

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED WESTPOINTE 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 15 day of January, 2019, 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
Sergio "Chico" Rodriguez
Justin Rodriguez
Kevin Wolff
Tommy Calvert

County Judge
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4

All Commissioners were present, except _____; 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 Tommy Calvert, 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 December 15, 2017, a petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Westpointe Special Improvement District (the "District"), appointment of directors, and for 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, 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 December 15, 2017, 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"),

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ATTESTED:

FEB 06 2019



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY

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 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 ad valorem, sales and use, and hotel occupancy taxes 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 confirm the District and approve its powers.

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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 Chapter 382 of the Code as well as the creation of the District under Chapter 382 of the Code;
 - (b) appointment of directors, and imposition of ad valorem, sales and use, and hotel occupancy taxes, each 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 infrastructure 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, and the construction of residential housing and improvements.

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 "Westpointe 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, ad valorem, sales and use, and hotel occupancy taxes are hereby authorized to be imposed within the boundaries of the District, at the rates 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.

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Section 2: The District is required to obtain the approval of Bexar County if it desires to increase the tax rates 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 taxes 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 may be held on May 4, 2019, 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, if necessary, 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.

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:

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Derrick Howard
Carlo White
Daniel R. Barrera II
Andres Serbones-Ortiz
Salah E. Diab
Thomas H. Garza
Frank Cannon

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
Sales and Use Tax:	at a rate not to exceed 2% per taxable sale subject to the state sales and use tax in the District
Hotel Occupancy Tax:	at a rate not to exceed the greater of the rate levied by the City of San Antonio, Texas or 9%

Section 9. The District's boundaries (approximately 2,382.9 acres) 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.

(Signatures on next page)

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BY:

LUCY ADAME-CLARK
 COUNTY CLERK
 BEXAR COUNTY, TEXAS

DEPUTY

PASSED, ADOPTED, ORDERED AND EFFECTIVE this 15 day of January, 2019.

VOL 1203 PG 128


Nelson W. Wolff

County Judge


Sergio "Chico" Rodriguez

Commissioner, Precinct 1


Justin Rodriguez

Commissioner, Precinct 2


Kevin Wolff

Commissioner, Precinct 3


Tommy Calvert

Commissioner, Precinct 4

ATTEST:


Lucy Adame-Clark, County Clerk

Westpointe Special Improvement District – Order to Create

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COUNTY CLERK
BEXAR COUNTY, TEXAS

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EXHIBIT A
LEGAL DESCRIPTION

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COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

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VOL 1203 Pg 130

METES AND BOUNDS
DESCRIPTION FOR

A 2382.9 acre, more or less, tract of land comprised of all of the 1.713 acre tract recorded in Volume 12595, Page 931 and all of the 1.666 acre tract recorded in Volume 12563, Page 1102, and described as 1.978 acres in Volume 3327, Page 2069, Save and Except the 0.312 acre tract recorded in Volume 8080, Page 1698; all of the 144.685 acre tract recorded in Volume 15875, Page 29; all of the 183.507 acre tract recorded in Volume 15874, Page 2258; all of the remaining portion of the 380.761 acre tract recorded in Volume 12572, Page 1639; all of the remaining portion of the 328.967 acre tract recorded in Volume 7144, Page 1567; all of the remaining portion of the 194.989 acre tract and 0.443 acre tract recorded in Volume 7746, Page 803; all of the remaining portion of the 368.134 acre tract recorded in Volume 12642, Page 1974; all of the remaining portion of the 399.402 acre tract recorded in Volume 8337, Page 93; a 79.64 acre tract recorded in Volume 10732, Page 657; a 74.72 acre tract recorded in Volume 8159, Page 542; a 509.64 acre tract recorded in Volume 9438, Page 1273; a 325.07 acre tract recorded in Volume 8187, Page 814; a 157.48 acre tract recorded in Volume 9437, Page 963; a 51.568 acre tract recorded in Volume 8187, Page 828; a 297.00 acre tract recorded in Volume 7723, Page 1880; a portion of Talley Road; a 20.15 acre tract in deed recorded in Volume 5536, Page 1729; a 4.393 acre tract recorded in Volume 3361, Page 617; a 14.85 acre tract recorded in Volume 5536, Page 1726; a 2.758 acre tract recorded in Volume 6021, Page 435; a 9.694 acre tract recorded in Volume 3107, Page 186 and on 183.61 acre tract recorded in Volume 13514, Page 1496 all of the Official Public Records of Bexar County, Texas, in the T.R. Edmonson Survey No. 207, Abstract No. 228, County Block 4387, the J.H. Blannerhasset Survey No. 202, Abstract No. 56, County Block 4385, the Thomas York Survey No. 201 1/2, Abstract No. 825, County Block 4400, the George Fellows Survey No. 205, Abstract No. 235, County Block 4388, the George Fellows Survey No. 206, Abstract No. 234, County Block 4389, the Sarah Tyler Survey No. 367, Abstract No. 744, County Block 4401, the Jose Jacinto Gonzalez Survey No. 255, Abstract 269, County Block 4404, the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405, the J. Hoffman Survey No., Abstract 962, County Block 5473, the BBB & CRR Co. Survey No. 386, Abstract 98, County Block 4410 and the Louis Gonzales Survey No. 84, Abstract 253, County Block 4408 in Bexar County, Texas. Said 2382.9 acre tract being described as follows:

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TDPE Firm Registration #4070 | TDPLS Firm Registration #10020800
San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
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BEXAR COUNTY, TEXAS

BY:

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COMMENCING: At a point on the west right-of-way line of Loop 1604, a variable width right-of-way, at the east corner of said 380.761 acre tract and the northeast corner of the 135.127 acre tract recorded in Volume 11798, Page 867 in said Official Public Records;

THENCE: S 43°48'45" W, along and with the southeast line of said 380.761 acre tract, the southeast line of said 144.685 acre tract and the northwest line of said 135.127 acre tract, a distance of 1435.62 feet to the POINT OF BEGINNING;

THENCE: (L1) S 43°48'45" W, continuing along and with the southeast line of said 380.761 acre tract, the southeast line of said 144.685 acre tract and the northwest line of said 135.127 acre tract, a distance of 1176.29 feet to a point, at the northwest corner of said 135.127 acre tract, an angle point of said 144.685 acre tract and the northeast corner of Royal Oaks of Westcreek Subdivision, Unit 1 recorded in Volume 9616, Pages 164-166 in said Deed and Plat Records;

THENCE: Departing the northwest line of said 135.127 acre tract, along and with the northeast line of said 144.685 acre tract, the south west line of said 380.761 acre tract, the following bearings and distances:

(L2) N 53°11'27" W, a distance of 375.68 feet to a point;

(L3) N 32°46'15" W, a distance of 290.89 feet to a point;

(L4) N 48°14'53" W, a distance of 966.45 feet to a point on the southeast line of Lot 1, Block 1, Potranco West High School recorded in Volume 9602, Page 32 of said Deed and Plat Records, a north corner of said 144.685 acre tract, a west corner of said 380.761 acre tract;

THENCE: (L5) N 65°22'46" E, along and with the southeast line of said Lot 1, the northwest line of said 380.761 acre tract, a distance of 513.08 feet to a point at the east corner of said Lot 1, a re-entrant corner of said 380.761 acre tract;

THENCE: (L6) N 24°37'13" W, along and with the northeast line of said Lot 1, the southwest line of said 380.761 acre tract, a distance of 1736.62 feet to a point on the southeast line of a 328.968 acre tract described in deed to Vise Oaks I, Ltd. recorded in Volume 7144, Page 1567 of said Official Public Records, the north corner of said Lot 1, the west corner of said 380.761 acre tract;

THENCE: (L7) S 65°22'42" W, along and with the southeast line of said 328.967 acre tract, over and across Cottonwood Way, a variable width right-of-way, a distance of 2380.55 feet to a point on the southwest right-of-way line of said Cottonwood Way;

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P.A.C.

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THENCE: (L8) N 21°25'19" W, along and with the southwest right-of-way line of said Cottonwood Way, a distance of 80.14 feet to a point;

THENCE: (L9) S 65°23'24" W, departing the southwest right-of-way line of said Cottonwood Way, over and across said 328.967 acre tract, a distance of 1136.35 feet to a point at the east corner of Westcreek Oaks, a 70-foot right-of-way;

THENCE: Along and with the northeast right-of-way line of said Westcreek Oaks, the following bearings and distances:

(L10) N 24°45'26" W, a distance of 373.99 feet to a point;

(L11) N 30°10'15" W, a distance of 154.89 feet to a point;

(C1) Northwesterly, along a tangent curve to the right, said curve having a radius of 1615.00 feet, a central angle of 15°52'09", a chord bearing and distance of N 22°14'11" W, 445.88 feet, for an arc length of 447.31 feet to a point;

(C2) Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of N 74°53'01" E, a radius of 272.22 feet, a central angle of 16°40'39", a chord bearing and distance of N 06°46'40" W, 78.96 feet, for an arc length of 79.24 feet to a point;

(C3) Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of N 85°47'35" W, a radius of 195.30 feet, a central angle of 18°21'52", a chord bearing and distance of N 04°58'31" W, 62.33 feet, for an arc length of 62.60 feet to a point;

(L12) N 14°16'26" W, a distance of 8.60 feet to a point on the southeast right-of-way line of said Wiseman Road, the north corner of said Westcreek Oaks;

THENCE: (L13) S 75°41'54" W, along and with the southeast right-of-way line of said Wiseman Road, a distance of 110.00 feet to a point at the west corner of said Westcreek Oaks;

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THENCE: Departing the southeast right-of-way line of said Wiseman Road, along and with the southwest line of said Westcreek Oaks, the following bearings and distances:

(L14) S 14°16'26" E, a distance of 9.30 feet to a point;

(C4) Southeasterly, along a tangent curve to the left, said curve having a radius of 190.00 feet, a central angle of 16°47'48", a chord bearing and distance of S 22°40'19" E, 55.50 feet, for an arc length of 55.70 feet to a point;

(C5) Southeasterly, along a reverse curve to the right, said curve having a radius of 270.00 feet, a central angle of 16°46'07", a chord bearing and distance of S 22°41'10" E, 78.74 feet, for an arc length of 79.02 feet to a point;

(C6) Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 75°54'27" E, a radius of 1685.57 feet, a central angle of 16°04'38", a chord bearing and distance of S 22°07'52" E, 471.42 feet, for an arc length of 472.97 feet to a point;

(L15) S 30°10'15" E, a distance of 154.89 feet to a point;

(C7) Southeasterly, along a tangent curve to the right, said curve having a radius of 1965.00 feet, a central angle of 15°52'09", a chord bearing and distance of S 22°14'11" E, 542.51 feet, for an arc length of 544.25 feet to a point;

(L16) S 14°18'06" E, a distance of 189.39 feet to a point at the east corner of said 368.134 acre tract, the re-entrant corner of a 183.507 acre tract described in deed to WPE Ventures, LLC recorded 15874, Page 2258 of said Official Public Records;

THENCE: Along and with the southeast line of said 368.134 acres, the east line of said 194.989 acres, the northwest line of said 183.507 acre tract, the following bearings and distances:

(L17) S 65°23'37" W, a distance of 270.29 feet to a point;

(L18) S 82°34'35" W, a distance of 897.63 feet to a point;

(L19) S 66°38'14" W, a distance of 708.02 feet to a point;

(L20) S 01°16'33" W, a distance of 168.70 feet to a point;

(L21) S 20°34'56" W, a distance of 335.24 feet to a point;

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(L22) S 13°18'46" W, a distance of 246.46 feet to a point;
(L23) S 08°46'42" E, a distance of 541.45 feet to a point;
(L24) S 25°10'40" W, a distance of 344.97 feet to a point;
(L25) S 03°11'59" W, a distance of 285.08 feet to a point;
(L26) S 28°18'05" E, a distance of 293.73 feet to a point;
(L27) S 48°26'43" E, a distance of 501.96 feet to a point;
(L28) S 13°09'46" E, a distance of 379.81 feet to a point;
(L29) S 21°21'15" E, a distance of 151.06 feet to a point;
(L30) S 09°20'22" W, a distance of 115.54 feet to a point;
(L31) S 26°32'27" E, a distance of 210.14 feet to a point on the northwest line of a 145.096 acre tract described in deed to Gloria Jean Duhaime recorded in Volume 15789, Page 547 of said Official Public Records, the southeast line of said 0.443 acre tract;

THENCE: (L32) S 44°52'31" W, along and with a northwest line of said 145.096 acre tract, the southeast line of said 183.507 acre tract and the southeast line of said 0.443 acre tract, a distance of 649.56 feet to a point on the southeast line of said 194.989 acre tract, at an angle corner of said 145.096 acre tract, the south corner of said 0.443 acre tract;

THENCE: (L33) S 44°40'13" W, along and with the southeast line of said 194.989 acre tract and the northwest line of said 145.096 acre tract, distance of 255.93 feet to a point, at the south corner of said 194.989 acre tract and an angle corner of said 145.096 acre tract;

THENCE: Along and with the southwest line of said 194.989 acre tract and the northeast line of said 145.096 acre tract the following bearings and distances:

(L34) N 64°13'52" W, a distance of 808.38 feet to a point;

(L35) N 85°14'40" W, a distance of 778.41 feet to a point, at the west corner of said 194.989 acre tract and the southeast corner of Hilltop Acres Unit Two recorded in Volume 4400, Pages 66-67 in said Deed and Plat Records;

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THENCE: (L36) N 00°04'43" W, along and with the east line of said Hilltop Acres Unit Two and the west line of said 194.989 acre tract, a distance of 646.28 feet to a point, at an angle point of said 194.989 acre tract and the south corner of said 368.134 acre tract;

THENCE: Along and with the west line of said 368.134 and continuing with the east line of said Hilltop Acres Unit Two, the following bearings and distances:

(L37) N 00°15'39" E, a distance of 566.00 feet to a point;

(L38) N 00°11'22" E, a distance of 1970.76 feet to a point, at the northeast corner of said Hilltop Acres Unit Two and the southeast corner of said 399.402 acre tract;

THENCE: Over and across said 399.402 acre tract, the following bearings and distances:

(L39) N 13°13'27" E, a distance of 412.55 feet to a point;

(L40) N 00°00'00" W, a distance of 1387.89 feet to a point on the south right-of-way line of said Wiseman Road;

THENCE: Along and with the south right-of-way line of said Wiseman Road, the following bearings and distances:

(C8) Northwestly, along a non-tangent curve to the right, said curve having a radial bearing of N 08°04'09" E, a radius of 3632.62 feet, a central angle of 12°02'07", a chord bearing and distance of N 75°54'47" W, 761.65 feet, for an arc length of 763.06 feet to a point;

(L41) N 69°53'44" W, a distance of 231.27 feet to a point;

THENCE: Departing the south right-of-way line of said Wiseman Road, over and across said 399.402 acre tract, the following bearings and distances:

(L42) S 13°17'27" W, a distance of 91.14 feet to a point;

(L43) S 00°24'20" E, a distance of 55.38 feet to a point;

(L44) S 20°07'22" W, a distance of 207.63 feet to a point;

(L45) S 08°48'14" W, a distance of 47.60 feet to a point;

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COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: EE
DEPUTY

(L46) S 20°05'54" W, a distance of 92.91 feet to a point;
(L47) S 43°48'56" W, a distance of 149.34 feet to a point;
(L48) N 36°50'57" W, a distance of 390.00 feet to a point;
(L49) N 21°19'38" W, a distance of 89.63 feet to a point;
(L50) N 34°31'32" W, a distance of 206.45 feet to a point;
(L51) N 50°28'26" W, a distance of 83.43 feet to a point;
(L52) N 36°37'34" W, a distance of 97.97 feet to a point;
(L53) N 20°07'22" E, a distance of 145.44 feet to a point on the south right-of-way line of said Wiseman Road;

THENCE: Along and with the south right-of-way line of said Wiseman Road, the following bearings and distances:

(L54) N 69°53'44" W, a distance of 760.34 feet to a point;
(C9) Northwestly, along a tangent curve to the left, said curve having a radius of 4940.84 feet, a central angle of 10°32'56", a chord bearing and distance of N 75°10'11" W, 908.38 feet, for an arc length of 909.66 feet to a point;

THENCE: Departing the south right-of-way line of said Wiseman Road, over and across said 399.402 acre tract, the following bearings and distances:

(L55) S 62°58'32" W, a distance of 301.87 feet to a point;
(L56) S 27°56'42" W, a distance of 383.15 feet to a point;
(L57) S 44°04'58" W, a distance of 389.57 feet to a point;
(L58) S 07°12'17" W, a distance of 404.68 feet to a point;
(L59) S 28°52'39" W, a distance of 252.46 feet to a point;
(L60) S 04°16'56" W, a distance of 131.13 feet to a point;

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(C10) Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 85°29'15" W, a radius of 508.81 feet, a central angle of 55°58'03", a chord bearing and distance of S 32°29'46" W, 477.49 feet, for an arc length of 497.02 feet to a point on the east right-of-way line of said Talley Road, the west line of said 399.402 acre tract;

THENCE: Along and with the northeast right-of-way line of said Talley Road and the southwest line of said 399.402 acre tract the following bearings and distances:

(L61) N 18°45'00" W, a distance of 1384.11 feet to a point;

(L62) N 27°56'41" W, a distance of 208.99 feet to a point;

(L63) N 40°23'20" W, a distance of 178.04 feet to a point;

(L64) N 46°39'39" W, a distance of 101.13 feet to a point;

(L65) N 54°25'40" W, a distance of 205.26 feet to a point;

(L66) N 54°31'55" W, a distance of 735.76 feet to a point;

THENCE: (L67) S 35°30'04" W, departing the northeast right-of-way line of said Talley Road and the southwest line of said 399.402 acre tract, over and across said Talley Road, a distance of 50.00 feet to a point, the southeast right-of-way line of said Talley Road;

THENCE: (L68) N 55°08'40" W, along and with the southeast right-of-way line of said Talley Road, a distance of 3869.22 feet to a point;

THENCE: (L69) N 33°54'04" E, departing the southeast right-of-way line of said Talley Road, over and across said Talley Road, a distance of 68.72 feet to a point, the northeast right-of-way of said Talley Road and the southeast corner of said 74.72 acre tract;

THENCE: (L70) N 56°05'56" W, along and with the northeast right-of-way line of said Talley Road, the southwest line of said 74.72 acre tract, a distance of 1061.81 feet to a point for the southwest corner of said 74.72 acre tract, the southeast corner of said 297.00 acre tract;

THENCE: Along and with the northeast right-of-way line of said Talley Road, the southwest line of said 297.00 acre tract the following bearings and distances:

(L71) N 56°03'10" W, a distance of 3353.39 feet to a point;

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(L72) N 55°40'44" W, a distance of 123.01 feet to a point;

(L73) N 48°45'49" W, a distance of 74.90 feet to a point;

(L74) N 47°54'04" W, a distance of 1393.64 feet to a point;

(L75) N 37°36'54" W, a distance of 191.92 feet to a point;

(L76) N 22°31'48" W, a distance of 534.60 feet to a point;

(L77) N 21°51'40" W, a distance of 434.84 feet to a point;

(L78) N 14°04'38" W, a distance of 111.10 feet to a point;

(L79) N 02°24'59" W, a distance of 219.94 feet to a point for the west most corner of the 297.00 acre tract, the southwest corner of a 10.000 acre tract recorded in Volume 8979, Page 1056 of said Official Public Records;

THENCE: (L80) N 89°55'43" E, departing the northeast right-of-way of said Talley Road, along and with south line of said 10.000 acre tract, a north line of said 297.00 acre tract, a distance of 288.20 feet to a point for the southeast corner of said 10.000 acre tract;

THENCE: (L81) N 44°44'21" E, along and with the southeast line of said 10.000 acre tract, the west line of said 297.00 acre tract, at a distance of 978.16 feet passing the northeast corner of said 10.000 acre tract, the southeast corner of a 101.216 acre tract recorded in Volume 6362, Page 1523 of said Official Public Records, continuing for a total distance of 1818.26 feet to a point for a northwest corner of said 297.00 acre tract, a reentrant corner of said 101.216 acre tract;

THENCE: (L82) S 79°00'40" E, along and with a south line of said 101.216 acre tract, a north line of said 297.00 acre tract, a distance of 370.48 feet to a point;

THENCE: (L83) S 79°03'48" E, continuing along and with the south line of said 101.216 acre tract, the north line of said 297.00 acre tract, a distance of 627.41 feet to a point;

THENCE: (L84) S 80°04'01" E, continuing along and with the south line of said 101.216 acre tract, the north line of said 297.00 acre tract, a distance of 17.57 feet to a point for the southwest corner of said 51.568 acre tract, the southeast corner of said 101.216 acre tract;

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- THENCE: (L85) N 00°18'55" W, along and with the east line of said 101.216 acre tract, the west line of said 51.568 acre tract, a distance of 1359.54 feet to a point for the northeast corner of said 101.216 acre tract, the northwest corner of said 51.568 acre tract, on the south line of a 183.61 acre tract recorded in Volume 13514, Page 1496 of said Official Public Records;
- THENCE: (L86) S 89°39'39" W, along and with the south line of said 183.61 acre tract, the north line of said 51.568 acre tract, a distance of 398.71 feet to a point for a southwest corner of said 183.61 acre tract;
- THENCE: (L87) N 00°23'16" W, along and with a west line of said 183.61 acre tract, a distance of 4234.94 feet to a point for a reentrant corner of said 183.61 acre tract, the northeast corner of a 34.616 acre tract recorded in Volume 10320, Page 1769 of said Official Public Records, and the southeast corner said 9.694 acre tract;
- THENCE: (L88) S 89°57'39" W, along and with the north line of said 34.616 acre tract, the south line of said 9.694 acre tract, a distance of 942.63 feet to a point for the southwest corner of said 2.758 acre tract, the northwest corner of said 34.616 acre tract, and on the east right-of-way line of said Talley Road;
- THENCE: (L89) N 00°19'26" W, a distance of 169.55 feet to a point to a point of the south right-of-way line of Talley Road;
- THENCE: (C11) Northeasterly, along and with the southeast right-of-way line of said Talley Road, the northwest line of said 157.48 acre tract, along a non-tangent curve to the left, said curve having a radius of 746.20 feet, a central angle of 20°02'18", a chord bearing and distance of N 33°51'23" E, 259.64 feet, for an arc length of 260.97 feet to a point;
- THENCE: (L90) N 23°50'08" E, continuing along and with the southeast right-of-way line of said Talley Road, the northwest line of said 157.48 acre tract, a distance of 876.70 feet to a point for the northernmost corner of said 157.48 acre tract, on the south line of a 117.985 acre tract recorded in Volume 12148, Page 888 of said Official Public Records;
- THENCE: (L91) S 60°10'17" E, departing the southeast right-of-way line of said Talley Road, along and with the northeast line of said 157.48 acre tract, the southwest line of said 117.985 acre tract, a distance of 2148.10 feet to a point for the northeast corner of said 157.48 acre tract, a reentrant corner of said 117.985 acre tract;
- THENCE: (L92) S 24°00'59" W, along and with a northwest line of said 117.985 acre tract, a southeast line of said 157.48 acre tract, a distance of 1586.29 feet to a point;

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BEXAR COUNTY, TEXAS

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THENCE: (L93) S 00°16'25" E, continuing along and with a west line of said 117.985 acre tract, an east line of said 157.48 acre tract, a distance of 1414.15 feet to a point for the southwest corner of said 117.985 acre tract, a reentrant corner of said 157.48 acre tract;

THENCE: (L94) S 82°50'21" E, along and with the south line of said 117.985 acre tract, a north line of said 157.48 acre tract, a distance of 744.30 feet to a point for the southeast corner of said 117.985 acre tract, the northeast corner of said 157.48 acre tract, on the west line of said 325.07 acre tract;

THENCE: (L95) N 01°06'20" W, along and with the east line of said 117.985 acre tract, the west line of said 325.07 acre tract, a distance of 1208.49 feet to a point;

THENCE: (L96) N 01°04'31" W, continuing along and with the east line of said 117.985 acre tract, the west line of said 325.07 acre tract, a distance of 65.12 feet to a point for the northwest corner of said 325.07 acre tract, the southwest corner of said 509.64 acre tract;

THENCE: (L97) N 23°41'38" E, along and with the northwest line of said 509.07 acre tract, the southeast line of said 117.985 acre tract, a distance of 1199.72 feet to a point for the northwest corner of said 509.64 acre tract, the southwest corner of a 60-foot private road recorded in Volume 3695, Page 111 of said Official Public Records;

THENCE: (L98) S 66°04'16" E, along and with the northeast line of said 509.64 acre tract, the southwest line of said 119.833 acre tract, a distance of 4987.47 feet to a point for the northeast corner of said 509.64 acre tract, a reentrant corner of a 125.955 acre tract recorded in Volume 11628, Page 218 of said Official Public Records;

THENCE: (L99) S 24°28'44" W, along and with a southeast line of said 509.64 acre tract, the northwest line of line of said 125.955 acre tract, a distance of 2283.24 feet to a point for the southwest corner of said 125.955 acre tract, a reentrant corner of said 509.64 acre tract;

THENCE: (L100) S 66°09'55" E, along and with the south line of said 125.955 acre tract, a north line of said 509.64 acre tract, a distance of 2739.12 feet to a point for a northeast corner of said 509.64 acre tract, on the west line of a 196.160 acre tract recorded in Volume 12281, Page 757 of said Official Public Records;

THENCE: (L101) S 14°11'09" E, along and with the east line of said 509.64 acre tract, the west line of said 196.160 acre tract, a distance of 920.51 feet to a point for a southeast corner of said 509.64 acre tract, the southwest corner of said 196.160 acre tract;

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THENCE: (L102) N 89°52'10" W, along and with the south line of said 509.64 acre tract, a distance of 2183.95 feet to a point;

THENCE: (L103) N 88°20'05" W, continuing along and with the south line of said 509.64 acre tract, a distance of 1773.53 feet to a point for the northwest corner of Galm Road, a variable width right-of-way recorded in Volume 9572, Page 15 of said Deed and Plat Records, a reentrant corner of said 509.64 acre tract;

THENCE: (L104) S 15°57'59" W, along and with the southeast line of said 509.64 acre tract, the northwest right-of-way line of said Galm Road, a distance of 3219.36 feet to a point for the southeast corner of said 509.64 acre tract, the northeast corner of said 74.72 acre tract;

THENCE: (L105) S 15°48'52" W, along and with the southeast line of said 74.72 acre tract, a distance of 1777.37 feet to a point for the southeast most corner of said 74.72 acre tract, the northeast corner of Lot 1, Block 26, CB 4389 of Talley Road Church Subdivision recorded in Volume 9621, Page 205 of said Deed and Plat Records;

THENCE: (L106) N 74°02'07" W, departing the northwest right-of-way line of said Galm Road, along and with a south line of said 74.72 acre tract, a distance of 449.99 feet to a point for the northwest corner of said Lot 1;

THENCE: (L107) S 15°57'50" W, continuing along and with the southeast line of said 74.72 acre tract, the northwest line of said Lot 1, a distance of 411.03 feet to a point on the northeast right-of-way line of said Talley Road, the southwest corner of said Lot 1;

THENCE: (L108) S 57°50'02" W, along and with the northeast right-of-way line of said Talley Road, a distance of 426.03 feet to a point;

THENCE: (L109) S 34°29'36" E, along and with the northeast right-of-way line of said Talley Road, a distance of 3438.59 feet to a point, at an angle point of said 399.402 acre tract and an angle point of the 1611.112 acre tract recorded in Volume 10940, Page 369 in said Official Public Records;

THENCE: (L110) N 05°29'27" E, along and with a west line of said 399.402 acre tract and an east line of said 1611.112 acre tract, a distance of 1307.77 feet to a point on the northwest line of said 399.402 acre tract;

THENCE: Along and with the north line of said 399.402 acre tract and the south line of said 1611.112 acre tract, the following bearings and distances:

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(L111) S 80°51'38" E, a distance of 520.24 feet to a point;

(L112) S 81°00'41" E, a distance of 390.48 feet to a point;

(L113) S 80°50'12" E, a distance of 671.21 feet to a point;

(L114) S 80°58'12" E, a distance of 2073.47 feet to a point, at the northeast corner of said 399.402 acre tract and the northwest corner of said 368.134 acre tract;

THENCE:

Along and with the north line of said 368.134 acre tract and continuing along and with the south line of said 1611.112 acre tract, the following bearings and distances:

(L115) S 89°40'45" E, a distance of 768.77 feet to a point;

(L116) S 89°58'46" E, a distance of 156.62 feet to a point;

(L117) N 89°27'14" E, a distance of 275.48 feet to a point;

(L118) N 89°06'14" E, a distance of 333.80 feet to a point;

(L119) N 88°00'40" E, a distance of 134.58 feet to a point;

(L120) N 85°35'08" E, a distance of 1510.78 feet to a point;

(L121) N 88°52'57" E, a distance of 137.30 feet to a point;

(L122) S 87°31'46" E, a distance of 158.89 feet to a point;

(L123) S 85°00'37" E, a distance of 704.71 feet to a point, at the northeast corner of said 368.134 acre tract and an angle point of said 1611.112 acre tract;

THENCE:

(L124) S 00°21'06" W, along and with an east line of said 368.134 acre tract and a west line of said 1611.112 acre tract, a distance of 903.61 feet to a point, at the northwest corner of said 328.967 acre tract and an angle point of said 1611.112 acre tract;

THENCE:

(L125) N 74°28'54" E, along and with the north line of said 328.967 acre tract, the south line of said 1611.112 acre tract and the south line of Alamo Ranch Unit 29B, Enclave recorded in Volume 9575, Pages 119-120 in said Deed and Plat Records, a distance of 1818.93 feet to a point;

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THENCE: (L126) N 74°27'12" E, along and with the north line of said 328.967 acre tract, the south line of said Alamo Ranch Unit 29B, Enclave, the south line of Alamo Ranch - Cottonwood Way, Unit 1, recorded in Volume 9572, Page 196 in said Deed and Plat Records, the south line of Alamo Ranch Unit 30, Enclave recorded in Volume 9572, Pages 201-203 in said Deed and Plat Records, and the south line of Alamo Ranch Unit 32, Enclave recorded in Volume 9582, Pages 210-211 in said Deed and Plat Records, a distance of 1803.85 feet to a point, at the southeast corner of said Alamo Ranch Unit 32, Enclave and the southwest corner of North San Antonio Hills Unit No. 1 recorded in Volume 7000, Pages 6-8 in said Deed and Plat Records;

THENCE: Along and with the south line of said North San Antonio Hills Unit No. 1 and continuing along and with the north line of said 328.967 acre tract, the following bearings and distances:

(L127) N 74°23'23" E, a distance of 159.65 feet to a point;

(L128) N 74°38'32" E, a distance of 664.89 feet to a point;

(L129) N 73°55'26" E, a distance of 311.97 feet to a point;

(L130) N 74°31'19" E, a distance of 312.00 feet to a point;

(L131) N 74°37'19" E, a distance of 514.00 feet to a point;

(L132) N 74°31'19" E, a distance of 140.60 feet to a point;

(L133) N 74°31'12" E, a distance of 547.70 feet to a point;

(L134) N 74°36'12" E, a distance of 698.35 feet to a point;

THENCE: Departing the south line of said North San Antonio Hills Unit No. 1 and the north line of said 328.967 acre tract, over and across said 328.967 acre tract, the following bearings and distances:

(L135) S 02°38'02" W, a distance of 264.44 feet to a point;

(L136) S 06°19'31" W, a distance of 62.14 feet to a point;

(L137) S 01°27'07" W, a distance of 1156.95 feet to a point;

(L138) S 00°06'02" W, a distance of 632.47 feet to a point;

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COUNTY CLERK
BEXAR COUNTY, TEXAS

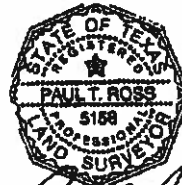
BY:

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(L138) S 00°06'02" W, a distance of 632.47 feet to a point;
THENCE: (L139) S 04°23'07" W, over and across said 328.967 acre tract and said 380.761 acre tract, a distance of 305.79 feet to a point;
THENCE: (L140) S 00°22'05" E, over and across said 380.761 acre tract, a distance of 573.29 feet to a point;
THENCE: (L141) S 15°22'59" E, over and across said 380.761 acre tract, a distance of 347.14 feet to a point;
THENCE: (L142) S 00°20'21" E, over and across said 380.761 acre tract, a distance of 993.78 feet to a POINT OF BEGINNING and containing 2,382.9 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 11, 2017
REVISED: November 6, 2018
Job No.: 6979-09
DOC. ID: N:\CIVIL\6979-09\Word\6979-09-FN 2382.9AC.docx



Paul T. Ross
06 Nov. 18



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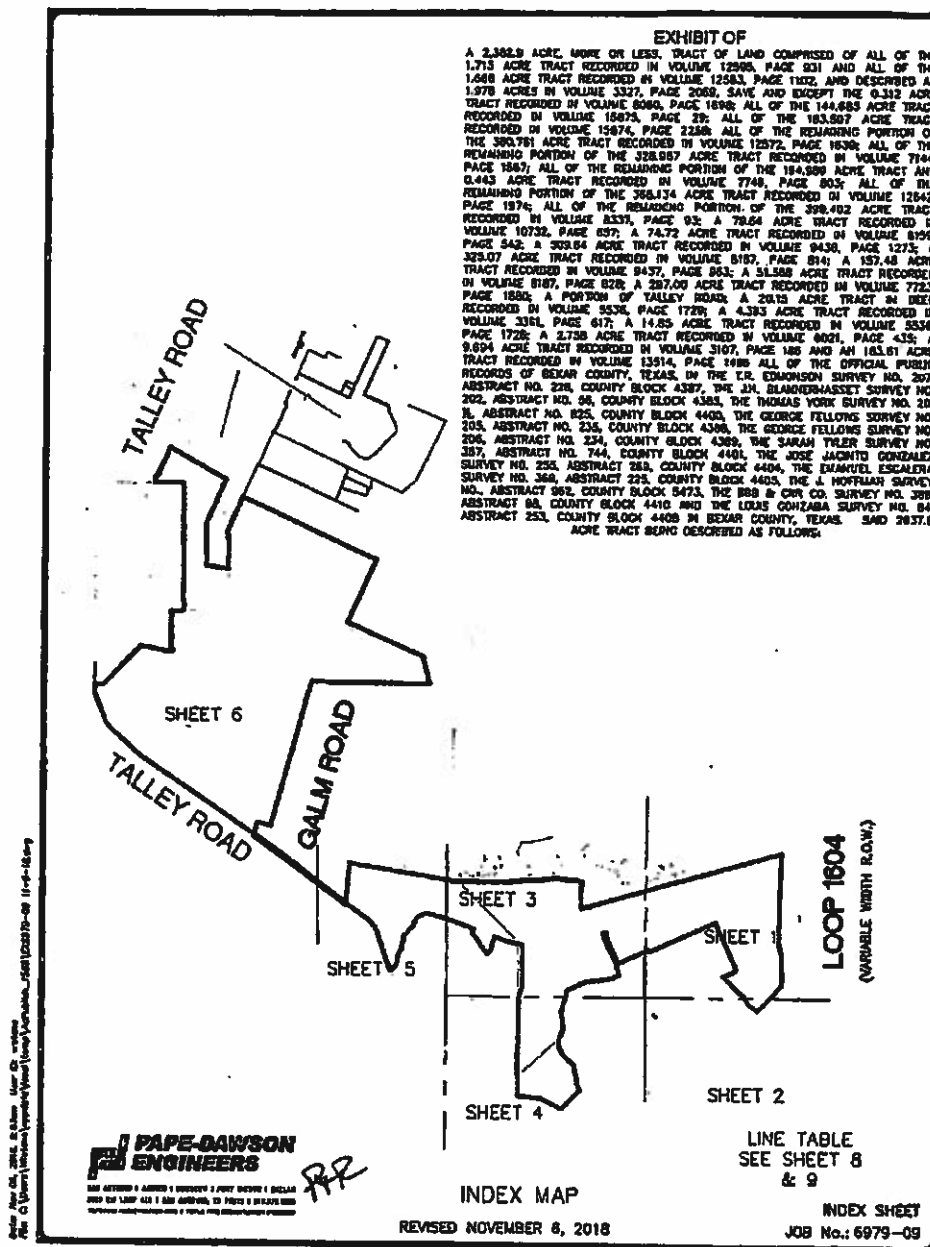
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LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: *ES*

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 15 day of January, A.D., 20 19, 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 6 day of February A.D., 20 19.

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



BY: Elizabeth Small
Deputy County Clerk



VG-84-2019-20190021327

File Information

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

Document Number: 20190021327
Recorded Date: February 06, 2019
Recorded Time: 3:42 PM
Total Pages: 25
Total Fees: \$118.00

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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:
2/6/2019 3:42 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk