

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED STOLTE RANCH 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 11 day of February, 2020, 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
Justin Rodriguez	Commissioner, Precinct 2
Kevin Wolff	Commissioner, Precinct 3
Tommy Calvert	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 Ø

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 11, 2019, a petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Stolte Ranch 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, 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:

1. On October 11, 2019, 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 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 10:00 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, each at a specified rate to be used to finance 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, 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.

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 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 "Stolte Ranch 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 construct and 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.

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 taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to finance improvements, as defined in Chapter 372, 382, 380, 381 and 383 in the Texas Local Government 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 Bexar County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which may be held May 2, 2020, 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

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:

1. Allen Hoover
2. Ian Cude
3. Justin Reynolds
4. Landon Kane
5. Dale Kane
6. Caleb Chance
7. Andrew Lowry

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:

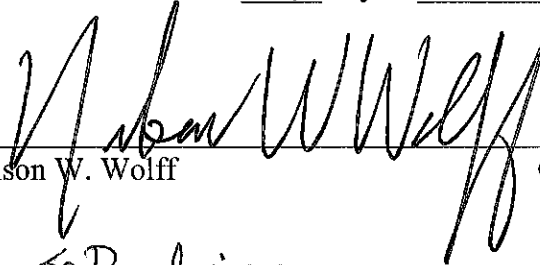
Ad Valorem Tax: at a rate not to exceed the lesser of the tax rate set by the City of San Antonio, Texas, or a rate of \$1.00 per \$100 valuation.

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.

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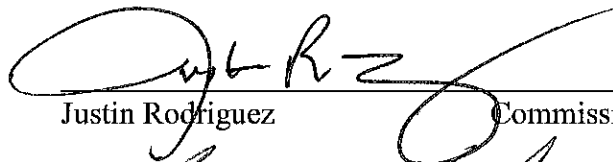
PASSED, ADOPTED, ORDERED AND EFFECTIVE this 11 day of February, 2020.



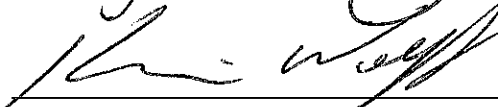
Nelson W. Wolff County Judge



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

EXHIBIT A
LEGAL DESCRIPTION



METES AND BOUNDS DESCRIPTION
FOR
STOLTE RANCH PUBLIC IMPROVEMENT DISTRICT

A 238.215 acre, or 10,376,637 square feet more or less, tract of land comprised of the remaining portion of the 208.429 acre tract described in Volume 6475, Page 533 in the Deed Records of Bexar County, Texas, the 7.035 acre tract described in Volume 10949, Page 39 in the Official Public Records of Real Property of Bexar County, Texas, the 0.719 acre tract described in Volume 2711, Page 1263 in said Official Public Records, the 2.523 acre tract described in Volume 1735, Page 763 in said Official Public Records, the 8.00 acre tract described in Volume 11220, Page 410 in said Official Public Records, the 0.2356 acre tract described in Volume 3861, Page 30 in said Official Public Records, the 8.3762 acre tract described in Volume 3861, Page 32 in said Official Public Records, the two 25.00 acre tracts both described in Volume 3784, Page 1372 in said Official Public Records, the remaining portion of the 1.3525 acre tract described in Volume 15500, Page 945 in said Official Public Records, the remaining portion of the 4.638 acre tract described in Volume 2998, Page 422 in said Official Public Records, the 0.103 acre tract described in Volume 3040, Page 915 in said Official Public Records, the remaining portion of the 1.000 acre tract described in Volume 2757, Page 1404 in said Official Public Records and Lot 175 and Lot 179, Rolling Oaks Estates, Unit 5 recorded in Volume 9500, Page 13 in the Deed and Plat Records of Bexar County, Texas, situate in the T.R. Edmondson Survey No. 203, Abstract 229, County Block 4384, the William Bryan Survey No. 204, Abstract 118, County Block 4383, the George Fellows Survey No. 205, Abstract 235, County Block 4388, the A. Cagnion Survey No. 202 ¼, Abstract 184, County Block 4386, the A. Cagnion and Brother Survey No. 208, Abstract 955, County Block 4384, and the C.C.S.D. & R.G. RR Company Survey, No. 207, Abstract 887, County Block 4384, Bexar County, Texas. Said 238.215 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 iron rod with cap marked "LNV" on the west right-of-way line of Talley Road, a variable width right-of-way, on the north line of said 208.429 acre tract and the south line of the 3.716 acre tract described in Volume 16984, Page 2333 in said Official Public Records;

THENCE: S 18°46'06" E, along and with the west right-of-way line of said Talley Road, a distance of 3804.52 feet to a found iron rod with cap marked "LNV" on a south line of said 208.429 acre tract and the north line of the 5.000 acre tract recorded in Volume 11981, Page 140 in said Official Public Records and described in Volume 11055, Page 844 in said Official Public Records;

THENCE: Departing the west right-of-way line of said Talley Road, along and with the south line of said 208.429 acre tract and the north line of said 5.000 acre tract, the following bearings and distances:

S 81°54'02" W, a distance of 221.84 feet to a found 60D nail;

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TBPE Firm Registration #4701TBPLS Firm Registration #10028800

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S 04°40'33" W, a distance of 19.95 feet to a found ½" iron rod;

THENCE: S 78°13'29" W, along and with the south line of said 208.429 acre tract, the north line of said 5.000 acre tract and the north line of Lot 1, Block 1, K & D Durham Subdivision recorded in Volume 9696, Page 175 in said Deed and Plat Records, a distance of 755.85 feet to a found ½" iron rod, at an angle point of said 208.429 acre tract, the northeast corner of said 7.035 acre tract and the northwest corner of said Lot 1;

THENCE: S 08°06'36" E, along and with an east line of said 7.035 acre tract, the west line of said Lot 1 and the west line of the 20.017 acre tract described in Volume 15690, Page 336 in said Official Public Records, a distance of 575.79 feet to found iron rod with illegible cap, at an angle point of said 7.035 acre tract and said 20.017 acre tract;

THENCE: S 28°30'13" E, along and with an east line of said 7.035 acre tract and a west line of said 20.017 acre tract, a distance of 472.14 feet to a point (unable to set monument) on the north line the 12.083 acre tract described in Document No. 20180238058 in said Official Public Records, at the southeast corner of said 7.035 acre tract and the southwest corner of said 20.017 acre tract;

THENCE: Along and with the south line of said 7.035 acre tract and the north line of said 12.083 acre tract, the following bearings and distances:

N 83°26'05" W, a distance of 95.56 feet to a point (unable to set monument);

N 71°35'57" W, a distance of 60.57 feet to a point (unable to set monument);

N 81°01'41" W, a distance of 54.51 feet to a point (unable to set monument);

N 59°03'51" W, a distance of 141.26 feet to a found ½" iron rod;

THENCE: Along and with the north line of said 12.083 acre tract, the following bearings and distances:

N 74°41'39" W, a distance of 94.87 feet to a found ½" iron rod;

S 71°08'44" W, a distance of 19.89 feet to a found ½" iron rod, at the southwest corner of said 7.035 acre tract, the northwest corner of said 12.083 acre tract and the northeast corner of the 13.425 acre tract described in Document No. 20180238057 in said Official Public Records;

THENCE: Along and with the north line of said 13.425 acre tract the following bearings and distances:

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S 73°09'17" W, a distance of 179.38 feet to a found ½" iron rod;

S 67°35'05" W, a distance of 32.69 feet to a found 60D nail in a 24" oak tree;

S 48°30'09" W, a distance of 68.32 feet to a found ½" iron rod;

S 12°46'57" W, a distance of 216.75 feet to a found ½" iron rod, at the southwest corner of said 0.719 acre tract, an angle point of said 13.425 acre tract and the southeast corner of the 20.474 acre tract described in Volume 15374, Page 142 in said Official Public Records;

THENCE: Along and with the west line of said 0.719 acre tract and the east line of said 20.474 acre tract, the following bearings and distances:

N 31°42'45" W, a distance of 72.69 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 18°42'43" W, a distance of 63.28 feet to a found 60D nail in a 24" oak tree, at the northwest corner of said 0.719 acre tract and the southwest corner of said 208.429 acre tract;

THENCE: N 29°43'20" W, along and with a west line of said 208.429 acre tract and the east line of said 20.474 acre tract, a distance of 115.45 feet to a found iron rod with illegible cap, at the southeast corner of said 8.00 acre tract;

THENCE: Along and with said 8.00 acre tract, the following bearings and distances:

S 65°02'13" W, a distance of 643.50 feet to a found ½" iron rod, at the most southerly southwest corner of said 8.00 acre tract;

N 31°56'09" W, a distance of 443.49 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 65°04'01" W, a distance of 618.08 feet to a found ½" iron rod with cap marked "Baker";

N 35°42'03" W, a distance of 30.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 67°50'42" W, a distance of 107.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";


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N 50°57'51" W, a distance of 131.91 feet to a found iron rod with cap marked "Allen";

N 77°00'03" W, a distance of 228.69 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of Pheasant Run, a 60-foot right-of-way dedicated in Volume 9500, Page 13 in said Deed and Plat Records, at the most westerly southwest corner of said 8.00 acre tract, from which a found iron rod with cap marked "Dye" on the east right-of-way line of said Pheasant Run, at the most westerly southwest corner of said 20.474 acre tract and the northwest corner of Lot 169, Rolling Oaks Estates, Unit 5 recorded in Volume 9500, Page 13 in said Deed and Plat Records bears southeasterly along a curve to the right, said curve having a radius of 480.00 feet, a central angle of 03°56'29", a chord bearing and distance of S 19°26'33" E, 33.01 feet, an arc distance of 33.02';

THENCE: Northwesterly, along and with the east right-of-way line of said Pheasant Run and the west line of said 8.00 acre tract, along a non-tangent curve to the left, said curve having a radius of 480.00 feet, a central angle of 03°57'44", a chord bearing and distance of N 23°23'39" W, 33.19 feet, for an arc length of 33.19 feet to a found ½" iron rod, at the northwest corner of said 8.00 acre tract and the southwest corner of Lot 170 of said Rolling Oaks Estates, Unit 5;

THENCE: Departing the east right-of-way line of said Pheasant Run, along and with the common line of said 8.00 acre tract and said Lot 170 the following bearings and distances:

S 77°18'20" E, a distance of 260.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 49°37'37" E, a distance of 113.21 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 10.00 feet, a central angle of 69°50'58", a chord bearing and distance of S 84°00'53" E, 11.45 feet, for an arc length of 12.19 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 65°04'01" E, at a distance of 75.25 feet passing a found railroad spike at the southeast corner of said Lot 170 and the southwest corner of Lot 171 of said Rolling Oaks Estates, Unit 5, continuing along and with the northwest line of said 8.00 acre tract and a southeast line of said Rolling Oaks Estates, Unit 5, a total distance of 1245.92 feet to a found ½" iron rod on the west line of said 2.523 acre tract, at the northeast corner of said 8.00 acre tract, the south corner of said Lot 175 and the easternmost corner of Lot 174 of said Rolling Oaks Estates, Unit 5;

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- THENCE: N 72°54'30" W, along and with the southwest line of said Lot 175 and the northeast line of said Lot 174, a distance of 592.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of Sunnyview Trails, a 60-foot right-of-way dedicated in Volume 9500, Page 13 in said Deed and Plat Records, at the southwest corner of said Lot 175 and the northernmost corner of said Lot 174;
- THENCE: Northwesterly, along and with the east right-of-way line of said Sunnyview Trails and the west line of said Lot 175, along a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 95°06'40", a chord bearing and distance of N 30°31'04" W, 73.79 feet, for an arc length of 83.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the westernmost corner of said Lot 175 and the south corner of Lot 176 of said Rolling Oaks Estates, Unit 5;
- THENCE: N 65°03'15" E, departing the east right-of-way line of said Sunnyview Trail, along and with the northwest line of said Lot 175 and the southwest line of said Lot 176, a distance of 392.21 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west line of said 2.523 acre tract, at the north corner of said Lot 175 and the east corner of said Lot 176;
- THENCE: Along and with the common line of said 2.523 acre tract and said Rolling Oaks Estates, Unit 5, the following bearings and distances:
- N 31°37'00" W, a distance of 133.37 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- N 16°32'31" W, a distance of 356.25 feet to a found ½" iron rod on a southwest line of said 208.429 acre tract, at the northwest corner of said 2.523 acre tract and an angle point of said Lot 177;
- THENCE: N 69°58'52" W, along and with a southwest line of said 208.429 acre tract and a northeast line of said Rolling Oaks Estates, Unit 5, a distance of 506.48 feet to a found railroad spike, at the east corner of said Lot 179 and the north corner of Lot 178 of said Rolling Oaks Estates, Unit 5;
- THENCE: S 20°00'33" W, along and with the southeast line of said Lot 179 and the northwest line of said Lot 178, at a distance of 383.24 feet passing a found ½" iron pipe, continuing a total distance of 385.00 feet to a point on the northeast right-of-way line of Crescent Hill, a 60-foot right-of-way, dedicated in Volume 9500, Page 13 in said Deed and Plat Records, at the south corner of said Lot 179 and the west corner of said Lot 178;

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- THENCE: N 69°58'52" W, along and with the northeast right-of-way line of said Crescent Hill and the southwest line of said Lot 179, a distance of 226.23 feet to a point, at the west corner of said Lot 179 and the south corner of Lot 180 of said Rolling Oaks Estates, Unit 5, from which a found ¼" iron rod bears S 20°01'56" W, a distance of 0.35 feet;
- THENCE: N 20°01'56" E, departing the northeast right-of-way line of said Crescent Hill, along and with the northwest line of said Lot 179 and the southeast line of said Lot 180, at a distance of 384.50 feet passing a found ¼" iron rod, continuing a total distance of 385.00 feet to a point, on a southwest line of said 208.429 acre tract, at the north corner of said Lot 179 and the east corner of said Lot 180;
- THENCE: N 69°58'52" W, along and with a southwest line of said 208.429 acre tract and a northeast line of said Rolling Oaks Estates, Unit 5, a distance of 1311.49 feet to a found 1/2" iron rod on the southeast line of the 13.42 acre tract described in Volume 7847, Page 871 in said Deed Records, at the west corner of said 208.429 acre tract and the northernmost corner of Lot 184 of said Rolling Oaks Estates, Unit 5;
- THENCE: N 44°41'37" E, along and with a northwest line of said 208.429 acre tract and the southeast line of said 13.42 acre tract, a distance of 715.16 feet to a found 1/2" iron rod, at the southernmost corner of said 8.3762 acre tract, the easternmost corner of said 13.42 acre tract and a south corner of the 2.923 acre tract described in Volume 4684, Page 1471 in said Deed Records;
- THENCE: N 24°06'58" E, along and with a northwest line of said 8.3762 acre tract, a southeast line of said 2.923 acre tract and a southeast line of Lot 3, Elm Valley Park, Unit 3 recorded in Volume 9521, Page 68 in said Deed and Plat Records, a distance of 178.21 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said 8.3762 acre tract, an angle point of said Lot 3 and the south corner of Lot 4 of said Elm Valley Park, Unit 3;
- THENCE: Along and with the common line of said 8.3762 acre tract and said Lot 4 the following bearings and distances:
- N 30°23'33" E, a distance of 327.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";
- N 43°34'42" W, a distance of 61.99 feet to a found ½" iron rod on the southeast right-of-way line of Elm Forrest, a 60-foot right-of-way, at an angle point of said 8.3762 acre tract and the north corner of said Lot 4;
- THENCE: Along and with the southeast right-of-way line of said Elm Forrest and the northwest line of said 8.3762 acre tract, the following bearings and distances:



N 47°17'25" E, a distance of 223.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 28°05'55" E, a distance of 358.88 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 45°15'55" E, a distance of 446.63 feet to a found 1/2" iron rod, at a north corner of said 8.3762 acre tract and the west corner of Lot 1, Elm Valley Park, Unit 1 recorded in Volume 9520, Page 89 in said Deed and Plat Records;

THENCE: Departing the southeast right-of-way line of said Elm Forrest, along and with the common line of said 8.3762 and said Elm Valley Park, Unit 1 the following bearings and distances:

S 44°49'55" E, a distance of 61.28 feet to a found 1/2" iron rod;

N 51°51'19" E, a distance of 196.24 feet to a found 1/2" iron rod;

S 80°23'55" E, a distance of 259.65 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on a northwest line of said 208.429 acre tract, at the easternmost corner of said 8.3762 acre tract and the south corner of Lot 2 of said Elm Valley Park, Unit 1;

THENCE: Along and with the common line of said 208.429 acre tract and said Elm Valley Park, Unit 1, the following bearings and distances:

N 43°47'59" E, a distance of 75.59 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 46°02'18" E, a distance of 163.24 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 44°49'09" E, a distance of 342.97 feet to a found 1/2" iron rod, at the south corner of said 0.2356 acre tract and the east corner of Lot 6 of said Elm Valley Park, Unit 1;

THENCE: N 43°24'45" W, along and with the southwest line of said 0.2356 acre tract and the northeast line of said Lot 6, a distance of 171.90 feet to a found 1/2" iron rod on the southeast right-of-way line of said Elm Forrest, at the west corner of said 0.2356 acre tract and the north corner of said Lot 6;

THENCE: N 46°46'43" E, along and with the southeast right-of-way line of said Elm Forrest and the northwest line of said 0.2356 acre tract, a distance of 60.50 feet to a 1/2" iron rod, at the north corner of said 0.2356 acre tract and the west corner of said 3.716 acre tract;


PAPE-DAWSON
ENGINEERS

Job No.: 11910-00
238.215 Acres
Page 8 of 8

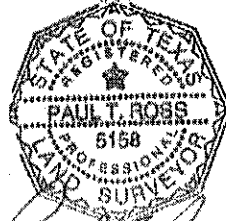
THENCE: S 43°24'45" E, departing the southeast right-of-way line of said Elm Forrest, along and with the northeast line of said 0.2356 acre tract and the southwest line of said 3.716 acre tract, a distance of 170.14 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on a northwest line of said 208.429 acre tract, at the east corner of said 0.2356 acre tract and the south corner of said 3.716 acre tract;

THENCE: Along and with the common line of said 208.429 acre tract and said 3.716 acre tract, the following bearings and distances:

N 45°02'55" E, a distance of 406.35 feet to a found ½" iron rod;

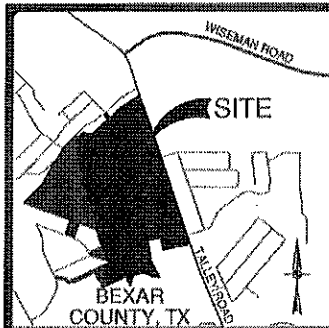
N 58°59'55" E, a distance of 505.01 feet to the POINT OF BEGINNING and containing 238.215 acres in Bexar County, Texas. Said tract being described in conjunction with field work conducted under job number 11910-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 26, 2019 (Revised: September 6, 2019)
JOB NO. 11910-00
DOC. ID. NACIVIL11910-00Word\11910-00 FN 238.215 AC PID.docx



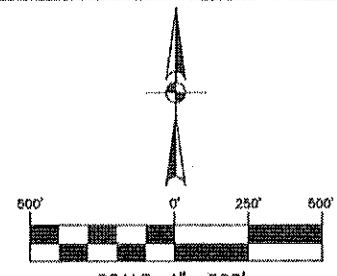
Paul T. Ross
06 SEPT. 19





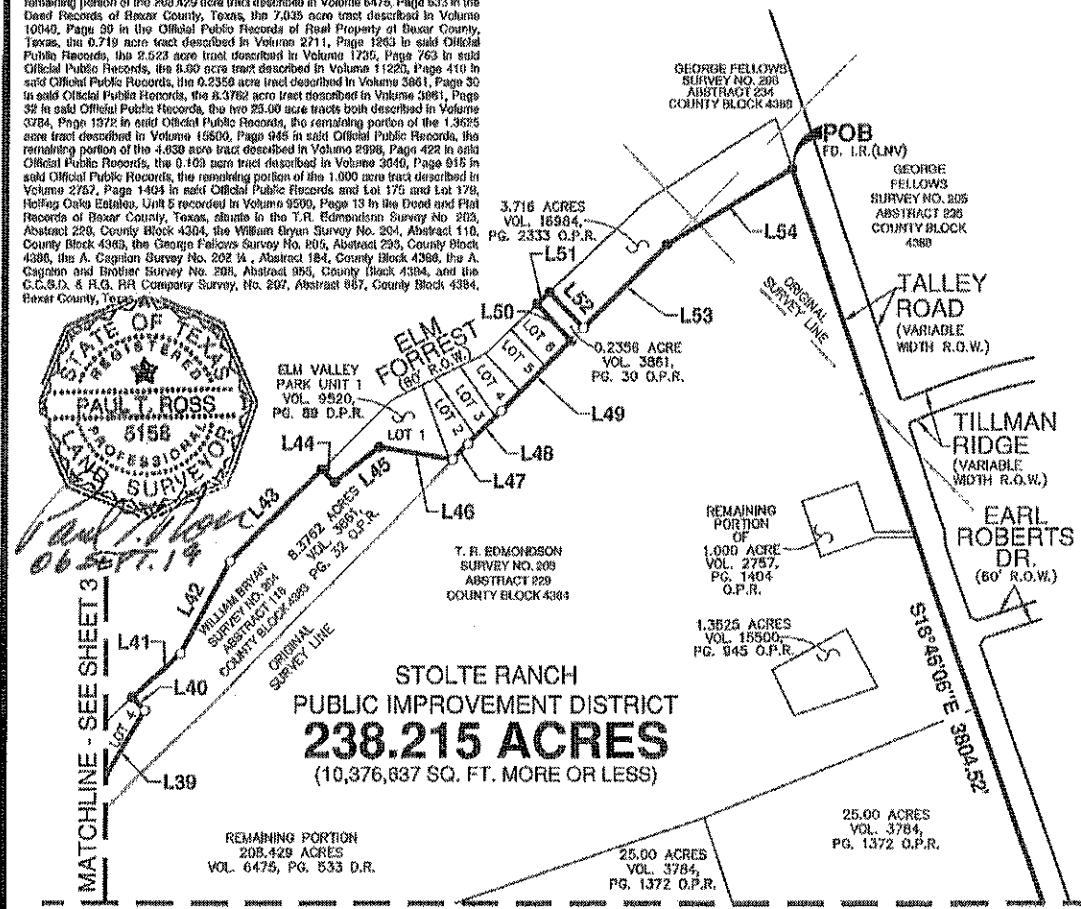
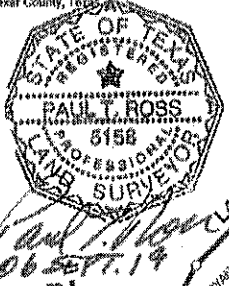
LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FD FOUND

NOTES:
 1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11910-00 BY PAPE-DAWSON ENGINEERS, INC.
 2. THE BEARINGS ARE 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.
 3. THE LOCATION OF THE ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.



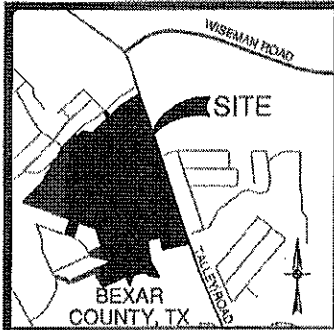
SCALE: 1" = 500'
SYMBOL LEGEND
 ○ SET 1/2" I.R. (PD)
 ● FOUND 1/2" I.R. (UNLESS OTHERWISE NOTED)

EXHIBIT FOR
STOLTE RANCH PUBLIC IMPROVEMENT DISTRICT
 A 238.215 acre, or 10,376,837 square feet more or less, tract of land comprised of the remaining portion of the 208.429 acre tract described in Volume 6476, Page 533 in the Deed Records of Bexar County, Texas, the 7.035 acre tract described in Volume 10040, Page 29 in the Official Public Records of Real Property of Bexar County, Texas, the 0.719 acre tract described in Volume 2711, Page 1263 in said Official Public Records, the 2.523 acre tract described in Volume 1735, Page 763 in said Official Public Records, the 8.00 acre tract described in Volume 11225, Page 410 in said Official Public Records, the 0.2358 acre tract described in Volume 3861, Page 30 in said Official Public Records, the 8.3782 acre tract described in Volume 3491, Page 32 in said Official Public Records, the two 23.00 acre tracts both described in Volume 3784, Page 1372 in said Official Public Records, the remaining portion of the 1.3625 acre tract described in Volume 15500, Page 945 in said Official Public Records, the remaining portion of the 4.830 acre tract described in Volume 2998, Page 422 in said Official Public Records, the 0.103 acre tract described in Volume 3040, Page 615 in said Official Public Records, the remaining portion of the 1.000 acre tract described in Volume 2757, Page 1404 in said Official Public Records and Lot 175 and Lot 378, Halfway Oaks Estates, Unit 5 recorded in Volume 9300, Page 13 in the Deed and Plat Records of Bexar County, Texas, situated in the T.R. Edmondson Survey No. 209, Abstract 229, County Block 4384, the William Bryan Survey No. 204, Abstract 110, County Block 4363, the George Fellows Survey No. 208, Abstract 236, County Block 4388, the A. Cagnon Survey No. 202 1/2, Abstract 184, County Block 4386, the A. Cagnon and Brother Survey No. 208, Abstract 855, County Block 4384, and the G.C.S.D. & R.G. R.R. Company Survey, No. 207, Abstract 867, County Block 4384, Bexar County, Texas.



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LODP 410 | SAN ANTONIO, TX 78212 | 210.375.0602
 TYPE PRINT REPRODUCTION #470 | TYPED PRINT REPRODUCTION #1002800

SEPTEMBER 6, 2019 SHEET 1 OF 3 JOB No.:11910-00

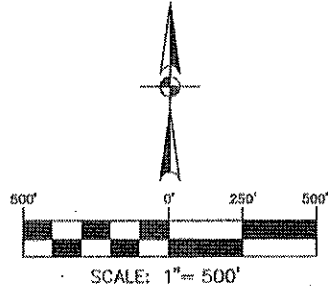


LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FD FOUND

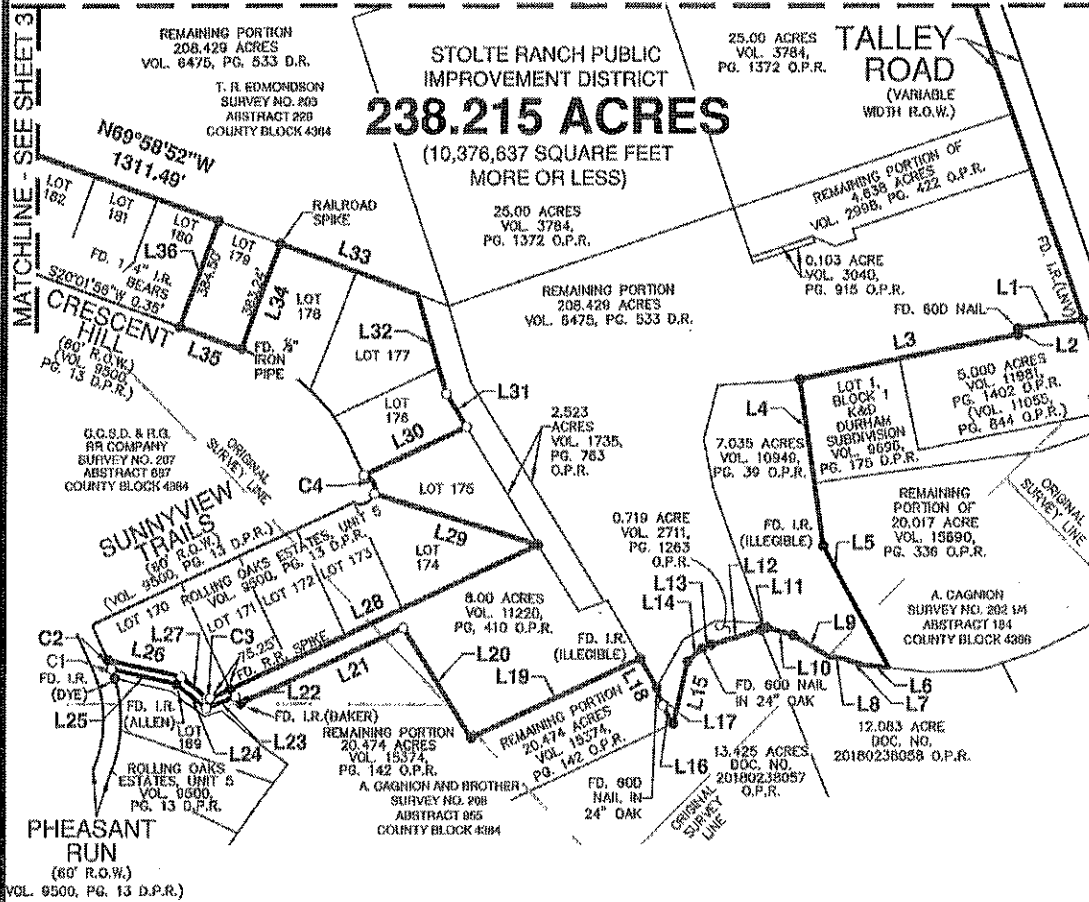
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11910-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE 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.
3. THE LOCATION OF THE ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.



SCALE: 1" = 500'

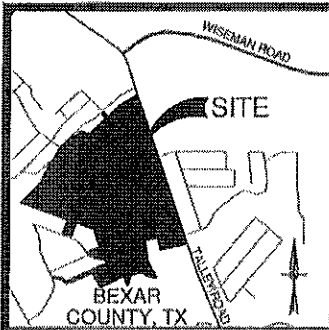
MATCHLINE - SEE SHEET 1



PAPE-DAWSON ENGINEERS
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THEIR FIRM REGISTRATION # 426 | THEIR FIRM REGISTRATION # 10000005

SEPTEMBER 6, 2019

SHEET 2 OF 3
JOB No.: 11910-00



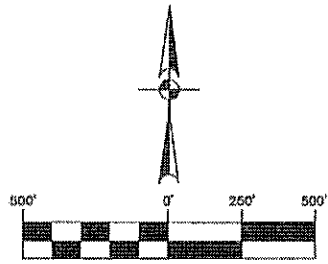
LOCATION MAP
NOT TO SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FD FOUND

NOTES:

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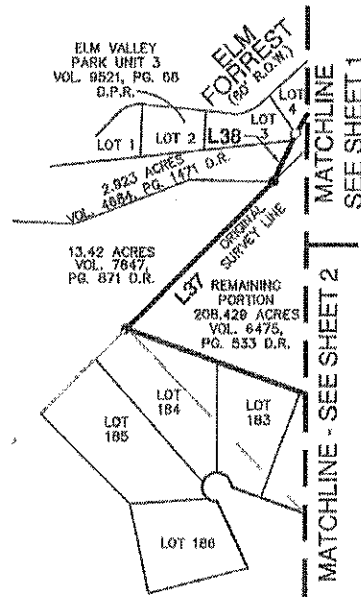


SCALE: 1" = 500'

SYMBOL LEGEND

- SET 1/2" I.R. (PD)
- ⊕ FOUND 3/4" I.R. (UNLESS OTHERWISE NOTED)

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S81°54'02"W	221.84'	L28	N65°04'01"E	1245.92'
L2	S04°40'33"W	19.95'	L29	N72°54'30"W	592.48'
L3	S78°13'29"W	755.85'	L30	N68°03'15"E	392.21'
L4	S08°08'36"E	575.79'	L31	N31°37'00"W	133.37'
L5	S28°30'13"E	472.14'	L32	N16°32'31"W	358.25'
L6	N83°26'05"W	95.58'	L33	N69°58'52"W	506.48'
L7	N71°35'57"W	60.57'	L34	S20°00'33"W	385.00'
L8	N81°01'41"W	54.51'	L35	N69°58'52"W	226.23'
L9	N59°03'51"W	141.28'	L36	N20°01'56"E	385.00'
L10	N74°41'39"W	94.87'	L37	N44°41'37"E	715.16'
L11	S71°08'44"W	19.89'	L38	N24°06'58"E	178.21'
L12	S73°09'17"W	179.38'	L39	N30°23'33"E	327.57'
L13	S67°35'05"W	32.69'	L40	N43°34'42"W	61.99'
L14	S48°30'09"W	68.32'	L41	N47°17'25"E	223.74'
L15	S12°46'57"W	216.75'	L42	N28°05'55"E	358.88'
L16	N31°42'46"W	72.89'	L43	N45°15'55"E	446.63'
L17	N18°42'43"W	83.28'	L44	S44°49'55"E	61.28'
L18	N29°43'20"W	115.45'	L45	N51°51'19"E	196.24'
L19	S65°02'13"W	643.50'	L46	S80°23'55"E	259.65'
L20	N31°58'09"W	443.49'	L47	N43°47'59"E	75.59'
L21	S65°04'01"W	618.08'	L48	N46°02'18"E	163.24'
L22	N38°42'03"W	30.54'	L49	N44°49'09"E	342.97'
L23	S67°50'42"W	107.10'	L50	N43°24'45"W	171.90'
L24	N50°57'51"W	131.91'	L51	N46°46'43"E	60.50'
L25	N77°00'03"W	228.69'	L52	S43°24'45"E	170.14'
L26	S77°18'20"E	280.05'	L53	N45°02'55"E	408.35'
L27	S48°37'37"E	113.21'	L54	N58°59'55"E	505.01'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	480.00'	3°56'29"	S19°26'33"E	33.01'	33.02'
C2	480.00'	3°57'44"	N23°23'39"W	33.19'	33.19'
C3	10.00'	69°50'58"	S84°00'53"E	11.45'	12.19'
C4	50.00'	95°06'40"	N30°31'04"W	73.79'	83.00'

DATE: 09/06/19
 DRAWN BY: J. DAWSON
 CHECKED BY: J. DAWSON
 APPROVED BY: J. DAWSON



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PD

SEPTEMBER 6, 2019

SHEET 3 OF 3
 JOB No.:11910-00

REFERENCE