

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED GATES SPECIAL IMPROVEMENT DISTRICT, FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AN AD VALOREM TAX AND SALES AND USE TAX RATE, EACH 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 20 day of August, 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 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 N/A; and

WHEREAS, among other business conducted by the Commissioners Court, Commissioner Wolff introduced the Order set out below and moved its adoption, which was seconded by Commissioner J. Rodriguez, 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 May 16, 2019, a petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Gates Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax and sales and use tax rate, each 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 May 16, 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 and sales and use tax rate, each 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 9:00 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 and sales and use tax within the District, each 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 and sales and use 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 and sales and use 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 "Gates 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 and sales and use 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:

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:

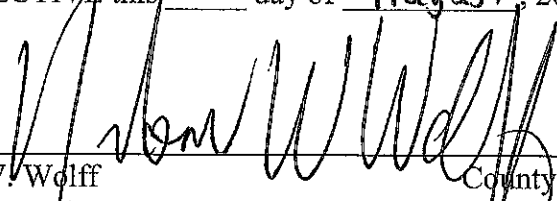
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|-------------------|--|
| Ad Valorem Tax: | at a rate not to exceed the lesser of the tax rate set by the City of San Antonio, Texas, or a rate of \$1.00 per \$100 valuation. |
| Sales and Use Tax | at a rate not to exceed 2% per taxable sale subject to the state sales and use tax rate in the District. |

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 20 day of August, 2019.



Nelson W. Wolff County Judge



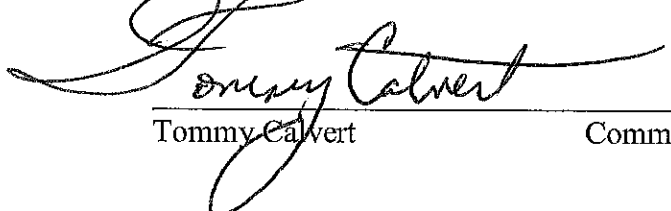
Sergio "Chico" Rodriguez Commissioner, Precinct 1



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
1.045-ACRE TRACT OUT OF THE
FRANCISCO LONGUVILLE SURVEY NO. 4, ABSTRACT NO. 423,
COUNTY BLOCK 5137, BEXAR COUNTY, TEXAS**

Being a 1.045-acre (45,525) tract of land out of the Francisco Longuville Survey No. 4, Abstract 423, County Block 5137, said 1.045-acre tract being out of the remainder of a called 2-acre tract conveyed from W.W. Stanteen and Goldie J. Stanteen to Willie Mae Gates and Maxwell Gates by Deed executed February 20, 1958, recorded in Volume 4129, Page 335, Deed Records (D.R.) of Bexar County, Texas (all instruments cited herein are recorded in Bexar County, Texas), said 1.045-acre tract being the remainder of a tract of land more particularly described as P-17, conveyed from the Estate of Maxell F. Gates, c/o Willie Mae Gates, Independent Executrix, Willie Mae Gates and the Gates Living Trust c/o Will Mae Gates, Trustee to Willie Mae Gates by Executor's Special Warranty Deed, dated August 11, 2011 and recorded in Volume 15095, Page 1308, Official Public Records of Real Property (O.P.R.), said 1.045-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a found iron rod with orange cap stamped "RPLS 4020" in the existing south right-of-way line of US Highway 87 (variable-width right-of-way), as recorded in Volume 6523, Page 333 and Volume 7325, Page 223, D.R., for the northeast corner of a called 17.708-acre tract of land conveyed to G-4 Enterprises, LTD by Warranty Deed with Vendor's Lien, executed October 31, 2003 and recorded in Volume 10407, Page 895, O.P.R., and the northwest corner of the herein described tract;

THENCE South 71°45'50" East, along said existing south right-of-way line of US Highway 87, into and across said 2-acre tract, a distance of 144.99 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR." in the east line of said 2-acre tract, for the northeast corner of the herein described tract, from which a found 1/2" iron rod bears South 71°45'50" East, a distance of 241.83 feet, for the northwest corner of a called 2.910-acre tract of land conveyed to William G. Gates by Warranty Deed, dated June 13, 2013 and recorded in Volume 16177, Page 2399, O.P.R.;

THENCE South 13°41'46" West, departing said existing south right-of-way line of US Highway 87 and along the east line of said 2-acre tract, a distance of 277.31 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR.", for the southeast corner of said 2-acre tract and the herein described tract;

THENCE North 71°50'14" West, along the south line of said 2-acre tract, a distance of 184.23 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR." in the east line of said 17.708-acre tract and for the southwest corner of the herein described tract, from which a found 1/2" iron rod bears South 21°48'48" West, a distance of 899.08 feet for the south corner of said 17.708-acre tract;

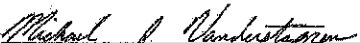


THENCE North 21°48'48" East, along the east line of said 17.708-acre tract, into and across said 2-acre tract, a distance of 277.22 feet to the **POINT OF BEGINNING** and containing 1.045 acres (45,525 square feet) of land.

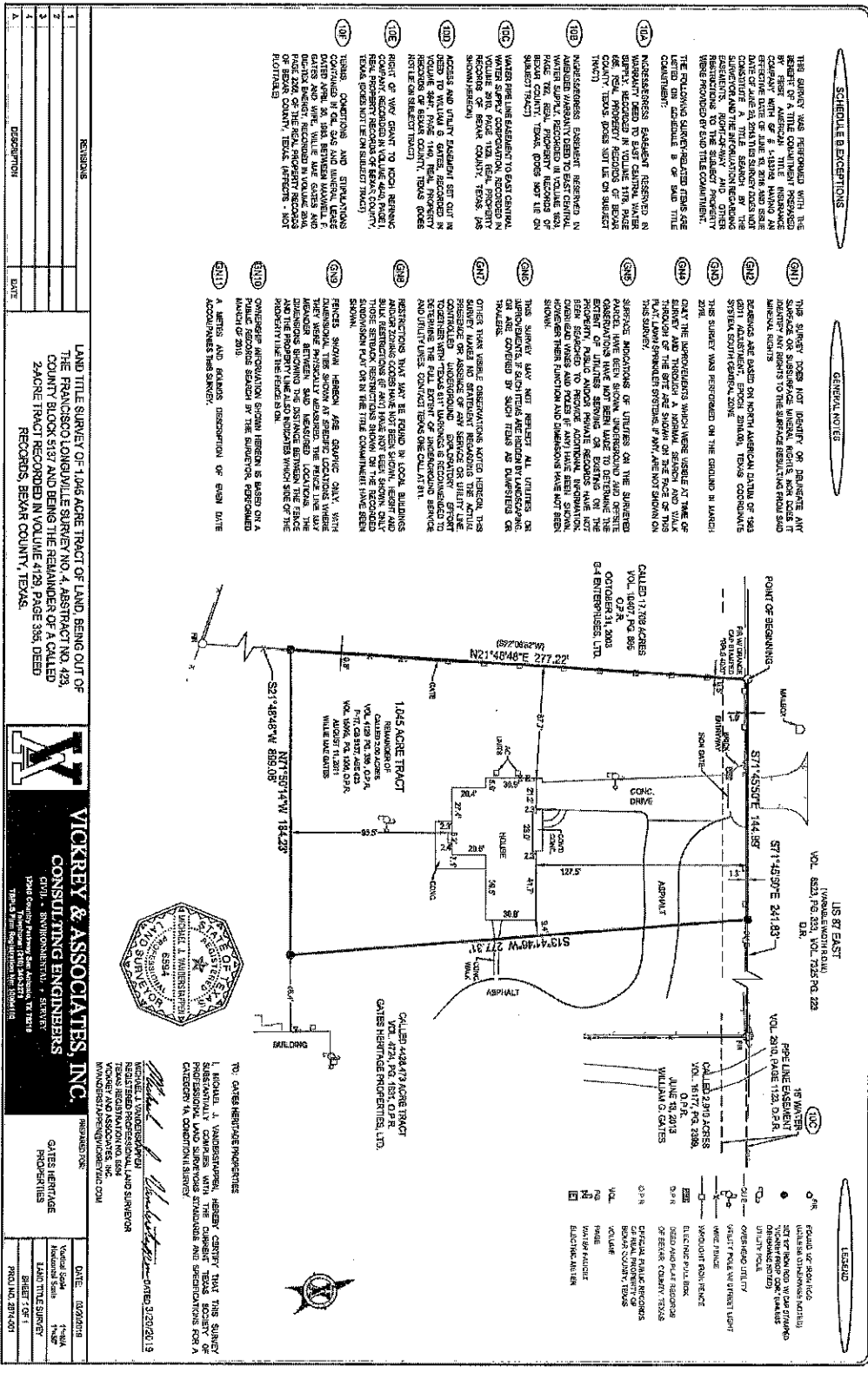
A survey map of even date was prepared in conjunction with this property description.

Job No. 2874-001
March 20, 2019

Certified on this 20th day of March, 2019


Michael J. Vanderstappen 3/20/2019
Registered Professional Land Surveyor Date
Texas Registration No. 6594
Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, Texas 78216
210-349-3271
TBPLS Firm No. 10004100





**METES AND BOUNDS DESCRIPTION
257.33-ACRE TRACT OUT OF THE
FRANCISCO LONGUVILLE SURVEY NO. 4, ABSTRACT NO. 423 &
THE L SMITHERS SURVEY NO. 1, ABSTRACT 663,
COUNTY BLOCK 5134 AND 5137, BEXAR COUNTY, TEXAS**

Being a 257.33-acre (11,209,507 square feet) tract of land out of the Francisco Longuville Survey No. 4, Abstract 423 and L. Smithers Survey No. 1, Abstract 663, County Block 5135 and County Block 5137, Bexar County, Texas and said 257.33-acre being out of a called 428.473-acre tract of land conveyed from Willie Mae Gates and Maxell F. Gates to Gates Heritage Properties, Ltd by Warranty Deed, dated November 18, 1988, recorded in Volume 4724, Page 1831, Official Public Records of Real Property (O.P.R.), Bexar County, Texas (all instruments cited herein are recorded in Bexar County, Texas), said 257.33-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found iron rod with orange cap stamped "RPLS 4020" in the existing south right-of-way line of US Highway 87 (variable-width right-of-way), as recorded in Volume 6523, Page 333 and Volume 7325, Page 223, Deed Records (D.R.), for the northeast corner of a called 17.708-acre tract of land conveyed to G-4 Enterprises, LTD by Warranty Deed with Vendor's Lien, executed October 31, 2003 and recorded in Volume 10407, Page 895, O.P.R.;

THENCE South 21°48'48" West, along the east line of said 17.708-acre tract, a distance of 277.22 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR." in the south line of the of a called 2-acre tract conveyed to Willie Mae Gates and Maxwell Gates by Deed executed February 20, 1958 and recorded in Volume 4129, Page 335, D.R., for the **POINT OF BEGINNING** and an interior corner of the herein described tract;

THENCE South 71°50'14" East, along the south line of said 2-acre tract, a distance of 184.23 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR.", for the southeast corner of said 2-acre tract and an interior corner of the herein described tract;

THENCE North 13°41'46" East, along the east line of said 2-acre tract, a distance of 277.31 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR." in said existing south right-of-way line of US Highway 87, for the north corner of the herein described tract;

THENCE South 71°45'50" East, along said existing south right-of-way line of US Highway 87, a distance of 241.83 feet to a found 1/2" iron rod, for the north corner of a called 2.910-acre tract of land conveyed to William G. Gates by Warranty Deed, dated June 13, 2013 and recorded in Volume 16177, Page 2399, O.P.R. and an interior corner of the herein described tract;

THENCE departing said existing south right-of-way line of US Highway 87 and along the west, south and east lines of said 2.910-acre tract, the following six (6) calls:



1. South $17^{\circ}44'27''$ West, a distance of 385.29 feet to a found $1/2''$ iron rod, for an interior corner of said 2.910-acre tract and the herein described tract,
2. North $74^{\circ}48'54''$ West, a distance of 104.52 feet to a set $1/2''$ iron rod with red cap stamped "VICKREY PROP. COR.", for an interior corner of said 2.910-acre tract and the herein described tract,
3. North $76^{\circ}56'23''$ West, a distance of 99.36 feet to a found iron rod with orange cap stamped "RPLS 4020", for an interior corner of said 2.910-acre tract and the herein described tract,
4. South $14^{\circ}57'52''$ West, a distance of 254.77 feet to a found $1/2''$ iron rod, for the west corner of said 2.910-acre tract and an interior corner of the herein described tract,
5. South $72^{\circ}01'52''$ East, a distance of 305.84 feet to a found $1/2''$ iron rod, for the south corner of said 2.910-acre tract and an interior corner of the herein described tract, and
6. North $17^{\circ}45'54''$ East, a distance of 652.76 feet to a found iron rod with orange cap stamped "RPLS 4020", in said existing south right-of-way line of US Highway 87, for the east corner of said 2.910-acre tract and an interior corner of the herein described tract;

THENCE along said existing south right-of-way line of US Highway 87 the following two (2) calls:

1. South $71^{\circ}45'50''$ East, a distance of 105.70 feet to a found TxDOT Type II right-of-way monument, for an angle point of the herein described tract, and
2. South $71^{\circ}45'29''$ East, a distance of 450.49 feet to a point for the north corner of Lot 1 of Corrilla Country Estates Unit II, recorded in Volume 9516, Page 138, Deed and Plat Records (D.P.R) from which a found $1/2''$ iron rod bears South $71^{\circ}42'18''$ East, a distance of 2.11 feet, for a corner of the herein described tract;

THENCE South $18^{\circ}22'11''$ West, departing said existing south right-of-way line of US Highway 87 and along the west line of said Lot 1, a distance of 245.15 feet to a point for the west corner of said Lot 1, the north corner of Lot 2 of said Corrilla Country Estates Unit II, an interior corner of a called 10.021-acre tract of land conveyed to Ruben Martinez by Warranty Deed with Vendor's Lien, dated June 6, 2003 and recorded in Volume 10083, Page 1453, O.P.R. and an interior corner of the herein described tract from which a found $1/2''$ iron rod bears South $28^{\circ}53'01''$ East, a distance of 0.57 feet;

THENCE North $72^{\circ}23'00''$ West, along the north line of said 10.021-acre tract, a distance of 91.71 feet to a found iron rod with orange cap stamped "RPLS 4020", for the north corner of said 10.021-acre tract and an interior corner of the herein described tract;

THENCE South $07^{\circ}09'22''$ East, along the west line of said 10.021-acre tract and continuing along the west line of a called 7.664-acre tract of land conveyed to Carlos J. Moran, Jr. by Warranty Deed with Vendor's Lien, dated June 6, 2003 and recorded in Volume 10096, Page 2352, O.P.R., a distance of 3,840.21 feet to a found $1/2''$ iron rod with orange cap, for the west corner of said 7.664-acre tract and an interior corner of the herein described tract;



THENCE South 76°17'17" East, along the south line of said 7.664-acre tract, a distance of 140.57 feet to a found 1/2" iron rod bent, for the south corner of said 7.664-acre tract, the west corner of a called 1.57-acre tract of land conveyed to Arthur Boston and Evelyn Stevenson by Warranty Deed, executed March 5, 2008, recorded in Volume 13449, Page 1529, O.P.R. and an interior corner of the herein described tract;

THENCE South 76°24'39" East, along the south line of said 1.57-acre tract, a distance of 222.42 feet to a found iron rod with red cap stamped "RPLS 4724" in the existing west right-of-way line of Beck Road (variable-width right-of-way), as recorded in Volume 1315, Page 498 D.R. for the south corner of said 1.57-acre tract and the east corner of the herein described tract from which a found iron rod with red cap stamped "RPLS 4724" bears North 13°39'53" East, a distance of 149.97 feet for the east corner of said 1.57-acre tract;

THENCE South 13°39'53" West, along said existing west right-of-way line of Beck Road, a distance of 104.21 feet to a point in the north line of Quail Run Subdivision, recorded in Volume 9553, Page 210, D.P.R., for a south corner of the herein described tract and from which a found iron rod with yellow cap stamped "HALLEN ENG" bears South 76°24'39" East, a distance of 6.06 feet;

THENCE North 76°24'39" West, departing said existing west right-of-way line of Beck Road and along the north line of said Quail Run Subdivision, a distance of 2,757.82 feet to a found iron rod with yellow cap stamped "HALLEN ENG", for the north corner of Lot 17, Block 6 of said Quail Run Subdivision and an interior corner of the herein described tract;

THENCE South 11°49'40" West, along the west line of said Quail Run Subdivision, a distance of 440.99 feet to a set 1/2" iron rod with red cap stamped "VICKREY PROP. COR.", for the southwest corner of Lot 18, Block 6 of said Quail Run Subdivision and the northwest corner of Lot 1, Block 12 of Quail Run Subdivision – Unit 2, recorded in Volume 9561, Page 218, D.P.R. and for an interior corner of the herein described tract;

THENCE South 13°35'54" West, along the west line of said Lot 1, a distance of 5.00 feet to a found iron rod with yellow cap, for the northeast corner of Lot 2, Block 12 of said Quail Run Subdivision - Unit 2, and an interior corner of said Lot 1 and the south corner of the herein described tract;

THENCE North 76°30'23" West, along the north line of said Quail Run Subdivision – Unit 2, a distance of 1,173.96 feet to a found iron rod with yellow cap in the east line of a called 206.786-acre tract of land conveyed to Koe Kreek Properties, LLC by Warranty Deed with Vendor's Lien, dated April 18, 2013 and recorded in Volume 16060, Page 633, O.P.R., for the northwest corner of Lot 7, Block 12 of said Quail Run Subdivision – Unit 2 and the southwest corner of the herein described tract;

THENCE North 13°55'37" East, along the east line of said 206.786-acre tract, a distance of 591.17 feet to a found 1" iron pipe, for the northeast corner of said 206.786-acre tract and an interior corner of the herein described tract;

THENCE North 76°00'18" West, along the north line of said 206.786-acre tract, a distance of 148.20 feet to a found 2" iron pipe, for the southeast corner of a called 27.9-acre tract of land conveyed to Peter Dunn and Kermit Reneau by General Warranty Deed with Vendor's Lien, executed July 26, 1968, and recorded in Volume 6001, Page 109, D.R. and the west corner of the herein described tract;



THENCE North 13°37'17" East, along the east line of said 27.9-acre tract, a distance of 3,280.44 feet to a found iron rod with orange cap stamped "RPLS 4020", for the southwest corner of a called 1.3327-acre tract of land conveyed to Ruben Martinez by Warranty Deed, dated May 18, 2004, and recorded in Volume 10758, Page 2088, O.P.R., and a north corner of the herein described tract;

THENCE South 68°22'56" East, along the north line of said 1.3327-acre tract, a distance of 340.13 feet to a found 1/2" iron rod, for the northeast corner of said 1.3327-acre tract and an interior corner of said 17.708-acre tract and the herein described tract;

THENCE along the south and east line of said 17.708-acre tract the following six (6) calls:

1. South 13°42'54" West, a distance of 54.26 feet to a found iron rod with orange cap stamped "RPLS 4020", for an interior corner of said 17.708-acre tract and the herein described tract,
2. North 87°55'00" East, a distance of 87.20 feet to a found iron rod with orange cap stamped "RPLS 4020", for an interior corner of said 17.708-acre tract and the herein described tract,
3. South 49°53'15" East, a distance of 208.63 feet to a point (unable to set, in water) for an interior corner of said 17.708-acre tract and the herein described tract,
4. South 16°43'25" East, a distance of 202.56 feet to a found iron rod with orange cap stamped "RPLS 4020", for an interior corner of said 17.708-acre tract and the herein described tract,
5. South 53°03'07" East, a distance of 563.74 feet to a found 1/2" iron rod, for an interior corner of said 17.708-acre tract and the herein described tract, and
6. North 21°48'48" East, a distance of 899.08 feet to the **POINT OF BEGINNING** and containing 257.3349 acres (11,209,507 square feet) of land.

Job No. 2874-001
March 20, 2019

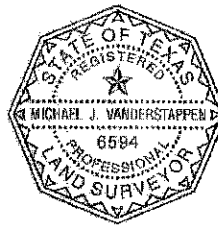
Certified on this 20th day of March, 2019

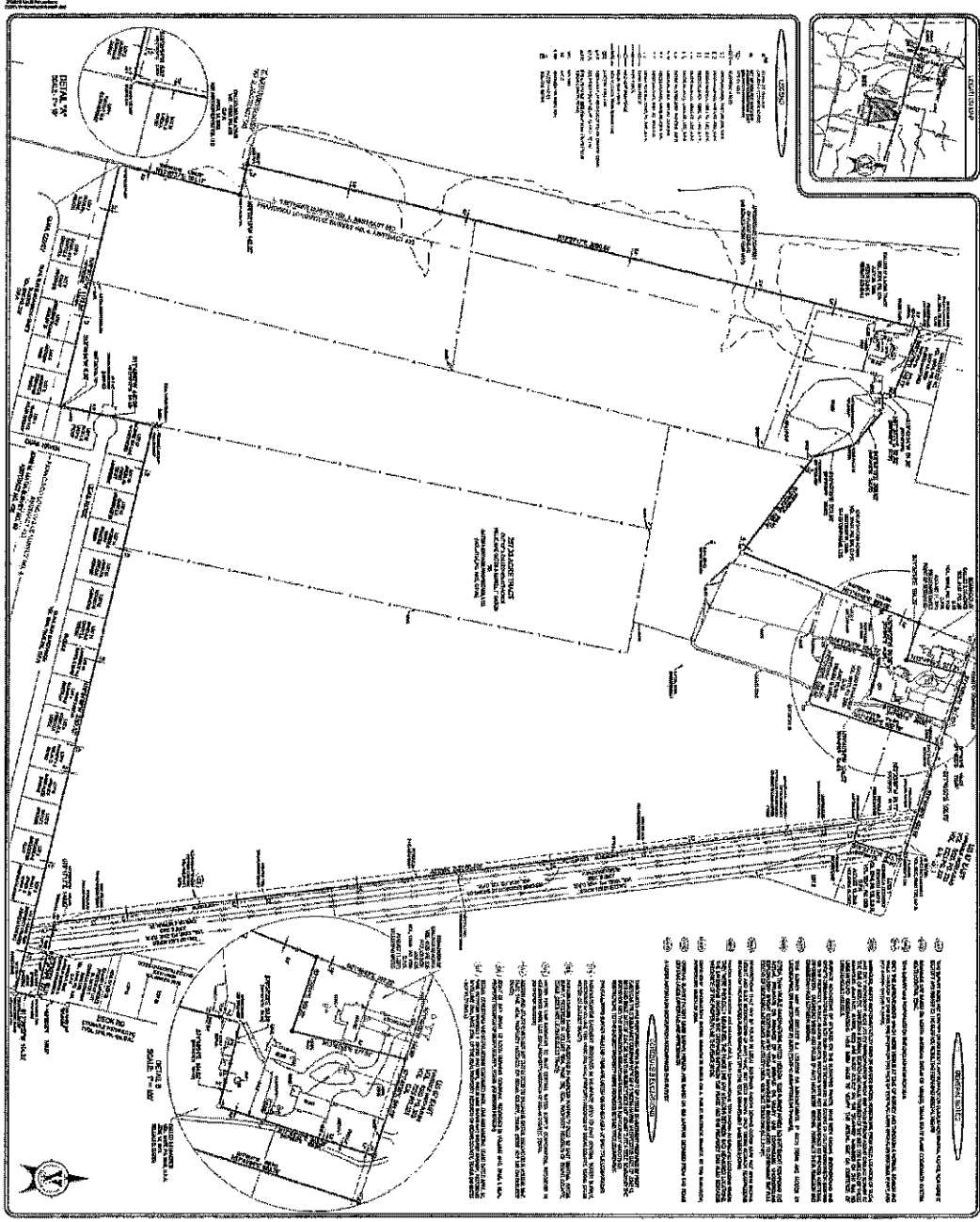
Michael J. Vanderstappen

3/20/2019

Michael J. Vanderstappen
Registered Professional Land Surveyor
Texas Registration No. 6594
Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, Texas 78216
210-349-3271
TBPLS Firm No. 10004100

Date





GATES HERITAGE PROPERTIES

HERITAGE

10000 Gates Heritage Properties, Inc. 10000 Gates Heritage Properties, Inc. 10000 Gates Heritage Properties, Inc. 10000 Gates Heritage Properties, Inc. 10000 Gates Heritage Properties, Inc.

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VICKREY & ASSOCIATES, INC.
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13040 County Road 400, Austin, TX 78748
 Telephone: (512) 835-3333
 Telex: 474747 VICKREY INC TX

DATE: 04/18/01

PROJECT: GATES HERITAGE PROPERTIES

SCALE: AS SHOWN

LAND TITLE SURVEY OF 22.88 ACRES TRACT OF LAND OUT OF THE TRINACULA LOUISVILLE SUBDIVISION NO. 4, HARRIS COUNTY, TEXAS, UNDER SURVEY NO. 8, AND TRACTS NO. 200, COUNTY TRACTS 2105 AND 2107, ARE BEING DIVIDED UP A 640-ACRE TRACT OF LAND, RECORDED IN VOLUME 428, PAGE 1631, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS.