

AN ORDINANCE 2007-06-28-0810

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OFFICIAL ZONING MAP OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 725.271 acres out of NCB 14747, NCB 14853, NCB 14881, NCB 14882, NCB 18332, NCB 34760, NCB 34761, NCB 34763, NCB 34777, NCB 34778 and NCB 34781 from "RP" Resource Protection, "R-20" Residential Single Family District, "R-6" Residential Single Family District, "O-2" Office District, "C-3" General Commercial District, "C-3 R" Commercial Restrictive Alcohol Sales District, "I-1" General Industrial District, and "QD" (CD-Blasting and Asphaltic Concrete) Quarry District with a Conditional Use for Blasting and Asphaltic Concrete to "MPCD" Master Planned Community District.

Portions of this property are located within the Edwards Recharge Zone District (ERZD) and the Gateway Corridor Overlay District-1 (GC-1) but this ordinance shall not alter or remove the existing overlay boundaries.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council approves the Master Planned Community District so long as the attached site plan is adhered to. The site plan is attached as Exhibit "B" and made part hereof and incorporated herein for all purposes.

SECTION 4. This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by this ordinance shall not exceed 65%.

SECTION 5. The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in the lease agreement. The owner or owner's agent shall provide a copy of the of the lease provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of the San Antonio Water System for approval. The Aquifer Protection and Evaluation Section of the San Antonio Water System may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

SECTION 6. All water pollution abatement structures or features approved by the Texas Commission on Environmental Quality shall be properly maintained and kept free of trash and debris. A water quality maintenance plan and schedule agreement signed by the property owner must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. A water quality maintenance plan signed by the new owner must be submitted to the Resource Protection Division of SAWS.

SECTION 7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.

SECTION 8. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 9. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 10. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

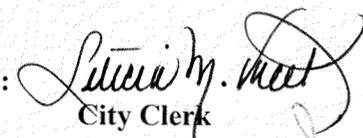
SECTION 11. This ordinance shall become effective on July 8, 2007.

PASSED AND APPROVED this 28th day of June, 2007.



M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

FIELD NOTES
FOR

A 715.5 acre, or 31,167,780 square feet more or less tract of land being out of the Henry Wagehr Survey Number 429, Abstract 817, County Block 4761 of Bexar County, Texas, William Redfield Survey Number 23, Abstract 635, County Block 4780, City of San Antonio Survey Number 2/23, Abstract 178, County Block 4781, Richard Brotze Survey Number 340, Abstract 79, County Block 4778, Geo. Broady Survey Number 23 ½, Abstract 4779, Wilhelm Kerchner Survey Number 340 ¼, Abstract 408, County Block 4763, Elizabeth Jecker Survey Number 390 ½, Abstract 389, County Block 4779, C.W. Beckman Survey Number 391 ¾, Abstract 880, County Block 4764, Texas Central Railway Co Survey Number 599, Abstract 1071, County Block 4762, C. W. Beckman Survey Number 2/24, Abstract 995, County7 Block 4777 in New City Block (N.C.B.) 14747, 14881, 34760, 14853, 14882, 18332, 34781, 34778, 34777, 34763, 34761 of the City of San Antonio. Said 715.5 acre tract being more fully described as follows:

BEGINNING: At the south end of the intersection of the south right-of-way line of La Cantera Parkway, a variable width right-of-way dedicated in La Cantera Parkway East, Phase I recorded in Volume 9568, Pages 95-96 of the Deed and Plat Records of Bexar County, Texas and the east right-of-way line of Interstate Highway (I.H.) 10, a variable width right-of-way, a northwest corner of Lot 3, Block 2 of the Rim Unit 1 Subdivision recorded in Volume 9568, Pages 102-103 Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the east right-of-way line of said IH 10, the following calls and distances:

N 19°57'55" W, a distance of 3248.40 feet to a point of non-tangent curvature;

Along the arc of a curve to the left, said curve having a radius of 2814.79 feet, a central angle of 12°06'06", a chord bearing and distance of N 26°00'57" W, 593.42 feet, for an arc length of 594.52 feet to a point of tangency;

N 32°04'00" W, a distance of 649.99 feet to a point of curvature;

Along the arc of a curve to the right, said curve having a radius of 2341.83 feet, a central angle of 15°52'32", a chord bearing and distance of N 24°07'44" W, 646.80 feet, for an arc length of 648.88 feet to a point of tangency;

N 16°11'28" W, a distance of 1220.61 feet to a point;

N 16°01'23" W, a distance of 1216.17 feet to a point;

THENCE: N 50°07'28" E, departing the east right-of-way line of said IH 10, over and across said 32.59 acre tract, a distance of 142.15 feet to a point, being the

- northeast corner of a 6.389 acre tract recorded in Volume 11696, Pages 1057-1066 Official Public Records of Bexar County, Texas;
- THENCE: S 16°01'22" E, along and with the northeast line of said 6.389 acre tract, a distance of 150.37 feet to a point, being the northwest corner of a 10.047 acre tract recorded in Volume 11696, Pages 1353-1360 Official Public Records of Bexar County, Texas;
- THENCE: N 73°58'38" E, along and with the north line of said 10.047 acre tract, a distance of 30.00 feet to a point;
- THENCE: N 16°01'07" W, along and with the west line of said 10.047 acre tract, a distance of 163.69 feet to a point, being the northwest corner of said 10.047 acre tract;
- THENCE: N 50°02'27" E, along and with the northwest line of said 10.047 acre tract, a distance of 335.88 feet to a point;
- THENCE: N 50°02'17" E, continuing along and with the northwest line of said 10.047 acre tract, a distance of 158.45 feet to a point, being the northeast corner of said 10.047 acre tract;
- THENCE: S 37°00'28" E, along and with the east line of said 10.047 acre tract, a distance of 833.33 feet to a point;
- THENCE: S 49°45'57" E, along and with the south line of said 10.047 acre tract, a distance of 4.44 feet to a point, being the southeast corner of said 10.047 acre tract;
- THENCE: Departing the south line of said 10.047 acre tract, over and across a 86.89 acre tract recorded in Volume 12509, Pages 2320-2326 Official Public Records of Bexar County, Texas, the following calls and distances:
S 73°58'38" W, a distance of 71.86 feet to a point;
S 40°27'57" E, a distance of 364.84 feet to a point;
S 70°25'09" E, a distance of 663.71 feet to a point;
S 27°23'35" E, a distance of 140.22 feet to a point;
S 05°41'16" E, a distance of 364.39 feet to a point;
S 66°10'10" E, a distance of 281.94 feet to a point on the north right-of-way line of Old Camp Bullis Road, a 120-foot right-of-way, the south line of said 86.89 acre tract;
- THENCE: Along and with the north right-of-way line of said Old Camp Bullis Road the following calls and distances:

S 59°35'47" W, a distance of 350.40 feet to a point;

S 71°26'00" W, a distance of 33.10 feet to a point;

S 74°28'18" W, a distance of 692.52 feet to a point;

S 86°17'11" W, a distance of 432.97 feet to a point;

S 79°05'47" W, a distance of 120.70 feet to a point on the east line of a 32.59 acre tract recorded in Volume 11644, Pages 967-975 Official Public Records of Bexar County, Texas;

THENCE: S 16°11'29" E, along and with the east line of said 32.59 acre tract, a distance of 60.07 feet to a point, being the southwest corner of a C.P.S.B tract recorded in Volume 3589, Pages 178-181 Deed Records of Bexar County, Texas, the northwest corner of the remaining portion of a 237.415 acre tract recorded in Volume 11158, Pages 280-288 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°53'20" E, departing the east line of said 32.59 acre tract along and with the south line of a 3.866 acre tract recorded in Volume 7451, Page 466 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 1483.37 feet to a point, on the east line of a 4.870 acre tract recorded in Volume 12614, Pages 1069-1075 of the Official Public Records of Bexar County, Texas;

THENCE: N 41°54'00" W, along and with the east line of said 3.868 acre tract, the west line of said 4.870 acre tract a distance of 358.01 feet to a point on the south right-of-way line of said Old Camp Bullis Road, the northeast corner of said 3.866 acre tract, the northwest corner of said 4.870 acre tract;

THENCE: N 59°38'14" E, along and with the west line of said 4.870 acre tract, a distance of 336.63 feet to a point on the south right-of-way line of said Old Camp Bullis Road;

THENCE: N 58°16'41" E, along and with the south right-of-way line of said Old Camp Bullis Road, a distance of 70.38 feet to a point, being the northeast corner of a 13.51 acre tract recorded in said Volume 11158, Pages 280-288;

THENCE: Along and with the east line of said 13.51 acre tract the following calls and distances:

S 41°28'43" E, a distance of 634.46 feet to a point;

S 30°26'03" E, a distance of 70.65 feet to a point;

S 57°52'13" E, a distance of 409.62 feet to a point;

S 37°38'48" E, a distance of 117.65 feet to a point;

S 38°32'11" E, a distance of 268.41 feet to a point;

S 33°45'27" E, a distance of 225.71 feet to a point;

S 36°26'20" E, a distance of 211.01 feet to a point;

S 45°11'07" E, a distance of 184.08 feet to a point on the north line of said 237.415 acre tract;

THENCE: N 89°53'17" E, along and with the north line of said 237.415 acre tract, a distance of 73.54 feet to a point, being the northeast corner of said 237.415 acre tract, the northwest corner of a 47.32 acre tract recorded in Volume 11391, Pages 228-356 Official Public Records of Bexar County, Texas;

THENCE: N 89°53'23" E, along and with the north line of said 47.32 acre tract, a distance of 1898.66 feet to a point, being the southwest corner of a 102.3 acre tract recorded in said Volume 11158, Pages 280-288;

THENCE: S 01°19'58" W, departing the south line of said 102.3 acre tract, a distance of 134.95 feet to a point on the north line of a 85.36 acre tract recorded in Volume 11474, Pages 1470-1541 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 88°40'02" E, along and with the north line of said 85.36 acre tract, a distance of 1195.52 feet to a point;

THENCE" N 89°43'27" E, along and with the north line of said 85.36 acre tract, a distance of 437.47 to a point;

S 53°53'40" E, a distance of 191.04 feet to a point;

S 24°58'13" E, a distance of 156.13 feet to a point;

S 12°29'03" W, a distance of 177.41 feet to a point;

S 47°32'11" W, a distance of 182.97 feet to a point;

S 29°51'43" W, a distance of 862.78 feet to a point;

S 23°05'16" W, a distance of 208.70 feet to a point;

S 60°30'32" W, a distance of 759.51 feet to a point on the southeast line of a 41.77 acre tract recorded in Volume 11391, Pages 228-356 Official Public Records of Bexar County, Texas;

THENCE: Along and with the southeast line of said 41.77 acre tract the following calls and distances:

S 01°03'24" E, a distance of 239.96 feet to a point;

S 07°31'00" W, a distance of 158.33 feet to a point;

S 31°25'41" W, a distance of 188.50 feet to a point;
S 56°18'06" W, a distance of 798.26 feet to a point;
S 22°49'24" W, a distance of 59.14 feet to a point;
S 12°29'12" W, a distance of 47.02 feet to a point;
S 20°57'26" W, a distance of 41.40 feet to a point;
S 30°19'40" W, a distance of 63.29 feet to a point;
S 37°00'54" W, a distance of 73.88 feet to a point;
S 18°54'27" W, a distance of 242.98 feet to a point;
S 22°49'24" W, a distance of 262.18 feet to a point;
S 35°21'39" W, a distance of 422.44 feet to a point;
S 56°42'57" W, a distance of 458.17 feet to a point;
S 08°20'13" W, a distance of 573.49 feet to a point, being the southeast corner of said 41.77 acre tract, the northeast corner of a 148.8 acre tract recorded in Volume 12136, Pages 1263-1296 Official Public Records of Bexar County, Texas;

THENCE: Along and with the southeast line of said 148.8 acre tract the following calls and distances:

S 29°54'16" W, a distance of 60.20 feet to a point of curvature;

Along the arc of a curve to the left, said curve having a radius of 1396.28 feet, a central angle of 35°07'51", a chord bearing and distance of S 12°20'21" W, 842.78 feet, for an arc length of 856.12 feet to a point of non-tangent compound curvature;

Along the arc of a curve to the left, said curve having a radius of 806.12 feet, a central angle of 25°49'12", a chord bearing and distance of S 05°41'53" E, 360.21 feet, for an arc length of 363.27 feet to a point of non-tangency;

S 42°57'59" W, a distance of 100.00 feet to a point;

S 47°02'01" E, a distance of 252.58 feet to a point of curvature;

Along the arc of a curve to the left, said curve having a radius of 3869.83 feet, a central angle of 10°09'20", a chord bearing and distance of S 52°06'41" E, 685.02 feet, for an arc length of 685.92 feet to a point of tangency;

S 57°11'21" E, a distance of 1330.02 feet to a point, being the northeast corner of said 148.8 acre tract;

715.5 acres
 Project No. 5466-20
 Page 6 of 8

- THENCE:** S 57°11'21" E, along and with the northeast line of a 5.315 acre tract recorded in Volume 11744, Pages 1762-1772 Official Public Records of Bexar County, Texas, a distance of 204.08 feet to a point of curvature;
- THENCE:** Along the arc of a curve to the right, along and with the east line of said 5.315 acre tract, said curve having a radius of 1382.39 feet, a central angle of 51°43'17", a chord bearing and distance of S 31°22'53" E, 1205.96 feet, for an arc length of 1247.90 feet to a point of non-tangency;
- THENCE:** S 05°31'14" E, along and with the east line of a 0.766 of an acre tract recorded in Volume 11744, Pages 1762-1772 Official Public Records of Bexar County, Texas, a distance of 276.38 feet to a point, being the southwest corner of said 0.766 of an acre tract;
- THENCE:** S 82°22'16" W, along and with the south line of a 7.226 acre tract recorded in Volume 6017, Pages 410-413 Official Public Records of Bexar County, Texas, a distance of 40.80 feet to a point, being the southeast corner of said 148.8 acre tract;
- THENCE:** Along and with the southwest line of said 148.8 acre tract the following calls and distances:
- S 82°05'38" W, a distance of 799.04 feet to a point;
 - S 82°17'14" W, a distance of 937.00 feet to a point;
 - S 89°21'05" W, a distance of 390.67 feet to a point;
 - N 88°52'48" W, a distance of 397.49 feet to a point;
 - S 87°12'02" W, a distance of 68.88 feet to a point of non-tangent curvature;
- Along the arc of a curve to the right, said curve having a radius of 572.96 feet, a central angle of 8°06'00", a chord bearing and distance of N 56°40'58" W, 80.93 feet, for an arc length of 81.00 feet to a point of tangency;
- N 52°37'58" W, a distance of 219.40 feet to a point of curvature;
- Along the arc of a curve to the left, said curve having a radius of 1052.93 feet, a central angle of 8°12'00", a chord bearing and distance of N 56°43'58" W, 150.56 feet, for an arc length of 150.69 feet to a point of tangency;
- N 60°49'58" W, a distance of 112.90 feet to a point;
 - N 31°24'58" W, a distance of 218.80 feet to a point;
 - N 07°37'58" W, a distance of 37.09 feet to a point;
 - N 74°54'22" E, a distance of 53.75 feet to a point;
 - S 80°05'38" E, a distance of 174.70 feet to a point;

N 75°34'22" E, a distance of 285.04 feet to a point;
N 70°34'22" E, a distance of 70.68 feet to a point;
N 08°14'32" W, a distance of 153.85 feet to a point;
N 44°08'06" E, a distance of 150.72 feet to a point;
N 09°19'03" E, a distance of 193.72 feet to a point;
N 04°36'11" W, a distance of 178.92 feet to a point;
N 24°05'32" W, a distance of 103.50 feet to a point;
N 63°01'38" E, a distance of 148.57 feet to a point;
N 17°37'26" E, a distance of 239.25 feet to a point;
N 52°09'02" E, a distance of 262.47 feet to a point;
N 00°24'23" W, a distance of 38.49 feet to a point;
S 89°05'14" W, a distance of 563.45 feet to a point;
N 04°23'03" W, a distance of 165.20 feet to a point;
N 51°30'57" E, a distance of 115.30 feet to a point;
N 35°29'01" W, a distance of 255.94 feet to a point;
N 41°13'28" W, a distance of 88.30 feet to a point;
N 41°39'55" W, a distance of 141.62 feet to a point;
N 40°43'37" W, a distance of 130.60 feet to a point;
N 60°05'48" W, a distance of 11.49 feet to a point;
S 42°57'57" W, a distance of 2.70 feet to a point;
N 60°05'49" W, a distance of 124.10 feet to a point;
N 54°16'51" W, a distance of 20.21 feet to a point;
S 42°58'03" W, a distance of 0.90 feet to a point;
N 54°16'51" W, a distance of 141.56 feet to a point;
N 49°19'59" W, a distance of 139.98 feet to a point;
N 49°36'16" W, a distance of 207.66 feet to a point;
N 49°04'39" W, a distance of 60.22 feet to a point;
N 11°34'44" E, a distance of 48.00 feet to a point;
N 60°47'59" W, a distance of 60.73 feet to a point;

N 16°06'15" W, a distance of 155.06 feet to a point;
 N 40°14'08" E, a distance of 111.48 feet to a point;
 N 15°27'57" W, a distance of 53.38 feet to a point;
 N 49°51'37" W, a distance of 165.93 feet to a point;
 N 15°57'09" W, a distance of 71.20 feet to a point;
 N 87°20'40" E, a distance of 473.03 feet to a point;
 N 10°42'20" E, a distance of 27.13 feet to a point;
 N 47°02'01" W, a distance of 95.59 feet to a point of curvature;

Along the arc of a curve to the right, said curve having a radius of 1960.08 feet, a central angle of 15°48'26", a chord bearing and distance of N 39°07'48" W, 539.05 feet, for an arc length of 540.76 feet to a point of non-tangency also being the southeast corner of a 0.328 acre tract recorded in Volume 12598, Pages 1997-2000 of the Official Public Records of Bexar County, Texas;

S 87°49'06" W, continuing along and with the south line of said 0.328 acre tract, and a north line of 148.8 acre tract described in Volume 12136, Pages 1263-1296 of Real Property Records of Bexar County, Texas, a distance of 149.83 feet to a point in the southwest corner of said tract;

N 14°42'13" W, continuing along and with the west line of said 0.328 acre tract, west line of said 148.8 acre tract, passing the northwest corner of said 0.328 acre tract at a distance of 107.92 feet to a point and continuing along and with the west line of said 148.8 acre tract a total distance of 371.28 feet to a point;

N 15°51'14" W, a distance of 160.90 feet to a point;

S 81°26'14" E, a distance of 67.55 feet to a point;

THENCE: N 19°57'55" W, continuing along and with the west line of said 148.8 acre tract, a distance of 68.62 feet, passing the south line of said The Rim Unit 1 and continuing for a total distance of 522.94 feet to the POINT OF BEGINNING and containing 715.5 acres in the City of San Antonio, Bexar County, Texas. Said tract being described for zoning purposes only.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 11, 2007
REVISED: April 11, 2007, July 2, 2007, July 5, 2007
JOB No.: 5466-20
DOC ID: N:\Survey07\CIVIL\5466-20\WORD\719 AC.doc



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR

A 9.971 acre, or 434,346 square feet more or less tract of land, being out of that 86.89 acre tract conveyed to Fourth Quarter Properties LXIV, LP described in General Warranty Deed recorded in Volume 12509, Pages 2320-2326 of the Official Public Records of Bexar County, Texas, out of the Henry Wagenfhr Survey Number 429, Abstract 817, County Block 4761 of Bexar County, Texas in New City Block (N.C.B.) 34760 in the City of San Antonio, Bexar County, Texas. Said 9.971 acre tract being more fully described as follows with the bearing being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

COMMENCING: At found "+" in concrete on the east right-of-way line of Union Pacific Railroad, a 100-foot right-of-way, the southeast right-of-way line of Camp Bullis Road, a 120-foot right-of-way, the northwest corner of a called 6.386 acre tract recorded in Volume 7676, Pages 631-634 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 49°54'40" E, a distance of along and with the southeast right-of-way line of said Camp Bullis Road, a northwest line of said called 6.386 acre tract, a distance of 32.81 feet to a point, a northeast corner of said called 6.386 acre tract;

THENCE: N 49°49'39" E, a distance of continuing along and with the southeast right-of-way line of said Camp Bullis Road, a distance of 32.84 feet to a point, a northwest corner of a 10.0427 acre tract recorded in Volume 11696, Pages 1353-1360 of the Official Public Records of Bexar County, Texas;

THENCE: N 49°49'39" E, a distance of along and with the southeast right-of-way line of said Camp Bullis Road, a northwest line of said 10.0427 acre tract, a distance of 335.88 feet to point;

THENCE: N 49°49'29" E, a distance of continuing along and with the southeast right-of-way line of said Camp Bullis Road, a northwest line of said called 10.0423 acre tract, a distance of 158.45 feet to point, the northeast corner of said 10.0427 acre tract, a northwest corner of a 86.89 acre tract recorded in Volume 112509, Pages 2320-2326 of the Official Public Records of Bexar County, Texas;

9.971 acres
Project No. 5466-20
Page 2 of 2

THENCE: N 49°51'23" E, continuing along and with the southeast right-of-way line of said Camp Bullis Road, a northwest line of said 86.89 acre tract, a distance of 1061.78 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Along and with the northwest line of said 86.89 acre tract the following calls and distances:

N 49°51'23" E, a distance of 723.57 feet to a point;

N 59°16'51" E, a distance of 152.09 feet to a point;

N 50°11'55" E, a distance of 85.88 feet to a point;

N 50°24'53" E, a distance of 85.61 feet to a point;

N 51°35'38" E, a distance of 86.19 feet to a point;

N 53°03'02" E, a distance of 36.47 feet to a point, being the northeast corner of said 86.89 acre tract, the northwest corner of a called 2.0047 acre tract recorded in Volume 11185, Page 356 of the Official Public Records of Bexar County, Texas;

THENCE: S 03°41'39" W, along and with the east line of said 86.89 acre tract, a distance of 966.58 feet to a point, being the east corner of said 86.89 acre tract;

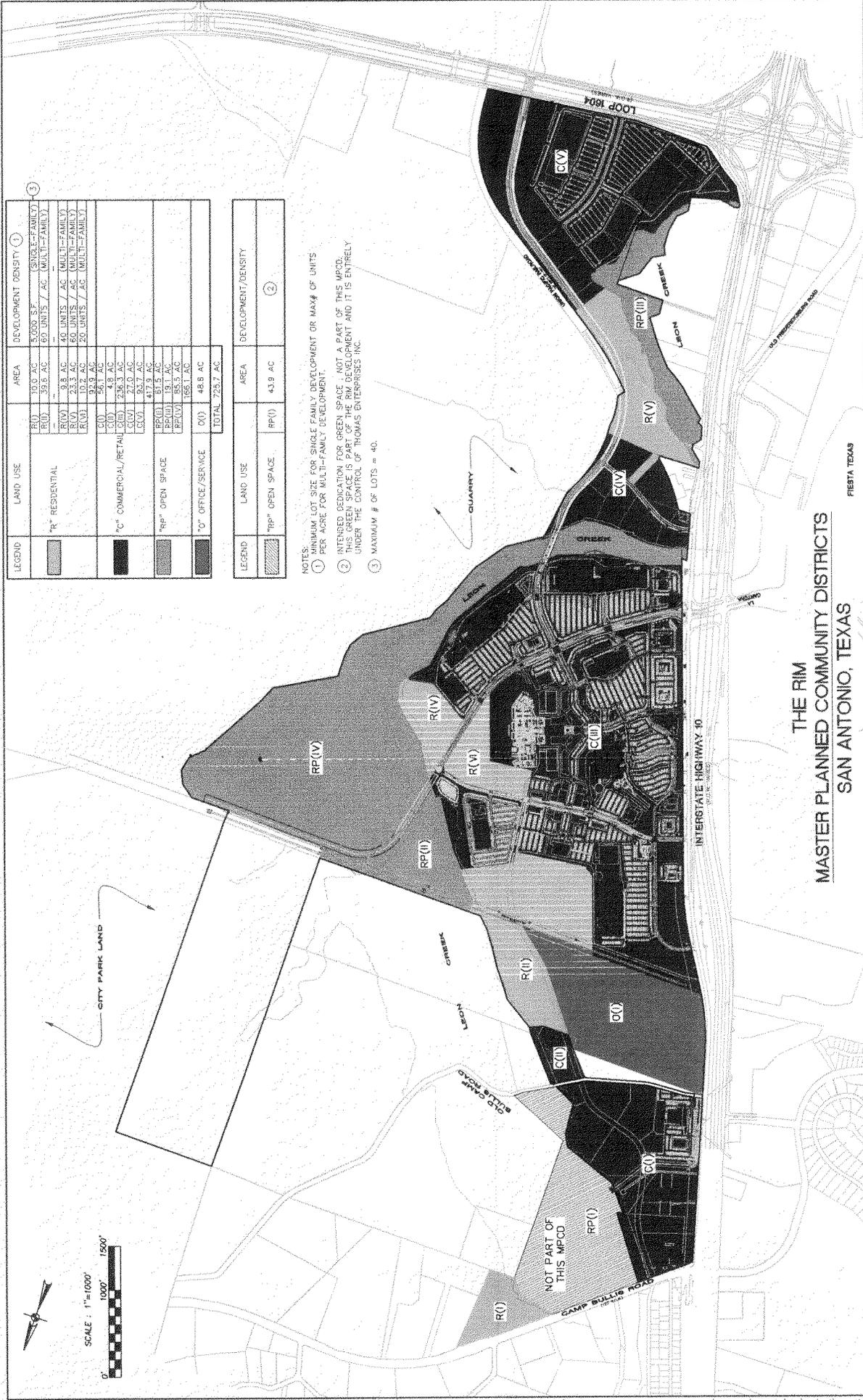
THENCE: S 88°38'08" W, along and with a south line of said 86.89 acre tract, a distance of 294.51 feet to a point, being a northwest interior corner of said 86.89 acre tract;

THENCE: N 39°52'06" W, over and across said 86.89 acre tract, a distance of 213.92 feet to a point;

THENCE: N 79°25'04" W, continuing over and across said 86.89 acre tract, a distance of 425.92 feet to the POINT OF BEGINNING and containing 9.9712 acres in the City of San Antonio, Bexar County, Texas. Said tract being described for zoning purposes only.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 11, 2007
JOB No.: 5466-20
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Z2007090



LEGEND	LAND USE	AREA	DEVELOPMENT DENSITY (1)
[Pattern]	R ^(I) RESIDENTIAL	10.0 AC	5,000 S.F. / AC (SINGLE-FAMILY) 60 UNITS / AC (MULTI-FAMILY)
[Pattern]	R ^(V)	9.8 AC	140 UNITS / AC (MULTI-FAMILY)
[Pattern]	R ^(II)	23.3 AC	60 UNITS / AC (MULTI-FAMILY)
[Pattern]	R ^(III)	10.2 AC	20 UNITS / AC (MULTI-FAMILY)
[Pattern]	R ^(IV)	32.9 AC	
[Pattern]	C ^(O)	56.8 AC	
[Pattern]	C ^(II)	236.3 AC	
[Pattern]	C ^(III)	27.0 AC	
[Pattern]	C ^(IV)	85.7 AC	
[Pattern]	O ^(I)	417.9 AC	
[Pattern]	O ^(II)	61.5 AC	
[Pattern]	O ^(III)	85.5 AC	
[Pattern]	O ^(IV)	156.1 AC	
[Pattern]	O ^(V)	48.8 AC	
	TOTAL	725.7 AC	

LEGEND	LAND USE	AREA	DEVELOPMENT/DENSITY (2)
[Pattern]	RP ^(I) OPEN SPACE	43.9 AC	

- NOTES:
1. MINIMUM LOT SIZE FOR SINGLE FAMILY DEVELOPMENT OR MAX# OF UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENT.
 2. INTENDED DESIGNATION FOR GREEN SPACE, NOT A PART OF THIS MPOD. THIS GREEN SPACE IS PART OF THE RIM DEVELOPMENT AND IS ENTIRELY UNDER THE CONTROL OF THOMAS ENTERPRISES INC.
 3. MAXIMUM # OF LOTS = 40.

THE RIM
MASTER PLANNED COMMUNITY DISTRICTS
SAN ANTONIO, TEXAS

EXHIBIT B

REVISED 06/28/07