



# FORD ENGINEERING, INC.

## Exhibit "B"

### BOUNDARY DESCRIPTION FOR A 8,113 ACRE AREA KNOW AS IH 10 EAST ANNEXATION AREA COMPRISED OF TWO TRACTS

**TRACT 1.** A boundary description for a limited purpose annexation area containing 6198 Acres, more or less, and being adjacent to the current city limits of the City of San Antonio, Bexar County, Texas and the City of Converse, being more particularly described as follows:

**BEGINNING:** at a point on the Southern line of Binz-Engelman Road, the Northwestern corner of a 2.456 acre tract in Volume 15790, Page 1410, County Block 5042, a corner of the current City of San Antonio City Limits;

**THENCE:** in a easterly and northeasterly direction, following the current city limits line of the City of San Antonio, the southern line of Binz-Engelman Road a distance of approximately 4243 feet to a point at the intersection of Binz-Engelman Road and Foster Road, a corner of the current City of San Antonio City Limits;

**THENCE:** in a northerly direction following the current city limits line of the City of San Antonio, crossing Binz-Engelman Road and along the western line of Foster Road, a distance of approximately 5701 feet to a corner of the current City of San Antonio City Limits;

**THENCE:** in a northeasterly direction, following the current city limits line of the City of San Antonio, crossing Foster Road and along the northwestern line of Heritage Lake Road, a distance of approximately 914 feet to a point at the intersection of Heritage Lake Road and Woodfield Road, a corner of the current City of San Antonio City Limits;

**THENCE:** in a northwesterly direction following the current city limits line of the City of San Antonio, the Southwestern line of Woodfield Road, a distance of approximately 653 feet to a point at the intersection of Woodfield Road and the southern line of Farm Market Road 78, a corner of the current City of San Antonio City Limits;

**THENCE:** in a northeasterly direction, following the current city limits line of the City of San Antonio, along the southern line of Farm Market Road 78 and following the current city limits line of the City of San Antonio, a distance of approximately 4555 feet, a corner of the current City of San Antonio City Limits;

**THENCE:** in a northerly and northwesterly direction, crossing Farm Market Road 78 and following the current city limits line of the City of San Antonio, a distance of approximately 8130 feet, a corner of the current City of San Antonio City Limits;

THENCE: in a northeasterly direction, following the current city limits line of the City of San Antonio City limits, a distance of approximately 9900 feet, a corner of the current City of San Antonio City Limits

THENCE: in a southerly and southwesterly direction following the current city limits line of the City of San Antonio City Limits, a distance of approximately 2698 feet to a point for the southwestern corner of Northampton Unit 3A, County Block 5072 in volume 9535, pages 28-30, deed and plat records, a corner of the current City of San Antonio City Limits;

THENCE: in a southeasterly direction following the current city limits line of the City of San Antonio City Limits, a distance of approximately 3218 feet to a point for a corner of the current City of Converse;

THENCE: in a southerly direction following the current city limits line of the City of Converse, a distance of approximately 1028 feet to a point for a corner of the current city limits of the City of Converse, the easternmost southeastern corner of lot 4 of the Converse Ranch, County Block 5071 in volume 9575, page 73, the northeastern corner of Lot 3 of the Converse Ranch in volume 9563, page 14 deed and plat records;

THENCE: in a westerly direction following the current city limits line of the City of Converse, a distance of approximately 301 feet to a corner of lot 4 of the Converse Ranch subdivision, the northwestern corner of Lot 3 of the Converse Ranch, a corner of the current City of Converse;

THENCE: in a southerly direction following the current city limits line of the City of Converse, a distance of approximately 183 feet to a point on northeastern line of Crestway Road, the southeastern corner of Lot 2 of the Converse Ranch subdivision in volume 9563, page 14, deed and plat records, a corner of the current City of Converse;

THENCE: in a northwesterly direction following the current city limits line of the City of Converse, the northeastern line of Crestway Road, a distance of approximately 763 feet to a point for the northwestern corner of Walmart San Antonio (ENE) subdivision in volume 9556, pages 58-62, deed and plat records, a corner of the current City of Converse;

THENCE: in a southern direction following the current city limits line of the City of Converse, the western line of the Walmart San Antonio (ENE), a distance of approximately 991 feet to a point for the southwestern corner of the Walmart San Antonio (ENE), the northern corner of the ALA subdivision in volume 9534, page 4, deed and plat records, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, and crossing Farm Market Road 78, a distance of approximately 796 feet to a point for the southwestern corner of Lot 1, FM 78 Venture subdivision in volume 9560, page 73, deed and plat records on the northwestern line of Ventura Heights Unit 2 in Volume

9557, Page 195, deed and plat records, for a corner of the current city of the City of Converse;

THENCE: in a northeasterly direction following the current city limits line of the City of Converse, a distance of approximately 250 feet to a point for the northeastern corner of Ventura Heights Unit 2, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 712 feet to a point for a corner of the current City of Converse;

THENCE: in a northeasterly direction following the current city limits line of the City of Converse, a distance of approximately 1220 feet to a for the northern corner of Ventura Unit 16 in volume 9515, pages 117-123, deed and plat records, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 449 feet to a point for a corner of Ventura Unit 16 on the Northwestern line of Morning Grove Road, a corner of the current City of Converse;

THENCE: in a northeasterly direction following the current city limits line of the City of Converse, along the northwestern line of Morning Grove road and crossing Crestway Road, a distance of approximately 581 feet to a point for a Dover Unit 9 in volume 9571, Page 128 and a corner of Dover Unit 1A in volume 9542, Page 47, deed and plat records, a corner of the current City of Converse;

THENCE: in a northwesterly direction following the current city limits line of the City of Converse, a distance of approximately 130 feet to a point for a corner of Dover Unit 9, a corner of Dover Unit 1A, a corner of the current City of Converse;

THENCE: in a northeasterly direction following the current city limits line of the City of Converse, a distance of approximately 639 feet to a point for a corner of Dover Unit 9, a corner of Dover Unit 1 in volume 9542, page 46, deed and plat records, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 103 feet to a point for a corner of the current City of Converse;

THENCE: in a northeasterly direction following the current city limits line of the City of Converse, a distance of approximately 188 feet to a point for the northern corner of Dover Unit 1, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 2520 feet to a corner of Dover Unit 5 in volume 9552, page 178, deed and plat records, a corner of the current City of Converse;

THENCE: in a southwesterly direction following the current city limits line of the City of Converse, a distance of approximately 405 feet to a point for a corner of Dover Unit 5, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 331 feet to a point on the western line of Farm Market Road 1516, a corner of Dover Unit 5, a corner of the current City of Converse;

THENCE: in a southerly direction following the current city limits line of the City of Converse, the western line of Farm Market Road 1516, a distance of approximately 923 feet to a point for a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, crossing Farm Market Road 1516 to a point on the Eastern line of Farm Market Road 1516, for a corner of the current City of Converse;

THENCE: in a southwesterly direction following the current city limits line of the City of Converse, the eastern line of Farm Market Road 1516, a distance of approximately 1390 feet to a point for the southwestern corner of 8.806 acres in volume 10751, page 25 of the records of Bexar County, Texas, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 885 feet to a point the southeastern corner of the 8.806 acre tract in volume 10751, page 25, a corner of the current City of Converse;

THENCE: in a northern direction following the current city limits line of the City of Converse, a distance of approximately 983 feet to a point for the northeastern corner of 8.839 acres in volume 15774, page 1467 of the records of Bexar County, a corner of the current City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, passing a common corner of the city limits line of the City of Converse and the City of San Antonio, a distance of approximately 3312 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a southerly direction following the current city limits line of the City of San Antonio, a distance of approximately 6971 feet to a point on the northern line of Weichold Road, a corner of the current city limits line of the City of San Antonio;

THENCE: in a northwesterly direction following the current city limits line of the City of San Antonio, the northern line of Weichold Road, a distance of approximately 3157 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a southerly southwestern direction following the current city limits line of the City of San Antonio, passing the Northeastern corner of the Parc at Escondido Unit 2 in volume 9613, pages 185-189 and the northwestern corner of East Commerce Estates in volume 3700, page 119 of the deed and plat records, a distance of approximately 2393 feet to a point for the southwestern corner of East Commerce Estates, a corner of the current city limits line of the City of San Antonio;

THENCE: northwesterly direction following the current city limits line of the City of San Antonio, a distance of approximately 843 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a southwesterly direction following the current city limits line of the City of San Antonio, a distance of approximately 209 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a southwestern direction following the current city limits line of the City of San Antonio, a distance of approximately 7815 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northeasterly direction following the current city limits line of the City of San Antonio, a distance of approximately 3149 feet to a point for the northeastern corner of a 43.275 acre tract in volume 3937, page 683 of the records of Bexar County, a corner of the current city limits line of the City of San Antonio;

THENCE: in a northwesterly direction following the current city limits line of the City of San Antonio, a distance of approximately 1076 feet to a point for the northwestern corner of the 43.275 acre tract, a corner of the current city limits line of the City of San Antonio;

THENCE: in a southwesterly direction following the current city limits line of the City of San Antonio, a distance of approximately 3947 feet to a point for corner of the current city limits line of the City of San Antonio;

THENCE: in a southwesterly direction following the current city limits line of the City of San Antonio, a distance of approximately 7699 feet to a point on the western line of Foster Road, for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northern direction following the current city limits line of the City of San Antonio, the western line of Foster Road, a distance of approximately 1226 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a western direction following the current city limits line of the City of San Antonio, a distance of approximately 2785 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northern direction following the current city limits line of the City of San Antonio, a distance of approximately 1499 feet to a point on the northern line of Miller Ranch Units 3 & 6A in volume 9687, pages 16-18, the southern line of Candlewood Park Unit 8 in volume 9511, pages 214-215, deed and plat records, to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a western direction following the current city limits line of the City of San Antonio, a distance of approximately 812 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northern direction following the current city limits line of the City of San Antonio, the western line of Candlewood Park Unit 8, a distance of approximately 1722 feet to the POINT OF BEGINNING of this annexation area on the southern line of Binz-Engelman Road and containing 6198 acres, more or less.

**TRACT 2.** A boundary description for a limited purpose annexation area containing 1915 Acres, more or less, and being adjacent to the current city limits of the City of San Antonio, the City of Windcrest, and the City of Converse, Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a point at the intersection of Walzem Road and Gibbs Sprawl Road, a corner of the current City of San Antonio City Limits;

THENCE: in a westerly northwestern direction following the current city limits of the City of San Antonio, the northeastern line of Walzem Road, a distance of approximately 8475 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northeasterly direction following the current city limits line of the City of San Antonio, a distance of approximately 896 feet to a point on the western line of Melbury Forest for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northerly direction following the current city limits line of the City of San Antonio, the western line of Melbury Forest, a distance of approximately 399 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a southeasterly direction following the current city limits line of the City of San Antonio, crossing Melbury Forest, a distance of approximately 414 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northerly direction following the current city limits line of the City of San Antonio, a distance of approximately 264 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northeasterly direction following the current city limits line of the City of San Antonio, a distance of approximately 89 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a southeasterly direction following the current city limits line of the City of San Antonio, a distance of approximately 140 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northeasterly direction following the current city limits line of the City of San Antonio, a distance of approximately 148 feet to a point for a corner of the current city limits line of the City of San Antonio;

THENCE: in a northerly direction following the current city limits line of the City of San Antonio, a distance of approximately 271 feet to a point on the northern line of Montgomery Road, a southern line of the city limits line of the City of Windcrest, for corner of the current city limits line of the City of San Antonio;

THENCE: in a easterly direction following the current city limits line of the City of Windcrest the northern line of Montgomery Road, a distance of approximately 402 feet to a point for a corner of the current city limits line of the City of Windcrest;

THENCE: in a northern direction following the current city limits line of the City of Windcrest, a distance of approximately 1597 feet to a point for a corner of the current city limits line of the City of Windcrest;

THENCE: in a easterly direction following the current city limits line of the City of Windcrest, a distance of approximately 442 feet to a point for a corner of the current city limits line of the City of Windcrest;

THENCE: in a northern direction following the current city limits line of the City of Windcrest, a distance of approximately 1804 feet to a point on northern line of Crestway Drive, for a corner of the current city limits line of the City of Windcrest;

THENCE: in a easterly and northeasterly direction following the northern line of Crestway Drive and Kitty Hawk Road, a distance of approximately 9276 feet to a point on a western line of the city limits line of the City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 2151 feet to a point for a corner of the current city limits line of the City of Converse;

THENCE: in a southwesterly direction following the current city limits line of the City of Converse, a distance of approximately 1930 feet to a point on the northeastern line of Crestway Road, a corner of the current city limits line of the City of Converse;

THENCE: in a southeastern direction following the current city limits line of the City of Converse, a distance of approximately 3797 to a point for a corner of the current city limits line of the City of Converse;

THENCE: in a southwesterly direction following the current city limits line of the City of Converse, a distance of approximately 1145 feet to a point for a corner of the current city limits line of the City of Converse;

THENCE: in a southeasterly direction following the current city limits line of the City of Converse, a distance of approximately 23 feet to a point for a corner of the current city line of the City of San Antonio on or near the northwestern line of Gibbs Sprawl Road;

THENCE: in a southwesterly direction following the current city limits line of the City of San Antonio, a distance of approximately 7384 feet to the POINT OF BEGINNING of this annexation area containing 1915 acres more or less;

**This document was prepared under 22 TAC §663.21, 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.**



Rex L. Hackett  
Registered Professional Land Surveyor  
License Number 5573