

MEMORANDUM

TO: CITY CLERK  
FROM: ERIC FRIEDLAND  
DATE: JANUARY 27, 2015  
RE: CORRECTION TO ORDINANCE 2014-01-09-0002

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Attached is a corrected Exhibit 1 to Ordinance 2014-01-09-0002. The reason for the correction is a landowner owned two properties in the annexed area and only one of his properties was included in the list of properties subject to a Development Agreement. The correction simply adds his name and additional property to the list. Please contact me if you have any questions.

Thank you for your assistance.

**HAND DELIVERED:**

*Received By:* Laura A. Long  
*Department:* City Clerk  
*Date/Time:* 1/27/2015 - 3:10pm

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CITY OF SAN ANTONIO  
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2015 JAN 27 PM 3:09

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Thank you for your assistance.

AN ORDINANCE 2014-01-09-0002

**AUTHORIZING THE PLANNING DIRECTOR TO EXECUTE DEVELOPMENT AGREEMENTS GUARANTEEING THE CONTINUED EXTRATERRITORIAL STATUS OF THE PROPERTY WHICH IS APPRAISED FOR AD VALOREM TAX PURPOSES AS AGRICULTURAL, WILDLIFE MANAGEMENT OR TIMBER USE FOR A PERIOD OF 10 YEARS BETWEEN THE CITY OF SAN ANTONIO AND MULTIPLE PROPERTY OWNERS WITHIN THE PROPOSED LIMITED PURPOSE ANNEXATION AREA.**

\* \* \* \* \*

**WHEREAS**, on January 9, 2014 the City of San Antonio initiated the limited purpose annexation for the area known as the "South San Antonio Proposed Limited Purpose Annexation Area" for limited purposes; and

**WHEREAS**, Local Government Code Section 43.035 requires the City of San Antonio to offer a development agreement in lieu of annexation to owners of property appraised for ad valorem tax purposes as land for agriculture or wildlife management use under Subchapter C or D, Chapter 23, Texas Tax Code, or as timber land under Subchapter E of that chapter; and

**WHEREAS**, notices and agreements were sent to property owners by certified mail and notarized agreements to be returned to the Planning and Community Development Department, postmarked no later than December 30, 2013, or hand delivered to 1400 S. Flores no later than January 2, 2014 (see attached **EXHIBIT 1** for list and **EXHIBIT 2** for Agreement); and

**WHEREAS**, the development agreements will guarantee the continued extraterritorial status of the properties which are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years between the City of San Antonio and property owners within the proposed Limited Purpose Annexation area; and

**WHEREAS**, Section 43.035 authorizes the development agreements to extend regulations and planning authority of the city that do not interfere with the use of the area for agriculture, wildlife management or timber use and if the landowner declines to make the agreement or is non-responsive, the city may annex the property; and

**WHEREAS**, a public hearing was held on January 8, 2014 by the Planning Commission allowing all interested citizens to be heard; and

**WHEREAS**, the City Council finds that the best interest of the City of San Antonio would be served by approving the Development Agreements in Lieu of Annexation with various property owners; **NOW THEREFORE**,

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

**SECTION 1.** The City Council approves the Development Agreement In Lieu of Annexation between the City of San Antonio and various property owners, a copy of the list of property owners is attached hereto and incorporated herein, as **Exhibit "A"**.

**SECTION 2.** The City Manager and her designees are hereby authorized and directed to execute the Agreement and to take any actions necessary to implement this ordinance, including but not limited to the execution of appropriate documents.

**SECTION 3.** This Ordinance shall be effective from and after **January 19, 2014**.

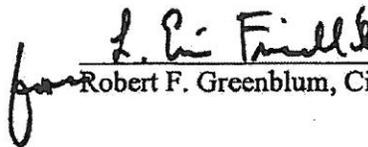
**PASSED AND APPROVED** this 9<sup>th</sup> day of January, 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Robert F. Greenblum, City Attorney

Owner	Account	Legal Description	Site Address
SM CATTLE COMPANY LTD	04298-000-0140	CB 4298 P-14 ABS 421	14835 WATSON TX
ABBEY LEONARD & MARY LOUISE	04002-001-0108	CB 4002-1 P-10H 2.488 AC	10537 ESPADA RD
BALLARD A L & BALLARD PROPERTIES LP	14569-000-0230	NCB 14569 LOT P-23 6.883 CB 4295 P23&23B ABS12 50.130 CB 4301 P-22D ABS 6 4.69	SW LOOP 410
BALLARD A L & BALLARD PROPERTIES LP	14569-000-0234	NCB 14569 LOT P-23D 1.750 CB 4301 P-22B ABS 6 6.647 (SOMERSET RD ANNEXATION)	SW LOOP 410
BALLARD A L & BALLARD PROPERTIES LP	14569-000-0221	ANCEL 69 LOT P-22A 18.853 CB 4301 P-22A ABS 6 13.176 (SOMERSET RD ANNEXATION)	SW LOOP 410 TX
BALLARD A L & BALLARD PROPERTIES LP	14569-000-0220	NCB 14569 LOT P-22 14.778 CB 4301 P-22 ABS 6 17.166 (SOMERSET RD ANNEXATION)	SW LOOP 410 TX
BALLARD A L & BALLARD PROPERTIES LP	14569-000-0231	NCB 14569 LT P-23A&23C 7.458 CB 4295 P-23A ABS 12 1.650 (SOMERSET RD ANNEXATION)	NE LOOP 410
BALLARD EXPLORATION CO INC	14568-000-0190	NCB 14568 LOT P-19 58.457 CB 4295 P-19 ABS 12 179.643 (SOMERSET RD ANNEXATION)	4662 SW LOOP 410 TX
BALLARD EXPLORATION CO INC	14568-000-0044	NCB 14568 LOT P-4D 31.254 CB 4295 P-4D ABS 12 14.936 (SOMERSET RD ANNEXATION)	SW LOOP 410
BERNAL ANGELA F	04167-000-0201	CB 4167-1 P-20B (3.354 AC) & P-69A (0.063 AC) ABS 8 RE: 04167-000-0201	20260 CAMPBELLTON 1
BLY EARL R & WANDA E	04136-000-0052	CB: 4136 P-5, P-13 & P-14 ABS: 129 REFER TO: 04136-000-0050	19515 S IH 37 TX
BOLDT LUDELL	04204-000-0128	CB: 4204 P-11 & P-12C REFER TO: 04204-000-0111	14742 SOMERSET RD
BORDANO ANGELINA EST	04296-000-0061	CB: 4296 P-6 & P-7 ABS 374 REFER TO: 04296-000-0061	13811 S STATE HWY 16
BROWN NIVIA R	04301-000-0750	CB 4301 P-75 ABS 6 REFER TO: 80200-020-111E	11893 FISCHER RD
BROWN NIVIA R	04301-000-0760	CB 4301 P-76 ABS 6	11893 FISCHER RD
CAMACHO GERONIMO S & FRANCES H	04010-000-1020	CB 4010 P-102 ABS 2	20927 LAMM RD
CAMACHO GERONIMO S & FRANCES H	04010-000-0663	CB 4010 P-66C ABS 2	20927 LAMM RD
CARDER GERTRUDE & ALICE MARIE VILLAVICENCIO	04167-000-0540	CB 4167-3 P-54 ABS 8	22502 CAMPBELLTON
CARDER GERTRUDE & ALICE MARIE VILLAVICENCIO	04167-000-0480	CB 4167-3 P-48 ABS 8	22258 CAMPBELLTON
CARDER GERTRUDE & ALICE MARIE VILLAVICENCIO	04167-000-0470	CB 4167-2 P-47 ABS 8	22272 CAMPBELLTON
CARDER GERTRUDE & ALICE MARIE VILLAVICENCIO	04167-000-0433	CB 4167-2 P-43,45&46 ABS 8	21970 CAMPBELLTON
CARDER GERTRUDE & ALICE MARIE VILLAVICENCIO	04167-000-0410	CB 4167-2 P-41 ABS 8	21684 CAMPBELLTON
CHACON ERNEST D	04187-000-0021	CB 4187 P-2A&2E ABS 196 9.75 CB 4188 P-2H ABS 168 11.48 REFER TO: 81900-196-0021	19425 APPLEWHITE RD
CHACON JESUS EMILIO	04187-000-0140	CB 4187 P-14 ABS 169 7.765 CB 4188 P-7 ABS 168 9.156 (P-14&P-7 FORMERLY P-3 & 2A)	19409 APPLEWHITE RD
COLEMAN JACK W	04300-003-0060	CB: 4300 P-3 ABS 614 CB: 4204 P-1C ABS 579 REFER: 80300-015-1475	13592 CAMPGROUND RD TX
COLEMAN JACK W & JOYCE H	04300-002-0031	CB 4300 P-2 ABS 614	5706 COLEMAN WAY TX
DAY R BURRELL LTD	04203-000-0012	CB 4203 P-1 ABS 188	5531 NOYES RD
DAY R BURRELL LTD	04298-000-0111	CB 4298 P-11 ABS 421 14.41 AC & CB 4300 P-24 ABS 614 37.64 AC 2008 SPIT NEW REMS PER DEED 12647/2233	14720 QUESENBERRY RD
DEGASPERI JOSEPH A	04002-001-0141	CB 4002-1 P-14	10741 ESPADA RD
DEGASPERI JOSEPH A	04002-001-0170	CB 4002-1 P-17	10954 ESPADA RD
DEGASPERI JOSEPH A	04002-001-0260	CB 4002-1 W IRRG 2240.49 FT OF TR-9 ARB P-2E	10952 ESPADA RD
DEGASPERI JOSEPH A	04283-002-0121	CB 4283B P-12 ABS 769	2150 E CHAVANEAUX
DIAMOND ENVIRONMENTAL MGMNT LP	04167-101-0050	CB 4167A BLK 1 LOT 5 (IVY SUBD)	3800 S LOOP 1604
DIAMOND ENVIRONMENTAL MGMNT LP	04167-101-0090	CB 4167A BLK 1 LOT 9 (IVY SUBD)	3800 S LOOP 1604
DIAMOND ENVIRONMENTAL MGMNT LP	04167-101-0040	CB 4167A BLK 1 LOT 4 (IVY SUBD)	3800 S LOOP 1604
EISENHAUER FAMILY CREDIT SHELTER TRUST	04295-000-0323	CB 4295 P-32C ABS 12	SOMERSET RD
EISENHAUER FAMILY CREDIT SHELTER TRUST	04301-000-0236	CB 4301 P-23F ABS 6 (10.15) & P-39C (15.4572 AC)	11898 FISCHER RD
EISENHAUER FAMILY CREDIT SHELTER TRUST	04301-000-0234	CB 4301 P-23D ABS 6	FISCHER RD
FAVOR SHIRLEY D	04295-000-0324	CB 4295 P-32D ABS 12	12423 SOMERSET RD
FAVOR SHIRLEY D	04301-000-0393	CB 4301 P-39D ABS 6	12461 FISCHER RD
FAVOR SHIRLEY D	04301-000-0238	CB 4301 P-23H ABS 6	FISCHER RD
FERNANDEZ, JOSE ANTONIO, DANIEL PEREZ-LOPEZ, JOSE JESUS FERNANDEZ, & JUAN HERNANDEZ	16622-000-1422	NCB 16622 LOT P-142D (16.718AC) & CB4007-6 P-142D (63.124AC) ABS11 UPDATE ACREAGE PER DEED 11505/1727 EXEC 07-05-05	S IH 37 TX
FITZSIMMONS BURTON JR & MARCIA E	04069-029-0049	CB 4069B P-2 & P-3, PT OF BLK 4 & BLK 9 REFER TO: 04069-029-0041	4450 MICKEY RD
FITZSIMMONS BURTON M JR & MARCIA E	04069-029-0042	CB 4069B BLK LOT NW IRR 1165.48 FT OF BLK 4 ARB P-4	4556 MICKEY RD
FLORES ALFRED JR & DIANA B	04007-005-1653	CB 4007 P-165 ABS 11	12705 OLD CORPUS CHRISTI RD TX
FRIESENHAHN NORBERT & NORMAN	04296-000-0092	CB 4296 P-9 ABS 374 12.59 CB 4298 P-5E ABS 421 18.61	14970 WATSON
FRIESENHAHN NORBERT W ET AL	04298-000-0050	CB 4298 P-5 ABS 421	14850 WATSON
FRIESENHAHN NORMAN &	04298-000-0057	CB 4298 P-5G ABS 421	14970 WATSON
GARZA ERMILIO	04002-001-0250	CB: 4002-1 W IRR 2240.49" OF TR-8 ARB P-25 NO LABEL# OR SERIAL#	10950 ESPADA RD
GOMEZ FRANK T JR & ALICIA R	04069-034-0172	CB 4069B BLK 15 LOT 17	MICKEY RD
*GOMEZ FRANK T JR	04069-034-0278	CB 4069B BLK 15 LOT NE 320.18 FT OF 27 and NE 216.13 FT OF 28 THRU 30.	11735 S. BLUE WING RD
GONZALEZ TERESA A	04300-000-0203	CB 4300 P-20B ABS 614	QUESENBERRY RD TX
GONZALEZ TERESA R	04300-000-0201	CB 4300 P-20A ABS 614	QUESENBERRY RD
GUTIERREZ ROGER A	04283-002-0144	CB 4283B TR 4 ARB P-14C ABS 769	2201 E CHAVANEAUX
HALLER LONNIE	04010-000-0971	CB: 4010 P-97 ABS: 2 REFER TO: 04010-000-0971	20707 S IH 37
HALLER LONNIE	04010-000-0703	CB: 4010 P-70C ABS 2	20707 S IH 37
HALLER LONNIE L	04010-000-0705	CB 4010 P-70E ABS 2	21155 S IH 37
HALLER LONNIE L	04010-000-0700	CB 4010 P-70 ABS 2	21155 S IH 37
HDK REAL ESTATE LLC	04295-000-0369	CB 4295 P-36F ABS 12	12591 S STATE HWY 16
HENZE DONALD R & DIANA A	04069-028-0071	CB4069-B BLK7 E 600 FT & S3 33.69 FT OF NW 542.4 FT OF T R7 REF TO: 04069-028-002	4485 MICKEY RD
HENZE HAROLD & ROMELL	04069-028-0074	CB 4069B BLK 7 LOT W 130 FT OF S 484 FT OF TR7 & BLK 8 E 265.56 FT OF S 484 FT OF TR-	MICKEY RD TX
HENZE HAROLD & ROMELL	04069-028-0073	CB 4069B BLK 7 SW 348.5 FT OF NE 1371 FT OF W 130 FT OF TR 7 & BLK 8 SW 348.5 FT OF TR-	MICKEY RD TX
HENZE HAROLD EUGENE	04069-028-0072	CB 4069B BLK 7 LOT W 130 FT OF NE 1022.5 OF TR-7 & BLK 8 LOT W IRR 428 FT OF TR-	4415 MICKEY RD
HERBER ENTERPRISES INC	04007-007-2490	CB 4007 P-249 ABS 11 REFER TO: 81800-015-277E	12455 S BLUE WING RD
HERNANDEZ LEONARDO G & ESTELA B	04167-000-0215	CB 4167-1 P-21D (.565 AC), P-20G(.161AC), P-20H(.566AC), P-20J (.08AC), P-69 (8.252AC), & P-69B (.165A) ABS 8 CR# 2011-24114	20260 CAMPBELLTON 1 TX
HERRERA JOE EDDIE & ESTHER JOYCE LIVING TRUST	04298-000-0211	CB: 4298 P-21 REFER TO: 04298-000-0210	13134 QUESENBERRY RD
HITCHINGS TROY LEE	04167-000-0340	CB 4167-2 P-34 ABS 8	4026 MATHIS S IH 37 TX
II SOUTHFORK DEVELOPMENT LTD	04007-005-3100	CB 4007 P-310 ABS 11	TX

II SOUTHFORK DEVELOPMENT LTD	04007-006-1460	133.06 acres out of 149.775 acre tract CB 4007 P146 Vol. 11966, pgs 1653-1657, OPR)	11625 OLD CORPUS CHRISTI RD TX
J C PACE LTD	04301-000-1156	CB 4301 BLK LOT P-115F PER PLAT 9612/179-188	SW LOOP 410 TX
J C PACE LTD	04301-000-1155	CB 4301 BLK LOT P-115E PER PLAT 9612/179-188	SW LOOP 410 TX
J C PACE LTD	14493-000-0043	NCB 14493 BLK LOT P-4C (8.287) & P-68 (7.401) & CB 4301 P-68 (4.459) & P-4B (3.848) PER PLAT 9612/179-188	SW LOOP 410 TX
JENKINS FRANCES K	05161-000-0053	CB 5161 P-5B ABS 738	10891 SOUTHTON RD TX
JENKINS JESSE F & WILLIAM ETAL	05161-000-0051	CB 5161 P5-A ABS 738	10891 SOUTHTON RD
KLUTH LEROY E JR	05161-000-0064	CB 5161 P-6C ABS 738	3720 FARM RD
KLUTH LEROY E JR	05161-000-0066	CB 5161 P-6 ABS 738	3720 FARM RD
KORUS ERNEST	04010-000-0681	CB 4010 P-68, P-68C, P-68D, P70A, P98 & P98A CB 4135 P-3 ABS 1044 CB 4136 P-3 ABS 129	5 IH 37 TX
LAMBRECHT ADOLPH	04007-009-3112	CB 4007-9 P-311 (17.12AC) & P-296J(4.12AC) ABS 11 2010) SPLIT PER DEED 13939/1871 FILED 04-14-2009	16720 DONOP RD TX
LANGE L F & MARIE M	04069-031-0012	CB: 4069B BLK: 11 TR-11 REFER TO: 04069-031-0011	4345 MICKEY RD
LANGE L F & MARIE M	04069-031-0230	CB 4069B BLK 12 LOT 23 24A & 4C	11840 S BLUE WING RD TX
LEAL RICARDO & JUANA	05722-000-0261	CB 5722 BLK LOT 5 1/2 OF 26 & LABEL#PFS0891452 & PFS0891453 & PFS0891454 REFER TO: 8012000-0262 2013-SPLIT PER CR# 27201	21969 CAMPBELLTON TX
LEAL RICARDO & JUANA	05722-000-0262	CB 5722 BLK LOT 27 REFER TO: 05722-000-0261 REFER TO: 80300-000-0262, 81200-000-0262	21969 CAMPBELLTON TX
LONG HUGH E	04167-101-0080	82300-008-0133 2013-SPLIT PER CR# 27201	3800 S LOOP 1604
LONG HUGH E	04167-101-0030	CB 4167A BLK 1 LOT 8 (IVY SUBD)	3800 S LOOP 1604
LONG HUGH E	04167-101-0110	CB 4167A BLK 1 LOT 3 (IVY SUBD)	22190 MATHIS RD TX
LONGORIA FLORENTINO JR	04069-002-0010	CB 4167A BLK 1 LOT 11 NO LABEL# OR SERIAL#	SOUTHTON RD
MARTINEZ JUAN ANTONIO & MARIA CRUZ	04167-101-0010	CB 4069 BLK 1 LOTS 1-6, LOTS P-100, P-100A, P-100B, P-100E (PT OF ABND RD), & BLK 2 LOT 1 THRU 6 BLK 4 LOT 5 IRR 46.0 FT OF 1-6, BLK 5 LOT 1-6, BLK 19 LOTS 4-5 & 5 IRR 110.85 FT OF 1-3, W IRR 30.0 FT OF 6 & 5 76.0 FT OF 7, BLK 13 LOT 5 29	3628 S LOOP 1604 TX
MASPERO ARTHUR B	04002-001-0101	CB 4167A BLK 1 LOT 1 (IVY SUBD) LABEL# HWCO085492 & 2ND MOBILE HOME LABEL# HWCO082230	10501 ESPADA RD
MASPERO ARTHUR B	04002-001-0105	CB 4002-1 P-10A	10563 ESPADA RD
MASPERO ARTHUR B & MARGARITA H	04002-001-0106	CB 4002-1 P-10E	10537 ESPADA RD
MASPERO ARTHUR B & MARGARITA H	04002-001-0100	CB 4002-1 P-10F	10537 ESPADA RD
MASPERO ARTHUR B & MARGARITA H	04002-001-0100	CB 4002-1 P-10 2.459 AC C	10725 ESPADA RD
MASPERO ARTHUR B & MARGARITA H	04283-002-0231	CB 4283B P-23 ABS 769	10135 ESPADA RD
MASPERO MICHAEL & BARBARA	04002-001-0080	CB 4002-1 P-8	17270 DONOP RD
MILLER CLARA	04007-009-3101	CB: 4007-9 P-310 ABS: 11 REFER TO: 04007-009-310K	5 IH 37 TX
MILLER FAMILY TRUST	04007-005-2321	CB 4007 P-232 ABS 11	17770 DONOP RD
MILLER MARSHALL R & CLARA	04007-009-2967	CB 4007-9 P-296G ABS 11	5247 LABUS RD TX
MORRIS BERNARD J	04010-000-0435	CB 4010 P-43D ABS 2	4775 E LOOP 1604 TX
MORRIS BERNARD J	04010-000-0451	CB: 4010 P-45 ABS: 2	5 IH 37 TX
NEUMANN JAMES A MRS	16627-000-2340	NCB 16627 LOT P-234 15.281 CB 4007-5 P-234 ABS11 17.289 (SALADO/DOS RIOS #2 ANNEXTN)	10725 ESPADA RD TX
PENA MANUEL V & TERESA	04283-002-0203	CB 4283B P-20 ABS 769	5 IH 35
PRUSKI ELDREN P EST OF	04301-000-0690	CB 4301 P-69 ABS 6	12425 SOMERSET RD
REEH A F & P A LIVING TRUST	04295-000-0322	CB 4295 P-32B ABS 12 (32.7956 AC) CB 4301 P-30B ABS 6 .627 AC	12495 FISCHER RD
REEH A F & P A LIVING TRUST	04301-000-0392	CB 4301 P-39B ABS 6	FISCHER RD
REEH A F & P A LIVING TRUST	04301-000-0233	CB 4301 P-23C ABS 6	14223 STATE HWY 16
REEH MANGMNT LLC & PTRNRS LTD	04296-000-0034	CB 4296 P-3 ABS 374	5 STATE HWY 16
REEH PARTNERS LTD	04296-000-0020	CB 4296 P-2, 2A & 2B ABS 374 159.6 AC CB 4298 P-18 ABS 421 6.4 AC	11419 SOMERSET RD
REININGER JEROME	14569-000-0228	NCB 14569 LOT P-22F & 24 CB4295 P-24,25,26& 27,CB4301 P-22E,24&25 RE:0429500025	20707 LAMM RD
RICHARDSON TRACY	04010-000-1112	CB 4010 P-111B ABS 2 (FORMERLY P-67)	HOWARD ST
RIPPS EDWIN W JR	04298-000-0041	CB 4298 P-4A ABS 421	12311 SOMERSET RD TX
RIPPS EDWIN W JR & WILLIAM C	04301-000-0281	CB 4301 P-28 ABS 6 REF TO: 04301-000-0283	12311 SOMERSET RD TX
RIPPS EDWIN W JR & WILLIAM C	04295-000-0291	CB 4295 P-29 ABS 12 (4.686AC & CB 4301 P-26 ABS 6(43.5 AC REFER TO: 04295-000-0290	11200 SOMERSET RD TX
RIPPS EDWIN WILLIAM JR ETAL	04295-000-0201	CB 4295 P-20 (200.935AC) & P-21 (1068.521 AC) ABS 12 2011-RESURVEY PER DEED 14801/1312 EX 12/22/2010	12311 SOMERSET RD TX
RIPPS MARVIN J	04295-000-0280	CB 4295 P-28A (0.79 AC) & 29A (8.696 AC) ABS 12; CB 4301 P-26A (30.1 AC) ABS6 2011) ACREAGE	14065 STATE HWY 16 TX
RIPPS WILLIAM C & JUDITH A	04296-000-0015	UPDATE FROM 39.61 TO 39.586 PER DEED 14450/1697	13628 QUEENBERRY RD
RITTER GLORIA A REVOCABLE TRUST	04297-000-0018	CB 4296 P-1 ABS 374 1.0 AC CB 4298 P-4 ABS 421 59.0 AC	19775 APPLEWHITE RD
RODRIGUEZ RICHARD R & MONICA C	04187-000-0026	CB 4297 P-1D ABS 13	19781 APPLEWHITE RD
RODRIGUEZ RICHARD R & MONICA C	04187-000-0026	CB 4187 PT OF P-2C ABS 169 REFER TO: 04187-000-0025	QUEENBERRY RD
RODRIGUEZ RICHARD R & MONICA C	04188-000-0027	CB 4188 P-2K ABS 168 refer to: 04187-000-0023	22630 CAMPBELLTON RD TX
RUIZ MIGUEL	04300-000-0202	CB 4300 P-20 ABS 614 2013) RESURVEYED FROM 8.0 ACRES TO 17.5804 AC PER SURVEY	13820 QUEENBERRY RD
SALINAS DANIEL R & ANGELA M	04167-000-0551	CB 4167-3 P-55 ABS 8	13628 QUEENBERRY RD
SANCHEZ JOSE L & LUCIA C	04298-000-0015	CB 4298 P-1D ABS 421	19775 APPLEWHITE RD TX
SANCHEZ JOSE L & LUCIA C	04298-000-0430	CB 4298 P-43 (10AC) & P-43A (5.0AC) ABS 421 (FORMERLY P-1C & P-1F)	19775 APPLEWHITE RD TX
SILVA JUAN D & MARTHA L	04187-000-0024	CB 4187 P-2D ABS 169 6.318 CB 4188 P-2M ABS 168 17.659	14422 SOMERSET RD
SMITH MILLIE E ETAL	16623-000-3270	NCB 16623 LOT P-327 12.150 CB 4007-6 P-327 AB 11 84.769 (SALADO/DOS RIOS #2 ANNEXTN)	14720 QUEENBERRY RD TX
SMITH MILLIE E ETAL	04007-006-3287	CB: 4007 P-328 ABS: 11	11418 S BLUE WING RD TX
SPEARS JERRY & MARIAM A TR	04204-000-0091	CB 4204 P-9 ABS 579 REFER TO: 04204-000-0090 A CERTAIN TRACT OF LAND CONTAINING TWENTY-NINE AND NINETY-SIX HUNDRETHS (29.96) ACRES OUT OF THE SOUTH PART OF THE EVELYN S. FOUNDATION 79.9 ACRE TRACT, FORMERLY CONTAINING 86.2 ACRES, AND BEING OUT OF THE NORTH PART OF A TRACT OF 589.6 ACRES OUT OF THE F.L. PASCHAL SURVEY #51, ABST. #579, COUNTY BLOCK 4204 IN BEAR COUNTY, TEXAS.	14422 SOMERSET RD
STADE JANET E	04298-000-0120	CB 4298 P-12 ABS 421	14720 QUEENBERRY RD

STEVENS ROBERT L	04300-008-0180	CB 4300 P-18 ABS 614 REFER TO: 80200-000-0180 & 81900-008-0180	13651 QUESENBERRY RD TX
TEXIAN INVESTMENTS LLC	04007-005-2337	CB 4007 P-233E ABS 11 2013 NEW ACCT PER DEED 15873/1851	IH 37 S
TIMMS C & I REAL ESTATE LP	04014-001-0874	CB 4014 P-87A & P-87E A-617 CB 4300 P-27 ABS 614 40.994	6887 VON ORMY RD FISCHER RD TX
TIMMS C & I REAL ESTATE LP	04300-000-0013	CB 4300 P-1A ABS 614	FISCHER RD TX
TIMMS C & I REAL ESTATE LP	04301-000-0723	CB 4301 P-72B ABS 6	FISCHER RD
TIMMS C & I REAL ESTATE LP	04301-000-0720	CB 4301 P-72A ABS 6	FISCHER RD
TIMMS C & I REAL ESTATE LP	04301-000-0563	CB 4301 TR-4 ARB P-56C 11.91 TR-5 ARB P-56D 11.328 & TR-6 ARB P-56-E ABS 6 11.328	12933 CAMPGROUND RD 12750 FISCHER RD TX
TIMMS C & I REAL ESTATE LP	04301-000-0387	CB 4301 P-38 G ABS 6	TX
TIMMS C & I REAL ESTATE LP	04301-000-0484	CB 4301 P-48C ABS 6	12071 FISCHER RD
TIMMS CHARLES A	04300-019-0260	CB 4300 P-6 ABS 614	999999 FISCHER RD
TIMMS CHARLES A	04300-018-0250	CB 4300 P-5 ABS 614 2012--NOTE TO APPRAISER: 2.049 ACRES IS FOR 100 FT WIDE PERMANENT SEWER EASEMENT PER 15114/1959 EXE 8-26-11	FISCHER RD
TIMMS CHARLES A	04301-000-0388	CB 4301 P-38F ABS 6	12750 FISCHER RD
TOMASI WM JR	04297-000-0017	CB 4297 P-1 ABS 13	14065 STATE HWY 16
TRADERS VILLAGE LTD	04301-000-1150	CB 4301 P-115 (41.3628), P-115A (0.286), P-115B (2.033) & P-115D (0.268) ABS 6 PER PLAT 9612/179 188	SW LOOP 410 TX
TRADERS VILLAGE LTD & J C PACE LTD	14493-001-0030	A PORTION OF NCB 14493 BLK 1 LOT N 500FT OF 3 & CB 4301 W IRR OF 3 PER DEED 13956/0493 See field notes attached to this list.	9333 SW LOOP 410 TX
TRICK LORENCE W	04136-000-0083	CB 4136 P-8C ABS 129	19515 S IH 37 2
VANHECKE LAURIE M	04310-100-0080	CB: 4310A LOT: 8 SOUTHWEST COM"L PARK SUBD.	7414 PEARSALL RD
VANHECKE LAURINE M	04310-100-0050	CB: 4310A LOT: 5 SOUTHWEST COM"L PARK SUBD.	7326 PEARSALL RD
VANHECKE LAURINE M	04310-100-0040	CB: 4310A LOT: 4 SOUTHWEST COM"L PARK SUBD.	7322 PEARSALL RD
VANHECKE LAURINE M	04310-100-0030	CB: 4310A LOT: 3 SOUTHWEST COM"L PARK SUBD.	7318 PEARSALL RD
VERSTUYFT MARK & EUNICE	04298-000-0023	CB 4298 P-2 ABS 421	13609 WATSON
VERSTUYFT MARK R & ROBIN R	04298-000-0030	CB 4298 P-3 ABS 421	14871 WATSON
VOLNER ANTHONY	04204-000-0138	CB 4204 P-13E ABS 579 2011) AC UPDT FROM 127.038 TO 127.338 PER 14624/194	5531 NOYES RD
VOLNER ANTHONY	04300-000-0260	CB 4300 P-26A ABS 614 2010) NEW SPLIT PER DEED 14624/1947 EXEC 08-23-2010	QUESENBERRY RD
WARRINER JAY B	04014-001-0875	CB 4014 P87D ABS 617 97.994 CB 4300 P-27A ABS 614 2.006	6887 VON ORMY RD
WRIGHT FREIDA A	04301-000-0491	CB 4301 P-49A ABS 6	12131 FISCHER RD

Note: For properties that are partially in the City Limits of San Antonio, this agreement applies only to that portion of those properties in the extraterritorial jurisdiction of the City of San Antonio.



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR

A 50.188 acre, or 2,186,188 square feet, more or less, tract of land out of Lot 3, Block 1, Traders Village Subdivision recorded in Volume 9612, Page 179 of the Deed and Plat Records of Bexar County, Texas and also out of that 159.54 acre tract of land described in deed to J.C. Pace, Ltd. recorded in Volume 13956, Page 493 of the Official Public Records of Bexar County, Texas. Said 50.188 acre tract being more fully described as follows:

- BEGINNING: At a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson" at the intersection of the southeast right-of-way line of Old Pearsall Road, FM 2536, a 100-foot right-of-way and the northeast right-of-way line of Fischer Road, an 86-foot right-of-way, the west most corner of said Lot 3;
- THENCE: N 49°27'44" E, along and with the southeast right-of-way line of said Old Pearsall Road, the northwest line of said Lot 3, a distance of 487.51 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson" for a northwest corner of said Lot 3;
- THENCE: S 40°32'16" E, departing the southeast right-of-way line of said Old Pearsall Road, along and with a northeast line of said Lot 3, a distance of 300.00 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson" for a reentrant corner of said Lot 3;
- THENCE: N 49°27'44" E, along and with a northwest line of said lot 3, a distance of 622.68 feet to a point;
- THENCE: Departing the northwest line of said Lot 3, over and across said Lot 3 the following bearings and distances:
- S 19°29'29" E, a distance of 2013.23 feet to a point;
  - S 67°32'49" E, a distance of 138.55 feet to a point;
  - N 70°30'50" E, a distance of 934.21 feet to a point;
  - S 19°17'58" E, a distance of 424.19 feet to a point;
  - N 70°03'22" E, a distance of 147.70 feet to a point;

Page 1 of 3

SAN ANTONIO / AUSTIN  
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216  
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

S 19° 44' 14" E, a distance of 580.21 feet to a point on the southeast line of said Lot 3, the northwest line of a 100-foot railroad right-of-way;

THENCE: S 79° 05' 13" W, along and with the northwest line of said 100-foot railroad right-of-way, the southeast line of said Lot 3, a distance of 919.65 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Southwesterly, continuing along and with the northwest line of said 100-foot railroad right-of-way, the southeast line of said Lot 3, along a non-tangent curve to the right, said curve having a radial bearing of N 10° 47' 25" W, a radius of 5799.74 feet, a central angle of 00° 04' 02", a chord bearing and distance of S 79° 14' 36" W, 6.82 feet, for an arc length of 6.82 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" for the southeast corner of said Lot 3;

THENCE: Departing the northwest line of said 100-foot railroad right-of-way, along and with the southwest line of said Lot 3 the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 80° 53' 25" W, a radius of 943.00 feet, a central angle of 63° 12' 43", a chord bearing and distance of N 40° 42' 56" W, 988.40 feet, for an arc length of 1040.37 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

N 72° 18' 57" W, a distance of 258.64 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 557.00 feet, a central angle of 37° 09' 22", a chord bearing and distance of N 53° 44' 16" W, 354.92 feet, for an arc length of 361.21 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

N 35° 09' 35" W, a distance of 1178.83 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

S 48° 12' 48" W, a distance of 201.93 feet to a point on the northeast right-of-way line of said Fischer Road;

THENCE: Along and with the northeast right-of-way line of said Fischer Road, the southwest line of said Lot 3 the following bearings and distances:

N 44°48'38" W, a distance of 256.55 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 09 39'03", a chord bearing and distance of N 39°59'07" W, 110.53 feet, for an arc length of 110.66 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

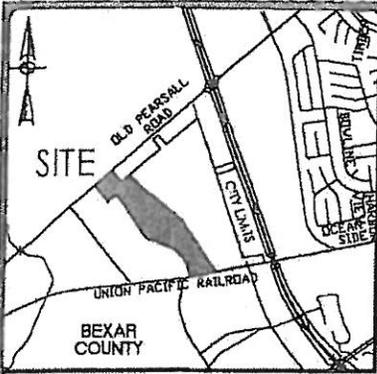
N 35°09'35" W, a distance of 50.67 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

N 04°27'44" E, a distance of 42.19 feet to the POINT OF BEGINNING, and containing 50.188 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7325-01 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: December 30, 2013  
JOB NO. 7325-01  
DOC. ID. N:\CIVIL 7325-01\WORD-7325-01 FN-50.188 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



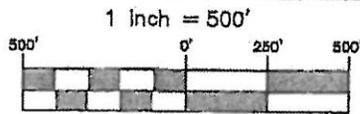


**LOCATION MAP**

MAP: TO MAP G37, 679F2  
NOT TO SCALE

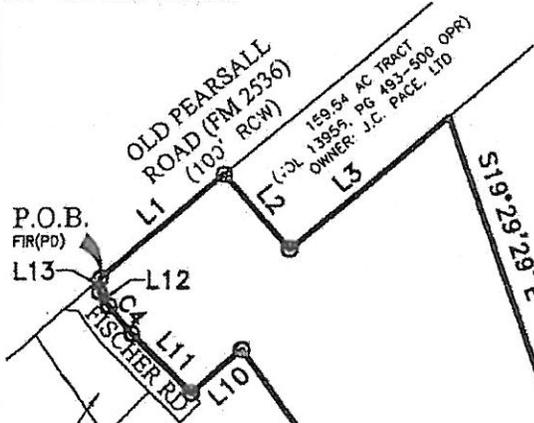
- LEGEND:**
- OPR OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
  - FIR FOUND 1/2" IRON ROD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°27'44"E	487.51'
L2	S40°32'16"E	300.00'
L3	N49°27'44"E	622.68'
L4	S67°32'49"E	138.55'
L5	S19°17'58"E	424.19'
L6	N70°03'22"E	147.70'
L7	S19°44'14"E	580.21'
L8	S79°05'13"W	919.65'
L9	N72°18'57"W	258.64'
L10	S48°12'48"W	201.93'
L11	N44°48'38"W	256.55'
L12	N35°09'35"W	50.67'
L13	N04°27'44"E	42.19'



**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREIN INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. THIS DOCUMENT WAS FILED UNDER 22°AC643.21, DOES NOT REFLECT THE RESULTS OF AN ORIGINAL GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THROUGH RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5799.74'	0°04'02"	S79°14'36"W	6.82'	6.82'
C2	943.00'	63°12'43"	N40°42'56"W	988.40'	1040.37'
C3	557.00'	37°09'22"	N53°44'16"W	354.92'	361.21'
C4	657.00'	9°39'03"	N39°59'07"W	110.53'	110.66'

LOT 3, BLOCK 1  
TRADERS VILLAGE  
(VOL. 9612, PG. 179 DPR)

**50.188**  
**ACRES**

(2,186,188 SQUARE FEET  
MORE OR LESS)

J.C. PACE, LTD.  
(VOL. 13956, PG. 493 OPR)

UNPLATTED 1.346 AC  
REMAINDER OF A  
158.54 AC TRACT  
(VOL. 13956,  
PG. 493-570 OPR)



**EXHIBIT**  
**OF**

A 50.188 ACRE, OR 2,186,188 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 3, BLOCK 1, TRADERS VILLAGE SUBDIVISION RECORDED IN VOLUME 9612, PAGE 179 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS AND ALSO OUT OF THAT 159.54 ACRE TRACT DESCRIBED IN DEED TO J.C. PACE, LTD. RECORDED IN VOLUME 13956, PAGE 493 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.

**PAPE-DAWSON**  
**ENGINEERS**

333 EAST RAINCY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.6800  
FAX: 210.375.6010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100294-00

DECEMBER 30, 2013

JOB No.: 7325-01  
SHEET 1 OF 1

Date: Dec 30, 2013, 8:16am User: JD: DCS/awd  
File: H:\CIVIL\7325-01\7325-01 EX-50.188 AC.dwg



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

January 14, 2015

**TO:** Norbert Hart, Susan Guinn, and Eric Friedland  
**SUBJECT:** Development Agreement  
**DISTRIBUTION:** Notification Electronic Mail

On January 9, 2014 the City of San Antonio City Council approved an Ordinance# 2014-01-09-0001 which provides for the Limited Purpose Annexation of four areas known as the South San Antonio Limited Purpose Annexation Area which encompass approximately 18,729 acres. Pursuant to § 43.035 of the Local Government Code, the City of San Antonio is obligated to offer a Development Agreement to properties appraised for ad valorem tax purposes as agricultural, wildlife management, or timber management.

Development Agreements were offered to 257 tracts of land, totaling approximately 11,793 acres. Development Agreement offers were sent by certified mail between the dates of November 14, 2013 and December 6, 2013. Signed Development Agreements were due back to the Department of Planning and Community Development postmarked by December 30, 2013 or hand delivered to 1400 S. Flores by 4:30 p.m. on January 2, 2014.

Two Development Agreements were offered to Mr. Frank T. Gomez. Mr. Gomez completed and returned the two signed and notarized Development Agreements within the time specified. The Department of Planning and Community Development received both Development Agreements and had both signed and notarized. However, when the ordinance accepting the Development Agreements was passed, one of Mr. Gomez's properties was inadvertently left off and was also not filed with the Bexar County Clerk's Office and was subsequently annexed in error. The property that was mistakenly left off the ordinance was the property located at 11735 S. Blue Wing Rd. more specifically described as CB 4069B BLK 15 LOT NE 320.18 FT OF 27 & NE 316.13 FT OF 28 THRU 30. In the middle of July 2014 staff received a phone call from Mr. Gomez requesting a copy of the recorded Development Agreement. Not knowing the property was left off of the Ordinance approving the Development Agreements staff had the Development Agreement recorded with the Bexar County Clerk's office on July 24, 2014 and sent a copy of the recorded Development Agreement to Mr. Gomez.

The Department of Planning and Community Development is requesting the City Attorney's Office to assist in correcting this mistake and making sure the City of San Antonio honors the signed Development Agreement.

Should you have any questions, feel free to contact Nina Nixon-Mendez, Planning Manager, at 210-207-2744 or [nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov) or Sidra Maldonado, Senior Planner, at 210-207-8187 or [sidra.maldonado@sanantonio.gov](mailto:sidra.maldonado@sanantonio.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'John M. Dugan', written over a horizontal line.

John M. Dugan, Director  
Department of Planning and Community Development