" W, a distance of 155.84 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- N 01°29'14" W, a distance of 274.64 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- N 14°02'54" W, a distance of 921.51 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- N 23°35'01" W, a distance of 529.82 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- S 66°25'29" W, a distance of 1011.68 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";



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Landon Ridge
47.649 Acres
Job No. 9051-20

S 12°48'54" E, a distance of 170.53 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";

S 24°25'00" W, a distance of 297.57 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";

S 28°47'57" W, a distance of 164.95 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";

S 83°04'13" E, a distance of 85.45 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";

S 53°38'22" E, a distance of 90.26 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", a point of curvature;

Southeasterly, with a tangent curve to the right, having a radius of 345.00 feet, a central angle of 29°58'54", a chord bearing and distance of S 38°38'55" E, 178.48 feet, for an arc length of 180.53 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", a point of tangency;

S 23°39'28" E, a distance of 316.53 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", a point of curvature;

Southwesterly, with a tangent curve to the right, having a radius of 345.00 feet, a central angle of 69°27'44", a chord bearing and distance of S 11°04'24" W, 393.11 feet, for an arc length of 418.26 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", a point of tangency;

S 45°48'16" W, a distance of 295.49 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", a point of curvature;

Southwesterly, with a tangent curve to the right, having a radius of 345.00 feet, a central angle of 59°16'26", a chord bearing and distance of S 75°26'29" W, 341.21 feet, for an arc length of 356.91 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", a point of tangency;

N 74°55'18" W, a distance of 432.24 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson";

N 68°55'41" W, a distance of 270.47 feet to a set 1/2" iron rod with yellow cap stamped "Pape-Dawson", and;

THENCE: S 07°59'33" W, a distance of 576.86 feet to set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the north right-of-way line of said Potranco Road and the south line of said 173.56-acre tract;



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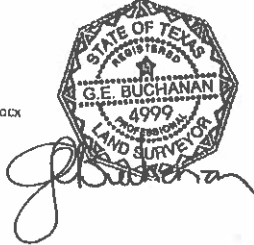
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BY: E. Small
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Landon Ridge
47.649 Acres
Job No. 9051-20

THENCE: S 65°05'41" W, continuing along and with the north right-of-way line of said Potranco Road, the south line of said 173.56-acre tract, a distance of 39.90 feet to the POINT OF BEGINNING and containing 47.649 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9051.20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 20, 2020
REVISED: December 18, 2020
JOB NO.: 9051-20
DOC. ID.: N:\Survey20\20-9000\9051-20\Word\9051-20 FN-47.649 AC.dwg



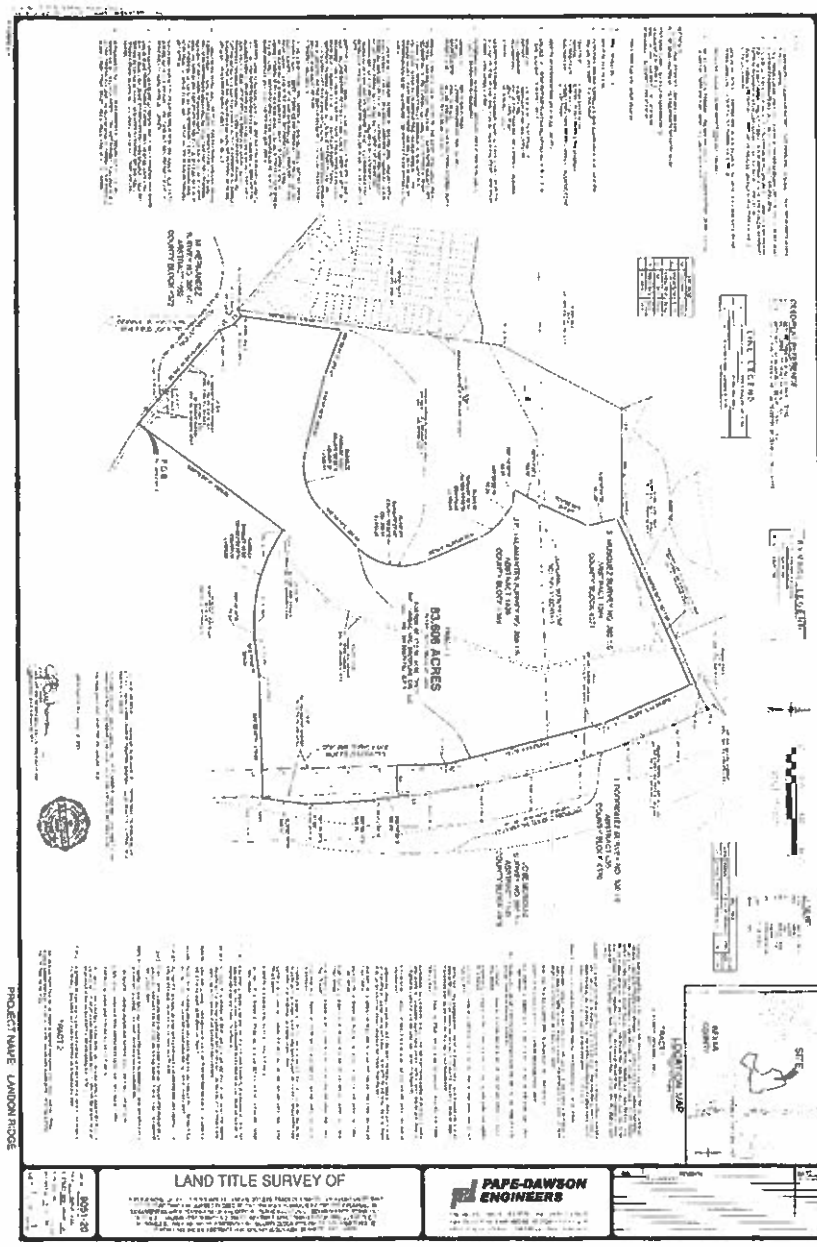
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VOL 1270 PG 700

METES AND BOUNDS DESCRIPTION
FOR

A 83.606 acre, or 3,641,896 square feet more or less, tract of land out of a portion of that 173.56 acre tract described in deed to BNP Paribas VPG Brookline CRE, L.L.C. recorded in Document Number 20120079782 of the Official Public Records of Bexar County, Texas, out of the J.P. Talamantes Survey No. 300 1/5, Abstract 1030, County Block 4369, out of the S. Musquez Survey No. 300 1/6, Abstract 1084, County Block 4371, out of the Jose Musquiz Survey No. 300 3/4, Abstract 1149, County Block 4368, Bexar County, Texas. Said 83.606 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found TxDOT Monument (Type II) on the north right-of-way line of Potranco Road, a variable width right-of-way, at the southwest corner of a 42.31 acre tract described by deed to Concho Redbird Development recorded in Document Number 20190139145 of the Official Public Records of Bexar County, Texas, on the southwest line of said portion of 173.56 acre tract;

THENCE: Along the north right-of-way line of said Potranco Road, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1870.08 feet, a central angle of 05°19'02", a chord bearing and distance of N 51°01'42" W, 173.48 feet, for an arc length of 173.54 feet to a found TxDOT Monument (Type II);

N 48°21'08" W, a distance of 512.23 feet to a found TxDOT Monument (Type II);

N 24°00'32" W, a distance of 91.17 feet to a found TxDOT Monument (Type II);

N 49°13'49" W, a distance of 60.12 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing the north right-of-way line of said Potranco Road, over and across said portion of 173.56 acre tract, the following bearings and distances:

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Professional Registration #4791188-LS Firm Registration #40025800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T 210.375.9000 www.Pape-Dawson.com

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
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ATTESTED:

SEP 16 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

E. Smith
DEPUTY

N 07°59'33" E, a distance of 576.86 feet to a set 1/2" iron rod with yellow cap marked "Pape Dawson";

S 68°55'41" E, a distance of 270.47 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 74°55'18" E, a distance of 432.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 345.00 feet, a central angle of 59°16'26", a chord bearing and distance of N 75°26'29" E, 341.21 feet, for an arc length of 356.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 45°48'16" E, a distance of 295.49 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 345.00 feet, a central angle of 69°27'44", a chord bearing and distance of N 11°04'24" E, 393.11 feet, for an arc length of 418.26 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 23°39'28" W, a distance of 316.53 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly, along a tangent curve to the left, said curve having a radius of 345.00 feet, a central angle of 29°58'54", a chord bearing and distance of N 38°38'55" W, 178.48 feet, for an arc length of 180.53 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 53°38'22" W, a distance of 90.26 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 83°04'13" W, a distance of 85.45 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 28°47'57" E, a distance of 164.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";



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BY:

E. Small
DEPUTY

83.606 acres
Job No. 9051-20
Page 3 of 4

N 24°25'00" E, a distance of 297.57 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 12°48'54" W, a distance of 170.53 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 66°25'29" E, a distance of 1011.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the west line of a 150' wide Electric Easement recorded in Volume 12724, Page 848 of the Official Public Records of Bexar County, Texas;

S 23°35'01" E, a distance of 529.82 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 14°02'54" E, a distance of 921.51 feet to a found 1/2" iron rod;

S 01°29'14" E, a distance of 274.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 88°30'58" E, departing the west line of said Electric Easement, at a distance of 149.90 feet passing the east line of said Electric Easement, in all a total distance of 155.84 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 41°08'16" E, a distance of 33.47 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the west right-of-way line of Proposed State Highway 211, a variable width right-of-way, on the east line of said portion of 173.56 acre tract;

THENCE: S 06°14'39" E, along the west right-of-way line of said Proposed State Highway 211, a distance of 156.02 feet to a found TxDOT Monument (Type III);


THENCE: S 03°03'17" E, continuing along the west right-of-way line of said Proposed State Highway 211, a distance of 326.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 01°14'56" E, continuing along the west right-of-way line of said Proposed State Highway 211, a distance of 61.93 feet to a found TxDOT Monument (Type III);



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BEXAR COUNTY, TEXAS
BY: E. Smith
DEPUTY

83.606 acres
Job No. 9051-20
Page 4 of 4

THENCE: S 08°02'16" W, continuing along the west right-of-way line of said Proposed State Highway 211, a distance of 245.64 feet to a found 1/2" iron rod with cap marked "K1W", at the northeast corner of said 42.31 acre tract;

THENCE: Departing the west right-of-way line of said Proposed State Highway 211, along and with the north and west lines of said 42.31 acre tract, the following bearings and distances:

S 88°38'50" W, a distance of 679.82 feet to a found 1/2" iron rod with cap marked "KFW";

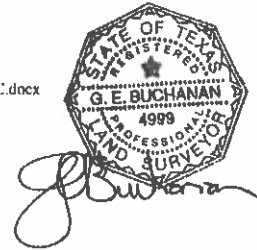
S 82°51'52" W, a distance of 201.02 feet to a found 1/2" iron rod with cap marked "KFW";

S 88°40'10" W, a distance of 77.51 feet to a found 1/2" iron rod;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 868.00 feet, a central angle of 37°48'00", a chord bearing and distance of N 72°32'20" W, 562.32 feet, for an arc length of 572.65 feet to a found 1/2" iron rod with cap marked "KFW";

THENCE: S 36°18'24" W, continuing along the west line of said 42.31 acre tract, a distance of 1000.05 feet to the POINT OF BEGINNING and containing 83.606 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9051-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 25, 2020
JOB NO. 9051-20
DOC. ID. N:\Survey\20\20-9000\9051-20\Word\9051-20 FN 83.606 AC.dcnx



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ATTESTED:

SEP 16 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

E. Small

DEPUTY

LUCY ADAME-CLARK

COUNTY CLERK



BEXAR COUNTY

BEXAR COUNTY COURTHOUSE
100 DOLOROSA, SUITE 104
SAN ANTONIO, TEXAS 78205

CERTIFICATE

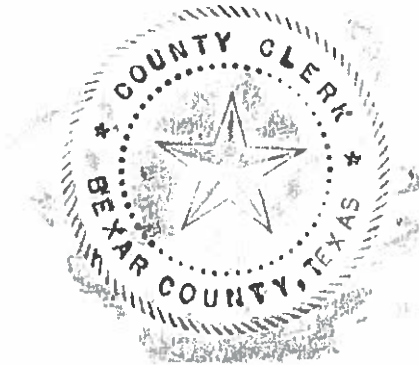
STATE OF TEXAS §

COUNTY OF BEXAR §

I, LUCY ADAME-CLARK, County Clerk, and Ex-Officio Clerk of the Commissioners Court of Bexar County, Texas, do hereby certify that the above and foregoing is a true and correct copy of the Original Order(s) passed by the Commissioners Court on the 7 day of September, A.D., 2021, as the same appears of Record in my office in the Minutes of Commissioners Court of Bexar County, Texas.

IN TESTIMONY WHEREOF, witness my hand and Official Seal of Office in the City of San Antonio, County of Bexar on this the 16 day of September A.D., 2021.

LUCY ADAME-CLARK
COUNTY CLERK AND EX-OFFICIO CLERK
OF COMMISSIONERS COURT OF
BEXAR COUNTY, TEXAS



BY: Elizabeth Small
Deputy County Clerk