WINDCREST
TEXAS

AGENDA
CITY OF WINDCREST, TEXAS

SPECIAL CITY COUNCIL MEETING

November 5, 2015

4:45 P.M.
Executive Session

5:15 P.M.
Department Head Reports

6:00 P.M.
Special City Council Meeting

NOTICE IS HEREBY GIVEN THAT A SPECIAL WINDCREST CITY COUNCIL MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 5th DAY OF NOVEMBER 2015 STARTING AT 4:45 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COUNCIL MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE CITY COUNCIL RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF NOVEMBER 5, 2015 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, NOVEMBER 6, 2015 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593
At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order, Pledge of Allegiance, Invocation and Announcement

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.

2. A member of the public will have six (6) minutes to discuss subsequent agenda items.

3. City Council may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Executive Session (4:45 P.M.)

City Council will convene in a closed session as authorized by Section 551.074 of the Texas Government Code to deliberate the employment of the Municipal Finance Officer.

IV. Open Session

City Council will reconvene into open session to review, discuss and may take action on the employment of the Municipal Finance Officer.

V. Monthly Department Reports Month Ending September 2015 For FY 2014 / 2015 (5:15 P.M.)

1. Fire Department – Josh Brown, Interim Fire Chief will present the monthly Fire Department report for the month of September. The discussion will include Summary of Calls for the Month of September 2015 (FY 2014 / 2015) including the response times for the City, County and Annexed area. (Att. 1)

2. Police Department – Police Chief Al Ballew, will present the monthly Police Department including Code Enforcement and Animal Control reports for the month of September 2015. (FY 2014 / 2015). (Att. 2)

3. Public Works/Landscaping – Tom Garcia, Director of Public Works will present the monthly Public Works and Landscaping reports for the month of September 2015. (FY 2014 / 2015). (Att. 3)

4. City Secretary / Civic Center – Kelly Rodriguez, City Secretary / Asst. Court Administrator, will present the City Secretary and Civic Center report for the month of September 2015. (FY 2014 / 2015).

5. Court – Rafael Castillo, Jr., City Manager / Court Administrator and Kelly Rodriguez, City Secretary / Asst. Court Administrator, will present the Municipal Court report for the month of September 2015 (FY 2014/2015).

6. Building Service/Health – Rafael Castillo, Jr., City Manager and Kelly Rodriguez, City Secretary will present the Building Services, Health report for the month of September 2015. (FY 2014 / 2015).

7. Post Office – Rafael Castillo, Jr., City Manager / Kelly Rodriguez, City Secretary and David Rodulfo, Records Clerk / Post Office Supervisor will present the Post Office report for the month of September 2015 (FY 2014/2015). (Att. 4)

8. WEDC - Robert Colunga, Windcrest Economic Development Director will present the EDC report for the month of September 2015. (FY 2014 / 2015). (Att. 5)

9. Public Affairs / PR / Marketing / Event Specialist – Kelly Hamilton will present an update on past and upcoming City projects and events. (Att. 6)

VI. Proclamation

Mayor Baxter will present Kelly Rodriguez, City Secretary / Asst. Court Administrator, Claudia Carrera, Court Clerk, CCI and court staff, the Mayor's Proclamation recognizing Municipal Court Week, for the week of November 2-6, 2015.

VII. Ordinances

"In conjunction with the first reading of an ordinance, a motion should be made to either "reject the proposed ordinance" or "to forward the proposed ordinance to a subsequent City Council meeting for final adoption at its second reading".

None

VIII. Resolutions

1. City Council will review, discuss and may take action on Resolution No. 2015-563(R), a resolution accepting the proposal of SpawGlass Building Services for the removal and installation of new concrete sidewalks at Brook Falls park in the amount of $123,533.16. (Att. 7) (10.14.15 P&R http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1599)

2. City Council will review, discuss and may take action on Resolution No. 2015-564(R), a resolution accepting the proposal of SpawGlass building services for the removal and installation of new concrete sidewalks at Autumn Sunset park in the amount of $137,866.08. (Att. 8) (10.14.15 P&R http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1599)

3. City Council will review, discuss and may take action on Resolution No. 2015-565(R), a resolution approving the purchase of portable XG-75 police radios and required radio accessories and authorizing the city manager to negotiate and execute a contract for such purchase. (Att. 9)

4. City Council will review, discuss and may take action on Resolution No. 2015-567(R) approving the purchase of benches and trash containers and authorizing the City Manager to execute a contract for such purchase. (Att. 10)

IX. Discuss & Act

1. City Council will review, discuss and may take action on Draft Resolution No. 2015-566(R), a resolution authorizing CC uses by SLF IV-Eisenhauer Point, L.P. of manufacturing and warehousing on 25.69 acres of property out of tract 2 located on Eisenhauer road and described in the attached exhibit "C". (Att. 11)

2. City Council will review, discuss and may take action on ammending as follows: Resolution 2012-383(R) a resolution of the City of Windcrest, Texas (City) approving the terms of a lease agreement with the Bexar county water and Improvement District No. 10 (District) for the use of office space on the city owned premises, and authorizing the City Manager to execute the lease agreement, and Resolution 2012-

382(R) a Resolution of the City of Windcrest,Texas,(City) approving the terms of an Interlocal Cooperation Contract (Interlocal Contract) with the bexar County Water Control and Improvement District No. 10 (District) for the benefit of citizens and rate payers in the community, and authorizing the City Manager to execute the interlocal contract. (Att. 12)

X. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

XI. Adjournment

The City Council reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on November 2, 2015.

By:_____, Assistant City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ November, 2015.

_____ Title: _____

Windcrest Fire Department

Monthly Report
October 2015

TRAINING

- Chief Brown is enrolled in a Car Seat Technician Course. This will be an added benefit to the citizens as being able to provide a certified car seat tech who will be able to correctly install car seats and teach parents / grandparents how to install and properly use the car seats.
- In house fire training is being conducted teaching hose handling, pump operations, and going back to the basics for our new members.

Apparatus Condition

- E-1 is in service as the main engine
- E-2 is in reserve status wait on parts.
- T-1 is in service
- B-1 is in service
- Squad is in service
- R-1 is in service
- R-2 is in service

We are working on the repairs to E-1, E-2, T-1, R-1 and R-2. Most of the repairs are minor and Capt. Perez is hard at work on them.

Upcoming Events

- Fire Prevention Week October 5-10
- The 4th annual Bald for Breast Cancer event will be on October 16 from 11-2
- Trunk or Treat will be held on October 31st this is in conjunction with the Police Department.
  - Our Fire Bay will host the Haunted house!

T-shirts supporting Bald for Breast Cancer.
20$ and all proceeds go to help S.L.E.W.

We would like to welcome Courtney Clark as the new Administrative Assistant.

NEW ADDITIONS

Courtney has come into the Fire Department and immediately took the imitative to start making changes, including the organization of our offices. She has taken over the scheduling of our members, and will be the friendly face everyone will come to know as the front of our line. Courtney will play a large, and active roll in all of our upcoming events such as the Gala, and Annual Picnic. She is already working hard to help come up with new ideas to help our department better serve our wonderful community. Courtney comes to us with a business degree including a minor in marketing from UNLV.

Total hours spent Volunteering

Total hours 1428

FF. Wood 229 Hours

Capt. Andrade 153 Hours

FF. Brooks 149 Hours

Wal-Mart CERT Event

Home Depot Kids Event

INCIDENTS

9/1/2015-9/30/2015

INCIDENT TYPE	# INCIDENTS
Station: 145 - STATION 1	
111 - Building fire	3
311 - Medical assist, assist EMS crew	18
320 - Emergency medical service, other	2
321 - EMS call, excluding vehicle accident with injury	15
352 - Extrication of victim(s) from vehicle	1
412 - Gas leak (natural gas or LPG)	1
554 - Assist invalid	1
571 - Cover assignment, standby, moveup	1
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	7
700 - False alarm or false call, other	1
743 - Smoke detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	1
# Incidents for 145 - Station 1:	**53**

We are currently working on presenting incidents by geographical location. This will be done by next month.

Windcrest VFD

Windcrest, TX

This report was generated on 10/6/2015 10:23:33 PM

Personnel Summary and Percentage of Points per incident and training and events for Incident Type for Date Range

Personnel: All personnel | Incident Type(s): All Incident Types | Start Date: 09/01/2015 | End Date: 09/30/2015

Personnel	IncidentPoints	% Incident	TrainingPoints	% Training	EventPoints	% Events	Total	Total %
Kohler, Zane	1	1%	0	0%	0	0%	1	1%
Adams, Nathan	4	3%	0	0%	0	0%	4	3%
Anderson, Robert	21	18%	0	0%	0	0%	21	18%
Andrade JR. , Daniel	5	5%	0	0%	0	0%	6	5%
Arnold , Mike A	2	2%	0	0%	0	0%	2	2%
Bigham, Joseph	1	1%	0	0%	0	0%	1	1%
Brooks, Tyler	3	3%	0	0%	0	0%	3	3%
Brown, Joshua K	8	7%	0	0%	0	0%	8	7%
Crawford, Tony	2	2%	0	0%	0	0%	2	2%
DeLeon, Erick	1	1%	0	0%	0	0%	1	1%
Fromm, Lucas	2	2%	0	0%	0	0%	2	2%
Garcia, James	1	1%	0	0%	0	0%	1	1%
Hardin, Justin T	17	14%	0	0%	0	0%	17	14%
Hurtado, Lilia	1	1%	0	0%	0	0%	1	1%
Kohler, Zane	16	13%	0	0%	0	0%	16	13%
Merriman, Ronnie	3	3%	0	0%	0	0%	3	3%
Palma, James	4	3%	0	0%	0	0%	4	3%
Perez, Jose	4	3%	0	0%	0	0%	4	3%
Villanueva, Tim	1	1%	0	0%	0	0%	1	1%
Villareal, James G	4	3%	0	0%	0	0%	4	3%
Weidenbach , Robert E	3	3%	0	0%	0	0%	3	3%
Wood, Michael	15	13%	0	0%	0	0%	15	13%
Total Incidents	120	Total Training	0	Total Events	0	Total Points	120	

For given Personnel, displays the number of Reviewed Incidents (and points), Locked Training sessions (and points), and Locked Events (and points), and the percentage of the total points of each.

Joshua Brown
Fire Chief
Windcrest Fire Department

Windcrest
Police Department
Monthly Report

September 2015

A. O. “Al” Ballew
Chief of Police

SUMMARY – NEWSWORTHY EVENTS

09/26/2015 0415 HRS.
8600 BLK CAJUN WAY (CAJUN WAY AT AUTUMN SUNSET)

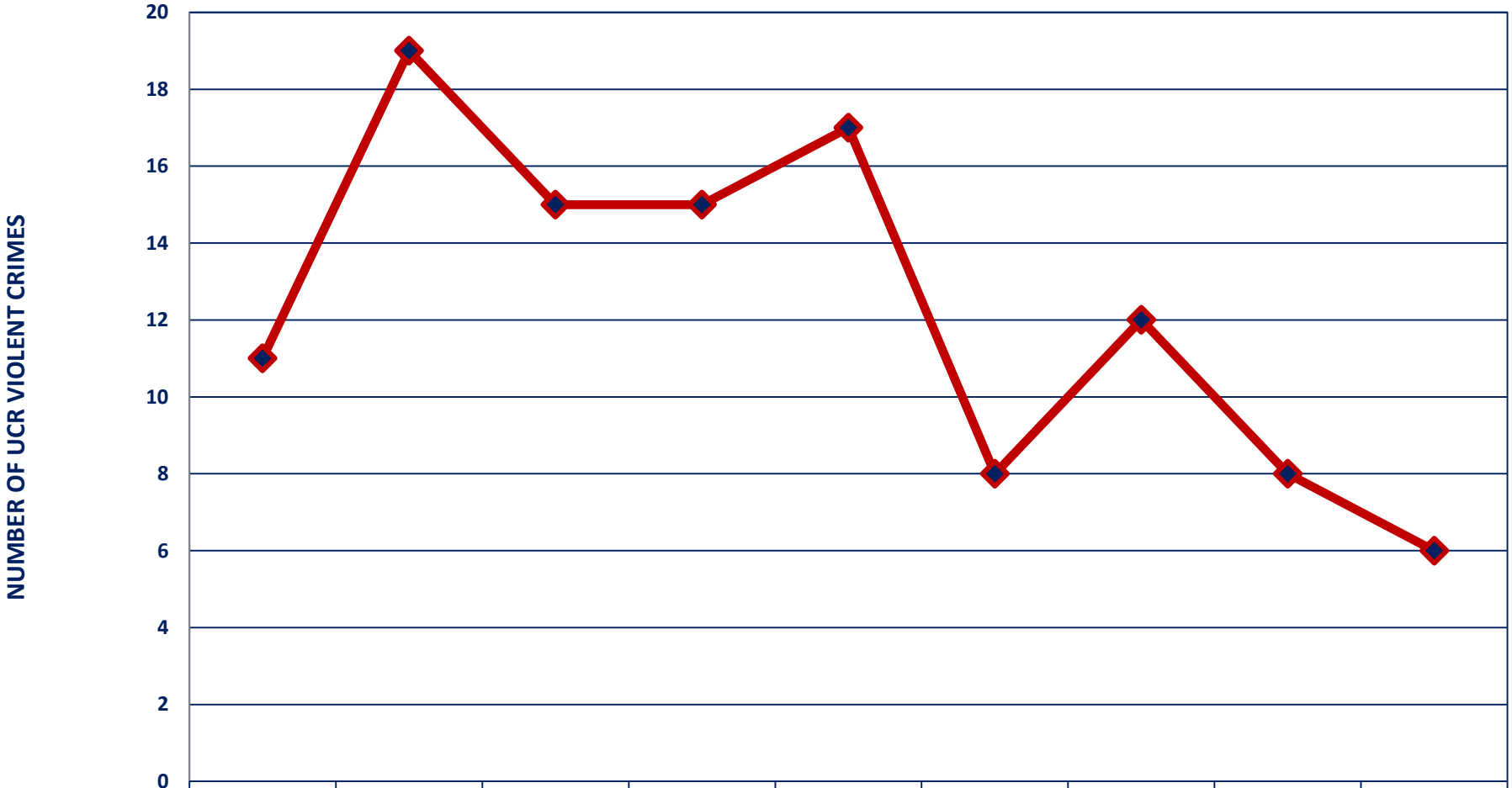
SHOOTING
AGGRAVATED ASSAULT – DEADLY WEAPON

WINDCREST POLICE RECEIVED MULTIPLE CALLS FOR SHOTS FIRED AT THE LISTED LOCATION AND VEHICLES SPEEDING AWAY FROM THE LOCATION. WPD OFFICERS ARRIVED AND A CRIME SCENE WAS LOCATED IN THE STREET. THERE WERE SEVERAL SUBJECTS THAT FLED THE SCENE. SAN ANTONIO POLICE ADVISED THAT THEY HAD RESPONDED TO IH 10 EAST AT ROLAND FOR A SHOOTING VICTIM. THE VICTIM WAS LOCATED AND TRANSPORTED TO SAMC WITH GUNSHOT WOUNDS. THE CRIME SCENE WAS SECURED AND WPD INVESTIGATIONS RESPONDED TO PROCESS THE SCENE. INVESTIGATION REVEALED THAT A FIGHT-DISTURBANCE OCCURRED AND HAD MOVED INTO THE STREET FROM A LARGE PARTY. WHILE SECURING THE CRIME SCENE AND THE RESIDENCE, SEVERAL OTHER SUBJECTS WANDERED BACK INTO THE CRIME SCENE FROM BEHIND AUTUMN SUNSET. IT WAS UNKNOWN IF THE SHOOTING SUSPECT WAS INSIDE THE RESIDENCE AS WELL AS THE NUMBER OF ADDITIONAL SUBJECTS AND/OR SUSPECTS. CHIEF BALLEW REQUESTED RESPONSE FROM ALAMO AREA METRO SWAT WHO MADE THE LOCATION FOR A POSSIBLE BARRICADED SHOOTING SUSPECT. SWAT INITIATED CONTACT AND APPROXIMATELY EIGHT (8) SUBJECTS EXITED. AFTER AN EXTENDED TIME, SWAT PREPARED TO MAKE A PHYSICAL ENTRY AND THREE (3) ADDITIONAL SUBJECTS MADE THE DECISION TO EXIT THE RESIDENCE. THE SHOOTING SUSPECT WAS NOT LOCATED AT THE SCENE. ALL SUBJECTS WERE DETAINED, INTERVIEWED AND RELEASED. ONE (1) JUVENILE FEMALE WAS ARRESTED FOR FAILURE TO IDENTIFY, CONFIRMED RUNAWAY AND RESISTING ARREST. ONE (1) ADULT FEMALE WAS FOUND ACTIVE ON A ON A BEXAR COUNTY WARRANT. VEHICLES WERE IMPOUNDED FROM THE CRIME SCENE. ONE (1) NEIGHBOR VEHICLE WAS DAMAGED . THIS INVESTIGATION IS ON-GOING.

SUMMARY – BCSO AREA DISTRICTS CRIME COMPARISONS SURROUNDING THE CITY OF WINDCREST

BCSO	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YTD TOTAL
Arson	0	0	1	0	0	2	0	0	0				**3**
Assault	7	13	8	20	7	20	12	16	17				**120**
Aggravated Assault	1	5	1	4	3	2	1	2	3				**22**
Assault Family Vio	0	3	6	7	5	2	7	3	4				**37**
Burg Building	0	1	0	2	2	2	1	1	0				**9**
Burg Business	0	0	1	0	0	0	0	0	3				**4**
Burg Habitation	7	7	9	13	9	11	17	17	22				**112**
Burg Vehicle	5	7	9	8	10	12	5	15	14				**85**
Deadly Conduct	0	0	1	0	1	1	1	1	1				**6**
Homicide	0	0	1	0	0	0	0	0	0				**1**
Indecency W/Child	2	1	1	0	2	0	2	0	1				**9**
Injury to Child	3	3	0	3	0	0	1	0	1				**11**
Robbery Business	0	0	0	0	0	0	0	1	1				**2**
Robbery Individual	0	0	0	1	0	0	0	0	0				**1**
Sexual Assault	2	0	0	2	0	0	0	1	1				**6**
Theft	24	9	20	14	13	34	15	25	19				**173**
Theft Motor Vehicle	6	5		3	4	5	4	7	4				**38**
WINDCREST	**JANUARY**	**FEBRUARY**	**MARCH**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUGUST**	**SEPTEMBER**	**OCTOBER**	**NOVEMBER**	**DECEMBER**	**YTD TOTAL**
Arson	0	0	0	0	0	0	0	0	0				**0**
Assault	0	1	2	2	1	4	0	3	3				**16**
Aggravated Assault	0	0	0	0	0	0	0	0	1				**1**
Assault Family Vio	1	0	0	3	0	0	0	0	2				**6**
Burg Building	1	0	0	0	0	0	0	2	1				**4**
Burg Business	0	0	0	0	1	0	0	0	0				**1**
Burg Habitation	1	0	0	1	1	0	0	4	0				**7**
Burg Vehicle	4	6	3	4	5	5	12	9	3				**51**
Deadly Conduct	1	0	0	1	0	1	0	0	0				**3**
Homicide	0	0	0	0	0	0	0	0	0				**0**
Indecency W/Child	0	0	0	0	0	0	0	1	0				**1**
Injury to Child	0	0	0	0	0	0	0	0	1				**1**
Robbery Business	0	0	1	1	0	0	0	0	0				**2**
Robbery Individual	0	1	0	0	0	0	0	0	0				**1**
Sexual Assault	0	0	1	0	0	0	0	1	0				**2**
Theft	13	17	20	25	30	21	29	25	20				**200**
Theft Motor Vehicle	1	0	2	1	2	1	0	0	0				**7**

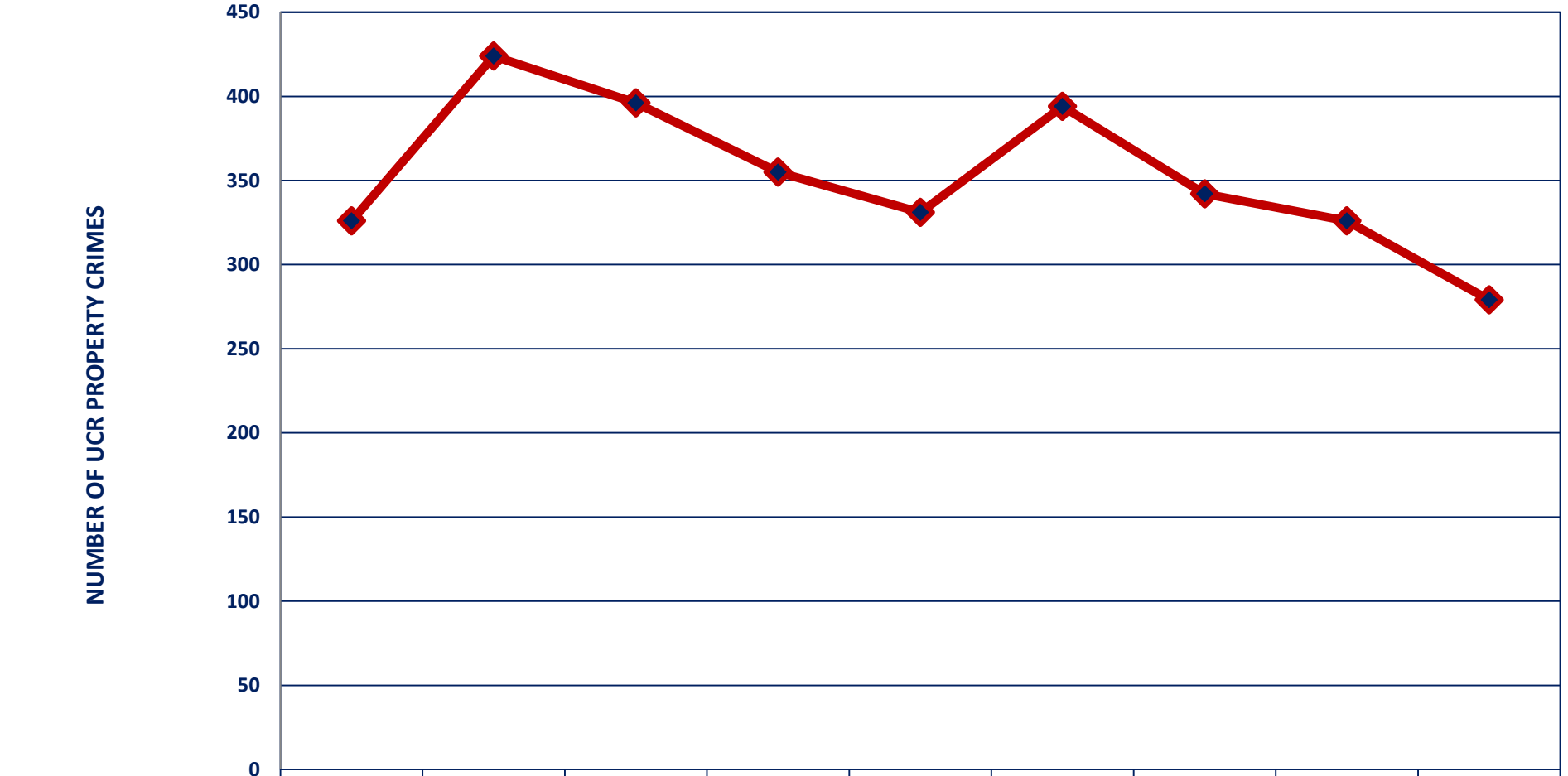
WINDCREST POLICE DEPARTMENT
UCR VIOLENT CRIMES 2007 - 2015 (HOMICIDE-RAPE-ROBBERY-AGGRAVATED ASSAULT)



	2007	2008	2009	2010	2011	2012	2013	2014	2015
UCR VIOLENT CRIMES	11	19	15	15	17	8	12	8	6

NOTE: 2015 UCR VIOLENT CRIME STATISTICS – JANUARY THROUGH SEPTEMBER

WINDCREST POLICE DEPARTMENT
UCR PROPERTY CRIMES 2007 – 2015 (BURGLARY-THEFT-MV THEFT-ARSON)

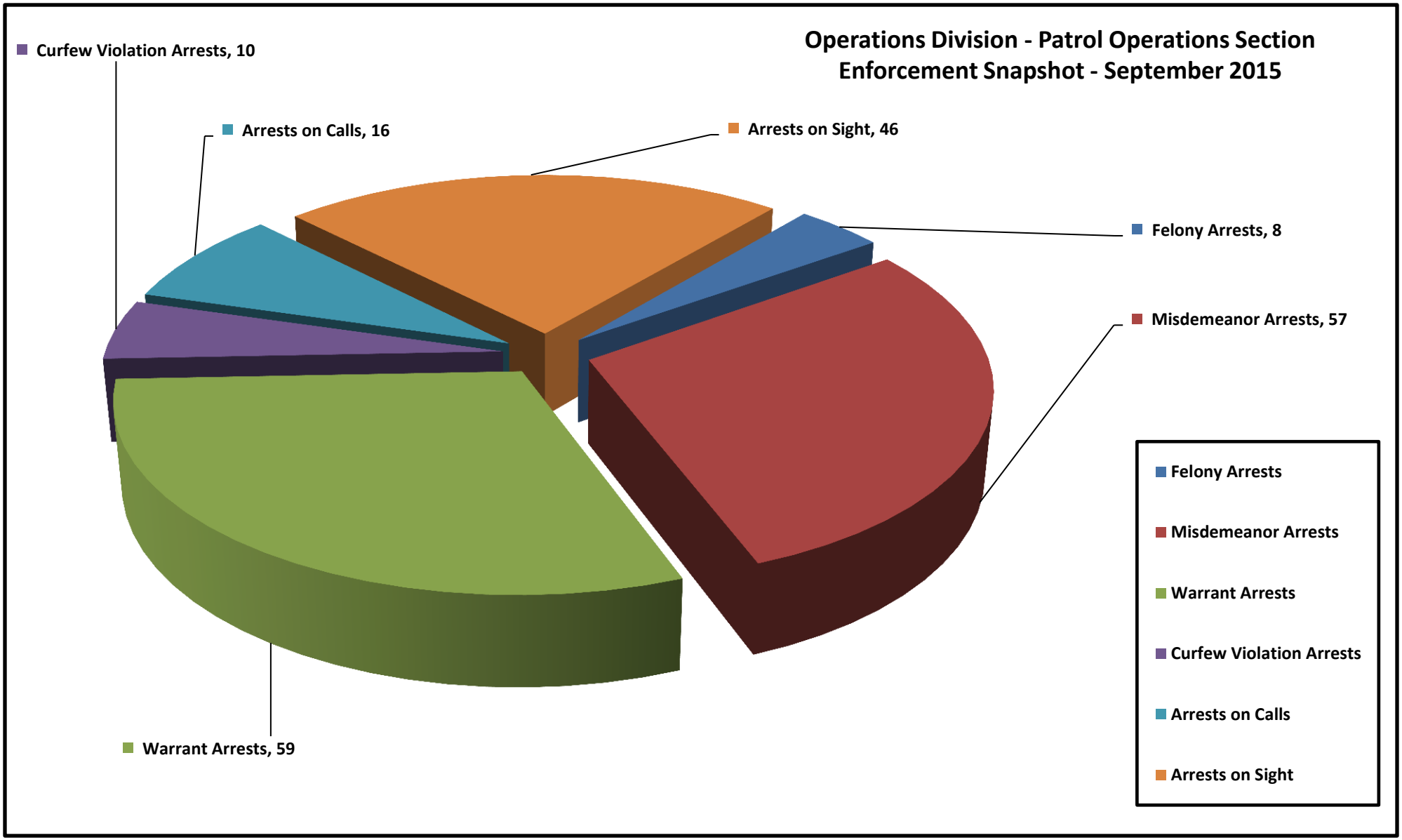


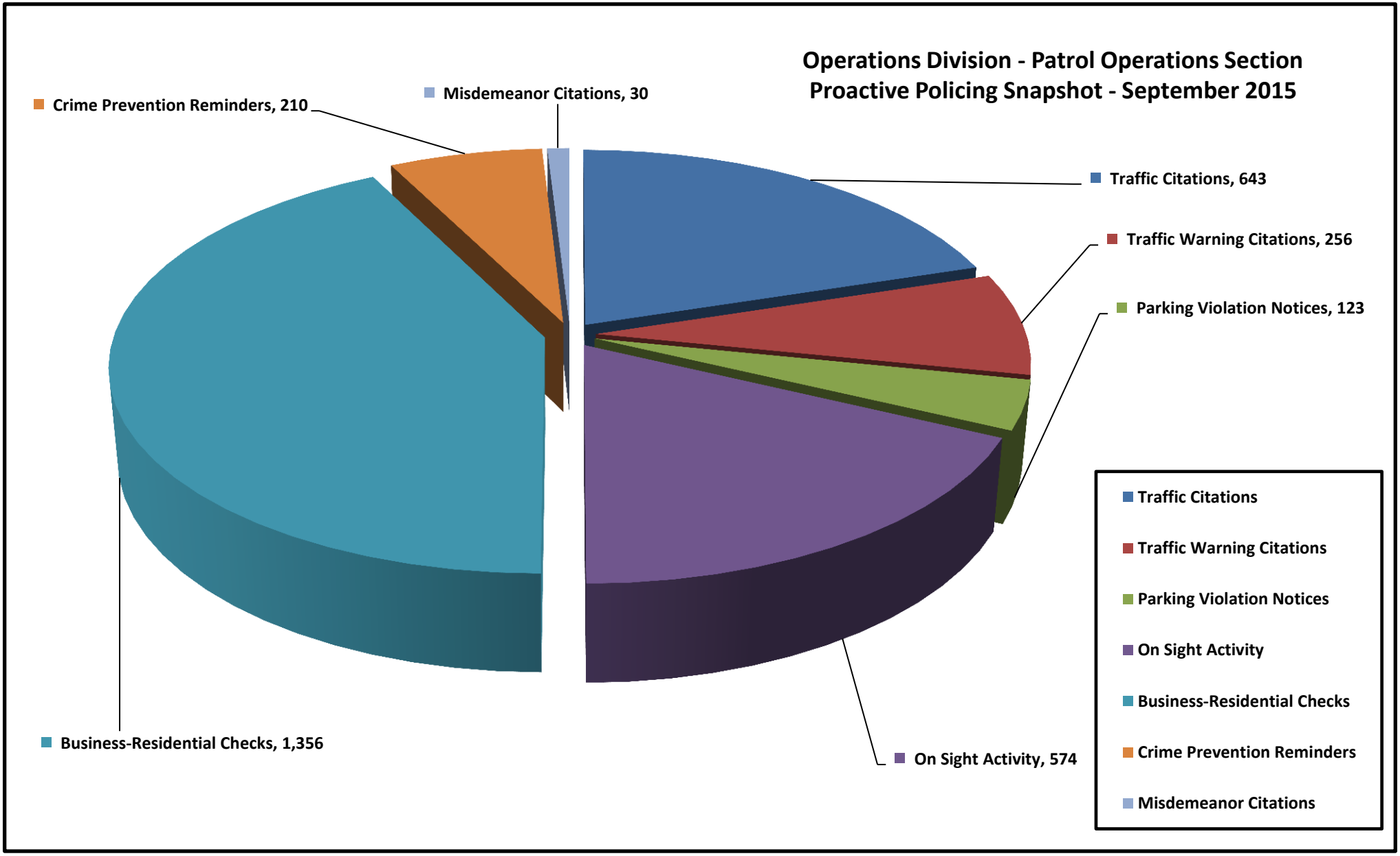
	2007	2008	2009	2010	2011	2012	2013	2014	2015
UCR PROPERTY CRIMES	326	424	396	355	331	394	342	326	279

NOTE: 2015 UCR PROPERTY CRIME STATISTICS – JANUARY THROUGH SEPTEMBER
THEFTS INCLUDE ALL THEFT OFFENSES INCLUDING BURGLARY VEHICLE

Operations Division

SUMMARY – OPERATIONS DIVISION PATROL OPERATIONS SECTION			
PROACTIVE POLICE ACTIVITIES	3,192	YEAR TO DATE TOTAL	30,547
CALLS FOR SERVICE & 911 CALLS	408	YEAR TO DATE TOTAL	3,851
FELONY ARRESTS	8	YEAR TO DATE TOTAL	89
MISDEMEANOR ARRESTS	57	YEAR TO DATE TOTAL	706
WARRANT ARRESTS	59	YEAR TO DATE TOTAL	645
MUNICIPAL COURT CITATIONS	673	YEAR TO DATE TOTAL	7,395
WARNING CITATIONS	256	YEAR TO DATE TOTAL	2,465
BRIEFINGS, ESCORTS & DEPARTMENT TOURS	3	YEAR TO DATE TOTAL	27


Operations Division - Patrol Operations Section
Enforcement Snapshot - September 2015
Curfew Violation Arrests, 10
Arrests on Calls, 16
Arrests on Sight, 46
Felony Arrests, 8
Misdemeanor Arrests, 57
Warrant Arrests, 59
Felony Arrests
Misdemeanor Arrests
Warrant Arrests
Curfew Violation Arrests
Arrests on Calls
Arrests on Sight


Operations Division - Patrol Operations Section
Proactive Policing Snapshot - September 2015
Crime Prevention Reminders, 210
Misdemeanor Citations, 30
Traffic Citations, 643
Traffic Warning Citations, 256
Parking Violation Notices, 123
Business-Residential Checks, 1,356
On Sight Activity, 574
Traffic Citations
Traffic Warning Citations
Parking Violation Notices
On Sight Activity
Business-Residential Checks
Crime Prevention Reminders
Misdemeanor Citations

SUMMARY – OPERATIONS DIVISION
PATROL OPERATIONS SECTION - K-9 UNIT
OFFICER M. HERNANDEZ & MARSHALL

CATEGORY	SEPTEMBER 2015	YEAR TO DATE
TRAINING HOURS	80	259
WINDCREST POLICE DEPARTMENT CALLOUTS	0	2
OUTSIDE AGENCY CALLOUTS	0	5
VEHICLES-BUILDINGS SEARCHED	0	10
ARRESTS	1	64
CITATIONS	26	446
PRESENTATIONS – DEMONSTRATIONS	0	2

SUMMARY – OPERATIONS DIVISION
PATROL OPERATIONS SECTION - K-9 UNIT
OFFICER T. LINDSEY & FRISCO

CATEGORY	SEPTEMBER 2015	YEAR TO DATE
TRAINING HOURS	30	356
WINDCREST POLICE DEPARTMENT CALLOUTS	1	2
OUTSIDE AGENCY CALLOUTS	1	1
VEHICLES-BUILDINGS SEARCHED	8	36
ARRESTS	3	44
CITATIONS	47	385
PRESENTATIONS – DEMONSTRATIONS	0	2

SUMMARY – DEPARTMENTAL TRAINING

DATE	TOPIC	PRESENTATION	MEMBER(S)	TRAINING PROVIDER	INSTRUCTOR	HOURS
09/11/15	RANGE QUALIFICATION ASP BATON	RANGE CLASSROOM	I. OCANAS	WPD	R.REYES	12
TOTAL TRAINING HOURS CURRENT MONTH						**12**
					TOTAL TRAINING HOURS YEAR TO DATE	**513**

We do not rise to the level of our expectations...we fall to the level of our training.

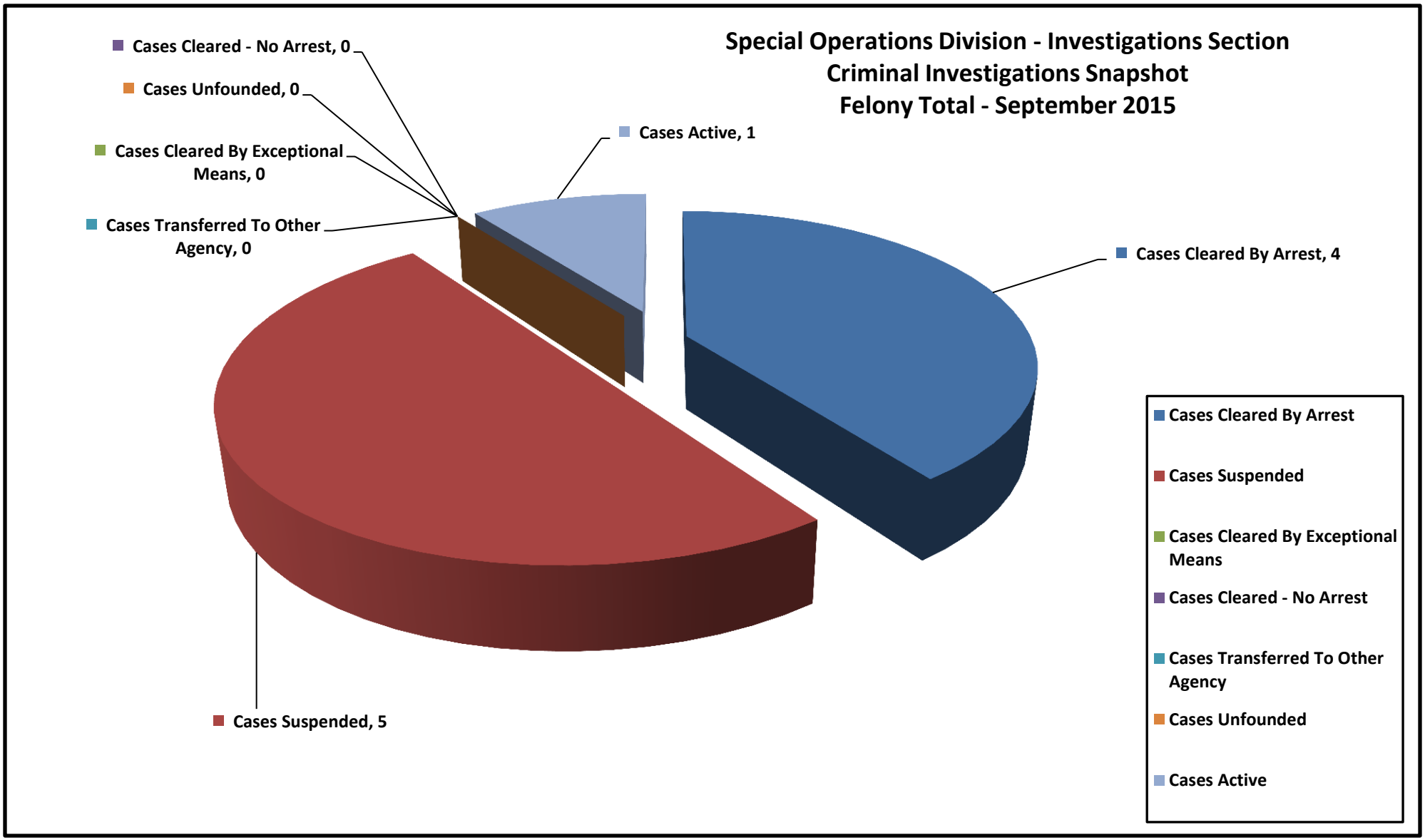
- Archilochus, Greek Soldier, 650 BC

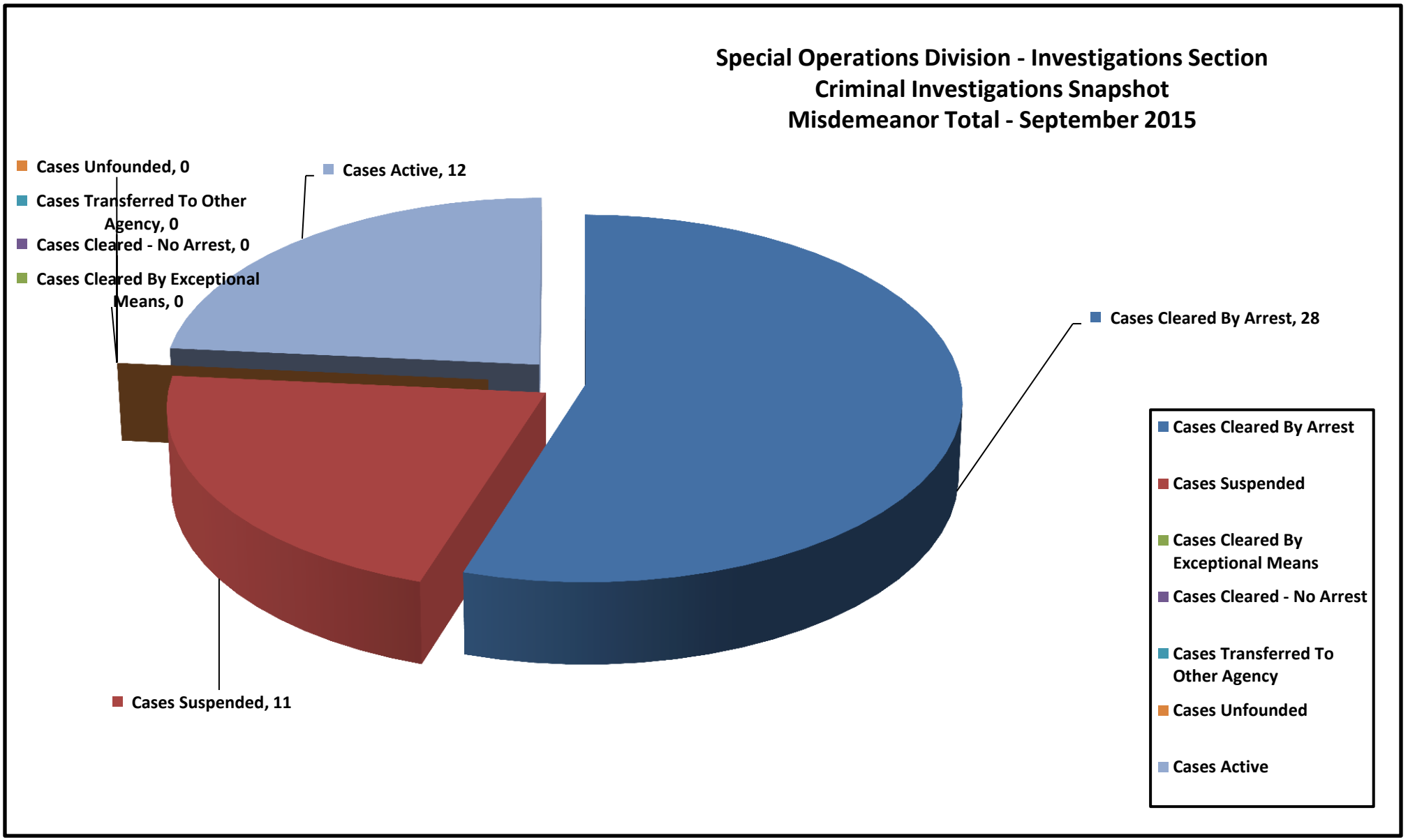
SUMMARY – OPERATIONS DIVISION VEHICLE FLEET

2015	WINDCREST POLICE DEPARTMENT OPERATIONS FLEET MONTHLY REPORT - SEPTEMBER 2015															MONTHLY TOTAL
	816	**850**	**221**	**222**	**223**	**301**	**302**	**303**	**304**	**305**	**403**	**404**	**501**	**502**	**CP**	
JANUARY	572	2,163	1,726	1,190	1,770	1,883	1,623	1,008	1,538	901	749	939	REPLACES UNIT 816	REPLACES UNIT 850	99	16,161
FEBRUARY	822	969	1,784	1,480	313	1,442	1,148	1,789	1,927	1,128	1,273	SHOP			103	14,178
MARCH	1,163	716	1,541	1,415	0	1,615	1,721	2,161	1,477	658	844	1,300			466	15,077
APRIL	1,143	829	1,717	1,496	572	1,670	1,359	1,268	1,391	508	843	908			381	14,085
MAY	821	887	1,195	1,498	1,758	1,292	1,442	506	1,062	667	1,568	797			572	14,065
JUNE	636	551	1,299	1,407	1,681	1,118	1,566	1,234	1,578	1,223	647	568		1,320	394	15,222
JULY	525	REPLACED BY UNIT 502	1,930	2,142	1,688	1,535	1,956	1,502	1,042	657	1,152	546	815	1,560	451	17,501
AUGUST	REPLACED BY UNIT 501		1,874	1,861	2,017	0	1,996	1,744	0	1,457	0	525	1,370	1,080	518	14,442
SEPTEMBER			1,798	1,476	1,194	27	1,231	424	236	1,498	2,039	203	1,641	1,040	455	13,262
OCTOBER																
NOVEMBER																
DECEMBER																
TOTAL MILES YEAR TO DATE	**5,682**	**6,115**	**14,864**	**13,965**	**10,993**	**10,582**	**14,042**	**11,636**	**10,251**	**8,697**	**9,115**	**5,786**	**3,826**	**5,000**	**3,439**	**133,993**
TOTAL MILEAGE	98,136	81,956	60,956	50,084	46,629	49,301	42,563	24,240	18,754	15,002	15,535	14,786	2,826	5,000	76,240	
YEAR	2008	2008	2012	2012	2012	2013	2013	2013	2013	2013	2014	2014	2015	2015	2005	
MAKE	FORD	FORD	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	CHEVROLET	FORD	
MODEL	CROWN VICTORIA	CROWN VICTORIA	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAHOE	TAURUS	
FLEET ASSIGNMENT	PATROL OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS K9	PATROL OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS	OPERATIONS	OPERATIONS	PATROL OPERATIONS	PATROL OPERATIONS K9	CITIZENS' PATROL	

Special Operations Division

SUMMARY - SPECIAL OPERATIONS DIVISION INVESTIGATIONS SECTION		
CATEGORY	**SEPTEMBER 2015**	**YEAR TO DATE**
CLEARED BY ARREST (FELONY)	4	53
CLEARED BY ARREST (MISDEMEANOR)	28	227
SUSPENDED (FELONY)	5	44
SUSPENDED (MISDEMEANOR)	11	139
CLEARED BY EXCEPTIONAL MEANS (FELONY)	0	1
CLEARED BY EXCEPTIONAL MEANS (MISDEMEANOR)	0	4
CLEARED NO ARREST (FELONY)	0	0
CLEARED NO ARREST (MISDEMEANOR)	0	0
TRANSFERRED TO OTHER AGENCY (FELONY)	0	1
TRANSFERRED TO OTHER AGENCY (MISDEMEANOR)	0	0
UNFOUNDED (FELONY)	0	5
UNFOUNDED (MISDEMEANOR)	0	2
ACTIVE (FELONY)	1	25
ACTIVE (MISDEMEANOR)	12	132
TOTAL CASES INVESTIGATED	61	633
INVESTIGATORS ASSIGNED	3	


Special Operations Division - Investigations Section
Criminal Investigations Snapshot
Felony Total - September 2015
Cases Cleared - No Arrest, 0
Cases Unfounded, 0
Cases Cleared By Exceptional Means, 0
Cases Transferred To Other Agency, 0
Cases Active, 1
Cases Cleared By Arrest, 4
Cases Suspended, 5
Cases Cleared By Arrest
Cases Suspended
Cases Cleared By Exceptional Means
Cases Cleared - No Arrest
Cases Transferred To Other Agency
Cases Unfounded
Cases Active


Special Operations Division - Investigations Section
Criminal Investigations Snapshot
Misdemeanor Total - September 2015
Cases Unfounded, 0
Cases Transferred To Other Agency, 0
Cases Cleared - No Arrest, 0
Cases Cleared By Exceptional Means, 0
Cases Active, 12
Cases Cleared By Arrest, 28
Cases Suspended, 11
Cases Cleared By Arrest
Cases Suspended
Cases Cleared By Exceptional Means
Cases Cleared - No Arrest
Cases Transferred To Other Agency
Cases Unfounded
Cases Active

SUMMARY – SPECIAL OPERATIONS DIVISION VEHICLE FLEET

2015	WINDCREST POLICE DEPARTMENT SPECIAL OPERATIONS FLEET MONTHLY REPORT -SEPTEMBER 2015										MONTHLY TOTAL
	513	601	604	711	712	813	814	401	402	P25	
JANUARY	348	1,350	169	6	1,271	793	827	1,872	425	667	7,728
FEBRUARY	407	1,378	90	0	1,552	737	728	2,054	656	677	8,279
MARCH	293	1,355	1,100	0	1,893	701	366	866	359	776	7,709
APRIL	557	1,048	345	46	972	973	511	1,583	455	727	7,217
MAY	247	706	33	0	1,307	1,436	687	657	415	778	6,266
JUNE	20	2	0	4	1,245	2,077	708	461	240	694	5,431
JULY	0	457	22	15	1,282	2,180	792	918	390	690	6,267
AUGUST	0	303	0	53	545	2444	797	581	456	498	5677
SEPTEMBER	0	469	717	60	225	2123	871	698	394	633	6190
OCTOBER											0
NOVEMBER											0
DECEMBER											0
TOTAL MILES YEAR TO DATE	**1,872**	**6,611**	**2,454**	**184**	**10,292**	**13,464**	**6,287**	**9,690**	**3,790**	**6,140**	**60,764**
TOTAL MILEAGE	115,559	68,718	57,917	93,846	112,500	72,746	70,587	25,240	6,840	67,840	
YEAR	2005	2006	2006	2007	2007	2008	2008	2014	2014	2007	
MAKE	FORD	FORD	FORD	FORD	FORD	FORD	FORD	CHEVROLET	CHEVROLET	FORD	
MODEL	CROWN VICTORIA	TAURUS	TAURUS	CROWN VICTORIA	CROWN VICTORIA	EXPLORER	EXPLORER	TAHOE	TAHOE	F150	
FLEET ASSIGNMENT	SPECIAL OPERATIONS	SPECIAL OPERATIONS	SPECIAL OPERATIONS	SPECIAL OPERATIONS	WARRANTS	SPECIAL OPERATIONS	SPECIAL OPERATIONS	WARRANTS	SPECIAL OPERATIONS	ANIMAL CONTROL	

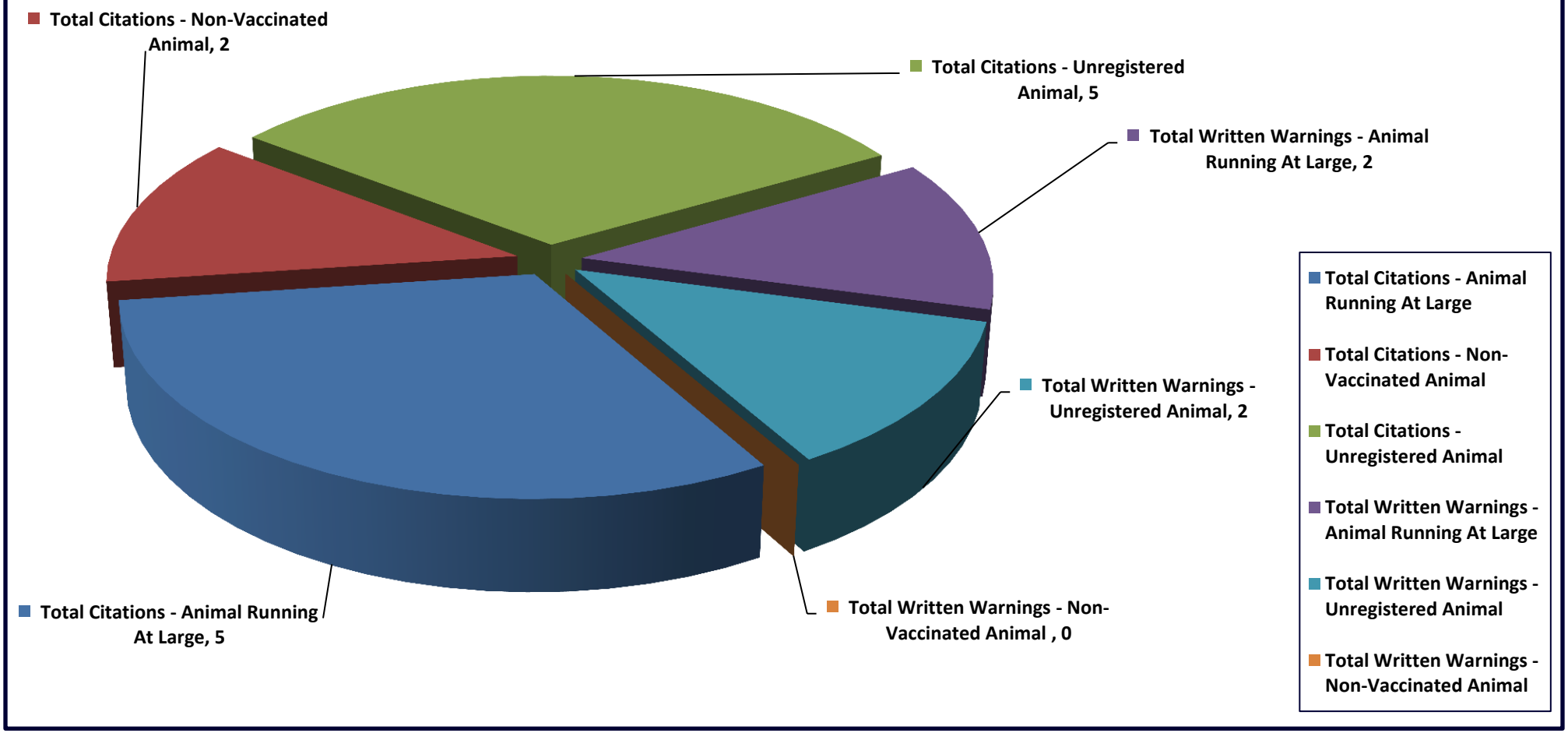
SUMMARY – SPECIAL OPERATIONS DIVISION – INVESTIGATIONS SECTION
ANIMAL CARE & CONTROL UNIT

	SEPTEMBER	YEAR TO DATE
Calls for service	50	365
Business Hours	44	315
Non Business Hours	6	48
Dispatched Calls	42	278
Calls from Citizens	5	52
Self Initiated	3	34
Number of dogs quarantined	4	14
Number of dogs retrieved	14	130
Number of dogs returned to owner by Animal Control	12	83
Number of dogs taken to Animal Defense League	0	0
Number of dogs taken to Humane Society of San Antonio	0	0
Number of dogs adopted out	1	48
Number of dogs fostered	0	5
Number of dogs euthanized	1	5
Number of dogs which died from disease or unknown illness	1	2
Number of dogs taken to Alamo Heights Kennel Club	2	29
Number of dogs still at Alamo Heights Kennel Club	1	31
Number of dogs retumed to owner by Alamo Heights Kennel Club	0	0
Number of dog taken to Broadway Oaks	0	17
Number of calls for dogs running at large but were neither Found or caught:	4	55
Number of dogs which had tags	4	26
Number of dogs with microchip	5	24
Number of cats sterilized	3	20

SUMMARY – SPECIAL OPERATIONS DIVISION – INVESTIGATIONS SECTION
ANIMAL CARE & CONTROL UNIT

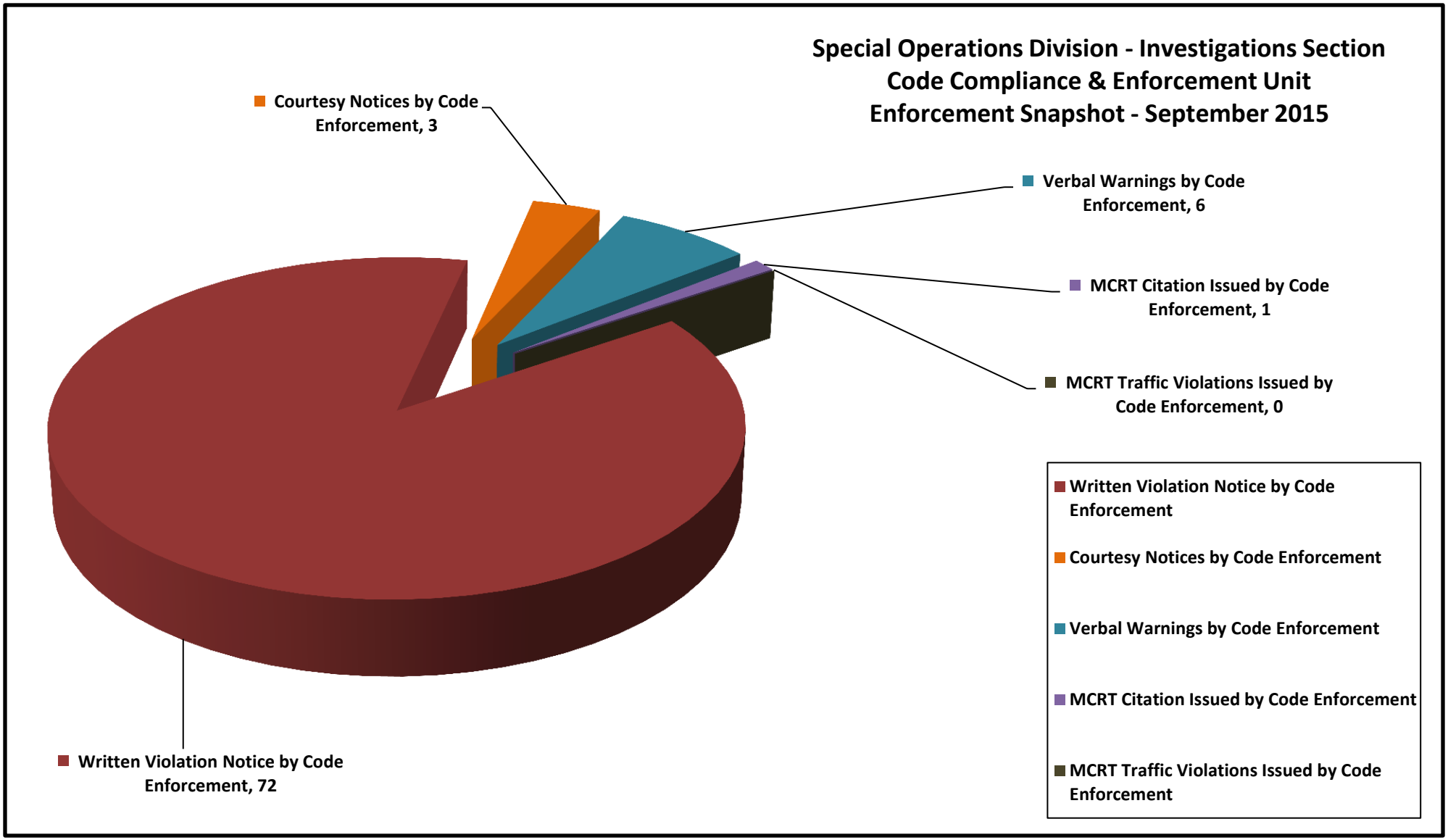
Number of deceased animals disposed:			
Cats	5		14
Possum	3		19
Raccoon	0		3
Skunks	4		18
Squirrels	3		17
Deer	1		1
Dog	0		2
Duck	0		2
Owl	0		2
Snake	0		0
Dove	0		2
Turtle	0		0
Number of citations Written for Animal Running At Large	**5**		**20**
Number of Citations for not having animal vaccinated	**2**		**13**
Number of citations for not having animal registered	**5**		**16**
Number of Written Warnings issued for Animal Running At Large	**2**		**24**
Number of Written Warnings issued for failure to Register Animal	**2**		**5**
Number of Written Warnings issued for not having Animal Vaccinated	**0**		**0**
Total cost for animal care for the month	**$952.47**		**$35,797.95**

Support Services Division - Animal Care and Control Unit
Enforcement Snapshot - September 2015

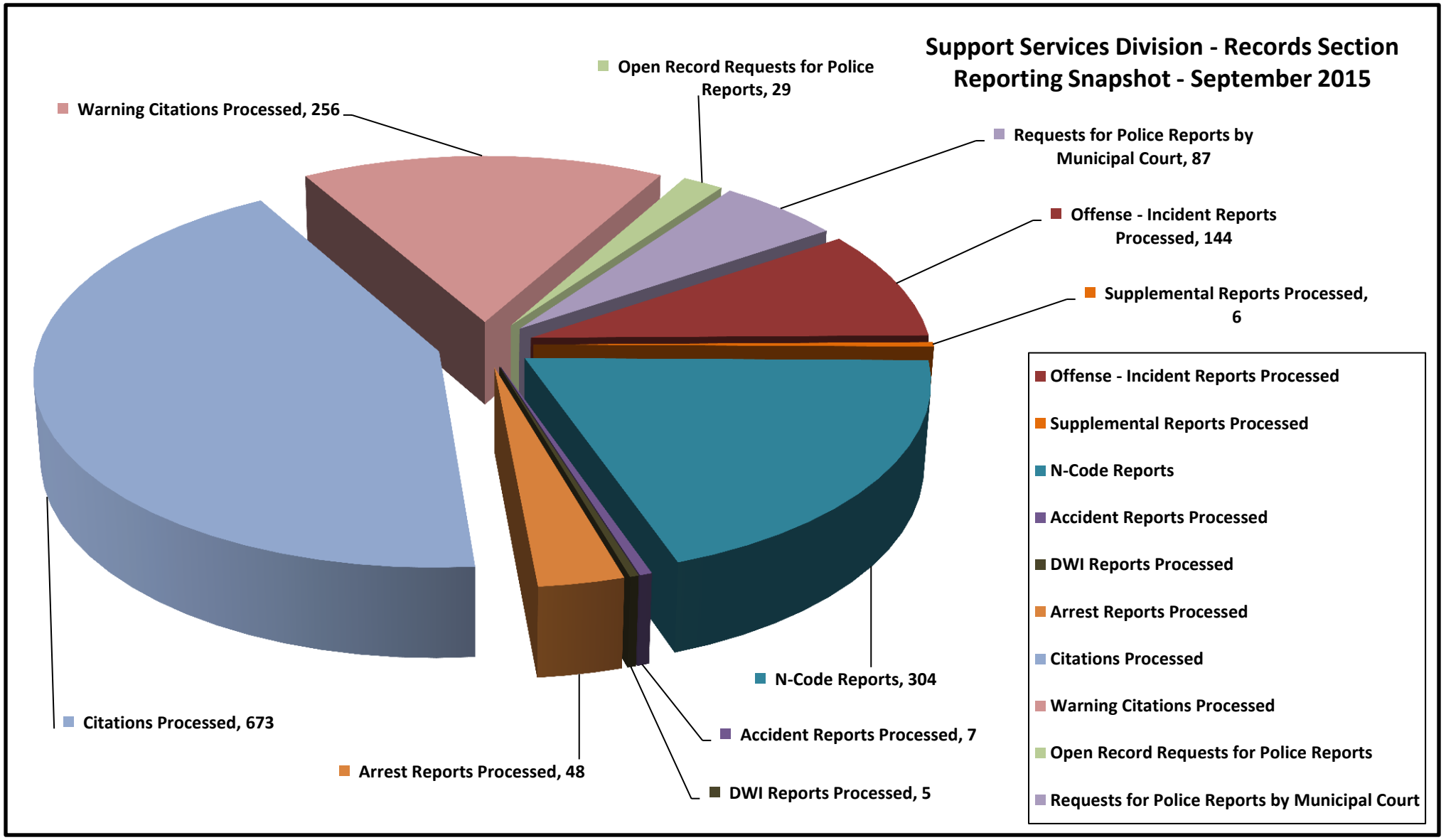


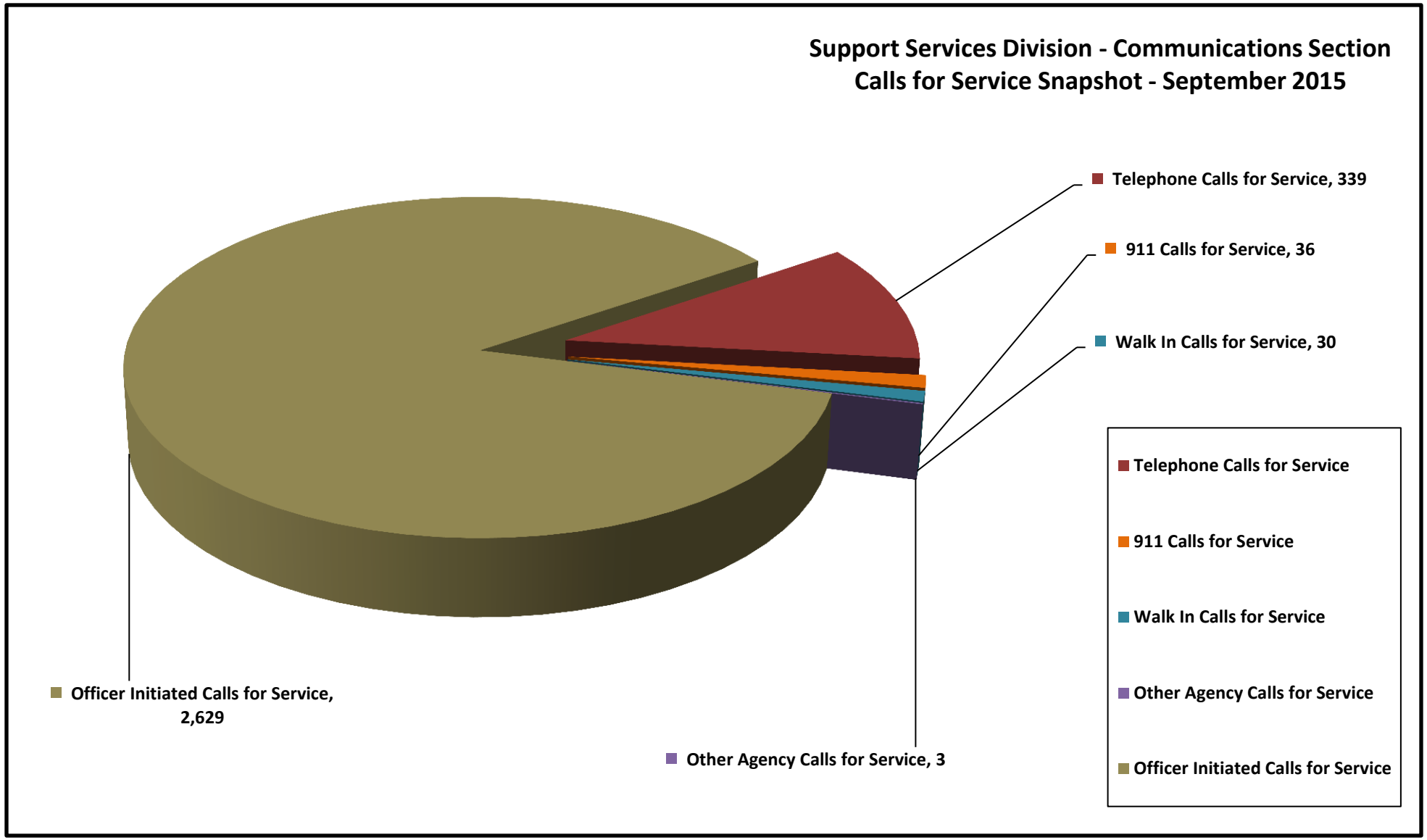
SUMMARY – SPECIAL OPERATIONS DIVISION – INVESTIGATIONS SECTION
CODE COMPLIANCE AND ENFORCEMENT UNIT

CITY CODE VIOLATIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Parking Violation	0	2	1	0	0	0	0	0	1				4
Dog's running at large	0	0	0	0	0	0	0	0	0				0
Animal Registration	0	0	0	0	0	0	0	0	0				0
Animal Waste disposal	0	0	0	0	0	0	0	0	0				0
Animal Control Ordinance - Other	0	0	0	0	0	0	0	0	0				0
Weeds - Grass - Vegetation Front	2	24	37	68	32	2	2	4	6				177
Weeds - Grass - Vegetation Alleyway	2	24	37	68	32	2	8	4	6				183
Vacated Property	0	0	0	0	0	0	0	0	0				0
Littering Street	0	1	1	0	0	0	0	0	0				2
Littering Alley	2	1	1	0	0	0	1	0	0				5
Barking Dog	0	0	0	0	0	0	0	0	0				0
No Alarm Permit	0	0	1	1	0	1	0	0	0				3
No Building Permit	2	0	8	1	1	3	0	3	5				23
Street for storage parking - Vehicle on Street	2	3	1	0	2	4	2	1	2				17
Junk Vehicle	2	1	2	1	9	1	0	5	8				29
Vehicles on grass	0	0	1	0	3	1	2	2	1				10
Recreational Vehicle - Boat - Trailer on Driveway-Street	0	0	1	1	6	3	0	9	4				24
Health and Sanitation	1	1	11	0	5	3	5	1	1				28
Overhanging tree limbs Street-Alley	0	16	0	11	2	7	41	15	6				98
Bandit Signs	18	21	23	3	7	5	7	21	12				117
Stagnant Pool Water	0	0	1	2	1	2	1	1	0				8
Solicitors	0	0	2	0	0	0	2	2	0				6
Refusal to pay Solid Waste - Refuse Collection	0	0	0	0	2	0	0	0	0				2
Vision Clearance - Obstruction of Intersection	0	0	0	0	1	0	1	1	0				3
Obstruction of Streets and Roadways	0	0	0	0	0	0	13	0	6				19
Unsightly - Unsanitary Conditions	6	3	0	1	19	3	1	9	8				50
No Garage - Estate Permit	0	1	0	0	0	0	0	0	0				1
Teen Curfew	0	0	0	0	0	0	0	0	0				0
Regulation of Use of Drainage Ditches	0	0	0	0	0	0	0	0	0				0
Graffiti and Tools	0	0	1	0	0	0	2	3	1				7
Noise Nuisance	0	1	0	0	0	0	0	1	0				2
Swimming Pools to be Enclosed by Fence	0	0	0	0	0	1	0	0	0				1
Business Sign Maintenance	0	0	4	0	0	0	2	4	0				10
Screening of Refuse Storage Areas	1	0	0	0	2	0	0	5	1				9
Sign Ordinance Violation	2	2	4	0	1	1	1	2	2				15
Business Checks	8	5	6	0	3	2	0	14	2				40
Building - Residential - Fire-Property Maintenance Code Violations	0	2	16	4	15	9	2	10	3				61
City Park Violations	0	0	0	0	0	1	0	0	0				1
							0						
Total Issues Addressed	48	108	159	160	143	50	93	117	75				**953**
Written Notice by Code Enforcement	22	75	136	157	140	45	86	112	72				**845**
Courtesy Notices by Code Enforcement	0	7	0	0	0	0	0	0	3				**10**
Verbal Warnings by Code Enforcement	18	21	23	3	3	5	7	5	6				**91**
MCRT Citation Issued by Code Enforcement	1	1	0	17	4	0	0	0	1				**24**
MCRT Traffic Violations Issued by Code Enforcement	1	0	0	0	1	0	0	0	0				**2**
Total Enforced	40	103	159	160	143	50	93	117	82				**947**


Special Operations Division - Investigations Section
Code Compliance & Enforcement Unit
Enforcement Snapshot - September 2015
Courtesy Notices by Code Enforcement, 3
Verbal Warnings by Code Enforcement, 6
MCRT Citation Issued by Code Enforcement, 1
MCRT Traffic Violations Issued by Code Enforcement, 0
Written Violation Notice by Code Enforcement, 72
Written Violation Notice by Code Enforcement
Courtesy Notices by Code Enforcement
Verbal Warnings by Code Enforcement
MCRT Citation Issued by Code Enforcement
MCRT Traffic Violations Issued by Code Enforcement

Support Services Division


Support Services Division - Records Section
Reporting Snapshot - September 2015
Open Record Requests for Police Reports, 29
Warning Citations Processed, 256
Requests for Police Reports by Municipal Court, 87
Offense - Incident Reports Processed, 144
Supplemental Reports Processed, 6
N-Code Reports, 304
Accident Reports Processed, 7
DWI Reports Processed, 5
Arrest Reports Processed, 48
Citations Processed, 673
Offense - Incident Reports Processed
Supplemental Reports Processed
N-Code Reports
Accident Reports Processed
DWI Reports Processed
Arrest Reports Processed
Citations Processed
Warning Citations Processed
Open Record Requests for Police Reports
Requests for Police Reports by Municipal Court


Support Services Division - Communications Section
Calls for Service Snapshot - September 2015
Telephone Calls for Service, 339
911 Calls for Service, 36
Walk In Calls for Service, 30
Officer Initiated Calls for Service, 2,629
Other Agency Calls for Service, 3
Telephone Calls for Service
911 Calls for Service
Walk In Calls for Service
Other Agency Calls for Service
Officer Initiated Calls for Service

WINDCREST
Police Department
Trunk or Treat
Halloween
Spooktacular
Saturday, October 31st
6:00 p.m. to 9:00 p.m.
While Supplies Last!
Windcrest City Hall
8601 Midcrown Dr.
Lots of Safe Halloween Fun, Candy & Treats!
HAVE A SAFE & HAPPY HALLOWEEN!
Windcrest Police Department
"Protecting the City of Lights" ©

WINDCREST
Police Department
Halloween
Safety Tips
• Carry and use a flashlight
• Walk, do not run
• Stay on sidewalks
• Beware of strangers
• Stay in familiar neighborhoods
• Don't cut across yards or driveways
• Wear clothing with reflective tape
• Costume shoes should always fit
• Avoid wearing masks while walking from house to house
• Don't go trick-or-treating alone...always stay together
• Cross only at corners & obey all traffic signals
• Accept treats at the doorway...Never go inside any houses
• Only approach houses with lights on
• Never eat candy or treats until inspected by a parent
HAVE A SAFE & HAPPY HALLOWEEN!
Windcrest Police Department
"Protecting the City of Lights"
©

RESPECTFULLY SUBMITTED TO THE CITY COUNCIL THROUGH THE CITY MANAGER

A.O. "Al" Ballew
Chief of Police

October 19, 2015
Date

Please contact me with any questions concerning this report.
This reporting is required by the City of Windcrest Charter δ5.02.3(h).

WINDCREST PUBLIC WORKS HIGHLIGHTS SEPTEMBER 2015

1. ***Continued trimming trees through out the city and around city Facilities.***
2. ***Cleaned out the concrete drain behind the IHOP and Discount tires. The PW crew hand dug out all the weeds and trees growing in the Drainage area.***
3. ***Trenched out ground behind concrete apron located on Windfield and Rocklyn Lane. This was done to allow better flow of water out of the street and into the drainage canal.***
4. ***New Double arrow sign was installed at Winfield and Rocklyn Lane to replace old, faded sign.***
5. ***Several street signs were replaced to comply with state mandate.***
6. ***Repaired concrete and asphalt alley behind Corto Circle.***
7. ***Applied copper sulfate to ponds to be rid of floating algae.***

Windcrest Public Works Monthly Report

	September 2015	Fiscal YTD 2014-2015
Duties: September 2015	Hours	Hours
1. Pool Maintenance	26	708
2. Facility Repair / Maintenance	78	2,423
3. Landscaping	326	6,929
4. Job Education	0	188
5. Restrooms/ Park Trash	44	920
6. Pot Holes/ Alley Repair	32	1,072
7. Weed Spraying	24	272
8. Mowing/ Edging	300	6,235
9. Street Sweep	168	3,232
10. Watering City	44	1,043

	Hours	Hours
11. Tree Trimming and Chipping	232	1,836
12. Car Wash	8	57
13. Yard Clean up	16	442
14. Signage Replacement & Repair	32	606
15. Clean and repair Equipment	24	406
16. Mechanic	176	3,481
17. Miscellaneous	22	423
18. Painting Curbs / City	24	204
19. Overtime	88	440
20. Doggy Pod install	N/A	N/A
21. Button install	0	12
22. Replace basketball goals	N/A	N/A
23. Drain Windy Hollow Pond	N/A	N/A
24. B.B.Q. repair	N/A	N/A
25. Drainage Repair	168	584
26. Christmas Tear-down		562
27. Christmas Set-up	0	1,123
28. Building of Storage	0	0
29. Pick Trash/ City Wide	132	2,545
TOTAL HOURS WORKED	**1,852**	**35,743**

WINDCREST
TEXAS

Post Office Report for the Month of September 2015

Highlights

1. Total sales for September 2015 were $64,013.00. That includes all postage stamps/meter postage and money order fees.
2. Our local Post Office supervisor came by and conducted a monthly Audit and was happy with the production of our Post Office.
3. In a continuing effort to train, I have been viewing training videos/pamphlets as supplied by the post office and passing them along to other clerks.

Goals

1. In the coming months we will implement suggestions made from Post office officials during their recent visit.
2. As always, our ultimate goal is to provide the citizens of Windcrest with a Post Office that is clean and efficiently run.

.

Respectfully submitted to City Council, through the City Manager.

SIGNATURE *October 04, 2015*
DATE

David Rodulfo Post Office Supervisor

Please contact me with any questions concerning this report 655-0022 ext. 2430

This reporting is required by the City of Windcrest Charter § 5.02.3(h

WINDCREST
ECONOMIC DEVELOPMENT CORPORATION

Windcrest Economic Development Corporation
8601 Midcrown
Windcrest, Texas 78239
210.655.0022 x2160

Robert Colunga WEDC Executive Director

WEDC Report for Month of September, 2015

1. Completing with Drury, TXDOT and possible tenant on final stages of lease agreement and development of the pad site, changes to plat and TXDOT for IH35 access road issues.
2. Conducting Pre-Construction meetings with engineers, staff, inspectors and utilities on three new developments and working with city staff on possible items requiring council approval.
3. Working to finalize new businesses and movement of businesses in Windcrest. (Celebrate Dental, CD Exchange, UPS Store, Premier High School, Whataburger, Dunkin Donuts & Pollo Tropical)
4. Completing annual review of the WEDC, State of the EDC
5. Working with Rackspace on possible new business located on the former Windsor Park Mall Area.
6. Meeting with Lipscomb/Busby on new development in the 111 acre area
7. Approved Casa Bunch, LLC & Dunkin Donuts of Storefront Improvement Program.
8. Working on the IH35 Project with developers, investors and legal to finalize the development in Windcrest.
9. Working with Stratford Land on the sale of property on 111 acres.
10. Working with East Group Properties on their portion of land purchased from Stratford Land and development of the additional 22 acres and possible other developments in Windcrest.
11. Working the Weitzman Group on matters concerning the development of their property and two possible additions (Pollo Tropical & ???).
12. Working with CASA Bunch & UPS Store on the development of their new location on Walzem Road.

Kelly Hamilton – Marketing & PR Analyst for the City of Windcrest/WEDC

Report for September 2015

1. Completion of the October Newsletter
2. Website and Social media updates – Personnel updates, event promotion, keeping residents current on Crack seal and paving project work
3. Newsletter Committee meetings re upcoming events and PR involvement. Light Up meetings and inventory assessments with Public Works – Order replacement Lights. Tee-shirt design for Lightup. Tents, lighting, confirmed. Coordinating with Chief Brown re Santa & Mrs. Claus' bay. Confirmed 3 school choirs for Light Up ceremony (WC Elem, Roosevelt & SWT Jr Choir)
4. Promote, Attend and photograph Dunkin Donuts Opening
5. Ongoing work on State of the City presentation with R.Colunga. Collect information, take photographs, layout presentation.
6. Update WC mailing address with Alamo. Multiple mailers created and sent.
7. Promote and Photograph NNO & 10/16 Bald for Breast Cancer fundraiser
8. Work with YMCA on their 11/7 Charity Golf Tournament held at WCGC. We are continuing our support with a $1000 contribution.

SpawGlass MECHANICAL

Building Services

SpawGlass Building Services

4909 E. Grimes, Ste. 116 - Harlingen, Texas 78550 - Phone 956-412-9880
Answering Service - 877-206-0944

Proposal

October 12, 2015

Rafael Castillo
City of Windcrest
8601 Midcrown Road
Windcrest, Texas 78239

Re: **(Brook Falls Park) Remove and install new concrete sidewalks as shown on plans**

SpawGlass Job No.: **3016510.03**

Address of Repair: **8611 Wind Rock**
San Antonio, TX 78239

TXMAS Contract No: **14-560110**

Dear Mr. Castillo,

SpawGlass Contractors, Inc. is pleased to offer our proposal to perform the scope as described in the following inclusions:

I. INCLUSIONS

We have estimated:

1) Install construction fence
2) Install silt fence
3) Saw cut and remove all existing concrete sidewalk (4,629 square feet)
4) Compact base
5) Form and pour 6 inch thick 4000psi concrete with 2 inch sand base and #4 rebar (5,224 square feet)
6) Form and pour new ADA ramps
7) Striping as per plans
8) Clean up work area

Cost of Repair	$ 121,680.21
TXMAS Fee (1.5228%)	$ 1,852.95
Total Cost of Repair	$ 123,533.16

II. EXCLUSIONS

1) Any additional areas needing repair
2) Building permits by owner if required
3) Tax

III. OWNER-SUPPLIED

1) Restrooms
2) Utilities

IV. ADDITIONAL COMMENTS

1) Please allow 24 days to complete project

Any work performed outside of this scope of work is to be considered a change order and paid in addition to the stated contract amount. This offer is subject to arrangements being made, which are satisfactory to Contractor, for payment of the contract sum and security thereof.

Note: This proposal is valid for thirty (30) days only.

Justin Calvin — 10/15/2015
Justin Calvin — Date
SpawGlass Contractors, Inc.

Rafael Castillo — Date
City of Windcrest

WINDCREST
TEXAS

RESOLUTION NO. 2015-563(R)

A RESOLUTION ACCEPTING THE PROPOSAL OF SPAWGLASS BUILDING SERVICES FOR THE REMOVAL AND INSTALLATION OF NEW CONCRETE SIDEWALKS AT BROOK FALLS PARK IN THE AMOUNT OF $123,533.16

WHEREAS, the Parks and Recreation Committee recommended the removal and installation of new concrete sidewalks at Brook Falls Park; and

WHEREAS, the City of Windcrest received a favorable proposal from SpawGlass Building Services based upon Buy Board pricing for such work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS that the proposal of SpawGlass Building Services in the amount of $123,533.16 is determined to be a favorable proposal for the removal and installation of new concrete sidewalks at Brook Falls Park so that said proposal is hereby accepted and the City Manager's execution of said proposal is hereby ratified.

PASSED AND APPROVED this the ____ day of _____, 2015.

_____
ALAN E. BAXTER, MAYOR

ATTEST:

_____
KELLY RODRIGUEZ, CITY SECRETARY

APPROVED AS TO FORM:

_____
MICHAEL S. BRENAN, CITY ATTORNEY

SpawGlass MECHANICAL

Building Services

SpawGlass Building Services

4909 E. Grimes, Ste. 116 - Harlingen, Texas 78550 - Phone 956-412-9880
Answering Service - 877-206-0944

Proposal

October 15, 2015

Rafael Castillo
City of Windcrest
8601 Midcrown Road
Windcrest, Texas 78239

Re: **(Autumn Sunset Park) remove and install new concrete sidewalks as shown on plans**

SpawGlass Job No.: **3016510.02**

Address of Repair: **8611 Wind Rock**
San Antonio, TX 78239

TXMAS Contract No: **14-560110**

Dear Mr. Castillo,

SpawGlass Contractors, Inc. is pleased to offer our proposal to perform the scope as described in the following inclusions:

I. INCLUSIONS

We have estimated:

1) Install construction fence
2) Install silt fence
3) Saw cut and remove all existing sidewalk (4,629 square feet)
4) Compact base
5) Form and pour 6 inch thick 4000psi concrete with 2 inch sand base and #4 rebar (7,980 sqft)
6) Form and pour new ADA ramps
7) Striping as per plans
8) Clean up work area

Cost of Repair	$ 135,798.15
TXMAS Fee (1.5228%)	$ 2,067.93
Total Cost of Repair	$ 137,866.08

II. EXCLUSIONS

1) Any additional areas needing repair
2) Building permits by owner if required
3) Tax

III. OWNER-SUPPLIED

1) Restrooms
2) Utilities

Any work performed outside of this scope of work is to be considered a change order and paid in addition to the stated contract amount. This offer is subject to arrangements being made, which are satisfactory to Contractor, for payment of the contract sum and security thereof.

Note: This proposal is valid for thirty (30) days only.

Justin Calvin — 10/15/2015
Justin Calvin — Date
SpawGlass Contractors, Inc.

Rafael Castillo — Date
City of Windcrest

WINDCREST
TEXAS

RESOLUTION NO. 2015-564(R)

A RESOLUTION ACCEPTING THE PROPOSAL OF SPAWGLASS BUILDING SERVICES FOR THE REMOVAL AND INSTALLATION OF NEW CONCRETE SIDEWALKS AT AUTUMN SUNSET PARK IN THE AMOUNT OF $137,866.08

WHEREAS, the Parks and Recreation Committee recommended the removal and installation of new concrete sidewalks at Autumn Sunset Park; and

WHEREAS, the City of Windcrest received a favorable proposal from SpawGlass Building Services based upon Buy Board pricing for such work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS that the proposal of SpawGlass Building Services in the amount of $137,866.08 is determined to be a favorable proposal for the removal and installation of new concrete sidewalks at Autumn Sunset Park that said proposal is hereby accepted and the City Manager's execution of said proposal is hereby ratified.

PASSED AND APPROVED this the ____ day of _____, 2015.

_____
ALAN E. BAXTER, MAYOR

ATTEST:

_____
KELLY RODRIGUEZ, CITY SECRETARY

APPROVED AS TO FORM:

_____
MICHAEL S. BRENAN, CITY ATTORNEY

2015-564(R)

WINDCREST
TEXAS

City Council Agenda Item Report

November 02, 2015

Contact – Chief Al Ballew
aballew@windcrest-tx.gov

Resolution #: 2015-565(R)

SUBJECT: **Deliberation and possible action on a resolution to purchase fifteen (15) XG-75 Portable Police Radios, including required radio accessories.**

---

1. BACKGROUND/HISTORY

The purchase of fifteen (15) Portable XG-75 Police Radios, including required radio accessories with funds from the WCCPD.

2. FINDINGS/CURRENT ACTIVITY

I am requesting to purchase fifteen (15) Portable XG-75 Police Radios, including required radio accessories with funds from the WCCPD which was approved by the WCCPD Board for 1st Quarter FY15-16 purchasing.

3. FINANCIAL IMPACT -

$57,142.35 funding is available from the WCCPD Budget.

4. ACTION OPTIONS/RECOMMENDATION

Staff recommends the Council to approve the purchase of these fifteen (15) Portable XG-75 Police Radios, including required radio accessories.

8105 North Beltline Road
Suite170
Irving, Texas 75063
Tele. 972.550.2302
Fax. 972.550.2364
www.pspc.harris.com

April 3, 2015

Chief A.O. Ballew
Chief of Police
City of Windcrest Police Department
8601 Midcrown Drive
Windcrest, Texas 78239

Dear Chief Ballew:

The City of San Antonio and Bexar County has purchased and installed an Enhanced Digital Access Communications Systems (EDACS) manufactured by M/A-COM, Inc., now known as Harris Corporation. This system provides the critical Public Safety and Public Service communications for agencies throughout Bexar County. The City of Windcrest currently utilizes this communications system.

At this time, EDACS/P25 equipment for this system falls under Harris Corporation intellectual property rights and the proprietary protocols represent a patent, copyright or secret process and are, therefore, currently only available from the manufacturer, Harris Corporation.

Dailey-Wells Communications is the only authorized Harris Corporation Network Solutions Provider to provide system sales and service support throughout the Central, South Central, South and West Texas area. This assignment was made effective December 2002 and does not have an end date. If this status should change at some point in the future you will be notified by Harris Corporation in writing. Orders for Harris Corporation communications equipment, service and associated accessories should be placed through Dailey-Wells Communications.

Thank you for your attention in this matter. Harris Corporation and Dailey-Wells Communications look forward to the opportunity to continue the service and sales support of Harris Communications Systems throughout your area.

Sincerely,

Brian Beatty
Manager Indirect Sales, Harris Corporation

Cc: Jim Sawyer, Director of Sales, Dailey-Wells Communications

WINDCREST
TEXAS

RESOLUTION NUMBER 2015-565(R)

A RESOLUTION APPROVING THE PURCHASE OF PORTABLE XG-75 POLICE RADIOS AND REQUIRED RADIO ACCESSORIES AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT FOR SUCH PURCHASE

WHEREAS, the City Council of Windcrest, finds that it would enhance the public safety to purchase Fifteen (15) Portable XG-75 Police Radios, including required radio accessories with funds from the WCCPD.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Windcrest, Texas, that:

1. The purchase of Portable XG-75 Police Radios with required radio accessories from Dailey-Wells within the budgeted amount of $57,142.35 is hereby approved.

2. The City Manager is authorized to execute all documents related thereto on behalf of the city.

DULY PASSED AND APPROVED, on the ___ day of _____, 2015 at a regular meeting of the City Council of the City of Windcrest, Texas, which meeting was held in compliance with the Open Meetings Act, Tex. Gov't. Code, §551.001, et. seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

_____
Alan Baxter, Mayor

ATTEST:

_____
Kelly Rodriguez, City Secretary

APPROVED:

_____
Michael S. Brenan, City Attorney

Paul E. Allen Co., Inc

1901 Concord Drive
972-355-2509, f 972-355-1857
Flower Mound, TX 75022

QUOTATION

DATE	QUOTATION ...
10/23/2015	2468

NAME / ADDRESS
City of Windcrest Natalia Witmer 8601 Midcrown Windcrest, TX 78239

VALIDITY	TERMS	REP	FOB	PROJECT	EST. SHIPPING
30 Days	Net 30	DF	Jobsite	Brook Falls and Aut...	

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Revised 10-23-15 for (1) less bench and trash			
57-60PL	Bench by DuMor, 6' Long Recycled Plastic Slats in Cedar Color, Cast Ends, Surface Mount, Bronze Powdercoat, INCLUDES FREIGHT.	16	1,063.00	17,008.00T
70-32PL	Trash Container by DuMor, Recycled Plastic Slats in Cedar Color, Poly Lid, 32-Gallon Plastic Liner, Surface Mount, Bronze Powdercoat, INCLUDES FREIGHT.	8	1,046.00	8,368.00T
Upcharge	Upcharge to Change Lid on Trash Container FROM Poly TO Steel, Bronze Powdercoat, Includes Freight.	8	70.00	560.00T
	Subtotal			25,936.00
Discount	5% PRODUCT Discount instead of only 3% Buyboard Discount.		-1,186.00	-1,186.00
	NO SALES TAX: FOR EXEMPT AGENCY		0.00	0.00

THANK YOU. PLEASE CALL WITH ANY QUESTIONS. Debra Finch

TOTAL $24,750.00

Price comparison

Product #	Description	Price 10/23/2015	Price 7/17/2013	Price change (2Y)	Price change 2Y (%)
57-60PL	Bench by DuMor 6' Recycled Plastic Cedar Color, Cast Ends. Includes freight.	1,063.00	936.00	127.00	12.7
70-32PL	Trash container by DuMor, 32 gallon Cedar color, includes freight.	1,046.00	1,007.00	39.00	3.79
Upcharge	Change lid from Poly to steel, Includes freight	70.00	70.00	-	-
Total		2,179.00	2,013.00	166.00	7.92

WINDCREST
TEXAS

RESOLUTION NUMBER 2015-567(R)

A RESOLUTION APPROVING THE PURCHASE OF BENCHES AND TRASH CONTAINERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SUCH PURCHASE

WHEREAS, it would enhance the health, safety and welfare of the citizens of the City of Windcrest to purchase new benches and trash containers; and

WHEREAS, Paul E. Allen Company, Inc. has submitted a proposal in the amount of $24,750.00 for the purchase of such benches and trash containers.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Windcrest, Texas, that the purchase of new benches and trash containers from Paul E. Allen Company, Inc. in the amount of $24,750.00 is hereby approved and the City Manager is authorized to execute a contract for such purchase.

DULY PASSED AND APPROVED, on the ____ day of November, 2015, at a regular meeting of the City Council of the City of Windcrest, Texas, which meeting was held in compliance with the Open Meetings Act, Tex. Gov't. Code, §551.001, et. seq. at which meeting a quorum was present and voting.

_____
Alan Baxter, Mayor

ATTEST:

_____
Kelly Rodriguez, City Secretary

APPROVED AS TO FORM:

_____
Michael S. Brenan, City Attorney

WINDCREST
TEXAS

RESOLUTION NO. 2015-566(R)

A RESOLUTION AUTHORIZING CC USES BY SLF IV-EISENHAUER POINT, L.P. OF MANUFACTURING AND WAREHOUSING ON 25.69 ACRES OF PROPERTY OUT OF TRACT 2 LOCATED ON EISENHAUER ROAD AND DESCRIBED IN THE ATTACHED EXHIBIT "C"

WHEREAS, on August 25, 2014 the City of Windcrest ("City") City Council adopted Ordinance No. 2014-713 (O) which rezoned 110.30 acres of land to B-3 Business District ; and

WHEREAS, the Code of Ordinances Subchapter 23.1400 permits "CC" uses within the "B-3" Business District and grants specific approval for proposed "CC" uses as provided in Section 23.1401(a) 3 of the Code of Ordinances; and

WHEREAS, Section 23.1409 of the Code of Ordinances requires the owner of property zoned B-3 to obtain approval by the City of property to be set aside for use as open space, public/civic space or buildings, green space, community playgrounds and/or recreation areas; and

WHEREAS, on August 25, 2014 the City Council authorized "CC" use for manufacturing and ancillary activities for a 21.825 acre tract of land designated as Tract 5 and a 16.266 acre tract of land designated as Tract 4 as provided in Section 23.1401(a) 3 of the Code of Ordinances; and

WHEREAS, SLF IV- Eisenhauer Point, L.P. has applied to the City for a "CC" use to authorize manufacturing and warehousing on 25.69 acres of land out of Tract 2.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS that:

SECTION 1. The land in the attached Exhibit "C" is granted "CC" use authorization for manufacturing, including specifically but not limited to, the fabrication, assembly, servicing, warehousing, display and distribution of the goods, materials and products for which the manufacturing is authorized, as provided in Section 23.1401(a) 3 of the Code of Ordinances. Any display of the manufactured goods, materials and products authorized herein shall be inside or screened from public view and shall be for goods, materials and products manufactured on the

DRAFT

property and not prohibited by the codes and ordinances of the City. For the purpose of this resolution and the rights granted hereunder, "*manufacturing*" shall be *a light industrial business where all processing, fabricating, assembly, or disassembly of items takes places wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly include but are not limited to apparel, home accessories, lighting fixtures, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.*

SECTION 2. The land in the attached Exhibit "C" is granted "CC" use authorization for warehousing within an enclosed structure, as provided in Section 23.1401(a) 3 of the Code of Ordinances. For the purpose of this resolution and the rights granted hereunder, "*warehousing*" shall be *the storage of goods or materials fully enclosed within a warehouse or other building, where such goods and materials may be combined, broken down or aggregated for trans-shipment or storage purposes, provided that the goods or materials stored will not increase the level of public safety services needed to support the warehousing use as compared with other permitted B-3 uses. The storage of hazardous or noxious materials is strictly prohibited.*

SECTION 3. The following uses shall be prohibited on the Property: multi-family structures and uses, sexually-oriented businesses, pawn shops and pay day loan lenders. The City shall have the authority to enforce this prohibition by injunctive or other appropriate relief. This list of prohibited uses is intended to supplement and be in addition to any uses not permitted under City Code of Ordinances Section 23.1401(a). Mixed use development in which multi-family structures are included, may be permitted if specifically approved by resolution of the City Council.

SECTION 4. City zoning records and maps shall be changed in accordance with this resolution and the same shall be available and open to the public for inspection.

SECTION 5. This resolution shall be effective immediately.

PASSED AND APPROVED, on the ____ day of _____, 2015, at a meeting of the City Council of the City of Windcrest, Texas which meeting was held in compliance with the Open Meetings Act, Tex. Gov't Code, §551.001, et.seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

_____
ALAN BAXTER, MAYOR

ATTEST:

_____
KELLY RODRIGUEZ, CITY SECRETARY

APPROVED AS TO FORM:

_____
MICHAEL S. BRENAN, CITY ATTORNEY

DRAFT

KAUFMAN | KILLEN
LAND USE LAW AND GOVERNMENTAL RELATIONS

Ashley Farrimond
210-448-9981
ashley@kk-lawfirm.com

October 28, 2015

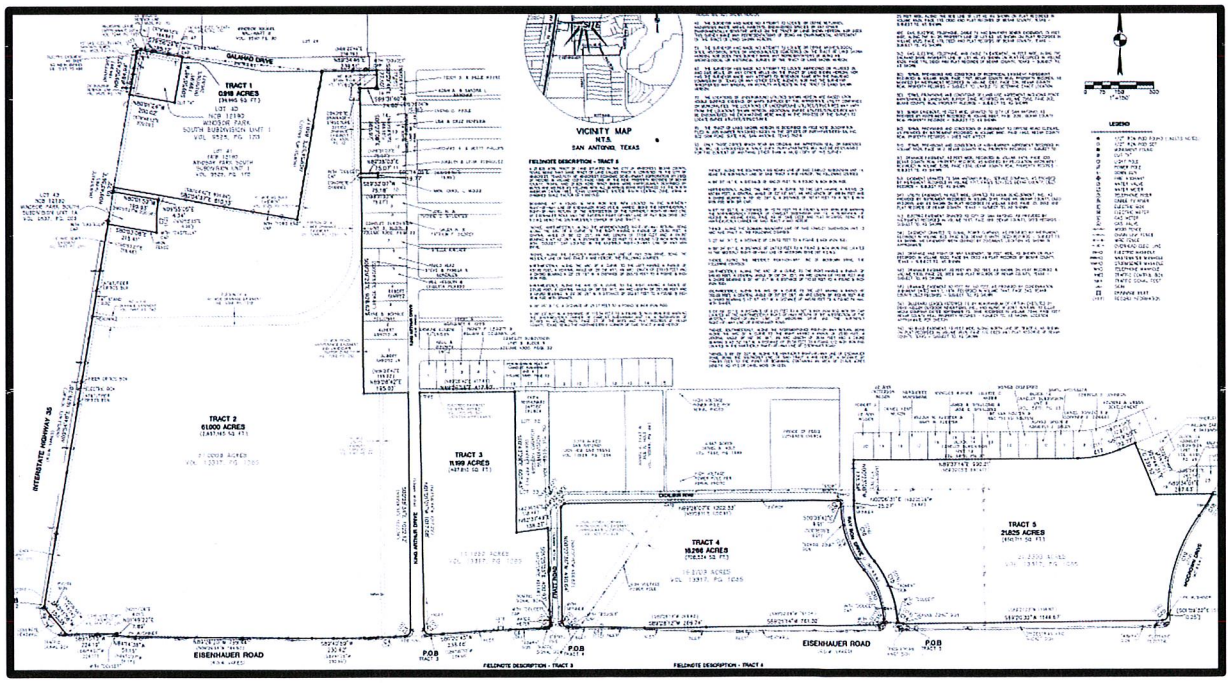
Mr. Rafael Castillo
City Manager
City of Windcrest
8601 Midcrown Drive
Windcrest, TX 78239

Via Email at rcastillo@windcrest-tx.gov

Re: Request on Behalf of SLF IV - Eisenhauer Point, L.P. for "CC" Uses On 25.69 Acres on Eisenhauer Road, Northeast of Intersection of IH-35 & Eisenhauer Road

Dear Mr. Castillo,

As you are aware, last year the City of Windcrest ("City") rezoned approximately 110.3 acres located northeast of the intersection of IH-35 and Eisenhauer Road ("Property") to "B-3" Business District in accordance with Chapter 23 of the City Code of Ordinances. As part of this rezoning, the "CC" uses of 'manufacturing' and 'warehousing' were approved for the Property's two (2) easternmost tracts on Eisenhauer Road. These tracts are identified as 'Tract 4' and 'Tract 5' on the survey below, which is also attached to this letter as **"Exhibit A".**



The "B-3" and "CC" use rezoning is more specifically described in City Ordinance Number 2014-713(O) (attached as **Exhibit "B"**).

SLF IV - Eisenhauer Point, L.P. ("SLF") owns Tract 2 within the Property. Tract 2 includes 61.000 acres located at the hard northeast corner of IH-35 and Eisenhauer Road. Please accept this letter as a formal application by SLF requesting the addition of the CC uses of 'manufacturing' and 'warehousing' to 25.69 acres of the Property ("CC Tract"). This CC Tract is located on Eisenhauer Road and further described in the attached **Exhibit "C"**. As previously mentioned, in City Ordinance Number 2014-713(O), 'manufacturing' and 'warehousing' were added as permissible "CC" uses on Tracts 4 and 5 within the Property. SLF is requesting the same "CC" uses for the 25.69 acres of Tract 2.

Ordinance Number 2014-713(O) Section 2 specifically defines 'manufacturing' as a *"light industrial business where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly include but are not limited to apparel, home accessories, lighting fixtures, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices."* Section 2 also states that 'manufacturing' includes, but is not limited to, *"...the fabrication, assembly, servicing, warehousing, display and distribution of the goods, materials and products for which the manufacturing is authorized..."*

Section 3 of Ordinance Number 2014-713(O) defines 'warehousing' as *"...the storage of goods or materials fully enclosed within a warehouse or other building, where such goods and materials may be combined, broken down or aggregated for trans-shipment or storage purposes, provided that the goods or materials stored will not increase the level of public safety services needed to support the warehousing use as compared with other permitted B-3 uses. The storage of hazardous or noxious materials is strictly prohibited."*

SLF requests the approval of 'manufacturing' and 'warehousing' "CC" uses with similar parameters as previously authorized by City Council in Ordinance Number 2014-713(O) for Tracts 4 and 5.

City Code of Ordinances Section 23.1401(d) requires that "CC" uses within a parcel of 40 acres or larger be limited to 65% of the gross area of the property (see Ordinance Number 2014-709(O)). As mentioned above, Tract 2 is 61.000 acres out of the 110.3 acre Property, and the CC Tract is 25.69 acres. If the additional CC uses are approved, the total CC use acreage on the entire Property would be 63.79 acres. This equates to CC uses being permitted on approximately 57.8% of the Property, which is below the 65% maximum permitted under City Code. The location and size of the existing and proposed CC use tracts is further described in the attached **Exhibit "D".**

Section 5 of the Property's "B-3" rezoning Ordinance Number 2014-713(O) provides that:

In the event the owner of the Property applies to gain "CC" approval of other authorized "CC" uses in the Property, such application shall be directed to the City Council, which will

hold a public hearing on the application, and if granted, such approval shall be by resolution of the Council.

On behalf of SLF, we request that this application for 'manufacturing' and 'warehousing' CC uses for the 25.69 acres of Tract 2, be scheduled for City Council consideration at your earliest convenience. In accordance with Section 5 above, this request for additional "CC" uses within Tract 2 is not a rezoning of the Property and does not require any consideration other than that of Council.

If you have any questions about this request for additional "CC" uses for the 25.69 acres within Tract 2, please do not hesitate to contact me. Thank you in advance for your time and attention to this matter.

Best Regards,

KAUFMAN & KILLEN, INC.

Ashley Farrimond

Attached:

- Exhibit "A" – Survey of 110.3 acres
- Exhibit "B" – City of Windcrest Ordinance No. 2014-713(O)
- Exhibit "C" – Survey and Field notes for 25.69 acres located within Tract 2 of the Property
- Exhibit "D" – CC Use Exhibit
- Exhibit "E" – Ownership Deed – SLF IV – Eisenhauer Point, L.P.
- Exhibit "F" – Bexar County Appraisal District Information for Tract 2 (property identification numbers 502130, 502140, and 502141)

cc: Rob Killen, Kaufman & Killen, Inc.
Robert Colunga, Executive Director, City of Windcrest Economic Development Corporation
Kelly Rodriguez, City of Windcrest City Secretary/Assistant Court Administrator
Michael Brennan, City of Windcrest City Attorney

SLF IV – Eisenhauer Point, L.P.
Exhibits to Request for Manufacturing & Warehousing "CC" Uses

1. **Exhibit "A"** – Survey of 110.3 acres

2. **Exhibit "B"** – City of Windcrest Ordinance No. 2014-713(O)

3. **Exhibit "C"** – Survey and Field Notes for 25.69 acres located within Tract 2 of the Property

4. **Exhibit "D" –** "CC" Use Exhibit

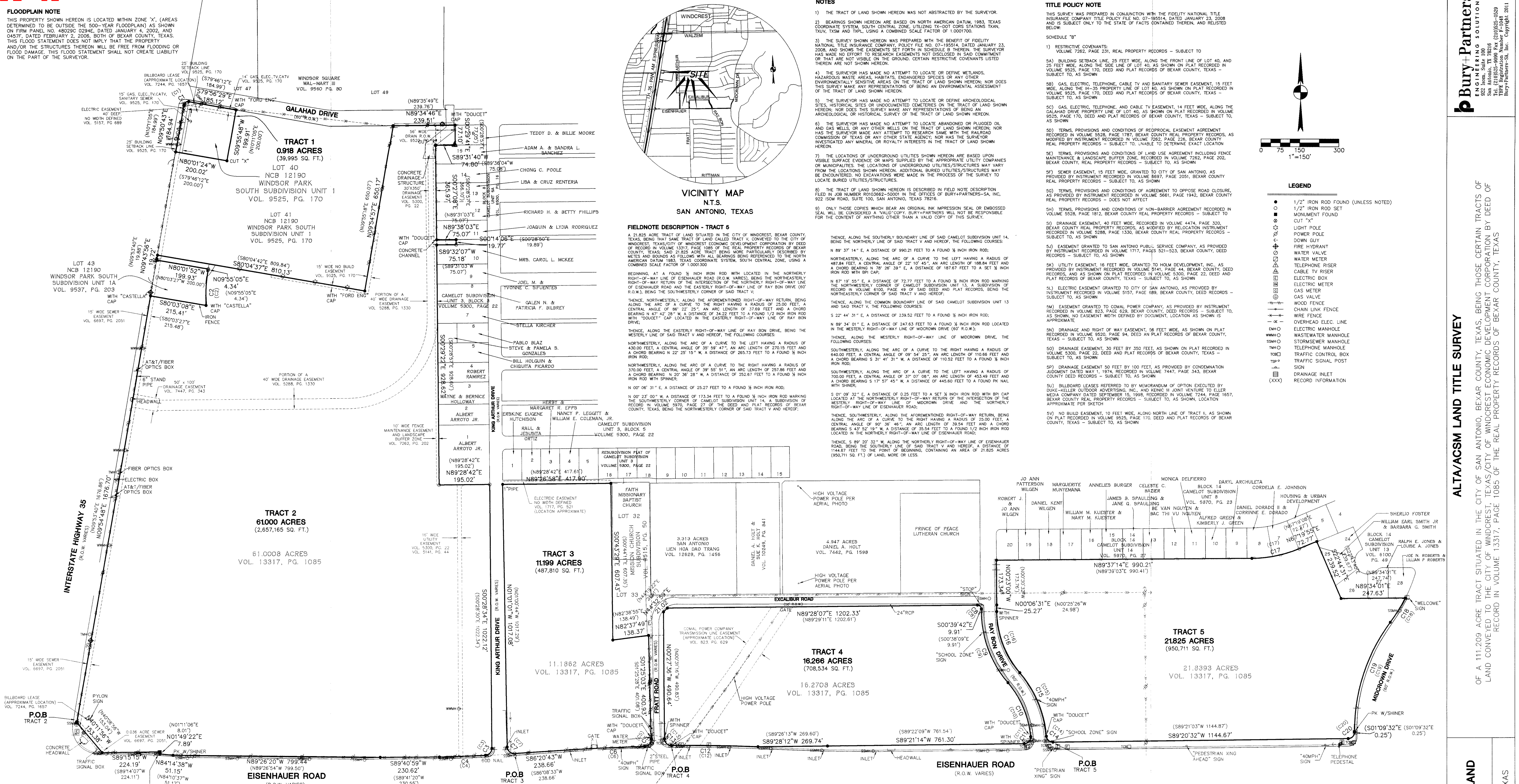
5. **Exhibit "E" -** Ownership Deed – SLF IV – Eisenhauer Point, L.P.

6. **Exhibit "F" -** Bexar County Appraisal District Information for Tract 2 (property identification numbers 502130, 502140, and 502141)

EXHIBIT "A"

FLOODPLAIN NOTE

THIS PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE 'X', (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON FIRM PANEL NO. 48029C 0294E, DATED JANUARY 4, 2002, AND 0457F, DATED FEBRUARY 2, 2006, BOTH OF BEXAR COUNTY, TEXAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



NOTES

1) THE TRACT OF LAND SHOWN HEREON WAS NOT ABSTRACTED BY THE SURVEYOR.

2) BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING TX-DOT CORS STATIONS TXAN, TXUV, TXSM AND TXPL, USING A COMBINED SCALE FACTOR OF 1.0001700.

3) THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY FILE NO. 07-195514, DATED JANUARY 23, 2008, AND SHOWS THE EASEMENTS SET FORTH IN SCHEDULE B THEREIN. THE SURVEYOR HAS MADE NO EFFORT TO RESEARCH EASEMENTS NOT DISCLOSED IN SAID COMMITMENT OR THAT ARE NOT VISIBLE ON THE GROUND. CERTAIN RESTRICTIVE COVENANTS LISTED THEREIN ARE NOT SHOWN HEREON.

4) THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE OR DEFINE WETLANDS, HAZARDOUS WASTE AREAS, HABITATS, ENDANGERED SPECIES OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE TRACT OF LAND SHOWN HEREON; NOR DOES THIS SURVEY MAKE ANY REPRESENTATIONS OF BEING AN ENVIRONMENTAL ASSESSMENT OF THE TRACT OF LAND SHOWN HEREON.

5) THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE OR DEFINE ARCHEOLOGICAL SITES, HISTORICAL SITES OR UNDOCUMENTED CEMETERIES ON THE TRACT OF LAND SHOWN HEREON; NOR DOES THIS SURVEY MAKE ANY REPRESENTATIONS OF BEING AN ARCHEOLOGICAL OR HISTORICAL SURVEY OF THE TRACT OF LAND SHOWN HEREON.

6) THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE ABANDONED OR PLUGGED OIL AND GAS WELLS, OR ANY OTHER WELLS ON THE TRACT OF LAND SHOWN HEREON; NOR HAS THE SURVEYOR MADE ANY ATTEMPT TO RESEARCH SAME WITH THE RAILROAD COMMISSION OF TEXAS OR ANY OTHER STATE AGENCY; NOR HAS THE SURVEYOR INVESTIGATED ANY MINERAL OR ROYALTY INTERESTS IN THE TRACT OF LAND SHOWN HEREON.

7) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE SURFACE EVIDENCE OR MAPS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES OR MUNICIPALITIES. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE IN THE PROCESS OF THE SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

8) THE TRACT OF LAND SHOWN HEREON IS DESCRIBED IN FIELD NOTE DESCRIPTION FILED IN JOB NUMBER R0103662-50001 IN THE OFFICES OF BURY+PARTNERS-SA, INC, 922 ISOM ROAD, SUITE 100, SAN ANTONIO, TEXAS 78216.

9) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL OR EMBOSSED SEAL WILL BE CONSIDERED A "VALID" COPY. BURY+PARTNERS WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

TITLE POLICY NOTE

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE POLICY FILE NO. 07-195514, DATED JANUARY 23, 2008 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN, AND RELISTED BELOW:

SCHEDULE "B"

1) RESTRICTIVE COVENANTS:
VOLUME 7262, PAGE 231, REAL PROPERTY RECORDS – SUBJECT TO

5A) BUILDING SETBACK LINE, 25 FEET WIDE, ALONG THE FRONT LINE OF LOT 40, AND 25 FEET WIDE, ALONG THE SIDE LINE OF LOT 40, AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGE 170, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

5B) GAS, ELECTRIC, TELEPHONE, CABLE TV AND SANITARY SEWER EASEMENT, 15 FEET WIDE, ALONG THE IH-35 PROPERTY LINE OF LOT 40, AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGE 170, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

5C) GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT, 14 FEET WIDE, ALONG THE GALAHAD DRIVE PROPERTY LINE OF LOT 40, AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGE 170, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

5D) TERMS, PROVISIONS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN VOLUME 5528, PAGE 1787, BEXAR COUNTY REAL PROPERTY RECORDS, AS MODIFIED BY INSTRUMENT RECORDED IN VOLUME 7262, PAGE 226, BEXAR COUNTY REAL PROPERTY RECORDS – SUBJECT TO, UNABLE TO DETERMINE EXACT LOCATION

5E) TERMS, PROVISIONS AND CONDITIONS OF LAND USE AGREEMENT INCLUDING FENCE MAINTENANCE & LANDSCAPE BUFFER ZONE, RECORDED IN VOLUME 7262, PAGE 202, BEXAR COUNTY, REAL PROPERTY RECORDS – SUBJECT TO, AS SHOWN

5F) SEWER EASEMENT, 15 FEET WIDE, GRANTED TO CITY OF SAN ANTONIO, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 6697, PAGE 2051, BEXAR COUNTY REAL PROPERTY RECORDS – SUBJECT TO, AS SHOWN

5G) TERMS, PROVISIONS AND CONDITIONS OF AGREEMENT TO OPPOSE ROAD CLOSURE, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 5661, PAGE 1942, BEXAR COUNTY REAL PROPERTY RECORDS – DOES NOT AFFECT

5H) TERMS, PROVISIONS AND CONDITIONS OF NON-BARRIER AGREEMENT RECORDED IN VOLUME 5528, PAGE 1812, BEXAR COUNTY REAL PROPERTY RECORDS – SUBJECT TO

5I) DRAINAGE EASEMENT, 40 FEET WIDE, RECORDED IN VOLUME 4474, PAGE 320, BEXAR COUNTY REAL PROPERTY RECORDS, AS MODIFIED BY RELOCATION INSTRUMENT RECORDED IN VOLUME 5288, PAGE 1330, BEXAR COUNTY REAL PROPERTY RECORDS – SUBJECT TO, AS SHOWN

5J) EASEMENT GRANTED TO SAN ANTONIO PUBLIC SERVICE COMPANY, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 1717, PAGES 521-523, BEXAR COUNTY, DEED RECORDS – SUBJECT TO, AS SHOWN

5K) UTILITY EASEMENT, 16 FEET WIDE, GRANTED TO HOLM DEVELOPMENT, INC., AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 5141, PAGE 44, BEXAR COUNTY, DEED RECORDS, AND AS SHOWN ON PLAT RECORDED IN VOLUME 5300, PAGE 22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

5L) ELECTRIC EASEMENT GRANTED TO CITY OF SAN ANTONIO, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 5157, PAGE 689, BEXAR COUNTY, DEED RECORDS – SUBJECT TO, AS SHOWN

5M) EASEMENT GRANTED TO COMAL POWER COMPANY, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 823, PAGE 629, BEXAR COUNTY, DEED RECORDS – SUBJECT TO, AS SHOWN, NO EASEMENT WIDTH DEFINED BY DOCUMENT, LOCATION AS SHOWN IS APPROXIMATE

5N) DRAINAGE AND RIGHT OF WAY EASEMENT, 56 FEET WIDE, AS SHOWN ON PLAT RECORDED IN VOLUME 9520, PAGE 94, DEED AN PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

5O) DRAINAGE EASEMENT, 30 FEET BY 350 FEET, AS SHOWN ON PLAT RECORDED IN VOLUME 5300, PAGE 22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

5P) DRAINAGE EASEMENT 50 FEET BY 100 FEET, AS PROVIDED BY CONDEMNATION JUDGMENT DATED MAY 1, 1974, RECORDED IN VOLUME 7447, PAGE 343, BEXAR COUNTY DEED RECORDS – SUBJECT TO, AS SHOWN

5U) BILLBOARD LEASES REFERRED TO BY MEMORANDUM OF OPTION EXECUTED BY DUKE-KELLER OUTDOOR ADVERTISING, INC., AND KEINIC III JOINT VENTURE TO ELLER MEDIA COMPANY DATED SEPTEMBER 15, 1998, RECORDED IN VOLUME 7244, PAGE 1657, BEXAR COUNTY REAL PROPERTY RECORDS – SUBJECT TO, AS SHOWN, LOCATION APPROXIMATE PER SKETCH

5V) NO BUILD EASEMENT, 10 FEET WIDE, ALONG NORTH LINE OF TRACT II, AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGE 170, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS – SUBJECT TO, AS SHOWN

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
■	MONUMENT FOUND
⊗	CUT "X"
☼	LIGHT POLE
⌀	POWER POLE
←-	DOWN GUY
✜	FIRE HYDRANT
⊘	WATER VALVE
▨	WATER METER
△	TELEPHONE RISER
△	CABLE TV RISER
E	ELECTRIC BOX
EM	ELECTRIC METER
G	GAS METER
Ⓖ	GAS VALVE
	WOOD FENCE
	CHAIN LINK FENCE
—x—x—	WIRE FENCE
— OE —	OVERHEAD ELEC. LINE
EMH ○	ELECTRIC MANHOLE
WWMH ○	WASTEWATER MANHOLE
SSMH ○	STORMSEWER MANHOLE
TMH ○	TELEPHONE MANHOLE
TCB □	TRAFFIC CONTROL BOX
TSP °	TRAFFIC SIGNAL POST
	SIGN
▤	DRAINAGE INLET
(XXX)	RECORD INFORMATION

FIELDNOTE DESCRIPTION - TRACT 5

A 21.825 ACRE TRACT OF LAND SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED TRACT V, CONVEYED TO THE CITY OF WINDCREST, TEXAS/CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 13317, PAGE 1085 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 21.825 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001300

BEGINNING, AT A FOUND ½ INCH IRON ROD WITH LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD (R.O.W. VARIES), BEING THE NORTHEASTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE (60' R.O.W.), BEING THE SOUTHWESTERLY CORNER OF SAID TRACT V;

THENCE, NORTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 22' 25", AN ARC LENGTH OF 37.69 FEET AND A CHORD BEARING N 47° 42' 28" W, A DISTANCE OF 34.22 FEET TO A FOUND 1/2 INCH IRON ROD WITH "DOUCET" CAP LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE, BEING THE WESTERLY LINE OF SAID TRACT V AND HEREOF, THE FOLLOWING COURSES:

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 35° 59' 47", AN ARC LENGTH OF 270.15 FEET AND A CHORD BEARING N 22° 25' 15" W, A DISTANCE OF 265.73 FEET TO A FOUND ½ INCH IRON ROD;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 39° 55' 51", AN ARC LENGTH OF 257.86 FEET AND A CHORD BEARING N 20° 36' 28" W, A DISTANCE OF 252.67 FEET TO A FOUND ½ INCH IRON ROD WITH SPINNER;

N 00° 06' 31" E, A DISTANCE OF 25.27 FEET TO A FOUND ½ INCH IRON ROD;

N 00° 23' 00" W, A DISTANCE OF 173.34 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF CAMELOT SUBDIVISION UNIT 14, A SUBDIVISION OF RECORD IN VOLUME 5970, PAGE 27 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE NORTHWESTERLY CORNER OF SAID TRACT V AND HEREOF;

THENCE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CAMELOT SUBDIVISION UNIT 14, BEING THE NORTHERLY LINE OF SAID TRACT V AND HEREOF, THE FOLLOWING COURSES:

N 89° 37' 14" E, A DISTANCE OF 990.21 FEET TO A FOUND ½ INCH IRON ROD;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 487.84 FEET, A CENTRAL ANGLE OF 22° 10' 45", AN ARC LENGTH OF 188.84 FEET AND A CHORD BEARING N 78° 26' 39" E, A DISTANCE OF 187.67 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 67° 19' 55" E, A DISTANCE OF 72.77 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF CAMELOT SUBDIVISION UNIT 13, A SUBDIVISION OF RECORD IN VOLUME 6100, PAGE 49 OF SAID DEED AND PLAT RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID TRACT V AND HEREOF;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID CAMELOT SUBDIVISION UNIT 13 AND SAID TRACT V, THE FOLLOWING COURSES:

S 22° 44' 31" E, A DISTANCE OF 239.52 FEET TO A FOUND ½ INCH IRON ROD;

N 89° 34' 01" E, A DISTANCE OF 247.63 FEET TO A FOUND ½ INCH IRON ROD LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF MIDCROWN DRIVE (60' R.O.W.);

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MIDCROWN DRIVE, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 09° 54' 25", AN ARC LENGTH OF 110.66 FEET AND A CHORD BEARING S 31° 41' 31" W, A DISTANCE OF 110.52 FEET TO A FOUND ½ INCH IRON ROD;

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 37° 07' 08", AN ARC LENGTH OF 453.49 FEET AND A CHORD BEARING S 17° 57' 45" W, A DISTANCE OF 445.60 FEET TO A FOUND PK NAIL WITH SHINER;

S 01° 09' 32" E, A DISTANCE OF 0.25 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP LOCATED AT THE NORTHWESTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MIDCROWN DRIVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, SOUTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 36' 46", AN ARC LENGTH OF 39.54 FEET AND A CHORD BEARING S 43° 52' 19" W, A DISTANCE OF 35.54 FEET TO A FOUND 1/2 INCH IRON ROD LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, S 89° 20' 32" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD, BEING THE SOUTHERLY LINE OF SAID TRACT V AND HEREOF, A DISTANCE OF 1144.67 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 21.825 ACRES (950,711 SQ. FT.) OF LAND, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	91°31'11"	15.00	23.96	N54°49'48"E	21.49
C2	13°04'53"	600.00	136.99	N03°21'29"E	136.69
C3	88°21'38"	26.25	40.48	S42°54'22"W	36.59
C4	01°33'17"	6523.39	177.01	S87°56'03"W	177.00
C5	92°37'24"	26.25	42.44	S40°29'40"W	37.96
C6	02°17'09"	6600.07	263.31	S87°29'12"W	263.27
C7	93°28'25"	26.25	42.82	N48°54'00"W	38.23
C8	89°44'51"	15.00	23.50	S45°13'29"E	21.17
C9	39°56'32"	430.00	299.76	S20°31'25"E	293.73
C10	35°41'06"	370.00	230.44	S22°38'13"E	226.74
C11	94°00'53"	25.00	41.02	S42°17'08"W	36.57
C12	02°54'56"	6600.07	335.85	N89°12'44"W	335.81
C13	91°13'42"	26.25	41.80	N46°16'49"W	37.52
C14	86°22'25"	25.00	37.69	N47°42'28"W	34.22
C15	35°59'47"	430.00	270.15	N22°25'15"W	265.73
C16	39°55'51"	370.00	257.86	N20°36'28"W	252.67
C17	22°10'45"	487.84	188.84	N78°26'39"E	187.67
C18	09°54'25"	640.00	110.66	S31°41'31"W	110.52
C19	37°07'08"	700.00	453.49	S17°57'45"W	445.60
C20	90°36'46"	25.00	39.54	S43°52'19"W	35.54

RECORD CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
(C1)	90°02'12"	15.00	23.57	N55°12'26"E	21.22
(C2)	13°04'06"	600.00	136.85	N03°23'00"E	136.55
(C3)	87°34'56"	26.25	40.13	S43°18'53"W	36.33
(C4)	01°33'16"	6523.39	176.99	S87°53'13"W	176.99
(C5)	90°10'57"	26.25	41.32	S43°19'50"W	37.18
(C6)	02°17'08"	6600.07	263.29	S87°17'09"W	263.27
(C7)	91°56'56"	26.25	42.13	N48°10'54"W	37.75
(C8)	90°08'44"	15.00	23.60	S45°19'53"E	21.24
(C9)	39°56'30"	430.00	299.76	S20°29'52"E	293.73
(C10)	35°40'57"	370.00	230.43	S22°38'10"E	226.72
(C11)	94°14'07"	25.00	41.12	S42°16'16"W	36.64
(C12)	02°54'59"	6600.07	335.95	N89°12'00"W	335.91
(C13)	90°06'23"	26.25	41.28	N45°38'19"W	37.16
(C14)	86°22'37"	25.00	37.69	N47°37'53"W	34.22
(C15)	36°00'35"	430.00	270.25	N22°25'06"W	265.82
(C16)	39°57'24"	370.00	258.03	N20°30'16"W	252.83
(C17)	22°13'02"	487.84	189.17	N78°27'39"E	187.98
(C18)	09°55'10"	640.00	110.80	S31°40'10"W	110.66
(C19)	37°07'28"	700.00	453.56	S17°58'19"W	445.67
(C20)	90°30'07"	25.00	39.49	S44°01'28"W	35.51

FIELDNOTE DESCRIPTION - TRACT 2

A 61.000 ACRE TRACT OF LAND SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED TRACT II, CONVEYED TO THE CITY OF WINDCREST, TEXAS/CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 13317, PAGE 1085 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 61.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001300

BEGINNING, AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION T3 CONCRETE MONUMENT LOCATED IN THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF SAID TRACT II;

THENCE, N 09° 54' 48" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, BEING A PORTION OF THE WESTERLY LINE OF SAID TRACT II, A DISTANCE OF 1676.70 FEET TO A FOUND ½ INCH IRON ROD WITH "CASTELLA" CAP MARKING THE SOUTHWESTERLY CORNER OF LOT 43, NCB 12190, WINDSOR PARK SOUTH SUBDIVISION UNIT 1A, A SUBDIVISION OF RECORD IN VOLUME 9537, PAGE 203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, ALONG THE COMMON BOUNDARY LINES OF SAID TRACT II AND SAID LOT 43, THE FOLLOWING COURSES:

S 80° 03' 08" E, A DISTANCE OF 215.41 FEET TO A FOUND ½ INCH IRON WITH "CASTELLA" CAP;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13° 04' 53", AN ARC LENGTH OF 136.99 FEET AND A CHORD BEARING: N 03° 21' 29" E, A DISTANCE OF 136.69 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 09° 55' 05" E, A DISTANCE OF 4.34 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 80° 01' 52" W, A DISTANCE OF 199.93 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, BEING THE NORTHWESTERLY CORNER OF SAID LOT 43;

THENCE, N 09° 43' 56" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A DISTANCE OF 19.72 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF LOT 41, NCB 12190, WINDSOR PARK SOUTH SUBDIVISION UNIT 1, A SUBDIVISION OF RECORD IN VOLUME 9525, PAGE 170 OF SAID DEED AND PLAT RECORDS;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, ALONG THE COMMON BOUNDARY LINES OF SAID TRACT II AND SAID LOT 41, THE FOLLOWING COURSES:

S 80° 04' 37" E, A DISTANCE OF 810.13 FEET TO A FOUND ½ INCH IRON ROD WITH "FORD ENG" CAP;

N 09° 54' 57" E, A DISTANCE OF 650.17 FEET TO A FOUND ½ INCH IRON ROD LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GALAHAD DRIVE (60' R.O.W.), MARKING THE NORTHEASTERLY CORNER OF SAID LOT 41, BEING THE NORTHWESTERLY CORNER OF SAID TRACT II;

THENCE, N 89° 34' 46" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GALAHAD DRIVE, BEING THE NORTHERLY LINE OF SAID TRACT II AND HEREOF, A DISTANCE OF 239.51 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP MARKING THE NORTHWESTERLY CORNER OF CAMELOT SUBDIVISION UNIT 5A, A SUBDIVISION OF RECORD IN VOLUME 6500, PAGE 16 OF SAID DEED AND PLAT RECORDS;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF GALAHAD DRIVE, ALONG THE COMMON BOUNDARY LINES OF SAID CAMELOT SUBDIVISION UNIT 5A AND CAMELOT SUBDIVISION UNIT 3, BLOCK 8, A SUBDIVISION OF RECORD IN VOLUME 5300, PAGE 22 OF SAID DEED AND PLAT RECORDS;

S 00° 29' 41" E, A DISTANCE OF 77.10 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

S 89° 31' 40" W, A DISTANCE OF 74.80 FEET TO A FOUND CUT "X";

S 00° 27' 08" E, A DISTANCE OF 365.97 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP;

N 89° 38' 03" E, A DISTANCE OF 75.07 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP;

S 00° 14' 06" E, A DISTANCE OF 19.77 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

S 89° 32' 07" W, A DISTANCE OF 75.18 FEET TO A FOUND ½ INCH IRON ROD;

S 00° 29' 22" E, A DISTANCE OF 928.62 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 89° 28' 42" E, A DISTANCE OF 195.02 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE (R.O.W. VARIES);

THENCE, S 00° 28' 34" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE, A DISTANCE OF 1022.12 FEET TO A FOUND 5/8 INCH IRON ROD AND THE NORTHWESTERLY RIGHT OF WAY RETURN OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD (R.O.W. VARIES);

THENCE, SOUTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.25 FEET, A CENTRAL ANGLE OF 88° 21' 38", AN ARC LENGTH OF 40.48 FEET AND A CHORD BEARING S 42° 54' 22" W, A DISTANCE OF 36.59 FEET TO A FOUND 60D NAIL LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD, BEING THE SOUTHERLY LINE OF SAID TRACT II, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 6523.39 FEET, A CENTRAL ANGLE OF 01° 33' 17", AN ARC LENGTH OF 177.01 FEET AND A CHORD BEARING S 87° 56' 03" W, A DISTANCE OF 177.00 FEET TO A FOUND 5/8 INCH IRON ROD;

S 89° 40' 59" W, A DISTANCE OF 230.62 FEET TO A FOUND ½ INCH IRON ROD;

N 89° 26' 20" W, A DISTANCE OF 799.44 FEET TO A FOUND PK NAIL WITH SHINER;

N 84° 14' 38" W, A DISTANCE OF 51.15 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP;

N 01° 49' 22" E, A DISTANCE OF 7.89 FEET TO A FOUND CONCRETE MONUMENT;

S 89° 15' 15" W, A DISTANCE OF 224.19 FEET TO A FOUND ½ INCH IRON ROD;

N 40° 11' 56" W, A DISTANCE OF 153.38 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 61.000 ACRES (2,657,165 SQ. FT.) OF LAND, MORE OR LESS.

FIELDNOTE DESCRIPTION - TRACT 3

A 11.199 ACRE TRACT OF LAND SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED TRACT III, CONVEYED TO THE CITY OF WINDCREST, TEXAS/CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 13317, PAGE 1085 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 11.199 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001300

BEGINNING, AT A SET ½ INCH IRON ROD WITH BPI CAP LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD (R.O.W. VARIES), BEING THE NORTHEASTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF SAID TRACT III;

THENCE, NORTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.25 FEET, A CENTRAL ANGLE OF 93° 28' 25", AN ARC LENGTH OF 42.82 FEET AND A CHORD BEARING N 48° 54' 00" W, A DISTANCE OF 38.23 FEET TO A FOUND 5/8 INCH IRON ROD LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE;

THENCE, N 01° 01' 01" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE, A DISTANCE OF 1017.08 FEET TO A FOUND 1 INCH PIPE LOCATED IN THE SOUTHERLY LINE OF CAMELOT SUBDIVISION UNIT 3, BLOCK 5, A SUBDIVISION OF RECORD IN VOLUME 5300, PAGE 22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE NORTHWESTERLY CORNER OF SAID TRACT III;

THENCE, N 89° 26' 58" E, ALONG A PORTION OF THE SOUTHERLY LINE OF SAID CAMELOT SUBDIVISION UNIT 3, BLOCK 5, BEING THE NORTHERLY LINE OF SAID TRACT III, A DISTANCE OF 417.90 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF LOT 33, MISSION CHURCH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9515, PAGE 50 OF SAID DEED AND PLAT RECORDS;

THENCE, LEAVING THE SOUTHERLY LINE OF SAID CAMELOT SUBDIVISION UNIT 3, BLOCK 5, ALONG THE COMMON BOUNDARY LINE OF SAID TRACT III AND SAID MISSION CHURCH SUBDIVISION, THE FOLLOWING COURSES:

S 00°43' 29" E, A DISTANCE OF 607.43 FEET TO A FOUND 3/8 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 33;

N 82° 37' 49" E, A DISTANCE OF 138.37 FEET TO A F FOUND ½ INCH IRON ROD LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF FRATT ROAD (R.O.W. VARIES);

THENCE, S 01° 25' 03" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FRATT ROAD, A DISTANCE OF 400.93 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP MARKING THE NORTHWESTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF FRATT ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, SOUTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.25 FEET, A CENTRAL ANGLE OF 92° 37' 24", AN ARC LENGTH OF 42.44 FEET AND A CHORD BEARING S 40° 29' 40" W, A DISTANCE OF 37.96 FEET TO A FOUND 5/8 INCH IRON ROD LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6600.07 FEET, A CENTRAL ANGLE OF 02° 17' 09", AN ARC LENGTH OF 263.31 FEET AND A CHORD BEARING S 87° 29' 12" W, A DISTANCE OF 263.27 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

S 86° 20' 43" W, A DISTANCE OF 238.66 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 11.199 ACRES (487,810 SQ. FT.) OF LAND, MORE OR LESS.

FIELDNOTE DESCRIPTION - TRACT 4

A 16.266 ACRE TRACT OF LAND SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED TRACT IV, CONVEYED TO THE CITY OF WINDCREST, TEXAS/CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 13317, PAGE 1085 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 16.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001300

BEGINNING, AT A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD (R.O.W. VARIES), BEING THE NORTHEASTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF FRATT ROAD (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF SAID TRACT IV;

THENCE, NORTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.25 FEET, A CENTRAL ANGLE OF 91° 13' 42", AN ARC LENGTH OF 41.80 FEET AND A CHORD BEARING N 46° 16' 49" W, A DISTANCE OF 37.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH SPINNER LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF FRATT ROAD;

THENCE, N 00° 27' 36" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FRATT ROAD, A DISTANCE OF 490.64 FEET TO A FOUND ½ INCH IRON ROD LOCATED AT THE SOUTHEASTERLY CUT-BACK CORNER OF FRATT ROAD AND EXCALIBUR ROAD (50' R.O.W.);

THENCE, N 44° 32' 59" E, ALONG THE AFOREMENTIONED SOUTHEASTERLY CUT-BACK CORNER, A DISTANCE OF 21.02 FEET TO A FOUND ½ INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EXCALIBUR ROAD;

THENCE, N 89° 28' 07" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EXCALIBUR ROAD, A DISTANCE OF 1202.33 FEET TO A FOUND ½ INCH IRON ROD LOCATED AT THE SOUTHWESTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EXCALIBUR ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE (60' R.O.W.);

THENCE, SOUTHEASTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89° 44' 51", AN ARC LENGTH OF 23.50 FEET AND A CHORD BEARING S 45° 13' 29" E, A DISTANCE OF 21.17 FEET TO A F FOUND ½ INCH IRON ROD LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE, THE FOLLOWING COURSES:

S 00° 39' 42" E, A DISTANCE OF 9.91 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 39° 56' 32", AN ARC LENGTH OF 299.76 FEET AND A CHORD BEARING S 20° 31' 25" E, A DISTANCE OF 293.73 FEET TO A FOUND ½ INCH IRON ROD;

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 35° 41' 06", AN ARC LENGTH OF 230.44 FEET AND A CHORD BEARING S 22° 38' 13" E, A DISTANCE OF 226.74 FEET TO A FOUND ½ INCH IRON ROD WITH "DOUCET" CAP AT THE NORTHWESTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF RAY BON DRIVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, SOUTHWESTERLY, ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, BEING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94° 00' 53", AN ARC LENGTH OF 41.02 FEET AND A CHORD BEARING S 42° 17' 08" W, A DISTANCE OF 36.57 FEET TO A FOUND ½ INCH IRON ROD WITH SPINNER LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EISENHAUER ROAD, BEING THE SOUTHERLY LINE OF SAID TRACT IV AND HEREOF, THE FOLLOWING COURSES:

S 89° 21' 14" W, A DISTANCE OF 761.30 FEET TO A FOUND ½ INCH IRON ROD;

S 89° 28' 12" W, A DISTANCE OF 269.74 FEET TO A FOUND ½ INCH IRON ROD;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6600.07 FEET, A CENTRAL ANGLE OF 02° 54' 56", AN ARC LENGTH OF 335.85 FEET AND A CHORD BEARING N 89° 12' 44" W, A DISTANCE OF 335.81 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 16.266 ACRES (708,534 SQ. FT.) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - TRACT 1

LOT 40, WINDSOR PARK SOUTH SUBDIVISION UNIT 1, A SUBDIVISION OF RECORD IN VOLUME 9525, PAGE 170 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SURVEYORS CERTIFICATE

TO: THE CITY OF WINDCREST, TEXAS/THE CITY OF WINDCREST ECONOMIC DEVELOPMENT; SLF IV – EISENHAUER POINT, L.P.; CAPTIAL ONE, N.A.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,6(a),8,9,11(a),12,13 AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 06/09/11.

STATE OF TEXAS · REGISTERED · HAL B. LANE III · 4690 · PROFESSIONAL LAND SURVEYOR

[signature] 6/24/11

HAL B. LANE III DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4690
BURY & PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216-4184

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F-1048

Bury+Partners-SA, Inc. Copyright 2011

ALTA/ACSM LAND TITLE SURVEY

OF A 111.209 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THOSE CERTAIN TRACTS OF LAND CONVEYED TO THE CITY OF WINDCREST, TEXAS/CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 13317, PAGE 1085 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

STRATFORD LAND

WINDCREST, TEXAS

Scale: 1"=150' Date: 06/09/11
Book: XXX
Drawn by: MTH
File: H:\103662\50001\103662-50001t.dwg
Approved by: HBL
Project No.: R0103662-50001

SHEET 1 OF 1

EXHIBIT "B"

WINDCREST
TEXAS

ORDINANCE NO. 2014-713 (O)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WINDCREST, TEXAS BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PROPERTY NEAR THE IH 35/EISENHAUER INTERSECTION.

WHEREAS, on January 6, 2014 the City of Windcrest ("City") City Council amended the City of Windcrest Code of Ordinances Chapter 23 to include the "B-3" Business District zoning category, as further described in Code of Ordinances Subchapter 23.1400; and

WHEREAS, City Code of Ordinances Subchapter 23.1400 permits ""CC"" uses within the "B-3" Business District if the City Council zones the property accordingly and grants specific approval for a proposed "CC" use as provided in Section 23.1401(a) 3 of the Code of Ordinances; and

WHEREAS, the City Council revised City Code of Ordinances Section 21.1401(d) to limit "CC" uses to no more than 65% of the gross area of a "B-3" zoned tract of 40 acres or greater; and

WHEREAS, Section 23.1409 of the Code of Ordinances requires the owner of property zoned B-3 to obtain approval by the City of property to be set aside for use as open space, public/civic space or buildings, green space, community playgrounds and/or recreation areas; and

WHEREAS, in accordance with City Code of Ordinances Section 23.1800, the owner of 110.30 acres located within the boundaries of the City of Windcrest, described in the attached Exhibit "A", applied to the City for a change of zoning from "B-2" Business District to "B-3" Business District, with certain portions of the property to be available for "CC" uses; and

WHEREAS, public hearings were held after notice and publication regarding the requested amendment to the Official Zoning Map and zoning classification at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission, after a public meeting was held by it on July 28, 2014, recommended the Official Zoning Map of the City of Windcrest be amended by the City Council so that 58.62 acres out of the 110.30 acres be rezoned to "B-3" Business

District with "CC" uses to be determined in the future by specific City Council approval as provided in Section 23.1401(a) 3 of the Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission, after a public meeting was held by it on August 4, 2014, recommended the Official Zoning Map of the City of Windcrest be amended by the City Council so that the whole 110.30 acres be rezoned to "B-3" Business District, with "CC" uses within such "B-3" Business District to be determined in the future by specific City Council approval as provided in Section 23.1401(a) 3 of the Code of Ordinances; and

WHEREAS, on August 18, 2014 the City Council after consideration of the above mentioned Planning and Zoning Commission recommendations and public input, voted on the first reading to accept the recommendations of the Planning and Zoning Commission to approve the rezoning of the entire 110.30 acre tract of land from "B-2" to "B-3" Business District, and to authorize "CC" use for manufacturing and ancillary activities for a 21.825 acre tract of land designated as Tract 5 in the attached Exhibit "B" and a 16.266 acre tract of land designated as Tract 4 in the attached Exhibit "C" as provided in Section 23.1401(a) 3 of the Code of Ordinances; and

WHEREAS, certain additional stipulations agreed upon by the owner of the 110.30 acre tract and the City of Windcrest shall apply throughout the entire 110.30 acre tract of land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS:

SECTION 1. The Official Zoning Map of the City of Windcrest is amended by changing the zoning district boundary of the entire 110.30 acre tract of land ("Property") from "B-2" Business District to "B-3" Business District. The 110.30 acre tract of land is described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The land in the attached Exhibits "B" and "C" are granted "CC" use authorization for manufacturing, including specifically but not limited to, the fabrication, assembly, servicing, warehousing, display and distribution of the goods, materials and products for which the manufacturing is authorized, as provided in Section 23.1401(a) 3 of the Code of Ordinances. Any display of the manufactured goods, materials and products authorized herein shall be inside or screened from public view and shall be for goods, materials and products manufactured on the property and not prohibited by the codes and ordinances of the City. For the purpose of this ordinance and the rights granted hereunder, "*manufacturing*" shall be *a light industrial business where all processing, fabricating, assembly, or disassembly of items takes places wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly include but are not limited to apparel, home accessories, lighting fixtures, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.*

SECTION 3. The land in the attached Exhibits "B" and "C" are granted "CC" use authorization for warehousing within an enclosed structure, as provided in Section 23.1401(a) 3 of the Code of Ordinances. For the purpose of this ordinance and the rights granted hereunder, "*warehousing*" shall be *the storage of goods or materials fully enclosed within a warehouse or other building,*

where such goods and materials may be combined, broken down or aggregated for trans-shipment or storage purposes, provided that the goods or materials stored will not increase the level of public safety services needed to support the warehousing use as compared with other permitted B-3 uses. The storage of hazardous or noxious materials is strictly prohibited.

SECTION 4. The following uses shall be prohibited on the Property: multi-family structures and uses, sexually-oriented businesses, pawn shops and pay day loan lenders. The City shall have the authority to enforce this prohibition by injunctive or other appropriate relief. This list of prohibited uses is intended to supplement and be in addition to any uses not permitted under City Code of Ordinances Section 23.1401(a). Mixed use development in which multi-family structures are included, may be permitted if specifically approved by resolution of the City Council.

SECTION 5. In the event the owner of the Property applies to gain "CC" approval of other authorized "CC" uses in the Property, such application shall be directed to the City Council, which will hold a public hearing on the application, and if granted, such approval shall be by resolution of the City Council.

SECTION 6. City zoning records and maps shall be changed in accordance with this Ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This Ordinance shall be effective immediately.

PASSED AND APPROVED, on the 25th day of August, 2014 at the first reading and August 25, 2014 at the second reading of regular meetings of the City Council of the City of Windcrest, Texas which meetings were held in compliance with the Open Meetings Act, Tex. Gov't Code, §551.001, et.seq. at which meetings a quorum was present and voting.

CITY OF WINDCREST, TEXAS

ALAN BAXTER, MAYOR

ATTEST:

KELLY RODRIGUEZ, CITY SECRETARY

APPROVED AS TO FORM:

MICHAEL S. BRENAN, CITY ATTORNEY

EXHIBIT "C"

BURY

25.69 ACRES
(1,119,185 Sq. Ft.)
112471-50002.dwg

FN NO. 112471-50002-1
October 08, 2015
JOB NO. 112471-50002.97

FIELD NOTE DESCRIPTION
For Rezoning

A 25.69 Acre tract of land situated in the City of Windcrest, Bexar County, Texas, and being out of and a portion of that certain called 61.00 acre tract of land, known as Tract II, as conveyed to SLF IV-Eisenhauer Point, L.P. by Deed of Trust dated January 03, 2012 and recorded January 03, 2012 in Volume 15296, Page 1379 of the Official Public Records of Real Property, Bexar County, Texas; said 25.69 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Beginning, at a found 1/2-inch iron rod, having a Grid coordinate of N = 13,728,631.31, E = 2,161,017.74 for the Westerly North curve return at the Northwest corner of King Arthur Drive and Eisenhauer Road; said point being the Southeast corner of said 61.00 acre tract;

Thence, along the arc of a curve to the right, having a chord of S 42° 54′ 22″ W, 36.59 feet, a radius of 26.25 feet and a central angle of 88° 21′ 38″, a distance of 40.48 feet, to a found 60D nail for a point of compound curvature on the North right-of-way line of Eisenhauer Road (variable width right-of-way);

Thence, along the South line of said 61.00 acre tract and the North right-of-way line of Eisenhauer Road, as follows:

- Along the arc of a curve to the right, having a chord of S 87° 55′ 09″ E, 177.05 feet, a radius of 6788.45 feet and a central angle of 01° 29′ 40″, a distance of 177.06 feet, to a found 1/2-inch iron rod for a point of tangency;

- N 89° 26′ 20″ W, 440.56 feet, to a point for the Southwest corner of the herein described tract of land;

Thence, N 00° 28′ 47″ W, 1342.70 feet, to a point for the Northwest corner of the herein described tract of land;

Thence, N 89° 31' 13" E, 678.17 feet, to a point on the West line of Lot 2, Block 8, Camelot Subdivision, Unit 3, for the most Northerly Northeast corner of the herein described tract of land;

Thence, S 00° 29' 22" E, 297.88 feet, to a found 1/2-inch iron rod with BPI cap for an interior corner of this tract and also being the Southwest corner of Lot 1, Block 8, Camelot Subdivision, Unit 3;

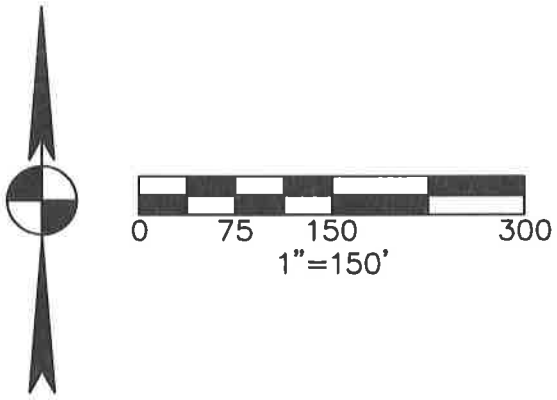
Thence, N 89° 28' 42" E, 195.02 feet, along the South line of said Lot 1, to a found 1/2-inch iron rod on the West right-of-way line of King Arthur Drive (R.O.W. varies) for corner; said point also being the Southeast corner of said Camelot Subdivision Unit 3;

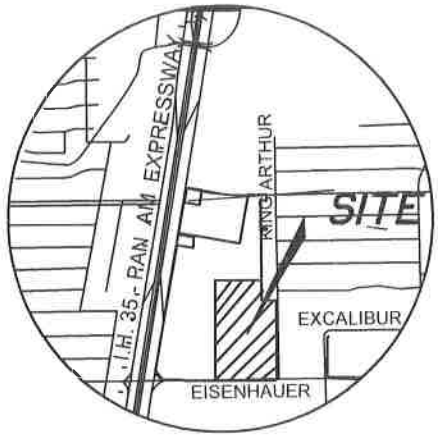
Thence, S 00° 28' 34" E, 1022.12 feet, along the West right-of-way line of King Arthur Drive and the East line of said 61.00 acre tract, to the **Point of Beginning**, containing 25.69 acres (1,119,185 square feet) of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

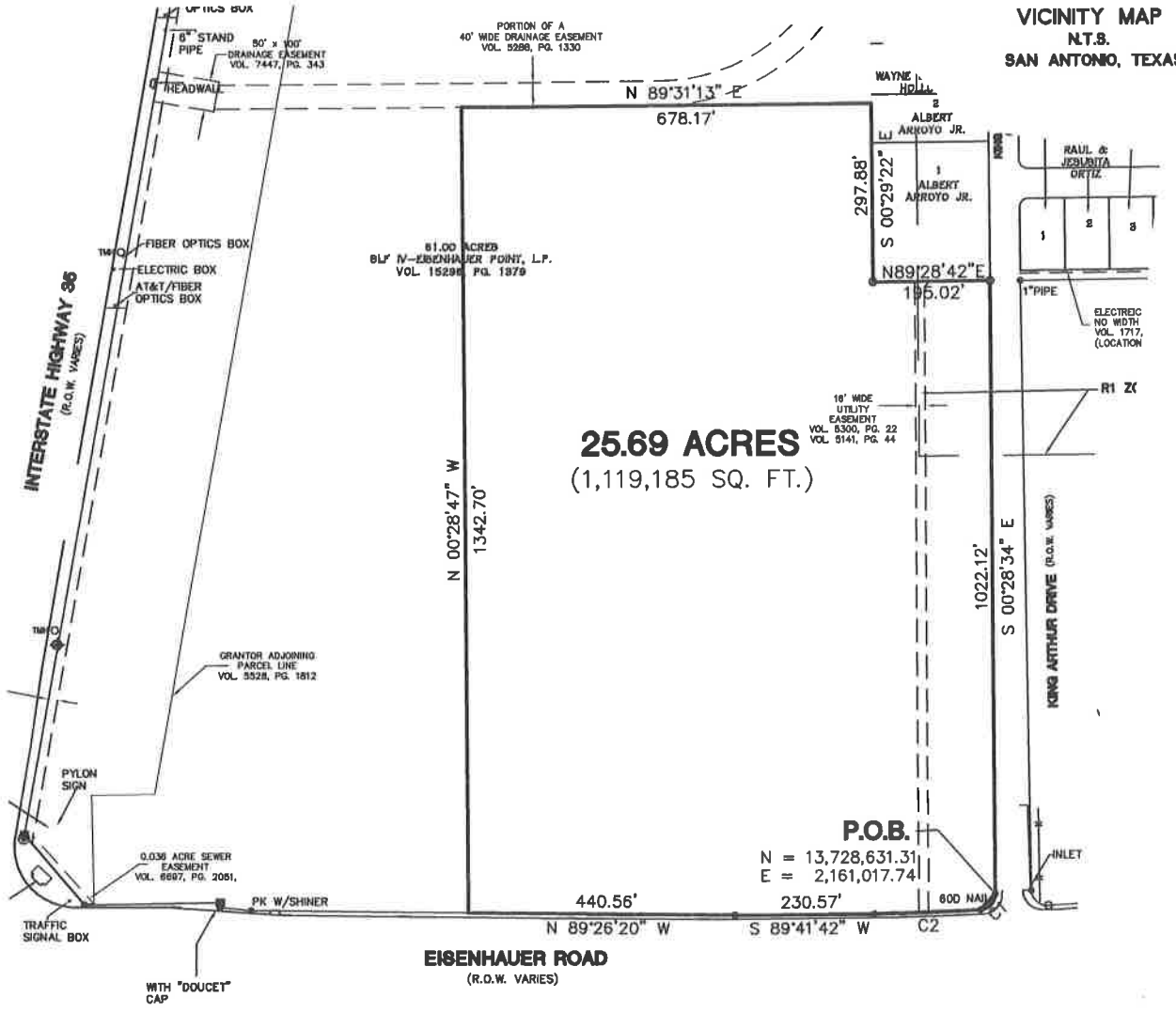
Hal B Lane III 10/02/15

HAL B. LANE III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4690
BURY+PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216
210/525-9090





VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	88°21'38"	26.25'	40.48'	S42°54'22"E	36.59'
C2	1°29'40"	6788.45'	177.06'	S87°55'09"E	177.05'

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107501
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RE-ZONING EXHIBIT

SLF IV EISENHAUER POINT, L.P.

SHEET 3 OF 3

DATE: October 8, 2015 | SCALE: 1" = 300' | DRAWN BY: HBL | FILE:H:\103662-50006_ZONING EXHIBIT | PROJECT No. R0112471-50002 97

EXHIBIT "D"

LAND USE SUMMARY

Tract	CC Use	Non-CC Use	Total
2	25.69	35.31	61.0
3	0	11.2	11.2
4	16.3	0	16.3
5	21.8	0	21.8
Totals	63.79	46.51	110.3
%	57.83%	42.17%	100%

LEGEND

- CC USES
- NON - CC USES

GALAHAD DRIVE
I-35 NORTH
ACCESS DRIVE
TRACT 2
35.31 AC
25.69 AC
TRACT 3
11.2 AC
King Arthur Drive
Pratt Drive
Excalibur Drive
TRACT 4
16.3 AC
SOLD
Ray Bon Drive
TRACT 5
21.8 AC
SOLD
Midcrown Drive
EISENHAUER RD.

10.15.15

STRATFORDLAND

EISENHAUER POINT - 110 ACRE PROJECT

WINDCREST, TEXAS

SAP ARCHITECTS INTERIORS PLANNING GRAPHICS

EXHIBIT "E"

SCANNED

PI2-20120000852-17

Foreclosure Sale Deed

Date: January 3, 2012

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("**Deed of Trust**")

Date: January 23, 2008

Grantor: City of Windcrest/City of Windcrest Economic Development Corporation

Original Beneficiary: Windcrest Revitalization Partners II, LLC

Current Beneficiary: SLF IV – Eisenhauer Point, L.P.

Original Trustee: Michael Baucum or Kay Elsasser

Substitute Trustee: J. Cary Barton

Recording Information: Document No. 20080014627 in Book 13317, Page 1269, Real Property Records of Bexar County, Texas

Property: Those five (5) certain tracts of land located in the City of Windcrest, Bexar County, Texas described in Exhibit A attached hereto and incorporated herein by reference as a part hereof for all purposes, together with all improvements, fixtures, and appurtenances thereto.

Real Estate Lien Note Secured by Deed of Trust ("**Note**")

Date: January 23, 2008

Maker: City of Windcrest/City of Windcrest Economic Development Corporation

Original Principal Amount: $17,179,045.03

Original Payee: Windcrest Revitalization Partners II, LLC

Current Holder: SLF IV – Eisenhauer Point, L.P.

Date of Sale of Property (first Tuesday of month): January 3, 2012

Time Sale of Property Began: 11:45 a.m.

Place of Sale of Property: South end of Bexar County Courthouse, 100 Dolorosa, San Antonio, Bexar County, Texas 78205

Book 15296 Page 1379 17pgs

Buyer: SLF IV – Eisenhauer Point, L.P.

Buyer's Mailing Address: 5949 Sherry Lane
Sterling Plaza, Suite 1750
Dallas, Texas 75225

Amount of Sale: $6,200,000.00

By Deed of Trust, Grantor conveyed to Michael Baucum or Kay Elsasser, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described (collectively, the "**Obligations**"), including but not limited to the Note, all renewals and extensions of the Note and any and all present and future indebtedness of Grantor to Beneficiary.

J. Cary Barton was appointed by an Appointment of Substitute Trustee executed by Current Beneficiary, dated December 12, 2011, and recorded as Document No. 20110219439, in Book 15260, Page 1779, of the Real Property Records of Bexar County, Texas.

Default has occurred and is continuing in the payment of the Obligations. Current Beneficiary, the current Holder of the Obligations and the current Beneficiary of the Deed of Trust, requested the Substitute Trustee to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property (the "**Sale Notice**") was posted at the courthouse door of Bexar County, Texas, the county in which the Property is situated, and a copy of the Sale Notice was also filed with the county clerk of Bexar County, Texas, each such Sale Notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale.

Additionally, Sale Notice was served on behalf of the Current Beneficiary by personal delivery on each debtor who, according to the records of the Current Beneficiary, is obligated to pay any of the Obligations. Personal delivery of such Sale Notices was timely effected by commercial courier delivery to each debtor at the debtor's last known address as shown by the records of the Current Beneficiary at least twenty-one days preceding the date of the foreclosure sale.

On even date herewith, I, as Substitute Trustee, offered the Property for sale and sold the Property to Buyer in accordance with the Deed of Trust and the laws of the State of Texas and the Sale Notice.

In consideration of the premises and of the bid and payment by way of credit against the unpaid balance owed on the Obligations in the amount of $6,200,000.00, the highest bid by Buyer, I, as Substitute Trustee, by virtue of the authority conferred on me in the Deed of Trust, have granted, sold, and conveyed all of the Property to Buyer and Buyer's successors and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging, unto Buyer and Buyer's successors and assigns forever.

I, as the Substitute Trustee, do hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof, subject to the Permitted Encumbrances and other exceptions set forth in the Deed of Trust, to the extent, if any, that such exceptions are valid and in existence.

No warranty or representation exists as to the condition of the Property. Substitute Trustee is selling the Property described above on an "as is" and "where is" basis and disclaims any implied or express warranties with respect to such Property.

Executed on January 3, 2012.

J. Cary Barton, Substitute Trustee

STATE OF TEXAS)

COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared J. Cary Barton, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of January, 2012.

SUBSCRIBED AND SWORN TO before me on January 3, 2012, by J. Cary Barton.

Notary Public, State of Texas

[SEAL]

KACY CIGARROA
MY COMMISSION EXPIRES
December 1, 2014

Kacy Cigarroa
(Name Typed or Printed)

December 1, 2014
(Date Commission Expires)

M:\5000\5700\5795\5795.002\FORECLOSURE DOCUMENTS\FORECLOSURE SALE DEED.20120103-2.EXE.DOC

EXHIBIT A

TO

FORECLOSURE SALE DEED

EXHIBIT A

Description of Land

TRACT I: Lot 40, New City Block 12190, WINDSOR PARK SOUTH SUBDIVISION, UNIT 1, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9525, Page 170, Deed and Plat Records of Bexar County, Texas.

TRACT II: A 61.0008 acre tract out of the Gertrude Rodriguez Survey No. 132, Abstract 610, New City Block 12190, in the City of San Antonio, Bexar County, Texas, and being a portion of the 62.411 acre Niemann Tract described in Volume 6697, Pages 538, 542, 546 and 550, of the Deed Records of Bexar County, Texas, and being a portion of the 10.74 acre Niemann Tract described in Volume 8017, Page 508, Bexar County Deed Records and being a portion of the 0.995 acre Niemann Tract described in Volume 5555, Page 586 of the Official Public Records of Real Property of Bexar County, Texas, and being all of the 0.881 acre Niemann tract described in Volume 5555, Page 578, Official Public Records of Real Property of Bexar County, Texas; said 61.0008 acre tract being more particularly described in Exhibit "A-1", attached hereto and made a part hereof.

TRACT III: A 11.1862 acre tract, being out of the Gertrude Rodriguez Survey No. 132, Abstract 610, New City Block 12190, in the City of San Antonio, Bexar County, Texas, and being a portion of the 12.3 Niemann tract described in Volume 8017, Page 508, of the Deed Records of Bexar County, Texas, and being a portion of the Niemann and Witting tract described in Volume 6039, Page 545, Official Public Records of Real Property of Bexar County, Texas; said 11.1862 acre tract being more particularly described in Exhibit "A-2", attached hereto and made a part hereof.

TRACT IV: A 16.2708 acre tract, being out of the Gertrude Rodriguez Survey No. 132, Abstract 610, New City Block 15821, in the City of San Antonio, Bexar County, Texas, being out of the 16.285 acre tract conveyed to James C. Niemann, Trustee for the NFP Partnership in Volume 6290, Page 1126, of the Official Public Records of Real Property, Bexar County, Texas; said 16.2708 acre tract being more particularly described in Exhibit "A-3"attached hereto and made a part hereof.

TRACT V: A 21.8393 acre tract, being out of the Gertrude Rodriguez Survey No. 132, Abstract 610, New City Block 15783, in the City of San Antonio, Bexar County, Texas, being the same tract conveyed to NFP Partnership in Volume 6060, Page 12, of the Official Public Records of Real Property, Bexar County, Texas; said 21.8393 acre tract being more particularly described in Exhibit "A-4", attached hereto and made a part hereof.

EXHIBIT A-1

PROPERTY DESCRIPTION

TRACT II METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND CONTAINING 61.0008 ACRES (2,657,197 SQUARE FEET), OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT 610, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE 62.411 ACRE NIEMANN TRACT DESCRIBED IN VOLUME 6697, PAGE 538, 542, 546, & 550, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), AND BEING A PORTION OF THE 10.74 ACRE NIEMANN TRACT DESCRIBED IN VOLUME 8017, PAGE 508 (D.R.B.C.T.), AND BEING A PORTION OF THE 0.995 ACRE NIEMANN TRACT DESCRIBED IN VOLUME 5555, PAGE 586 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.), AND BEING ALL OF THE 0.881 ACRE NIEMANN TRACT DESCRIBED IN VOLUME 5555, PAGE 578 (O.P.R.R.P.B.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001644100065):

BEGINNING at a 5/8-inch iron rod found in the west right of way line of King Arthur Drive (R.o.w. Varies), and being a point in the east line of said 62.411 acre Niemann tract, also being a beginning of the curving right of way transition between said King Arthur Drive and Eisenhauer Road (R.o.w. Varies), for a point of curvature and **POINT OF BEGINNING** hereof;

THENCE, with the curving right of way transition between said Eisenhauer Road and said King Arthur Drive, along a curve to the right, whose radius is 26.25 feet, whose delta is 87°34'56", whose arc length is 40.13 feet, and whose chord bears S43°18'53"W, a distance of 36.33 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of compound curvature hereof, said point is also a point in the north right of way line of said Eisenhauer Road;

THENCE, with the north right of way line of said Eisenhauer Road, and in part with the south line of said 0.881 acre Niemann tract, the following six (6) courses and distances:

1) **THENCE**, along a curve to the right, whose radius is 6523.39 feet, whose delta is 01°33'16", whose arc length is 176.99 feet, and whose chord bears S87°53'13"W, a distance of 176.99 feet to a 5/8-inch iron rod found for a point of tangency hereof;
2) **THENCE**, S89°41'20"W, a distance of 230.55 feet to a 1/2-inch iron rod with "Doucet" cap set for an angle point hereof;

3) **THENCE**, N89°26'54"W, at a distance of 641.90 passing a 1/2-inch iron rod found in the east line of said 0.995 acre Niemann tract, for a total distance of 799.50 feet to a 1/2-inch iron rod with "Doucet" cap set for an angle point hereof;
4) **THENCE**, N84°10'37"W, a distance of 51.17 feet to a 1/2-inch iron rod with "Doucet" cap set for an exterior ell corner hereof, said point being in the west line of said 0.995 acre Niemann tract;
5) **THENCE**, with the west line of said 0.995 acre Niemann tract, N01°11'06"E, a distance of 8.01 feet to a Type II Texas Department of Transportation Highway Monument found for an interior ell corner hereof, said point is also a point in the west line of said 0.995 acre Niemann tract, and being the southeast corner of said 0.881 acre Niemann tract, from which a 1/2-inch iron rod found at the common rear corner of said 0.995 acre and 0.881 acre Niemann tracts bears, N00°21'17"W, a distance of 182.94 feet;

6) **THENCE**, in part with the south line of said 0.881 acre Niemann tract, S89°14'07"W, a distance of 224.11 feet to a 1/2-inch iron rod found for an angle point hereof, said point is also an angle point in the south line of said 10.74 acre Niemann tract, and being at the beginning of the right of way transition between said Eisenhauer Road and Interstate Highway #35 (R.o.w. Varies);

THENCE, with the southwest line of said 10.74 acre Niemann tract, and with the right of way transition between said Eisenhauer Road and Interstate 35, N40°06'56"W, a distance of 153.04 feet to a 1/2-inch iron rod found for the southwest corner hereof, said point is also the southwest corner of said 62.411 acre Niemann tract, and being a point in the east right of way line of said Interstate 35;

THENCE, with the west line of said 10.74 acre Niemann tract, and with the east right of way line of said Interstate 35, N09°53'40"E, a distance of 1676.86 feet to a 1/2-inch iron rod with "Castella" cap found for an exterior ell corner hereof, said point is also the southwest corner of Lot 43 of Windsor Park South Subdivision Unit 1A, recorded in Volume 9537, Page 203, of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.);

THENCE, with the south line of said Lot 43, S80°03'27"E, a distance of 215.48 feet to a 1/2-inch iron rod with "Castella" cap found for an interior ell corner hereof, said point is also the southeast corner of said Lot 43;

THENCE, with the curving east line of said Lot 43, along a curve to the right, whose radius is 600.00 feet, whose delta is 13°04'06", whose arc length is 136.85 feet, and whose chord bears N03°23'00"E, a distance of 136.55 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of tangency hereof, said point is also a point of tangency of said Lot 43;

THENCE, continuing with the east line of said Lot 43, N09°55'05"E, a distance of 4.34 feet to a 1/2-inch iron rod with "Doucet" cap set for an interior ell corner hereof, said point is also the northeast corner of said Lot 43;

THENCE, with the north line of said Lot 43, N80°03'27"W, a distance of 200.00 feet to a 1/2-inch iron rod with "Doucet" cap set for an exterior ell corner hereof, said point is also the northwest corner of said Lot 43, and being a point in the east right of way line of said Interstate 35, and being a point in the west line of said 10.74 acre Niemann tract;

THENCE, with the east right of way line of said Interstate 35, and the west line of said 10.74 acre Niemann tract, N09°53'40"E, a distance of 19.88 feet to a 1/2-inch iron rod found for the northwest corner hereof, said point is also the southwest corner of Lot 41 of Windsor Park South Subdivision Unit 1, recorded in Volume 9525, Page 170 (D.P.R.B.C.T.), from which a 1/2-inch iron rod found at the northwest corner of said Lot 41, and being the southwest corner of Lot 40, both of said Windsor Park South Subdivision Unit 1, bears N09°53'40"E, a distance of 406.12 feet;

THENCE, with the south line of said Lot 41, S80°04'42"E, a distance of 809.84 feet to a 1/2-inch iron rod with "Doucet" cap set for an exterior ell corner hereof, said point is also the southeast corner of said Lot 41;

THENCE, with the east line of said Lot 41, N09°55'18"E, a distance of 650.07 feet to a 1/2-inch iron rod found for the most northerly northwest corner hereof, said point is also the northeast corner of said Lot 41, and being a point in the south right of way line of said Galahad Drive (60' R.o.w.), and being a point in the north line of said 62.411 acre Niemann tract, from which a 1/2-inch iron rod found at an angle point in the north line of said Lot 41, and being an angle point in the north line of said 62.411 acre Niemann tract, and being an angle point in the south right of way line of said Galahad Drive, bears S89°35'50"W, a distance of 248.23 feet;

THENCE, with the south right of way line of said Galahad Drive, and with the north line of said 62.411 acre Niemann tract, N89°35'49"E, a distance of 239.76 feet to a 1/2-inch iron rod with "Doucet" cap set for the northeast corner hereof, said point is also the northeast corner of said 62.411 acre Niemann tract, and being the northwest corner of Lot 16, Block 8, of Camelot Subdivision Unit 5A, recorded in Volume 6500, Page 16 (D.P.R.B.C.T.), from which a 1/2-inch iron rod found at the curve return in the north line of said Lot 16, bears N88°59'25"E, a distance of 105.25 feet;

THENCE, with the east line of said 62.411 acre Niemann tract, and the west line of said Lot 16, S00°28'57"E, a distance of 77.05 feet to a 1/2-inch iron rod found for an exterior ell corner hereof, said point is also the common rear corner of Lot 15 and 16 of said Camelot Subdivision Unit 5A, and being the northeast corner of the Krause tract described in Volume 9196, Page 13 (O.R.B.C.T.);

THENCE, with the north line of said Krause tract, S89°36'04"W, a distance of 75.08 feet to an "X" cut found in a concrete drainage structure for an interior ell corner hereof, said point is also the northwest corner of said Krause tract;

THENCE, in part with the west line of said Krause tract, and in part with the west line of the Poole tract, recorded in Volume 9196, Page 210 (O.R.B.C.T.), and in part with the west line of

the Boone tract, recorded in Volume 9196, Page 202 (O.R.B.C.T.), and in part with the west line of the Phillips tract, recorded in Volume 9196, Page 194 (O.R.B.C.T.), and in part with the west line of the Rodriguez tract, recorded in Volume 9196, Page 186 (O.R.B.C.T.), S00°28'57"E, a distance of 366.10 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point is also the southwest corner of said Rodriguez tract;

THENCE, with the south line of said Rodriguez tract, N89°31'03"E, a distance of 75.07 feet to a 1/2-inch iron rod with "Doucet" cap set for an exterior ell corner hereof, said point is also the southwest corner of Lot 11, Block 8 of Camelot Subdivision Unit 3, recorded in Volume 5300, Page 22 (D.P.R.B.C.T.), and being the northwest corner of a Drainage Right of way as shown on said Plat;

THENCE, with the west line of said Drainage Right of way as shown on said Camelot Subdivision Unit 3, S00°28'50"E, a distance of 19.89 feet to a 1/2-inch iron rod with "Doucet" cap set for an exterior ell corner hereof, said point is also the southwest corner of said Drainage Right of way, and being the northwest corner of Lot 10 of said Camelot Subdivision Unit 3, and being the northeast corner of the McKee tract, recorded in Volume 9196, Page 178 (O.R.B.C.T.);

THENCE, with the north line of said McKee tract, S89°31'03"W, a distance of 75.07 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point is also the northwest corner of said McKee tract;

THENCE, in part with the west line of said McKee tract, and in part with the west line of the SiFuentes tract, recorded in Volume 9196, Page 162 (O.R.B.C.T.), and in part with the west line of the Bilbrey tract, recorded in Volume 9196, Page 170 (O.R.B.C.T.), and in part with the west line of the Kircher tract, recorded in Volume 9196, Page 154 (O.R.B.C.T.), and in part with the west line of the Gonzales tract, recorded in Volume 9196, Page 146 (O.R.B.C.T.), and in part with the west line of the Picardo tract, recorded in Volume 9196, Page 138 (O.R.B.C.T.), and in part with the west line of the Marine tract, recorded in Volume 9196, Page 122 (O.R.B.C.T.), and in part with the west line of the Holloway tract, recorded in Volume 10724, Page 709 (O.R.B.C.T.), and in part with the west line of the R&P Land Company, LC tracts, recorded in Volume 9388, Page 1016 (O.R.B.C.T.), S00°28'57"E, a distance of 928.60 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point is also the southwest corner of said R&P Land Company, LC tract;

THENCE, in part with the south line of said R&P Land Company, LC tract, and in part with the south line of Lot 1 of said Camelot Subdivision Unit 3, and in part with a north line of said 62.411 acre Niemann tract, N89°28'42"E, a distance of 195.02 feet to a 1-inch iron rod found for a northeast corner hereof, said point is also a northeasterly corner of said 62.411 acre Niemann tract, and being a point in the west right of way line of said King Arthur Drive (50' R.o.w. at this location), and being the southeast corner of said Lot 1;

THENCE, with the west right of way line of said King Arthur Drive, and the east line of said 62.411 acre Niemann tract, S00°28'30"E, a distance of 1022.34 feet to the **POINT OF BEGINNING** and containing 61.0008 acres (2,657,197 sq. ft.) of land, more or less.

EXHIBIT A-2

TRACT III METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND CONTAINING 11.1862 ACRES (487,271 SQUARE FEET), OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT 610, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE 12.3 ACRE NIEMANN TRACT DESCRIBED IN VOLUME 8017, PAGE 508, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), AND BEING A PORTION OF THE NIEMANN AND WITTING TRACT DESCRIBED IN VOLUME 6039, PAGE 545 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000164100065):

BEGINNING at a 5/8-inch iron rod found in the north right of way line of Eisenhauer Road (R.o.w. Varies), also being the beginning of the curving right of way transition between said Eisenhauer Road and King Arthur Drive (R.o.w. Varies), for the a point of curvature and **POINT OF BEGINNING** hereof;

THENCE, with the curving right of way transition between said Eisenhauer Road and said King Arthur Drive, along a curve to the right, whose radius is 26.25 feet, whose delta is 91°56'56", whose arc length is 42.13 feet, and whose chord bears N48°10'54"W, a distance of 37.75 feet to a 5/8-inch iron rod found for a point of tangency hereof, said point is also a point in the west line of said 12.3 acre Niemann tract, and being a point in the east right of way line of said King Arthur Drive;

THENCE, with the east right of way line of said King Arthur Drive, and with the west line of said 12.3 acre Niemann tract, N01°00'44"W, a distance of 1017.29 feet to a 1-inch iron rod found for the northwest corner hereof, said point is also the northwest corner of said 12.3 acre Niemann tract, and being the southwest corner of a 16' alley as shown on the plat of Camelot Subdivision Unit 3, recorded in Volume 5300, Page 22, of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), and being a point in the east right of way line of said King Arthur Drive (50' R.o.w at this location), from which a 1/2-inch iron rod found on the west right of way line of said King Arthur Drive, and being the southeast corner of Lot 1, Block 8, of said Camelot Subdivision Unit 3 bears, S89°28'42"W, a distance of 50.11 feet;

THENCE, with the north line of said 12.3 acre Niemann tract, and the south line of said 16' Alley, N89°28'42"E, a distance of 417.61 feet to a 1/2-inch iron rod found for the northeast corner hereof, said point is also the northeast corner of said 12.3 acre Niemann tract, and being a

point in the west line of Lot 33 of Mission Church Subdivision, recorded in Volume 9515, Page 50 (D.P.R.B.C.T.);

THENCE, with the east line of said 12.3 acre Niemann tract, and the west line of said Lot 33, S00°44'11"E, a distance of 607.35 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point is also the southwest corner of said Lot 33, and being an interior ell corner of said 12.3 acre Niemann tract;

THENCE, in part with the south line of said Lot 33, and with a north line of said 12.3 acre Niemann tract, N82°38'55"E, at a distance of 133.99 pass a 1/2-inch iron rod found at the southeast corner of said Lot 33, for a total distance of 138.49 feet to a 1/2-inch iron rod found for an exterior ell corner hereof, said point is also an exterior ell corner of said 12.3 acre Niemann tract, and being a point in the west right of way line of Fratt Road (R.o.w. Varies);

THENCE, with the east line of said 12.3 acre Niemann tract, and the west right of way line of said Fratt Road, S01°25'28"E, a distance of 401.08 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of curvature hereof, said point is also the beginning of the curving right of way transition between said Fratt Road and said Eisenhauer Road;

THENCE, with the curving right of way transition between said Fratt Road and said Eisenhauer Road, along a curve to the right, whose radius is 26.25 feet, whose delta is 90°10'57", and whose arc length is 41.32 feet, and whose chord bears S43°19'50"W, a distance of 37.18 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of reverse curvature hereof, said point being in the north right of way line of said Eisenhauer Road;

THENCE, with the north right of way line of said Eisenhauer Road, along a curve to the left, whose radius is 6600.07 feet, at an arc length of 123.53 feet, passing a 1/2-inch iron rod found in the east line of said Niemann and Wittig tract, at an arc length of 248.65 passing a 1/2-inch iron rod with "Doucet" cap set in the west line of said Niemann and Witting tract, for an overall arc length of 263.29 feet, whose overall delta is 02°17'08", and whose overall chord bears S87°17'09"W, a distance of 263.27 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of tangency hereof;

THENCE, continuing with the north right of way line of said Eisenhauer Road, S86°08'33"W, a distance of 238.66 feet to the **POINT OF BEGINNING** and containing 11.1862 acres (487,271 sq. ft.) of land, more or less.

EXHIBIT A-3

METES AND BOUNDS DESCRIPTION TRACT IV

DESCRIPTION OF A TRACT OF LAND CONTAINING 16.2708 ACRES (708,757 SQUARE FEET), OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT 610, IN BEXAR COUNTY, TEXAS, AND BEING OUT OF THE 16.285 ACRE TRACT CONVEYED TO JAMES C. NIEMANN, TRUSTEE FOR THE NFP PARTNERSHIP IN VOLUME 6290, PAGE 1126, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001644100065):

BEGINNING at a 1/2-inch iron rod found in the west line of said Niemann/NFP tract, and being a point in the east right of way line of Fratt Road (R.o.w. Varies), and being an end of curvature of the curving right of way transition between said Fratt Road and Eisenhauer Road (R.o.w. Varies), for the southwesterly corner and **POINT OF BEGINNING** hereof;

THENCE, with the east right of way line of said Fratt Road, and the west line of said Niemann/NFP tract, N00°31'16"W, a distance of 490.83 feet to a 1/2-inch iron rod found for an angle point hereof, said point being the end of a cut-back right of way transition between said Fratt Road and Excalibur Road (50' R.o.w.), and being an angle point in said Niemann/NFP tract;

THENCE, with the right of way transition between said Fratt Road and said Excalibur Road, and with the northwesterly line of said Niemann/NFP tract, N44°19'22"E, a distance of 21.11 feet to a 1/2-inch iron rod found for the northwest corner hereof, said point being in the south right of way line of said Excalibur Road, and being the northwest corner of said Niemann/NFP tract;

THENCE, with the south right of way line of said Excalibur Road, and with the north line of said Niemann/NFP tract, N89°29'11"E, a distance of 1202.61 feet to a 1/2-inch iron rod found for a point of curvature hereof, said point being a point of curvature in the north line of said Niemann/NFP tract, and being a beginning of curvature for a curving right of way transition between said Excalibur Road and Ray Bon Drive (60' R.o.w.);

THENCE, along the curving right of way transition between said Excalibur Road and said Ray Bon Drive, and with the northeasterly line of said Niemann/NFP tract, along a curve to the right, whose radius is 15.00 feet, whose delta is 90°08'44", whose arc length is 23.60 feet, and whose chord bears S45°19'53"E, a distance of 21.24 feet to a 1/2-inch iron rod found for a point of tangency hereof, said point being a point of tangency in the east line of said Niemann/NFP tract, and being a point in the west right of way line of said Ray Bon Drive;

THENCE, along the west right of way line of said Ray Bon Drive, and the east line of said Niemann/NFP tract, the following three (3) courses and distances:

1) **THENCE**, S00°38'09"E, a distance of 9.91 feet to a 1/2-inch iron rod found for a point of curvature hereof;
2) **THENCE**, along a curve to the left, whose radius is 430.00 feet, whose delta is 39°56'30", whose arc length is 299.76 feet, and whose chord bears S20°29'52"E, a distance of 293.73 feet to a 1/2-inch iron rod found for a point of reverse curvature hereof;
3) **THENCE**, along a curve to the right, whose radius is 370.00 feet, whose delta is 35°40'57", whose arc length is 230.43 feet, and whose chord bears S22°38'10"E, a distance of 226.72 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of compound curvature hereof, said point being a beginning of curvature of a right of way transition between said Ray Bon Drive and said Eisenhauer Road;

THENCE, along a curve to the right, whose radius is 25.00 feet, whose delta is 94°14'07", whose arc length is 41.12 feet, and whose chord bears S42°16'16"W, a distance of 36.64 feet to a 1/2-inch iron rod found for a point of tangency hereof, said point being in the north right of way line of Eisenhauer Road per Row widening deed described in Volume 4779, Page 72, and being a point of tangency in said Niemann/NFP tract, also being a point of tangency in the ROW line of said Eisenhauer Road as shown on TxDot ROW Maps, from which a 1/2-inch iron rod found at a point of curvature in the south right of way line of said Eisenhauer Road per TxDot Row Maps, bears S88°27'35"W, a distance of 774.79 feet;

THENCE, with the north right of way line of said Eisenhauer Road per said Row widening deed recorded in Volume 4779, Page 72, and with the south line of said Niemann/NFP tract, S89°22'09"W, a distance of 761.54 feet to a 1/2-inch iron rod found for an angle point hereof;

THENCE, continuing with the north right of way line of said Eisenhauer Road per said Row widening deed, and the south line of said Niemann/NFP tract, S89°26'13"W, a distance of 269.60 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of curvature hereof, said point being the intersection of the south line of said Niemann/NFP tract and the north line of a tract conveyed to the City of San Antonio for Row purposes in Volume 6784, Page 1470, also being the north Row line as shown on said TxDot Row maps;
THENCE, with the north right of way line of said Eisenhauer Road as shown on said TxDot Row maps, along a curve to the left, whose radius is 6600.07 feet, whose delta is 02°54'59", whose arc length is 335.95 feet, and whose chord bears N89°12'00"W, a distance of 335.91 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of reverse curvature hereof, said point being at the curving right of way transition between said Eisenhauer Road and said Fratt Road;

THENCE, with the curving right of way transition between said Eisenhauer Road and said Fratt Road, along a curve to the right, whose radius is 26.25 feet, whose delta is 90°06'23", whose arc length is 41.28 feet and whose chord bears N45°38'19"W, a distance of 37.16 feet to the **POINT OF BEGINNING** and containing 16.2708 acres (708,757 sq. ft.) of land, more or less.

EXHIBIT A-4

METES AND BOUNDS DESCRIPTION TRACT V

DESCRIPTION OF A TRACT OF LAND CONTAINING 21.8393 ACRES (951,321 SQUARE FEET), OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT 610, IN BEXAR COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO NFP PARTNERSHIP IN VOLUME 6060, PAGE 12, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001644100065):

BEGINNING at a 1/2-inch iron rod found in the north right of way line of Eisenhauer Road (R.o.w. Varies), and being at the curving right of way transition between said Eisenhauer Road and Ray Bon Drive (60' R.o.w.), and being a point of curvature in the south line of said NFP Partnership tract, for a point of curvature and southwesterly corner and **POINT OF BEGINNING** hereof;

THENCE, with the curving right of way transition between said Eisenhauer Road and Ray Bon Drive, and the curving southwest line of said NFP Partnership tract, along a curve to the right, whose radius is 25.00 feet, whose delta is 86°22'37", whose arc length is 37.69 feet, and whose chord bears N47°37'53"W, a distance of 34.22 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of reverse curvature hereof, said point being in the east right of way line of said Ray Bon Drive, and being a point of reverse curvature of said NFP Partnership tract;

THENCE, with the east right of way line of said Ray Bon Drive, and the west line of said NFP Partnership tract, the following four (4) courses and distances:

1) **THENCE**, along a curve to the left, whose radius is 430.00 feet, whose delta is 36°00'35", whose arc length is 270.25 feet, and whose chord bears N22°25'06"W, a distance of 265.82 feet to a 1/2-inch iron rod found for a point of reverse curvature hereof;
2) **THENCE**, along a curve to the right, whose radius is 370.00 feet, whose delta is 39°57'24", whose arc length is 258.03 feet, and whose chord bears N20°30'16"W, a distance of 252.83 feet to a 1/2-inch iron rod found for a point of tangency hereof;
3) **THENCE**, N00°25'26"W, a distance of 24.98 feet to a 1/2-inch iron rod found for an angle point hereof;
4) **THENCE**, N00°30'32"W, a distance of 173.76 feet to a 1/2-inch iron rod found for the northwest corner hereof, said point is also the northwest corner of said NFP Partnership tract, and being the southwest corner of Lot 20, Block

14, of Camelot Subdivision Unit 14, recorded in Volume 5970, Page 27, of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.);

THENCE, with the north line of said NFP Partnership tract, and in part with the south line of Lots 20-9, Block 14, of said Camelot Subdivision Unit 14, and in part with the south line of Lots 8-6, Block 14, of Camelot Subdivision Unit 8, recorded in Volume 5870, Page 23 (D.P.R.B.C.T.), the following three (3) courses and distances:

1) **THENCE**, N89°39'03"E, at a distance of 327.14 feet passing a 1/2-inch iron rod found at the common rear corner of Lot 16 and 17, for a total distance of 990.41 feet to a 1/2-inch iron rod found for a point of curvature hereof, said point being in the south line of said Lot 8;
2) **THENCE**, along a curve to the left, whose radius is 487.84 feet, whose delta is 22°13'02", whose arc length is 189.17 feet, and whose chord bears N78°27'39"E, a distance of 187.98 feet to a 60D nail found in a tree for a point of tangency hereof, said point being in the southeast line of said Lot 6;
3) **THENCE**, N67°19'08"E, a distance of 72.77 feet to a 1/2-inch iron rod found for an exterior ell corner hereof, said point being in the southeast line of said Lot 6, and being a point in the rear line of Lot 24, Block 14, of Camelot Subdivision Unit 14, recorded in Volume 6100, Page 49 (D.P.R.B.C.T.);

THENCE, with a easterly line of said NFP Partnership tract, and with the rear line of Lots 24-26, of said Camelot Subdivision Unit 13, S22°43'40"E, a distance of 239.67 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being an angle point in the rear line of said Lot 26, and being an interior ell corner of said NFP Partnership tract;

THENCE, with a north line of said NFP Partnership tract, and with the south line of Lots 26-28 of said Camelot Subdivision Unit 13, N89°34'01"E, a distance of 247.74 feet to a 1/2-inch iron rod found for the northeast corner and a point of curvature hereof, said point being the northeast corner of said NFP Partnership tract, and the southeast corner of said Lot 28, and being a point in the curving west right of way line of Midcrown Drive (60' R.o.w.);

THENCE, with the west right of way line of said Midcrown Drive, and the east line of said NFP Partnership tract, the following three (3) courses and distances:

1) **THENCE**, along a curve to the right, whose radius is 640.00 feet, whose delta is 09°55'10", whose arc length is 110.80 feet, and whose chord bears S31°40'10"W, a distance of 110.66 feet to a 1/2-inch iron rod found for a point of reverse curvature hereof;
2) **THENCE**, along a curve to the left, whose radius is 700.00 feet, whose delta is 37°07'28", whose arc length is 453.56 feet, and whose chord bears S17°58'19"W, a distance of 445.67 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of tangency hereof;
3) **THENCE**, S01°09'32"E, a distance of 0.25 feet to a 1/2-inch iron rod with "Doucet" cap set for a point of curvature hereof, said point being at the curving right of way transition between said Midcrown Drive, and said Eisenhauer Road, and being a point of curvature of said NFP Partnership tract;

THENCE, with the curving right of way transition between said Midcrown Drive, and said Eisenhauer Road, and with the curving southeasterly line of said NFP Partnership tract, along a curve to the right, whose radius is 25.00 feet, whose delta is 90°30'07", whose arc length is 39.49 feet, and whose chord bears S44°01'28"W, a distance of 35.51 feet to a 1-inch iron rod found for a point of tangency hereof, said point being a point of tangency in the south line of said NFP Partnership tract, and being a point in the north right of way line of said Eisenhauer Road;

THENCE, with the south line of said NFP Partnership tract, and the north right of way line of said Eisenhauer Road, S89°21'03"W, a distance of 1144.87 feet to the **POINT OF BEGINNING** and containing 21.8393 acres (951,321 sq. ft.) of land, more or less.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

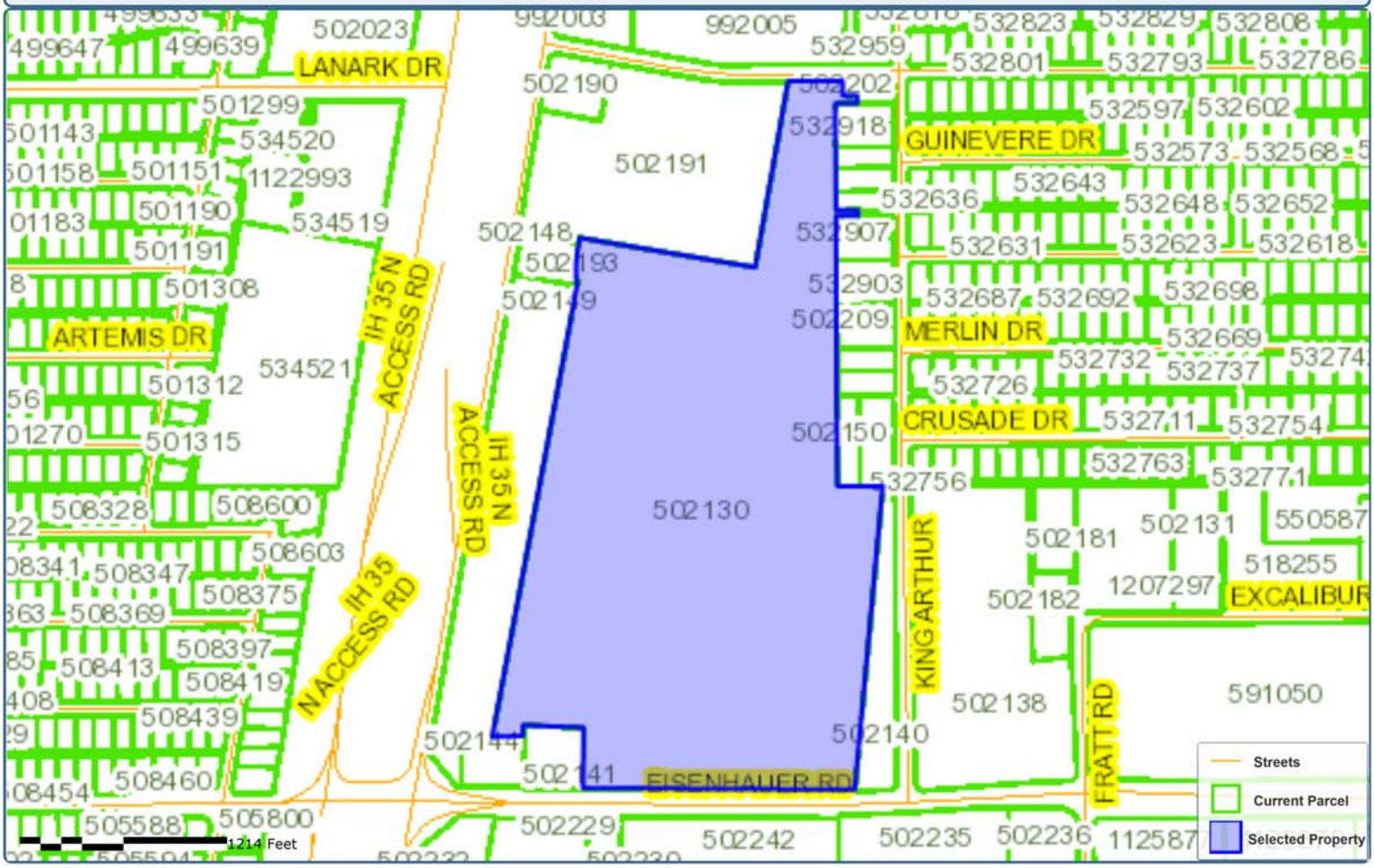
JAN 0 3 2012

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20120000852 Fees: $80.00
01/03/2012 3:28PM # Pages 17
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

EXHIBIT "F"

Bexar CAD - Map of Property ID 502130 for Year 2015



Property Details

Account

Property ID: 502130
Geo ID: 12190-000-0139
Type: Real
Legal Description: NCB 12190 BLK - LOT E IRR 189.83 FT OF S IRR 1725 FT OF TR-13 "CITY OF WINDCREST AN

Location

Situs Address: 4800 EISENHAUER RD WINDCREST, TX 78218
Neighborhood: NBHD code11250
Mapsco: 584E2
Jurisdictions: 06, 08, 11, 41, 55, 10, 09, CAD

Owner

Owner Name: SLV IV- EISENHAUERPOINT LP
Mailing Address: STERLING PLAZA STE 1750, 5949 SHERRY LN, DALLAS, TX 75225-6532

Property

Appraised Value: $3,266,280.00

http://www.bcad.org/Map/View/Map/1/502130/2015

powered by: PropertyACCESS www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 502130 SLV IV- EISENHAUERPOINT LP for Year 2015

Property

Account

Property ID:	502130	Legal Description:	NCB 12190 BLK - LOT E IRR 189.83 FT OF S IRR 1725 FT OF TR-13 "CITY OF WINDCREST ANNEXATION"
Geographic ID:	12190-000-0139	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	4800 EISENHAUER RD WINDCREST, TX 78218	Mapsco:	584E2
Neighborhood:	NBHD code11250	Map ID:	11250
Neighborhood CD:	11250		

Owner

Name:	SLV IV- EISENHAUERPOINT LP	Owner ID:	2792027
Mailing Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$3,266,280	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$3,266,280	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$3,266,280	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$3,266,280	

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $3,266,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

06	BEXAR CO RD & FLOOD	0.017000	$3,266,280		$3,266,280	$555.27
08	SA RIVER AUTH	0.017290	$3,266,280		$3,266,280	$564.74
09	ALAMO COM COLLEGE	0.149150	$3,266,280		$3,266,280	$4,871.65
10	UNIV HEALTH SYSTEM	0.276235	$3,266,280		$3,266,280	$9,022.60
11	BEXAR COUNTY	0.297500	$3,266,280		$3,266,280	$9,717.18
41	CITY OF WINDCREST	0.334100	$3,266,280		$3,266,280	$10,912.64
55	NORTH EAST ISD	1.415000	$3,266,280		$3,266,280	$46,217.86
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$3,266,280		$3,266,280	$0.00
	Total Tax Rate:	2.506275				
				Taxes w/Current Exemptions:		$81,861.94
				Taxes w/o Exemptions:		$81,861.96

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	45.4312	1978983.07	0.00	0.00	$3,265,320	$0
2	EST	Easement	2.2100	96267.60	0.00	0.00	$960	$0

Roll Value History

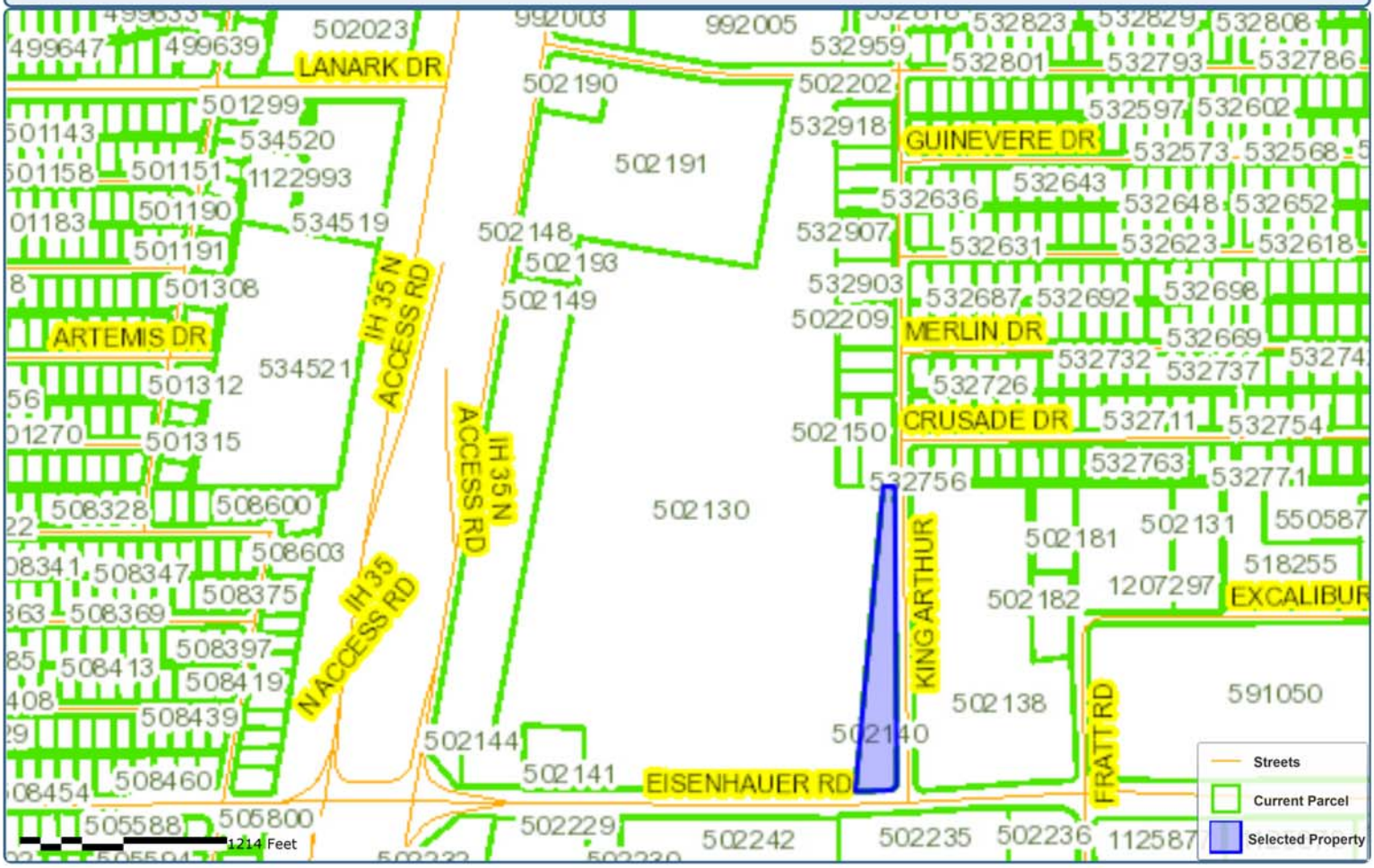
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	$0	$3,266,280	0	3,266,280	$0	$3,266,280
2014	$0	$2,969,440	0	2,969,440	$0	$2,969,440
2013	$0	$2,969,440	0	2,969,440	$0	$2,969,440
2012	$0	$3,211,960	0	3,211,960	$0	$3,211,960
2011	$0	$3,355,410	0	3,355,410	$0	$3,355,410

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012	FC	Foreclosure	CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION	SLV IV-EISENHAUERPOINT LP	15296	1379	20120000852
2	1/16/2008	SWD	Special Warranty Deed		CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION	13317	1085	20080014602

2016 data current as of Oct 5 2015 12:57AM.
2015 and prior year data current as of Oct 1 2015 10:19AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Bexar CAD - Map of Property ID 502140 for Year 2015



Property Details

Account

Property ID: 502140
Geo ID: 12190-000-0176
Type: Real
Legal Description: NCB 12190 PT OF TR 17 ARB TR 17A "CITY OF WINDCREST ANNEXATION"

Location

Situs Address: 4947 EISENHAUER RD WINDCREST, TX 78218
Neighborhood: NBHD code11250
Mapsco: 584F2
Jurisdictions: CAD, 41, 06, 11, 10, 08, 55, 09

Owner

Owner Name: SLV IV- EISENHAUERPOINT LP
Mailing Address: STERLING PLAZA STE 1750, 5949 SHERRY LN, DALLAS, TX 75225-6532

Property

Appraised Value: $162,580.00

http://www.bcad.org/Map/View/Map/1/502140/2015

powered by: PropertyACCESS www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 502140 SLV IV- EISENHAUERPOINT LP for Year 2015

Property

Account

Property ID:	502140	Legal Description:	NCB 12190 PT OF TR 17 ARB TR 17A "CITY OF WINDCREST ANNEXATION"
Geographic ID:	12190-000-0176	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	4947 EISENHAUER RD WINDCREST, TX 78218	Mapsco:	584F2
Neighborhood:	NBHD code11250	Map ID:	2015 FALL REVAL
Neighborhood CD:	11250		

Owner

Name:	SLV IV- EISENHAUERPOINT LP	Owner ID:	2792027
Mailing Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$162,580	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$162,580		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$162,580		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$162,580		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $162,580

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

06	BEXAR CO RD & FLOOD	0.017000	$162,580		$162,580	$27.64
08	SA RIVER AUTH	0.017290	$162,580		$162,580	$28.11
09	ALAMO COM COLLEGE	0.149150	$162,580		$162,580	$242.49
10	UNIV HEALTH SYSTEM	0.276235	$162,580		$162,580	$449.10
11	BEXAR COUNTY	0.297500	$162,580		$162,580	$483.68
41	CITY OF WINDCREST	0.334100	$162,580		$162,580	$543.18
55	NORTH EAST ISD	1.415000	$162,580		$162,580	$2,300.51
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$162,580		$162,580	$0.00
	Total Tax Rate:	2.506275				
				Taxes w/Current Exemptions:		$4,074.71
				Taxes w/o Exemptions:		$4,074.70

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	2.2620	98532.72	0.00	0.00	$162,580	$0

Roll Value History

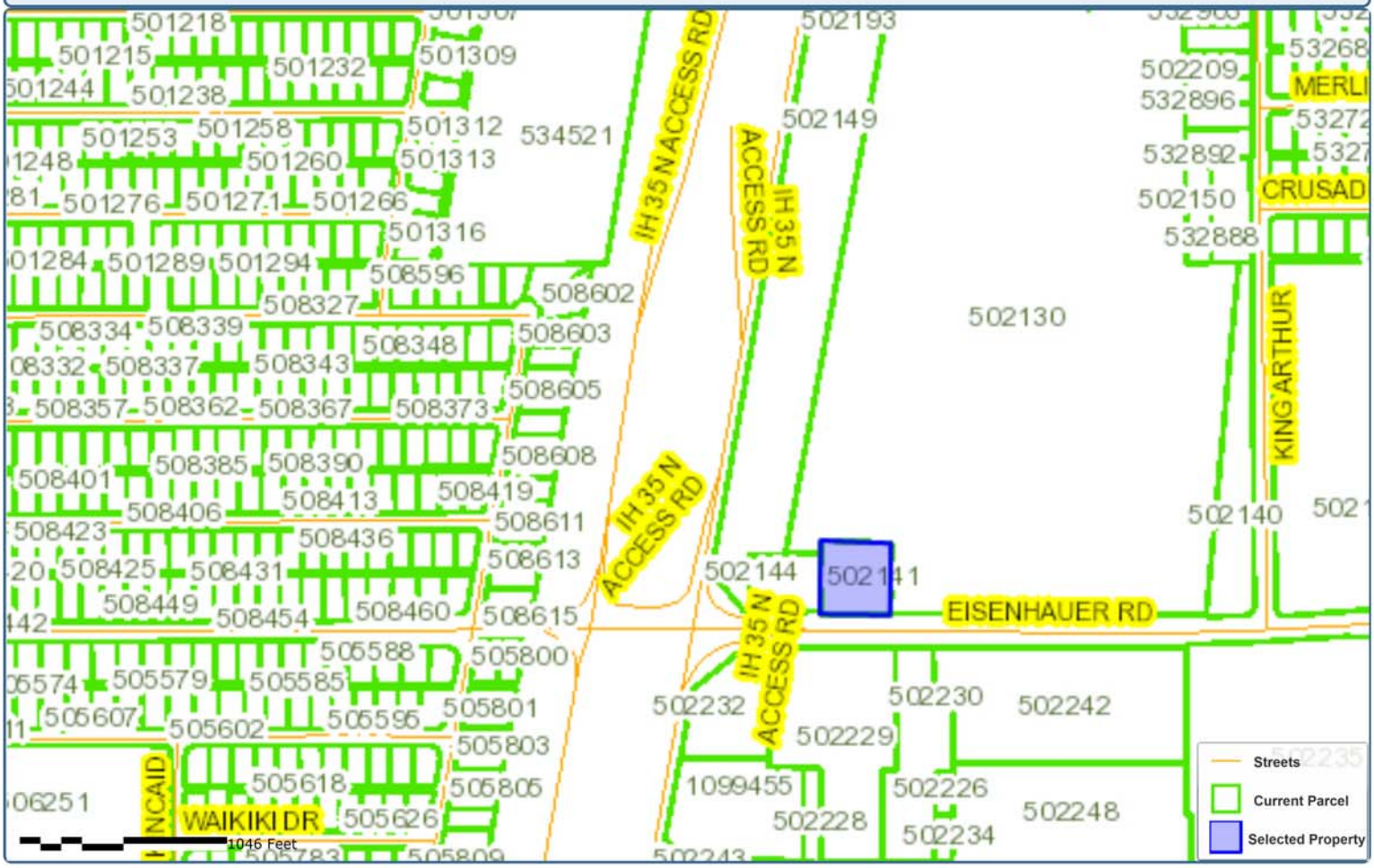
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	$0	$162,580	0	162,580	$0	$162,580
2014	$0	$147,800	0	147,800	$0	$147,800
2013	$0	$147,800	0	147,800	$0	$147,800
2012	$0	$147,800	0	147,800	$0	$147,800
2011	$0	$173,420	0	173,420	$0	$173,420

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012	FC	Foreclosure	CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION	SLV IV-EISENHAUERPOINT LP	15296	1379	20120000852
2	1/16/2008	SWD	Special Warranty Deed	NIEMANN VIRGINIA ET AL	CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION	13317	1085	20080014602

2016 data current as of Oct 5 2015 12:57AM.
2015 and prior year data current as of Oct 1 2015 10:19AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Bexar CAD - Map of Property ID 502141 for Year 2015



Property Details

Account

Property ID: 502141
Geo ID: 12190-000-0180
Type: Real
Legal Description: NCB 12190 ARB TR 18 "CITY OF WINDCREST ANNEXATION"

Location

Situs Address: 4735 EISENHAUER RD WINDCREST, TX 78218
Neighborhood: NBHD code11250
Mapsco: 584E2
Jurisdictions: CAD, 09, 08, 11, 06, 41, 10, 55

Owner

Owner Name: SLV IV- EISENHAUERPOINT LP
Mailing Address: STERLING PLAZA STE 1750, 5949 SHERRY LN, DALLAS, TX 75225-6532

Property

Appraised Value: $196,020.00

http://www.bcad.org/Map/View/Map/1/502141/2015

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Bexar CAD

Property Search Results > 502141 SLV IV- EISENHAUERPOINT LP for Year 2015

Property

Account

Property ID:	502141	Legal Description:	NCB 12190 ARB TR 18 "CITY OF WINDCREST ANNEXATION"
Geographic ID:	12190-000-0180	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	4735 EISENHAUER RD WINDCREST, TX 78218	Mapsco:	584E2
Neighborhood:	NBHD code11250	Map ID:	2015 FALL REVAL
Neighborhood CD:	11250		

Owner

Name:	SLV IV- EISENHAUERPOINT LP	Owner ID:	2792027
Mailing Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$196,020	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$196,020		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$196,020		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$196,020		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $196,020

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

06	BEXAR CO RD & FLOOD	0.017000	$196,020		$196,020	$33.32
08	SA RIVER AUTH	0.017290	$196,020		$196,020	$33.89
09	ALAMO COM COLLEGE	0.149150	$196,020		$196,020	$292.36
10	UNIV HEALTH SYSTEM	0.276235	$196,020		$196,020	$541.48
11	BEXAR COUNTY	0.297500	$196,020		$196,020	$583.16
41	CITY OF WINDCREST	0.334100	$196,020		$196,020	$654.90
55	NORTH EAST ISD	1.415000	$196,020		$196,020	$2,773.69
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$196,020		$196,020	$0.00
	Total Tax Rate:	2.506275				
				Taxes w/Current Exemptions:		$4,912.80
				Taxes w/o Exemptions:		$4,912.80

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	1.0000	43560.00	0.00	0.00	$196,020	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	$0	$196,020	0	196,020	$0	$196,020
2014	$0	$196,020	0	196,020	$0	$196,020
2013	$0	$196,020	0	196,020	$0	$196,020
2012	$0	$196,020	0	196,020	$0	$196,020
2011	$0	$261,360	0	261,360	$0	$261,360

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012	FC	Foreclosure	CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION	SLV IV-EISENHAUERPOINT LP	15296	1379	20120000852
2	1/16/2008	SWD	Special Warranty Deed		CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION	13317	1085	20080014602
3		Deed	Deed		NIEMANN, LARRY ET AL	5555	0586	0

2016 data current as of Oct 5 2015 12:57AM.
2015 and prior year data current as of Oct 1 2015 10:19AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

YOUNG PROFESSIONAL RESOURCES - 8209 ROUGHRIDER DR. STE. 101 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriquez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

October 30, 2015

Re: **Eisenhauer Point Unit 2 (Preliminary Plat Review) - 21.839 Acres**

Dear Ms. Rodriquez,

Young Professional Resources has completed its review of the preliminary plat for the referenced development as submitted by Pape Dawson Engineers.

We find that the preliminary plat conforms to all the requirements set forth in Windcrest City Codes.

Young Professional Resources is recommending that this preliminary plat be forwarded to the Planning and Zoning Commission and City Council for review and consideration.

If you have comments or questions please contact me at (210) 590-9215.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources

Cc: Rafael Castillo – City of Windcrest