

SERVICE PLAN CITY OF BULVERDE, TEXAS

SERVICE PLAN FOR THE ANNEXATION OF APPROXIMATELY 1.02 SQUARE MILES OF LAND GENERALLY LOCATED SOUTH OF SHEPHERDS RANCH, NORTH OF EAST AMMANN ROAD, AND WEST OF THE CURRENT CITY LIMITS

October 2018

This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific land, all of which is lying within the City's Extraterritorial Jurisdiction (ETJ); legal description of said property described by metes and bounds attached as Exhibit A and all property incorporated herein by reference, is hereby added and annexed to the City of Bulverde, Texas and said territory as described shall hereafter be included within the boundary limits of said City, and the present boundary limits of said City, at the various points contiguous to the area described by metes and bounds in Exhibit "A". Renewal of the service plan shall be solely at the discretion of the City of Bulverde.

This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Chapter 43 of the Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the change conditions or subsequent occurrences. An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Chapter 43 of the Texas Local Government Code.

Upon annexation of the area identified above and as more particularly identified in Exhibit A, the City of Bulverde will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

As used in this plan, the term "services provided" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City with like topography, land use and population density as those found within the newly annexed areas, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances.

1. Police Protection

The City of Bulverde will provide law enforcement services to newly annexed areas at the same or similar level of service currently being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas.

2. Fire Protection and Emergency Medical Services

The City of Bulverde does not have a municipal fire department. Fire Protection services are currently provided within the City by the Comal County Emergency Services Districts #4 and #5. The Comal County Emergency Services Districts #4 and #5 will continue to provide fire protection to newly annexed areas at the same or similar level of service currently being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

The City of Bulverde does not have a municipal Emergency Medical Service (EMS). EMS services are currently provided within the City by the Comal County Emergency Services District #1. The Comal County Emergency Services District #1 will provide EMS services to newly annexed areas at the same or similar level of service currently being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

3. Maintenance of Water and Wastewater Facilities

All water and wastewater facilities owned or maintained by the City of Bulverde at the time of the proposed annexation shall continue to be maintained by the City of Bulverde. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Bulverde to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Bulverde standard extension policy now existing or as may be amended. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances.

4. Solid Waste Collection

Solid waste collection services are provided within the City of Bulverde by a solid waste management service provider who holds an exclusive franchise agreement with the City. Solid waste management services will be provided to citizens in the newly annexed areas at the same or similar level of service currently being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas. After the second anniversary of the annexation date, the City will prohibit the collection of solid waste in the area by any solid waste management service provider other than the solid waste management provider holding a franchise agreement with the City.

5. Maintenance of Roads, Streets and Control Devices

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the private entities which own them and as such will be maintained by said entities. The City will assume the expenses for operation and maintenance of publicly owned streetlights at intersections, dead ends and other locations that conform to the City's policy for placing streetlights. Publicly owned streetlights, traffic control devices and street signs will be maintained by the City.

6. Maintenance of Parks, Playgrounds, and Swimming Pools

The City of Bulverde, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the private entities which own them and as such will be maintained by said entities.

7. Maintenance of any Publicly Owned Facility, Building or Municipal Service

The City of Bulverde, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation that the City would be required acquire due to annexation of such facility. In the event any such publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such

areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. Other Services

The City of Bulverde, Texas finds and determines that such services as planning, code enforcement, animal control, parks and recreation, municipal court and general administration will be made available after the effective date of annexation at the same or similar level of service currently being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. Police and Fire Protection and Solid Waste Collection

The City of Bulverde, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Bulverde, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. Water and Wastewater Facilities

The City of Bulverde, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing Water and Wastewater services. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Bulverde, Texas with like topography, land use and population density as those found within the newly annexed areas.

3. Roads and Streets

The City of Bulverde, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of roads and streets.

4. Maintenance of Parks, Playgrounds, and Swimming Pools and Any Other Publicly Owned Facility, Building, or Service

The City of Bulverde, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Bulverde, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

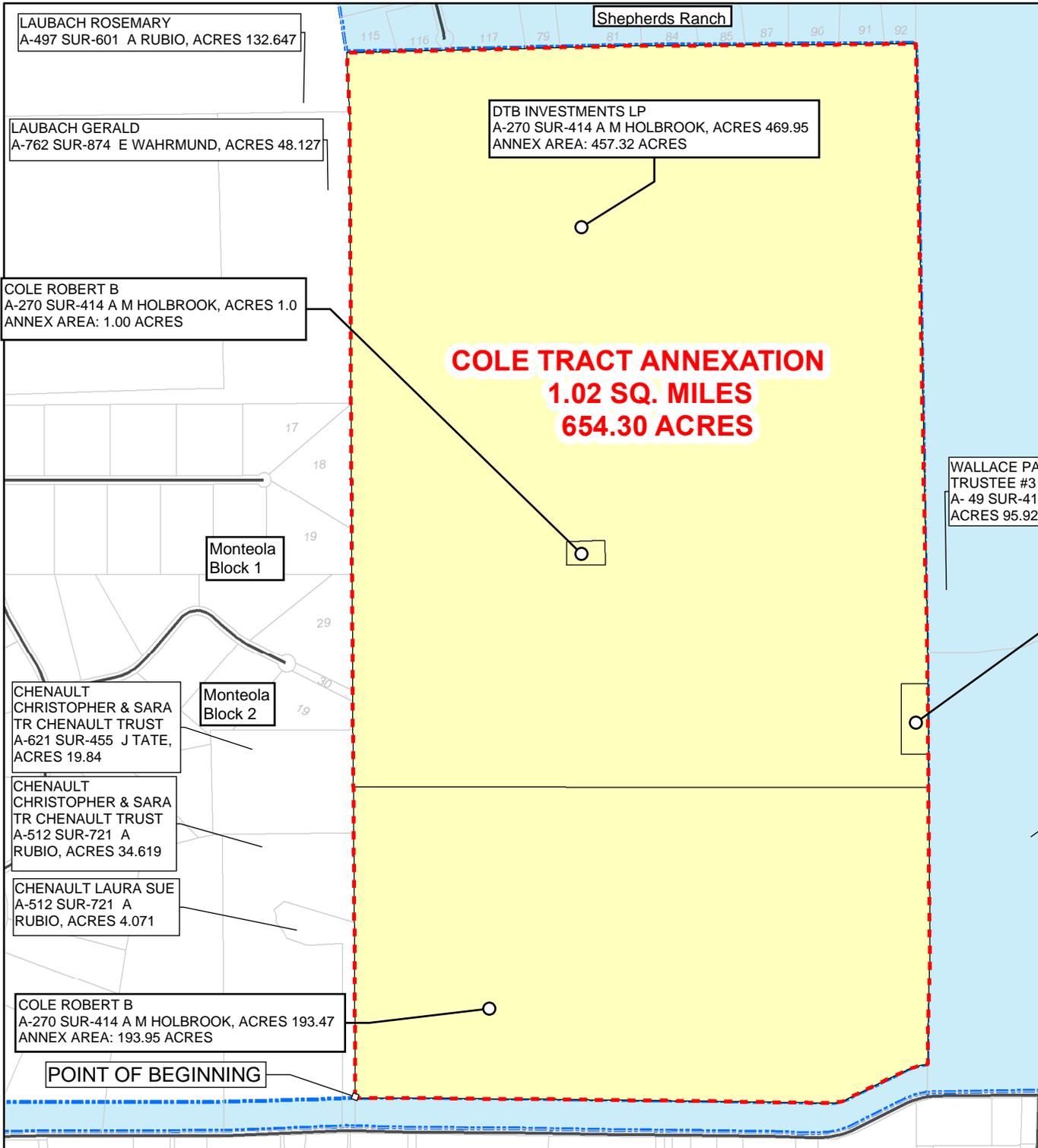
This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the sole discretion of the City of Bulverde.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.



COLE TRACT ANNEXATION
1.02 SQ. MILES
654.30 ACRES

POLITICAL BOUNDARY ANNEXATION 2018 TO THE CITY OF BULVERDE

Revised October 2018

Legend

- ANNEXATION LIMITS
- EXISTING CITY LIMITS
- EXISTING ETJ LIMITS

ADJACENT LOT NUMBERS- XXX

N

1 inch = 1,000 feet

CITY OF
Bulverde
FRONT PORCH OF THE TEXAS HILL COUNTRY™

LAUBACH ROSEMARY
A-497 SUR-601 A RUBIO, ACRES 132.647

Shepherds Ranch

LAUBACH GERALD
A-762 SUR-874 E WAHRMUND, ACRES 48.127

DTB INVESTMENTS LP
A-270 SUR-414 A M HOLBROOK, ACRES 469.95
ANNEX AREA: 457.32 ACRES

COLE ROBERT B
A-270 SUR-414 A M HOLBROOK, ACRES 1.0
ANNEX AREA: 1.00 ACRES

Monteola
Block 1

Monteola
Block 2

CHENAULT
CHRISTOPHER & SARA
TR CHENAULT TRUST
A-621 SUR-455 J TATE,
ACRES 19.84

CHENAULT
CHRISTOPHER & SARA
TR CHENAULT TRUST
A-512 SUR-721 A
RUBIO, ACRES 34.619

CHENAULT LAURA SUE
A-512 SUR-721 A
RUBIO, ACRES 4.071

COLE ROBERT B
A-270 SUR-414 A M HOLBROOK, ACRES 193.47
ANNEX AREA: 193.95 ACRES

POINT OF BEGINNING

WALLACE PATRICIA H
TRUSTEE #3
A- 49 SUR-415 W H BEARD,
ACRES 95.92

COLE ROBERT B
A-270 SUR-414 A M HOLBROOK, ACRES 2
ANNEX AREA: 2.04 ACRES

REED C D TRUSTEE
A-206 SUR-192 G
HERRERA, ACRES 213.67

Ammann Rd.



ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

TEXAS FIRM REGISTRATION NUMBER: TBPE F-4490 & TBPLS 100076-00

4365 EAST EVANS RD., SAN ANTONIO, TX 78261

PHONE: (210)828-0691 FAX: (210)481-0832

**FIELD NOTES
FOR 21.10 ACRES**

BEING 21.10 acres out of a Called 611.81 acres in a Deed to Robert Bruce Cole Recorded in Volume 703, Page 832 of the Deed Records of Comal County, Texas and also being out of the Alva Morris Holbrook Survey No.414, Abstract 270, Comal County, Texas and being more particularly described by meets and bounds as follows;

COMMENCING at a found ½" iron rod for the southwest corner of said 611.81 acres, a point on the north line of a 40' right of way known as Ammann Road and the southwest corner of a 4.071 acre tract recorded in Document No. 200406002347 of the Deed Records of Comal County, Texas from which the southeast corner of the Antonio Rubio Survey, Abstract 512 and the northeast corner of the Herman Jaeger Survey No. 236, Abstract 3 bears North 00° 09' 14" West a distance of 7.563 feet;

THENCE with the west line of said Called 611.81 acres the following:

North 00° 23' 19" West a distance of 1139.78 feet to a found ½" iron rod for an angle point on the east line of said 4.071 acres;

North 00° 19' 02" West a distance of 209.57 feet to a found ½" iron rod for an angle point on the east line of said 4.071 acres;

North 00° 13' 29" West a distance of 590.01 feet to a found ½" iron rod for an angle point on the east line of a 34.619 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North 00° 05' 18" West a distance of 338.21 feet to a found ½" iron rod for an angle point on the east line of a 19.84 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North 00° 11' 51" West a distance of 449.64 feet to a found ½" iron rod for the northeast corner of said 19.84 acres and the southeast corner of Lot 19, Block 2 of Monteola Subdivision recorded in Document No. 200806017064 of the Deed Records of Comal County, Texas;

North 00° 00' 16" West a distance of 1609.52 feet to a set ½" iron rod for an angle point on the east line of Lot 18, Block 1 of said Monteola Subdivision;

South 90°00'00" East a distance of 1258.94 feet to a set ½" iron rod with "ACES" cap for the northwest corner of the herein described tract and to the **POINT OF BEGINNING**;

THENCE South 90°00'00" East a distance of 750.89 feet to a set ½" iron rod with "ACES" cap for an angle point;

THENCE South 00°00'00" East a distance of 1224.15 feet to a set ½" iron rod with "ACES" cap for an angle point;

THENCE North 90°00'00" West a distance of 750.89 feet to a set ½" iron rod with "ACES" cap for an angle point;

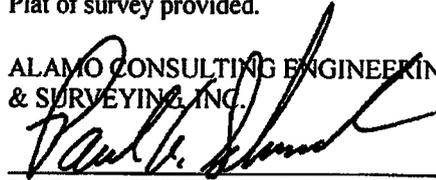
Page 2

21.10 Acres

THENCE North 00°00'00" West a distance of 1224.15 feet to the POINT OF BEGINNING and containing 21.10 acres of land, more or less, in Comal County, Texas.

Plat of survey provided.

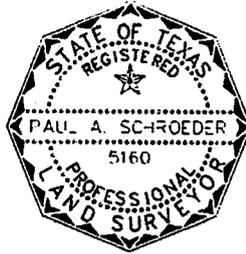
ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.



PAUL A. SCHROEDER, R.P.L.S. 5160

December 15, 2016

Job # 132300





ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

TEXAS FIRM REGISTRATION NUMBER: TEPF F-4490 & TPPIE 100076-00

4385 EAST EVANS RD., SAN ANTONIO, TX 78261

PHONE: (210)828-0691 FAX: (210)481-0632

**FIELD NOTES
FOR 172.37 ACRES**

BEING 172.37 acres out of a Called 611.81 acres in a Deed to Robert Bruce Cole Recorded in Volume 703, Page 832 of the Deed Records of Comal County, Texas and also being out of the Alva Morris Holbrook Survey No. 414, Abstract 720, Comal County, Texas and being more particularly described by meets and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod for the southwest corner of said 611.81 acres, a point on the north line of a 40' right of way known as Ammann Road and the southwest corner of a 4.071 acre tract recorded in Document No. 200406002347 of the Deed Records of Comal County, Texas from which the southeast corner of the Antonio Rubio Survey, Abstract 512 and the northeast corner of the Herman Jaeger Survey No. 236, Abstract 3 bears North $00^{\circ} 09' 14''$ West a distance of 7.563 feet;

THENCE North $00^{\circ} 23' 19''$ West a distance of 1139.78 feet to a found $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

THENCE North $00^{\circ} 19' 02''$ West a distance of 209.57 feet to a found $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

THENCE North $00^{\circ} 13' 29''$ West a distance of 590.01 feet to a found $\frac{1}{2}$ " iron rod for an angle point on the east line of a 34.619 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

THENCE North $00^{\circ} 05' 18''$ West a distance of 338.21 feet to a found $\frac{1}{2}$ " iron rod for an angle point on the east line of a 19.84 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

THENCE North $00^{\circ} 11' 51''$ West a distance of 449.64 feet to a found $\frac{1}{2}$ " iron rod for the northeast corner of said 19.84 acres and the southeast corner of Lot 19, Block 2 of Monteola Subdivision recorded in Document No. 200806017064 of the Deed Records of Comal County, Texas;

THENCE North $00^{\circ} 00' 16''$ West a distance of 1609.52 feet to a set $\frac{1}{2}$ " iron for the northwest corner of the herein described tract, an angle point on the east line of Lot 18, Block 1 of said Monteola Subdivision;

THENCE South $90^{\circ} 00' 00''$ East a distance of 1258.94 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE South $00^{\circ} 00' 00''$ East a distance of 1224.15 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE South $90^{\circ} 00' 00''$ East a distance of 750.89 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point and being the most easterly corner of the herein described tract;

THENCE South $03^{\circ} 28' 45''$ West a distance of 3141.58 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for the southeast corner of this parcel and a point on the north line of said 40' right of way known as Ammann Road;

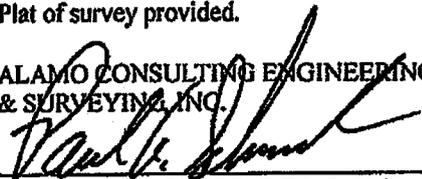
Page 3

172.37 Acres

N 89°15'45" West a distance of 1805.93 feet to the POINT OF BEGINNING and containing 172.37 acres of land, more or less, in Comal County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


PAUL A. SCHROEDER, R.P.L.S. 5160
December 15, 2016
Job # 132300





ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

TEXAS FIRM REGISTRATION NUMBER: TYPE F-4490 & TBPLS 100076-00

4365 EAST EVANS RD., SAN ANTONIO, TX. 78261

PHONE: (210)828-0891 FAX: (210)481-0832

**FIELD NOTES
FOR 471.95 ACRES**

BEING 471.95 acres out of a Called 611.81 acres in a Deed to Robert Bruce Cole Recorded in Volume 703, Page 832 of the Deed Records of Comal County, Texas and also being out of the Alva Morris Holbrook Survey No.414, Abstract 270 and 2.88 acres out of the El Passo Irrigation Co Survey No.765, Abstract 148 and 1.94 acres out of the Friedrich Voges Survey No. 694, Abstract 710, Comal County, Texas and being more particularly described by meets and bounds as follows.

COMMENCING at a found ½" iron rod for the southwest corner of said 611.81 acres, a point on the north line of a 40' right of way known as Ammann Road and the southwest corner of a 4.071 acre tract recorded in Document No. 200406002347 of the Deed Records of Comal County, Texas from which the southeast corner of the Antonio Rubio Survey, Abstract 512 and the northeast corner of the Herman Jaeger Survey No. 236, Abstract 3 bears North 00° 09' 14" West a distance of 7.563 feet;

THENCE with the west line of said Called 611.81 acres the following:

North 00° 23' 19" West a distance of 1139.78 feet to a found ½" iron rod for an angle point on the east line of said 4.071 acres;

North 00° 19' 02" West a distance of 209.57 feet to a found ½" iron rod for an angle point on the east line of said 4.071 acres;

North 00° 13' 29" West a distance of 590.01 feet to a found ½" iron rod for an angle point on the east line of a 34.619 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North 00° 05' 18" West a distance of 338.21 feet to a found ½" iron rod for an angle point on the east line of a 19.84 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North 00° 11' 51" West a distance of 449.64 feet to a found ½" iron rod for the northeast corner of said 19.84 acres and the southeast corner of Lot 19, Block 2 of Monteola Subdivision recorded in Document No. 200806017064 of the Deed Records of Comal County, Texas;

North 00° 00' 16" West a distance of 1609.52 feet to a set ½" iron rod for a southwest corner of the herein described tract, an angle point on the east line of Lot 18, Block 1 of said Monteola Subdivision and to the **POINT OF BEGINNING**

THENCE NORTH 00°00'16" WEST a distance of 639.93 feet to a found ½" iron rod for the northeast corner of Lot 17, Block 1 of said Monteola Subdivision and the southeast corner of a 48.127 acres tract recorded in Volume 565, Page 886 of the Deed Records of Comal County, Texas;

THENCE NORTH 00°02'55" EAST a distance of 2006.15 feet to a found ½" iron rod for the northeast corner of said 48.127 acres and the northeast corner of the Emil Wahrmond Survey, Abstract 762 and the southeast corner of 132.647 acre tract recorded in Volume 107, Page 407 of the Deed Records of Comal County, Texas and the southeast corner of the Anton Rubio Survey, Abstract 497;

THENCE NORTH 01°13'09" WEST a distance of 386.55 feet to a found 8" cedar post for the northwest corner of the herein described parcel and the northwest corner of the Called 611.81 acres and the southwest corner of Lot 115 of Shepherds Ranch Subdivision, Unit 5 recorded in Volume 11, Page 272 of the Deed Records of Comal County, Texas and an angle point on the east line of said 132.647 acres and the southwest corner of the Friedrich Voges Survey No. 694, Abstract 710;

Exhibit "A"

Page 2

471.95 Acres

THENCE NORTH 89°57'26" EAST a distance of 88.82 feet to a found 2" steel post for an angle point on the south line of said Lot 115 Shepherds Ranch Subdivision, Unit 5;

THENCE NORTH 88°33'10" EAST a distance of 239.41 feet to a found 2" steel post for the southeast corner of said Lot 115 Shepherds Ranch Subdivision, Unit 5 and the southwest corner of Lot 116 Shepherds Ranch Subdivision, Unit 5;

THENCE NORTH 84°15'47" EAST a distance of 362.61 feet to a 2" steel post for an angle point at the end of Kuntz Point a 60' right of way of said Shepherds Ranch Subdivision, Unit 5;

THENCE NORTH 88°47'08" EAST a distance of 1519.92 feet to a set ½" iron rod with "ACES" cap for an angle point on the south line of Lot 84 of Shepherds Ranch Subdivision, Unit 4 recorded in Volume 11, Pages 219-220 of the Deed Records of Comal County, Texas;

THENCE NORTH 89°48'25" EAST a distance of 964.63 feet to a set ½" iron rod with "ACES" cap for an angle point on the south line of Lot 90 of said Shepherds Ranch Subdivision, Unit 4;

THENCE NORTH 89°52'16" EAST a distance of 482.34 feet to a found ½" iron rod for the southeast corner of Lot 91 of said Shepherds Ranch Subdivision, Unit 4 and the southwest corner of Lot 92 of said Shepherds Ranch Subdivision, Unit 4;

THENCE NORTH 89°17'39" EAST a distance of 260.01 feet to a found 8" cedar post for the southeast corner of said Lot 92 Shepherds Ranch Subdivision, Unit 4 and a point on the west line of a 501.39 acre tract recorded in Document No. 201606043597 of the Deed Records of Comal County, Texas and also being the northeast corner of the herein described tract;

THENCE SOUTH 00°22'59" WEST a distance of 3039.53 feet to a found ½" iron rod with "RPLS 5418" cap for an angle point on the east line of said 501.39 acres;

THENCE SOUTH 00°15'14" EAST a distance of 449.26 feet to a found ½" iron rod with "RPLS 5418" cap for an angle point on the east line of said 501.39 acres;

THENCE SOUTH 00°23'13" EAST a distance of 2654.98 feet to a found "60D NAIL" for an angle point on the west line of a 300.19 acre tract recorded in Document No. 201606043595 of the Deed Records of Comal County, Texas;

THENCE SOUTH 00°28'53" EAST a distance of 549.97 feet to a found "60D NAIL" for an angle point on the west line of said 300.19 acres;

THENCE SOUTH 00°57'44" WEST passing a 1" iron pipe for the southwest corner of said 300.19 acres at a distance of 523.20 feet and continuing for a total distance of 547.29 feet to a set "MAGNAIL" in a 24" Oak, for the southeast corner of the herein described parcel and a point on the north line of said 40' right of way known as Ammann Road;

THENCE with the north line of said 40' right of way known as Ammann Road and the south line of the herein described parcel the following:

SOUTH 63°24'49" WEST a distance of 424.83 feet to a set ½" iron rod with "ACES" cap fro a point of curvature;

Exhibit "A"

Page 3

471.95 Acres

Along a curve to the right, having a radius of 595.00 feet, a delta angle of $27^{\circ}27'48''$, and whose long chord bears SOUTH $77^{\circ}08'43''$ WEST a distance of 282.48 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for a point of tangency;

NORTH $89^{\circ}07'23''$ WEST a distance of 529.34 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

NORTH $89^{\circ}18'38''$ WEST a distance of 601.57 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

NORTH $89^{\circ}15'45''$ WEST a distance of 298.67 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE NORTH $03^{\circ}28'45''$ EAST a distance of 3141.58 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE NORTH $00^{\circ}00'00''$ EAST a distance of 1224.15 feet to a set $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE NORTH $90^{\circ}00'00''$ WEST a distance of 2009.83 feet to the POINT OF BEGINNING and containing 471.95 acres of land, more or less, in Comal County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

Paul A. Schroeder
PAUL A. SCHROEDER, R.P.L.S. 5160
December 15, 2016
Job # 132300

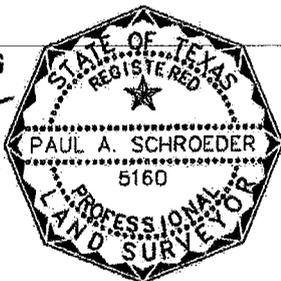


Exhibit "A"

300.19 ACRES
DOC# 201606043595

GUADALUPE HERRERA
SURVEY No. 192
ABSTRACT 206

501.36 ACRES
DOC# 201606043597

FRANZ SCHAFER
SURVEY No. 570
ABSTRACT 563

EL PASO IRR CO
SURVEY No. 765
ABSTRACT 148

SHEPHERD RANCH SUBDIVISION
UNIT 4
VOLUME 11, PAGE 219-220

APPROXIMATE LOCATION
OF SURVEY LINES

FRIEDRICH VOGES
SURVEY No. 694
ABSTRACT 710

SHEPHERD RANCH SUBDIVISION
UNIT 5
VOLUME 11, PAGE 272

132.647 ACRES
VOLUME 107, PAGE 407

ANTON RUBIO
ABSTRACT 497

ALVA MORRIS
HOLBROOK SURVEY
No. 414 ABSTRACT
270

471.95 ACRES

21.10 ACRES
HOMESTEAD TRACT
1224.15'

172.37 ACRES
OPTION TRACT

MCNTEOLA SUBDIVISION
DOC# 200806017064

JOSEPH TATE
ABSTRACT 621

LOT 18
LOT 19
LOT 29
LOT 30
BLOCK 1
BLOCK 2

4.619 ACRES
DOC# 200606002422

19.84 ACRES
DOC# 200606002422

4.071 ACRES
DOC# 200406002347

ANTONIO RUBIO
ABSTRACT 512

HERMAN JAEGER
SURVEY No. 236
ABSTRACT 3

BEING: 665.42 ACRES (28,985,536 SQ.FT.) CALLED 611.81 ACRES IN A DEED TO ROBERT BRIDGE COLE RECORDED IN VOLUME 214, PAGE 850 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THE ALVA MORRIS HOLBROOK SURVEY No. 414, ABSTRACT 270 AND 2.88 ACRES OUT OF THE EL PASO IRRIGATION CO SURVEY No. 765, ABSTRACT 148 AND 1.94 ACRES OUT OF THE FRIEDRICH VOGES SURVEY No. 694, ABSTRACT 710, COMAL COUNTY, TEXAS.

LINE	DIRECTION	LENGTH
11	N01°17'09" W	395.55
12	S89°32'10" W	239.41
13	S89°15'47" W	362.61

CURVE	RADIUS	LENGTH	TANGENT	BELTA	CHORD	BEG	END
C1	595.00'	265.20'	145.39'	27°27'48"	177.08'	43° E	282.48'

IR = 1/2" IRON ROD BRG
W/ "W" CAP
BR = 1/2" IRON ROD FOUND

PER RESTRICTIONS
BASIS OF BEARING IS GPS NAD83 TEXAS SOUTH CENTRAL
1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

CS# 084418187
EFFECTIVE DATE: OCTOBER 24, 2016

REFERENCE:
VOL. 703, PG. 832 - DEED RECORDS COMAL COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION AND THIS SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.

THIS 15TH DAY OF DECEMBER, 2016 A.D.

PAUL A. SCHROEDER
R.P.L.S. NO. 5160
JOB NO. 132500



ALAMO CONSULTING
SURVEYING &
ENGINEERING, INC.

4305 EAST EVANS ROAD
SAN ANTONIO, TEXAS 78261
PHONE (210) 626-0691
FAX (210) 461-0632

DATE: DECEMBER 15, 2016
DRAWN BY: JR/SAL
CHECKED BY: PAS
JOB NO. 132500
FILE NO. FINAL_SURVEY.DW

EXHIBIT B

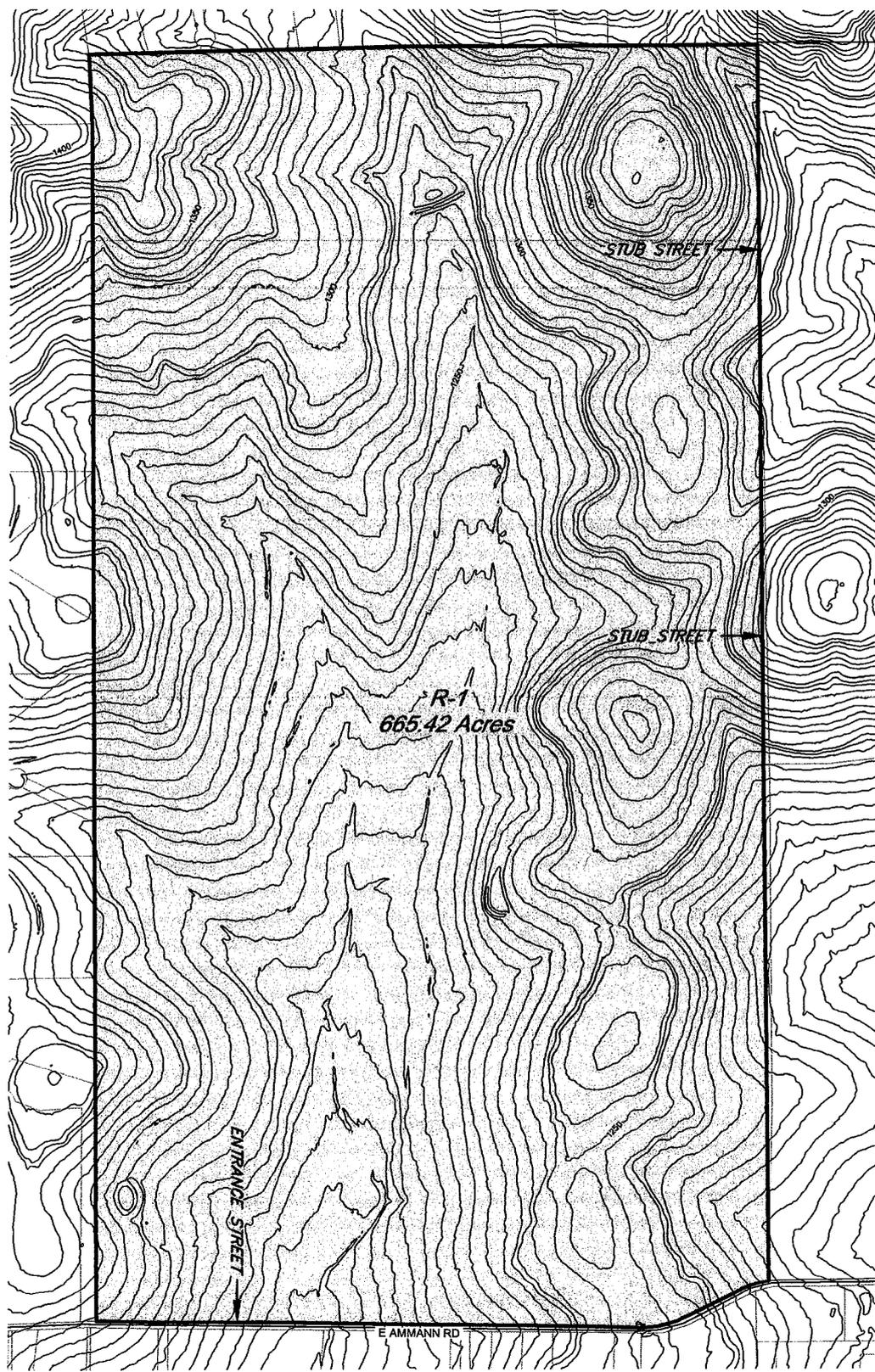
General Plan

**ADDED TO EFFECT SCANNING
PER COMAL COUNTY CLERK**

**ADDED TO EFFECT SCANNING
PER COMAL COUNTY CLERK**

0 300 600 1,200

SCALE: 1" = 600'



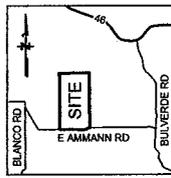
R-1
665.42 Acres

STUB STREET

STUB STREET

ENTRANCE STREET

E AMMANN RD



VICINITY MAP

LAND USE	ACRES	LOTS	DENSITY
R-1	665.42	132	0.20



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439

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COLE TRACT
GENERAL PLAN