US 281 North Corridor

Z2016270 CD S ERZD

Proposed Zoning "C-2 CD GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266884	CB 4865 P-19B & P-19C .301 CB 4900 P-4A ABS 54 20.2004
Bexar	266885	CB 4865 P-19A ABS 934
Bexar	268796	CB 4900 P-4D ABS 54

Proposed Zoning Detail Commercial District, Conditional Use for Feed, Seed, Fertilizer Sales with (Outdoor Storage Permited), US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	269293	CB 4900E BLK 2 LOT 1 MUMME'S SUB'D

Proposed Zoning "C-2 CD GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for a Motor Vehicle Sales (Full Service), US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1051293	CB 4860 P-4 ABS 51 (.69) CB 4861 P-1 ABS 268 (29.7) More specifically described in Exhibit 6

Proposed Zoning Detail Commercial District, Conditional Use for a Movie Theater, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266815	CB 4864 P-22 ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5
Bexar	1176458	CB 4864 P-22H ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Proposed Zoning Detail Commercial District, Conditional Use for Carwash, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1051303	CB 4862 P-5 ABS 637 More specifically described in Exhibit 7

Proposed Zoning "C-2 CD GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use for Carwash, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1051312	CB 4864 P-2 ABS 266 More specifically described in Exhibit 7

Proposed Zoning Detail Commercial District, Conditional Use for Feed, Seed, Fertilizer Sales with (Outdoor Storage Permited), US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	75209	A-174 SUR-194 A GAYTAN, ACRES 2.314

Proposed Zoning Detail Commercial District, Conditional Use for Landscaping Materials - Sales and Storage, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	75210	A-174 SUR-194 A GAYTAN, ACRES 6.394

Proposed Zoning Detail Commercial District, Conditional Use for Motor Vehicle Sales, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	75212	A-174 SUR-194 A GAYTAN, ACRES 2.314

Proposed Zoning "C-2 CD S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Machine Shop, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266902	CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934 More specifically described in Exhibit 3
Bexar	266903	CB 4865 P-28B OR E 473 FT OF N 184.2 FT OF TR 9 ABS 934 More specifically described in Exhibit 3
Bexar	266951	CB 4865 BLK 1 LOT W IRR 12 FT 0F E 61.08 FT OF 3 281 NORTH BUS PK SUBD More specifically described in Exhibit 3
Bexar	266952	CB 4865 BLK 1 LOT W IRR 433.6 FT OF 3 281 NORTH BUS PK SUBD More specifically described in Exhibit 3
Bexar	266954	CB 4865 BLK 1 LOT 4 EXC NE IRR 35.28 FT 281 NORTH BUS PK SUBD More specifically described in Exhibit 3

Proposed Zoning "C-2 CD S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Metal Products – Fabrication, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	267064	CB 4865C BLK 1 LOT 1 & 2 (ERIC LARSON SUBD)

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Micro-distillery, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266833	CB 4864E BLK 1 LOT 1 THE EASTCO SUB'D

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Oversized Vehicle, Boat and Marine - Storage (outside permitted), US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	1147285	A-174 SUR-194 A GAYTAN, ACRES 5.701
Comal	75223	A-174 SUR-194 A GAYTAN, ACRES 5.114

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266769	CB: 4864 P-5H ABS: 266
Bexar	266787	CB 4864 P-9 ABS 266 2.886 NO LABEL# OR SERIAL#
Bexar	266788	CB 4864 P-10 ABS 266
Bexar	266792	CB 4864 P-11 ABS 266 1.43 AC
Bexar	266794	CB 4864 P-12 ABS 266 (STATE ROADSIDE PARK)
Bexar	266854	CB 4865 P-5B ABS 934
Bexar	266855	CB 4865 P-6 ABS 934
Bexar	266870	CB 4865 P-12 ABS 934

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266874	CB 4865 P-13 (0.41 AC), P-14 (0.137 AC) & P-101 (0.038 AC) ABS 934 TOTAL: 0.585 AC
Bexar	266877	CB 4865 P-15 ABS 934
Bexar	266886	CB 4865 P-20A ABS 934 1.23 CB 4926 P-2A ABS 113 2.179
Bexar	266887	CB 4865 P-21 OR TR 1 ABS 934
Bexar	266894	CB 4865 P-23A OR E 980.38 FT OF N 1/2 OF TR-3 & P-24 OR W 986.6 FT OF TR-4
Bexar	266898	CB: 4865 P-25 OR W890.8' OF TR-5
Bexar	266905	CB 4865 ABS 934 P-28D
Bexar	266906	CB 4865 ABS 934 P-28E .413 AC
Bexar	266908	CB 4865 ABS 934 P-28F
Bexar	266910	CB 4865 LOT P-29A ABS 934
Bexar	266915	CB 4865 P-30 OR TR 11 ABS 934 8.00 AC
Bexar	266949	CB 4865 BLK 1 LOT 2 281 NORTH BUS PK SUBD
Bexar	267066	CB 4865C BLK 1 LOT 3 BUILDING TRADITIONS
Bexar	267067	CB 4865C BLK 1 LOT 4 CASANOVA SUBD
Bexar	267709	CB 4865H BLK 2 LOT 2 DAILEY SUBD
Bexar	267837	CB 4866 P-1 ABS 34
Bexar	268836	CB 4900 P-12A ABS 54 (6.2117 AC) & CB 4924 P-1A ABS 633 (11.6 AC)
Bexar	268849	CB 4900 P-12B,P-12E,P-12F ABS 54 CB 4924 P-1C, P-1F ABS 633
Bexar	268938	CB 4900 P-40 ABS 54 6.302 AC CB 4926 P-9E ABS 113 0.282 AC TOTAL: 6.584 AC (NON-ADJ REMS)
Bexar	269167	CB 4900C BLK 1 LOT 106 DOLAN PLACE I
Bexar	269168	CB 4900C BLK 1 LOT 107 DOLAN PLACE I
Bexar	269169	CB 4900C BLK 1 LOT 108 DOLAN PLACE I
Bexar	269170	CB 4900C BLK 1 LOT 109 DOLAN PLACE I
Bexar	269171	CB 4900C BLK 1 LOT 110 DOLAN PLACE I

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	269172	CB 4900C BLK 1 LOT 111 DOLAN PLACE I
Bexar	269173	CB 4900C BLK 1 LOT 112 DOLAN PLACE I
Bexar	269174	CB 4900C BLK 1 LOT NE IRR 71.13 FT OF 113 DOLAN PLACE II
Bexar	269175	CB 4900C BLK 1 LOT 114 DOLAN PLACE II
Bexar	269176	CB 4900C BLK 1 LOT 115 DOLAN PLACE II
Bexar	269177	CB 4900C BLK 1 LOT 116 DOLAN PLACE II
Bexar	269308	CB 4900G BLK 4 LOT 1 EXC SW IRR 193.26 FT
Bexar	269309	CB 4900G BLK 4 LOT SW IRR 193.26 FT OF 1
Bexar	270597	CB 4925A BLK LOT 84
Bexar	989471	CB 4860 P-3 (43.0 AC), P-3A (138.04 AC), P-3C (2.2 AC) ABS 51
Bexar	989472	CB 4860 P-3D (.20 AC), P-3E (1.86 AC) & P-3F (2.50 AC) ABS 51
Bexar	989866	CB 4900G BLK 4 LOT 3 MARSHALL PLACE SUBD
Bexar	1012546	CB4900 P-56 (14.0448 AC) ABS 54 CB4926 P-9 (5.9852 AC) ABS 113
Bexar	1014177	CB 4900 P-39 ABS 54 4.205 AC
Bexar	1050458	CB 4926 P-2B ABS 113
Bexar	1058460	CB 4850 P-2 (78.026 AC) CB 4851 P-2 (72.996 AC) CB 4852 P-6 (5.77 AC) CB 4862 P-8 (73.51 AC) CB 4863 P-1 (102.581 AC) P-1D (11.588 AC), P-1F(1.6 AC) CB 4864 P-6 (0.36 AC) CB 4865 P-1C (2.548) ABS 266
Bexar	1062926	CB 4900G BLK 4 LOT SW 100 FT OF 2 & SE 677.83 FT OF 12
Bexar	1062927	CB 4900G BLK 4 LOT NW 69.37 FT OF 2 & NE 40 FT OF 12
Bexar	1063662	CB 4865 P-20B (.0582 AC) & P-48A (.0352 AC) CB 4926 P-2C (1.8306 AC)
Bexar	1137566	CB 4900C BLK 1 LOT SW IRR 178.89 FT 113 DOLAN PLACE II
Bexar	1153297	CB 4865J BLK 2 LOT 1 1.5794AC (BULVERDE CROSSING UT-1)
Bexar	1171523	CB 4865E BLK 5 LOT 86 (OLIVER RANCH 281 COMMERCIAL)
Bexar	1171525	CB 4865E BLK 5 LOT 85 (OLIVER RANCH 281 COMMERCIAL)
Bexar	1189734	CB 4865J BLK 2 LOT 2 BULVERDE CROSSING UT-2

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1189735	CB 4865J BLK 2 LOT 901 BULVERDE CROSSING UT-2
Bexar	1211199	CB 4900F BLK 4 LOT W 717.83 FT OF 13 (EAGLES NEST ONE SUBD)
Bexar	1228731	CB 4925B (CORONADO UT-1), BLOCK 1 LOT 999//PRIVATE STREET
Bexar	1229135	CB 4900H BLK 1 LOT S 20.27 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) NON ADJ REMAINS
Bexar	1229135	CB 4900H BLK 1 LOT S 20.27 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) NON ADJ REMAINS
Bexar	1230999	CB 4865J BLK 2 LOT 3 (US 281 & BULVERDE SUBD)
Bexar	1234520	CB 4865B BLK 1 LOT 98 (WEEKLEY 281 AT BULVERDE ROAD UT-1)
Bexar	1234521	CB 4865B BLK 1 LOT 99 (WEEKLEY 281 AT BULVERDE ROAD UT-1)
Bexar	1234522	CB 4865B BLK 1 LOT 100 (WEEKLEY 281 AT BULVERDE ROAD UT-1)
Bexar	1252390	CB 4900 P-74 ABS 54 (2.1703 AC)
Comal	19328	COUNTRY PLACE 1 PHASE 1, LOT 40 PT, ACRES 4.047
Comal	73369	A- 27 SUR-195 L BULVERDA, ACRES 11.153
Comal	73370	A- 27 SUR-195 L BULVERDA, ACRES 13.661
Comal	73371	A- 27 SUR-195 L BULVERDA, ACRES 9.887
Comal	73372	A- 27 SUR-195 L BULVERDA, ACRES 11.161
Comal	73373	A- 27 SUR-195 L BULVERDA, ACRES 13.66
Comal	75198	A-174 SUR-194 A GAYTAN, ACRES 15.677
Comal	75208	A-174 SUR-194 A GAYTAN, ACRES 4.515
Comal	75217	A-174 SUR-194 A GAYTAN, ACRES 10.3
Comal	75219	A-174 SUR-194 A GAYTAN, ACRES 2.87
Comal	75220	A-174 SUR-194 A GAYTAN, ACRES 0.5, (PART OF 11.661 AC TRACT)
Comal	75228	A-174 SUR-194 A GAYTAN, ACRES 5.701
Comal	75863	A-206 SUR-192 G HERRERA, ACRES 11.901
Comal	75864	A-206 SUR-192 G HERRERA, ACRES 14.698, (PART OF 17.568 AC TRACT)

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	132350	CAROL LEE WRIGHT, BLOCK 75, LOT 1, ACRES 1.76
Comal	142383	A- 27 SUR-195 L BULVERDA, ACRES 2.
Comal	75221	A-174 SUR-194 A GAYTAN, ACRES 1.756
Comal	378479	A-174 SUR-194 A GAYTAN, ACRES 1.002, LIFE ESTATE

Proposed Zoning "C-2 GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266483	CB 4861 P-6 ABS 268
Bexar	266493	CB 4861 P-12 ABS 268
Bexar	266555	CB 4861A BLK LOT 46-A
Bexar	266668	CB 4861E BLK LOT 1 {COUNTRY PLACE UT-5}
Bexar	266669	CB 4861E BLK LOT 2 {COUNTRY PLACE UT-5}
Bexar	266670	CB 4861E BLK LOT 3 {COUNTRY PLACE UT-5}
Bexar	266671	CB 4861E BLK LOT 4 {COUNTRY PLACE UT-5}
Bexar	266673	CB 4861F BLK 1 LOT NE 175 FT OF 1 (0.603 AC) HILL COUNTRY SQUARE-MCINTOSH SUBD
Bexar	266675	CB 4861F BLK 1 LOT 2 EXCEPT N 40 OF S 352.55 FT HILL COUNTRY SQUARE-MCINTOSH SUBD
Bexar	266676	CB 4861F BLK 1 LOT N 40 FT S 352.22 FT OF 2
Bexar	266744	CB 4864 P-1D (2.1903 AC) & P-1E (6.3997 AC) ABS 266
Bexar	266765	CB 4864 P-5D ABS 266
Bexar	266780	CB 4864 P-8B ABS 266
Bexar	266806	CB 4864 P-16 (.1491 AC), P-17A (.209 AC) & P-3F (3.0509 AC) ABS 266
Bexar	266811	CB 4864 P-18A ABS 266

Proposed Zoning "C-2 GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266829	CB 4864B BLK 2 LOT NW IRR 265.86 FT OF 1 (RAM STORE # 24)
Bexar	266830	CB 4864C BLK LOT 1 DEMARINO SUBDIVISION
Bexar	266831	CB 4864D BLK 3 LOT 1 U S BRICK / U S 281
Bexar	266834	CB 4864F BLK 1 LOT 1 HDS-BULVERDE SUB'D UT-1
Bexar	989475	CB 4864 P-24 ABS 266 LABEL #PFS0474801/2 (FORMERLY P-3B)
Bexar	989476	CB 4864 P-24A ABS 266
Bexar	1051294	CB 4860 P-4A ABS 51 (.01) CB 4861 P-1A ABS 268 (9.528)
Bexar	1051304	CB 4862 P-5B (2.68) & P-5C (0.018) ABS 637 & CB 4864 P-2B (1.69) ABS 266
Bexar	1062382	CB 4864C LOT 2 (JBJ SUBD)
Bexar	1127227	CB 4864B BLK 2 LOT SE IRR 199.65 FT OF 1 (US HWY 281 N/ BORGFELD DR ST ROW) RAM STORE # 24
Bexar	1132914	CB 4864 P-1F ABS 266
Bexar	1132990	CB 4864 P-1G (.8367 AC) & P-1E (1.3083 AC) ABS 266
Bexar	1138718	CB 4864G BLK 1 LOT 2 0.75 AC (AAA STORAGE N HWY 281 SUBD)
Bexar	1138719	CB 4864G BLK 1 LOT 3 4.549 AC (AAA STORAGE N HWY 281 SUBD)
Bexar	1147015	CB 4861F BLK 1 LOT SW 25 FT OF 1 (0.0857 AC) HILL COUNTRY SQUARE-MCINTOSH SUBD
Bexar	1182341	CB 4861F BLK 1 LOT IRR SE 107.92 2 HILL COUNTRY SQUARE-MCINTOSH SUBD
Bexar	1204741	CB 4864A BLK 2 LOT NW 167.25 FT OF 1 (THE IRON SKILLET SUBD)
Comal	17020	CIBOLO ONE, LOT 4A, ACRES 1.905
Comal	17021	CIBOLO ONE, LOT 4B, ACRES 0.628 More specifically described in Exhibit 9.
Comal	17022	CIBOLO ONE, LOT 4C, ACRES 0.61
Comal	17024	CIBOLO ONE, LOT 4DR, ACRES 1.168
Comal	17025	CIBOLO ONE, LOT 4F, ACRES .557
Comal	17026	CIBOLO ONE, LOT 4G, ACRES .531
Comal	17027	CIBOLO ONE, LOT 4H, ACRES .505

Proposed Zoning "C-2 GC-3 MLOD-1"

Proposed Zoning Detail Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	17032	CIBOLO TWO, LOT 1, ACRES 6.05
Comal	75207	A-174 SUR-194 A GAYTAN, ACRES 3.114
Comal	75215	A-174 SUR-194 A GAYTAN, ACRES 2.066, (PART OF FIRST 3.514 AC TRACT)
Comal	75216	A-174 SUR-194 A GAYTAN, ACRES 2.574
Comal	75860	A-206 SUR-192 G HERRERA, ACRES 0.4
Comal	75861	A-206 SUR-192 G HERRERA, ACRES 1.448, (PART OF FIRST 3.514 AC TRACT)
Comal	75862	A-206 SUR-192 G HERRERA, ACRES 0.94, (PART OF SECOND 3.514 AC TRACT)

Proposed Zoning "C-2 S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Conditional Use and Specific Use Authorization for Car Wash, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	270590	CB 4925A BLK LOT 77
Bexar	1135694	CB 4925B BLK LOT 84 2.00 AC (MISSION PARK-US HWY 281)

Proposed Zoning Detail Commercial District, Specific Use Authorization for Funeral Home or Undertaking Parlor , US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	269314	CB 4900H BLK 1 LOT N 617.30 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD) More specifically described in Exhibit 8
Bexar	1198411	CB 4900H BLK 1 LOT SW IRR PT OF THE NE 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD)

Proposed Zoning	"C-2 S GC-3 ERZD MLOD-1"

Proposed Zoning Detail	Commercial District, Specific Use Authorization for Golf Driving Range, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Comal	73371	A- 27 SUR-195 L BULVERDA, ACRES 9.887
Comal	73373	A- 27 SUR-195 L BULVERDA, ACRES 13.66

Proposed Zoning Detail	Commercial District, Specific Use Authorization for Hospital, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1171524	CB 4865E BLK 5 LOT 84 (OLIVER RANCH 281 COMMERCIAL)

Proposed Zoning Detail	Commercial District, Specific Use Authorization for Hotel, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266943	CB 4865 P-49 ABS 934 (FORMERLY P-2A,2B,2D)
Bexar	270587	CB 4925A BLK LOT 76
Bexar	270593	CB 4925A BLK LOT 80
Bexar	270594	CB 4925A BLK LOT 81
Bexar	270595	CB 4925A BLK LOT 82

Proposed Zoning Detail	Commercial District, Specific Use Authorization for Wireless Communication System, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1150038	CB 4865C BLK 1 LOT 5 3.94AC (TOWER SUBD)

Proposed Zoning "C-3 CD S GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, Conditional Use for Oversized Vehicle Sales, Service,or Storage and Specific Use Authorization for Boat and Marine Storage, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266782	CB 4864 P-8D ABS 266

Proposed Zoning "C-3 GC-3 ERZD MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266800	CB 4864 P-14 ABS 266 REFER TO: 80300-001-5852 (NON-ADJ RMS P-5F)
Bexar	266882	CB 4865 P-19D&P-19E 0.296 & CB 4900 P-4B&P-4E 22.3931 & CB 4926 P-3A 1.532 REFER TO: 82000-000-0194
Bexar	266912	CB 4865 P-29 OR TR-10 ABS 934 1.022 AC
Bexar	266915	CB 4865 P-30 OR TR 11 ABS 934 8.00 AC
Bexar	271044	CB 4926 P-1G ABS 113 NON-ADJACENT REMAINS
Bexar	271051	CB 4926 P-6 ABS 113
Bexar	271052	CB 4926 P-9C ABS 113 NON-ADJACENT REMAINS
Bexar	999867	CB 4864 P-26 ABS 266 (FORMERLY P-8)
Bexar	1012547	CB 4900 P-56A ABS 54 0.5275 AC CB 4926 P-9F ABS 113 7.7215 AC TOTAL: 8.249 AC

Proposed Zoning "C-3 GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266762	CB: 4864 P-5E ABS 266
Bexar	266797	CB 4864 P-13 ABS 266
Bexar	266816	CB 4864 P-22A ABS 266 (NON-ADJACENT REMAINS)
Bexar	266822	CB 4864 P-23 ABS 266 (FORMERLY 9-5C)

Proposed Zoning "C-3 GC-3 MLOD-1"

Proposed Zoning Detail General Commercial District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266824	CB 4864A BLK 1 LOT 1 & CB 4864 P-14A ABS 266
Bexar	266825	CB 4864A BLK 1 LOT 2 (BASS SUBD UT-1)
Bexar	266826	CB 4864A BLK 1 LOT 3 (BASS SUBD UT-2) & CB 4864 P-23A ABS 266
Bexar	266827	CB 4864A BLK 1 LOT 4 BASS SUBD UT-3
Bexar	266828	CB 4864A BLK 2 LOT SW 165.6 FT OF 1 (THE IRON SKILLET SUBD)

Proposed Zoning "MF-18 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Limited Density Multi-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268921	CB 4900 P-31 ABS 54 (NON-ADJ REMS P-6)

Proposed Zoning "MF-18 GC-3 MLOD-1"

Proposed Zoning Detail Limited Density Multi-Family District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266815	CB 4864 P-22 ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5
Bexar	1176458	CB 4864 P-22H ABS 266 (FORMERLY P-8A) More specifically described in Exhibit 5

Proposed Zoning "MF-25 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Low Density Multi-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1226491	CB 4900C BLK 1 LOT 117 (ENCORE SENDERO RANCH)
Bexar	1226492	CB 4900C BLK 1 LOT 118 (ENCORE SENDERO RANCH)

Proposed Zoning "MXD ERZD MLOD-1"

Proposed Zoning Detail Mixed Use District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	267840	CB 4866 P-3 ABS 34 More specifically described in Exhibit 2

Proposed Zoning "MXD GC-3 ERZD MLOD-1"

Proposed Zoning Detail Mixed Use District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266878	CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0171 REFER TO: 80800-005-1799 More specifically described in Exhibit 2
Bexar	266879	CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0170 More specifically described in Exhibit 2
Bexar	266899	CB 4865 P-26 OR TR 6 ABS 934 More specifically described in Exhibit 2
Bexar	266900	CB 4865 P-27 OR TR 8 ABS 934 More specifically described in Exhibit 2
Bexar	266902	CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934 More specifically described in Exhibit 2
Bexar	266904	CB 4865 ABS 934 P-28C More specifically described in Exhibit 2
Bexar	266907	CB 4865 ABS 934 P-28 More specifically described in Exhibit 2
Bexar	266948	CB 4865 BLK 1 LOT 1 281 NORTH BUS PK SUBD More specifically described in Exhibit 2
Bexar	1063660	CB 4865 P-20 (1.6278 AC) & P-48 (1.5578 AC) More specifically described in Exhibit 4
Bexar	1063661	CB 4926 P- 2 More specifically described in Exhibit 4

Proposed Zoning "MXD GC-3 MLOD-1"

Proposed Zoning Detail Mixed Use District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266738	CB 4863 P-2 ABS 290 More specifically described in Exhibit 1
Bexar	266740	CB 4863 P-3 ABS 290 More specifically described in Exhibit 1
Bexar	266767	CB 4864 P-5 (27.718 AC) ABS 266 NON ADJ RMS REF 04864-000-0057 More specifically described in Exhibit 1
Bexar	266832	CB 4864D BLK 3 LOT 2 NORTH CENTRAL BUSINESS PARK More specifically described in Exhibit 1
Bexar	1186588	CB 4864 P-20 (3.06 AC) ABS 266 NON ADJ RMS REF 04864-000-0056 More specifically described in Exhibit 1

Proposed Zoning "NP-15 ERZD MLOD-1"

Proposed Zoning Detail: Neighborhood Preservation District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268923	CB 4900 P-33 ABS 54

Proposed Zoning "C-2 ERZD MLOD-1"

Proposed Zoning Detail: Commercial District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268795	CB 4900 P-4, 4C & 5 ABS 54 CB 4926 P-3,P-3C,P-4 & P-5 REFER TO: 04900-000-0048

Proposed Zoning "C-2 GC-3 ERZD MLOD-1"

Proposed Zoning Detail: Commercial District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268798	CB 4900 P-4, 4C, P-5 & P-6A CB 4926 P-3, P-3C, P-4 & P-5 REFER TO: 04900-000-0046

Proposed Zoning "R-20 GC-3 ERZD MLOD-1"

Proposed Zoning Detail: Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	1042851	CB 4865 P-38D & P-39B ABS 934 & CB 4865D BLK 2 LOT S IRR 124.37 FT OF 1 & N IRR 75.63 FT OF 2

Proposed Zoning "R-6 GC-3 ERZD MLOD-1"

Proposed Zoning Detail: Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268848	CB 4900 P-12C, P-27 ABS 54 CB 4924 P-1D ABS 633

Proposed Zoning "R-6 GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Single-Family District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	268893	CB 4900 P-24 ABS 54
Bexar	1058460	CB 4850 P-2 (78.026 AC) CB 4851 P-2 (72.996 AC) CB 4852 P-6 (5.77 AC) CB 4862 P-8 (73.51 AC) CB 4863 P-1 (102.581 AC) P-1D (11.588 AC), P-1F(1.6 AC) CB 4864 P-6 (0.36 AC) CB 4865 P-1C (2.548) ABS 266
Bexar	1229518	CB 4865L (ROYAL OAK ESTATES UT-1), BLOCK 2 LOT 902 (OPEN SPACE)

Proposed Zoning "RE GC-3 ERZD MLOD-1"

Proposed Zoning Detail Residential Estate District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266549	CB 4861A BLK LOT 41
Bexar	267061	CB 4865B P-100 (R O W)
Bexar	268982	CB 4900A BLK 1 LOT 18 /PRIVATE ST/ (SENDERO RANCH UT-1 PUD)
Bexar	270753	CB 4925C BLK LOT 1 (THE OAKLANDS PUD)
Bexar	270811	CB 4925C BLK LOT 56 (THE OAKLANDS PUD)
Bexar	270812	CB 4925C BLK LOT 62 /PRIVATE STS-COMMON AREA/ (THE OAKLANDS PUD)

Proposed Zoning "RE GC-3 MLOD-1"

Proposed Zoning Detail Residential Estate District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266696	CB 4864 P-3 (3.109 AC)& P-3C (.99 AC) A-266
Bexar	266751	CB 4864 P-3D ABS 266
Bexar	266808	CB 4864 P-17 (5.3415 AC) & P-3E (4.0341 AC) ABS 266
Bexar	266812	CB 4864 P-18 (1.415 AC), P-19 (5.69 AC) & P-21 (.625 AC) ABS 266

Proposed Zoning "RP GC-3 ERZD MLOD-1"

Proposed Zoning Detail Resource Protection District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	266464	CB 4860 P-3B ABS 51
Bexar	266464	CB 4860 P-3B ABS 51
Bexar	266944	CB 4865 P-49A ABS 934 (NON-ADJACENT REMAINS)
Bexar	1095532	CB 4926D (TUSCANY HEIGHTS UT-1), BLOCK 25 LOT 30 (GREENBELT) PRIVATE (DRAINAGE EASEMENT)
Comal	73369	A- 27 SUR-195 L BULVERDA, ACRES 11.153

Proposed Zoning "C-1 S GC-3 ERZD MLOD-1"

Proposed Zoning Detail Commercial District, Specific Use Authorization for Wireless Communication System, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County	PropID	LegalDescription
Bexar	270596	CB 4925A BLK LOT 83

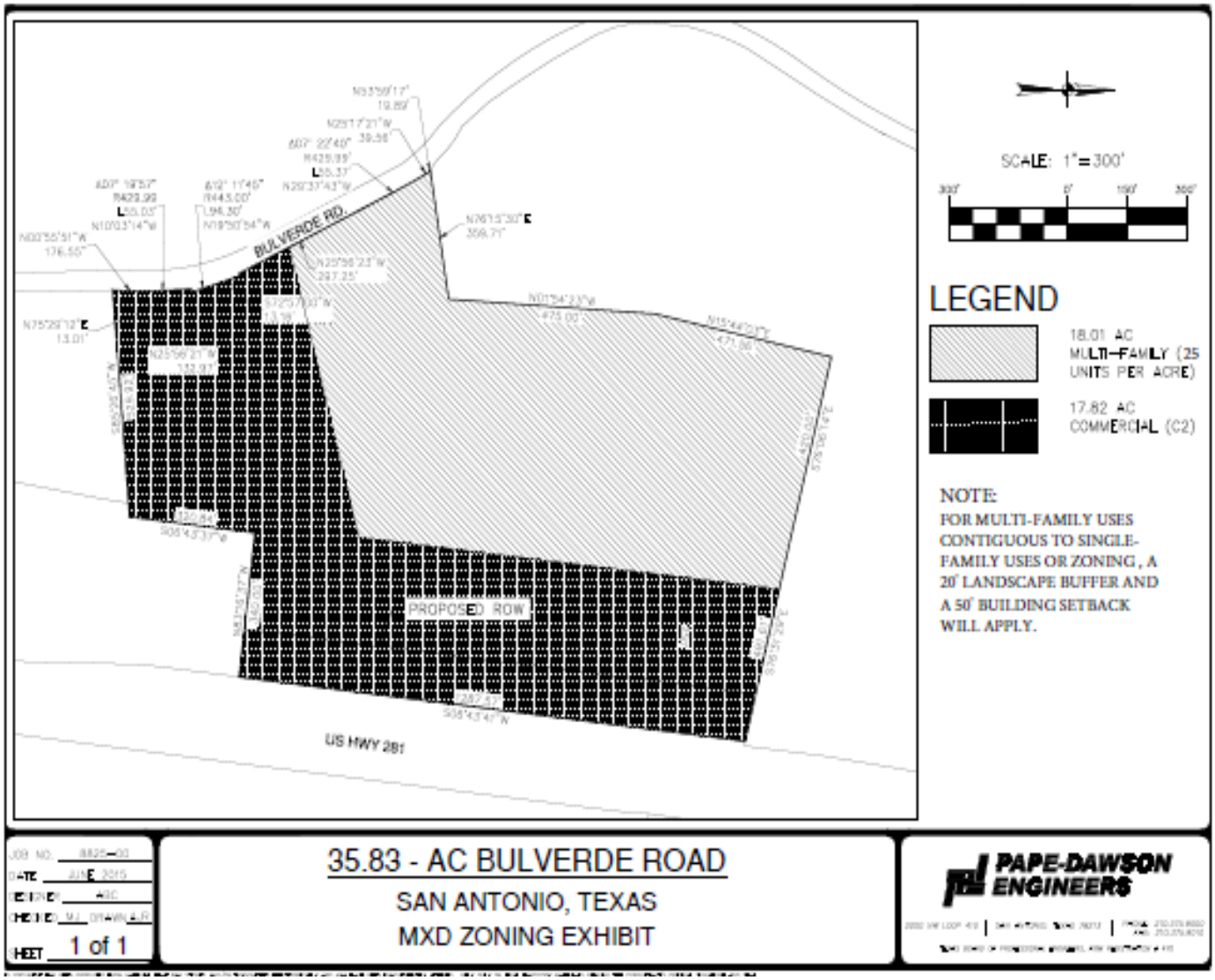
US 281 North Corridor
Z2016270 CD S ERZD

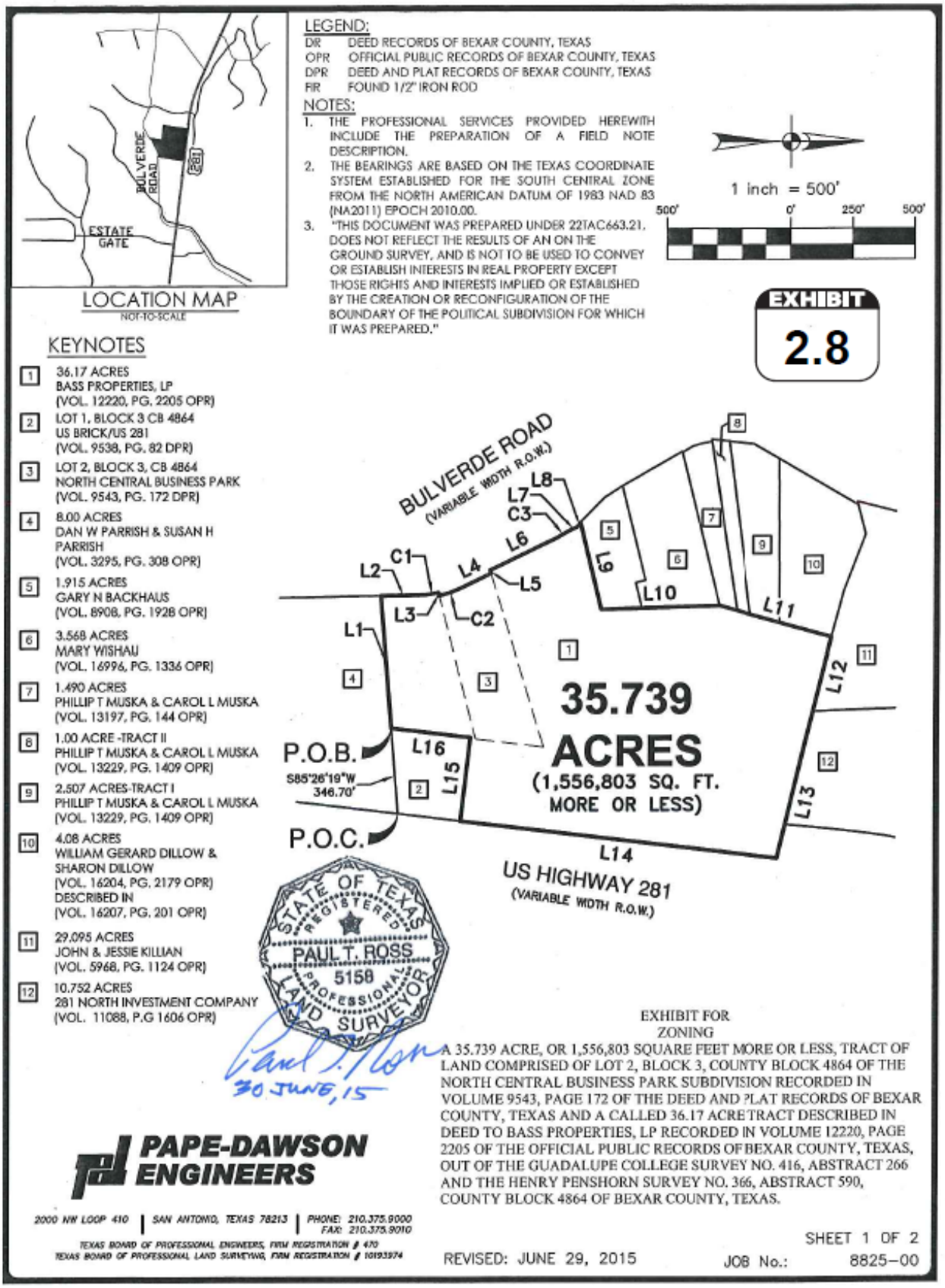
Exhibit 1

Property IDs: 266832, 266740, 1186588, 266767, 266738

Proposed Zoning: MXD (Mixed-Use District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:




BULVERDE ROAD
281
ESTATE GATE
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
FIR FOUND 1/2" IRON ROD
NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
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. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."
1 inch = 500'
500' 0' 250' 500'
EXHIBIT
2.8
KEYNOTES
1 36.17 ACRES BASS PROPERTIES, LP (VOL. 12220, PG. 2205 OPR)
2 LOT 1, BLOCK 3 CB 4864 US BRICK/US 281 (VOL. 9538, PG. 82 DPR)
3 LOT 2, BLOCK 3, CB 4864 NORTH CENTRAL BUSINESS PARK (VOL. 9543, PG. 172 DPR)
4 8.00 ACRES DAN W PARRISH & SUSAN H PARRISH (VOL. 3295, PG. 308 OPR)
5 1.915 ACRES GARY N BACKHAUS (VOL. 8908, PG. 1928 OPR)
6 3.568 ACRES MARY WISHAU (VOL. 16996, PG. 1336 OPR)
7 1.490 ACRES PHILLIP T MUSKA & CAROL L MUSKA (VOL. 13197, PG. 144 OPR)
8 1.00 ACRE -TRACT II PHILLIP T MUSKA & CAROL L MUSKA (VOL. 13229, PG. 1409 OPR)
9 2.507 ACRES-TRACT I PHILLIP T MUSKA & CAROL L MUSKA (VOL. 13229, PG. 1409 OPR)
10 4.08 ACRES WILLIAM GERARD DILLOW & SHARON DILLOW (VOL. 16204, PG. 2179 OPR) DESCRIBED IN (VOL. 16207, PG. 201 OPR)
11 29.095 ACRES JOHN & JESSIE KILLIAN (VOL. 5968, PG. 1124 OPR)
12 10.752 ACRES 281 NORTH INVESTMENT COMPANY (VOL. 11088, P.G 1606 OPR)
BULVERDE ROAD (VARIABLE WIDTH R.O.W.)
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16
C1 C2 C3
P.O.B.
S85°26'19"W 346.70'
P.O.C.
35.739 ACRES (1,556,803 SQ. FT. MORE OR LESS)
US HIGHWAY 281 (VARIABLE WIDTH R.O.W.)
STATE OF TEXAS REGISTERED PAUL T. ROSS 5158 PROFESSIONAL LAND SURVEYOR
30 JUNE, 15
EXHIBIT FOR ZONING
A 35.739 ACRE, OR 1,556,803 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF LOT 2, BLOCK 3, COUNTY BLOCK 4864 OF THE NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 36.17 ACRE TRACT DESCRIBED IN DEED TO BASS PROPERTIES, LP RECORDED IN VOLUME 12220, PAGE 2205 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE HENRY PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974
SHEET 1 OF 2
REVISED: JUNE 29, 2015
JOB No.: 8825-00
Date: Jun 30, 2015, 7:50am User ID: Mholmes
File: N:\Civil\8825-00\Exhibits\Zoning\35.739 AC.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°26'15"W	529.92'
L2	N00°55'51"W	176.55'
L3	N75°29'12"E	13.01'
L4	N25°56'21"W	132.97'
L5	S72°57'00"W	13.16'
L6	N25°56'23"W	297.25'
L7	N25°17'21"W	39.56'
L8	N53°59'17"W	19.89'
L9	N76°15'30"E	359.71'
L10	N01°54'23"W	475.00'
L11	N15°44'03"E	471.56'
L12	S76°06'14"E	420.00'
L13	S76°31'29"E	491.61'
L14	S06°43'41"W	1287.57'
L15	N83°16'37"W	340.00'
L16	S06°43'37"W	320.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	429.99'	7°19'57"	N10°03'14"W	54.99'	55.03'
C2	443.00'	12°11'45"	N19°50'54"W	94.12'	94.30'
C3	429.99'	7°22'40"	N29°37'43"W	55.33'	55.37'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

REVISED: JUNE 29, 2015

JOB No.: 8825-00

SHEET 2 OF 2

Date: Jun 30, 2015, 7:50am User ID: MHolmes
File: N:\CIVIL\8825-00\8825-00 ZN-35.739 AC.dwg

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING

A 35.739 acre, or 1,556,803 square feet more or less, tract of land comprised of Lot 2, Block 3, County Block 4864 of the North Central Business Park Subdivision recorded in Volume 9543, Page 172 of the Deed and Plat Records of Bexar County, Texas and a called 36.17 acre tract described in deed to Bass Properties, LP recorded in Volume 12220, Page 2205 of the Official Public Records of Bexar County, Texas, out of the Guadalupe College Survey No. 416, Abstract 266 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4864 of Bexar County, Texas. Said 35.739 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;

CO)MMENCING: At a point on the west right-of-way line of US Highway 281, a variable width right-of-way, the northeast corner of a 8.00 acre tract recorded in Volume 3295, Page 308 of said Official Public Records, the southeast corner of Lot 1, Block 3, County Block 4864 of the US Brick/US 281 Subdivision recorded in Volume 9538, Page 82 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 85°26'19" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said 8.00 acre tract, the south line of said Lot 1, a distance of 346.70 feet to the southwest corner of said Lot 1 and the POINT OF BEGINNING of the herein described tract;

THENCE: S 85°26'19" W, along and with the north line of said 8.00 acre tract, the south line of said 36.17 acre tract, a distance of 529.92 feet to a point on the east right-of-way line of Bulverde Road, a variable width right-of-way;

THENCE: Along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract and said Lot 2 the following bearings and distances:

N 00°55'51" W, a distance of 176.55 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°19'57", a chord bearing and distance of N 10°03'14" W, 54.99 feet, for an arc length of 55.03 feet to a point;

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N 75°29'12" E, a distance of 13.01 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 443.00 feet, a central angle of 12°11'45", a chord bearing and distance of N 19°50'54" W, 94.12 feet, for an arc length of 94.30 feet to a point;

N 25°56'21" W, a distance of 132.97 feet to a point;

S 72°57'00" W, a distance of 13.16 feet to a point;

N 25°56'23" W, a distance of 297.25 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°22'40", a chord bearing and distance of N 29°37'43" W, 55.33 feet, for an arc length of 55.37 feet to a point;

N 25°17'21" W, a distance of 39.56 feet to a point;

N 53°59'17" W, a distance of 19.89 feet to a point for the northwest corner of said 36.17 acre tract, the southwest corner of a 1.915 acre tract recorded in Volume 8908, Page 1928 of said Official Public Records;

THENCE: N 76°15'30" E, departing the east right-of-way line of said Bulverde Road, along and with a northwest line of said 36.17 acre tract, the southeast line of said 1.915 acre tract, a distance of 359.71 feet to a point for the southeast corner of said 1.915 acre tract;

THENCE: N 01°54'23" W, along and with the west line of said 36.17 acre tract, the east line of said 1.915 acre tract, a 3.568 acre tract recorded in Volume 16996, Page 1336, both of said Official Public Records, a distance of 475.00 feet to a point for the northeast corner of said 3.568 acre tract, the southeast corner of a 1.490 acre tract recorded in Volume 13197, Page 144 of said Official Public Records;

THENCE: N 15°44'03" E, along and with the east line of said a 1.490 acre tract, a 1.00 acre tract and a 2.507 acre tract recorded in Volume 13229, Page 1409 and a 4.08 acre tract recorded in Volume 16204, Page 2179, described in Volume 16207, Page 201 all of said Official Public Records, a distance of 471.56 feet to a point for the northeast corner of said 4.08 acre tract, on the south line of a 29.095 acre tract recorded in Volume 5968, Page 1124 of said Official Public Records;

THENCE: S 76°06'14" E, along and with the south line of said 29.095 acre tract, a 10.752 acre tract recorded in Volume 11088, Page 1606 of said Official Public Records, a distance of 420.00 feet to a point;

THENCE: S 76°31'29" E, along and with the south line of said 10.752 acre tract, the north line of said 36.17 acre tract, a distance of 491.61 feet to a point on the west right-of-way line of said US Highway 281, the northeast corner of said 36.17 acre tract;

THENCE: S 06°43'41" W, along and with the west right-of-way line of said US Highway 281, the east line of said 36.17 acre tract, the east line of said Lot 1, a distance of 1287.57 feet to the northeast corner of said Lot 1;

THENCE: N 83°16'37" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said Lot 1, a distance of 340.00 feet to the northwest corner of said Lot 1;

THENCE: S 06°43'37"W, along and with the west line of said Lot 1, a distance of 320.84 feet to the POINT OF BEGINNING, and containing 35.739 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8825-00 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 19, 2015, revised: June 29, 2015
JOB NO. 8825-00
DOC. ID. N:\CIVIL\8825-00\WORD\8825-00 FN-35.739 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

30 JUNE, 15

PAPE-DAWSON ENGINEERS

US 281 North Corridor
Z2016270 CD S ERZD

Exhibit 2

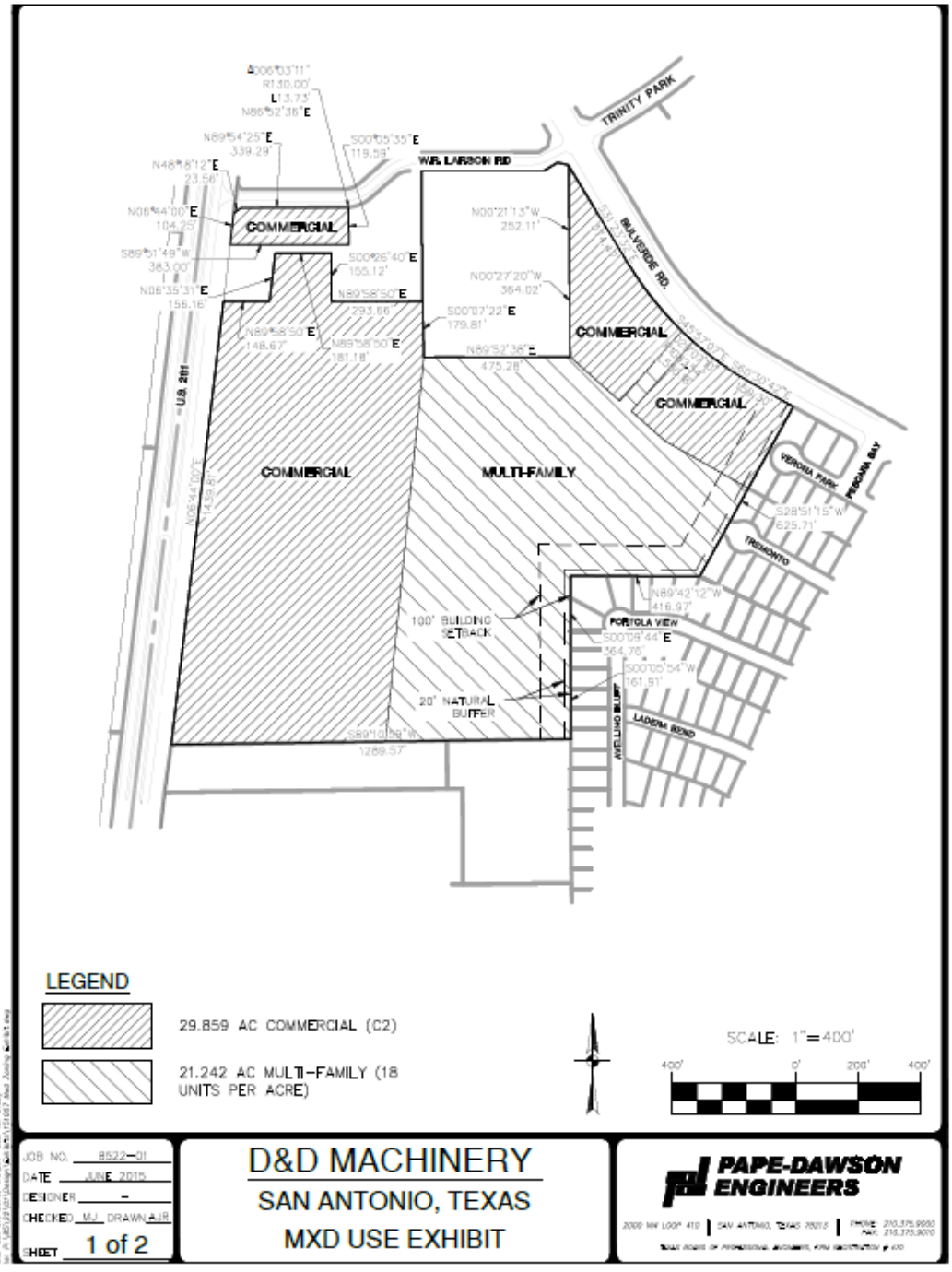
Property IDs: 266878, 266879, 266899, 266900, 266902, 266904, 266907, 266948

Proposed Zoning: MXD (Mixed-Use District) GC-3 (US 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

Property ID: 267840

Proposed Zoning: MXD (Mixed-Use District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following exhibit and field notes:



PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELDNOTE DESCRIPTION
FOR
TRACT 1

A 50.069 acre, 2,180,999 square feet more or less, tract of land out of the J.J. Hupperts Survey No. 417 ½, A-934, C.B. 4865 being all of a called 20.289 acre tract recorded in Volume 14707, Page 1082 of the Official Public Records of Bexar County, Texas, all of a called 12.08 acre tract recorded in Volume 7790, Page 1151 of the Official Public Records of Bexar County, Texas, all of a called 9.318 acre tract recorded in Volume 8465, Page 1600 of the Official Public Records of Bexar County, Texas, all of a called 5.017 acre tract recorded in Volume 16425, Page 1156 of the Official Public Records of Bexar County, Texas, a portion of a called 4.661 acre tract recorded in Volume 8838, Page 1693 of the Official Public Records of Bexar County, Texas, all of a called 0.351 acre tract recorded in Volume 9977, Page 1655 of the Official Public Records of Bexar County, Texas, all of a called 0.328 acre tract recorded in Volume 16398, Page 436 of the Official Public Records of Bexar County, Texas. Said 50.069 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;

COMMENCING: At a point at the intersection of the southwest right-of-way line of Bulverde Road, an 86-foot right-of-way, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, at the northeast corner of Lot 4 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 31°23'32" E, a distance of 3.19 feet to the POINT OF BEGINNING;

THENCE: Along and with the southwest right-of-way line of said Bulverde Road, the northeast line of said 50.069 acre tract, the following bearings and distances:

S 31°23'32" E, a distance of 374.47 feet to a point for the beginning of a curve to the left;

Southeasterly, along a curve to the left, said curve having a radius of 1082.54 feet, a central angle of 29°07'10", a chord bearing and distance of S 45°57'07" E, 544.28 feet, for an arc length of 550.18 feet to a point;

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S 60°30'42" E, a distance of 159.30 feet to a point at the north corner of Lot 16, Belterra Subdivision Unit 2 recorded in Volume 9577, Page 12 of the Deed and Plat Records of Bexar County, Texas, the east corner of the herein described tract;

THENCE: S 28°51'15" W, departing the southwest right-of-way line of said Bulverde Road, along and with the northwest line of said Belterra Subdivision Unit 2, the southeast line of the herein described tract, a distance of 625.71 feet to a point at the north corner of Lot 11, Block 14, Belterra Subdivision Unit 1 recorded in Volume 9569, Page 76 of said Deed and Plat Records, the west corner of Lot 26, Block 14 of said Belterra Subdivision Unit 2, a southeast corner of the herein described tract;

THENCE: N 89°42'12" W, along and with the north line of said Belterra Subdivision Unit 1, the south line of the herein described, a distance of 416.97 feet to a point for the northwest corner of Lot 6, Block 14 of said Belterra Subdivision Unit 1, an interior corner of the herein described tract;

THENCE: S 00°09'44" E, along and with the west line of said Belterra Subdivision Unit 1, the west line of Belterra Subdivision Unit 3 recorded in Volume 9618, Page 27 of said Deed and Plat Records, the east line of the herein described tract, a distance of 364.76 feet to a point;

THENCE: S 00°05'54" W, continuing along and with the west line of said Belterra Subdivision Unit 3, the east line of the herein described tract, a distance of 161.91 feet to a point at the northeast corner of Lot 5, Block 1 Tower Subdivision recorded in Volume 9615, Page 48 of said Deed and Plat Records, the southeast corner of the herein described tract;

THENCE: S 89°10'59" W, departing the west line of said Belterra Subdivision Unit 3, along and with the north line of said Lot 5, the north line of a 3.29 acre tract described in Volume 8447, Page 687 of said Official Public Records, the south line of the herein described tract, a distance of 1289.57 feet to a point on the east right-of-way line of U.S. Highway 281, the northwest corner of said 3.29 acre tract, the southwest corner of the herein described tract;

THENCE: N 06°44'00" E, along and with the east right-of-way line of said U.S. Highway 281, the west line of the herein described tract, a distance of 1439.81 feet to a point at the southwest corner of a 0.533 acre tract described in deed recorded in Volume 12486, Page 1062 of said Official Public Records, the northwest corner of the herein described tract;

THENCE: N 89°58'50" E, departing the east right-of-way line of said U.S. Highway 281, along and with the south line said 0.533 acre tract, the north line of the herein described tract, a distance of 148.67 feet to a point;

THENCE: N 06°35'31" E, along and with the east line of said 0.533 acre tract, the west line of the herein described tract, a distance of 156.16 feet to a point on the south line of Tract 5, a 29-foot ingress and egress easement recorded in Volume 7904, Page 991 of the Deed Records of Bexar County, Texas, the northeast corner of said 0.533 acre tract, the northwest corner of said herein described tract;

THENCE: N 89°58'50" E, along and with the south line of said ingress and egress easement, the north line of the herein described tract, a distance of 181.18 feet to a point at the northwest corner of a 1.046 acre tract described in deed recorded in Volume 6707, Page 1130 of said Official Public Records, the northeast corner of the herein described tract;

THENCE: S 00°26'40" E, departing the south line of said ingress and egress easement, along and with the west line of said 1.046 acre tract, the east line of the herein described tract, a distance of 155.12 feet to a point at the southwest corner of said 1.046 acre tract, an interior corner of the herein described tract;

THENCE: N 89°58'50" E, along and with the south line of said 1.046 acre tract, the north line of said 4.661 acre tract, a distance of 293.66 feet to a point at the southeast corner of said 1.046 acre tract;

THENCE: S 00°07'22" E, over and across said 4.661 acre tract, a distance of 179.81 feet to a point on the north line of said 9.318 acre tract, the south line of said 4.661 acre tract, an interior corner of the herein described tract;

THENCE: N 89°52'38" E, along the north line of said 9.318 acre tract, a south line of 4.661 acre tract, a distance of 475.28 feet to a point on the west line of said 12.08 acre tract, a southeast corner of 4.661 acre tract, the northeast corner of said 9.318 acre tract;

THENCE: Along and with the west line of said 12.08 acre tract, the east line of said 4.61 acre tract, the east line of a 2.00 acre tract recorded in Volume 6966, Page 1151 of said Deed Records and the east line of said Lot 4, the following bearings and distances:

N 00°27'20" W, a distance of 364.02 feet point at the southeast corner of said Lot 4, the northeast corner of said 2.00 acre tract;

N 00°21'13" W, a distance of 252.11 feet to the POINT OF BEGINNING, and containing 50.069 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a and map prepared under job number 8522-01 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 18, 2015
REVISED: June 29, 2015
JOB NO. 8522-01
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

29 JUNE, 15

PAPE-DAWSON ENGINEERS

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELDNOTE DESCRIPTION
FOR
TRACT 2

A 1.024 acre, 44,612 square feet more or less, tract of land being out of the J.J. Hupperts Survey No. 417 ½, A-934, C.B. 4865 being all of Lot 1 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas. Said 1.024 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 point on the east right-of-way line of U.S. Highway 281, the northwest corner of Tract 5, a 29-foot ingress and egress easement recorded in Volume 7904, Page 991 of the Deed Records of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: N 06°44'00" E, along and with the east right-of-way line of said U.S. Highway 281, the west line of the herein described tract, a distance of 104.25 feet to a point at the intersection of the east right-of-way line of said U.S. Highway 281, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said U.S. Highway 281, along and with the south right-of-way line of said W.R. Larson Road, the north line of the herein described tract, the following bearings and distances:

N 48°18'12" E, a distance of 23.56 feet to a point;

N 89°54'25" E, a distance of 339.29 feet to a point for the beginning of a curve to the left;

Northeasterly, along a curve to the left, said curve having a radius of 130.00 feet, a central angle of 06°03'11", a chord bearing and distance of N 86°52'36" E, 13.73 feet, for an arc length of 13.73 feet to a point at the northwest corner of Lot 2 of said 281 North Business Park Subdivision, the northeast corner of the herein described tract;

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THENCE: S 00°05'35" E, departing the south right-of-way line of said W.R. Larson, along and with the west line of said Lot 2, the east line of the herein described tract, a distance of 119.59 feet to a point on the north line of said Tract 5, the southwest corner of said Lot 2, the southeast corner of the herein described tract;

THENCE: S 89°51'49" W, along and with the north line of said Tract 5, the south line of the herein described tract, a distance of 383.00 feet to the POINT OF BEGINNING, and containing 1.024 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a and map prepared under job number 8522-01 by Pape-Dawson Engineers, Inc.

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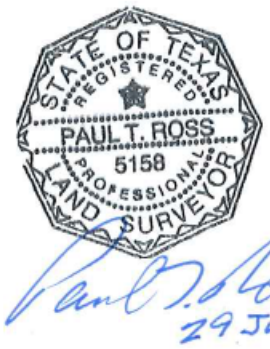
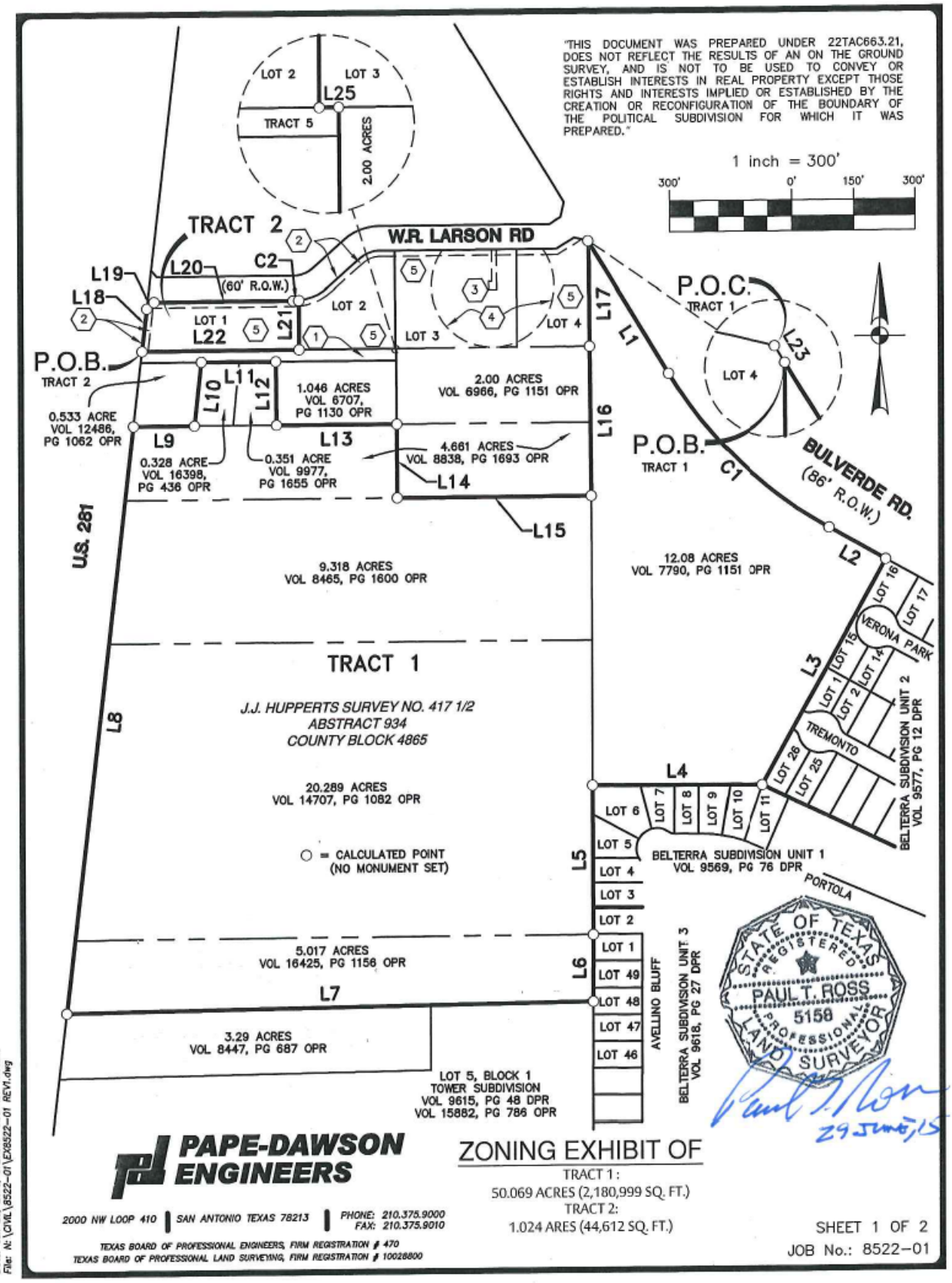
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 17, 2015
REVISED: June 29, 2015
JOB NO. 8522-01
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T2.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



29 June, 15


"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."
1 inch = 300'
300' 0' 150' 300'
TRACT 2
W.R. LARSON RD
(60' R.O.W.)
P.O.B. TRACT 2
P.O.C. TRACT 1
P.O.B. TRACT 1
BULVERDE RD. (86' R.O.W.)
US. 281
TRACT 1
J.J. HUPPERTS SURVEY NO. 417 1/2
ABSTRACT 934
COUNTY BLOCK 4865
0.533 ACRE VOL 12486, PG 1062 OPR
1.046 ACRES VOL 6707, PG 1130 OPR
2.00 ACRES VOL 6966, PG 1151 OPR
0.328 ACRE VOL 16398, PG 436 OPR
0.351 ACRE VOL 9977, PG 1655 OPR
4.661 ACRES VOL 8838, PG 1693 OPR
9.318 ACRES VOL 8465, PG 1600 OPR
12.08 ACRES VOL 7790, PG 1151 OPR
20.289 ACRES VOL 14707, PG 1082 OPR
5.017 ACRES VOL 16425, PG 1156 OPR
3.29 ACRES VOL 8447, PG 687 OPR
○ = CALCULATED POINT (NO MONUMENT SET)
LOT 5, BLOCK 1 TOWER SUBDIVISION VOL 9615, PG 48 DPR VOL 15882, PG 786 OPR
BELTERRA SUBDIVISION UNIT 1 VOL 9569, PG 76 DPR
BELTERRA SUBDIVISION UNIT 2 VOL 9577, PG 12 DPR
BELTERRA SUBDIVISION UNIT 3 VOL 9618, PG 27 DPR
VERONA PARK
TREMONTO
PORTOLA
AVELLINO BLUFF
STATE OF TEXAS REGISTERED PAUL T. ROSS 5159 PROFESSIONAL LAND SURVEYOR
29 JUNE, 15
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800
ZONING EXHIBIT OF
TRACT 1:
50.069 ACRES (2,180,999 SQ. FT.)
TRACT 2:
1.024 ARES (44,612 SQ. FT.)
SHEET 1 OF 2
JOB No.: 8522-01
Date: Jun 29, 2015, 9:27am User ID: VRetana
File: N:\CIVIL\8522-01\EXHIBIT\8522-01 REV1.dwg

NOTES

1. TRACT 5–29' INGRESS AND EGRESS EASEMENT VOL 7904, PG 991 DR
2. 14' ELECTRIC EASEMENT VOL 9504, PG 216 DPR
3. WATER WELL & ACCESS EASEMENT VOL 9504, PG 216 DPR
4. 150' SANITARY CONTROL EASEMENT VOL 9504, PG 216 DPR
5. 281 NORTH BUSINESS PARK SUBDIVISION VOL 9504, PG 216 DPR

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1082.54'	29°07'10"	S45°57'07"E	544.28'	550.18'
C2	130.00'	6°03'11"	N86°52'36"E	13.73'	13.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°23'32"E	374.47'
L2	S60°30'42"E	159.30'
L3	S28°51'15"W	625.71'
L4	N89°42'12"W	416.97'
L5	S00°09'44"E	364.76'
L6	S00°05'54"W	161.91'
L7	S89°10'59"W	1289.57'
L8	N06°44'00"E	1439.81'
L9	N89°58'50"E	148.67'
L10	N06°35'31"E	156.16'
L11	N89°58'50"E	181.18'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S00°26'40"E	155.12'
L13	N89°58'50"E	293.66'
L14	S00°07'22"E	179.81'
L15	N89°52'38"E	475.28'
L16	N00°27'20"W	364.02'
L17	N00°21'13"W	252.11'
L18	N06°44'00"E	104.25'
L19	N48°18'12"E	23.56'
L20	N89°54'25"E	339.29'
L21	S00°05'35"E	119.59'
L22	S89°51'49"W	383.00'

Date: Jan 29, 2015, 9:28am User ID: VRetana
File: N:\Civil\8522-01\Exhibits\8522-01 REV1.dwg

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

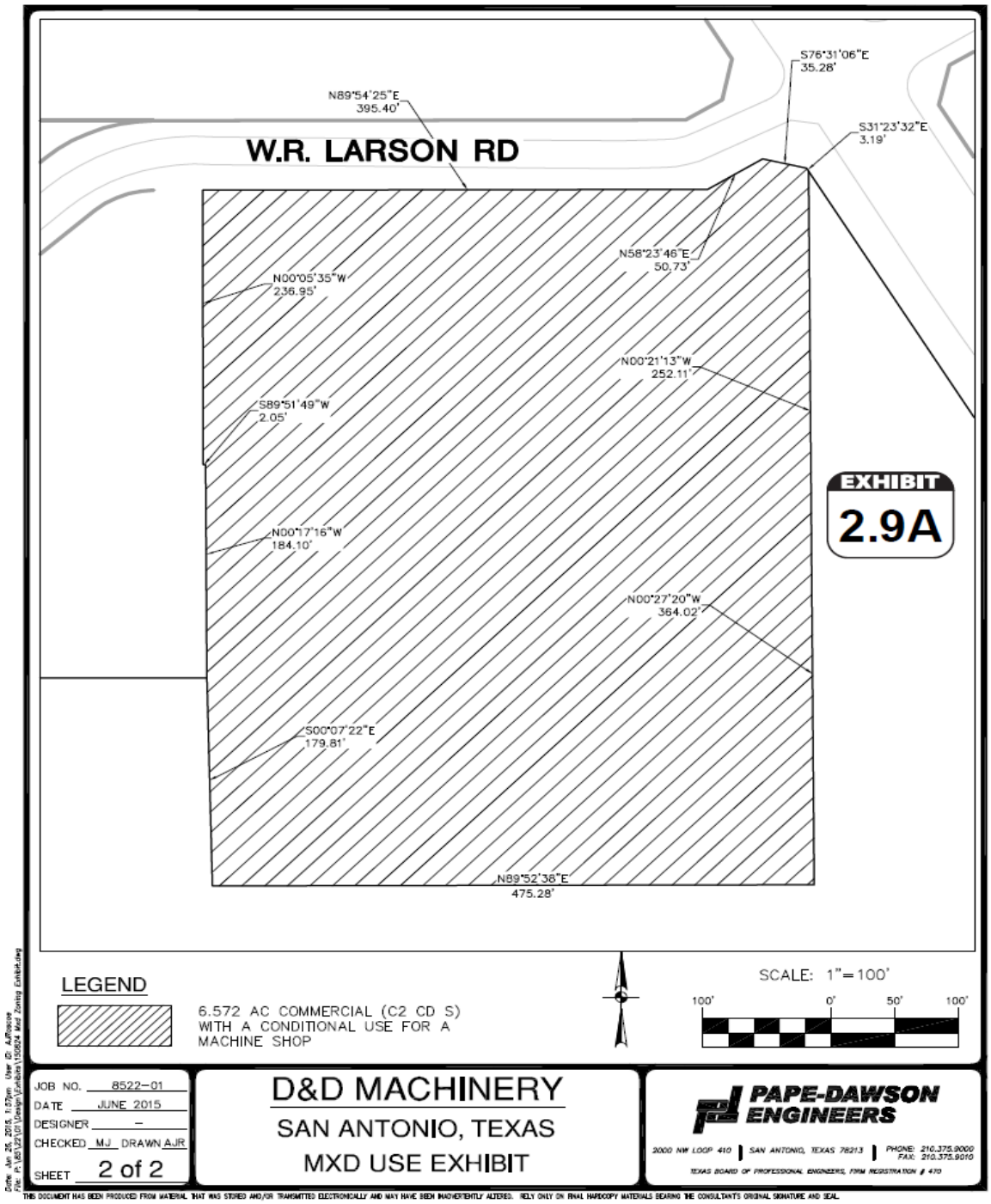
SHEET 2 OF 2
JOB No.: 8522–00

Exhibit 3

Property ID: 266952, 266951, 266954, 266903, 266902

Proposed Zoning: C-2 (Commercial District) CD (Conditional Use for a Machine Shop) S (Specific Use) GC-3 (Us 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:



PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELDNOTE DESCRIPTION
FOR

A 6.578 acre, 286,532 square feet more or less, tract of land out of the J.J. Hupperts Survey No. 417 ½, A-934, C.B. 4865 being all of Lots 3 and 4 of the 281 North Business Park Subdivision recorded in Volume 9504, Page 216 of the Deed and Plat Records of Bexar County, Texas, a portion of a called 4.661 acre tract recorded in Volume 8838, Page 1693 of the Official Public Records of Bexar County, Texas, all of a called 2.00 acre tract recorded in Volume 6966, Page 1151 of the Official Public Records of Bexar County, Texas. Said 6.578 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 point at the intersection of the southwest right-of-way line of Bulverde Road, an 86-foot right-of-way, with the south right-of-way line of W.R. Larson Road, a 60-foot right-of-way, at the northeast corner of the herein described tract;

THENCE: S 31°23'32" E, long and with the southwest right-of-way line of said Bulverde Road, the northeast line of the herein described tract, a distance of 3.19 feet to a point at the northwest corner of a 12.08 acre tract recorded in Volume 7790, Page 1151 of said Official Public Records, the northeast corner of said Lot 4;

THENCE: Along and with the west line of said 12.08 acre tract, the east line of said Lot 4, the east line of said 2.00 acre tract, and the east line of said 4.661 acre tract, the following bearings and distances:

S 00°21'13" E, a distance of 252.11 feet point at the southeast corner of said Lot 4, the northeast corner of said 2.00 acre tract;

S 00°27'20" E, a distance of 364.02 feet point at the southeast corner of 4.661 acre tract, the northeast corner of a 9.318 acre tract recorded in Volume 8465, Page 1600 of said Official Public Records, for the southeast corner of herein described tract;

THENCE: S 89°52'38" W, along and with the north line of said 9.318 acre tract, a south line of 4.661 acre tract, a distance of 475.28 feet to a point for the southwest corner of the herein described tract;

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THENCE: N 00°07'22" W, departing the north line of said 9.318 acre tract, over and across said 4.661 acre tract, a distance of 179.81 feet to a point on the north line of said 4.661 acre tract, at the southwest corner of said 2.00 acre tract, the southeast corner of a 1.046 acre tract recorded in Volume 6707, Page 1130 of said Official Public Records;

THENCE: N 00°17'16" W, along and with the east line of a 1.046 acre tract, the west line of the herein described tract, a distance of 184.10 feet to a point for an angle point of the herein described tract;

THENCE: S 89°51'49" W, along and with the north line of an ingress and egress easement recorded in Volume 7904, Page 991 of said Official Public Records, a south line of the herein described tract, a distance of 2.05 feet to a point at the southeast corner of Lot 2 of said 281 North Business Park Subdivision, the southwest corner of said Lot 3, a southwest corner of the herein described tract;

THENCE: N 00°05'35" W, departing the north line of said ingress and egress easement, along and with the east line of said Lot 2, the west line of the herein described tract, a distance of 236.95 feet to a point on the south right-of-way line of said W.R. Larson Road, the northeast corner of said Lot 2, the northwest corner of the herein described tract;

THENCE: Along and with the south right-of-way line of said W.R. Larson Road, the north line of the herein described tract, the following bearings and distances:

N 89°54'25" E, a distance of 395.40 feet to a point;

N 58°23'46" E, a distance of 50.73 feet to a point;

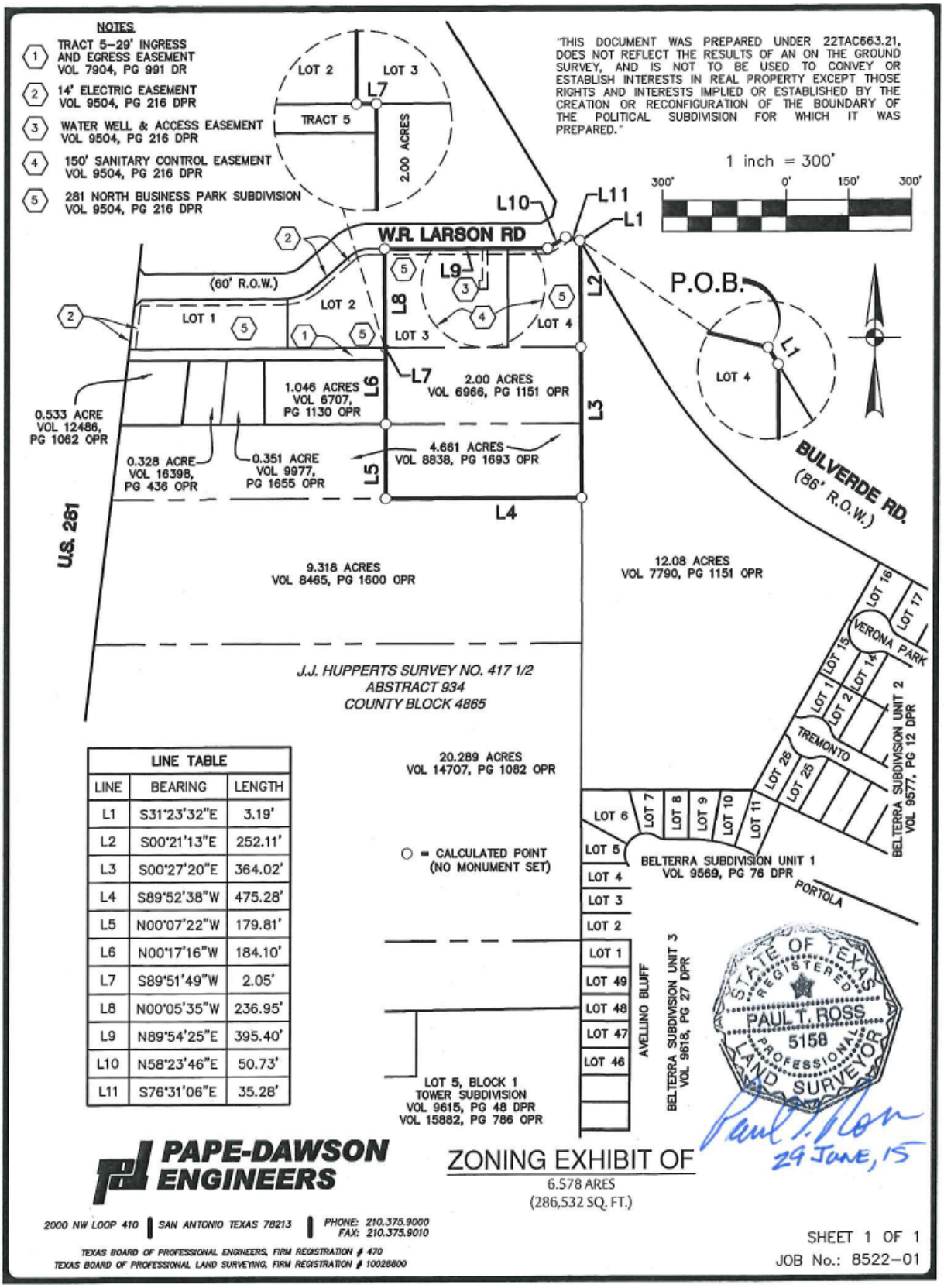
S 76°31'06" E, a distance of 35.28 feet to the POINT OF BEGINNING, and containing 6.578 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey map prepared under job number 8522-01 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 18, 2015 REVISED: June 26, 2015
DOC. ID. N:\CIVIL\8522-01\Word\8522-01 FN T1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

29 June, 15

PAPE-DAWSON ENGINEERS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°23'32"E	3.19'
L2	S00°21'13"E	252.11'
L3	S00°27'20"E	364.02'
L4	S89°52'38"W	475.28'
L5	N00°07'22"W	179.81'
L6	N00°17'16"W	184.10'
L7	S89°51'49"W	2.05'
L8	N00°05'35"W	236.95'
L9	N89°54'25"E	395.40'
L10	N58°23'46"E	50.73'
L11	S76°31'06"E	35.28'

PAPE-DAWSON ENGINEERS

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

ZONING EXHIBIT OF

6.578 ARES
(286,532 SQ. FT.)

SHEET 1 OF 1
JOB No.: 8522–01

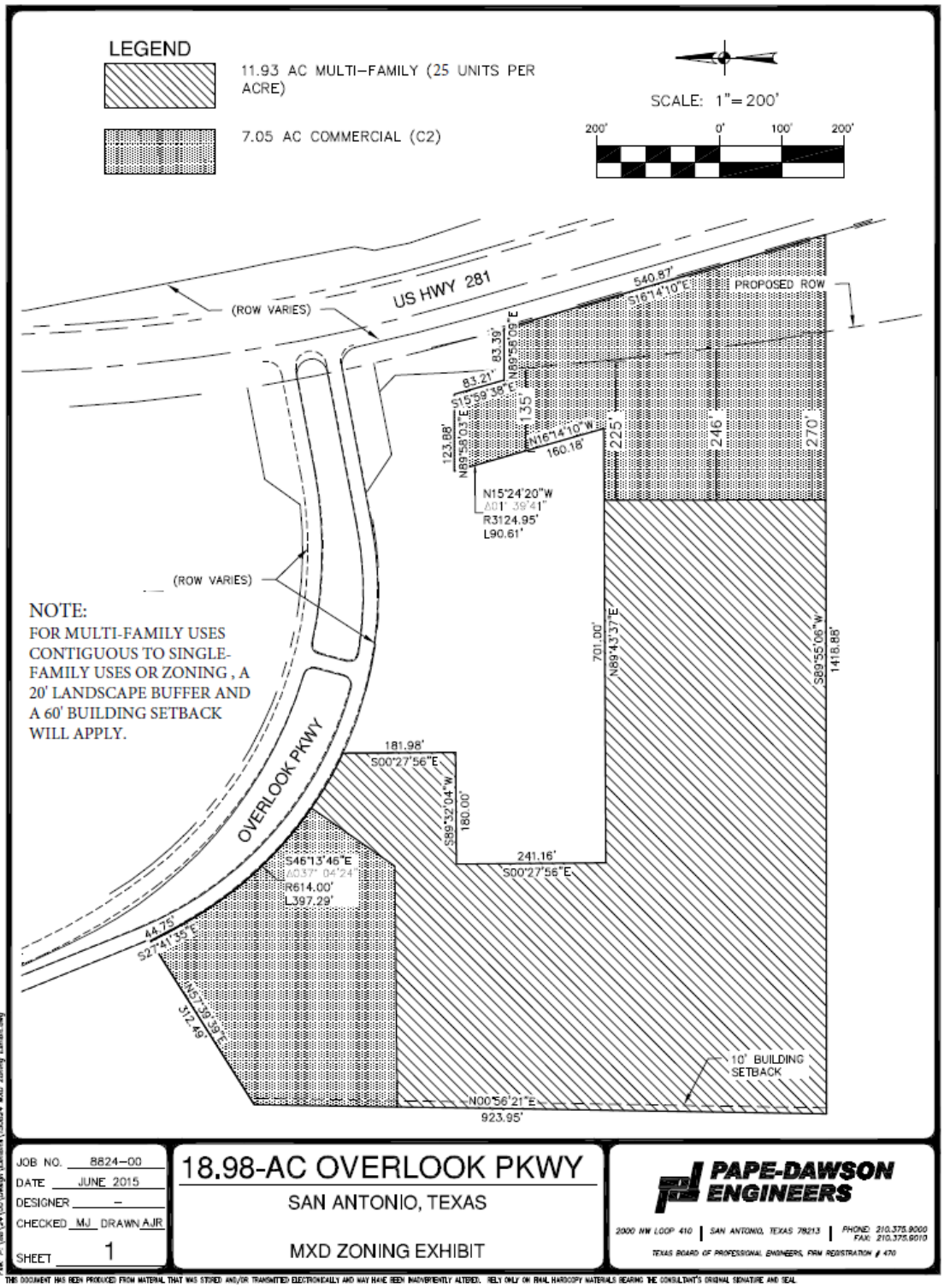
Date: Jun 29, 2015, 9:22am User ID: VRetana
File: N:\CIVIL\8522-01\EXHIBITS\8522-01_6.578AC.dwg

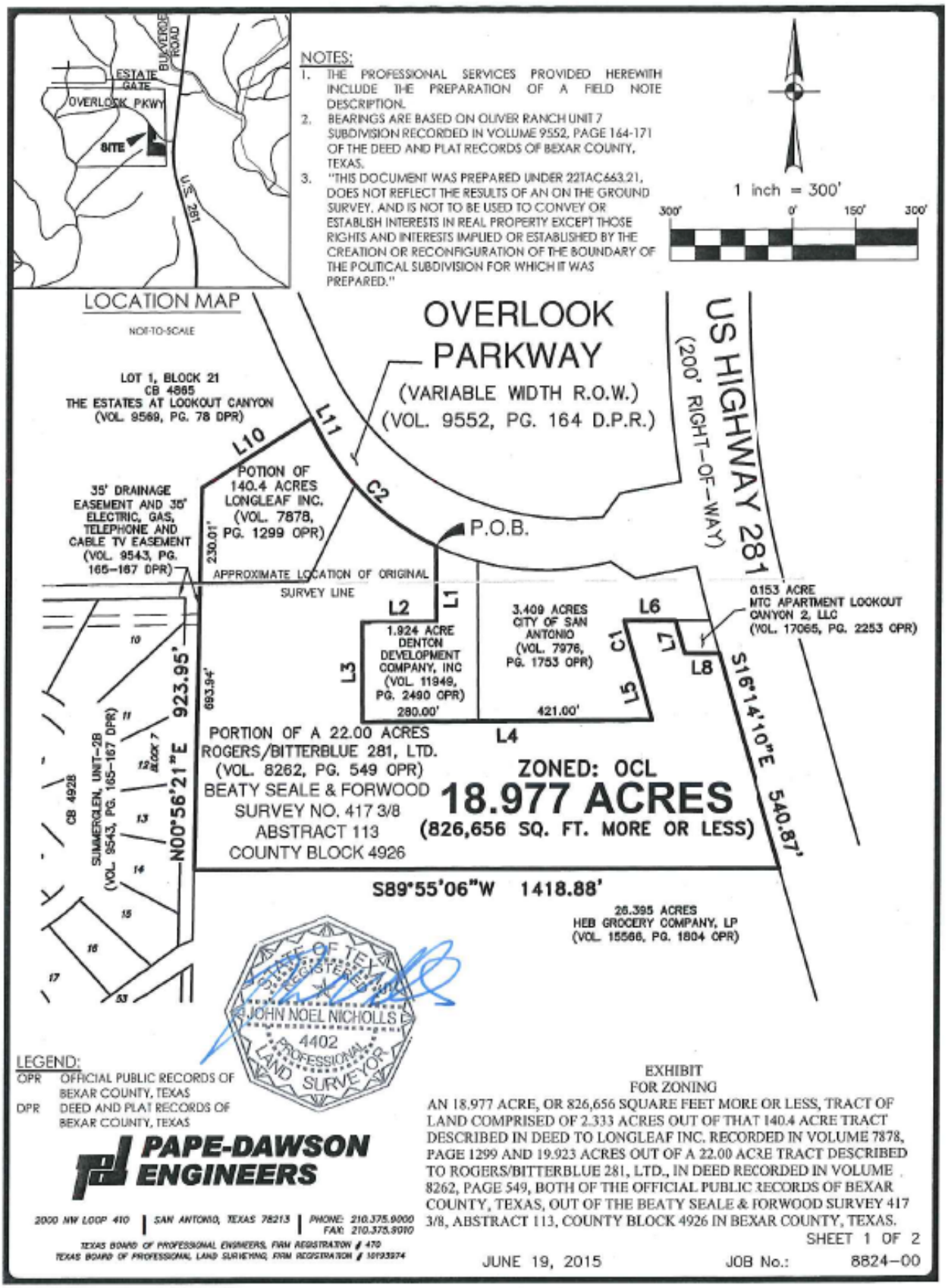
Exhibit 4

Property ID: 1063660, 1063661

Proposed Zoning: MXD (Mixed-Use District) GC-3 (Us 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:





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

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

EXHIBIT
FOR ZONING

AN 18.977 ACRE, OR 826,656 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 2.333 ACRES OUT OF THAT 140.4 ACRE TRACT DESCRIBED IN DEED TO LONGLEAF INC. RECORDED IN VOLUME 7878, PAGE 1299 AND 19.923 ACRES OUT OF A 22.00 ACRE TRACT DESCRIBED TO ROGERS/BITTERBLUE 281, LTD., IN DEED RECORDED IN VOLUME 8262, PAGE 549, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY 417 3/8, ABSTRACT 113, COUNTY BLOCK 4926 IN BEXAR COUNTY, TEXAS.

SHEET 1 OF 2

JUNE 19, 2015 JOB No.: 8824-00

Date: Jun 19, 2015, 4:27pm User ID: Nicholas
File: N:\Civil\8824-00\8824-00 ZM-18.977 AC.dwg

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING

An 18.977 acre, or 826,656 square feet more or less, tract of land comprised of 2.333 acres out of that 140.4 acre tract described in deed to Longleaf Inc. recorded in Volume 7878, Page 1299 and 19.923 acres out of a 22.00 acre tract described to Rogers/Bitterblue 281, Ltd., in deed recorded in Volume 8262, Page 549, both of the Official Public Records of Bexar County, Texas, out of the Beaty Seale & Forwood Survey 417 3/8, Abstract 113, County Block 4926 in Bexar County, Texas. Said 18.977 acre tract being more fully described as follows, with the bearings based on Oliver Ranch Unit 7 Subdivision recorded in Volume 9552, Page 164-171 of the Deed and Plat Records of Bexar County, Texas;

BEGINNING: At a point on the southwest right-of-way line of Overlook Parkway, a variable width right-of-way recorded in Volume 9552, page 164 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 1.924 acre tract recorded in Volume 11949, Page 2490 of the Official Public Records of Bexar County, Texas;

THENCE: S 00°27'56" E, departing the southwest right-of-way line of said Overlook Parkway, with the west line of said 1.924 acre tract, a distance of 181.98 feet to a point;

THENCE: S 89°32'04" W, with a north line of said 1.924 acre tract, a distance of 180.00 feet to a point;

THENCE: S 00°27'56" E, with the west most line of said 1.924 acre tract, a distance of 241.16 feet to a point for the southwest corner of said 1.924 acre tract;

THENCE: N 89°43'37" E, with the south line of said 1.924 acre tract, at a distance of 280.00 feet passing the southeast corner of said 1.924 acre tract, the southwest corner of a 3.409 acre tract recorded in Volume 7976, Page 1753 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 701.00 feet to a point for the southeast corner of said 3.409 acre tract;

THENCE: N 16°14'10" W, with an east line of said 3.409 acre tract, a distance of 160.18 feet to a point;

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THENCE: Northwesterly, continuing with an east line of said 3.409 acre tract, along a tangent curve to the right, said curve having a radius of 3124.95 feet, a central angle of 01°39'41", a chord bearing and distance of N 15°24'20" W, 90.61 feet, for an arc length of 90.61 feet to a point;

THENCE: N 89°58'03" E, with a south line of said 3.409 acre tract, a distance of 123.88 feet to a point for the northwest corner of a 0.153 acre tract recorded in Volume 17065, Page 2253 of the Official Public Records of Bexar County, Texas ;

THENCE: S 15°59'38" E, with the west line of said 0.153 acre tract, a distance of 83.21 feet to a point for the southwest corner of said 0.153 acre tract;

THENCE: N 89°58'09" E, with the south line of said 0.153 acre tract, a distance of 83.39 feet to a point on the west right-of-way line of US Highway 281, a 200-foot right-of-way the east line of said 22.00 acre tract;

THENCE: S 16°14'10" E, with the west right-of-way line of said US Highway 281, the east line of said 22.00 acre tract, a distance of 540.87 feet to a point for the southeast corner of said 22.00 acre tract, the northeast corner of a 26.395 acre tract recorded in Volume 15566, Page 1804 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°55'06" W, departing the west right-of-way line of said US Highway 281, with the south line of said 22.00 acre tract, the north line of said 26.395 acre tract, a distance of 1418.88 feet to a point on the east line of a Block 7 of the Summerglen, Unit-2B Subdivision recorded in Volume 9543, Page 165-167 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of said 22.00 acre tract;

THENCE: N 00°56'21" E, with the east line of said Block 7, the west line of said 22.00 acre tract, at a distance of 693.94 feet passing the northeast corner of said Summerglen Unit-2B, a northwest most corner of said 22.00 acre tract, the south line of a 140.4 acre tract recorded in Volume 7878, Page 1299 of the Official Public Records of Bexar County, Texas and the southeast corner of Lot 1, Block 21 of The Estates at Lookout Canyon Subdivision recorded in Volume 9569, Page 78 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 923.95 feet to a point;

THENCE: N 57°39'39" E, with the southeast line of said Lot 1, a distance of 312.49 feet to a point on the southwest right-of-way line of said Overlook Parkway;

THENCE: S 27°41'35" E, with the southwest right-of-way line of said Overlook Parkway, a distance of 44.75 feet to a point;

THENCE: Southeasterly, continuing with the southwest right-of-way line of said Overlook Parkway, along a tangent curve to the left, said curve having a radius of 614.00 feet, a central angle of 37°04'24", a chord bearing and distance of S 46°13'46" E, 390.39 feet, for an arc length of 397.29 feet to the POINT OF BEGINNING, and containing 18.977 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8824-00 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 19, 2015
JOB NO. 8824-00
DOC. ID. N:\CIVIL\8824-00\WORD\8824-00 FN-18.977 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

PAPE-DAWSON ENGINEERS

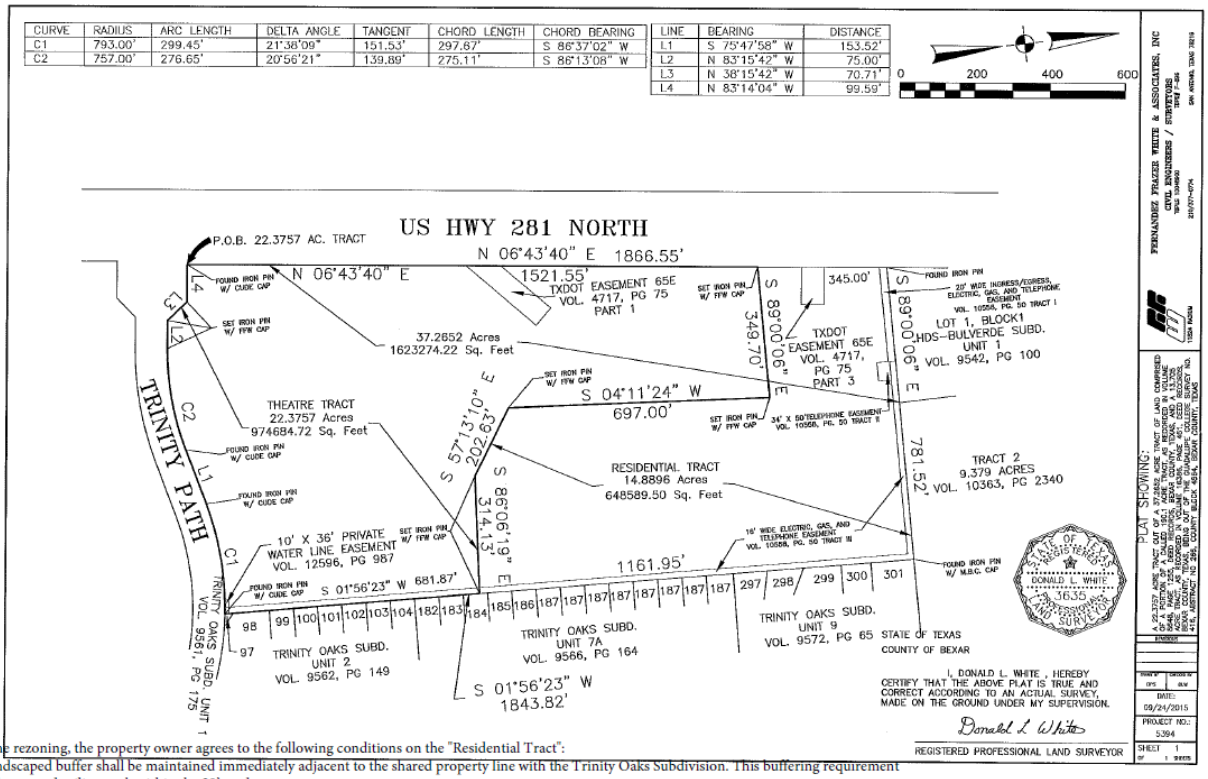
Exhibit 5

Property IDs: 266815, 2276458

Proposed Zoning for Theater Tract consisting of 22.3757 acres: C-2 (Commercial District) CD (Conditional Use for a Movie Theater) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Proposed Zoning for Residential Tract consisting of 14.8896 acres: MF-18 (Multifamily District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	793.00'	299.45'	21°38'09"	151.53'	297.67'	S 86°37'02" W
C2	757.00'	276.65'	20°56'21"	139.89'	275.11'	S 86°13'08" W

LINE	BEARING	DISTANCE
L1	S 75°47'58" W	153.52'
L2	N 83°15'42" W	75.00'
L3	N 38°15'42" W	70.71'
L4	N 83°14'04" W	99.59'

Note: As a condition of the rezoning, the property owner agrees to the following conditions on the "Residential Tract":
1) a 20' natural and/or landscaped buffer shall be maintained immediately adjacent to the shared property line with the Trinity Oaks Subdivision. This buffering requirement shall not prevent any underground utility work within the 20'; and
2) no building shall be located within 100' from the shared property line with the Trinity Oaks Subdivision. This 100' shall include the natural and/or landscaped buffer required above.
These conditions are required as part of the rezoning case for the Residential Tract and may be reduced or eliminated through a future rezoning case. Further, these conditions are only required in the event the property is developed for residential purposes.

THEATER TRACT
A 22.3757 Acre Tract
(974,684.72 Sq. Ft)
Metes and Bounds Description

A 22.3757 acre tract out of a 37.2652 acre tract of land comprised of a portion of a called 190.1 acre tract, as recorded in Volume 8648, Page 1255, Deed Records, Bexar County, Texas, and a 13.705 acre tract, as recorded in Volume 16386, Page 451, Deed Records, Bexar County, Texas, being out of the Guadalupe College Survey No. 416, Abstract No 266, County block 4864, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a found ½" iron pin with "CUDE" cap on the east Right of Way line of US Highway 281 at the intersection of the north Right of Way line of Trinity Park, Trinity Oaks Subdivision, Unit 1 as recorded in Volume 9561, Page 175, Plat Records, Bexar County, Texas for the most southwesterly corner of said 37.2652 acre tract and herein described tract;

Thence N 06° 43' 40" E, 1,521.55 feet along the north Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract to a set iron pin with "FFW" cap for the northwest corner of herein described tract;

Thence S 89° 00' 06" E, 349.70 feet to a set iron pin with "FFW" cap point for an corner;

Thence S 04° 11' 24" W, 697.00 feet to a set iron pin with "FFW" cap for a corner;

Thence S 57° 13' 10" E, 202.63 feet to a set iron pin with "FFW" cap for a corner;

Thence S 86° 06' 19" E, 314.13 feet to a set iron pin with "FFW" cap on the west property line of Lot 184, Block 5, County Block 4864, Trinity Oaks Subdivision Unit 7A as recorded in Volume 9566, Page 164, Plat Records, Bexar County, Texas and the east property line of said 37.2652 acre tract for the northeast corner of herein described tract;

Thence S 01° 56' 23" W, 681.87 feet, along the east property line of said 37.2652 acre tract and along the west property line of said Trinity Oaks Subdivision Unit 7A and Trinity Oaks Subdivision Unit 2 as recorded in Volume 9562, Page 149, Deed Records, Bexar County, Texas, at 43.87 feet passing the southwest corner of said Lot 184 and at 173.87 feet passing the southwest corner of said Trinity Oaks Subdivision Unit 7A and the northwest corner of said Trinity Oaks Subdivision Unit 2 to a found ½" iron pin with "CUDE" cap on the south property line of said 37.2652 acre tract and the north Right of Way line of said Trinity Park for the southwest corner of Lot 97, Block 5, County Block 4864, said Trinity Oaks Subdivision Unit 2 also being the southwest corner of said Trinity Oaks Subdivision Unit 2 for the southeast corner of herein described tract;

Thence along the north Right of Way line of said Trinity Path and the south property line of said 37.2652 acre tract the following calls:

In a southwesterly direction, 299.45 feet along a curve to the left; having a central angle of 21° 38' 09"; a radius of 793.00 feet; a tangent of 151.53 feet; a chord bearing of

S 86° 37' 02" W, and a chord length of 297.67 feet to a found ½" iron pin with "CUDE" cap for a point of tangency;

S 75° 47' 58" W, 153.52 feet to a found ½" iron pin with "CUDE" cap for a point of curvature;

In a southwesterly direction, 276.65 feet along a curve to the right; having a central angle of 20° 56' 21"; a radius of 757.00 feet; a tangent of 139.89 feet; a chord bearing of S 86° 13' 08" W, and a chord length of 275.11 feet to a set ½" iron pin with FFW cap for a point of tangency;

N 83° 15' 42" W, 75.00 feet to a set ½" iron pin with FFW cap;

N 38° 15' 42" W, 70.71 feet to a set ½" iron pin with FFW cap;

N 83° 14' 04" W, 99.59 feet to the Point of Beginning and containing 22.3757 acres (974,684.72 sq. ft.) of land more or less.

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
T.B.P.L.S. Firm No. 10048900
September 24, 2015
Job No. 5494

US 281 North Corridor
Z2016270 CD S ERZD

RESIDENTIAL TRACT
A 14.8896 Acre Tract
(648,589.50 Sq. Ft)
Metes and Bounds Description

A 14.8896 acre tract out of a 37.2652 acre tract of land comprised of a portion of a called 190.1 acre tract, as recorded in Volume 8648, Page 1255, Deed Records, Bexar County, Texas, and a 13.705 acre tract, as recorded in Volume 16386, Page 451, Deed Records, Bexar County, Texas, being out of the Guadalupe College Survey No. 416, Abstract No 266, County block 4864, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Beginning at a found ½" iron pin on the east Right of Way line of US Highway 281 at the southwest corner of Lot 1, Block 1, HDS – Bulverde Subdivision, Unit 1 as recorded in Volume 9542, Page 100 Plat Records, Bexar County, Texas, also being the northwest corner of said 37.2652 acre tract and herein described tract;

Thence S 89° 00' 06" E, 781.52 feet along the north property line of said 37.2652 acre tract, the south property line of said Lot 1, and the south property line of a 9.379 acre tract being Tract 2 out of an 11.386 acre tract, Guadalupe College Survey No 416, Abstract 266 as recorded in Volume 10363, Page 2340 Deed Records, Bexar County Texas, at 362.00 feet passing the southeast corner of said Lot 1 and the southwest corner of said Tract 2, to a found ½" iron pin with "MBC" cap at the northwest corner of Lot 301, Block 5, County Block 4864, Trinity Oaks Subdivision Unit 9 as recorded in Volume 9572, Page 65, Plat Records, Bexar County, Texas for the northeast corner of said 37.2652 acre tract and herein described tract;

Thence S 01° 56' 23" W, 1,161.95 feet along the east property line of said 37.2652 acre tract and the west property line of said Trinity Oaks Subdivision Unit 9 and Trinity Oaks Subdivision Unit 7A as recorded in Volume 9566, Page 164 Plat Records, Bexar County, Texas, at 483.58 feet passing the southwest corner of said Trinity Oaks Subdivision Unit 9 and the Northwest corner of said Trinity Oaks Subdivision Unit 7A and at 1,140.82 passing the northwest corner of Lot 184, Block 5, County Block 4864, said Trinity Oaks, Subdivision Unit 7A to a set iron pin with "FFW" cap on the west property line of said Lot 184 for the southeast corner of herein described tract;

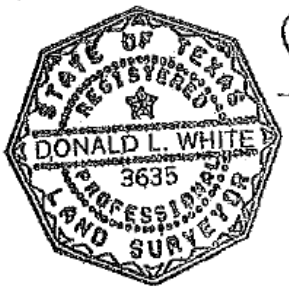
Thence N 86° 06' 19" W, 314.13 feet to a set iron pin with "FFW" cap for a corner;

Thence N 57° 13' 10" W, 202.63 feet to a set iron pin with "FFW" cap for a corner;

Thence N 04° 11' 24" E, 697.00 feet to a set iron pin with "FFW" cap for an interior corner;

Thence N 89° 00' 06" W, 349.70 feet to a set iron pin with "FFW" cap on the east Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract for a corner;

Thence N 06° 43' 40" E, 345.00 feet along the east Right of Way line of US Highway 281 and the west property line of said 37.2652 acre tract to the Point of Beginning and containing 14.8896 acres (648,589.50 sq. ft.) of land more or less.



Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
T.B.P.L.S. Firm No. 10048900
September 24, 2015
Job No. 5494

Exhibit 6

Property ID: 1051293

Proposed zoning: C-2 (Commercial District) CD (Conditional Use for Motor Vehicle Sales (full service)) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Legal Description: CB 4860 P-4 ABS 51 (.69) CB 4861 P-1 ABS 268 (29.7)

Conditions:

Light fixtures shall have 90 degree cut off lighting

Screen dumpsters, mechanical systems and loading docks

100 foot building setback and Type C Buffer abutting western property line of the property identified in Bexar County Appraisal District 2016 Records as Property ID #266677 and abutting the northern property line of the property identified in Bexar County Appraisal District 2016 Records as Property ID#989471

No chain link fencing within view of public streets

All Service Repairs must be performed within an enclosed structure

Exhibit 7

Property IDs: 1051303; 1051312

Legal Descriptions: CB 4862 P-5 ABS 637; CB 4864 P-2 ABS 266

Proposed zoning: C-2 (Commercial District) CD (Conditional Use for Car Wash) GC-3 (US 281 North Gateway

Corridor District) MLOD-1 (Military Lighting Overlay District)

Conditions: 40 foot building setback abutting the property to the north identified as BCAD 2016 Property ID # 266677

Exhibit 8

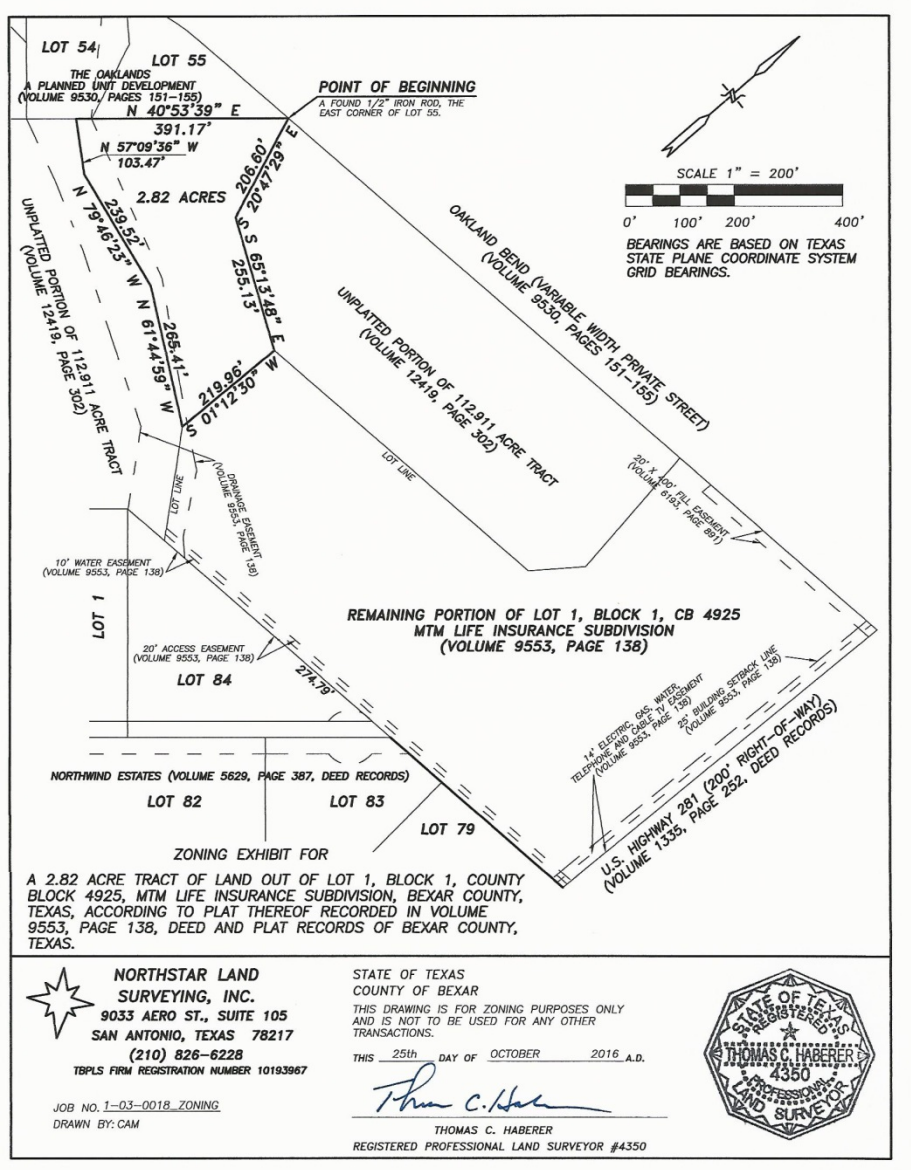
Property ID: 269314

Legal Description: CB 4900H BLK 1 Lot N 617.30 FT OF THE E 749.85 FT OF 1 (MTM LIFE INSURANCE SUBD)

Proposed Zoning: C-2 (Commercial District) S (Specific Use Authorization for Funeral Home or Undertaking Parlor) GC-3 (US 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District

Save and Except the following to be assigned the Proposed Zoning: R-4 (Residential Single-Family District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

2.82 acres of land out of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, more specifically described in the following field notes and zoning exhibit.



Northstar Land Surveying, Inc.
9033 Aero St., Suite 105
San Antonio, Texas 78217
(210) 826-6228
TBPLS FIRM REGISTRATION NUMBER 10193967

FIELD NOTES FOR
ZONING

BEING A 2.82 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, COUNTY BLOCK 4925, MTM LIFE INSURANCE SUBDIVISION, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9553, PAGE 138, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found ½ inch iron rod, the east corner of Lot 55 on the south line of Oakland Bend, a private street, The Oaklands A Planned Unit Development, as recorded in Volume 9530, Pages 151-155, Deed and Plat Records of Bexar County, Texas, the northwest corner of a portion of the unplatted portion of a 112.911 acre tract as recorded in Volume 12419, Page 302, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of the above referenced Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the north corner of the herein described tract;

THENCE: South 20 degrees 47 minutes 29 seconds East (Bearings are based on Texas State Plane Coordinate System Grid Bearings), 206.60 feet coincident with an east line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the west line of a portion of the unplatted portion of the above referenced 112.911 acre tract, to an angle point of the herein described tract;

THENCE: South 65 degrees 13 minutes 48 seconds East, 255.13 feet coincident with the northeast line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the southwest line of a portion of the unplatted portion of the 112.911 acre tract, to the northeast corner of the herein described tract;

THENCE: South 01 degree 12 minutes 30 seconds West, 219.96 feet to an angle point on the southwest line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the northeast line of a portion of the unplatted portion of the 112.911 acre tract, the southeast corner of the herein described tract;

Continued . . . .

THENCE: With the southwest line of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, the northwest line of a portion of the unplatted portion of the 112.911 acre tract the following:

North 61 degrees 44 minutes 59 seconds West, 265.41 feet to an angle point;

North 79 degrees 46 minutes 23 seconds West, 239.52 feet to an angle point;

North 57 degrees 09 minutes 36 seconds West, 103.47 feet to the southeast line of Lot 54 of the above referenced The Oaklands A Planned Unit Development, the west corner of the herein described tract;

THENCE: North 40 degrees 53 minutes 39 seconds East, at 27.99 feet, pass a found ½ inch iron rod 0.42 feet northwest of line, for the northeast corner of the above referenced Lot 54, the south corner of the above referenced Lot 55, and continuing the same course, a total distance of 391.17 feet, to the **POINT OF BEGINNING**, containing 2.82 acres.

This legal description is for zoning purposes only and is not to be used for any other transactions.

Thomas C. Haberer
Registered Professional Land Surveyor #4350
October 25, 2016
Job Number 1-03-0018-Zoning

US 281 North Corridor
Z2016270 CD S ERZD

Exhibit 9

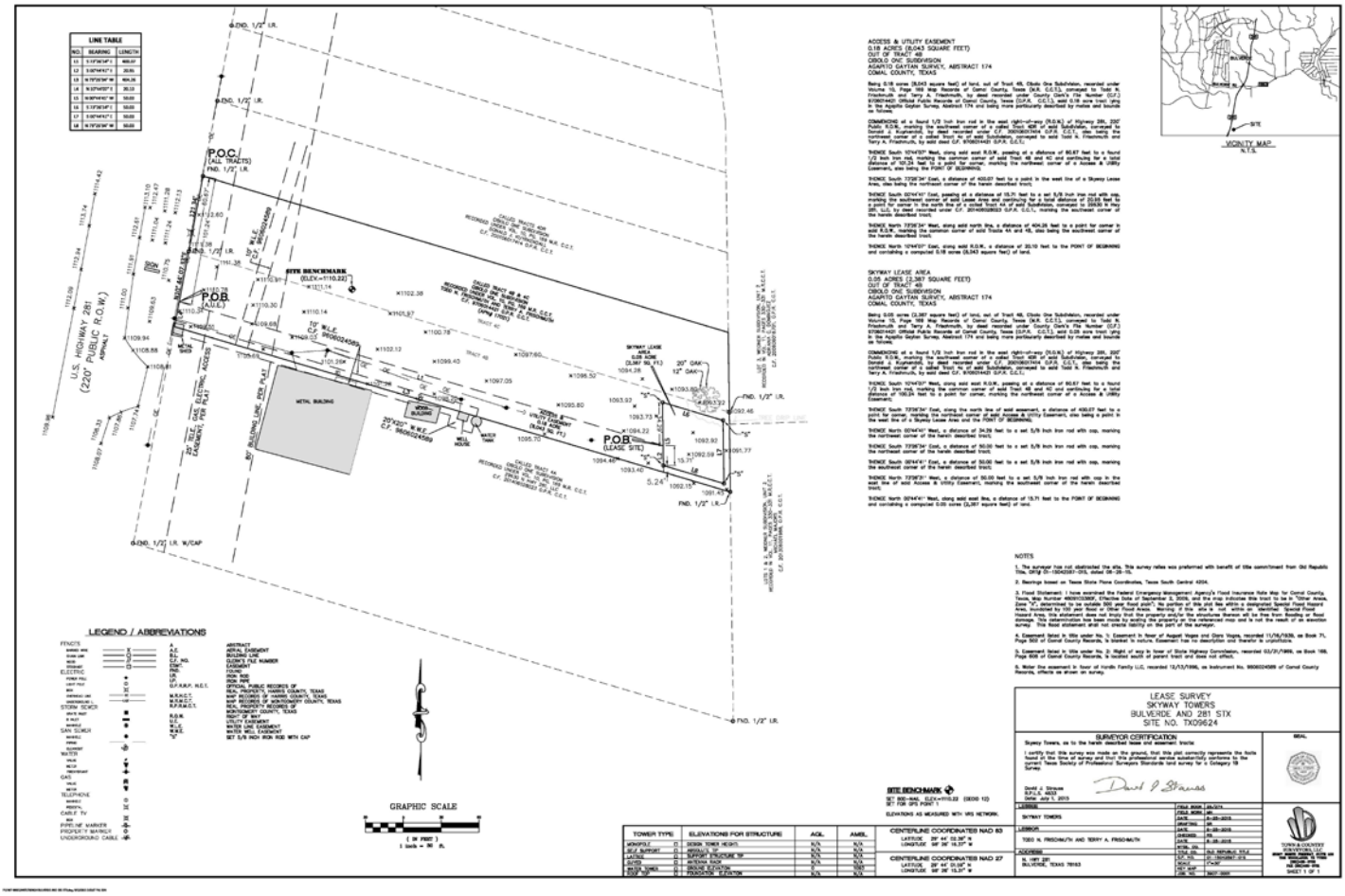
Property ID: 17021 (Comal County)

Legal Description: CIBOLO ONE, LOT 4B, ACRES 0.628

Proposed Zoning: C-2 (Commercial District) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

Save and Except the following to be assigned the Proposed Zoning: C-1 (Commercial District) S (Specific Use Authorization for Wireless Communication System) GC-3 (US 281 North Gateway Corridor District) MLOD-1 (Military Lighting Overlay District)

0.05 acres (2,387 square feet) of land, out of Tract 4B, Cibolo One Subdivision, recorded under Volume 10, Page 169 Map Records of Comal County, Texas (M.R. C.C.T.), conveyed to Todd N. Frischmuth and Terry A. Frischmuth, by deed recorded under County Clerk's File Number (C.F.) 9706014421 Official Public Records of Comal County, Texas (O.P.R. C.C.T.), said 0.05 acre tract lying in the Agapito Gaytan Survey, Abstract 174 and being more specifically described in the following field notes and zoning exhibit.



SKYWAY LEASE AREA
0.05 ACRES (2,387 SQUARE FEET)
OUT OF TRACT 4B
CIBOLO ONE SUBDIVISION
AGAPITO GAYTAN SURVEY, ABSTRACT 174
COMAL COUNTY, TEXAS

Being 0.05 acres (2,387 square feet) of land, out of Tract 4B, Cibolo One Subdivision, recorded under Volume 10, Page 169 Map Records of Comal County, Texas (M.R. C.C.T.), conveyed to Todd N. Frischmuth and Terry A. Frischmuth, by deed recorded under County Clerk's File Number (C.F.) 9706014421 Official Public Records of Comal County, Texas (O.P.R. C.C.T.), said 0.05 acre tract lying in the Agapito Gaytan Survey, Abstract 174 and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2 inch iron rod in the east right-of-way (R.O.W.) of Highway 281, 220' Public R.O.W., marking the southwest corner of a called Tract 4DR of said Subdivision, conveyed to Donald J. Kuyrkendall, by deed recorded under C.F. 200106017414 O.P.R. C.C.T., also being the northwest corner of a called Tract 4c of said Subdivision, conveyed to said Todd N. Frischmuth and Terry A. Frischmuth, by said deed C.F. 9706014421 O.P.R. C.C.T.;

THENCE South 10°44'07" West, along said east R.O.W., passing at a distance of 60.67 feet to a found 1/2 inch iron rod, marking the common corner of said Tract 4B and 4C and continuing for a total distance of 100.24 feet to a point for corner, marking the northwest corner of a Access & Utility Easement;

THENCE South 73°26'34" East, along the north line of said easement, a distance of 400.07 feet to a point for corner, marking the northeast corner of said Access & Utility Easement, also being a point in the west line of a Skyway Lease Area and the POINT OF BEGINNING;

THENCE North 00°44'41" West, a distance of 34.29 feet to a set 5/8 inch iron rod with cap, marking the northwest corner of the herein described tract;

THENCE South 73°26'34" East, a distance of 50.00 feet to a set 5/8 inch iron rod with cap, marking the northeast corner of the herein described tract;

THENCE South 00°44'41" East, a distance of 50.00 feet to a set 5/8 inch iron rod with cap, marking the southeast corner of the herein described tract;

THENCE North 73°26'31" West, a distance of 50.00 feet to a set 5/8 inch iron rod with cap in the east line of said Access & Utility Easement, marking the southwest corner of the herein described tract;

THENCE North 00°44'41" West, along said east line, a distance of 15.71 feet to the POINT OF BEGINNING and containing a computed 0.05 acres (2,387 square feet) of land.

David J Strauss

David J. Strauss, R.P.L.S. - #4833
Town and Country Surveyors
- A Landpoint Company
2219 Sawdust Road, Ste. 2003
The Woodlands, Texas 77380
TBPLS Registration No. 10194172
Tele # (281) 465-8730
Job No. 3907-0001