
AMENDED PROJECT PLAN

AND

FINANCING PLAN

SCHERTZ REINVESTMENT

ZONE NUMBER TWO

The Crossvine PDD
(f/k/a Sedona Development Project)
2020

Schertz 1518, Ltd.
314 E. Commerce, Suite 600
San Antonio, Texas 78205

Schertz Reinvestment Zone Number Two Sedona Development Project -Now Known as Crossvine PDD Amended Project Plan and Financing Plan

PROJECT/TIRZ BACKGROUND

Pursuant to an ordinance dated December 19, 2006, the City Council of the CITY OF SCHERTZ, TEXAS (the "City") designated TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF SCHERTZ, TEXAS TIRZ #2 (the "Zone") to enable the development of approximately 825 acres of land (the "Zone Project Area"). The Zone Project Area was originally planned to contain up to 2,200 residential units pursuant to the PUD plan (described below) with estimated average sales price of \$140,000 - \$240,000 per single family home. The PUD plan included approximately 130 acres of open space including public parks and trails to be collectively known as the Sedona development (the "Project"). The Project as planned would result in a primarily single-family residential development located in the southern portion of the City.

The developer of the Project is SCHERTZ 1518, LTD. (the "Developer"). The Developer entered into an "Interlocal Agreement " dated November 18, 2008 that sets forth an agreement through which the City, BEXAR COUNTY, TEXAS (the "County"), and the SAN ANTONIO RIVER AUTHORITY ("SARA") participate in the tax increment financing to help fund public infrastructure improvements to be located within the Zone Project Area. The duration of the Zone was originally stipulated to be twenty-one (21) years with the Zone being in existence through calendar year 2027.

The cost of the public infrastructure improvements and related capital costs for the Project (exclusive of financing costs or interest) was at that time estimated at \$41,195,225. The total project costs including administrative costs were estimated at \$41,801,420. The proposed public infrastructure improvements for this project included the installation of and improvements to, streets and drainage, utilities, waste water treatment facilities, sidewalks, green space, the construction of a fire station and EMS facility, sewage plant, lift station, public cemetery, the designation of a school site; and the construction of other public improvements.

The Developer agreed to pay the costs for the Public Improvements to be reimbursed by the Zone's TIF fund only to the extent that tax increment revenue from increased property values (TIRZ Incremental Value) is generated, up to a maximum reimbursement to the Developer of

\$45,000,000.

The Project was originally established as a master planned community and was approved by the City as a mixed-use Planned Unit Development ("PUD"). It was planned to function as a key component within the Schertz Southside Development Initiative and create the demographic basis which will in turn create demand for commercial and industrial developments along the City's portion of the south IH-10 corridor.

On October 5, 2006, the Developer sold two tracts comprising 87.974 acres out of the Zone property to Newmark/Lennar Central Texas, L.P. ("Lennar"). After purchasing the tracts, Lennar developed a portion of this tract into a residential area named Sedona Trails. This original developed area consisted of 170 residential lots along with the entry drive (Schnebly Drive) off Lower Seguin Road. The subdivision, including landscaping and an entry monument along Schnebly, off-site utilities, and other common area and on-site infrastructure improvements were completed by Lennar.

Lennar sold a portion of its completed lots to D. R. Horton Homes. Despite the downturn in the housing market which commenced in 2008-2009, the combined builder effort resulted in the completion and sale of all 170 houses in the subdivision by the year 2011. As of the 2018 property tax year, homes in the Sedona area were accorded a market value of \$212,793 per residence.

EFFECT OF CHANGE IN HOUSING MARKET

Lennar Homes retained an undeveloped 49.406 acre tract out of the 87.974 acre tract referenced above within the Zone Project Area. This tract was adjacent to the completed Sedona Trails subdivision. Lennar originally purchased the entire 87.974 acre tract from the Developer with long-range plans to improve the property as additional single-family lots for its future homebuilding activity. Unfortunately, the housing downturn that started in 2008 along with the national economic recession forced Lennar to put its plans for developing the remainder of the tract on the back burner.

Before the 2008 downturn, it was common business practice for homebuilders to purchase developable raw land tracts such as the Sedona property for future "in-house" residential lot development. Due to the economic slowdown and overall malaise in the residential real estate market, Lennar, as well as numerous other large builders, was forced to liquidate a large portion

of their land inventories. Lennar, as well as most other national, regional and local builders returned to the historical practice of purchasing completed residential lots on an as-needed basis from owner/developers such as Schertz 1518, Ltd.

TRANSITION OF TIRZ PROPERTY TO CROSSVINE PDD

On November 16, 2011, the Developer repurchased the 49.406 acre tract from Lennar. This land acquisition was an instrumental part of the Developer's decision to entirely refine the master development plan for the Zone Project Area. It had become obvious that a new approach to residential development was needed for the San Antonio market.

Working in close cooperation with the City of Schertz staff, a new master planned area was conceived. The Crossvine, a carefully thought-out Planned Development District ("PDD") was the result. Blending traditional single family residential development with a community focused pedestrian environment, The Crossvine provided a foundation for a new approach to neighborhoods. With heightened Architectural Standards, increased community gathering areas, extensive walking trails, the collaboration between City Staff and the Developer has been well received. A copy of the Crossvine Overall Completed Master Plan is included as *Exhibit 1* and *Exhibit 2* as part of this Amended Project Plan and Financing Plan.

The PDD for the Crossvine (as an amendment to the original Sedona PUD) was approved and subsequently amended by the City by way of the following ordinances:

1. Sedona Trails PDD Ordinance 12-S-01, passed January 24, 2012.
2. Crossvine PDD Ordinance 12-S-15, passed on August 21, 2012
3. Crossvine PDD Ordinance 17-S-01, passed on February 28, 2017

Exhibit 3 depicts the resulting zoning designations for the TIRZ property.

The new Crossvine PDD Master Development Plan is based upon the designation of three land planning modules with the anticipated use of various sections of the property delineated within each module. The PDD ordinance can be amended in the future with approval of the Schertz City Council. Graphical depictions of the planning modules are attached as *Exhibits 4, 5, and 6*.

CROSSVINE PDD ORDINANCE No. 12-S-16

This ordinance passed on August 21, 2012 by the City of Schertz City Council, formally (legally)

changed the name of the development from Sedona Trails PDD, as established by Ordinance 12-S-01, to Crossvine PDD. The ordinance further set forth specific designs and related standards for The Crossvine which have subsequently been modified and expanded through the subsequent referenced ordinances:

- Landscaping standards for common areas and residential lots
- Green space and public spaces
- Walking trails and sidewalks
- Public Lighting
- Transition areas between product types
- Requirement for enhanced architectural standards for residential construction
- Public Screening (Fencing/Walls)
- Private Fencing

The Sedona Trails PDD, as amended and retitled as The Crossvine PDD, includes significant obligations and commitments for improvements, open space, trail systems, and other public benefits as part of the overall development. The PDD incorporates Developer obligations for "Must-Build Roads" (*Exhibit 7*) and "Must-Build Trails" (*Exhibit 8*) which ensure that the Conceptual Master Plan will be honored and the integrity of the overall development will be maintained.

Community and Public Amenity Standards and Architectural Standards for each module must be approved by the City in order to establish and maintain the high level and quality of the improvements to be constructed in Crossvine Trails. As a result of these significant commitments on the part of the Developer, the PDD affords flexibility to the Developer to adjust future land use to more nimbly address changes in market conditions, consumer demand, and other factors.

The City and the Developer also have recognized that circumstances may arise in the future which make exceptions to the requirements or obligations of the PDD appropriate or necessary ("Special Exceptions"). A Special Exception shall be a circumstance or condition in which the Developer requests limited relief from a requirement or obligation of the PDD as a result of a change in

circumstances or other unforeseen event or site specific circumstance.

DESCRIPTION OF CROSSVINE PDD DEVELOPMENT MODULES

A schedule included in this Amended Project and Financing Plan provides a "Projected Development Schedule and Projected Timing of Developer Disbursements" (See Schedule II).

The three development modules for the Crossvine PDD referenced in the schedule are described below:

Module I

Module 1 consists of approximately 188.43 acres and occupies the geographical center of Crossvine. The dominant land use in Module I will be Detached Single-Family Residential, as further defined in the Crossvine PDD. While the residential living in Module I will be primarily traditional single-family housing, it will provide a unique community experience - generally unlike any competing residential option in the immediate market area.

Crossvine will include planning concepts calculated to create a pleasant, healthy environment while fostering close-knit and connected neighborhoods. The unique land plan emphasizes curving streets which group homes in clusters on short cul-de-sacs. This plan insures that there are no driveway cuts on main collector roads, encourages side-entry garage placement, and slows traffic in residential areas. Drainage swales behind many of these home clusters are part of a greenbelt system which winds throughout Crossvine. A trail network combines with the greenbelt system to provide an open pedestrian transportation network which connects and binds the community together. Drainage swales will be extensive, in some cases in excess of 200 feet wide, providing a generous greenbelt proximate to a significant number of residences in Module I.

Neighborhood pocket parks will feature playscapes and centrally located mail kiosks to encourage community interaction. Extensive landscaping will make the pocket parks and mail kiosks pleasant focal points in the midst of the community. Residents will enjoy an extensive hike and bike trail network and an amenity center featuring a community pool, pavilion, and ample spaces for public and private gatherings. Heritage Oaks Park, a 14-acre municipal park contributed by the Development and located on the western edge of Module I, will offer outdoor picnic facilities and a covered pavilion.

The predominance of traditional single-family residences in Module I will establish an underlying

foundation and demographic base which, in turn, supports the development of broader and more diverse mixed uses in Module II and Module III.

Module II

Module II consists of 117.19 acres located at the northern end of the Crossvine PDD. This Module will feature mixed-use facilities as well as higher density residential options and will be the commercial and civic hub of the Crossvine development. Planned land usages include City of Schertz Emergency Services, community amenity centers, retail, office, multifamily residences, and townhome villages. This area will be the most densely populated portion of the Crossvine PDD.

Module II is located on both the north and south side of Lower Seguin Road. Module II will include the "Town Center" of Crossvine and will be a vibrant community center providing a variety of residential options, convenient and pleasant shopping, work, and public space. Module II provides a balanced mix of residences and compatible commercial enterprise. A "Main Street" feel will characterize the central boulevard of this neighborhood center and pedestrian traffic will be encouraged. Parking for the townhome villages and multifamily units will be concentrated away from the main boulevard, creating pleasant streetscapes. The housing products offered in Module II will support the lifestyle diversity that defines Crossvine.

The natural division created by Lower Seguin Road encourages separate personalities for the commercial and non-residential components of Module II. It is intended that the retail and office services located in the Town Center will appeal to and cater to a broader demographic and geographic market area beyond the Crossvine PDD. Higher density residential development will be a significant driving force for retailers and service providers to flock to Town Center.

All construction, landscaping, signage, and other features in Module II will adhere to the Crossvine Community and Public Amenity and Architectural Standards and will contribute to the tight aesthetic standards of the community. In addition to the extensive landscaping, a series of detention ponds throughout Module II will create relaxing and beautiful open spaces. This unique combination of higher density residential will spur commercial and retail services which will serve all of Crossvine, the neighboring area, as well as the commuters who frequent the area in increasing numbers as the area quickly develops.

Module II will complement Module I and Module III by providing valuable services to existing residents and by drawing new residents in search of convenience and a more urban lifestyle.

Module III

Module III consists of 237.62 acres and is located in the southern portion of Crossvine. Module III is separated from Modules I and II by Woman Hollering Creek and displays the most topographical diversity of the three Modules. This area of the development will include garden homes, patio homes, multi-family, and other types of higher density residential products that will be clustered to allow for more natural open space.

This area also includes a "Village Center" to anchor the southern end of Crossvine providing neighborhood retail services for residents in Module III as well as the adjacent residents. These various land uses increase the diversity of commercial product and expand the residential options in Crossvine.

Module III offers extensive recreational open space to take advantage of this area's varied terrain. A series of detention ponds throughout the greenbelt and recreational open space will mitigate flooding and provide additional natural community amenities. With a range of greenbelt and open spaces ranging from manicured and well-tended areas to natural and wild areas, the open spaces and greenbelt areas offer a peaceful respite in the midst of a master-planned community in a dynamic and thriving city. The development wide trails network will be extensive in Module III. Meandering and gentle trails of decomposed granite will be "family-friendly" and inspire longer walks and more time together. More primitive trails will provide ample opportunities for exercise throughout the extensive open spaces of Crossvine.

All construction, landscaping, signage, and other features in Module III will adhere to the Crossvine Community and Public Amenity and Architectural Standards as they are codified and memorialized. The Developer acknowledges that these commitments to elevated standards are the foundation for the TIRZ reimbursement of Developer's expenditures related to public infrastructure; and when combined with the natural beauty of this particular Module, will enhance the overall aesthetic appeal of the Crossvine community.

As described above in the Module I, II and III detailed descriptions above, the Crossvine development will include a first-class system of public trails, greenbelts and landscaping. The

park/open space plan is depicted in *Exhibit 8*. An extensive system of trails and a continuous, well-connected network of pedestrian sidewalks is featured in the plan as shown in *Exhibit 9*.

AMENDMENT TO ORIGINAL PROJECT PLAN

The economic slowdown that heightened in 2008 - 2009 precipitated a change in the typical business plan for homebuilders regarding land acquisition and lot production/purchases. The uncertainty surrounding the economic crisis and how long it would last made things even more challenging for real estate developers. While builders had changed to wanting to purchase developed lots from developers, the same builders were reluctant to commit to purchasing lots when there remained so much doubt about when there would be recovery in the home building industry. This made the decisions and commitments for developers to continue building lots even more challenging. It also provided the foundation for the Developer and the City to construct a new development plan for the Crossvine. With the support of the TIRZ, the amended Project Plan was fashioned around the new Crossvine PDD master plan that is described in detail above.

The following significant changes to the original project plan have been incorporated into the new Project Plan presented herein:

A. Geographic boundary of the TIRZ:

The following tracts will be added to Zone:

- A 13.669 acre tract described in *Exhibit 12*.
- A 40.69 acre tract described in *Exhibit 13*.
- A 1.501 acre tract described in *Exhibit 14*.
- A 1.00 acre tract described in *Exhibit 15*.
- A 57.46 acre tract described in *Exhibit 16*.
- A 6.00 acre tract described in *Exhibit 17*.

These tracts were purchased and added to the Crossvine development area and increase the TIRZ area to 947.755 acres. The exact location of the additional tracts being added is reflected in *Exhibit 3B*. The base property tax base value will increase from the original base amount of \$450,879 to \$3,028,629 to include the values of these parcels. (See Schedule III).

B. Term of the TIRZ

The impact of the 2008 - 2009 economic downturn and the continuing residual uncertainty that followed resulted in no new lots or homes being added to The Crossvine until 2015. Further, these additional lots were part of a completely reimagined Master Plan Community which has required much more significant investment on the part of the Developer. Further, the original projections indicated a number of years with home absorption exceeding 200 homes annually. Our most recent revised absorption estimates indicated that a more conservative assumption on absorption is prudent and realistic. In addition, there has been a continuing erosion of tax revenue as a result of legislatively mandated tax waivers with Assessed Valuation declining from 92% of Market Value in 2015 to 76% of Market Value in 2019. Consequently, the foregoing indicate that the TIRZ term should be extended through calendar year 2041.

C. Increase in TIRZ Maximum Reimbursement:

The new Crossvine PDD land use plan combined with the resulting projected increased real estate values, support an increase in the TIRZ maximum reimbursement amount from the original level of \$45,000,000 to \$66,000,000 (an increase of 46%). Consistent with this increase, the projected market value (aggregate value of properties in the TIRZ) is expected to increase from \$434,885,503 projected in the original plan as compared to \$932,326,389 reflected in the amended plan (more than double the original captured value (See Schedule IV).

Consistent with the original Project Plan, all costs including public improvements associated with development in the TIRZ will be funded by the developer. Public funds or municipal/governmental bonds will not be utilized.

ECONOMIC FACTORS INDICATING THE EXPECTED SUCCESS OF CROSSVINE

Texas Single-Family Housing Market

The statistics provided by the Texas A&M Real Estate Center ("A&M REC") indicate positive trends in the Texas Single-Family Housing Market; however, they also caution that housing sales are expected to "normalize" and return to more moderate increases year over year.

1. Residential transaction sales volume has increased year over year although the Texas Housing Market slowed in 2018 as sales rose 1.7% compared with 4.1% the previous year.
2. New Home Sales in Texas, however, as reported by the NewHomesUSA index as

of the end of 2018 showed the statewide average in Texas rose to \$358,108 in November 2018.

3. Single family housing sales have been projected to increase by only 1% in 2019. Housing permits state-wide are expected to show a 2.1% increase from 2018.

4. Single Family construction permits in Texas showed 10,504 permits in 2019 (January through July) which accounted for 15% of the total permits in the United States, extending a 13 year stretch as the leader in single family construction permits. The San Antonio market issued 817 permits which was in increase of 10.9% year over year.

5. Dwindling supplies resulted in Texas' months of inventory to drop to 3.7 months of housing inventory for sale.

6. The Texas median home price posted a new record high in July reading \$240,500 with an annual rate of growth of 3.8%

Demand for new housing in Texas will be supported by the projected state population growth of 12.6% from 2010 levels to 2020 (per the U.S. Census Bureau). According to Forbes magazine, "Texas was one of the first states to emerge from the recession and it continues to attract companies on the basis of its low tax burden, predictable regulatory environment and skilled labor force. Texas has attracted a lot of attention from California companies and the State of Texas has not been shy about contrasting the business climates of the two states. California firms EBay, Google, Facebook, Electronic Arts, Indeed, and many others have both chosen Texas for large expansions in recent years."

Grid 2 HomesUSA.com - Texas New Home Prices - Nov. 2018

	COMBINED	Austin	DFW	Houston	San Antonio
Source	-	abor.com	ntreis.net	har.com	saabor.com
JAN'17-DEC'17	\$347,796	\$376,251	\$346,494	\$358,160	\$290,229
FEB'17-JAN'18	\$349,023	\$373,561	\$351,445	\$357,229	\$291,529
MAR'17-FEB'18	\$349,518	\$371,146	\$353,741	\$357,291	\$292,572
APR'17-MAR'18	\$350,201	\$369,408	\$356,108	\$357,415	\$292,866
MAY'17-APR'18	\$349,542	\$368,643	\$357,340	\$354,741	\$292,648
JUN'17-MAY'18	\$349,248	\$366,643	\$358,679	\$353,466	\$293,444
JUL'17-JUN'18	\$350,941	\$365,928	\$361,817	\$355,502	\$294,244
AUG'17-JUL'18	\$352,409	\$366,504	\$364,552	\$356,877	\$293,906
SEP'17-AUG'18	\$353,668	\$366,435	\$369,283	\$354,838	\$294,154
OCT'17-SEP'18	\$355,821	\$368,125	\$371,985	\$357,364	\$294,483
NOV'17-OCT'18	\$357,547	\$368,728	\$374,871	\$358,490	\$295,322
DEC'17-NOV'18	\$358,108	\$369,775	\$376,179	\$358,458	\$296,182

Source: HomesUSA.com

San Antonio Single-Family Housing Market

An important factor affecting Crossvine is the increase in residential sales in the price range from \$250,000 to \$350,000. In 2006, 14.3% of sales fell within this range. Recent sales statistics indicate that 21.1% of sales were within this target range. This indicates that the market for houses at price points such as those planned for a significant part of Crossvine has increased by a healthy 48%. The average price of a new home in the San Antonio market as of the end of 2018 was \$296,182.

The price range increases for new homes are more dramatic as the statistics above include resales. The price distribution for new home starts in the \$250,000 to \$350,000 range has increased from 21% of the market in 2009 to 29% in 2013. This increase further indicates that the revised focus of the Crossvine PDD towards the new housing market over the \$300,000 threshold is strongly supported by market indicators.

The value of the public improvements and the overall design of The Crossvine has been reflected in the value of the homes as reflected by the Bexar County Appraisal District. The average market value of homes in The Crossvine in 2018 was \$321,538, a value significantly higher than that originally anticipated by the Developer or by the homebuilders.

Schertz Single-Family Housing Market

The population in the City of Schertz has increased as summarized below:

Year	Population	% Increase	Notes
2000	18,694	NA	NA
2010	31,465	68.3%	(2010 vs. 2000)
2012	34, 883	86.5%	(2012 vs. 2000)
2017	40,092	114.4%	(2019 vs. 2000)

The rate of increase from 2010 to 2017 of 14.3% annually results in a projected population in the City of Schertz of almost 60,000 residents by 2020. This population increase will drive a healthy demand for new housing in the City of Schertz over the foreseeable future. The ideal location of the Crossvine TIRZ property at the intersection of F.M. 1518 and Lower Seguin Road with close

access to both U.S. I.H. 10 and F.M. (Loop) 1604 will result in the site specific demand for significant numbers of new residences in the subject area.

Information from the Schertz Economic Development Corporation also confirms strong demographics for the future of Schertz and The Crossvine:

- Median Home Value of \$206,631
 - Avg. Household Size of 2.78
 - Median Age of 37.3 years
 - Median Household Income of \$78,634
 - 45.1% of the residents of Schertz with a college degree
- In March 2014, the Developer completed construction of the first unit of Module I of the Crossvine PDD. All of the lots in Module 1, Unit 1 and Unit 2 have been sold with average market value of the homes of \$321,538. All of the lots in Module 1, Unit 3 have been purchased by Weekley Homes and by Scott Felder Homes. The Developer has implemented an aggressive marketing program for Crossvine and has received strong expressions of interest from numerous qualified homebuilders and multi-family builders/developers for any additional lot inventory that may become available.

Budget Schedules. Projected Costs, and TIRZ Basis

Schedule I-A and I-B:

Schedule I-A reflects an Amended Project Budget showing the budget amounts included in the original Project Financing Plan along with a revised Project Budget. The revised budget sets forth a breakdown of TIRZ reimbursable capital costs by budget category that aggregates the TIRZ maximum total reimbursement amount of \$66,000,000. Based upon historical information available since the creation of the original budget, along with the impact of the new Crossvine PDD and corollary development plan, the categories used to delineate project costs have been modified as reflected in this schedule.

Budget categories 1 through 9 are direct construction costs to be incurred in the development of the project infrastructure. The total projected expenditures for construction and related allowable and reimbursable costs of will be \$66,000,000 (see Schedule I). The total projected expenditures for direct construction costs are \$38,830,000.00 and the total projected expenditures for ancillary costs are \$27,170,000.00. The aggregate costs of \$66,000,000 exceed the original projected budget amount of \$45,000,000.00 – an increase of 46% over the original budget. However, the projected market value is \$932,326,389 (more than double the previous estimate of value).

There is a lag between expenditures for construction and related costs and the associated reimbursement of those costs from TIRZ revenues. The developer will fund the difference as required to insure the timely completion of the Crossvine development.

Schedule I-B reflects a comparison of the original assumptions in the initial Project Financing Plan and the revised assumptions and results in the revised Project Financing Plan.

Schedule II:

The Amended Project Development Schedule presents a detail of the development modules and units that are depicted in the Crossvine overall Conceptual Master Plan that is a focal point in the Crossvine PDD approved by ordinance by the City of Schertz.

This schedule presents the acreage and proposed use for each unit within the PDD. The modules, phases, tract acreages and data regarding the type and number of development units are based upon the Crossvine Phasing Plan dated April 4, 2012. Additionally, Schedule II provides a year-by-year projection of expected direct construction costs for the TIRZ property to be incurred by the

Developer.

Schedule III:

This is a schedule detailing the legal descriptions, acreages and tax I.D. numbers for the various tracts that were assembled to create the TIRZ zone. The TIRZ base value is the beginning ("floor") value used to compute the TIRZ incremental value. The incremental value minus the base value multiplied by the cumulative tax rate equals the annual TIRZ revenue available for payment of administrative costs to the City, County and the SARA as well as payments to the developer.

Supplemental information regarding the tracts to be added to the TIRZ by amendment are also presented as part of the schedule. The revised, post-amendment, total base value for the TIRZ would amount to \$3,029,279.00.

Schedule IV:

A schedule that presents the projected taxable value of TIRZ properties on an annual basis. The progressive increase in the taxable values quantifies the development of the TIRZ real estate. The projected amount of TIRZ revenues available for developer payments is also presented. A 1.5% annual inflation factor has been applied to annual developed values.

Schedule V:

A schedule that compares the original TIRZ development projections from 2006 and the revised development projections associated with this Amended Project Plan and Financing Plan.

Exhibits

Exhibit 1:	Overall Completed Master Plan
Exhibit 2:	Overall Completed Master Plan (cont.)
Exhibit 3:	Overall TIRZ Area (as amended)
Exhibit 3B:	Identification of Additional Parcels added to TIRZ Area
Exhibit 4:	Zoning Designation
Exhibit 5:	Overall Depiction of Modules 1, 2, and 3
Exhibit 6:	Graphical Depiction of Module 1
Exhibit 7(A and B):	Graphical Depiction of Module 2
Exhibit 8:	Graphical Depiction of Module 3
Exhibit 9:	Must Build Roads
Exhibit 10:	Must Build Trails
Exhibit 11:	Greenspace Plan
Exhibit 12:	Legal Description – 13.669 Acre Tract
Exhibit 13:	Legal Description – 40.69 Acre Tract
Exhibit 14:	Legal Description – 1.501 Acre Tract
Exhibit 15:	Legal Description – 1.000 Acre Tract
Exhibit 16:	Legal Description – 57.46 Acre Tract
Exhibit 17:	Legal Description – 1.00 Acre Tract

Schertz Reinvestment Zone Number Two		
The Crossvine Development Project- Formerly Known as Sedona		
AMENDED PROJECT BUDGET AND FINANCING PLAN		
Budget Category Revised	Original Budget Amounts	Budget Amendment
1. Mobilization/Land Preparation	2,061,328	2,090,000.00
2. Erosion Control		1,650,000.00
3. Streets	5,956,751	12,650,000.00
4. Drainage		3,850,000.00
5. Water	5,185,889	5,280,000.00
6. Wastewater	2,754,186	4,950,000.00
7. Treated Effluent Irrigation System		1,430,000.00
8. Electric /Gas - CPS	908,378	2,530,000.00
9. Common Area/ Green Space Improvements		4,400,000.00
10. Engineering/Geotech Testing	2,252,250	4,950,000.00
11. Sewer Plant	2,365,378	1,650,000.00
12. Lift Station/Force Main	728,949	1,870,000.00
13. FM 1518 Drainage Engineering	1,078,565	220,000.00
14. Fire Station/EMS Facility	1,200,000	1,320,000.00
15. City Platting/Permit Fees	140,250	770,000.00
16. Land Planning/Landscape Architecture/Marketing		4,620,000.00
17. Project Management	1,402,500	2,640,000.00
18. Legal Fees	331,000	990,000.00
19. Interest on Project Debt		4,950,000.00
20. Unallocated Reserve for Additional Items/Contingency		3,190,000.00
Subtotal	26,365,424	66,000,000
Estimated Budget Categories:		
Inflation (8.,16.)	760,649 (A)	-
Contingency (9., 17., 24., 28.)	6,519,492 (B)	-
Park Fees (13.)	371,250 (C)	-
Street Lights (14.)	353,100 (D)	-
Residential Common Area Cost - Combined (18.)	9,830,135 (E)	-
Park Land (23.)	524,755 (F)	-
City Admin (26.)	144,000 (G)	-
County Admin (27.)	131,195 (G)	-
Budget Totals	45,000,000	66,000,000
Explanatory Notes - Eliminated Budget Categories		
(A) Inflationary factors are included in projected future cost.		
(B) Contingency amounts are combined under new category 20. - Unallocated Reserve for Additional Items/Contingency		
(C) It is anticipated that park fees will be waived in lieu of improvements to common areas, open space, green space and park space dedication		
(D) Street lights are included in new category 8. - Electric/Gas - CPS		
(E) Amount is allocated to new categories 9. - Common Area/Green Space Improvements , 16. - Land Planning / Landscape Architecture / Marketing and 19. - Interest on Project Debt.		
(F) Park Land Amount is included in new category 9.- See (E) above.		
(G) City Admin and County Admin amounts are deleted from budget as said amounts are not reimburseable project cost under TIRZ guidelines.		

Assumptions (Original):		Assumptions (2019 Revised):	
Zone Duration-Years (2006-2027)	21	Zone Duration-Years (2006-2041)	33
Base Assessed Value of Site Area (2006)	\$ 450,879	Base Assessed Value of Site Area (2019)	\$ 3,028,629
Mkt Value at end of TIF (2027)	\$ 438,013,003	Mkt Value at end of term (2041)	\$ 932,326,389
Captured Value	\$ 434,885,503	Captured Value	\$ 929,297,760
Captured Rate	80%	Captured Rate (AV as % of Mkt Value) (variable)	76%
City of Schertz Tax Rate (100% of 0.4090)	\$ 0.40900	City of Schertz Tax Rate (100% of 0.51460)	\$ 0.51460
Bexar County Tax Rate (58% of 0.265594)	\$ 0.15405	Bexar County Tax Rate (80% of 0.23625)	\$ 0.18900
SARA Tax Rate (55% of 0.015951)	\$ 0.00877	SARA Tax Rate (55% of 0.0185)	\$ 0.01018
Collection Rate	99%	Collection Rate	99%
Tax Rate Growth	0%	Tax Rate Growth	0%
Appreciation Growth	2%	Appreciation Growth	2%
Estimated total TIF Revenues	\$ 33,701,032	Estimated total distributable TIF Revenues	\$ 66,000,000
Estimated total TIF Collections	\$ 33,364,022	Estimated total distributable TIF Collections	\$ 66,000,000
Total Project Costs	\$ 41,801,420	Total Project Costs	\$ 66,000,000

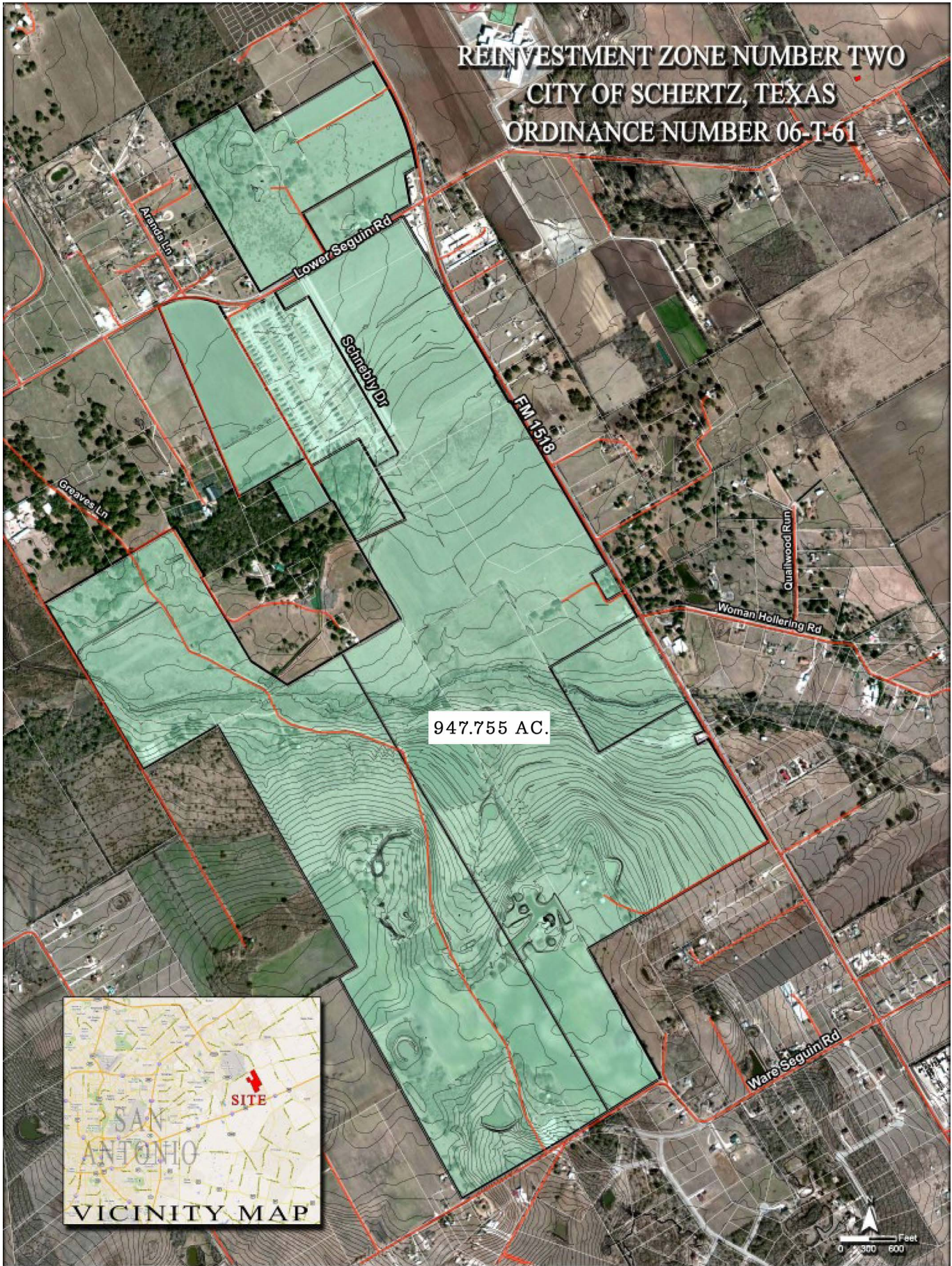
Module I		Acreage	Units	Use	Density
	Unit 1	54.96	121	Single Family	2.2
	Unit 2	47.68	120	Single Family	2.5
	Unit 3	45.1	118	Single Family	2.6
	Unit 4	40.69	142	Single Family	3.5
	TOTAL	188.43			
Module 2A		Acreage	Units	Use	Density
		14.17	77	Garden Home	5.4
		14.025	300	Multi Family	21.4
		3.321	30	Attached Residential	9.0
		2.555		Commercial	
		1.5		Commercial	
	TOTAL	35.571			
Module 3		Acreage	Units	Use	Density
		6.2	33	Garden Home	5.3
		14.46	300	Multi Family	20.7
		2.5		Commercial	
	Unit 1	44	139	Single Family	3.2
	Unit 2	47	123	Single Family	2.6
	Unit 3	33	101	Single Family	3.1
	Unit 4	33	98	Single Family	3.0
	Total	184.231			
Module 4		Acreage	Units	Use	Density
	Unit 1	57.46	138	Single Family	3.0
	Unit 2		73		
	Total	57.46			
Module 2B		Acreage	Units	Use	Density
		4.5		Fire/ EMS	0.0
		24.44	440	Multi Family	18.0
		46.00	138	Single Family	3.0
		14	77	Garden Home	5.5
		50.3		Commercial	
	Total	139.24			
Sedona		Acreage	Units	Use	Density
		38.568	169	Single Family	4.38
Total Single Family					1480
Total Minus Sedona					1311
Total Garden Home					187
Total Multi Family					1070
Total Developed Acreage*					420.71
*Remaining TIRZ Project Area is comprised of commercial, AICUZ, greenspace, flood plain, etc.					

Geographic ID	Property ID	Address	Legal Description	Acreage	2006 Market Value	2006 Taxable Value	Purchase Date
Original TIRZ Tracts							
05058-000-0180	309917	10105 E FM 1518 N	CB 5058 P-18(23.03) P-23 (8.407) P23B (2.53) Serial#OCO385652A	34	\$ 263,646	\$ 61,902.00	7/1/2005
05058-000-0260	309935	Lower Seguin Road	CB5058 P-26 ABS 424 (formerly P4J)	35.139	\$ 197,950	\$ 2,702.00	7/1/2005
05059-000-0014	309979	8533 FM 1518	CB 5059 ABS 187 P-1C	2	\$ 127,530	\$ 127,530.00	1/31/2006
05059-000-0142	1058761	7901 FM 1518	CB 5059 P-14 ABS 187	145.427	\$ 699,236	\$ 102,207.00	7/1/2005
05059-000-0274	1050366	Lower Seguin Road	CB 5059 P-27B (4.6764), P-27 (7.158), P-28 (17.55), P-28A (13.43) abs 187	100.966	\$ 749,234	\$ 14,150.00	6/15/2005
05059-000-0275	1050367	11752 Lower Seguin Road	CB5059 P-27 ABS187	65.287	\$ 255,045	\$ 8,806.00	1/31/2006
05059-000-0276	1050368	8533 FM 1518	CB 5059 P-27A (32.246) P-1B (3.0) P-1D (5.0) P-1F (15.0) ABS 187	55.002	\$ 228,227	\$ 28,322.00	1/31/2006
16560-000-0156	619119	11380 Lower Seguin Road	NCB 16560 P-15, P-15B, P-15C, P-15E, P-13, P-13D, P-13E	77.19	\$ 120,543	\$ 7,563.00	8/18/2005
16561-000-0041	619135	12325 Lower Seguin Road	NCB 16561 LOT P-4, P-5 ABS 216 (DEANNEXED 6/19/86)	312.42	\$ 847,325	\$ 97,697.00	8/18/2005
					\$ 3,488,736	\$ 450,879.00	
Tracts to be Added to TIRZ by Amendment							
Geographic ID	Property ID	Address	Legal Description	Acreage	Market Value	Taxable Value	Purchase Date
05058-000-0191	309920	11975 Lower Seguin Road	CB 5058 P-19 ABS424	13.669	\$ 197,600	\$ 197,600.00	6/15/2012
05058-000-0270	1050271	11650 Lower Seguin Road	CB5058 P-27, P-27C ABS424	40.689	\$ 200,000	\$ 4,790.00	12/9/2013
05059-000-0130	310042	8591 E FM 1518	CB 5059 P-13 ABS187	1.501	\$ 100,349	\$ 83,710.00	3/27/2014
05058-000-0042	309889	9661 E FM 1518 N, SCHERTZ, TX	CB 5058 P-4B ABS 424	1.000	\$ 264,390.00	\$ 264,390.00	7/12/2018
05059-000-0221	310073	8010 E FM 1518 N SCHERTZ, TX	CB 5059 P-22A ABS 187	10.000	\$ 247,500.00	\$ 247,500.00	8/7/2017
05059-000-0226	310077	12445 WARE SEGUIN RD SCHER	CB 5059 P-22C & P-24B ABS 187	10.000	\$ 455,900.00	\$ 455,900.00	8/22/2017
05059-000-0228	310078	7789 E FM 1518 N SCHERTZ, TX	CB 5059 P-22G ABS 187 REFER:05059-000-0321	15.0000	\$ 616,340.00	\$ 616,340.00	8/31/2017
05059-000-0242	310083	WARE SEGUIN RD SCHERTZ, TX	CB 5059 P-24 ABS 187	9.9640	\$ 164,620.00	\$ 164,620.00	8/22/2017
05059-000-0310	310101	7815 E FM 1518 N SCHERTZ, TX	CB 5059 P-31 ABS 187	1.0000	\$ 206,860.00	\$ 206,860.00	5/26/2017
05059-000-0321	310104	7815 E FM 1518 N SCHERTZ, TX	CB 5059 P-32A ABS 187	4.0000	\$ 89,500.00	\$ 89,500.00	8/31/2017
05059-000-0323	310106	7815 E FM 1518 N SCHERTZ, TX	CB 5059 P-32B ABS 187	0.5000	\$ 39,470.00	\$ 39,470.00	7/25/2017
05059-000-0470	1157215	FM 1518 SCHERTZ, TX 78154	CB 5059 P-47(OUT OF P-22G) ABS 187	5.0000	\$ 146,250.00	\$ 146,250.00	5/26/2017
05059-000-0322	310105	7815 E FM 1518 N SCHERTZ, TX	CB 5059 P-32 ABS 187	2.001	\$ 60,820.00	\$ 60,820.00	10/25/2019
05058-000-0211	309923	10105 E FM 1518 N SCHERTZ, TX	CB 5058 P-21 (2.03AC) & P-23A (3.97AC) ABS 424	6.00	\$ 21,000.00	\$ 650.00	6/18/2015
Total				114.3240	\$ 2,789,599	\$ 2,578,400.00	
Total (Original TIRZ Property + Additional TIRZ Property)						\$ 3,029,279.00	

Year	Market Value	Captured Appraisal Value	TIRZ Base Value	Incremental TIRZ Value	Aggregate TIRZ Revenue	Cumulative TIRZ Revenue
2014	\$ 34,013,380	\$ 29,439,054	\$ 450,879	\$ 28,988,175	\$ 187,503	\$ 187,503
2015	\$ 43,299,300	\$ 36,430,531	\$ 450,879	\$ 35,979,652	\$ 232,421	\$ 419,924
2016	\$ 58,939,270	\$ 49,640,618	\$ 450,879	\$ 49,189,739	\$ 312,917	\$ 732,841
2017	\$ 84,476,604	\$ 68,358,605	\$ 450,879	\$ 67,907,726	\$ 432,507	\$ 1,165,347
2018	\$ 107,934,415	\$ 86,281,526	\$ 450,879	\$ 85,830,647	\$ 566,960	\$ 1,732,307
2019	\$ 119,266,784	\$ 92,981,740	\$ 450,879	\$ 92,530,861	\$ 611,014	\$ 2,343,321
2020	\$ 124,478,680	\$ 96,765,534	\$ 3,028,629	\$ 93,736,905	\$ 607,451	\$ 2,950,773
2021	\$ 188,762,896	\$ 148,297,778	\$ 3,028,629	\$ 145,269,149	\$ 972,764	\$ 3,923,537
2022	\$ 249,456,168	\$ 194,587,841	\$ 3,028,629	\$ 191,559,212	\$ 1,300,573	\$ 5,224,110
2023	\$ 314,277,766	\$ 239,121,079	\$ 3,028,629	\$ 236,092,450	\$ 1,615,512	\$ 6,839,622
2024	\$ 385,374,371	\$ 289,500,913	\$ 3,028,629	\$ 286,472,284	\$ 1,972,158	\$ 8,811,780
2025	\$ 471,629,974	\$ 348,138,421	\$ 3,028,629	\$ 345,109,792	\$ 2,387,401	\$ 11,199,181
2026	\$ 529,780,801	\$ 385,777,610	\$ 3,028,629	\$ 382,748,981	\$ 2,653,151	\$ 13,852,333
2027	\$ 576,533,558	\$ 412,381,806	\$ 3,028,629	\$ 409,353,177	\$ 2,840,140	\$ 16,692,473
2028	\$ 604,157,527	\$ 425,895,150	\$ 3,028,629	\$ 422,866,521	\$ 2,933,943	\$ 19,626,416
2029	\$ 664,226,223	\$ 468,534,468	\$ 3,028,629	\$ 465,505,839	\$ 3,235,908	\$ 22,862,324
2030	\$ 677,376,885	\$ 473,231,110	\$ 3,028,629	\$ 470,202,481	\$ 3,266,961	\$ 26,129,284
2031	\$ 734,408,906	\$ 513,076,083	\$ 3,028,629	\$ 510,047,454	\$ 3,548,837	\$ 29,678,121
2032	\$ 748,984,143	\$ 518,564,516	\$ 3,028,629	\$ 515,535,887	\$ 3,585,395	\$ 33,263,516
2033	\$ 826,280,220	\$ 574,361,571	\$ 3,028,629	\$ 571,332,942	\$ 3,980,989	\$ 37,244,505
2034	\$ 838,766,088	\$ 577,801,780	\$ 3,028,629	\$ 574,773,151	\$ 4,002,771	\$ 41,247,276
2035	\$ 851,467,936	\$ 581,228,106	\$ 3,028,629	\$ 578,199,477	\$ 4,024,374	\$ 45,271,650
2036	\$ 864,387,532	\$ 584,638,714	\$ 3,028,629	\$ 581,610,085	\$ 4,045,780	\$ 49,317,430
2037	\$ 877,526,832	\$ 588,031,784	\$ 3,028,629	\$ 585,003,155	\$ 4,066,976	\$ 53,384,406
2038	\$ 890,887,977	\$ 586,176,469	\$ 3,028,629	\$ 583,147,840	\$ 4,087,944	\$ 57,472,350
2039	\$ 904,473,277	\$ 589,450,630	\$ 3,028,629	\$ 586,422,001	\$ 4,108,671	\$ 61,581,021
2040	\$ 918,285,205	\$ 592,700,694	\$ 3,028,629	\$ 589,672,065	\$ 4,129,141	\$ 65,710,162
2041	\$ 932,326,389	\$ 595,924,857	\$ 3,028,629	\$ 592,896,228	\$ 4,149,337	\$ 69,859,500

Development Schedule, Budget, and Assumptions (Original)			Development Schedule, Budget, and Assumptions (Amended)		
Site Area Dimensions (Acres)			Site Area Dimensions (Acres)		
Residential	579.68		Residential	459.788	
Commercial Development	51.11		Commercial Development	62.855	
Cemetery	44.79		Multifamily	56.246	
School	14.02		Fire Station/EMS Facility	4.5	
Fire Station/EMS Facility	1.55		Garden Home	34.37	
Park/Open Space/Flood Plain	133.46		Park/Open Space/Flood Plain	329.996	
Total	824.61		Total	947.755	
Project Schedule			Project Schedule		
Residential Absorption			Residential Absorption		
Time Frame		Home Sales	Time Frame		Home Sales
Year	Annual	Cumulative	Year	Annual	Cumulative
2007	0	0	2007-2014	169	169
2008	27	27	2015	56	225
2009	108	135	2016	65	290
2010	258	393	2017	66	356
2011	377	770	2018	96	452
2012	412	1182	2019	37	489
2013	274	1456	2020	104	593
2014	121	1577	2021	113	706
2015	73	1650	2022	110	816
			2023	168	984
			2024	157	1141
			2025	195	1336
			2026	143	1479
			2027	125	1604
			2028	63	1667
			Commercial Absorption		
Time Frame		Square Feet			
Year	Annual	Cumulative			
2029	15,000	15,000			
2030	10,000	25,000			
2031	10,000	35,000			
2032	-	35,000			
2033	25,000	60,000			
2034	25,000	85,000			
2035	-	85,000			
2036	25,000	110,000			
2037	25,000	135,000			
			Multifamily Absorption		
Time Frame		Units			
Year	Annual	Cumulative			
2029	330	330			
2030	-	330			
2031	300	630			
2032	-	630			
2033	440	1,070			

REINVESTMENT ZONE NUMBER TWO
CITY OF SCHERTZ, TEXAS
ORDINANCE NUMBER 06-T-61



THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

PLANNED ENVIRONMENTS, INC. BECKTOLD GOLD DESIGN WATERS + AMERICA
9814 WATER COVE, AUSTIN, TX 78717 (512) 274-9886 (512) 274-9886 info@pe.com



THE CROSSVINE

4/15/14

REINVESTMENT ZONE NUMBER TWO
CITY OF SCHERTZ, TEXAS
ORDINANCE NUMBER 06-T-61

TRACT 6

TRACT 1

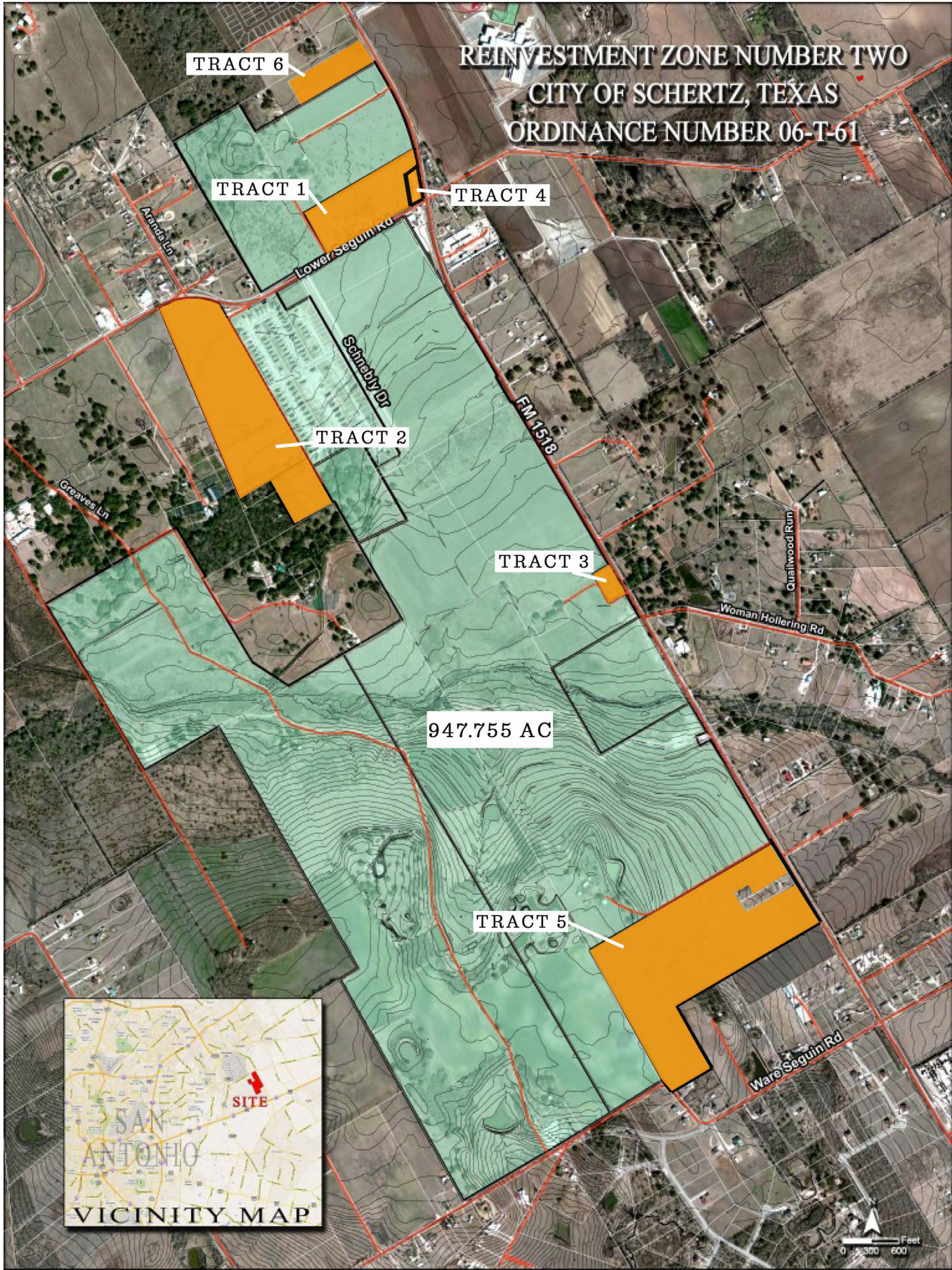
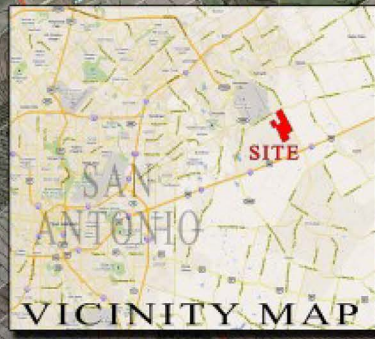
TRACT 4

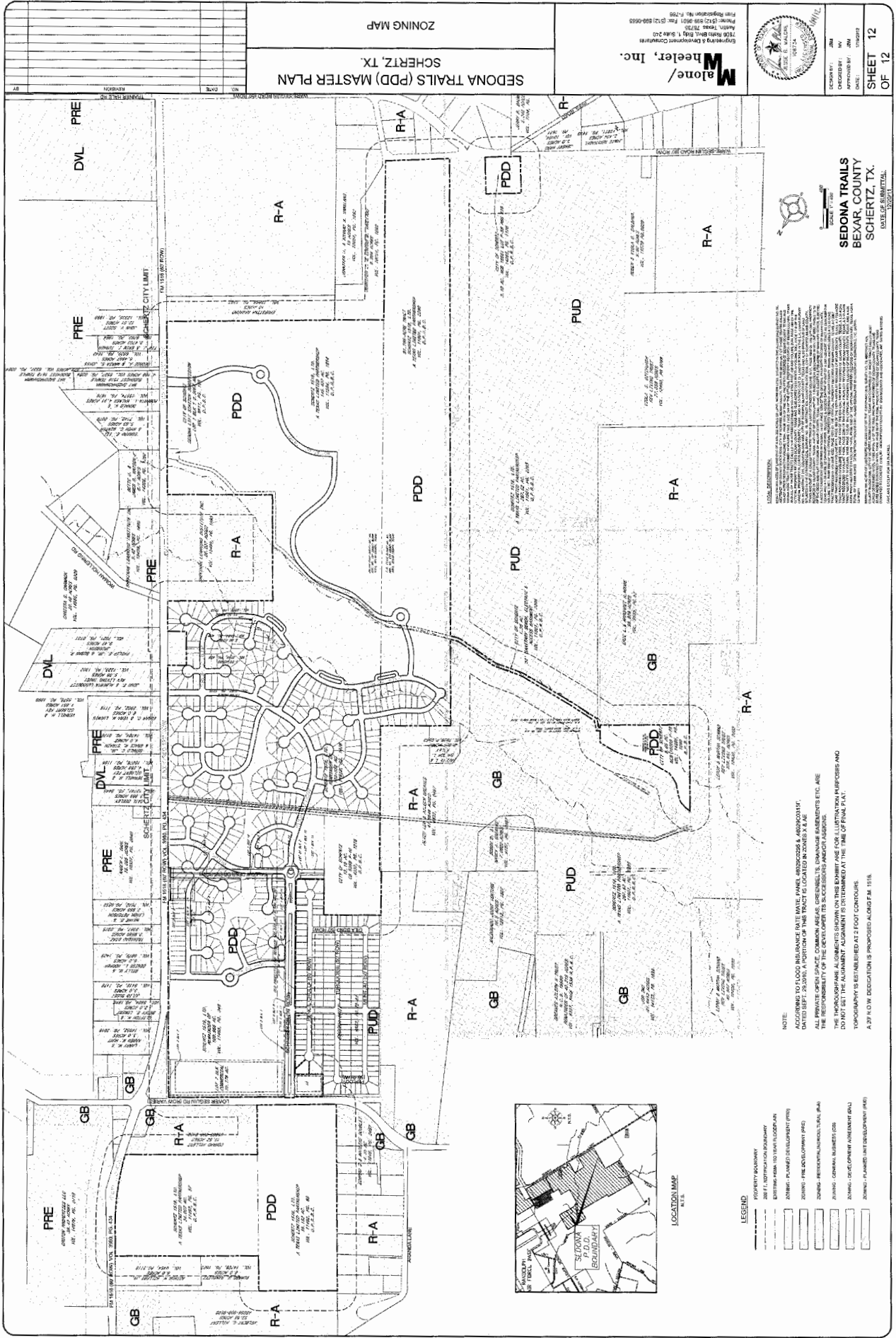
TRACT 2

TRACT 3

947.755 AC

TRACT 5





SEDONA TRAILS
 BEXAR COUNTY
 SCHERTZ, TX.

Malone/
Sheeler, Inc.
 Engineers & Development Consultants
 2700 Main Blvd. #100
 Austin, Texas 78728
 Phone: (512) 558-8501 Fax: (512) 558-8555
 E-mail: info@malonesheeler.com

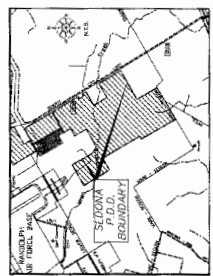
SEDONA TRAILS (PDD) MASTER PLAN
 SCHERTZ, TX
 ZONING MAP

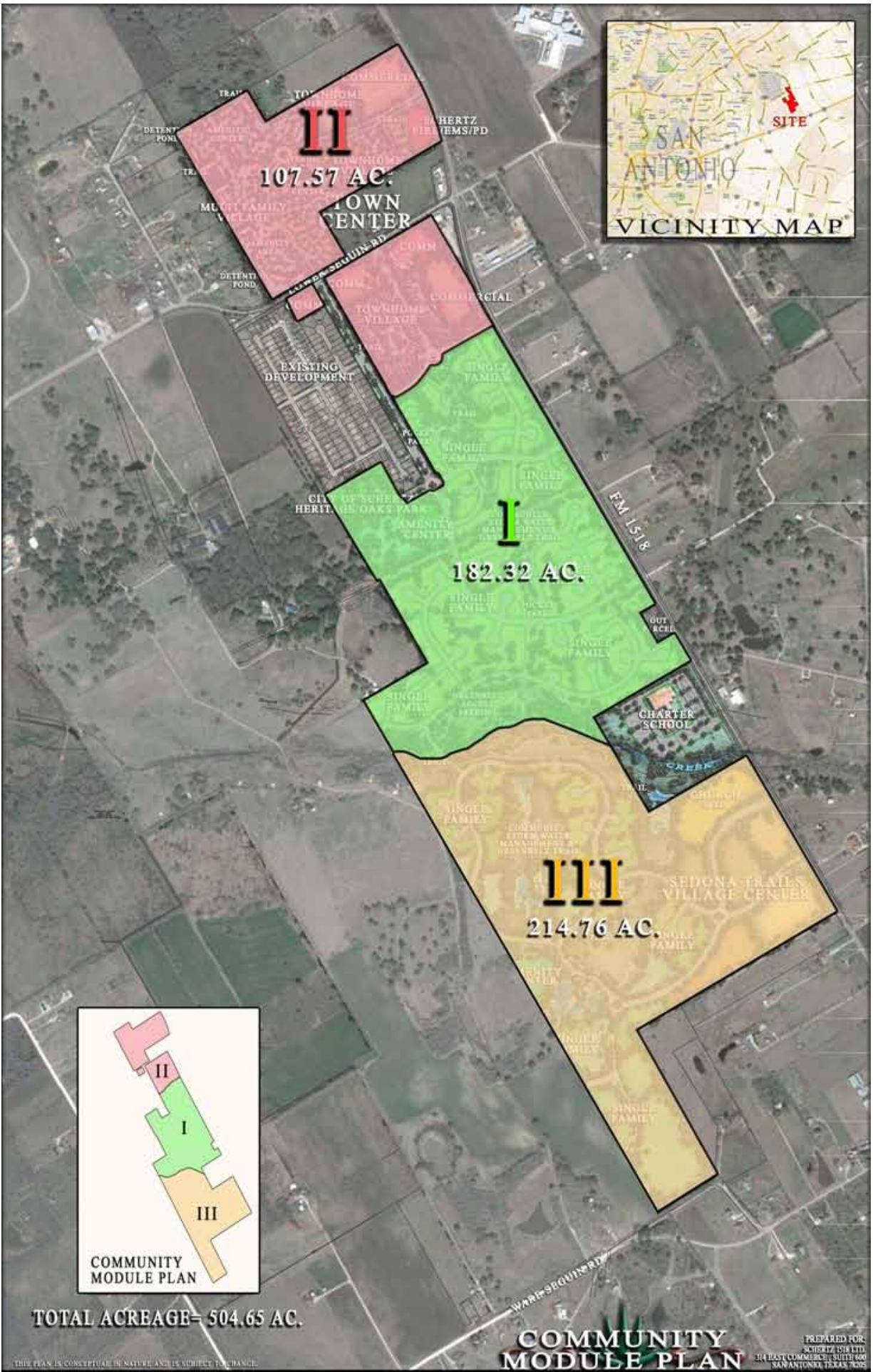
SHEET 12
OF 12

LEGEND

- PROPERTY BOUNDARY
- 200 FT. BUFFER BOUNDARY
- EXISTING FEMA 100 YEAR FLOODWAY
- ZONING DISTRICT
- ZONING PLANNED DEVELOPMENT (PDD)
- ZONING PRE DEVELOPMENT (PRE)
- ZONING PUD DEVELOPMENT (PUD)
- ZONING RECREATIONAL/LOCAL (R-A)
- ZONING COMMON BUSINESS (GB)
- ZONING DEVELOPMENT AGREEMENT (DVA)
- ZONING PLANNED UNIT DEVELOPMENT (PUD)

NOTES:
 ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 190202208 & 480201017, DATED 08/17/2015, A PORTION OF THIS TRACT IS LOCATED IN ZONES X & A1.
 ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE TO BE MAINTAINED AND PRESERVED.
 THE HATCHED AREAS ALONG THE BOUNDARY ARE GAS UTILIZATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL P.A.T.
 TOPOGRAPHY IS ESTABLISHED AT 2 FOOT CONTOURS.
 A 20' R.O.W. DEDICATION IS PROPOSED ALONG R.M. 1518.





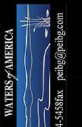


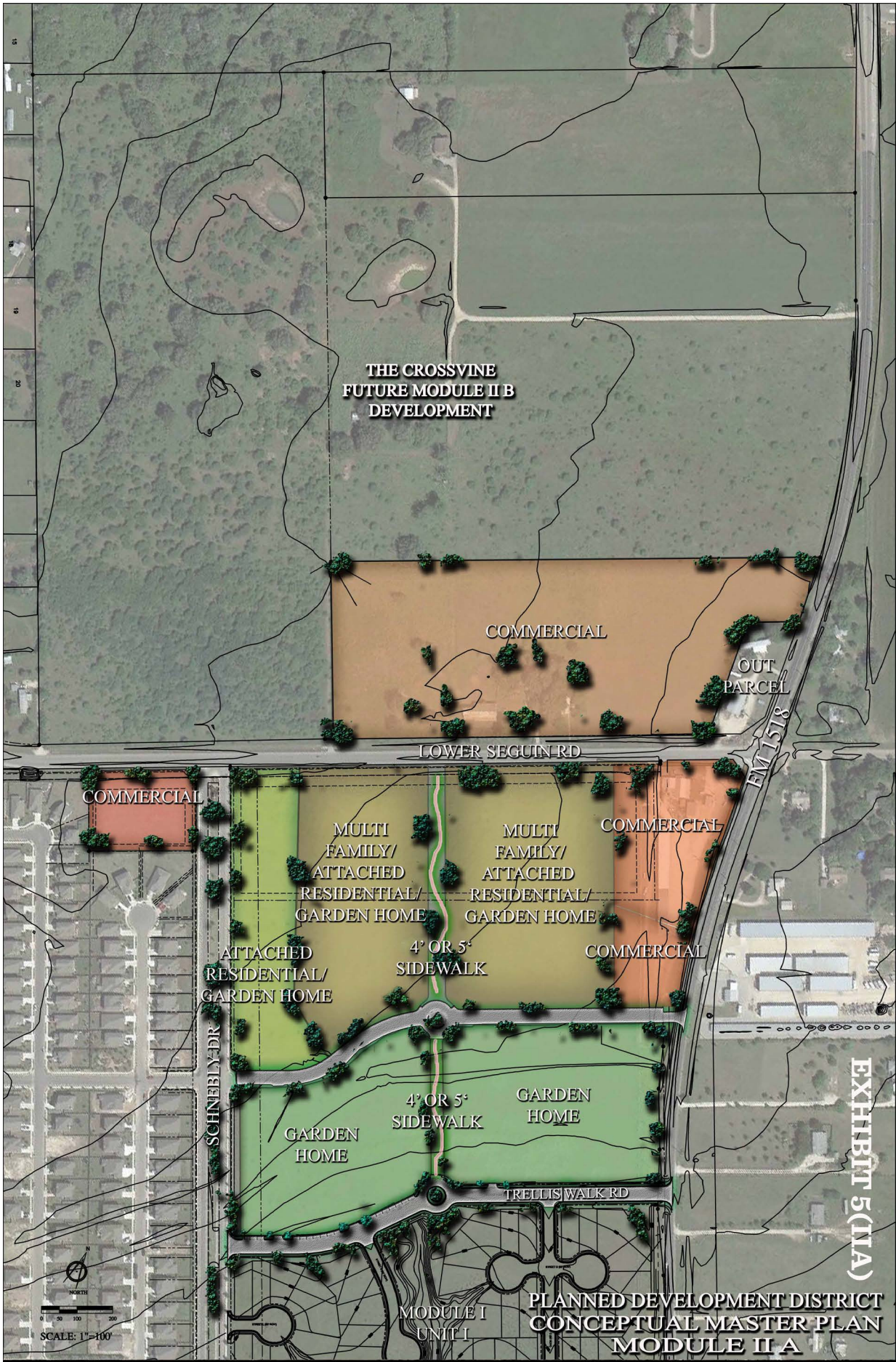
THE
CROSSVINE

MODULE 1



PRICE lookmm make
COMPANIES
Brand Communication
500 Capital Street, Suite 1518 Austin, TX 78702





THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

PLANNED ENVIRONMENTS, INC. REICHTOL GOLF DESIGN WATERS AMERICA

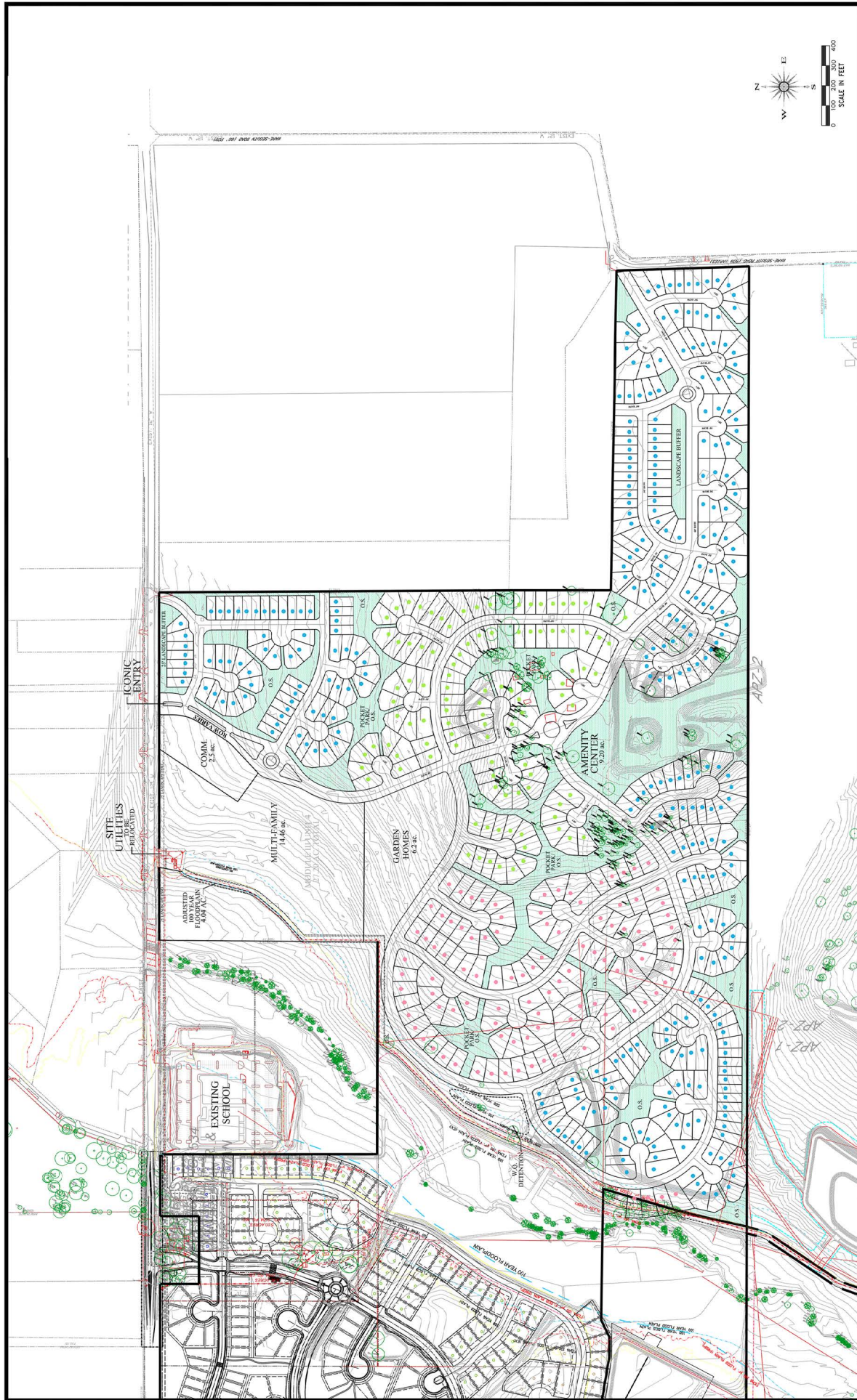
Member MAI MARSH ASSOCIATES, INC. lookthinkmake Brand Communications lookthinkmake.com

SCHERTZ 1818 LTD

PRICE COMPANIES

THE CROSSVINE

9104 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5488 fax pdp@pech.com



THE CROSSVINE

**MODULE 3
CONCEPT PLAN
DATE: 3-4-19**



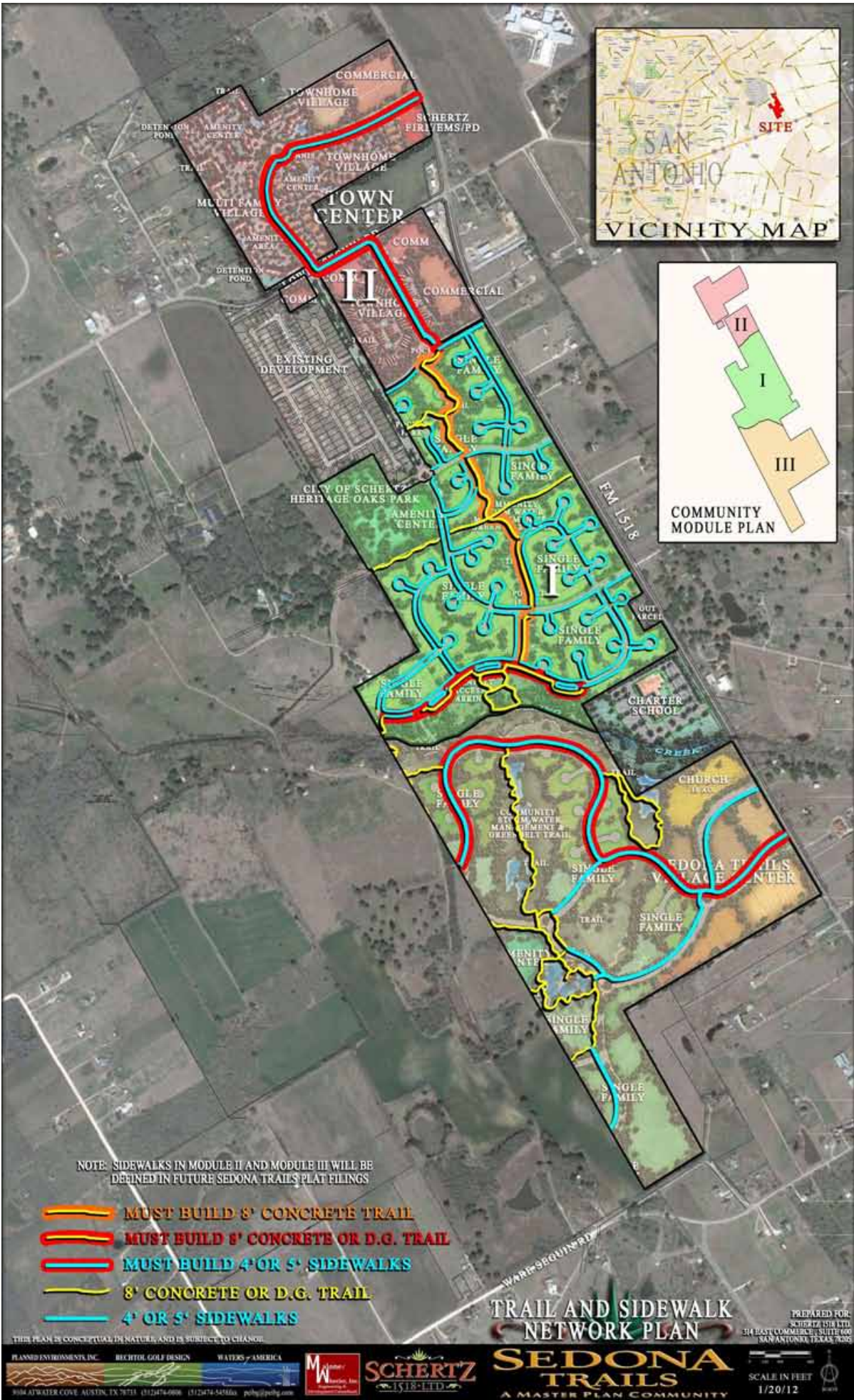
PRICE look think make
brand communication
COMPANIES
557 Cedar Street, Ste. 119 | Austin, TX 78702



PLANNED ENVIRONMENTS, INC. BECHTOLD GOLF DESIGN WATERS OF AMERICA
9104-A1 WATER COVE AUSTIN, TX 78733 (512) 444-0806 (512) 444-5438 fax: pbek@peh.com



EXHIBIT 9



NOTE: SIDEWALKS IN MODULE II AND MODULE III WILL BE DEFINED IN FUTURE SEDONA TRAILS PLAT FILINGS

- MUST BUILD 8' CONCRETE TRAIL
- MUST BUILD 8' CONCRETE OR D.G. TRAIL
- MUST BUILD 4' OR 5' SIDEWALKS
- 8' CONCRETE OR D.G. TRAIL
- 4' OR 5' SIDEWALKS

THIS PLAN IS CONCEPTUAL IN NATURE, AND IS SUBJECT TO CHANGE.

PLANNED ENVIRONMENTS, INC. BECHTEL GOLF DESIGN WATERS - AMERICA **SCHERTZ ISLE LTD.** **SEDONA TRAILS**
 A MASTER PLAN COMMUNITY

PREPARED FOR:
 SCHERTZ ISLE LTD.
 314 EAST COMMERCE, SUITE 600
 SAN ANTONIO, TEXAS 78205

SCALE IN FEET
 1/20/12

EXHIBIT 10



TRACT 1: 13.669 ac

Legal Description for the 13.669 acre tract generally located at the SE corner of that portion of Module II located north of Lower Seguin and west of FM 1518 (Additional Tract 1):

A 13.669 acre tract of land, being all of that 13.52 acre tract of land which is the remaining portion of a 125.0 acre tract of land as recorded in Volume 2257, Page 56, Deed Records of Bexar County, Texas, as conveyed to Conrad J. Hillert, recorded in Volume 1412, Page 627 of the Official Public Records of Bexar County, Texas, and being out of the Jeronimo Leal Survey No. 79, Abstract No. 424, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation Concrete Monument Type 2 in the southwest right-of-way of F.M. 1518, a variable width right-of-way, and in a northeast line of the 125.0 acre tract and for the northeast corner of a 1.00 acre tract of land conveyed to Ruby J. Isaacks Newman, recorded in Volume 6505, Page 630, Deed Records of Bexar County, Texas, and for an easterly southeast corner of the 13.52 acre tract and the tract described herein;

THENCE: S 59° 30' 05" W along and with the north line of the 1.00 acre tract and a south line of the 13.52 acre tract, a distance of 143.14 feet to a found iron pipe for the northwest corner of the 1.00 acre tract and an interior corner of the 13.52 acre tract and the tract described herein;

THENCE: S 10° 18' 55" E along and with the west line of the 1.00 acre tract and an east line of the 13.52 acre tract, a distance of 334.32 feet to a set 1/2" iron rod with Blue Plastic Cap stamped "KFW Surveying" in the northwest right-of-way line of Lower Seguin Road, a variable width right-of-way, for the southwest corner of the 1.00 acre tract and the southerly southeast corner of the 13.52 acre tract and the tract described herein;

THENCE: S 60° 01' 07" W along and with the northwest right-of-way line of the Lower Seguin Road and the southeast line of the 13.52 acre tract, a distance of 1045.35 feet to a set 1/2" iron rod with Blue Plastic Cap stamped "KFW Surveying" for the southerly southeast corner of a 34.007 acre tract of land conveyed to Schertz 1518 Ltd., recorded in Volume 11492, Page 57 of the Official Public Records of Bexar County, Texas and for the southwest corner of the 13.52 acre tract and the tract described herein;

TRACT 1

THENCE: N 30° 42' 46" W along and with a northeast line of the 34.007 acre tract and a southwest line of the 13.52 acre tract, a distance of 496.11 feet to a found 1/2" iron rod for an interior corner of the 34.007 acre tract and the northwest corner of the 13.52 acre tract and the tract described herein;

THENCE: N 59° 39' 08" E along and with a southeast line of the 34.007 acre tract and the northwest line of the 13.52 acre tract, a distance of 1367.10 feet to a set 1/2" iron rod with Blue Plastic Cap stamped "KFW Surveying" in the southwest right-of-way line of F.M. 1518, in a curve to the right, for an easterly southeast corner of the 34.007 acre tract and the northeast corner of the 13.52 acre tract and the tract described herein;

THENCE: along and with a southwest right-of-way line of F.M. 1518, with a curve to the right having a radius of 2825.00 feet, an arc of 197.97 feet, a delta of 4°00'55", and a chord bears S 12°24'44" E, a distance of 197.93 feet to the POINT OF BEGINNING and containing 13.669 acres, or 595,406 square feet more or less, in the City of Schertz, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying.

TRACT 2: 40.68 ac

Johnson Surveying, Inc.

Registered Professional Land Surveyor

METES AND BOUNDS DESCRIPTION

34.689 ACRES OF LAND OUT OF THE JERONIMO LEAL SURVEY 79, ABSTRACT 424, COUNTY BLOCK 5058, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 45.68 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 13319, PAGE 2202, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; SAID 34.689 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT DISC FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD MARKING THE NORTHWEST CORNER OF SAID 45.68 ACRE TRACT;

THENCE NORTH 62 DEGREES 34 MINUTES 01 SECONDS EAST 18.13 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD TO A 1/2" IRON ROD FOUND WITH CAP MARKED "3959";

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD AND ALONG A CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETER: RADIUS= 686.78 FEET, ARC LENGTH= 600.09 FEET, CHORD BEARING= NORTH 85 DEGREES, 14 MINUTES, 26 SECONDS EAST AND CHORD LENGTH= 581.18 FEET TO 1/2" IRON ROD FOUND;


THENCE SOUTH 71 DEGREES 08 MINUTES 03 SECONDS EAST 15.35 FEET CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD TO A 1/2" IRON ROD SET WITH CAP MARKED "RPLS 5578";

THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD AND ALONG A CURVE TO THE LEFT HAVING THE FOLLOWING PARAMETERS: RADIUS= 603.70 FEET, ARC LENGTH= 31.18 FEET, CHORD BEARING= SOUTH 70 DEGREES 44 MINUTES 12 SECONDS EAST AND CHORD LENGTH= 31.18 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 45.68 ACRE TRACT AND THIS TRACT;

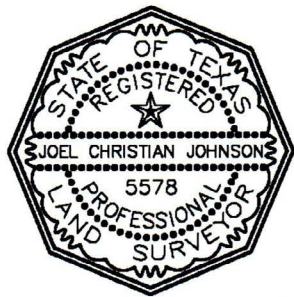
THENCE SOUTH 29 DEGREES 56 MINUTES 57 SECONDS EAST 1916.54 FEET ALONG THE EAST LINE OF SAID 45.68 ACRE TRACT TO A 1/2" IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 59 DEGREES 32 MINUTES 16 SECONDS WEST 841.28 FEET CROSSING SAID 45.68 ACRE TRACT TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF SAID 45.68 ACRE TRACT MARKING THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE NORTH 23 DEGREES 03 MINUTES 32 SECONDS WEST 2223.45 FEET ALONG THE WEST LINE OF SAID 45.68 ACRE TO THE **POINT OF BEGINNING** AND CONTAINING 34.689 ACRES OF LAND.


Joel Christian Johnson, R.P.L.S.

11-21-13
Date



Basis of Bearings: Texas State Plane Coordinate System – South Central Zone (NAD 83) (CORS)
A survey drawing was prepared this date to accompany this Description
Job No.: 670-001-000

17890 Blanco Rd., Bldg. 3, Suite 306, San Antonio, TX 78232 • (210) 858-9838 • (210) 247-6138 fax

TRACT 2

Johnson Surveying, Inc.

Registered Professional Land Surveyor

METES AND BOUNDS DESCRIPTION

6.000 ACRES OF LAND OUT OF THE JERONIMO LEAL SURVEY 79, ABSTRACT 424, COUNTY BLOCK 5058, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 45.68 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 13319, PAGE 2202, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 6.000 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 11185, PAGE 1820, REAL PROPERTY RECORDS, BEXAR COUNTY, RECORDS, AND A PORTION OF A CALLED 5.000 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 11185, PAGE 1823, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. SAID 6.000 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT DISC FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD MARKING THE NORTHWEST CORNER OF SAID 45.68 ACRE TRACT;

THENCE SOUTH 23 DEGREES 03 MINUTES 32 SECONDS EAST 2223.45 FEET ALONG THE WEST LINE OF SAID 45.68 ACRE TRACT TO A 1/2" IRON ROD FOUND

THENCE NORTH 59 DEGREES 32 MINUTES 16 SECONDS EAST 364.93 FEET CROSSING SAID 45.68 ACRE TRACT TO A 1/2" IRON ROD SET WITH CAP MARKED "5578" SET FOR THE **POINT OF BEGINNING** OF THIS TRACT;


THENCE NORTH 59 DEGREES 32 MINUTES 16 SECONDS EAST 476.35 FEET CROSSING SAID 45.68 ACRE TRACT TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID 45.68 ACRE TRACT;

THENCE SOUTH 29 DEGREES 59 MINUTES 04 SECONDS EAST 548.78 FEET ALONG THE EASTERLY LINE OF SAID 45.68 ACRE TRACT TO A 1/2" IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF THIS TRACT;

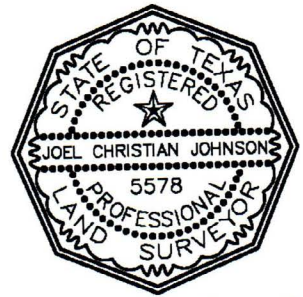
THENCE SOUTH 59 DEGREES 33 MINUTES 42 SECONDS WEST 385.16 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "4350" MARKING THE MOST EASTERLY CORNER OF SAID 5.000 ACRE TRACT;

THENCE SOUTH 59 DEGREES 32 MINUTES 07 SECONDS WEST 91.19 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "5578" MARKING THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE NORTH 29 DEGREES 59 MINUTES 04 SECONDS WEST 548.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6.000 ACRES OF LAND.


Joel Christian Johnson, R.P.L.S.

11-21-13
Date



Basis of Bearings: Texas State Plane Coordinate System – South Central Zone (NAD 83) (CORS)
A survey drawing was prepared this date to accompany this Description
Job No.: 670-001-000

17890 Blanco Rd., Bldg. 3, Suite 306, San Antonio, TX 78232 • (210) 858-9838 • (210) 247-6138 fax

TRACT 3: 1.501 ac

LEGAL DESCRIPTION

The following described property:

Field notes of a 1.501 acre tract of land situated in the City of Schertz, Bexar County, Texas and being out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, and being that same 1.5 acre tract conveyed to Bill R. Freeman and Mary Freeman, and described in deed recorded in Volume 9485, Page 534, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found in the Southwest line of Farm to Market Road 1518 at the east corner of said 1.5 acre tract and this tract, being a North corner of a 10.00 acre tract described in deed recorded in Volume 11918, Page 1922.

Thence S 59 degrees 38' 11" W. 192.11 feet to a 1/2" iron pin found at the South corner of said 1.5 acre tract, being an interior corner of said 10.00 acre tract.

Thence N 30 degrees 32' 15" W. 340.03 feet to a 1/2" iron pin found at the West corner of said 1.5 acre tract, being an interior corner of said 10.00 acre tract.

Thence N 59 degrees 38' 02" E. 192.42 feet to a 1/2" iron pin found in the Southwest line of Farm to Market Road 1518, being a East corner of said 10.00 acre tract and being the North corner of said 1.5 acre tract and this tract.

Thence S 30 degrees 29' 07" E. 340.04 feet along the Southwest line of Farm to Market Road 1518 to the place of beginning and containing 1.501 acres of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

TRACT 4: 1.00 ac

FIELD NOTES

December 7, 2017

BEING 1.000 acre of land, more or less, out of the Geronimo Leal Survey No. 79, Abstract 424, County Block 5058, City of Schertz, Bexar County, Texas and also being described as a 1 acre tract in Volume 6505, Page 630 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a concrete R.O.W. marker found in the existing north R.O.W. line of Lower Seguin Road at the south end of the cut-off line from the existing west R.O.W. line of F. M. Highway 1518 for a corner of this tract and a corner of the above referenced 1 acre tract;

THENCE, S 60°36'09" W, 91.56 feet (*S 60° W, 92.5 feet-6505/630*) along said south R.O.W. line to an iron rod found in same for the southwest corner of this tract and a corner of a 13.669 acre tract described in Volume 15542, Page 551 of the Real Property Records of Bexar County, Texas;

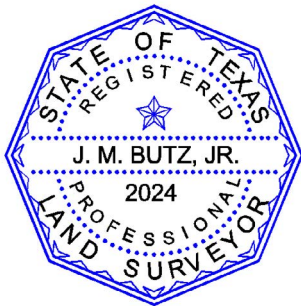
THENCE, N 09°49'00" W, 333.04 feet (*Ref. Brg. N 09°49' W, 334.5 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to an iron pipe found for the northwest corner of this tract and an interior corner of said 13.669 acre tract;

THENCE, N 60°23'29" E, 143.04 feet (*N 60° E, 143.1 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to a concrete R.O.W. marker found in the existing west line of F. M. Highway 1518 for the northeast corner of this tract and a corner of said 13.669 acre tract;

THENCE, along said west R.O.W. line in a southerly direction along a curve to the right and having a central angle of one°19'38," a radius of 2825.00 feet, a tangent distance of 32.73 feet, an arc length of 65.44 feet and a chord bearing and distance of S 100°7'00" E, 65.45 feet to an iron rod set for the end of this curve;

THENCE, S 09°27'11" E, (*S 09°49' E-6505/630*) 218.10 feet along said west R.O.W. line to an iron rod set in same at the north end of the cut-off line to the north line of Lower Seguin Road;

THENCE, S 25°17'49" W, 82.20 feet (*S 25°05' W, 83 feet-6505/630*) along said cut-off line to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.



Note: Plat also prepared this day.

J. M. Butz, Jr.
Registered Professional Land Surveyor

EXHIBIT 15

TRACT 5: 57.46 ac

FIELD NOTES

September 18, 2019

BEING 2.010 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas and also being out of a 4.991 acre tract described in Volume 8354, . Pag 909 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the common line with a 5.000 acre tract described in Volume 14514, Page 528 of the Real Property Records of Bexar County, Texas for the most southerly corner of this tract and the most southerly corner of the above reference 4.991 acre tract, said point also being the most easterly corner of a 4.000 acre tract described in Volume 8354, Page 460 of the Real Property Records of Bexar County, Texas;

THENCE, N 30°00'54" W, (*N 30 °20'23" W-8354/460*) 119.06 feet generally along an existing wire fence and the common line with said 4.000 acre tract to an iron found in same for a corner of this tract and the most southerly corner of a 0.50 acre tract described in Volume 9392, Page 1253 of the Real Property Records of Bexar County, Texas;

THENCE, N 59°50'29" E, 170.29 feet (*N 59 °35'37" E, 168.32 feet-9392/1253*) along the common line with said 0.50 acre tract to an iron rod found for an interior corner of this tract and the most easterly corner of said 0.50 acre tract;

THENCE, N 30°23'56" W, 129.62 feet (*N 30 °21'45" W, 129.45 feet-9392/1253*) along the common line with said 0.50 acre tract to an iron rod found in the common line with a 9.977 acre tract described in Volume 18693, Page 578 of the Real Property Records of Bexar County, Texas for a corner of this tract and the most northerly corner of said 0.50 acre tract;

THENCE, N 59°37'47" E, (*N 59 °39'37" E-8354/909*) 271.61 feet generally along an existing wire fence and the common line with said 9.977 acre tract to a metal fence corner post found for the most northerly corner of this tract and the most westerly corner of a 2.49 acre tract described in Volume 16138, Page 967 of the Real Property Records of Bexar County, Texas;

THENCE, S 29°54'52" E, 248.79 feet (*S 30 °19'18" E, 248.25 feet-16138/967*) generally along an existing wire fence and the common line with said 2.49 acre tract, crossing said 4.991 acre tract to an iron rod found in the common line with a 15.00 acre tract described in Volume 18733, Page 1544 of the Real Property Records of Bexar County, Texas for the most easterly corner of this tract and the most southerly corner of said 2.49 acre tract;

THENCE, S 59°42'23" W, (*S 59 °40'39" W-8354/909*) 251.17 feet along the common line with said 15.00 acre tract to an iron rod found for an angle point of this tract and the most northerly corner of said 5.000 acre tract;

THENCE, S 59°44'20" W, (*S 59 °40'39" W-8354/909*) 189.42 feet along the common lline with said 5.000 acre tract to the POINT OF BEGINNING and containing 2.010 acres of land, more or less.

Note: Plat also prepared this day.



J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN19-149

EXHIBIT 16

TRACT 5

FIELD NOTES

August 11, 2017

BEING 0.504 acre of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas and being described as a 0.50 acre tract in Volume 9392, Page 1253 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the common line with a 10.000 acre tract described in Volume 13868, Page 1327 of the Real Property Records of Bexar County, Texas for the most westerly corner of this tract and the most westerly corner of said 0.50 acre tract, said point also being the most northerly corner of a 4.000 acre tract described in Volume 8354, Page 460 of the Real Property Records of Bexar County, Texas;

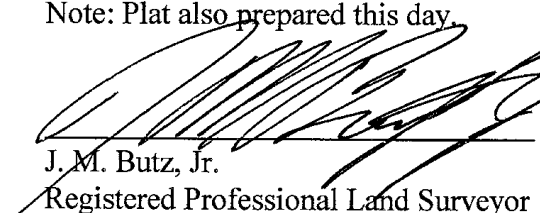
THENCE, N 59°37'47" E, 169.42 feet (*N 59°35'19" E, 168.41 feet-9392/1253*) generally along an existing fence and the common line with said 10.000 acre tract to an iron rod found in same for the most northerly corner of this tract and the most northerly corner of said 0.50 acre tract, said point being S 59°37'47" E, 881.93 feet from an iron rod found in the existing southwest R.O.W. line of F. M. Highway 1518 for the most easterly corner of said 10.000 acre tract;

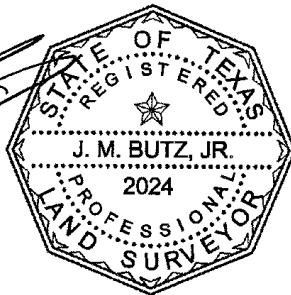
THENCE, S 30°23'56" E, 129.65 feet (*S 30°21'45" E, 129.45 feet-9392/1253*) along the common line with the remaining portion of a 4.991 acre tract described in Volume 8354, Page 909 of the Real Property Records of Bexar County, Texas to an iron rod found for the most easterly corner of this tract and the most easterly corner of said 0.50 acre tract;

THENCE, S 59°50'29" W, 170.29 feet (*S 59°35'37" W, 168.32 feet-9392/1253*) along the common line with the remaining portion of said 4.991 acre tract to an iron rod found in the common line with said 4.000 acre tract;

THENCE, N 30°00'54" W, 129.02 feet (*N 30°24'04" W, 129.24 feet-9392/1253*) generally along an existing fence and the common line with said 4.000 acre tract to the POINT OF BEGINNING and containing 0.504 acre of land, more or less.

Note: Plat also prepared this day.


J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-127

TRACT 5

FIELD NOTES

July 27, 2017

BEING 9.977 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas and also being described as a 10.00 acre tract in Volume 13868, Page 1327 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing southwest R.O.W. line of F. M. Highway 1518 for the most easterly corner of this tract and the most easterly corner of the above referenced 10.00 acre tract, said point also being the most northerly corner of a 1.000 acre tract described in Volume 11742, Page 1697 of the Real Property Records of Bexar County, Texas;

THENCE, S 59°43'33" W, (S 59°39'04" W-13868/1327) 434.47 feet (S 59°46'11" W, 435.60 feet-11742/1697) generally along an existing fence and the common line with said 1.000 acre tract to an iron rod found for the an angle point of this tract and the most westerly corner of said 1.000 acre tract;

THENCE, S 59°37'47" W, (S 59°39'04" W-13868/1327) 616.88 feet (S 59°39'37" W, 615.98 feet-8354/909) generally along an existing fence and the common line with a 2.49 acre tract described in Volume 16138, Page 967 of the Real Property Records of Bexar County, Texas: the remaining portion of a 4.991 acre tract described in Volume 8354, Page 909 of the Real Property Records of Bexar County, Texas and the common line with a 0.500 acre tract described in Volume 10187, Page 27 of the Real Property Records of Bexar County, Texas to an iron rod found for an angle point of this tract and the most westerly corner of said 0.500 acre tract;

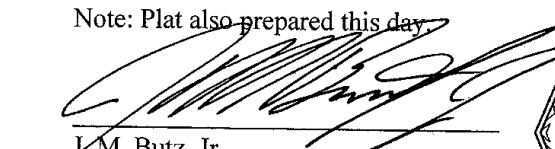
THENCE, S 59°37'09" W, (S 59°39'04" W-13868/1327) 698.97 feet (S 59°39'37" W, 700.04 feet-8354/460) generally along an existing fence and the common line with a 4.000 acre tract described in Volume 8354, Page 460 of the Real Property Records of Bexar County, Texas to an iron rod found for the most southerly corner of this tract and the most westerly corner of said 4.000 acre tract;

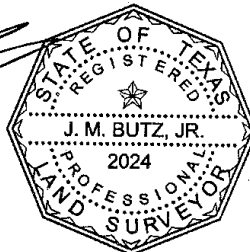
THENCE, N 28°59'16" W, 249.16 feet (N 29°00'13" W, 248.80 feet-13868/1327) generally along an existing fence and the common line with a 9.968 acre tract described in Volume 9231, Page 2119 of the Real Property Records of Bexar County, Texas to an iron rod found in the common line with a 145.427 acre tract described in Volume 11564, Page 1814 of the Real Property Records of Bexar County, Texas for the most westerly corner of this tract and the most northerly corenr of said 9.968 acre tract;

THENCE, N 59°39'37" E, 1745.68 feet (Ref. Brg. N 59°39'37" E, 1745.52 feet-13868/1327) generally along an existing fence and the common line with said 145.427 acre tract to an iron rod found in the existing southwest R.O.W. line of F. M. Highway 1518 for the most northerly corner of this tract and the most easterly corner of said 145.427 acre tract;

THENCE, S 30°03'26" E, 248.76 feet (S 30°11'36" E, 248.45 feet-13868/1327) along said southwest R.O.W. line to the POINT OF BEGINNING and containing 9.977 acres of land, more or less.

Note: Plat also prepared this day


J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-124

EXHIBIT 16 Cont.

TRACT 5

FIELD NOTES

August 11, 2017

BEING 14.994 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas and being comprised of a 10.000 acre tract described in Volume 1638, Page 193 of the Real Property Records of Bexar County, Texas and 4.994 acres out of a 10.000 acre tract described in Volume 1599, Page 315 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing southwest R.O.W. line of F. M. Highway 1518 for the most northerly corner of this tract and the most northerly corner of said 10.000 acre tract described in Volume 1599, Page 315, said point also being the most easterly corner of a 2.49 acre tract described in Volume 16138, Page 967 of the Real Property Records of Bexar County, Texas;

THENCE, S 30°05'54" E, (*S 30°16'00" E-1599/315*) along said southwest R.O.W. line passing the most easterly corner of said 10.000 acre tract described in Volume 1599, Page 315 at 247.71 feet and continuing a total distance of 494.33 feet to an iron rod found in same for the most easterly corner of this tract and the most easterly corner of said 10.000 acre tract described in Volume 1638, Page 193;

THENCE, S 59°42'25" W, 1767.14 feet (*S 59°39'37" W, 1766.07 feet-1638/193*) generally along an existing fence and the common line with a 10.000 acre tract described in Volume 1839, Page 504 of the Real Property Records of Bexar County, Texas; Lot 1, Block 2 of Boenig Subdivision as recorded in Volume 8600, Page 159 of the Deed and Plat Records of Bexar County, Texas and a 14.199 acre tract described in Volume 17653, Page 2384 of the Real Property Records of Bexar County, Texas to an iron rod found in the common line with a 10.000 acre tract described in Volume 10054, Page 1692 of the Real Property Records of Bexar County, Texas for the most southerly corner of this tract and the most southerly corner of said 10.000 acre tract described in Volume 1638, Page 193;

THENCE, N 28°58'19" W, 246.78 feet (*N 29°06'11" W, 247.05 feet-1638/193*) generally along an existing fence and the common line with said 10.000 acre tract described in Volume 10054, Page 1692 to an iron rod set for the most westerly corner of this tract and the most westerly corner of said 10.000 acre tract described in Volume 1638, Page 193, and also being the most southerly corner of a 5.000 acre tract described in Volume 14514, Page 528 of the Real Property Records of Bexar County, Texas;

THENCE, N 59°44'23" E, 795.24 feet (*N 59°39'37" E, 794.80 feet-14514/528*) along the common line with said 5.000 acre tract to an iron rod set for a corner of this tract and a corner of said 5.000 acre tract and the beginning of a curve to the right;

THENCE, along the common line with said 5.000 acre tract in a northeasterly direction and having a central angle of 141°03'36" , a radius of 50.00 feet (*50.00 feet-14514/528*), a tangent distance of 141.43 feet, an arc length of 123.10 feet (*122.17 feet-14514/528*) and chord bearing and distance of N 39°37'07" E, 94.28 feet (*N 39°39'27" E, 93.97 feet-14514/528*) to an iron rod set for the end of this curve and the beginning of a curve to the left;

EXHIBIT 16 Cont.

TRACT 5

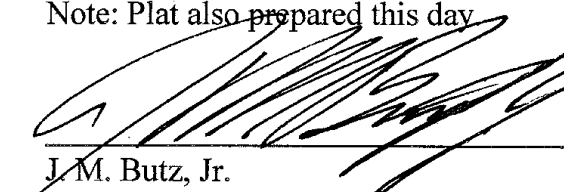
Page 2 (14.994 acres)

THENCE, along the common line with said 5.000 acre tract in an easterly direction and having a central of $49^{\circ}55'25''$, a radius of 20.00 feet, (*20.00 feet-14514/528*) a tangent distance of 9.31 feet, an arc length of 17.43 feet, (*17.45 feet-14514/528*) and a chord bearing an distance of $N 84^{\circ}41'46'' E$, 16.88 feet (*N 84^{\circ}39'12'' E, 16.90 feet-14514/528*) to an iron rod found for the end of this curve and a corner of this tract and a corner of said 5.000 acre tract, said point also being a corner of a 50' Ingress-Egress Easement described in Volume 14514, Page 528 of the Real Property Records of Bexar County, Texas;

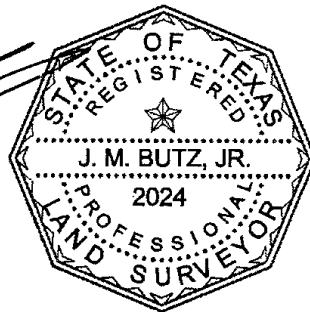
THENCE, $N 30^{\circ}17'43'' W$, 222.81 feet (*N 30^{\circ}20'57'' W, 220.70 feet-14514/528*) along the common line with said 5.000 acre tract to an iron rod found in the common line with a 4.991 acre tract described in Volume 8354, Page 909 of the Real Property Records of Bexar County, Texas for a corner of this tract and the most northerly corner of said 5.000 acre tract;

THENCE, $N 59^{\circ}42'23'' E$, (*N 59^{\circ}39'37'' E-1599/315*) 864.04 feet generally along an existing fence and the common line with said 4.991 acre tract and said 2.49 acre tract to the POINT OF BEGINNING and containing 14.994 acres of land, more or less.

Note: Plat also prepared this day



J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-126.1

TRACT 5

FIELD NOTES

August 11, 2017

BEING 3.987 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas and being described as a 4.000 acre tract in Volume 8354, Page 460 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the common line with a 10.000 acre tract described in Volume 13868, Page 1327 of the Real Property Records of Bexar County, Texas for the most northerly corner of this tract and the most northerly corner of the above referenced 4.000 acre tract, said point also being the most westerly corner of a 0.50 acre tract described in Volume 9392, Page 1253 of the Real Property Records of Bexar County, Texas;

THENCE, S 30°00'54" E, (*S 30°20'23" E-8354/460*) generally along an existing fence and the common line with said 0.50 acre tract passing an iron rod found at 129.02 feet (*129.24 feet-9392/1253*) and continuing along the common line with the remaining portion of a 4.991 acre tract described in Volume 8354, Page 909 of the Real Property Records of Bexar County, Texas a total distance of 248.09 feet (*248.10 feet-8354/460*) to an iron rod found in the common line with a 5.000 acre tract described in Volume 14514, Page 528 of the Real Property Records of Bexar County, Texas for the most easterly corner of this tract and the most easterly corner of said 4.000 acre tract;

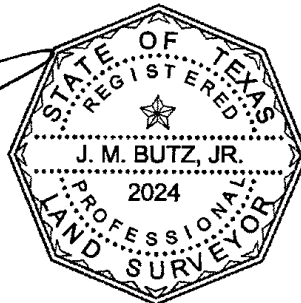
THENCE, S 59°42'15" W, 703.95 feet (*S 59°42'11" W, 706.03 feet-8354/460*) along the common line with said 5.000 acre tract to an iron rod found in the common line with a 10.000 acre tract described in Volume 10054, Page 1692 of the Real Property Records of Bexar County, Texas for the most southerly corner of this tract and the most southerly corner of said 4.000 acre tract;

THENCE, N 28°51'36" W, 247.13 feet (*N 28°57'15" W, 247.65 feet-8354/460*) generally along an existing fence and the common line with said 10.000 acre tract and a 9.968 acre tract described in Volume 9231, Page 2119 of the Real Property Records of Bexar County, Texas to an iron rod found in same for the most westerly corner of this tract and the most westerly corner of said 4.000 acre tract, said point also being the most southerly corner of said 10.000 acre tract described in Volume 13868, Page 1327;

THENCE, N 59°37'09" E, 698.97 feet (*N 59°39'37" E, 700.04 feet-8354/460*) generally along an existing fence and the common line with said 10.000 acre tract to the POINT OF BEGINNING and containing 3.987 acres of land, more or less.

Note: Plat also prepared this day.


J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-126.2

EXHIBIT 16 Cont.

TRACT 5

STATE OF TEXAS COUNTY OF BEXAR

Field note description of a 5.01 acre tract of land out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059 in Bexar County, Texas. Said 5.01 acre tract of land being the same land as described in a Corrective Foreclosure Sale Deed to U.S. Bank, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation Mortgage Pass-through Certificates, Series 2007-TC1, recorded in Volume 14514, Page 528 of the Official Public Records of Bexar County, Texas. Said 5.01 acre tract of land also being out of a called 10.0 acre tract of land as described in a Deed to Salustiano A. Pino, recorded in Volume 1599, Page 315 of the Official Public Records of Bexar County, Texas. Said 5.01 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a one half inch iron rod found on the southwest right-of-way line of F.M. Highway 1518 (80' ROW), for the north corner of a called 10.0 acre tract of land as described in a deed to Roy B. Juarez and wife Edna M. Juarez, recorded in Volume 1839, Page 504 of the Deed Records of Bexar County, Texas.

THENCE along the southwest right-of-way line of F.M. Highway 1518, North 30° 32' 00" West, a distance of 247.59 feet to a "x" found in concrete in the center of a fifty-foot wide ingress and egress easement and being the east corner of a called 10.000 acre tract of land as described in a deed to Salustiano A. Pino, recorded in Volume 1599, Page 315 of the Deed Records of Bexar County, Texas, and North 30° 32' 00" West, a distance of 247.65 feet to a "x" found for the north corner of the aforesaid 10.000 acre tract of land.

THENCE along the northwest line of the aforesaid 10.000 acre tract of land, South 59° 13' 49" West, a distance of 663.70 feet to a one half inch iron rod found for the north corner and point of **BEGINNING** of the herein described 5.01 acre tract of land.

THENCE cutting into the aforesaid 10.000 acre tract of land, **South 30° 48' 21" East**, a distance of **222.73** feet, (record being South 30° 20' 57" East, a distance of 220.70 feet) to a one half inch iron rod found for the east corner of this tract and being the P.C. of a curve to the right.

THENCE with said curve to the right (whose radius is 20.00 feet, central angle is 49° 59' 06" and whose chord bears South 84° 11' 48" West, a distance of 16.90 feet) an arc distance of 17.45 feet to a one half inch iron rod set for the P.R.C. of a curve to the left.

THENCE with said curve to the left (whose radius is 50.00 feet, central angle is 139° 44' 10" and whose chord bears South 39° 19' 16" West, a distance of 93.89 feet) an arc distance of 121.94 feet to a one half inch iron rod set for the end of the curve and being on the southeast line of the aforesaid 10.000 acre tract of land.

THENCE with the southeast line of the aforesaid 10.000 acre tract, **South 59° 13' 31" West**, a distance of **795.26 feet**, (record being South 59° 39' 37" West, a distance of 794.80 feet) to a one half inch iron rod found for the south corner of this tract, same being the south corner of the aforesaid 10.000 acre tract of land.

THENCE with the southwest line of this tract and the northeast line of a tract of land as conveyed to Jennifer Varelans, recorded in Volume 10054, Page 1692 of the Official Public Records of Bexar County, Texas, **North 29° 23' 43" West**, a distance of **248.54** feet (record being North 29° 06' 10" West, a distance of 245.77 feet) to a one half inch iron rod found for the west corner of this tract and the south corner of a tract of land as conveyed to Salustiano A Pino, recorded in Volume 8354, Page 460 of the Official Public Records of Bexar County, Texas.

THENCE with the northwest line of this tract and the southeast line of the Salustiano A. Pino tract, **North 59° 17' 02" East**, a distance of **892.76** feet (record being North 59° 39' 37" East, a distance of 893.07 feet) to a the **POINT OF BEGINNING**.

TRACT 5

STATE OF TEXAS COUNTY OF BEXAR

Field note description of a non-exclusive ingress and egress easement over a 1.18 acre tract of land out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059 in Bexar County, Texas. Said ingress and egress easement being the same easement as described in a Corrective Foreclosure Sale Deed to U.S. Bank, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation Mortgage Pass-through Certificates, Series 2007-TC1, recorded in Volume 14514, Page 528 of the Official Public Records of Bexar County, Texas. Said ingress and egress easement being partially out of a called 10.0 acre tract of land as described in a Deed to Salustiano A. Pino, recorded in Volume 1599, Page 315 of the Official Public Records of Bexar County, Texas. Said ingress and egress easement being more particularly described by metes and bounds as follows:

COMMENCING at a one half inch iron rod found on the southwest right-of-way line of F.M. Highway 1518 (80' ROW), for the north corner of a called 10.0 acre tract of land as described in a deed to Roy B. Juarez and wife Edna M. Juarez, recorded in Volume 1839, Page 504 of the Deed Records of Bexar County, Texas.

THENCE along the southwest right-of-way line of F.M. Highway 1518, **North 30° 32' 00" West**, a distance of **247.59** feet to a point for the center of a fifty foot wide ingress and egress easement and being the point of **BEGINNING** of the herein described ingress and egress easement.

Thence continuing along the southwest right-of-way line of F.M. Highway 1518, **North 30° 32' 00" West**, a distance of **25.32** feet to a point for the north corner of this ingress and egress easement.

THENCE along the northwest line of this ingress and egress easement, **South 59° 12' 13" West**, a distance of **862.65** feet to a point for the P.C. of a curve to the right.

THENCE with said curve to the right (whose radius is 20.00 feet, central angle is 49° 59' 06" and whose chord bears South 84° 11' 48" West, a distance of 16.90 feet) an arc distance of 17.45 feet to a one half inch iron rod set for the P.R.C. of a curve to the left.

THENCE with said curve to the left (whose radius is 50.00 feet, central angle is 139° 44' 10" and whose chord bears South 39° 19' 16" West, a distance of 93.89 feet) an arc distance of 121.94 feet to a one half inch iron rod set for the P.C.C. of the curve and being on the southeast line of the aforesaid 10.000 acre tract of land.

THENCE continuing with said curve to the left (whose radius is 50.00 feet, central angle is 140° 15' 24" and whose chord bears North 79° 19' 28" East, a distance of 94.05 feet) an arc distance of 122.40 feet to a point for the P.R.C. of a curve to the right.

THENCE with said curve to the right (whose radius is 20.00 feet, central angle is 49° 59' 26" and whose chord bears North 84° 11' 29" East, a distance of 16.90 feet) an arc distance of 17.45 feet to a point for the P.T. of the curve.

THENCE with the southeast line of this ingress and egress easement, **North 59° 12' 13" East**, a distance of **862.41** feet to a point on the southwest right-of-way line of F.M. Highway 1518.

THENCE along the southwest right-of-way line of F.M. 1518, **North 30° 32' 00" West**, a distance of **24.67** feet to the **POINT OF BEGINNING**.

TRACT 5

FIELD NOTES

August 11, 2017

BEING 20.003 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas and being comprised of a 9.968 acre tract described in Volume 9231, Page 2119 and a 10.000 acre tract described in Volume 10054, Page 1692, both in the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing northeast R.O.W. line of Ware-Seguin Road for the most southerly corner of this tract and the most southerly corner of the above referenced 10.000 acre tract, said point also being the most westerly corner of Lot 2 of the Boenig Subdivision, Unit 1 as recorded in Volume 7800, Page 85 of the Deed and Plat Records of Bexar County, Texas;

THENCE, N 40°41'55" W, 85.28 feet (*N 40°48'00" W, 85.28 feet-10054/1692*) along said northeast R.O.W. line to an iron rod set in same for an angle point of this tract;

THENCE, N 33°11'23" W, 30.62 feet (*N 28°54'23" W, 30.64 feet-10054/1692*) along said northeast R.O.W. line to an iron rod set for an interior corner of this tract, and the common corner with said 9.968 acre tract;

THENCE, S 58°29'07" W, 30.44 feet (*S 58°27'31" W, 30.41 feet-9231/2119*) along the northwest R.O.W. line of said Ware-Seguin Road to an iron rod set for a corner of this tract and the southerly corner of said 9.968 acre tract;

THENCE, N 28°56'17" W, 1598.70 feet (*N 29°06'10" W, 1598.01 feet-9231/2119*) generally along an existing fence and the common line with a 91.288 acre tract described in Volume 11601, Page 2280 of the Real Property Records of Bexar County, Texas to an iron rod found for the most westerly corner of this tract and the most westerly corner of said 9.968 acre tract;

THENCE, N 59°59'10" E, 509.96 feet (*N 59°39'37" E, 509.12 feet-9231/2119*) generally along an existing fence and the common line with a 145.276 acre tract described in Volume 11564, Page 1814 of the Real Property Records of Bexar County, Texas to an iron rod found for the most northerly corner of this tract and the most northerly corner of said 9.968 acre tract, said point also being the most westerly corner of a 10.000 acre tract described in Volume 13868, Page 1327 of the Real Property Records of Bexar County, Texas;

THENCE, S 28°59'16" E, 249.16 feet (*S 28°00'13" E, 248.80 feet-13868/1327*) generally along an existing fence and the common line with said 10.000 acre tract to an iron rod found for an angle point of this tract and the most southerly corner of said 10.000 acre tract;

THENCE, S 28°51'36" E, 247.12 feet (*S 28°57'15" E, 247.65 feet-8354/460*) generally along an existing fence and the common line with a 4.000 acre tract described in Volume 8354, Page 460 of the Real Property Records of Bexar County, Texas to an iron rod found for an angle point of this tract and the most southerly corner of said 4.000 acre tract;

TRACT 5

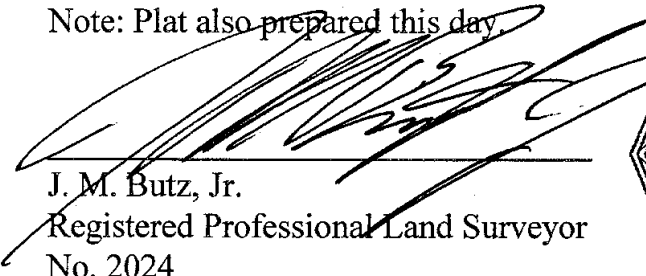
Page 2 (20.003 acre tract)

THENCE, S 28°58'19" E, (S 29°06'10" E-10054/1692) 494.53 feet generally along an existing fence and the common line with a 5.000 acre tract described in Volume 14514, Page 528 of the Real Property Records of Bexar County, Texas and a 10.000 acre tract described in Volume 1638, Page 193 of the Real Property Records of Bexar County, Texas to an iron rod found for an angle point of this tract and the most southerly corner of said 10.000 acre tract;

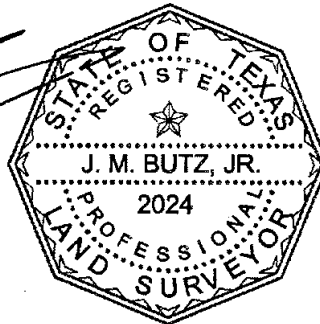
THENCE, S 29°02'59" E, (S 29°06'10" E-10054/1692) 730.22 feet generally along an existing fence and the common line with a 14.199 acre tract described in Volume 17653, Page 2384 of the Real Property Records of Bexar County, Texas to an iron rod found for the most easterly corner of this tract and the most easterly corner of the 10.00 acre tract described in Volume 10054, Page 1692 of the Real Property Records of Bexar County, Texas, said point also being the most northerly corner of said Lot 2 of the Boenig Subdivision, Unit 1;

THENCE, S 61°04'30" W, 461.40 feet (S 61°58'25" W, 461.71 feet-10054/1692) generally along an existing fence and the common line with said Lot 2 to the POINT OF BEGINNING and containing 20.003 acres of land, more or less.

Note: Plat also prepared this day.



J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-125

TRACT 6: 6.00 ac

Being a total of 6.0 acres, more or less, out of the Geronimo Leal Survey No. 79, Abstract 424, County Block 5058, Bexar County, Texas, and being the sum of both (a) the 6.0 acres, more or less, described in the Warranty Deed dated December 27, 1983 and recorded in Volume 3004, Page 2010, Real Property Records of Bexar County, Texas, and

(b) the 6.0 acres, more or less, described in the Warranty Deed dated February 27, 1984 and recorded in Volume 3044, Page 0290, Real Property Records of Bexar County, Texas, SAVE AND EXCEPT that 6.0 acres, more or less, conveyed to Wells Fargo Bank, N.A. pursuant to that Substitute Trustee's Deed dated January 5, 2010 and recorded in Volume 14350, Page 367, Real Property Records of Bexar County, Texas (the "Property")