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File Information

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GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

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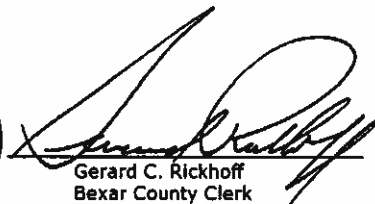
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

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:
12/19/2018 10:29 AM




Gerard C. Rickhoff
Bexar County Clerk

SCANNED

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED TALLEY ROAD SPECIAL IMPROVEMENT DISTRICT, FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AN AD VALOREM 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 4th day of December, 2018, 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 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
Sergio "Chico" Rodriguez	Commissioner, Precinct 1
Paul Elizondo	Commissioner, Precinct 2
Kevin Wolff	Commissioner, Precinct 3
Tommy Calvert	Commissioner, Precinct 4

All Commissioners were present, except N/A; and

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

AYE 5 / NO 0

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

On October 1, 2018, a petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Talley Road Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax at a specified rate, within the boundaries of the District, and for 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:

1. On October 1, 2018, 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 an ad valorem tax at a specified rate

Talley Road Special Improvement District – Order to Create

STATE OF TEXAS COUNTY OF BEXAR
 CERTIFIED COPY CERTIFICATE
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DEC 18 2018

 GERARD RICKHOFF
 COUNTY CLERK
 BEXAR COUNTY, TEXAS
 BY: ES
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within the boundaries of the District; and for authorization to use such tax revenues to finance 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 11:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County, Texas and public notice of the hearing was given in accordance with the requirements of the Code.

2. This Commissioner 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 Texas Local Government Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose an ad valorem tax within the District at a specified rate to be used to finance the District's planned improvements and any economic development program to induce and incentivize economic development projects through the use of economic development agreements, grant 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 Texas Local Government 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 Bexar County agree to conduct a joint election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax authorized by this Order.

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- 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 at a rate specified in this Order is beneficial and advisable to Bexar County and in Bexar County's best interest in order to finance 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 and improvement of Talley Road.

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 "Talley Road Special Improvement District", to be authorized by and to operate pursuant to the provisions of Chapter 382 of the Texas Local Government 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 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 finance 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 Texas Local Government Code §382. In addition, Bexar County hereby grants to the District the powers and duties of a road district and the power to provide water, 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.

Talley Road Special Improvement District – Order to Create

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Page 3 of 15

DEC 18 2018



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Section 2. The District is required to obtain the approval of Bexar County if it desires to increase the tax rate authorized in this Order. The District may not enter into, and 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 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 Commissioners Court. In addition, the District may not issue bonds, and Commissioners Court does not give the District authority to issue bonds, without first obtaining 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 Texas Local Government 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 tax listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to finance improvements 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 Bexar County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which shall be held May 4, 2019. 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 small, minority and women-owned businesses on contracted work opportunities within the District.

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Page 4 of 15

DEC 18 2018



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BEXAR COUNTY, TEXAS

BY:

DEPUTY

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

Gary Legan

Ron Morander

Jessica Lizardo

Karen Cannon

Amy Huebner

Frances "Scotty" MacDaniel

David Rittenhouse

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 Texas Local Government 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: at a rate not to exceed the lesser of the tax rate set by the City of San Antonio, Texas, or a rate of \$1.00 per \$100 valuation.

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.

(Remainder of page intentionally left blank - signatures on next page)

DEC 18 2018



GERARD RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: _____
DEPUTY

PASSED, ADOPTED, ORDERED AND EFFECTIVE this 4th day of December, 2018.

Nelson W. Wolff
Nelson W. Wolff County Judge

Sergio "Chico" Rodriguez
Sergio "Chico" Rodriguez Commissioner, Precinct 1

Paul Elizondo
Paul Elizondo Commissioner, Precinct 2

Kevin Wolff
Kevin Wolff Commissioner, Precinct 3

Tommy Calvert
Tommy Calvert Commissioner, Precinct 4

ATTEST:

Piscilla Hernandez
FOR: Gerry C. Rickhoff, County Clerk

Talley Road Special Improvement District – Order to Create

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Page 6 of 15

DEC 18 2018

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EXHIBIT A
LEGAL DESCRIPTION

Talley Road Special Improvement District – Order to Create

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Page 7 of 15

DEC 18 2018



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FIELD NOTES
FOR
TALLEY ROAD PUBLIC IMPROVEMENTS DISTRIC

A 222.6 acre tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being all of a called 4.393 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 3361 Page 617 of the Official Public Records of Bexar County, Texas, the remaining portion of a 20.15 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1729 of the Official Public Records of Bexar County, Texas, a portion of a called 14.85 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1726 of the Official Public Records of Bexar County, Texas, a portion of a called 233.0 acre tract of land as described in Volume 5539 Page 405 of the Deed Records of Bexar County, Texas and the remaining portion of a called 9.964 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 3107 Page 186 of the Official Public Records of Bexar County, Texas, all of which were conveyed to Wayne Lee Benke GST Trust of record in Volume 13514 Page 1496 of the Official Public Records of Bexar County, Texas. Said 222.6 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point in the east right-of-way line of Talley Road, a called 60' wide public right-of-way, the westerly line of the 14.85 acre tract and the 233.0 acre tract, for the northwest corner of a called 2.744 acre tract of land as conveyed to Michael and Robyn Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas and the most westerly southwest corner of the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "Moy" in the east right-of-way line of Talley Road bears, S 00° 10' 00" E, a distance of 1400.48 feet, thence S 89° 55' 16" E a distance of 13.00 feet;

THENCE: Along and with the easterly and southerly right-of-way line of Talley Road and the westerly lines of the 14.85 acre tract, the 233.0 acre tract and the 20.15 acre tract and the northerly lines of the 20.15 acre tract and the 4.393 acre tract, the following five (5) courses:

1. N 00° 09' 36" W, a distance of 682.31 feet to a calculated point, for an angle point of the tract described herein,
2. N 00° 00' 08" W, a distance of 1278.69 feet to a calculated point, for a point of curvature to the right of the tract described herein, from which a found 1/2" iron rod bears, N 89° 59' 33" W, a distance of 2.67 feet,
3. With a curve to the right having a radius of 256.48 feet, an arc length of 400.42 feet, a delta angle of 089° 27' 04" and a chord bears, N 44° 43' 50" E, a distance of 360.98 feet to a found 1/2" iron rod for a point of non-tangency of the tract described herein,
4. S 89° 52' 59" E, at a distance of 1454.92 feet passing a found 1/2" iron rod for the northeast corner of the 4.393 acre tract of land and continuing for a total distance of 1741.93 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the tract described herein, and



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Page 8 of 15

DEC 18 2018

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5. N 00° 06' 09" W, a distance of 61.20 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" at a westerly exterior corner of a called 157.48 acre tract of land as conveyed to Vise Oaks J, Ltd., of record in Volume 9437 Page 963 of the Official Public Records of Bexar County, Texas, for the most northerly northwest corner of the 233.0 acre tract and the tract described herein;

THENCE: Departing the southeasterly right-of-way line of Talley Road and along and with the common lines between the 157.48 acre tract and the 233.0 acre tract, the following two (2) courses:

1. N 89° 59' 00" E, a distance of 943.36 feet to a found 1/2" iron rod with a plastic cap stamped "RPLS 4611" for an interior corner of the 157.48 acre tract, the northeast corner of the 233.0 acre tract and the tract described herein, and
2. S 00° 20' 24" E, a distance of 4236.14 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of the 157.48 acre tract, in the north line of a called 51.568 acre tract of land as conveyed to Campbelton Road, Ltd., of record in Volume 8187 Page 828 of the Official Public Records of Bexar County, Texas, for the southeast corner of the 233.0 acre tract and the tract described herein;

THENCE: N 89° 57' 55" W, along and with the south line of the 233.0 acre tract and the north lines of the 51.568 acre tract and a called 1.332 acre tract of land as conveyed to Donald and Pat Thomas of record in Volume 8294 Page 183 of the Official Public Records of Bexar County, Texas, a distance of 946.64 feet to a found 1 1/2" iron pipe for an interior corner of the 1.332 acre tract, the most southerly southwest corner of the 233.0 acre tract and the tract described herein;

THENCE: N 00° 07' 09" W, along and with a westerly line of the 233.0 acre tract and an easterly line of the 1.332 acre tract, at a distance of 357.12 feet passing a found 1/2" iron rod with a plastic cap stamped "Baker" for a northeast exterior corner of the 1.332 acre tract and the southeast corner of a called 34.616 acre tract of land as conveyed to Emelio G. and Maria F. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, and continuing along and with the westerly line of the 233.0 acre tract and the east line of the 34.616 acre tract, a total distance of 1107.09 feet to an angle iron post for the northeast corner of the 34.616 acre tract, the southeast corner of the 9.694 acre tract, an interior corner of the 233.0 acre tract and the tract described herein;

THENCE: N 89° 55' 26" W, along and with the north line of the 34.616 acre tract and a southerly line of the 233.0 acre tract and the 9.694 acre tract, a distance of 1438.51 feet to a point for the southeast corner of a called 2.758 acre tract of land as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public records of Bexar County, Texas and a southwest exterior corner of the tract described herein, from which a found 1/2" iron rod bears, S 00° 04' 34" W, a distance of 0.36 feet;

THENCE: N 00° 07' 26" W, along and with the east line of the 2.758 acre tract and into and across the 9.694 acre tract and the 233.0 acre tract, a distance of 210.00 feet to a point for the northeast corner of the 2.758 acre tract, in the north line of the 9.694 acre tract and for an interior corner of the tract described herein, from which a found 1/2" iron rod bears, N 09° 25' 20" E, a distance of 1.38 feet;

THENCE: N 89° 55' 26" W, along and with the north line of the 2.758 acre tract, a distance of 49.91 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" for a southwest exterior corner of the tract described herein;



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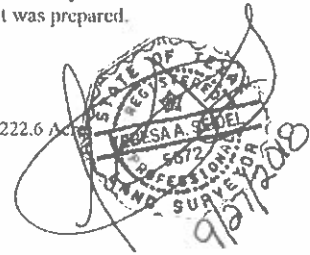
THENCE: N 00° 13' 42" E, into and across the 233.0 acre tract and the 14.85 acre tract, a distance of 338.27 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of the 2.744 acre tract and an exterior corner of the tract described herein

THENCE: Along and with east and north lines of the 2.744 acre tract and continuing into and across the 233.0 acre tract and the 14.85 acre tract, the following two (2) courses:

1. N 00° 07' 57" W, a distance of 227.54 feet to a found 1/2" iron rod for the northeast corner of the 2.744 acre tract and an interior corner of the tract described herein, and
2. N 81° 50' 54" W, a distance of 530.79 feet to the POINT OF BEGINNING and containing 222.6 acres, more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

This document was prepared under 22tac663.21, this 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.

Job No.: 16-146
 Prepared by: KFW Surveying
 Date: January 24, 2017
 File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\FN - 222.6 Ac



3421 PASADENA PARKWAY SUITE 101 SAN ANTONIO, TX 78241 • P: 210.979.8111 • F: 210.979.8111 • KFW@KFWSURVEY.COM • File #101221-0

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Page 10 of 15

DEC 18 2018

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FIELD NOTES
FOR
A 7.270 ACRE TRACT
TALLEY ROAD PUBLIC IMPROVEMENT DISTRICT

A 7.270 acre tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being a portion of Talley Road of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod, for the southwest corner of the remaining portion of a 10.00 acre tract as conveyed to Joseph M. Faunce of record in Volume 8979 Page 1056 of the Official Public Records of Bexar County, Texas, an exterior corner of Talley Road, a variable width right-of-way, and the southeast corner of the tract described herein;

THENCE: S 89°48'27" W, over and across Talley Road, a distance of **60.00 feet** to a calculated point, for the southeast corner of a 180.88 acre tract as conveyed to S & P Land Holdings, LLC of record in Volume 12472 Page 326 of the Official Public Records of Bexar County, Texas, an interior corner of Talley Road, and the southwest corner of the tract described herein;

THENCE: N 00°11'33" W along and with the west line of Talley Road and the east line of the 180.88 acre tract, a distance of **691.48 feet** to a calculated point, for an angle point of the 180.88 acre tract, the west line of Talley Road and the tract described herein;

THENCE: N 00°10'46" W, continuing along and with the west line of Talley Road and the east line of the 180.88 acre tract, a distance of **1065.12 feet** to a post, for the northeast corner of the 180.88 acre tract, an interior corner of Talley Road and the tract described herein;

THENCE: S 89°50'52" W, along and with the north line of the 180.88 acre tract and a south line of Talley Road, a distance of **13.62 feet** to a found 1/2" iron rod with plastic cap stamped "KHA", for the southeast of Lot 901, Block 13 of the Ciudad De Las Palomas Unit 1A, a plat of record in Volume 9677 Pages 147-148 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of Talley Road and the tract described herein;

THENCE: N 00°09'31" W, along and with the east line of Lot 901, Block 13 and the west line of Talley Road a distance of **589.87 feet** to a found 1/2" iron rod with plastic cap stamped "KHA", for the northeast corner of Lot 901, Block 13, an exterior corner of a remaining portion of a 218.506 acre tract as conveyed to Ciudad de Las Palomas, LTD of record in Volume 11748 Page 908 of the Official Public Records of Bexar County, Texas, Talley Road and the tract described herein;

THENCE: S 89°50'52" E, along and with a south line of the remaining portion of the 218.506 acre tract and a north line of Talley Road a distance of **13.40 feet** to a found 1/2" iron rod with plastic cap stamped "KHA", for the southeast corner of the remaining portion of the 218.506 acre tract, an exterior corner of Talley Road and the tract described herein;



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THENCE: N 00°10'46" W, along and with the west line of Talley Road and the east line of the remaining portion of the 218.506 acre tract, a distance of 1159.65 feet to a found ½" rod, for the northeast corner of the remaining portion of the 218.506 acre tract, the southeast corner of a 317.310 acre tract conveyed to Henry J. & Frank G. Jr. Persyn of record in Volume 5980 Page 840 of the Official Public Records of Bexar County, Texas, an angle point of Talley Road and the tract described herein;

THENCE: N 00°09'36" W, along and with the west line of Talley Road and the east line of the 317.310 acre tract, a distance of 1595.93 feet to a found ½" iron rod for the southeast corner of Lot 1, Block 4 of the Geronimo Village subdivision, a plat of record in Volume 5970 Pages 140-141 of the Deed and Plat Record of Bexar County, Texas, the northeast corner of the 317.130 acre tract and the northwest corner of the tract described herein, from which a found ½" iron rod for the northeast corner of Lot 1, Block 1 of the Geronimo Village subdivision and an exterior corner of Talley Road bears, N 0°01'15" W, a distance of 1595.38 feet;

THENCE: S 89°37'02" E, over and across Talley Road, a distance of 60.00 feet to a calculated point in the east line of a 14.85 acre as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1726 of the Official Public Records of Bexar County, Texas, for the northeast corner of the tract described herein;

THENCE: S 00°09'36" E, along and with the east line of Talley Road and the west lines of the 14.85 acre tract, a 2.744 acre tract as conveyed to Michael L. & Robyn K. Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas, a 183.61 acre tract as conveyed to Wayne Lee Benke of record in Volume 18572 Page 505 of the Official Public Records of Bexar County, Texas, a 2.758 acre tract as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public Records of Bexar County, Texas, a remaining portion of 34.616 acres as conveyed to Emerio G. & Maria E. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, a distance of 1595.35 feet to a calculated point, for an angle point of the remaining portion of the 34.616 acre tract, Talley Road, and the tract described herein;

THENCE: S 00°10'46" E, continuing along and with the east line of Talley Road and the west line of the remaining portion of the 34.616 acres, a distance of 487.44 feet to a calculated point, for the southwest corner of the remaining portion of the 34.616 acres, an interior corner of Talley Road and the tract described herein;

THENCE: S 89°55'16" E, along and with the south line of the remaining portion of the 34.616 acres and a north line of Talley Road, a distance of 13.00 feet to a found ½" iron rod with plastic cap stamped "Moy", for the northwest corner of Lot 1, Block 12 of the Talley Road subdivision, a plat of record in Volume 9608 Page 105 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of Talley Road and the tract described herein;

THENCE: S 00°10'51" E, along and with the west line Lot 1, Block 12 and the east line of Talley Road, a distance of 199.74 feet to a found ½" iron rod with plastic cap stamped "Baker", in the north line of a 101.216 acre tract as conveyed to Donald & Pat Thomas of record in Volume 6362 Page 1523 of the Official Public Records of Bexar County, Texas, for the southwest corner of Lot 1, Block 12, an exterior corner of Talley Road and the tract described herein;



Talley Road Special Improvement District – Order to Create

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE

The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.

ATTESTED:

Page 12 of 15

DEC 18 2018



GERARD RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

ER
DEPUTY

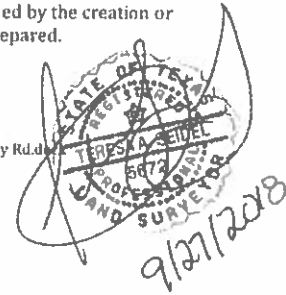
THENCE: N 89°55'16" W, along and with the north line of the 101.216 acres and a south line of Talley Road, a distance of 13.00 feet to a calculated point, for the northwest corner of the 101.216 acres and an interior corner of Talley Road and the tract described herein;

THENCE: S 00°10'46" E, along and with the west line 101.216 acres and the east of Talley Road, a distance of 2127.37 feet to a found 1/2" iron rod, for the southwest corner of the 101.216 acres, a northwest corner of a 8.00 acre tract as conveyed to Alamo Community Church-San Antonio of record in Volume 18164 Page 1127 of the Official Public Records of Bexar County, Texas, an angle point of Talley Road and the tract described herein;

THENCE: S 00°11'33" E, along and with the east line of Talley Road, the west lines of the 8.00 acre tract and the remaining portion of the 10.00 acre tract, a distance of 691.47 feet to the **POINT OF BEGINNING** and containing 7.270 acres or 316,663 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

This document was prepared under 22tac663.21, this 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.

Job No.: 16-146
Prepared by: KFW Surveying
Date: September 26, 2018
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\FN - 7.270 Ac Talley Rd.dwg



Talley Road Special Improvement District – Order to Create

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE

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ATTESTED:

Page 13 of 15

DEC 18 2018



GERARD RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: ES
DEPUTY



FIELD NOTES
FOR
A 2.444 ACRE TRACT
TALLEY ROAD PUBLIC IMPROVEMENT DISTRICT

A 2.444 acre tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being a portion of Talley Road of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the north right-of-way line of Talley Road, a variable width right-of-way, for the southeast corner of Lot 6 and the southwest corner of Lot 5 both of the Garden Acres Subdivision, a plat of record in Volume 9300 Page 59 of the Deed and Plat Records of Bexar County, Texas, from which a found 1/2" iron rod for the southwest corner of Lot 6, bears N 89°53'59"W, a distance of 214.30 feet;

THENCE: S 89°52'59" E along and with the north right-of-way line of Talley Road and the south line of Lot 5 and Lot 4 of the Garden Acres Subdivision, a distance of 303.43 feet to a point, for an angle point of the south line of Lot 4 and the north line of Talley Road and the tract described herein;

THENCE: S 89°52'53" E continuing along and with the north right-of-way line of Talley Road and the south line of Lot 4, a distance of 4.36 feet to a point, for a point of curvature to the left of the south line of Lot 4 and the north line of Talley Road and the tract described herein;

THENCE: continuing along and with the north right-of-way line of Talley Road and the south line of Lot 4, a 2.00 acre tract conveyed to Paul L. & Mary J. Hegdal of record in Volume 6205 Page 1220 of the Official Public Record of Bexar County Texas, Old Talley Road and a 1.31 acre tract conveyed to Carlos & Norma Alvarez of record in Volume 14384 Page 308 of the Official Public Record of Bexar County, Texas with the curve to the left having an arc of 794.15 feet, a radius of 683.20 feet, a delta of 66°36'00" and a chord bears N 56°55'48"E, a distance of 750.19 feet to a point, for the point of curvature and the most northerly corner of the tract described herein, from which a found 1/2" iron rod, bears N 23°45'20"E, a distance of 398.41 feet;

THENCE: S 66°22'12" E over and across Talley Road, a distance of 60.00 feet to a found 1/2" iron rod in the southeast line of Talley Road and the northwest line of a 157.48 acre tract conveyed to Vise Oaks I, LTD of record in Volume 9437 Page 963 of the Official Public Record of Bexar County, Texas, for a point of curvature and the northeast corner of the tract described herein, from which a found 1/2" iron rod, bears N23°45'20"E, a distance of 876.96 feet;

THENCE: along and with the southeast line of Talley Road and the northwest line of a 157.48 acre tract the following two (2) courses:



Talley Road Special Improvement District – Order to Create

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE

The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.

Page 14 of 15

DEC 18 2018



GERARD RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: _____
DFPUTY

1. with a curve to the right having an arc of 262.71 feet, a radius of 743.20 feet, a delta of 20°15'11" and a chord bears S 33°45'23"W, a distance of 261.34 feet to a point, for an interior corner of the tract described herein, and
2. S 00°16'43" E, a distance of 167.92 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", at the southwest corner of the 157.48 acre tract, for the northwest corner of a 183.61 acre tract conveyed to Wayne Lee Benke of record in Volume 18572 Page 505 of the Official Public Record of Bexar County, Texas;

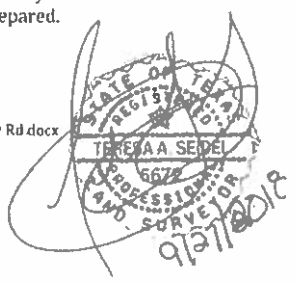
THENCE: S 00°06'09" E, continuing along and with the southeast line of Talley Road and the northwest line of the 183.61 acre tract, a distance of 61.20 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the 183.61 acre tract and the southeast corner of the tract described herein;

THENCE: N 89°52'59" W along and with the south line of Talley Road and the north line of the 183.61 acre tract, a 4.393 acre tract conveyed to Wayne Lee Benke of record in Volume 3361 Page 617 of the Official Public Record of Bexar County, Texas and the remaining portion of a 20.15 acre tract conveyed to Wayne Lee Benke of record in Volume 5536 Page 1729 of the Official Public Record of Bexar County, Texas, a distance of 847.26 feet to point, for the southwest corner of the tract described herein;

THENCE: N 00°07'01" E over and across Talley Road, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 2.444 acres or 106,455 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

This document was prepared under 22tac663 21, this 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.

Job No.: 16-146
 Prepared by: KFW Surveying
 Date: September 26, 2018
 File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\FN - 2.444Ac Talley Rd.docx



DEC 18 2018

GERARD RICKHOFF
 COUNTY CLERK
 BEXAR COUNTY, TEXAS
 BY: _____
 DEPUTY

Gerard Rickhoff

COUNTY CLERK



BEXAR COUNTY

BEXAR COUNTY COURT HOUSE
100 DOLOROSA, SUITE 104
SAN ANTONIO, TEXAS 78205

CERTIFICATE

STATE OF TEXAS §

COUNTY OF BEXAR §

I, GERARD RICKHOFF, 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 4 day of December, A.D., 20 18, 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 18 day of December A.D., 20 18.



GERARD RICKHOFF
COUNTY CLERK AND EX-OFFICIO CLERK
OF COMMISSIONERS COURT OF
BEXAR COUNTY, TEXAS

BY: Elizabeth Small
Deputy County Clerk