WINDCREST
TEXAS

AGENDA
CITY OF WINDCREST, TEXAS

PUBLIC HEARING
AND
JOINT SPECIAL CITY COUNCIL / PLANNING & ZONING COMMISSION MEETING

July 28, 2014

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING / JOINT SPECIAL WINDCREST CITY COUNCIL / PLANNING & ZONING COMMISSION MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 28th DAY OF JULY 2014 STARTING AT 6:00 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 JULY 28, 2014 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, JULY 29, 2014 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.

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.

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

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. Public Hearing

1. The Windcrest Planning and Zoning Commission and Windcrest City Council will hold a joint public hearing to hear public comments regarding the application of SLF IV- Eisenhauer Point, L.P. to rezone approximately 110 acres at the northeast corner of IH-35 and Eisenhauer Road from B-2 to B-3 and B-3 with CC uses.

IV. Discuss and Act – Planning & Zoning Commission

1. The Windcrest Planning & Zoning Commission will consider the application from SLF IV-Eisenhauer Point, L.P. to rezone approximately 110 acres at the northeast corner of IH-35 and Eisenhauer Road from B-2 to B-3 and B-3 with CC uses and make recommendations regarding the application to the City Council.

V. Discuss and Act – City Council

1. City Council will review, discuss and may take action on the recommendations of the Planning and Zoning Commission, the application from SLF IV- Eisenhauer Point, L.P. and a draft Ordinance. (Att. 1)

VI. 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.

VII. 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 July 28, 2014.

By: Kelly Rodriguez **, 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 ____ July, 2014.

_____ Title: _____

KAUFMAN | KILLEN
LAND USE LAW AND GOVERNMENTAL RELATIONS

RECEIVED 4.22.14 @ 2:23 pm HW

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

April 22, 2014

City of Windcrest
8601 Midcrown
Windcrest, Texas 78239

Via HAND DELIVERY

Re: Rezoning Application for 110 Acres Owned by SLF IV- Eisenhauer Point, L.P.

To Whom It May Concern,

Please find attached a City of Windcrest ("City") Universal Development Application for the rezoning of 110 acres located northeast of the intersection of Eisenhauer Road and IH-35. At your convenience, please contact me or Rob Killen at (210) 448-9980 or at robk@kk-lawfirm.com for additional information on the rezoning request and scheduling of the case for Planning and Zoning Commission.

Sincerely,

KAUFMAN & KILLEN, INC.

Ashley Farrimond

Ashley Farrimond

100 West Houston Street, Suite 1250, San Antonio, Texas 78205-1457
TELE: (210) 227-2000 FAX: (210) 227-2001 www.kk-lawfirm.com

KAUFMAN | KILLEN
LAND USE LAW AND GOVERNMENTAL RELATIONS

SLF IV – Eisenhauer Point, L.P. Rezoning Supporting Documents

1. Windcrest Zoning Change Application
2. List of Approved CC Uses
3. Authorization by Property Owner for Zoning Application
4. Conceptual Land Use Plan Exhibit
5. Survey including 110 Acres
6. SLF IV-Eisenhauer Point, L.P. Deed
7. Bexar Appraisal District Parcel Information

100 West Houston Street, Suite 1250, San Antonio, Texas 78205-1457
TELE: (210) 227-2000 FAX: (210) 227-2001 www.kk-lawfirm.com

WINDCREST

TEXAS

Universal Development Application

(Please use separate application for each submittal)

- ☐ Land Use Amendment
- ☐ Thoroughfare Amendment
- ☒ Zoning Change (choose one)
  - ☒ Straight Zoning
  - ☐ PUD (Planned Unit Development)
- ☐ Variance
- ☐ Land Study
- ☐ Final Plat
- ☐ Preliminary Plat
- ☐ Specific Use Permit
- ☐ Conditional Use Permit
- ☐ Exception
- ☐ Replat
- ☐ Amending Plat
- ☐ Minor Plat
- ☐ Vacating Plat
- ☐ Site Plan
- ☐ Tree Removal Permit

Project Name: _____

Total Acres: 110 Survey Name: Stratford Land Abstract No.: _____

Project Location (address): Northeast corner of intersection of IH-35 & Eisenhauer (see attached)

Current Zoning: B-2 **Current Use:** vacant **# of Lots/Units:** _____ **For Commercial/Industrial: Total Proposed Sq. Ft.** _____

Proposed Zoning: B-3 & B-3 with "CC" uses (please see attached Conceptual Land Use Plan Exhibit) **Proposed Use:** _____ **Please Circle One:** SF MF COMM IND OTHER

Applicant Information:

Property Owner Name: SLF IV - Eisenhauer Point, L.P. Contact Person: Bernie Hietbrink

Address: 5949 Sherry Lane, Suite 1750 City: Dallas St/Zip: TX 75225

Phone: (210) 239-2353 Fax: _____ E-Mail: bhietbrink@stratfordland.com

Applicant (if different than Owner): _____

Address: _____ City: _____ St/Zip: _____

Phone: _____ Fax: _____ E-Mail: _____

Representative: Kaufman & Killen, Inc. Contact Person: Rob Killen

Address: 100 West Houston Street, Suite 1250 City: San Antonio, Texas St/Zip: 78205

Phone: (210) 448-9980 Fax: (210) 227-2001 E-Mail: rob@kk-lawfirm.com

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Please see attached letter
Owner's Signature

_____
Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this _____ day of _____, 20_____.

_____ (Notary Seal)
Notary Public

City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

APPROVED "CC" USES

within "CC-use" area shown on the attached Conceptual Land Use Plan

1. Manufacturing
2. Processing
3. Fabrication
4. Assembly
5. Testing
6. Repair
7. Servicing
8. Storage
9. Warehousing
10. Construction equipment rental, sales, service, and outdoor storage
11. Displaying or distribution of goods, materials, or products

April 15, 2014

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

RE: Authorization to Submit Rezoning Application for Approximately 110 Acres

Dear Mr. Castillo,

The purpose of this correspondence is to provide authorization to Kaufman & Killen, Inc. to act as representative in the filing and processing for approval of a rezoning application for the approximate 110 acre tract located northeast of the intersection of IH-35 and Eisenhauer Road ("Property"). I further grant the City of Windcrest staff permission to access the Property to perform work related to the rezoning request.

I hereby declare that I represent the owner of the Property and have the authority to grant the permissions described above.

SLF IV – EISENHAUER POINT, L.P.,
a Texas limited partnership

By: SLF IV Eisenhauer Point GP, LLC,
a Texas limited liability company,
its General Partner

By: Stratford Land Fund IV, L.P.,
a Delaware limited partnership,
its Co-Managing Member

By: Stratford Fund IV GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Name: S. Randall Meyre
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared S. RANDALL NEANS, on behalf of the property owner, whose name is subscribed to the foregoing instrument and who acknowledged that he executed the foregoing instrument on behalf of said property owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of APRIL, 2014.

Notary Public, State of Texas
Print Name: SUSAN C. EVANS

Susan C. Evans
Notary Public,
State of Texas
Expires:03-15-2018

STRATFORDLAND

EISENHAUER POINT - 110 ACRE PROJECT

WINDCREST, TEXAS

Conceptual Land Use Plan

04.09.2014

SA Partnership

FLOODPLAIN NOTE

TRACT 1
0.000 ACRES
(00.00 SQ. FT.)
LOT 40
NEW 12180
ANDERSON FARMS
SOUTH SUBDIVISION UNIT 1
VOL. 9529, PG. 170

ANDERSON FARMS SOUTH
SUBDIVISION UNIT 1
NEW 12180
VOL. 9529, PG. 170

LOT 13
ANDERSON FARMS SOUTH
SUBDIVISION UNIT 14
VOL. 9537, PG. 203

TRACT 2
01.000 ACRES
(1,051,140 SQ. FT.)

± 00.000 ACRES
VOL. 13317, PG. 1035

INTERSTATE HIGHWAY 35

TRACT 3
9.000 ACRES
(407,000 SQ. FT.)

± 1.162 ACRES
VOL. 13317, PG. 1035

TRACT 4
10.000 ACRES
(435,600 SQ. FT.)

± 1.0000 ACRES
VOL. 13317, PG. 1035

TRACT 5
21.000 ACRES
(906,000 SQ. FT.)

± 1.7293 ACRES
VOL. 13317, PG. 1035

POB
TRACT 1

POB
TRACT 3

POB
TRACT 5

EISENHAUER ROAD

EISENHAUER ROAD

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

NOTES

TITLE POLICY NOTE

LEGEND

PROPERTY DESCRIPTION - TRACT 1

PROPERTY DESCRIPTION - TRACT 3

PROPERTY DESCRIPTION - TRACT 5

LEGAL DESCRIPTION - TRACT 3

SURVEYOR'S CERTIFICATE

Burry Partners

ALTA/ACSM LAND TITLE SURVEY

STRATFORD LAND

WINDCREST, TEXAS

SHEET 1 OF 1

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

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.

Bexar CAD

Property Search Results > Property ID 502130 SLV IV- EISENHAUERPOINT LP for Year 2013

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 ANNEXATION"

Location

Address:	4800 EISENHAUER RD TX 78218-3717
Neighborhood:	NBHD code11250
Mapsco:	584E2
Jurisdictions:	06, 08, 09, 10, 11, 41, 55, CAD

Owner

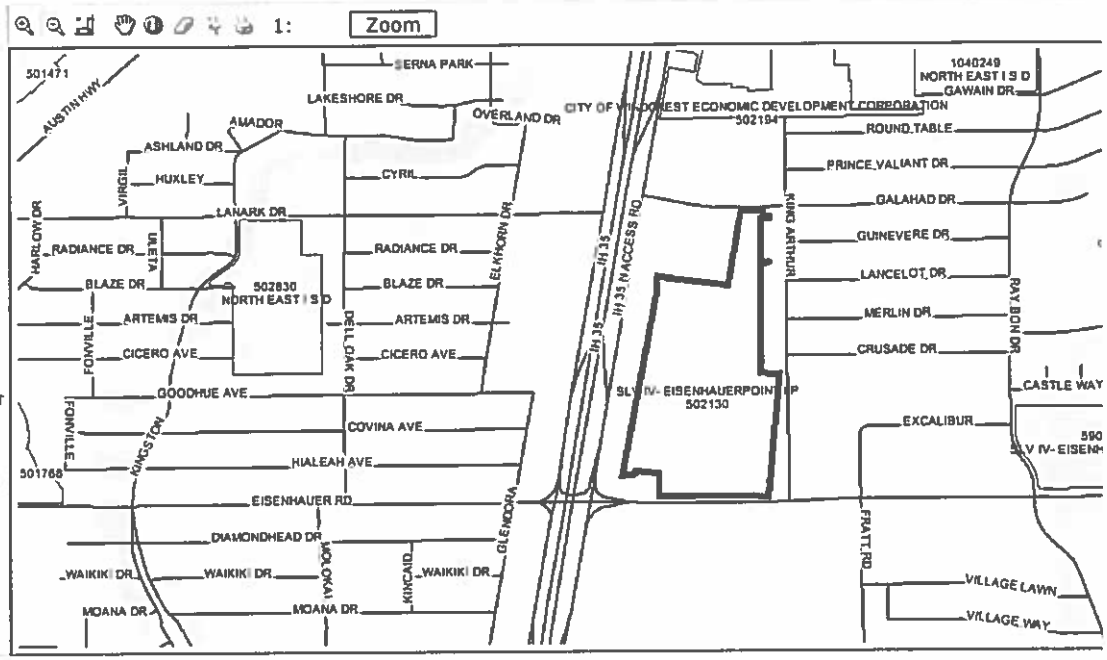
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $2,969,440

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Bexar CAD

Property Search Results > 502130 SLV IV- EISENHAUERPOINT LP for Year 2013

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 TX 78218-3717	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:	+	$2,969,440	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$2,969,440		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$2,969,440		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$2,969,440		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $2,969,440

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$2,969,440	$2,969,440	$911.00
08	SA RIVER AUTH	0.017370	$2,969,440	$2,969,440	$515.79
09	ALAMO COM COLLEGE	0.149150	$2,969,440	$2,969,440	$4,428.92
10	UNIV HEALTH SYSTEM	0.276235	$2,969,440	$2,969,440	$8,202.63
11	BEXAR COUNTY	0.296187	$2,969,440	$2,969,440	$8,795.10
41	CITY OF WINDCREST	0.432970	$2,969,440	$2,969,440	$12,856.78
55	NORTH EAST ISD	1.425000	$2,969,440	$2,969,440	$42,314.52

CAD	BEXAR APPRAISAL DISTRICT	0.000000	$2,969,440	$2,969,440	$0.00
	Total Tax Rate:	2.627591			

Taxes w/Current Exemptions: $78,024.74
Taxes w/o Exemptions: $78,024.74

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	$2,968,480	$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
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
2010	$0	$3,355,410	0	3,355,410	$0	$3,355,410
2009	$0	$3,355,410	0	3,355,410	$0	$3,355,410
2008	$0	$3,355,410	8,990	8,990	$0	$8,990

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed		CITY OF WINDCRE	13317	1085	20080014602

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For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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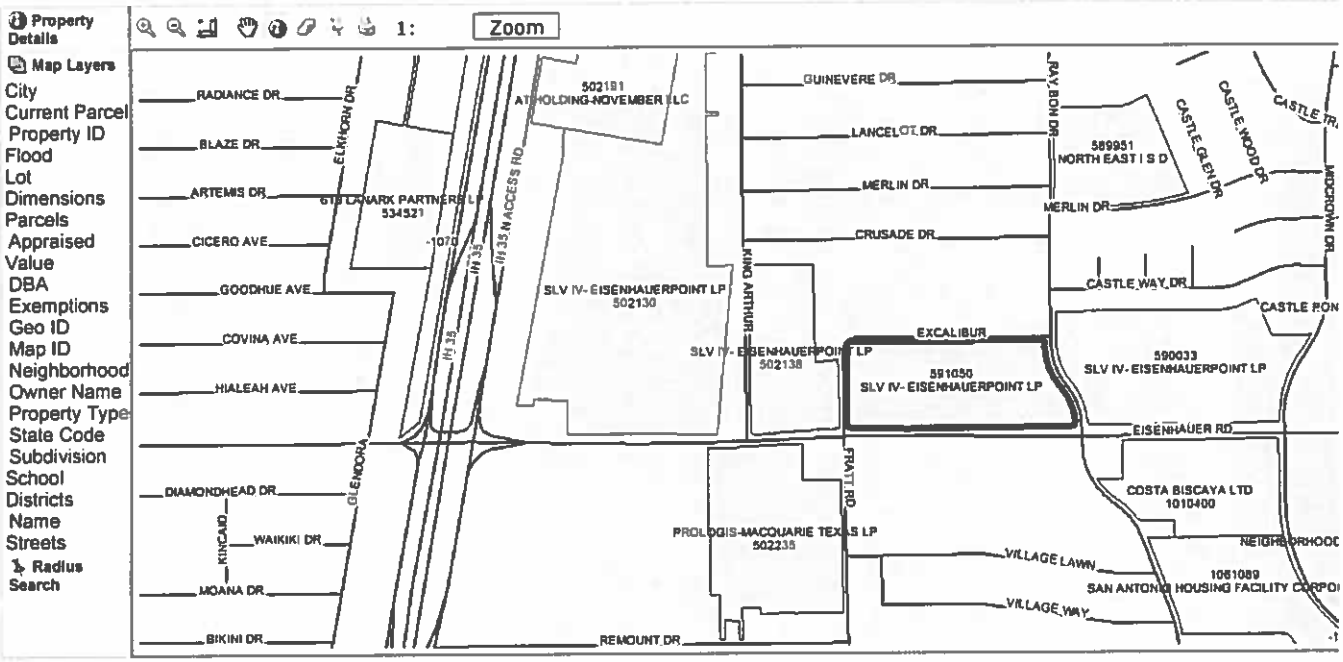
Bexar CAD

Property Search Results > Property ID 591050 SLV IV- EISENHAUERPOINT LP for Year 2013



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+

Bexar CAD

Property Search Results > 591050 SLV IV- EISENHAUERPOINT LP for Year 2013

Property

Account

Property ID:	591050	Legal Description:	NCB 15821 P-10C "CITY OF WINDCREST ANNEXATION"
Geographic ID:	15821-000-0104	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	EISENHAUER RD TX	Mapsco:	584F2
Neighborhood:	NBHD code11260	Map ID:	11260
Neighborhood CD:	11260		

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:	+	$961,680	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$961,680	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$961,680	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$961,680	

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $961,680

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$961,680	$961,680	$295.03
08	SA RIVER AUTH	0.017370	$961,680	$961,680	$167.04
09	ALAMO COM COLLEGE	0.149150	$961,680	$961,680	$1,434.34
10	UNIV HEALTH SYSTEM	0.276235	$961,680	$961,680	$2,656.49
11	BEXAR COUNTY	0.296187	$961,680	$961,680	$2,848.37
41	CITY OF WINDCREST	0.432970	$961,680	$961,680	$4,163.79
55	NORTH EAST ISD	1.425000	$961,680	$961,680	$13,703.94
CAD	BEXAR APPRAISAL	0.000000	$961,680	$961,680	$0.00

DISTRICT
Total Tax Rate: 2.627591

Taxes w/Current Exemptions: $25,269.00
Taxes w/o Exemptions: $25,269.02

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	15.7658	686758.25	0.00	0.00	$961,460	$0
2	EST	Easement	0.5050	21997.80	0.00	0.00	$220	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$0	$961,680	0	961,680	$0	$961,680
2012	$0	$928,340	0	928,340	$0	$928,340
2011	$0	$958,910	0	958,910	$0	$958,910
2010	$0	$958,910	0	958,910	$0	$958,910
2009	$0	$958,910	0	958,910	$0	$958,910
2008	$0	$958,910	0	958,910	$0	$958,910

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed	NIEMANN VIRGINI/	CITY OF WINDCRE	13317	1085	20080014602
3		Deed	Deed		NIEMANN, JAMES I	6290	1126	0

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For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > Property ID 590033 SLV IV- EISENHAUERPOINT LP for Year 2013

Property Details

Account

Property ID:	590033
Geo. ID:	15783-000-0103
Type:	Real
Legal Description:	NCB 15783 BLK LOT P-10B(5.4388AC) & P-10C(16.4005AC) "CITY OF WINDCREST ANNEXATION"

Location

Address:	EISENHAUER RD TX
Neighborhood:	NBHD code11260
Mapsco:	585A2
Jurisdictions:	06, 08, 09, 10, 11, 41, 55, CAD

Owner

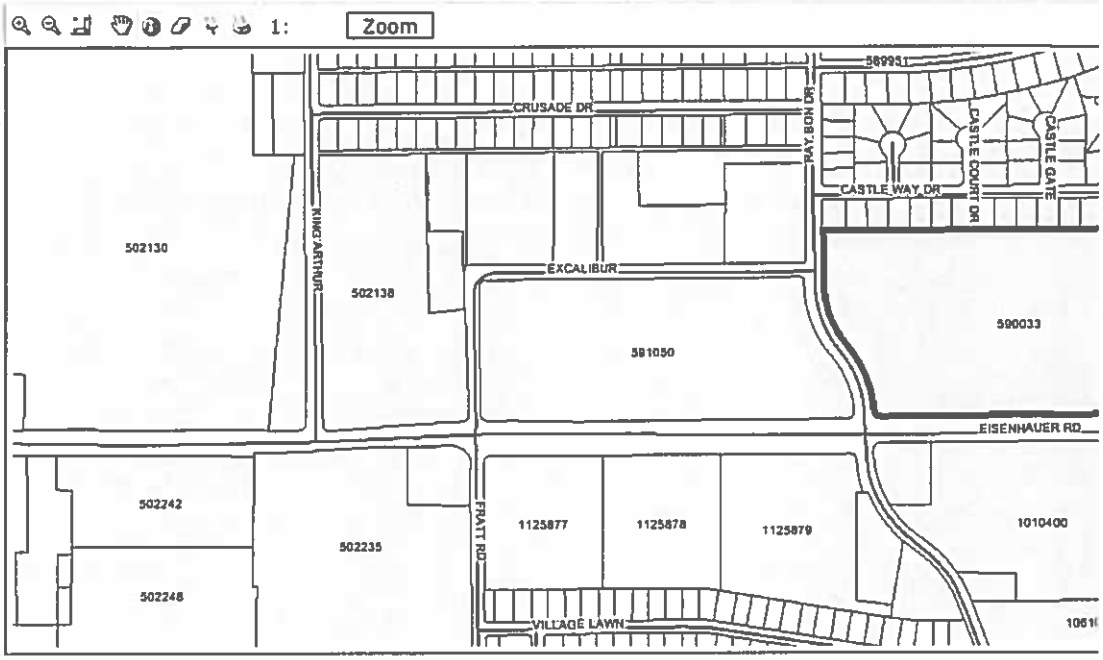
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $475,860

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > 590033 SLV IV- EISENHAUERPOINT LP for Year 2013

Property

Account

Property ID:	590033	Legal Description:	NCB 15783 BLK LOT P-10B (5.4388AC) & P-10C(16.4005AC) "CITY OF WINDCREST ANNEXATION"
Geographic ID:	15783-000-0103	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	EISENHAUER RD TX	Mapsco:	585A2
Neighborhood:	NBHD code11260	Map ID:	11260
Neighborhood CD:	11260		

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:	+	$475,660	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$475,660		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$475,660		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$475,660		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $475,660

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$475,660	$475,660	$145.93
08	SA RIVER AUTH	0.017370	$475,660	$475,660	$82.62
09	ALAMO COM COLLEGE	0.149150	$475,660	$475,660	$709.45
10	UNIV HEALTH SYSTEM	0.276235	$475,660	$475,660	$1,313.94
11	BEXAR COUNTY	0.296187	$475,660	$475,660	$1,408.85
41	CITY OF WINDCREST	0.432970	$475,660	$475,660	$2,059.47
55	NORTH EAST ISD	1.425000	$475,660	$475,660	$6,778.15

CAD	BEXAR APPRAISAL DISTRICT	0.000000	$475,660	$475,660	$0.00
	Total Tax Rate:	2.627591			
				Taxes w/Current Exemptions:	$12,498.41
				Taxes w/o Exemptions:	$12,498.40

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	21.8393	951319.91	0.00	0.00	$475,660	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$0	$475,660	0	475,660	$0	$475,660
2012	$0	$363,230	0	363,230	$0	$363,230
2011	$0	$1,017,030	0	1,017,030	$0	$1,017,030
2010	$0	$1,017,030	0	1,017,030	$0	$1,017,030
2009	$0	$1,017,030	0	1,017,030	$0	$1,017,030
2008	$0	$1,017,030	0	1,017,030	$0	$1,017,030

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed	NIEMANN VIRGINI/	CITY OF WINDCRE	13317	1085	20080014602
3		Deed	Deed		NFP PARTNERSHII	6060	0012	0

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For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > Property ID 502140 SLV IV- EISENHAUERPOINT LP for Year 2013

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

Address:	4947 EISENHAUER RD TX
Neighborhood:	NBHD code11250
Mapsco:	564F2
Jurisdictions:	06, 08, 09, 10, 11, 41, 55, CAD

Owner

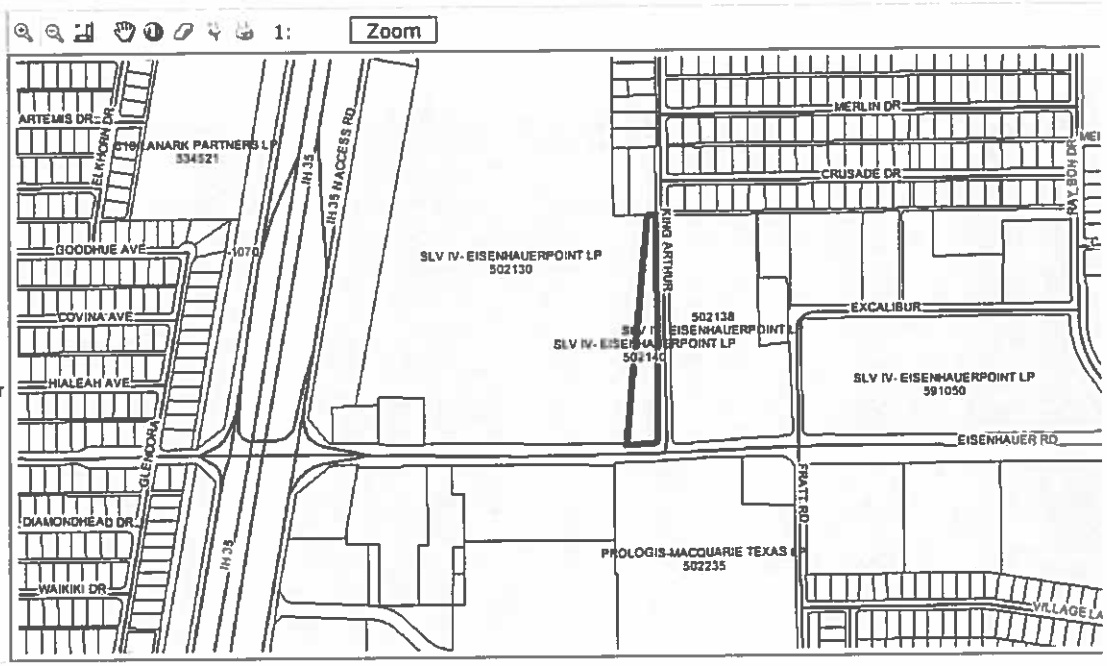
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $147,800

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > 502140 SLV IV- EISENHAUERPOINT LP for Year 2013

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 TX	Mapsco:	584F2
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:	+	$147,800	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$147,800		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$147,800		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$147,800		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $147,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$147,800	$147,800	$45.35
08	SA RIVER AUTH	0.017370	$147,800	$147,800	$25.67
09	ALAMO COM COLLEGE	0.149150	$147,800	$147,800	$220.44
10	UNIV HEALTH SYSTEM	0.276235	$147,800	$147,800	$408.28
11	BEXAR COUNTY	0.296187	$147,800	$147,800	$437.76
41	CITY OF WINDCREST	0.432970	$147,800	$147,800	$639.93
55	NORTH EAST ISD	1.425000	$147,800	$147,800	$2,106.15

CAD	BEXAR APPRAISAL DISTRICT	0.000000	$147,800	$147,800	$0.00
	Total Tax Rate:	2.627591			
				Taxes w/Current Exemptions:	$3,883.58
				Taxes w/o Exemptions:	$3,883.58

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	$147,800	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
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
2010	$0	$173,420	0	173,420	$0	$173,420
2009	$0	$173,420	0	173,420	$0	$173,420
2008	$0	$173,420	400	400	$0	$400

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed	NIEMANN VIRGINI/	CITY OF WINDCRE	13317	1085	20080014602

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Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > Property ID 502149 SLV IV- EISENHAUERPOINT LP for Year 2013

Property Details

Account

Property ID:	502149
Geo. ID:	12190-000-0203
Type:	Real
Legal Description:	NCB 12190 BLK LOT TR-20 (0.2906) & W 200 FT OF S IRR 1729.01 FT OF TR-13 (7.648)

Location

Address:	7400 E LOOP 410 TX
Neighborhood:	NBHD code11250
Mapsco:	584E2
Jurisdictions:	08, 09, 09, 10, 11, 41, 55, CAD

Owner

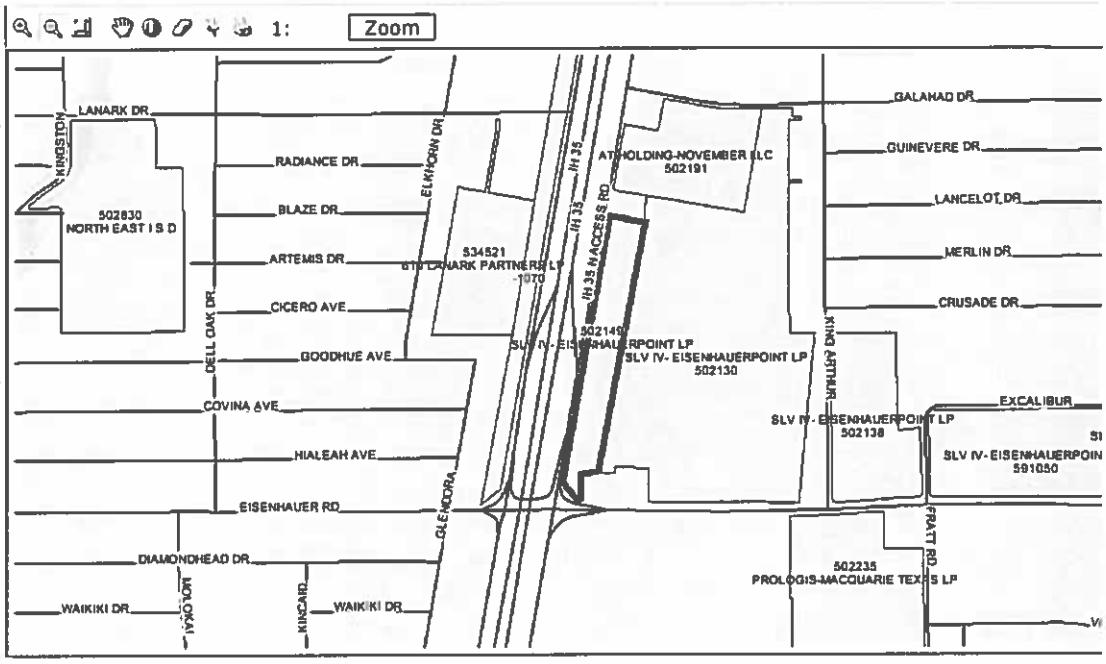
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $512,300

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > 502149 SLV IV- EISENHAUERPOINT LP for Year 2013

Property

Account

Property ID:	502149	Legal Description:	NCB 12190 BLK LOT TR-20 (0.2906) & W 200 FT OF S IRR 1729.01 FT OF TR-13 (7.848)
Geographic ID:	12190-000-0203	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	7400 E LOOP 410 TX	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:	+	$512,300	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$512,300	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$512,300	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$512,300	

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $512,300

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$512,300	$512,300	$157.17
08	SA RIVER AUTH	0.017370	$512,300	$512,300	$88.99
09	ALAMO COM COLLEGE	0.149150	$512,300	$512,300	$764.09
10	UNIV HEALTH SYSTEM	0.276235	$512,300	$512,300	$1,415.15
11	BEXAR COUNTY	0.296187	$512,300	$512,300	$1,517.36
41	CITY OF WINDCREST	0.432970	$512,300	$512,300	$2,218.10
55	NORTH EAST ISD	1.425000	$512,300	$512,300	$7,300.28

CAD	BEXAR APPRAISAL DISTRICT	0.000000	$512,300	$512,300	$0.00
	Total Tax Rate:	2.627591			
				Taxes w/Current Exemptions:	$13,461.14
				Taxes w/o Exemptions:	$13,461.15

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	7.8386	341449.42	0.00	0.00	$512,170	$0
2	EST	Easement	0.3000	13068.00	0.00	0.00	$130	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$0	$512,300	0	512,300	$0	$512,300
2012	$0	$454,240	0	454,240	$0	$454,240
2011	$0	$1,569,580	0	1,569,580	$0	$1,569,580
2010	$0	$1,569,580	0	1,569,580	$0	$1,569,580
2009	$0	$1,569,580	0	1,569,580	$0	$1,569,580
2008	$0	$1,569,580	1,270	1,270	$0	$1,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed		CITY OF WINDCRE	13317	1085	20080014602

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2012 and prior year data current as of Jul 11 2013 3:45PM
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For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > Property ID 502144 SLV IV- EISENHAUERPOINT LP for Year 2013

Property Details

Account

Property ID:	502144
Geo. ID:	12190-000-0192
Type:	Real
Legal Description:	NCB 12190 ARB TR 19 "CITY OF WINDCREST ANNEXATION"

Location

Address:	4723 EISENHAUER RD TX
Neighborhood:	NBHD code11250
Mapsco:	584E2
Jurisdictions:	06, 09, 09, 10, 11, 41, 55, CAD

Owner

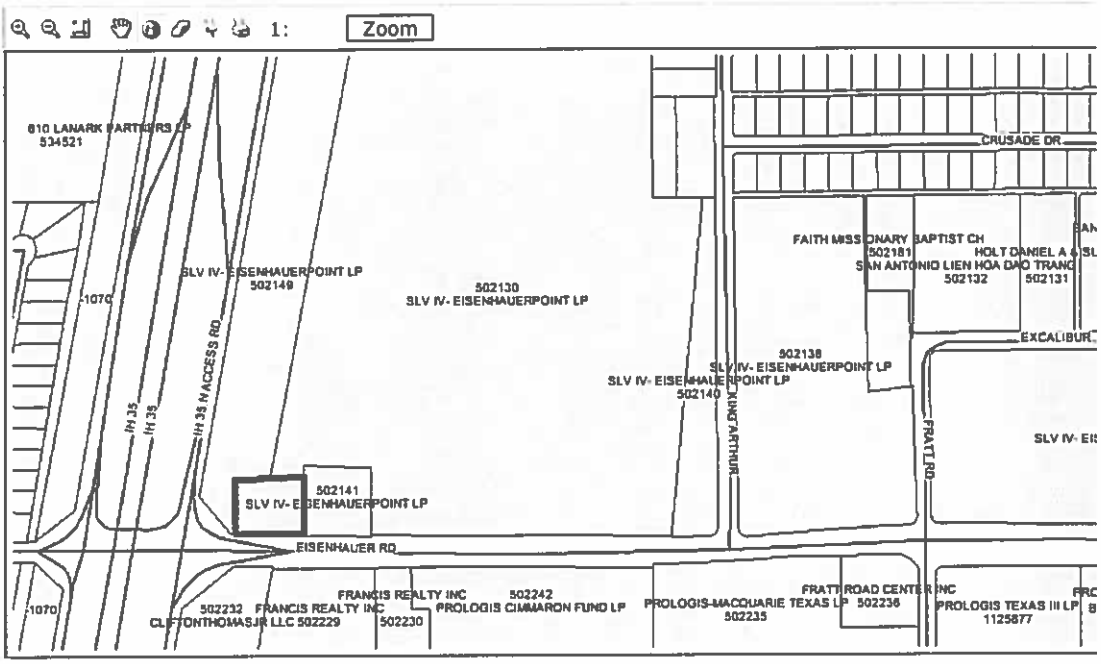
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $161,910

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

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DISTRICT

Total Tax Rate: 2.627591

Taxes w/Current Exemptions: $4,254.31

Taxes w/o Exemptions: $4,254.33

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	0.8260	35980.56	0.00	0.00	$161,910	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$0	$161,910	0	161,910	$0	$161,910
2012	$0	$161,910	0	161,910	$0	$161,910
2011	$0	$215,880	0	215,880	$0	$215,880
2010	$0	$215,880	0	215,880	$0	$215,880
2009	$0	$215,880	0	215,880	$0	$215,880
2008	$0	$215,880	0	215,880	$0	$215,880

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed		CITY OF WINDCRE	13317	1085	20080014602
3		Deed	Deed		LARRY NIEMANN T	5555	0578	0

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Bexar CAD

Property Search Results > 502144 SLV IV- EISENHAUERPOINT LP for Year 2013

Property

Account

Property ID:	502144	Legal Description:	NCB 12190 ARB TR 19 "CITY OF WINDCREST ANNEXATION"
Geographic ID:	12190-000-0192	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	4723 EISENHAUER RD TX	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:	+	$161,910	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$161,910		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$161,910		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$161,910		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $161,910

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$161,910	$161,910	$49.67
08	SA RIVER AUTH	0.017370	$161,910	$161,910	$28.12
09	ALAMO COM COLLEGE	0.149150	$161,910	$161,910	$241.48
10	UNIV HEALTH SYSTEM	0.276235	$161,910	$161,910	$447.26
11	BEXAR COUNTY	0.296187	$161,910	$161,910	$479.55
41	CITY OF WINDCREST	0.432970	$161,910	$161,910	$701.02
55	NORTH EAST ISD	1.425000	$161,910	$161,910	$2,307.21
CAD	BEXAR APPRAISAL	0.000000	$161,910	$161,910	$0.00

Bexar CAD

Property Search Results > Property ID 502141 SLV IV- EISENHAUERPOINT LP for Year 2013

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

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

Owner

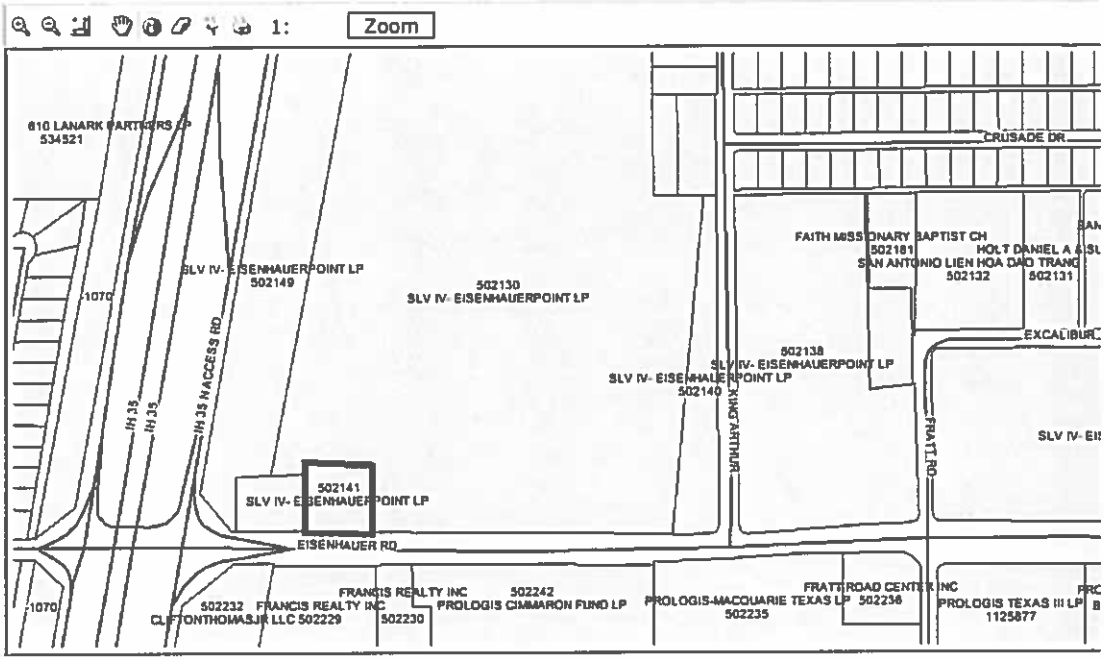
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $196,020

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > 502141 SLV IV- EISENHAUERPOINT LP for Year 2013

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 TX	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:	+	$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	0.030679	$196,020	$196,020	$60.13
08	SA RIVER AUTH	0.017370	$196,020	$196,020	$34.05
09	ALAMO COM COLLEGE	0.149150	$196,020	$196,020	$292.36
10	UNIV HEALTH SYSTEM	0.276235	$196,020	$196,020	$541.47
11	BEXAR COUNTY	0.296187	$196,020	$196,020	$580.58
41	CITY OF WINDCREST	0.432970	$196,020	$196,020	$848.71
55	NORTH EAST ISD	1.425000	$196,020	$196,020	$2,793.29
CAD	BEXAR APPRAISAL	0.000000	$196,020	$196,020	$0.00

DISTRICT
Total Tax Rate: 2.627591

Taxes w/Current Exemptions: $5,150.59
Taxes w/o Exemptions: $5,150.60

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
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
2010	$0	$261,360	0	261,360	$0	$261,360
2009	$0	$261,360	0	261,360	$0	$261,360
2008	$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 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed		CITY OF WINDCRE	13317	1085	20080014602
3		Deed	Deed		NIEMANN, LARRY I	5555	0586	0

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For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > Property ID 502138 SLV IV- EISENHAUERPOINT LP for Year 2013

Property Details

Account

Property ID:	502138
Geo ID:	12190-000-0174
Type:	Real
Legal Description:	NCB 12190 TR 17 "CITY OF WINDCREST ANNEXATION"

Location

Address:	5001 EISENHAUER RD TX
Neighborhood:	NBHD code11260
Mapsco:	584F2
Jurisdictions:	08, 09, 09, 10, 11, 41, 55, CAD

Owner

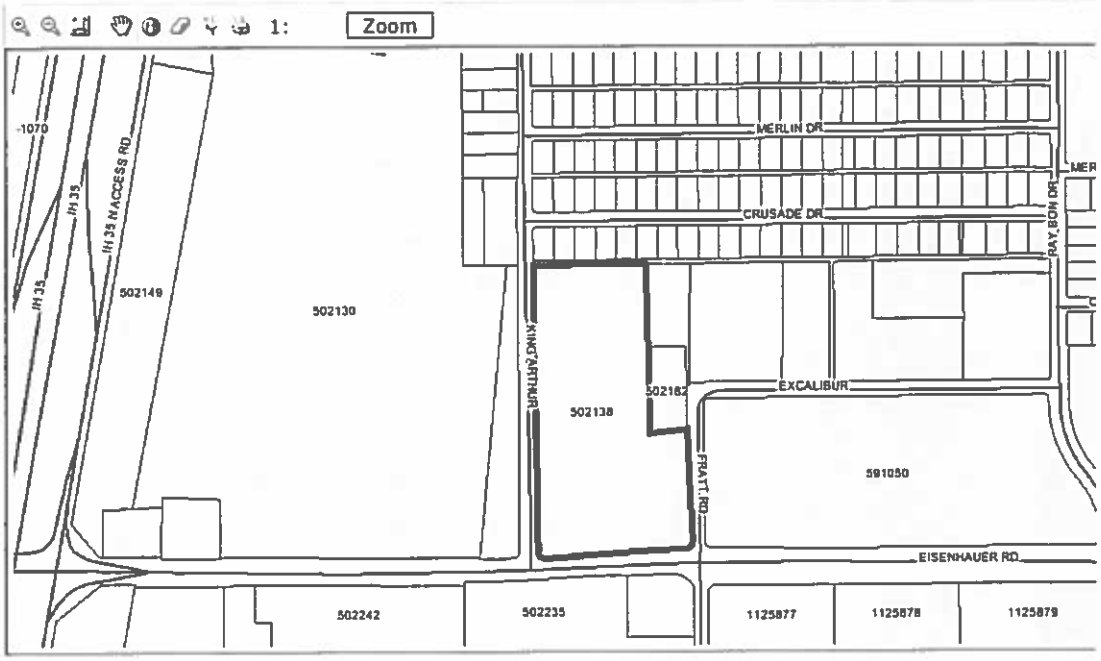
Name:	SLV IV-EISENHAUERPOINT LP
Address:	STERLING PLAZA STE 1750 5949 SHERRY LN DALLAS, TX 75225-6532

Property

Appraised Value: $511,630

Map Layers

Radius Search



Website version: 1.2.2.0

Database last updated on: 8/5/2013 1:57 AM

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Bexar CAD

Property Search Results > 502138 SLV IV- EISENHAUERPOINT LP for Year 2013

Property

Account

Property ID:	502138	Legal Description:	NCB 12190 TR 17 "CITY OF WINDCREST ANNEXATION"
Geographic ID:	12190-000-0174	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	5001 EISENHAUER RD TX	Mapsco:	584F2
Neighborhood:	NBHD code11260	Map ID:	11260
Neighborhood CD:	11260		

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:	+	$370		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$511,260	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$511,630		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$511,630		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$511,630		

Taxing Jurisdiction

Owner: SLV IV- EISENHAUERPOINT LP
% Ownership: 100.0000000000%
Total Value: $511,630

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$511,630	$511,630	$156.97
08	SA RIVER AUTH	0.017370	$511,630	$511,630	$88.87
09	ALAMO COM COLLEGE	0.149150	$511,630	$511,630	$763.09
10	UNIV HEALTH SYSTEM	0.276235	$511,630	$511,630	$1,413.30
11	BEXAR COUNTY	0.296187	$511,630	$511,630	$1,515.38
41	CITY OF WINDCREST	0.432970	$511,630	$511,630	$2,215.21
55	NORTH EAST ISD	1.425000	$511,630	$511,630	$7,290.73
CAD	BEXAR APPRAISAL	0.000000	$511,630	$511,630	$0.00

DISTRICT
Total Tax Rate: 2.627591

Taxes w/Current Exemptions: $13,443.55
Taxes w/o Exemptions: $13,443.54

Improvement / Building

Improvement #1: Commercial **State Code:** F3 **Living Area:** sqft **Value:** $370

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S		0	250.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	11.1862	487270.87	0.00	0.00	$511,260	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$370	$511,260	0	511,630	$0	$511,630
2012	$800	$430,620	0	431,420	$0	$431,420
2011	$780	$430,620	0	431,400	$0	$431,400
2010	$770	$430,620	0	431,390	$0	$431,390
2009	$790	$430,620	0	431,410	$0	$431,410
2008	$780	$430,620	770	230,240	$0	$230,240

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2012 12:00:00 AM	FC	Foreclosure	CITY OF WINDCRE	SLV IV- EISENHAU	15296	1379	20120000852
2	1/16/2008 12:00:00 AM	SWD	Special Warranty Deed		CITY OF WINDCRE	13317	1085	20080014602

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Website version: 1.2.2.2

Database last updated on: 8/5/2013 1:57 AM

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ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WINDCREST, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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 approves a conceptual land use plan identifying the general location of such uses; and

WHEREAS, on March 6, 2014 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, in accordance with City Code of Ordinances Section 23.1800, the owner of 110 acres located within the boundaries of the City of Windcrest applied to the City for a change of zoning from "B-2" Business District to "B-3" Business District with "CC" Uses; and

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

WHEREAS, the 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 for 110 acres; and

WHEREAS, the City Council after consideration of the Planning and Zoning Commission recommendation and public input, elected to divide the 110-acre tract into Tract A (____ acres) and Tract B (____ acres); and

WHEREAS, the City Council voted to approve the rezoning of Tract A to "B-3" Business District with CC uses not to exceed 65% of the land area included within Tract A in accordance with the approved Conceptual Land Use Plan, and to take no action on Tract B.

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

SECTION 1. The Official Zoning Map of the City of Windcrest is amended by changing the zoning district boundary of _____ acres out of New City Block 13317 ("Tract A") from "B-2" Business District to "B-3" Business District with CC Uses including manufacturing, processing, fabrication, assembly, testing, repair, servicing, storage, warehousing, construction equipment

rental, sales, service, and outdoor storage, and displaying or distribution of goods, materials, or products.

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

SECTION 3. In accordance with City of Windcrest Code of Ordinances Chapter 23, Section 23.1401(d), CC uses within a parcel of 40 acres of more are limited to 65% of the gross area of a proposed conceptual land use plan. Section 23.1401(e) prohibits CC uses within 250' federal highway right of way. A Conceptual Land use Plan for Tract A is attached as "Exhibit B" and made a part hereof and incorporated herein for all purposes. The City Council finds the Conceptual Land Plan to be consistent with the requirements of Chapter 23, Subchapter 23.1400.

SECTION 4. 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 5. This ordinance shall be effective immediately.

PASSED AND APPROVED, on this _____ day of _____, 2014 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 AS TO FORM:

_____

MICHAEL S. BRENAN, CITY ATTORNEY