

LETTER OF INTENT

Date: July 3, 2025

City of Schertz Planning Department

1400 Schertz Parkway Bldg. 1

210-619-1780

Letter Contents:

Combined Acres: 81.2 Acres

Current Zoning: Pre Development, General Business, and Single Family Residential

LEGAL DESCRIPTION:

57.00 ACRES OF LAND

57.00 ACRES OF LAND SITUATED IN 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 THE SAME CALLED 80.4996 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706029109, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 57.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE, FOR THE NORTHEAST CORNER OF LOT 24, BLOCK 3, NORTHCLIFFE COUNTRY CLUB ESTATES AS RECORDED IN VOLUME 4, PAGE 63, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID SOUTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE, N 66°28'12" E, A DISTANCE OF 330.48 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE AND SAID NORTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE AND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE AND SAID SOUTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD OF S 71°57'01" E, A DISTANCE OF 33.18 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE THE FOLLOWING THREE (3) COURSES:

- 1) S 30°25'26" E, A DISTANCE OF 548.08 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S 34°11'02" E, A DISTANCE OF 200.44 FEET TO A 1/2 INCH IRON ROD FOUND,
- 3) S 30°25'26" E, A DISTANCE OF 138.67 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 2, NORTHCLIFFE VILLAGE AS RECORDED IN VOLUME 6, PAGE 737, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID 66 FOOT DRAINAGE EASEMENT THE FOLLOWING THREE (3) COURSES:

- 1) N 30°24'09" W, A DISTANCE OF 394.25 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 2) S 52°54'27" W, A DISTANCE OF 66.45 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 3) S 30°24'09" E, A DISTANCE OF 394.26 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET FOR THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 12, NORTHCLIFFE COMMUNITY SECTION ONE, RECORDED IN VOLUME 4, PAGE 117, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH THE SOUTH LINE OF SAID REMAINDER OF LOT 12, S 52°54'01"W, A DISTANCE OF 429.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, OF SAID NORTHCLIFFE VILLAGE, AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH THE EAST LINE OF SAID NORTHCLIFFE VILLAGE, N 37°07'25"W, A DISTANCE OF 391.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 1 OF SAID NORTHCLIFFE VILLAGE AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTH LINE OF SAID NORTHCLIFFE VILLAGE AND THE NORTH LINE OF NORTHCLIFFE COMMUNITY SECTION 5, RECORDED IN VOLUME 4, PAGE 304, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, S 53°02'08"W, A DISTANCE OF 1,299.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 25, THE NORTHEAST CORNER OF LOT 26 BOTH OF SAID NORTHCLIFFE COMMUNITY SECTION 5 AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE BOUNDARY OF LOT 26, THE FOLLOWING FOUR (4) COURSES:

- 1) S 55°12'54" E, A DISTANCE OF 132.84 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CHORD OF S 22°57'35"W, A DISTANCE OF 51.46 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 3) N 78°49'55" W, A DISTANCE OF 158.61 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 300.77 FEET AND A CHORD OF N 13°41'00" E, A DISTANCE OF 54.32 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT RECORDED IN VOLUME 85, PAGE 262, DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT, S 52°59'18"W, A DISTANCE OF 117.56 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET FOR THE SOUTHEAST CORNER OF LOT 67, FAIRWAY RIDGE UNIT 3, RECORDED IN VOLUME 8, PAGE 12, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE EAST LINE OF SAID FAIRWAY RIDGE UNIT 3, EAST LINE OF FAIRWAY RIDGE SUBDIVISION, UNIT 1 RECORDED IN VOLUME 7, PAGE 202, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND EAST LINE OF FAIRWAY RIDGE SUBDIVISION, UNIT 2 RECORDED IN DOCUMENT NUMBER 200706011221, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING NINE (9) COURSES:

- 1) N 70°56'13" W, A DISTANCE OF 123.55 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 2) N 03°11'14" E, A DISTANCE OF 150.54 FEET TO A 1/2 INCH IRON ROD FOUND,
- 3) N 54°14'10" E, A DISTANCE OF 60.29 FEET TO A 1/2 INCH IRON ROD FOUND,
- 4) N 30°29'14" E, A DISTANCE OF 353.00 FEET TO A 1/2 INCH IRON ROD FOUND,
- 5) N 20°42'47" W, A DISTANCE OF 329.97 FEET TO A 1/2 INCH IRON ROD FOUND,
- 6) N 66°41'38" W, A DISTANCE OF 139.56 FEET TO A 1/2 INCH IRON ROD FOUND,
- 7) N 42°47'05" W, A DISTANCE OF 175.10 FEET TO A 1/2 INCH IRON ROD FOUND,
- 8) N 30°48'07" W, A DISTANCE OF 271.60 FEET TO A 1/2 INCH IRON ROD FOUND,
- 9) N 23°44'53"W, A DISTANCE OF 229.24 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET FOR THE SOUTH CORNER OF A CALLED 0.731 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200806037882, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID 0.731 ACRE TRACT, N 11°08'13" E, A DISTANCE OF 385.15 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET FOR THE SOUTHEAST CORNER OF A CALLED 3.4096 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206025902, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND FOR A NORTH CORNER IN THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 80.4996 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N 67°58'53" E, A DISTANCE OF 158.00 FEET TO A POINT,
2. N 22°01'07" W, A DISTANCE OF 146.04 FEET TO A POINT,
3. N 82°06'37" E, A DISTANCE OF 289.41 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP FOUND ON A WEST LINE OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES SECTION TWO;

THENCE, ALONG AND WITH THE WEST LINE OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES SECTION TWO FOR THE FOLLOWING THREE (3) COURSES:

1. S 21°20'38" W, A DISTANCE OF 103.70 FEET TO A 1/2 INCH IRON ROD FOUND,
2. S 23°33'54" E, A DISTANCE OF 453.80 FEET TO A 1/2 INCH IRON ROD FOUND,
3. N 66°19'22" E, A DISTANCE OF 9.92 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF LOT 25, BLOCK 3 OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES SECTION TWO, FOR THE NORTHWEST CORNER OF LOT 1 OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST AND SOUTH LINE OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES FOR THE FOLLOWING

SIX (6) COURSES:

- 1) S 23°29'21" E, A DISTANCE OF 450.05 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S 68°40'16" E, A DISTANCE OF 269.36 FEET TO A 1/2 INCH IRON ROD FOUND,
- 3) N 66°29'56" W, A DISTANCE OF 764.33 FEET TO A 1/2 INCH IRON ROD FOUND,
- 4) N 21°28'53" E, A DISTANCE OF 84.79 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 5) N 66°28'53" W, A DISTANCE OF 476.66 FEET TO A 1/2 INCH IRON ROD FOUND,
- 6) N 23°27'05"W, A DISTANCE OF 119.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.00 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.

24.20 ACRES OF LAND

24.20 ACRES OF LAND SITUATED IN 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 THE SAME CALLED 24.1784 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706029109, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 24.20 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, AT A 1/2 INCH IRON ROD WITH "SLS RPLS 5142" CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, FOR THE NORTHWEST CORNER OF LOT 80, BLOCK 1, SCENIC HILLS COMMUNITY PHASE 1, AS RECORDED IN VOLUME 4, PAGES 143-147, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, N 30°23'04"W, A DISTANCE OF 560.47 FEET TO A 1/2 INCH IRON ROD WITH "SLS RPLS 5142" CAP FOUND FOR THE SOUTHWEST CORNER OF LOT 8, BLOCK 14, FAIRWAYS AT SCENIC HILLS UNIT 2, AS RECORDED IN VOLUME 15, PAGE 86, PLAT RECORDS OF COMAL COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE SOUTH LINE OF SAID FAIRWAYS AT SCENIC HILLS UNIT 2 THE FOLLOWING FOUR (4) COURSES:

- 1) N 53°31'00" E, A DISTANCE OF 935.23 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) N 42°40'27" E, A DISTANCE OF 348.75 FEET TO A 1/2 INCH IRON ROD WITH "SLS RPLS 5142" CAP FOUND,
- 3) N 41°40'25" E, A DISTANCE OF 364.14 FEET TO A 1/2 INCH IRON ROD FOUND,
- 4) N 56°00'30" E, A DISTANCE OF 151.04 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COLUMBIA, FOR THE SOUTHEAST CORNER OF LOT 41 OF SAID FAIRWAYS AT SCENIC HILLS UNIT 2 AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COLUMBIA, S 54°28'32" E, A DISTANCE OF 75.59 FEET TO A 1/2 INCH IRON ROD WITH "BAKER SURVEYING" CAP FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N44°56'02" E, A DISTANCE OF 18.41 FEET TO A 1/2 INCH IRON ROD WITH "SLS RPLS 5142" CAP FOUND IN SAID WEST RIGHT-OF-WAY LINE OF COLUMBIA AND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID WEST RIGHT-OF-WAY LINE OF COLUMBIA, S 67°23'36" E, A DISTANCE OF 180.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT 1, THE FAIRWAYS AT SCENIC HILLS UNIT 3A AS RECORDED IN VOLUME 6, PAGE 762, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID THE FAIRWAYS AT SCENIC HILLS UNIT 3A AND THE HEREIN DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES:

- 1) S 14°43'40" W, A DISTANCE OF 273.26 FEET TO A 1/2 INCH IRON ROD WITH "CUDE" CAP SET,
- 2) S 25°25'29" E, A DISTANCE OF 184.21 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF A COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT RECORDED IN VOLUME 85, PAGE 262, DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT, S 36°09'47" E, A DISTANCE OF 98.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 34, BLOCK 21, THE RIDGE AT SCENIC HILLS UNIT 1, AS RECORDED IN VOLUME 6, PAGE 763, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;


THENCE, WITH THE NORTH LINE OF SAID SCENIC HILLS COMMUNITY PHASE 1, S 52°58'07"W, A DISTANCE OF 1,729.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.20 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: R5 Low Density Multi-Family Project.

Development Schedule: 2 Phases – 24.20 Acres and 57 Acres.

YouAre-Rockbridge holdings, LLC,

Isaac Bennet:
Manager

DocuSigned by:

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