



**THE**  
**CROSSVINE**

SCHERTZ • TEXAS • 78154

**THE CROSSVINE PDD**  
**4th AMENDMENT**  
**12-18-20**

## **The Crossvine PDD Fourth Amendment**

The Sedona Trails PDD was approved by the Planning and Zoning Commission and the City Council of Schertz, Texas on January 24, 2012 (the “Sedona Trails PDD”) by Ordinance 12-S-01. The history and prior iterations of the Sedona Trails PDD are more specifically detailed and set forth in the preamble to the Sedona Trails PDD which was approved on January 24, 2012. The Sedona Trails PDD was subsequently amended by (i) Ordinance 12-S-16 on August 21, 2012 (the “First Amendment”) (ii) Ordinance 14-S-08 on March 11<sup>th</sup>, 2014 (the “Second Amendment”), (iii) Ordinance 17-S-01 on February 28, 2017 (the “Third Amendment”), and renamed The Crossvine PDD along with detailing and defining certain items referenced in the Sedona Trails PDD which were unresolved and primarily focusing on Community and Public Amenity Standards, Architectural Design Standards for single-family residences, and related matters of clarification (collectively, the Sedona Trails PDD and the First Amendment are hereinafter referred to as “The Crossvine PDD”).

As contemplated in The Crossvine PDD, this Amendment (the “Fourth Amendment”) is the continuation of the definition of the Overall Conceptual Master Plan and is primarily focused on the addition of property to The Crossvine PDD (which is hereinafter referred to as “Module IIIB”). For the purposes of this Fourth Amendment, defined terms set forth in The Crossvine PDD are hereby incorporated by reference and included herein and reference shall be made to The Crossvine PDD for specific elements which are not specifically defined or otherwise set forth herein.

The Crossvine PDD remains in full force and effect with the exception of the matters addressed herein which shall be considered to be amendments to The Crossvine PDD. Elements, requirements, and conditions set forth in The Crossvine PDD shall be deemed to apply to those portions of the Property addressed by this Fourth Amendment unless specifically excluded, changed, or modified. Similarly, nothing in this Fourth Amendment shall be deemed to modify any elements, requirements, or conditions of The Crossvine PDD unless specifically noted herein.

The UDC for the City establishes certain requirements and standards for the development of Planned Development Districts. The version of the UDC (and regulations, fees, etc. associated therewith) applicable to the Project Area shall control all development standards except to the extent modified by this Fourth Amendment, The Crossvine PDD, or by the original Sedona PUD. Provisions of the UDC shall be interpreted to be consistent with The Crossvine PDD (as amended) and, in the event of any apparent conflict, the UDC shall be deemed amended to give full effect to The Crossvine PDD (as amended).

---

**Amendments to The Crossvine PDD Section 2: Legal Description/Metes and Bounds**

**Addition of Property to The Crossvine PDD Project Area**

The Crossvine PDD Project Area is expanded by this Fourth Amendment to include eight additional tracts of land. These tracts shall be incorporated into Module III and shall be more specifically known as Module IIIB. Briefly described, the additional included tracts of land (collectively, the “Additional Tracts”) are:

1. A 2.010 acre tract generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 1”); and
2. A 0.504 acre tract of land generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 2”); and
3. A 9.977 acre tract of land generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 3”); and
4. A 14.994 acre tract generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 4”); and
5. A 3.987 acre tract of land generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 5”); and
6. A 5.01 acre tract of land generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 6”); and
7. A 20.003 acre tract of land generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 7”); and
8. A 1.00 acre tract of land generally located SE of The Crossvine Module IIIA and west of FM 1518 (“Additional Tract 8”).

Legal descriptions for each of the eight tracts of land noted above and to be included in The Crossvine PDD pursuant to this Fourth Amendment are included as Exhibits 1-8. In addition, a location map which graphically depicts the location of each of the above referenced tracts is included as Exhibit 9.

**Additional Tracts; Zoning and PDD Applicability**

Module IIIB shall be developed as single-family residential lots as currently allowed and governed by The Crossvine PDD or as may ultimately be permitted or allowed by The Crossvine PDD. The zoning for the Additional Tracts and the applicability of The Crossvine PDD to such Additional Tracts shall be:

- |                     |  |
|---------------------|--|
| Additional Tract 1: | Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments; |
| Additional Tract 2: | Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments; |
| Additional Tract 3: | Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments; |

- Additional Tract 4: Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments;
- Additional Tract 5: Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments;
- Additional Tract 6: Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments;
- Additional Tract 7: Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments;
- Additional Tract 8: Shall be incorporated into Module III and the terms, conditions and requirements associated with Module I shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments.

Provided, however, as it relates to the Additional Tracts, the current use of such property shall continue to be permitted, including, but not limited to additional improvements, renovations, structures, etc. which are ancillary to the current use of such property.

**Amendments to The Crossvine PDD Section 7: Module III**

**7.1.1 Module IIIB**

Module IIIB is composed of 57.486 acres. Module IIIB shall be developed with single-family residential development and will likely be composed primarily of DSFR (1); although any Detached Single-Family Residential (DSFR(1)-DSFR(3)) shall be permitted in Module IIIB as well as any Detached Single-Family Residential lots which may be permitted in any subsequent amendment to The Crossvine PDD. Module IIIB abuts Module IIIA on its northern boundary, FM 1518 along its eastern boundary, and Ware Seguin Road on its southern boundary. The design for Module IIIB shall be a natural extension of the land plan design and development aesthetic of The Crossvine. The dominant theme and aesthetics of The Crossvine of accessible greenspace, walking trails, meandering roadways and intimate cul-de-sacs will be maintained. The construction, landscaping, signage, and other features in Module III will adhere to the Public Amenity and Architectural Standards as previously established by The Crossvine PDD for Module I.

Exhibit 10 (the “Module IIIB Conceptual Land Plan”) attached hereto reflects the currently anticipated development of Module IIIB. It is hereby agreed that the zoning for Module IIIB (collectively, the “Module IIIB Zoning Categories”) shall be:

*Single-Family Residential:* The area designated as Single-Family Residential shall include DSFR(1)-DSFR(3) or any subsequently approved single-family zoning along with the ancillary uses in the development of such areas (e.g., greenbelts, mail kiosks, amenity centers, etc.).

Land Use Dimensional Requirements (Ordinance 12-S-16)													
Use Category	Min. Lot Size and Dimensions			Minimum Setback (Ft.)					Misc. Requirements				
	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft. - Resid.	Side Ft. Non-Resid.	Rear Ft. Resid.	Rear Ft. Non Resid.	Min. Off-Street Pkg	Max. Height (Ft.)	Max. Imperv Cover	DUE Allocation	Max. Home Size (conditioned area) (in sq. ft.)
<b>Improved Property Land Use - Resid.</b>													
<b>Detached Single Family Residential</b>													
DSFR(1)	5,500	50	110	20*	5	5	10	10	2	38	65%	1	3519**
DSFR(2)	7,200	60	120	20*	5	5	10	10	2	38	65%	1	4014**
DSFR(3)	8,400	70	120	20*	5	5	10	10	2	38	65%	1	4509**
<i>*20 ft. minimum set back is from ROW line to garage. Porch, patio, courtyard or house may protrude into setback by no more than 5 ft.</i>													
<i>**Amended as a Minor Special Exception, approved by City of Schertz 4-18-2017</i>													

# TRACT 1: 2.010 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 1**

# TRACT 2: 0.504

## 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;

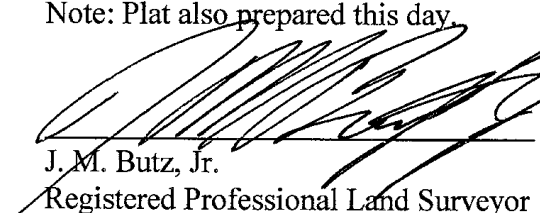
THENCE, N 59°37'47" E, 169.42 feet (*N 59°35'19" E, 168.41 feet-9392/1253*) generally along an existing fence and the common line with said 10.000 acre tract to an iron rod found in same for the most northerly corner of this tract and the most northerly corner of said 0.50 acre tract, said point being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

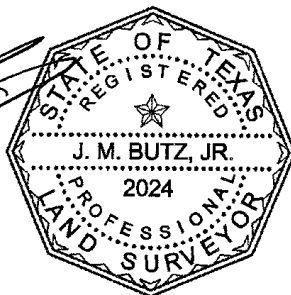
THENCE, S 30°23'56" E, 129.65 feet (*S 30°21'45" E, 129.45 feet-9392/1253*) along the common line with the remaining portion of a 4.991 acre tract described in Volume 8354, Page 909 of the Real Property Records of Bexar County, Texas to an iron rod found for the most easterly corner of this tract and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

**EXHIBIT 2**

# TRACT 3: 9.977 ac

## 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;

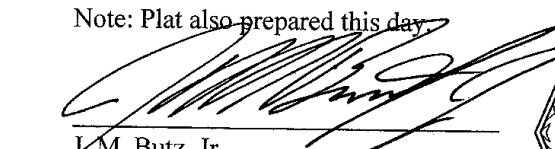
THENCE, S 59°37'09" W, (*S 59°39'04" W-13868/1327*) 698.97 feet (*S 59°39'37" W, 700.04 feet-8354/460*) generally along an existing fence and the common line with a 4.000 acre tract described in Volume 8354, Page 460 of the Real Property Records of Bexar County, Texas to an iron rod found for the most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

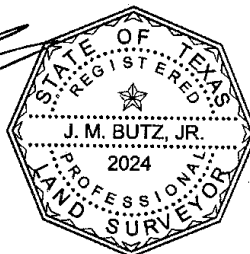
THENCE, N 28°59'16" W, 249.16 feet (*N 29°00'13" W, 248.80 feet-13868/1327*) generally along an existing fence and the common line with a 9.968 acre tract described in Volume 9231, Page 2119 of the Real Property Records of Bexar County, Texas to an iron rod found in the common line with a 145.427 acre 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 3**

# TRACT 4: 14.994 ac

## 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;

# TRACT 4

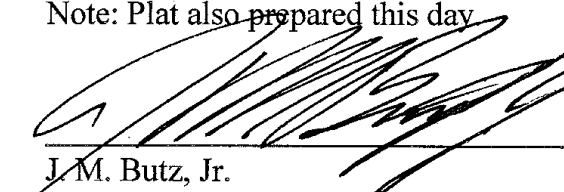
Page 2 (14.994 acres)

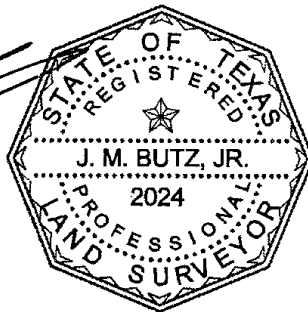
THENCE, along the common line with said 5.000 acre tract in an easterly direction and having a central of  $49^{\circ}55'25''$ , a radius of 20.00 feet, (*20.00 feet-14514/528*) a tangent distance of 9.31 feet, an arc length of 17.43 feet, (*17.45 feet-14514/528*) and a chord bearing an distance of  $N 84^{\circ}41'46'' E$ , 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: 3.987 ac

## 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;

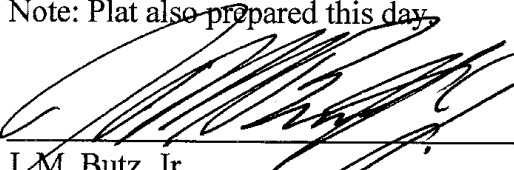
THENCE, S 30°00'54" E, (*S 30°20'23" E-8354/460*) generally along an existing fence and the common line with said 0.50 acre tract passing an iron rod found at 129.02 feet (*129.24 feet-9392/1253*) and continuing along the common line with the remaining portion of a 4.991 acre tract described in Volume 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;

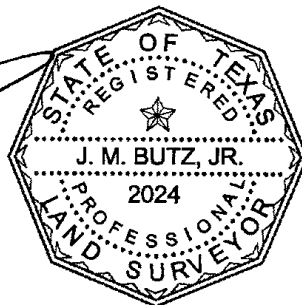
THENCE, S 59°42'15" W, 703.95 feet (*S 59°42'11" W, 706.03 feet-8354/460*) along the common line with said 5.000 acre tract to an iron rod found in the common line with a 10.000 acre tract described in Volume 10054, Page 1692 of the Real Property Records of Bexar County, Texas for the most southerly 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 5**

# TRACT 6: 5.01 ac

## 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 6

## 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 7: 20.003 ac

## 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 7

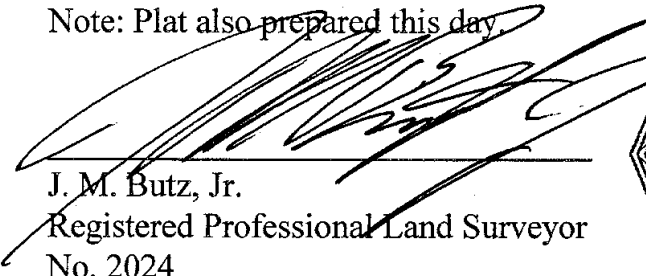
Page 2 (20.003 acre tract)

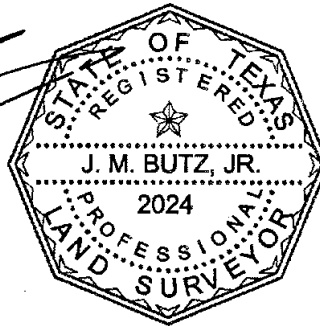
THENCE, S 28°58'19" E, (S 29°06'10" E-10054/1692) 494.53 feet generally along an existing fence and the common line with a 5.000 acre tract described in Volume 14514, Page 528 of the Real Property Records of Bexar County, Texas and a 10.000 acre tract described in Volume 1638, Page 193 of the Real Property 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.

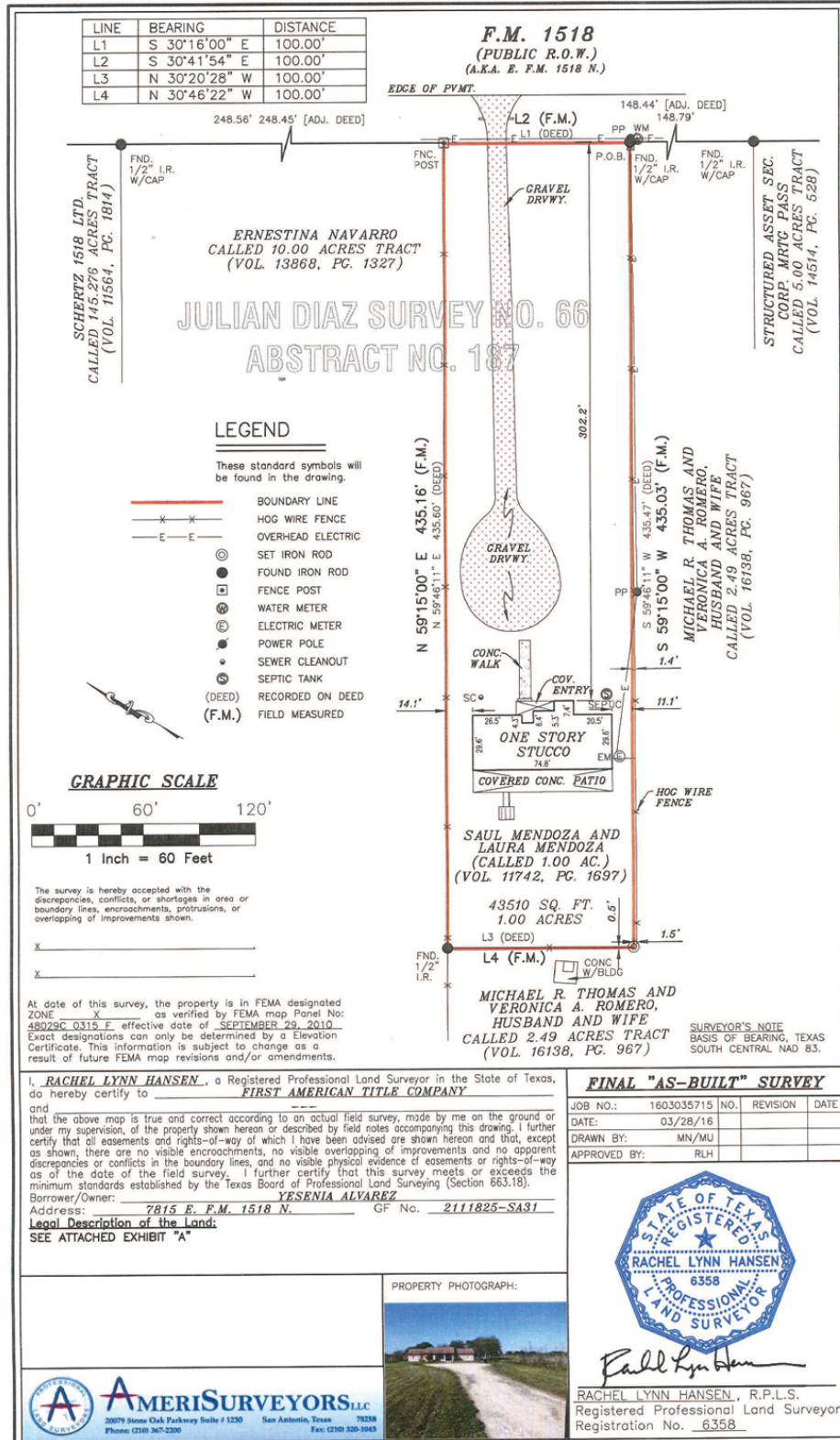
  
\_\_\_\_\_  
J. M. Butz, Jr.  
Registered Professional Land Surveyor  
No. 2024



FN17-125

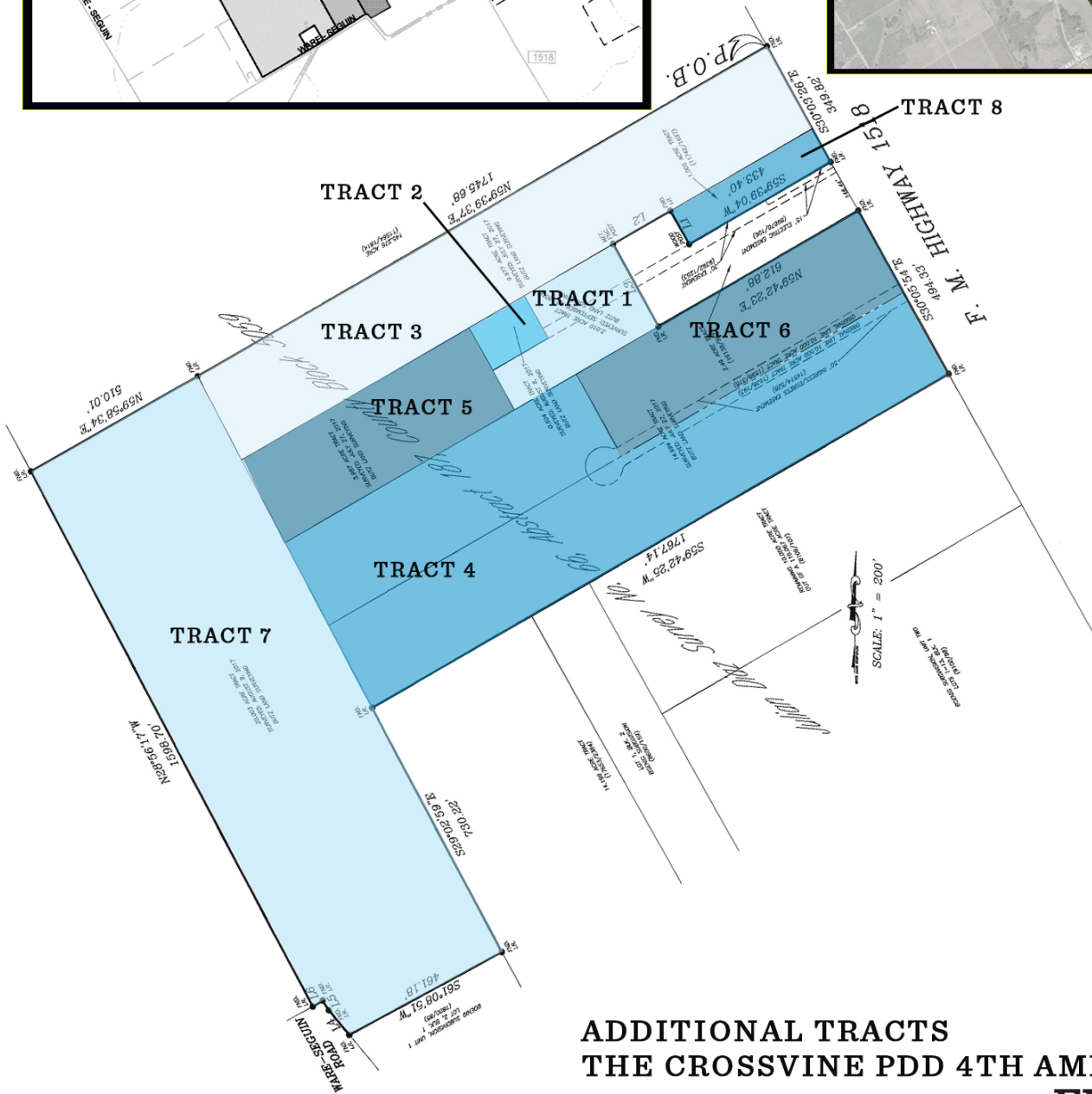
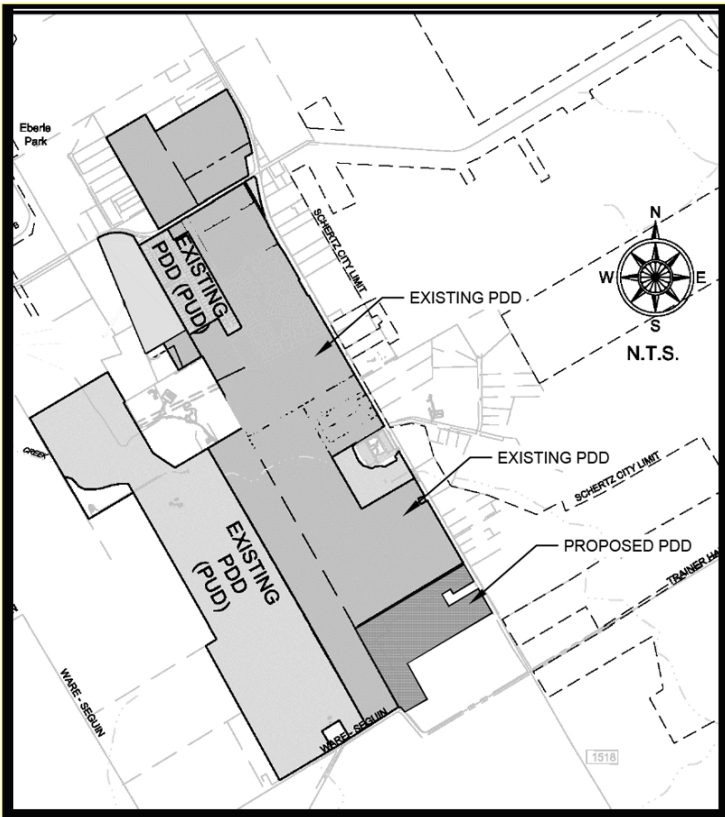
# TRACT 8: 1.00 ac

A 1.00 ACRE TRACT OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAME BEING THE CALLED 1.00 ACRE TRACT, DESCRIBED IN A DEED TO SAUL MENDOZA AND LAURA MENDOZA, IN VOLUME 11742, PAGE 1697, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



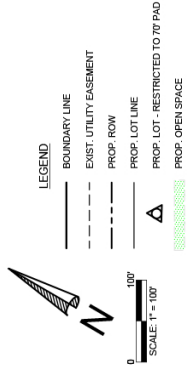
Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

## EXHIBIT 8



**ADDITIONAL TRACTS  
THE CROSSVINE PDD 4TH AMENDMENT  
EXHIBIT 9**





**LEGAL DESCRIPTION:**  
 BEING A 57.486 ACRE (2,504,090.16 SQ. FT.) TRACT OF LAND, IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5065, BEAR COUNTY, TEXAS



LOT COUNTS	
TYPE	TOTAL
SF RESIDENTIAL	213
TOTAL RESIDENTIAL	213



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT  
 5113 Southwood Pkwy, Suite 260  
 Austin, Texas 78735  
 Phone: (512) 859-0601 Fax: (512) 859-0655  
 Firm Registration No. F-785

**THE CROSSVINE MODULE IIIB  
 CONCEPTUAL LAND PLAN  
 MARCH 16, 2020**