

FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS

THIS FIRST AMENDMENT TO THE DECLARATION of Restrictive Covenants (“First Amended Declaration”) is made by H. Kyle Seale Family Properties, Ltd., a Texas Limited Partnership (referred to as “Declarant”) and the Arbor at Sonoma Ranch Homeowner’s Association (the “Association”), a Texas not-for-profit corporation (collectively referred to as “Parties”).

RECITALS

WHEREAS Declarant executed that certain Declaration of Covenants on May 30, 2007 (the “Declaration”) imposing covenants, conditions, and restrictions on property located in the City of San Antonio, Texas, (the “Property;” - *see Exhibit “A”*);

WHEREAS On December 11, 2020, Declarant submitted a zoning case, Z-2020-10700303, to the City of San Antonio (“City”) to change the zoning for approximately 34.263 acres out of the West Tract, a portion of the Property recognized in the Declaration (*see Exhibit “B;”* the “Amended Property”);

WHEREAS Z-2020-10700303 requests a change in zoning from “C-1” (Commercial) ERZD, “C-2” (Commercial) ERZD, “C-3” (General Commercial) ERZD, and “C-3” (General Commercial) UC-1 ERZD to “MF-18” (Low Density Multi-Family) ERZD and “MF-18” (Limited Density Multi-Family) UC-1 ERZD;

WHEREAS all Definitions established in the Declaration shall remain the same in this First Amended Declaration unless otherwise provided;

WHEREAS Declarant and Association wish to amend the Declaration as it pertains to the Amended Property to allow for the development of a Luxury Farmhouse Community (the “Project”); and

WHEREAS all other provisions of the Declaration not pertaining to the Amended Property shall remain in full effect.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by all of the parties to this First Amended Declaration, execution shall bind all Parties to the performance and accomplishment of the hereinafter described modifications, alterations and changes to the Declaration in the following respects only and all other terms and conditions remain as stated in the Declaration. The recitals above shall be incorporated into this First Amended Declaration.

CONSIDERATION

1. Declarant shall execute this First Amended Declaration in consideration for the Support of the Association in the Declarant’s request for rezoning the Amended Property.

RESTRICTIONS

This section shall supersede and replace all restrictions and provisions in the Declaration as it pertains to the Amended Property.

1. **Units.** The Project will be limited to 400 units. The Project shall also include a leasing office, clubhouse, fitness center, maintenance building, courtyards, pool area, and dog park(s).
2. **Buffer and Setback.** The Project will adhere to a thirty (30) ft. buffer (*see Exhibit "C"*) and fifty (50) ft. building setback as established in the Declaration.
3. **Ingress/Egress.** The Project will at a minimum have two points of gates ingress/egress, with only one gate/access point on Sonoma Parkway.
4. **Trash Collection.** No dumpsters nor trash collection areas will be visible from Hausman Road, Sonoma Parkway, or located within the designated buffer zone and building setback area.
5. **Lighting.** All lighting fixtures will be directed downward with full cut-offs above 90 degrees.
6. **Height.** The eave height of all residential buildings for the Project will not exceed twenty-five feet (25').
7. **Landscaping.** Landscaping will be maintained and well kept.
8. **Trees.** As it pertains to the Northern buffer area, the existing tree canopy will be evaluated and up to twelve (12) additional three-inch (3") trees will be planted where possible. Existing, healthy trees within the Amended Property will be incorporated into the development at the discretion of the future developer.
9. **Community.** The Project at the time of execution of this First Amended Declaration will not be a "workforce housing" nor an "affordable housing" project as those terms are defined by the Texas Department of Housing & Community Affairs.

GENERAL PROVISIONS

1. Declarant agrees that the Association shall have the right to enforce, by any proceeding at law or equity, all restrictions, conditions, and reservations imposed by this Declaration. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation. All waivers must be in writing and signed by the party to be bound.
2. Declarant agrees that invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provision and all other provisions shall remain in force and effect.
3. These restrictions, covenants, and conditions shall run with the Amended Property and shall be binding on all parties having any right, title, or interest in the Amended Property and shall be binding on all parties having any right, title, or interest in the Amended Property, in whole or in part, and their heirs, successors, and assigns.
4. Declarant agrees that the covenants, conditions, and restrictions of this Declaration shall be effective for a term of twenty (20) years from the date this Declaration is recorded, after which period, the covenants, conditions, and restrictions shall be automatically extended for a period of ten (10) years subject to amendment or termination by an instrument signed by the appropriate representatives of the Declarant, Association, and their successors and assigns. Neither any amendment nor any termination shall be

effective until recorded in the Bexar County Real Property Records, and all requisite governmental approvals, if any, have been obtained.

5. Declarant agrees that if any controversy, claim, or dispute arises relating to this instrument, its breach or enforcement, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.

Signatures on the following Page

WHEREFORE, this First Amended Declaration is executed this 18TH day of OCT., 2021 at San Antonio, Texas.

Declarant:

H. Kyle Seale Family Properties, Ltd.,
A Texas limited partnership
By: Encino Grande, LLC, a Texas
Limited liability company, its sole general partner

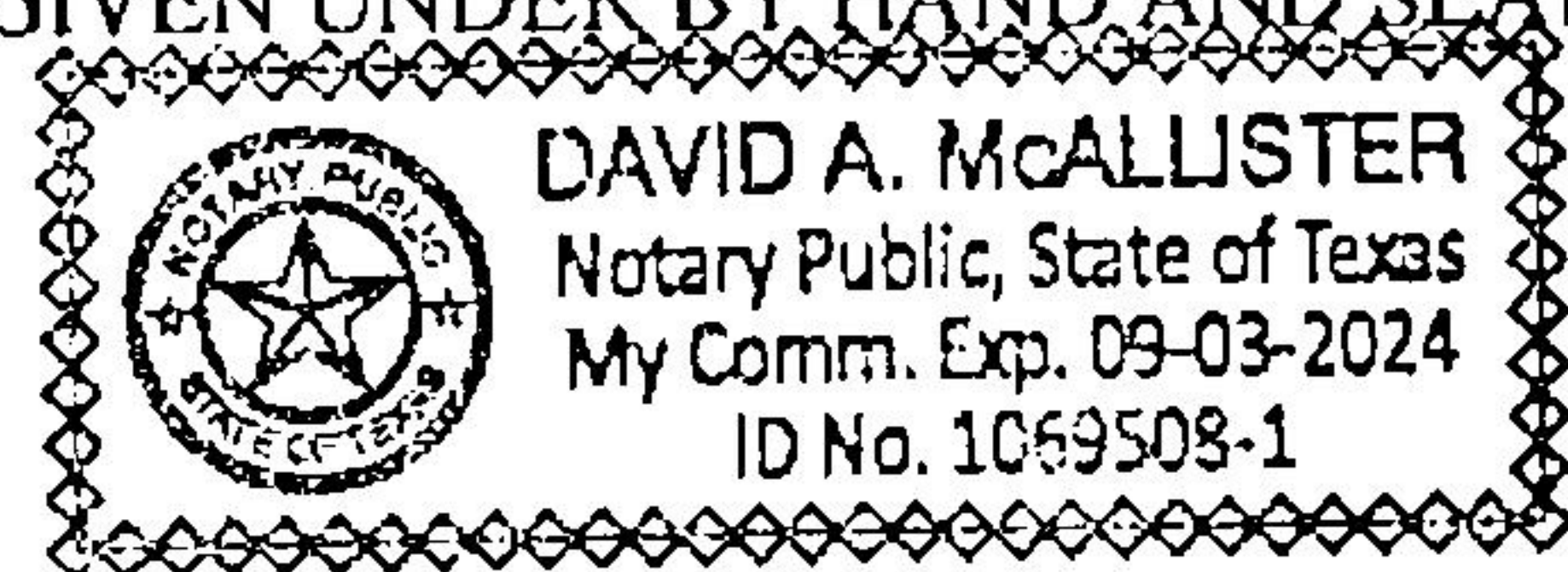
By: 
Daniel Kyle Seale, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Kyle Seale, who acknowledged his signature on the foregoing instrument on behalf of Encino Grande, LLC, as General Partner of H. Kyle Seale Family Properties, Ltd.

GIVEN UNDER BY HAND AND SEAL OF OFFICE THIS 18th day of Oct., 2021.





APPROVED AS TO FORM AND CONTENT

By: _____
Arbor at Sonoma Ranch Homeowner's Association

Exhibit A

FIELD NOTES

FOR

A 15.25 acres or 1,855,593 square feet more or less, tract of land, situated within a 1113.3229 acre tract of land, conveyed to H. Kyle Seale Family Properties, Ltd. described in Special Warranty Deed recorded in Volume 5669, Pages 1222-1239 of the Official Public Records of Bexar County, Texas, out of the Gaetano Castillo Survey Number 353, Abstract 148, County Block 4543 and the Heinrich Leifeste Survey Number 1, Abstract 967, County Block 4547 all in Bexar County, Texas being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½ inch iron rod with yellow cap marked "Pape-Dawson", at the southwest corner of a 27.33 acre tract conveyed to Northside Independent School District in Volume 10890, Pages 461-473 of the Official Public Records of Bexar County Texas also being the northwest corner of the herein described tract;

THENCE: Continuing along and with the southern boundary of the said 27.33 acre tract, the following calls and distances;

N 73°49'25" E, a distance of 30.00 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson"

S 61°10'35" E, a distance of 8.92 feet to a found "x" in rock;

N 78°22'34" E, a distance of 886.92 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson", said point also being the southeast corner of said 27.33 acre tract and a point on the west line the Hills and Dales Estates Subdivision, Unit-2, as recorded in Volume 5140, Pages 43-44 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 00°24'08" E, continuing along and with the western boundary of the said Hills and Dales Estates Subdivision, a distance of 229.76 feet to an angle point;

THENCE: S 01°25'46" E, a distance of 131.03 feet to an angle point;

THENCE: S 00°20'34" E, a distance of 149.32 feet to an angle point;

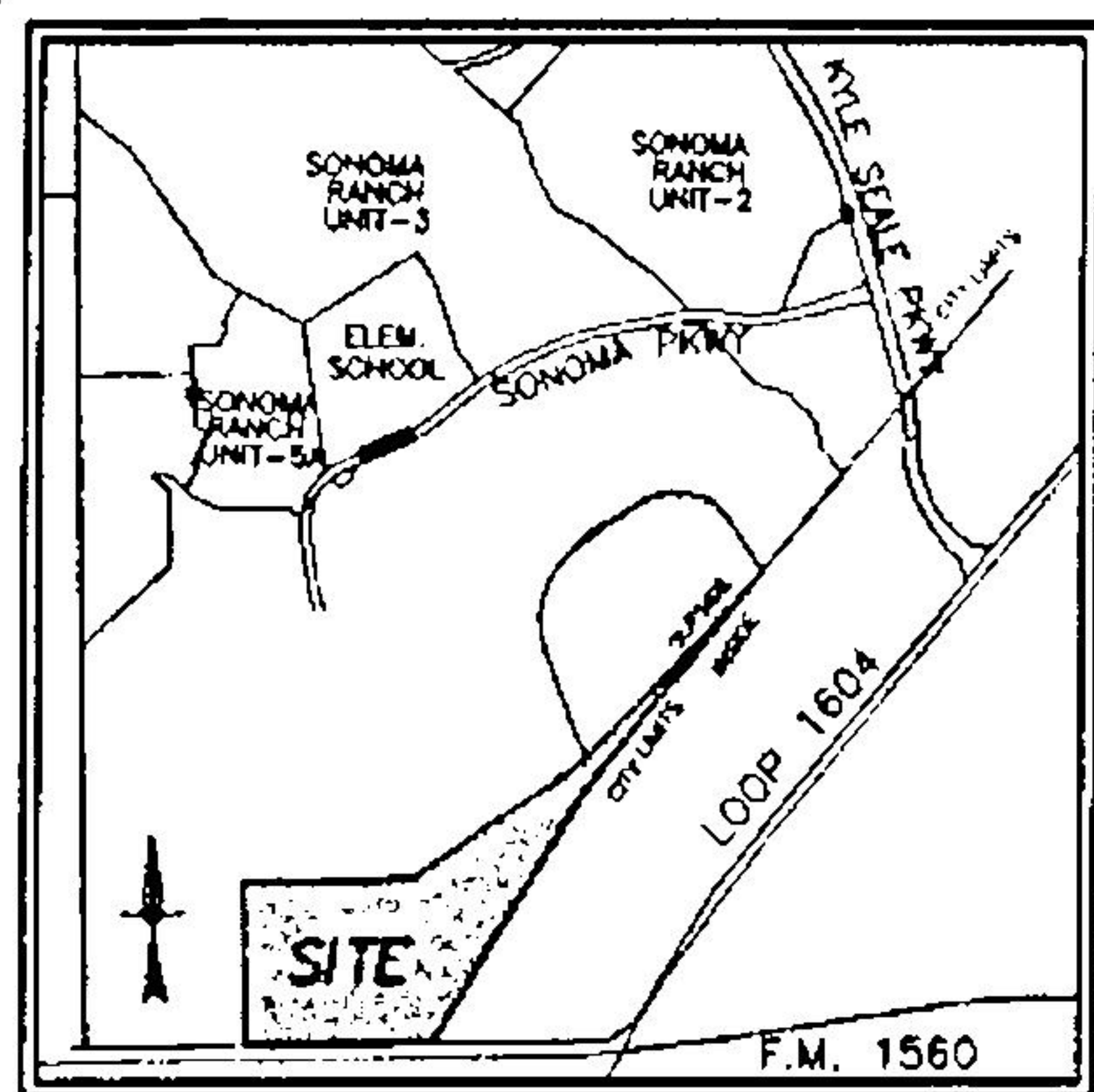
THENCE: S 39°19'13" W, over and across the said 1,113.3229 acre tract, a distance of 959.97 feet to a point of non-tangent curvature on the east right of way line of Kyle Seale Parkway, an 86-foot right-of-way as established in the Kyle Seale Parkway Subdivision as recorded in Volume 9520, Pages 201-204 of the Deed and Plat Records of Bexar County, Texas;

Job No. 6132-00
15.25 Acre Tract
Page 2 of 2

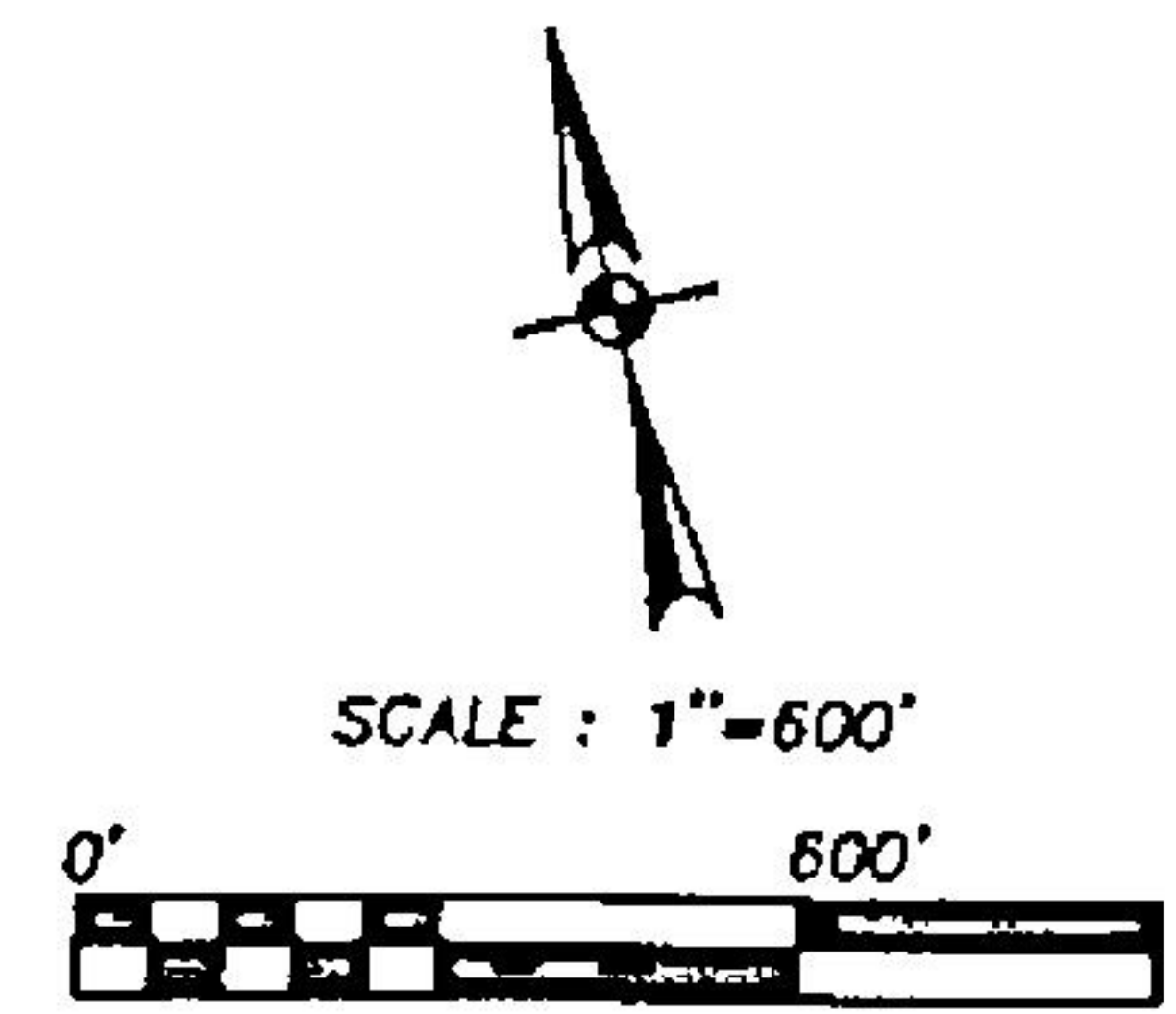
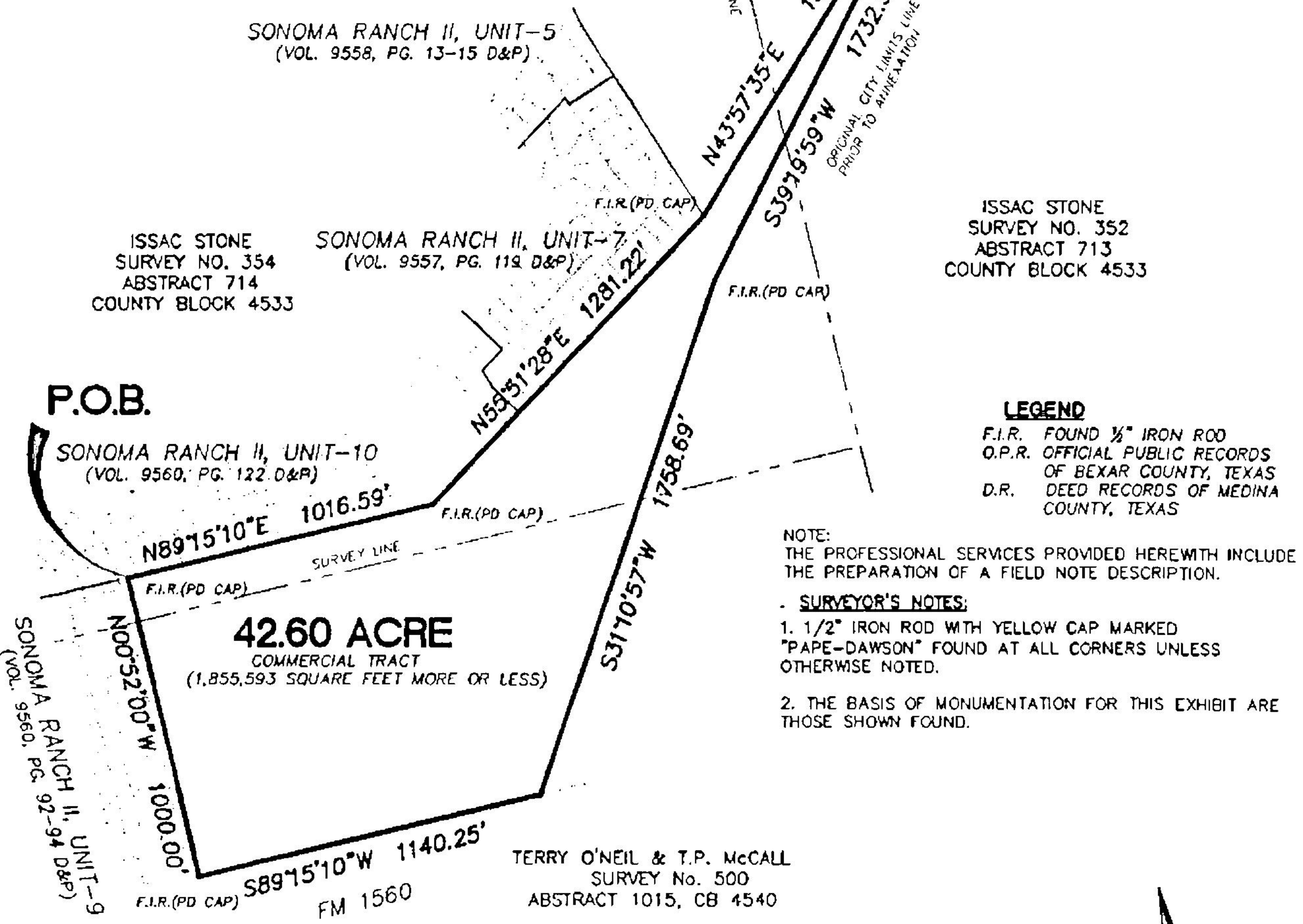
THENCE: Northwesterly, along and with the east right-of-way line of said Kyle Seale Parkway, with a curve to the left having a radial bearing of S 78°24'24" W, a radius of 2,263.00 feet, a central angle of 04°34'59", a chord bearing and distance of N 13°53'05" W, 180.97 feet, and an arc length of 181.02 feet to a found ½ inch iron rod with yellow a cap marked "Pape-Dawson";

THENCE: N 16°10'35" W, along and with the east right-of-way line of said Kyle Seale Parkway, a distance of 931.13 feet to the POINT OF BEGINNING and containing 15.25 acres of land in Bexar County, Texas. Said easement described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 6132-00
Date: October 19, 2006
Doc. Id.: p:\6132\00\word\field notes\061018a3.doc



LOCATION MAP
NOT-TO-SCALE



JOB NO. 03200
DATE OCT 2008
DRAWN BY RS
CHECKED ABC, DRAM, JLC
SHEET 1 OF 1

EXHIBIT OF
A 42.60 ACRES OR 1,855,593 SQUARE FEET MORE OR LESS, TRACT OF LAND, SITUATED WITHIN A 1113.3229 ACRE TRACT OF LAND, CONVEYED TO H. KYLE SEALE FAMILY PROPERTIES, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5669, PAGES 1222-1239 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GAETANO CASTILLO SURVEY NUMBER 353, ABSTRACT 148, COUNTY BLOCK 4543 AND THE HEINRICH LEIFESTE SURVEY NUMBER 1, ABSTRACT 967, COUNTY BLOCK 4547 ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78210 | PHONE 210 375 9000
FAX 210 375 9010

Date: Oct 20, 2006 8:11am User ID: JCoding File: P:\1132100\Design\Subarea12-EX081017-COM-FN.dwg

FIELD NOTES

FOR

A 42.60 acres or 1,855,593 square feet more or less, tract of land, situated within a 1113.3229 acre tract of land, conveyed to H. Kyle Seale Family Properties, Ltd. described in Special Warranty Deed recorded in Volume 5669, Pages 1222-1239 of the Official Public Records of Bexar County, Texas, out of the Gaetano Castillo Survey Number 353, Abstract 148, County Block 4543, the Isaac Stone Survey Number 354, Abstract 714, County Block 4533, and the Terry O'Neil and T.P. McCall Survey Number 500, Abstract 1015, County Block 4540 all in Bexar County, Texas being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½ inch iron rod with yellow cap marked "Pape-Dawson", at the southeast corner of Lot 76, Block 13, County Block 4539, of the Sonoma Ranch II, Unit-10 Subdivision Plat as recorded in Volume 9560, Page 122 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 89°15'10" E, a distance of 1,016.59 feet to a found ½ inch rod with yellow cap marked "Pape-Dawson";

THENCE: N 55°51'28" E, a distance of 1,281.22 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson", at 86.91 feet crossing the common boundary of said Sonoma Ranch II, Unit-10 Subdivision and Sonoma Ranch II, Unit-7 Subdivision as recorded in Volume 9557, Pages 119 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 43°57'35" E, over and across said 1,113.3229 acre tract, a distance of 1,566.08 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 39°19'59" W, a distance of 1,732.53 feet to an angle point;

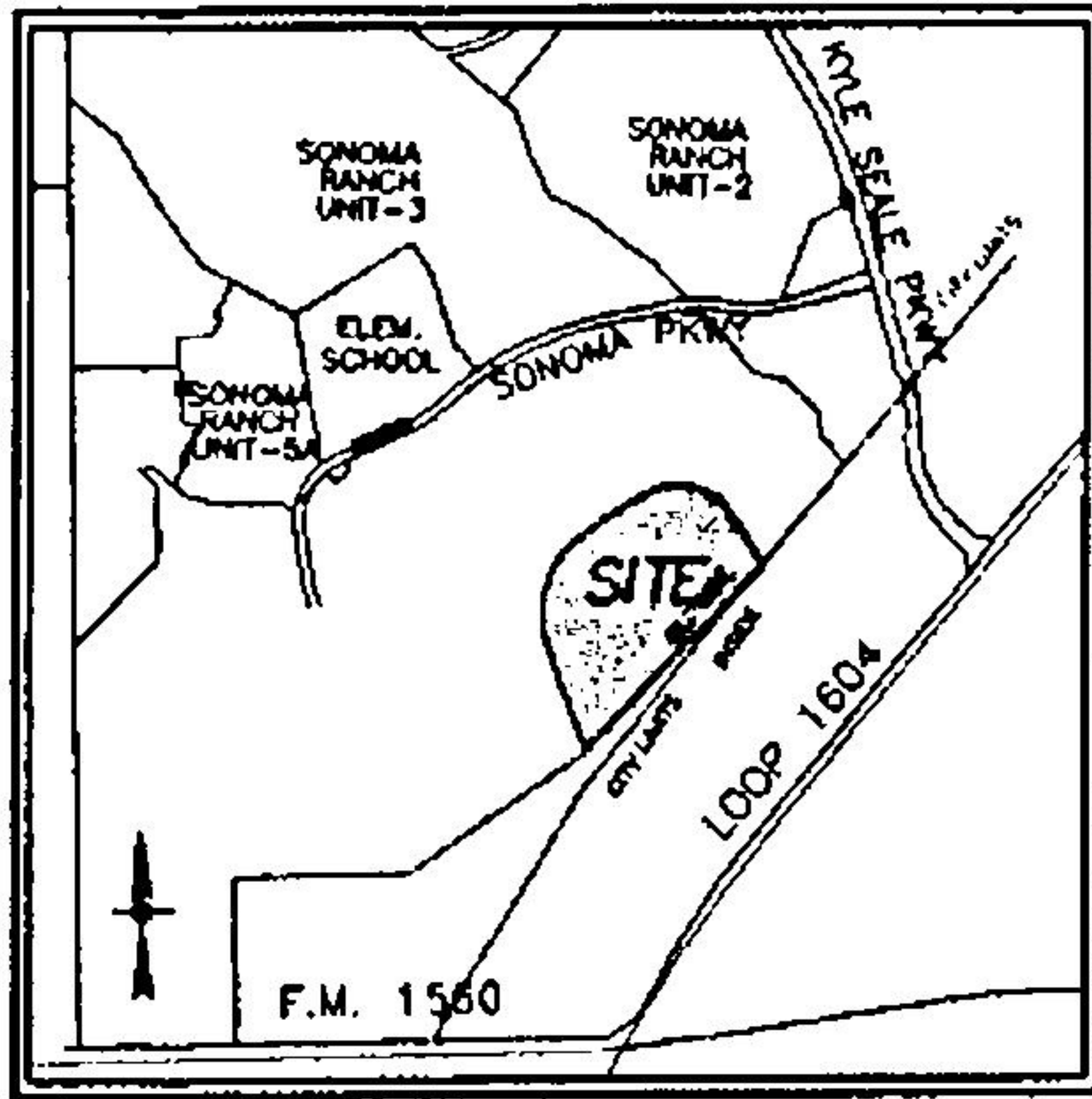
THENCE: S 31°10'57" W, a distance of 1,758.69 feet to a point on the north right-of-way line FM 1560;

THENCE: S 89°15'10" W, continuing along and with the north right of way line of FM 1560, a distance of 1,140.25 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east line of the Sonoma Ranch II, Unit-9 Subdivision, as recorded in Volume 9560, Pages 92-94, of the Deed and Plat Records of Bexar County, Texas;

Job No. 6132-00
42.60 Acre Tract
Page 2 of 2

THENCE: N 00°52'00" W, along and with the eastern boundary of said Sonoma Ranch II, Unit-9, a distance of 1,000.00 feet to the POINT OF BEGINNING and containing 42.60 acres of land in Bexar County, Texas. Said easement described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 6132-00
Date: October 19, 2006
Doc. Id.: p:\61\32\00\word\field notes\061018a2.doc



LOCATION MAP

NOT-TO-SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	686.99'	550.00'	396.43'	71°34'00"	643.19'	N15°27'33"E
C2	38.13'	300.00'	19.09'	7°16'53"	38.10'	N54°53'00"E
C3	621.57'	400.00'	393.31'	89°02'02"	560.90'	S76°57'32"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	202.76'	N51°14'33"E
L2	266.53'	N58°31'27"E

LEGEND

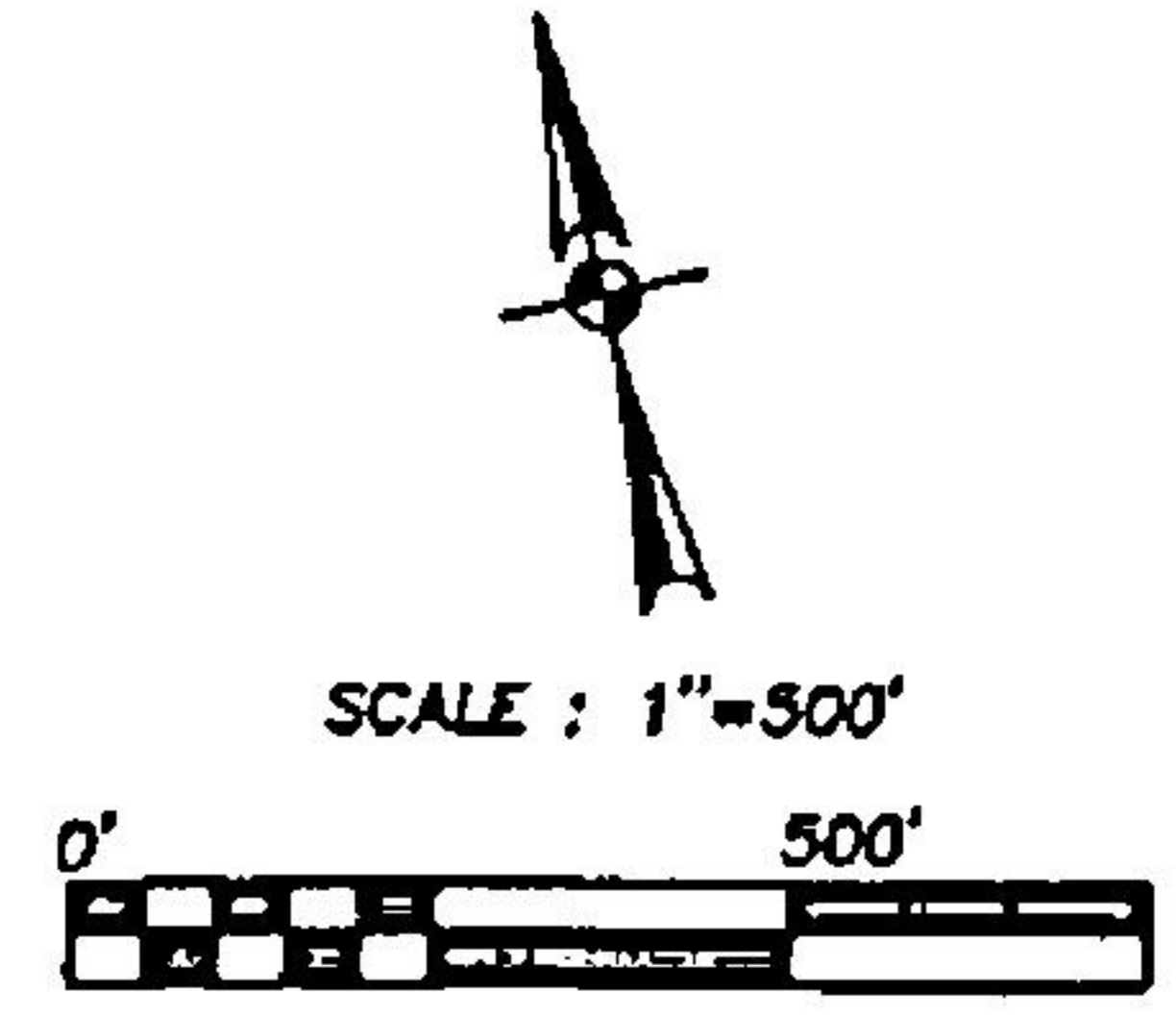
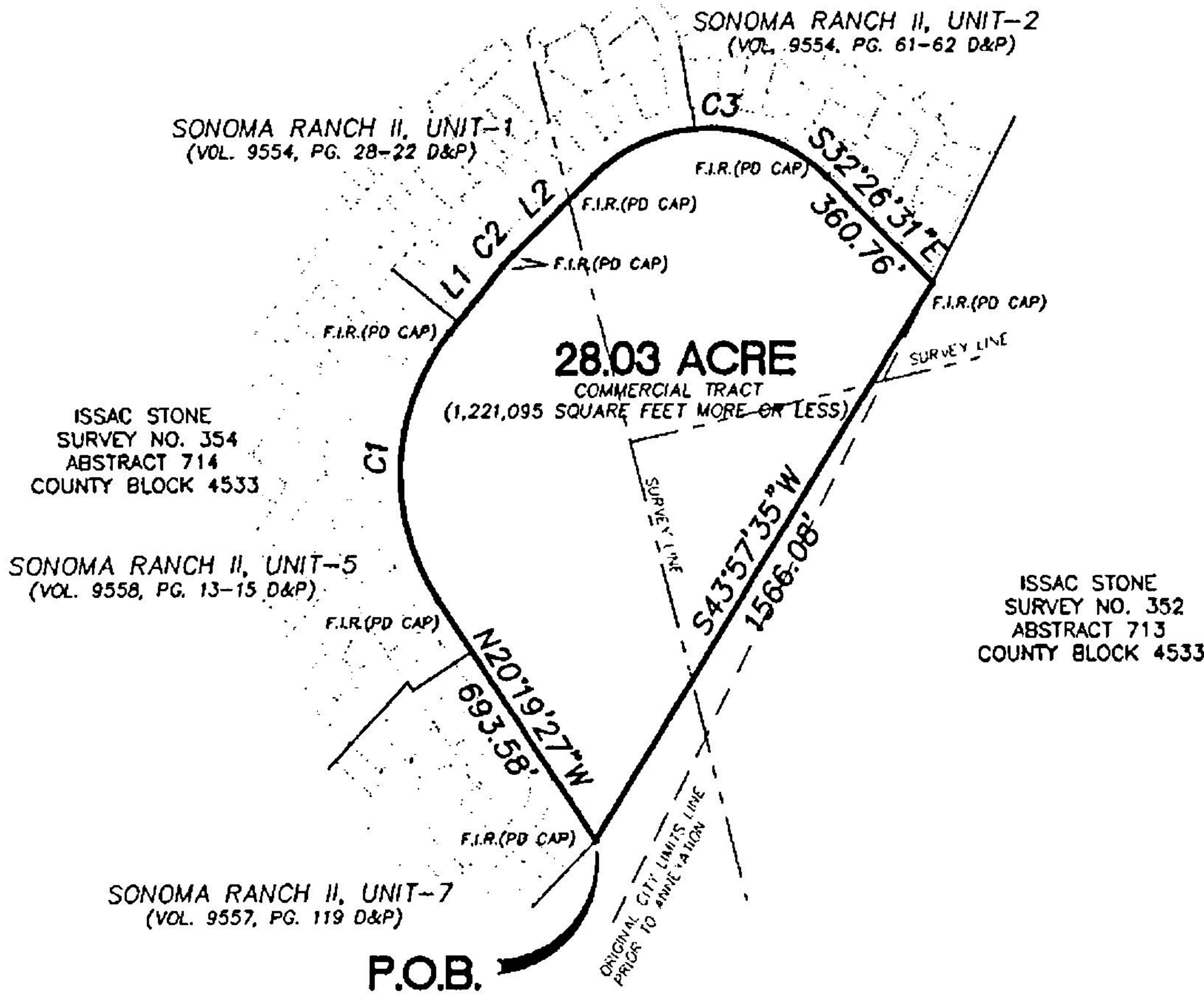
- F.I.R. FOUND 1/2" IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF MEDINA COUNTY, TEXAS

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HEREMITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS EXHIBIT ARE THOSE SHOWN FOUND.

GAETANO CASTILLO
SUVERY NO 353
ABSTRACT 148
CB 4543



Date: Oct 20, 2006, 8:13am User: JD_Cadogan File: P:\161\13\100\Design\Exhibits\EX061017-COM-FN.dwg

JOB NO.	6132-00
DATE	OCT 2006
DESIGNER	JF
CHECKED	ARC, DRAM, JLC
SHEET	1 OF 1

EXHIBIT OF

A 28.03 ACRES OR 1,221,095 SQUARE FEET MORE OR LESS, TRACT OF LAND, SITUATED WITHIN A 1113.3229 ACRE TRACT OF LAND, CONVEYED TO H. KYLE SEALE FAMILY PROPERTIES, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5669, PAGES 1222-1239 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GAETANO CASTILLO SURVEY NUMBER 353, ABSTRACT 148, COUNTY BLOCK 4543, THE ISSAC STONE SURVEY NUMBER 354, ABSTRACT 714, COUNTY BLOCK 4533, AND THE ISSAC STONE SURVEY NUMBER 352, ABSTRACT 713, COUNTY BLOCK 4533 ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210 375 9000
FAX: 210 375 9070

FIELD NOTES

FOR

A 28.03 acres or 1,221,095 square feet more or less, tract of land, situated within a 1113.3229 acre tract of land, conveyed to H. Kyle Seale Family Properties, Ltd. described in Special Warranty Deed recorded in Volume 5669, Pages 1222-1239 of the Official Public Records of Bexar County, Texas, out of the Gaetano Castillo Survey Number 353, Abstract 148, County Block 4543, the Issac Stone Survey Number 354, Abstract 714, County Block 4533, and the Issac Stone Survey Number 352, Abstract 713, County Block 4533 all in Bexar County, Texas being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½ inch iron rod with yellow cap marked "Pape-Dawson", at the southeast corner of Lot 36, Block 9, County Block 4539, of the Sonoma Ranch II, Unit-7 Subdivision Plat as recorded in Volume 9557, Page 119 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 20°19'27" W, a distance of 693.58 feet to a found ½ inch rod with yellow cap marked "Pape-Dawson", at 542.12 feet passing the common boundary of said Sonoma Ranch II, Unit-7 Subdivision and Sonoma Ranch II Unit-5 Subdivision as recorded in Volume 9558, Pages 13-15 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Northeasterly, along and with the eastern boundary of said Sonoma Ranch II, Unit-5 Subdivision, with a curve to the right, said curve having a radius of 550.00 feet, a central angle of 71°34'00", a chord bearing an distance of N 15°27'33" E, 643.19 feet and an arc length of 686.99 to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 51°14'33" E, a distance of 202.76 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson", at 31.50 feet passing the common boundary of said Sonoma Ranch II, Unit-5 Subdivision and Sonoma Ranch II Unit-1 Subdivision as record in Volume 9554, Pages 20-22 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Southeasterly, along and with the southern boundary of said Sonoma Ranch II, Unit-1, with a curve to the right, said curve having a radius of 300.00 feet, a central angle of 07°16'53", a chord bearing and distance of N 54°53'00"E, 38.10 feet and an arc length of 38.13 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 58°31'27" E, a distance of 266.53 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

Job No. 6132-00
28.03 Acre Tract
Page 2 of 2

THENCE: Southeasterly, along and with the boundary of said Sonoma Ranch II, Unit-1, with a curve to the right, said curve having a radius of 400.00 feet, a central angle of 89°02'02", a chord bearing and distance of S 76°57'32" E, 560.90 feet and an arc length of 621.57 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson" at 271.35 feet passing the common boundary of said Sonoma Ranch II, Unit-1 Subdivision and Sonoma Ranch II, Unit-2 Subdivision as recorded in Volume 9554, Pages 61-62 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 32°26'31" E, a distance of 360.76 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 43°57'35" W, over and across said 1,113.3229 acre tract, a distance of 1,566.08 feet to the POINT OF BEGINNING and containing 28.03 acres of land in Bexar County, Texas. Said easement described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 6132-00
Date: October 19, 2006
Doc. Id.: p:\6132-00\word\field notes\061018a1.doc



Exhibit B

**METES AND BOUNDS DESCRIPTION
FOR**

A 34.263 acre, or 1,490,924 square feet more or less, tract of land out of that remainder of a 1113.329 acre tract conveyed to H. Kyle Seale Family Properties, LTD. in deed recorded in Volume 5669, Pages 1222-1239 of the Official Public Records of Bexar County, Texas, City of San Antonio, Bexar County, Texas. Said 34.263 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point on the north right-of-way line of Hausman Road, a variable width right-of-way, and at the southeast terminus of Sonoma Parkway, a 60-foot right-of-way recorded in Volume 9560, Pages 92-94 of the Plat Records of Bexar County, Texas;

THENCE: N 00°57'21" W, departing said north right-of-way line, with the east right-of-way line of said Sonoma Parkway, a distance of 999.56 feet to a point on the south line of Sonoma Ranch II, Unit 10, recorded in Volume 9560, Pg. 122 of said Plat Records of Bexar County, Texas;

THENCE: N 89°13'37" E, with the south line of said Sonoma Ranch II, Unit 10, a distance of 988.70 feet to a point;

THENCE: N 55°51'28" E, continuing along said south line, a distance of 85.16 feet to a point;

THENCE: Departing said south line, over and across said remainder of a 1113.329 acre tract the following bearings and distances:

S 25°28'42" E, a distance of 300.40 feet to a point;

S 52°18'36" E, a distance of 301.82 feet to a point;

S 50°40'09" E, a distance of 229.43 feet to a point;

S 44°07'01" E, a distance of 301.23 feet to a point;

34.263 Acres
Job No. 6132-06
Page 2 of 2

S 00°48'45" E, a distance of 214.94 feet to a point on the south line of said remainder of a 1113.329 acre tract, same being the north right-of-way line of said Hausman Road, a common line;

THENCE: Along and with said common line the following bearings and distances:

S 89°11'15" W, a distance of 5.70 feet to a point;

S 86°31'41" W, a distance of 100.25 feet to a point;

THENCE: S 89°15'10" W, a distance of 1695.06 feet to the POINT OF BEGINNING and containing 34.263 acres in the City of San Antonio, Bexar County, Texas. Said tract being prepared under job number 6132-06 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 23, 2021
JOB NO. 6132-06
DOC. ID. N:\CIVIL\6132-06\Word\6132-06 FNZN 34.263 AC.docx

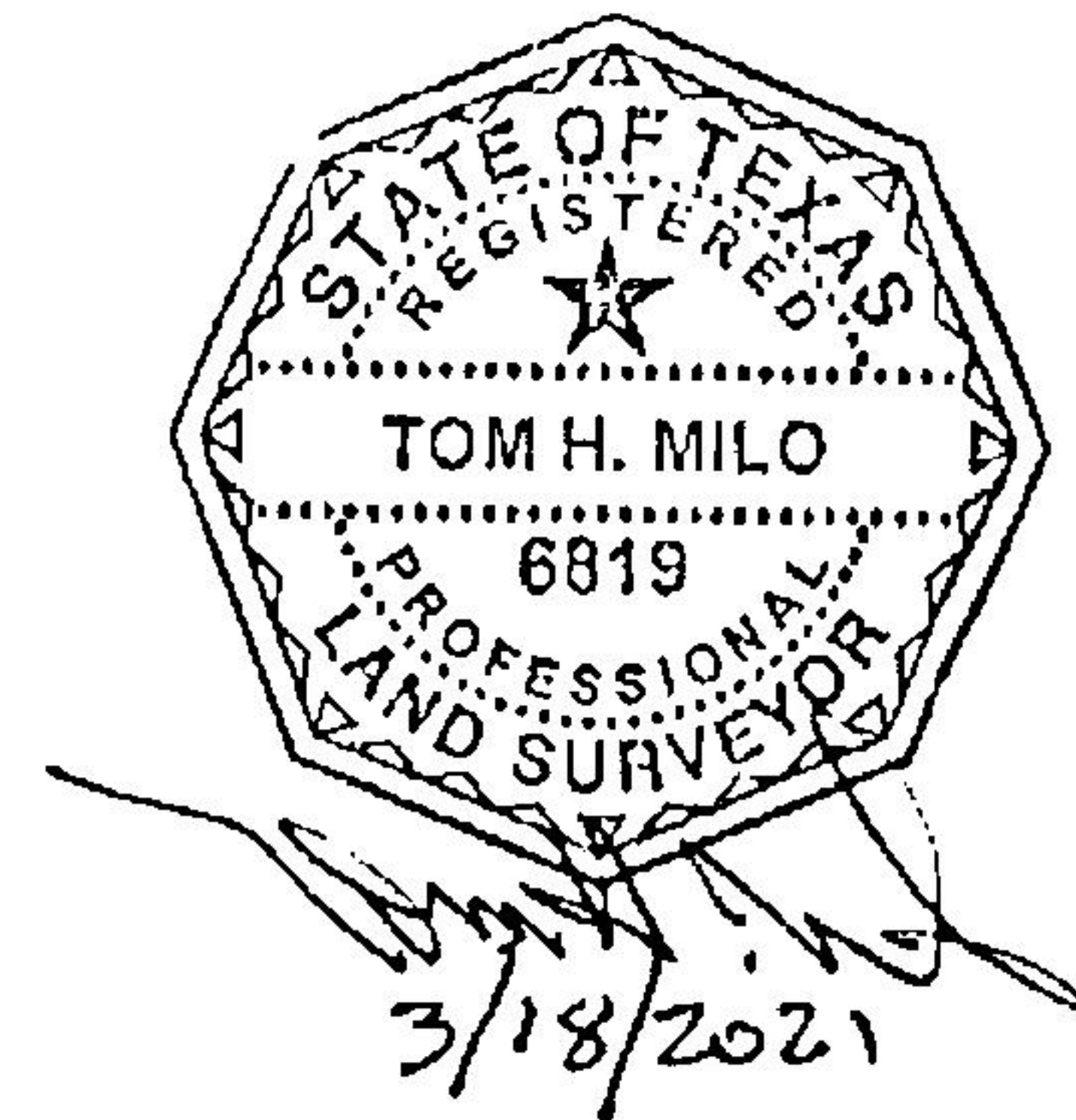


Exhibit C



METES AND BOUNDS DESCRIPTION
FOR

A 0.744 acre, or 32,406 square feet more or less, tract of land out of the remaining portion of a 1113.329 acre tract conveyed to H. Kyle Seale Family Properties, Ltd., recorded in Volume 5669, Pages 1222-1239 of the Official Public Records of Bexar County, Texas, in New City Block 14866 of the City of San Antonio, Bexar County, Texas. Said 0.744 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" on the east right-of-way line of Sonoma Parkway, a 60-foot public right-of-way recorded in Volume 9560, Pages 92-94 of the Deed and Plat Records of Bexar County, Texas, same being the southwest corner of Block 13, Sonoma Ranch II Subdivision, Unit 10, recorded in Volume 9560, Page 122 of said Deed and Plat Records;

THENCE: N 89°13'02" E, departing said east right-of-way line, along and with the south line of said Block 13, a distance of 986.59 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 55°49'13" E, continuing along said south line of said Block 13, a distance of 86.92 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said Block 13, same being the southwest corner of Sonoma Ranch II Subdivision, Unit 5, recorded in Volume 9558, Pages 13-15 of said Deed and Plat Records;

THENCE: Departing said south line, over and across said remaining portion of said 1113.329 acre tract the following bearings and distances:

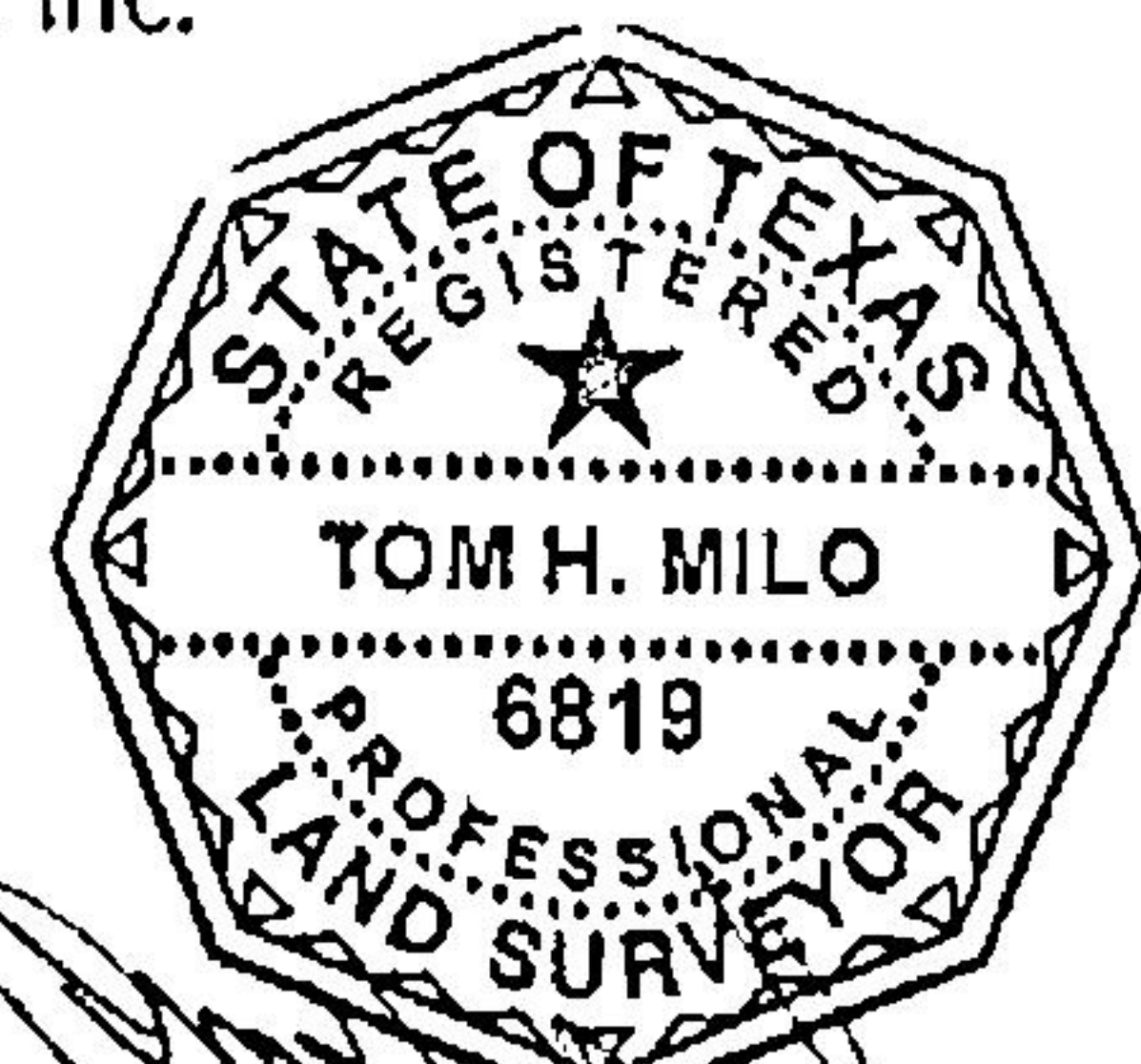
S 25°26'34" E, a distance of 30.35 feet to a point;

S 55°49'13" W, a distance of 91.31 feet to a point;

S 89°13'02" W, a distance of 995.59 feet to a point on the east right-of-way line of said Sonoma Parkway;

THENCE: N 00°53'52" W, along and with said east right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.744 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9098-21 by Pape-Dawson Engineers, Inc.

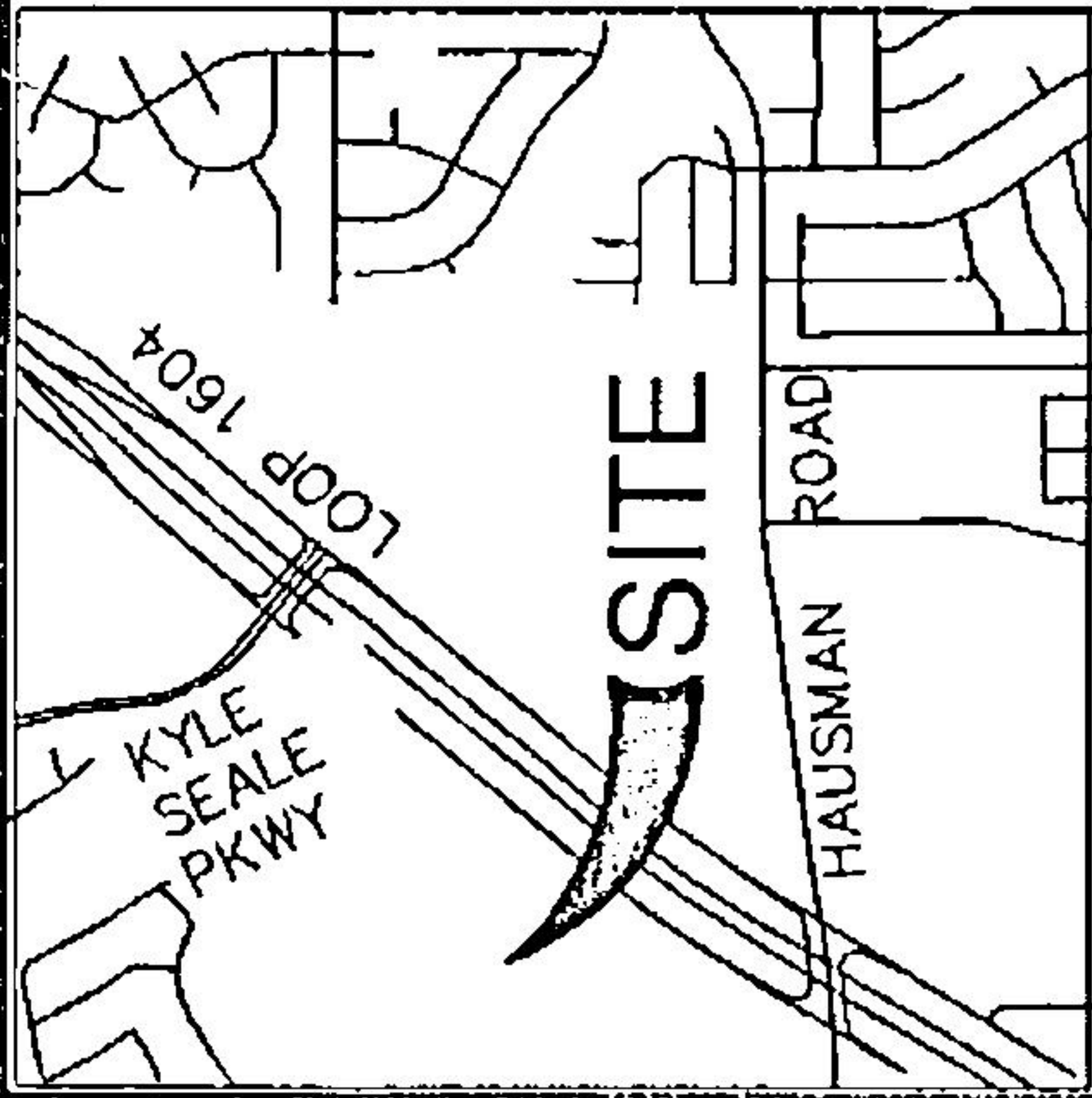
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 2021
JOB NO. 9098-21
DOC. ID. N:\Survey21\21-9000\9098-21\Word\9098-21 FN 0.744 AC.docx



Transportation | Water Resources | Land Development | Surveying | Environmental

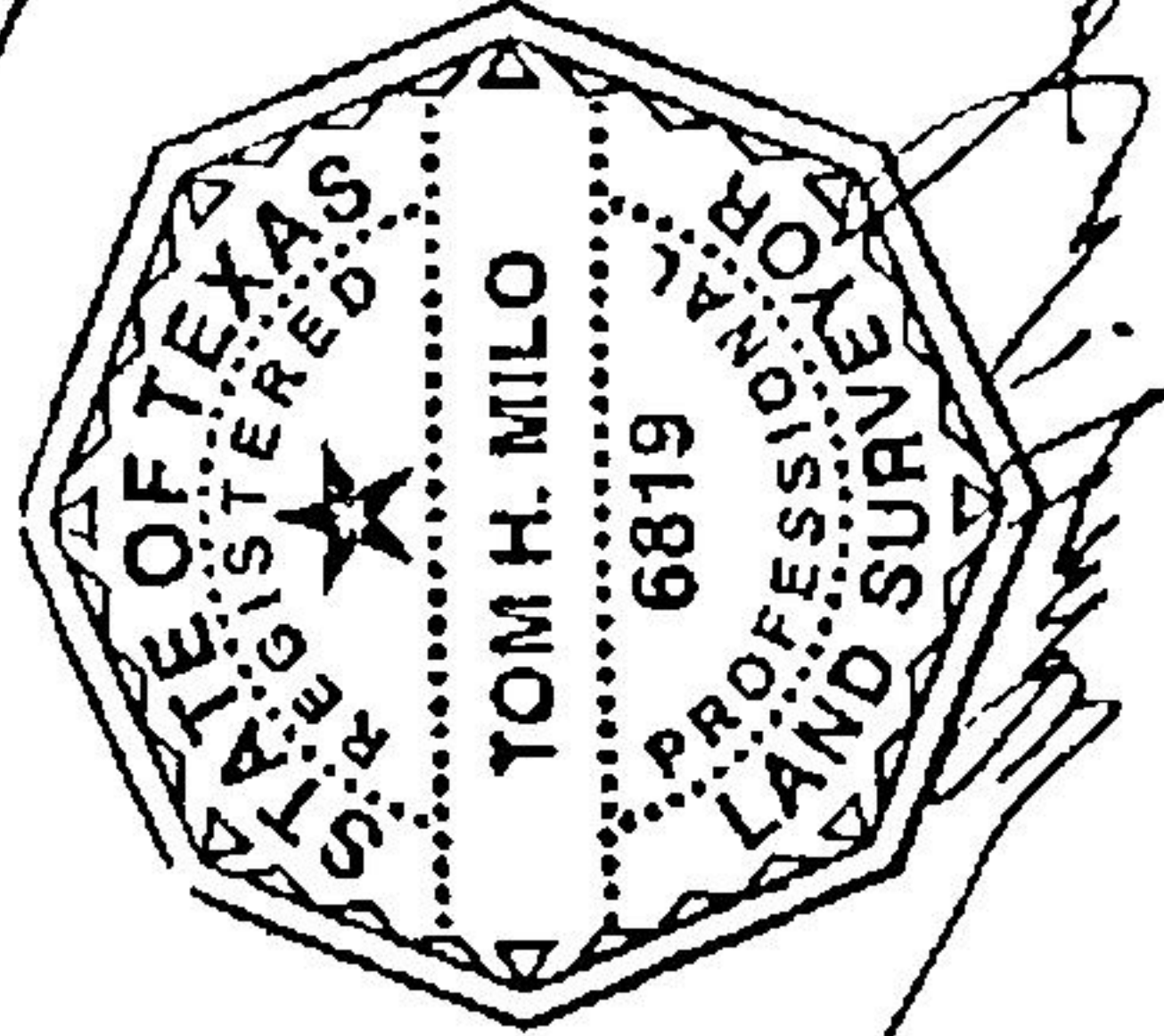
telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM

San Antonio | Austin | Houston | Fort Worth | Dallas | New Braunfels Texas Engineering Firm #470 Texas Surveying Firm #10028800



LOCATION MAP

NOT-TO-SCALE

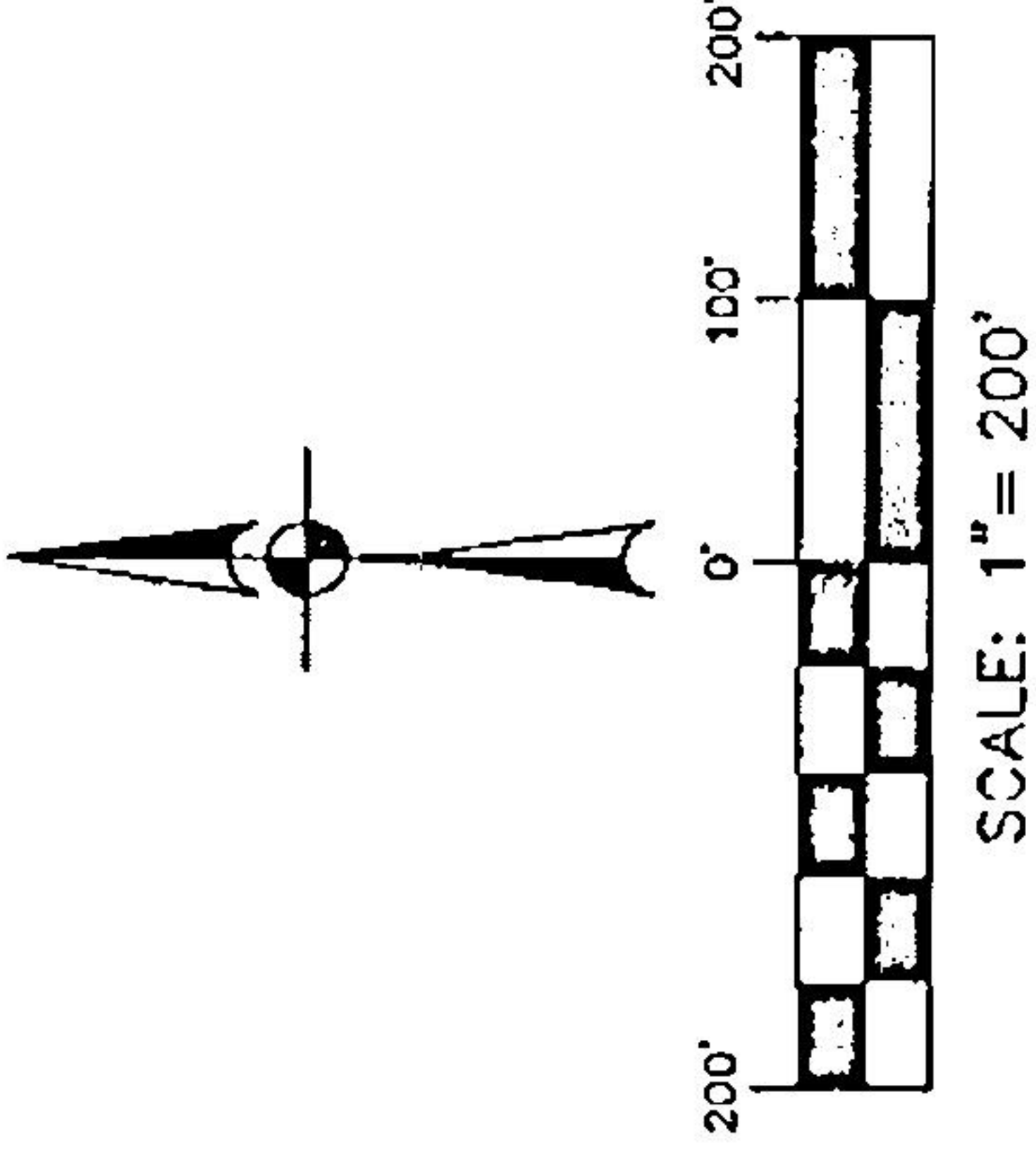


LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9098-21 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

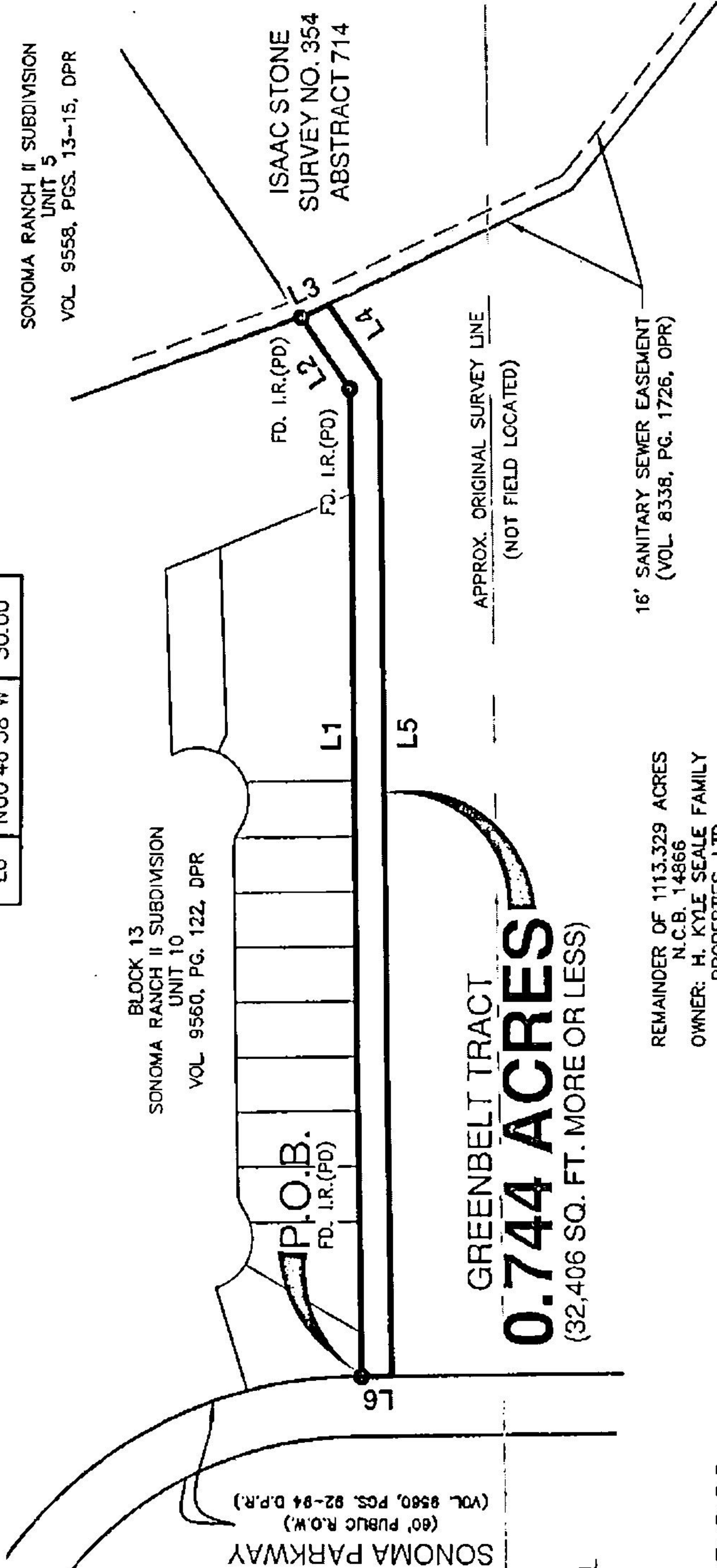
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°13'02"E	986.59'
L2	N55°49'13"E	86.92'
L3	S25°26'34"E	30.35'
L4	S55°49'13"W	91.31'
L5	S89°13'02"W	995.59'
L6	N00°46'58"W	30.00'



SONOMA RANCH II SUBDIVISION
 UNIT 5
 VOL. 9558, PGS. 13-15, DPR

BLOCK 13
 SONOMA RANCH II SUBDIVISION
 UNIT 10
 VOL. 9560, PG. 122, DPR

ISAAC STONE
 SURVEY NO. 354
 ABSTRACT 714



GREENBELT TRACT
0.744 ACRES
 (32,406 SQ. FT. MORE OR LESS)

T. O'NEIL AND T.P. MCCALL
 SURVEY NO. 500
 ABSTRACT 1016



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REMAINDER OF 1113.329 ACRES
 N.C.B. 14866
 OWNER: H. KYLE SEALE FAMILY
 PROPERTIES, LTD.
 (VOL. 5669, PGS. 1222-1239 OPR)

16' SANITARY SEWER EASEMENT
 (VOL. 8338, PG. 1726, OPR)

APPROX. ORIGINAL SURVEY LINE
 (NOT FIELD LOCATED)

SHEET 1 OF 1
 JOB No.: 9098-21

SEPTEMBER 2021

REFERENCE:

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/18/2021 4:47 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk