

LETTER OF INTENT

Date: July 3, 2025

City of Schertz Planning Department

1400 Schertz Parkway Bldg. 1

210-619-1780

Letter Contents:

Combined Acres: 24 Acres

Current Zoning: Pre Development and General Business

LEGAL DESCRIPTION:

24 ACRES OF LAND 24 ACRES OF LAND SITUATED IN THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 685, COMAL COUNTY, TEXAS, THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 471, GUADALUPE COUNTY, TEXAS, THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 138, GUADALUPE COUNTY, TEXAS AND THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT NO. 175, COMAL COUNTY, TEXAS, BEING COMPRISED OF THE SAME CALLED 35.8462 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706029109, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, LOTS 1 AND 2, NORTHCLIFFE PLAZA RECORDED IN DOCUMENT NUMBER 200906016500, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS AND REMAINDER OF A CALLED 8.258 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200706031428, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 19.46 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE 35, FOR THE WEST CORNER OF A CALLED 4.53 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200906043951, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND FOR THE NORTHEAST CORNER OF SAID 35.8462 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE, S 82°15'31" E, WITH THE SOUTH LINE OF SAID 4.53 ACRES, A DISTANCE OF 90.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE, CONTINUING WITH THE SOUTH LINE OF SAID 4.53 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1) S 82°15'31" E, A DISTANCE OF 500.19 FEET TO A 1/2 INCH IRON ROD FOUND,
 - 2) S 77°53'15" E, A DISTANCE OF 230.87 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT 23, FAIRWAYS AT SCENIC HILLS UNIT 3B, RECORDED IN DOCUMENT NUMBER 201406013850, PLAT RECORDS OF COMAL COUNTY, TEXAS AND FOR ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE WEST LINE OF SAID FAIRWAYS AT SCENIC HILLS UNIT 3B THE FOLLOWING TWO (2) COURSES:

- 1) S 29°30'47" E, A DISTANCE OF 631.67 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S 51°21'22" E, A DISTANCE OF 84.20 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT 11 OF SAID FAIRWAYS AT SCENIC HILLS UNIT 3B, FOR THE NORTH CORNER OF A PORTION OF THE REMAINDER OF A CALLED 167.758 ACRE TRACT DESCRIBED IN VOLUME 1634, PAGE 179, DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE PPOINT OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WEST LINE OF SAID PORTION OF THE REMAINDER OF 167.758 ACRE TRACT THE FOLLOWING

THREE (3) COURSES:

1) S 18°26'38" W, A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD FOUND,
2) S 09°15'15" E, A DISTANCE OF 196.37 FEET TO A 1/2 INCH IRON ROD FOUND,
3) S 06°52'14"W, A DISTANCE OF 48.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT 5 OF SAID FAIRWAYS AT SCENIC HILLS UNIT 3B, FOR THE SOUTH CORNER OF SAID PORTION OF THE REMAINDER OF 167.758 ACRE TRACT AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WEST LINE OF SAID LOT 5, S 33°31'59"W, A DISTANCE OF 32.78 FEET TO A 1/2 INCH IRON ROD

FOUND FOR THE NORTH CORNER OF A PORTION OF SAID 167.758 ACRE TRACT AND AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WEST LINE OF SAID PORTION OF 167.758 ACRE TRACT, S 10°38'59"W, A DISTANCE OF 315.43 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COLUMBIA, FOR THE SOUTHWEST CORNER OF SAID PORTION OF 167.758 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF COLUMBIA THE FOLLOWING THREE (3) COURSES:

1) N 86°17'37" W, A DISTANCE OF 47.94 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP FOUND,
2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET AND A CHORD OF N 76°54'03"W, A DISTANCE OF 105.71 FEET TO A 1/2 INCH IRON ROD FOUND
3) N 67°23'36" W, A DISTANCE OF 317.43 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP FOUND FOR THE SOUTH CORNER OF A PORTION OF THE REMAINDER OF SAID 167.758 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, OVER AND ACROSS SAID 167.758 ACRE TRACT AND SAID 35.8462 ACRE TRACT

1) N 67°23'36" W, A DISTANCE OF 60.41 FEET TO A POINT,
2) N 04°57'22" E, A DISTANCE OF 100.07 FEET TO A POINT,
3) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 30°20'12", AN ARC LENGTH OF 195.91 FEET, AND A CHORD BEARING AND DISTANCE OF N 10°12'44"W, 193.63 FEET, TO A POINT,

4) N 25°22'50" W, A DISTANCE OF 77.36 FEET TO A POINT,
5) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 07°42'42", AN ARC LENGTH OF 49.80 FEET, AND A CHORD BEARING AND DISTANCE OF N 29°14'11"W, 49.76 FEET, TO A POINT,

6) N 33°05'32" W, A DISTANCE OF 72.43 FEET TO A POINT,
7) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 19°22'35", AN ARC LENGTH OF 121.75 FEET, AND A CHORD BEARING AND DISTANCE OF N 42°46'49"W, 121.17 FEET, TO A POINT,

8) N 52°28'07" W, A DISTANCE OF 92.71 FEET TO A POINT,
9) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 05°25'19", AN ARC LENGTH OF 15.61 FEET, AND A CHORD BEARING AND DISTANCE OF N 49°45'27"W, 15.61 FEET, TO A POINT,

10) N 47°02'48" W, A DISTANCE OF 159.25 FEET TO A POINT,

11) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 302.35 FEET, A CENTRAL ANGLE OF 15°26'50", AN ARC LENGTH OF 81.52 FEET, AND A CHORD BEARING AND DISTANCE OF N 39°04'46"W, 81.27 FEET, TO A POINT,

12) N 59°20'38" E, A DISTANCE OF 0.10 FEET TO A POINT,

13) N 59°20'38" E, A DISTANCE OF 177.02 FEET TO A POINT,

14) N 29°22'25"W, A DISTANCE OF 331.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 24

ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Proposed Zoning: R4 Multi-Family Project.

Development Schedule: 2 Phases – Traditional Apartments and Senior Living

YouAre-Rockbridge holdings, LLC,

Isaac Bennet:

Manager

DocuSigned by:
Isaac Bennett
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