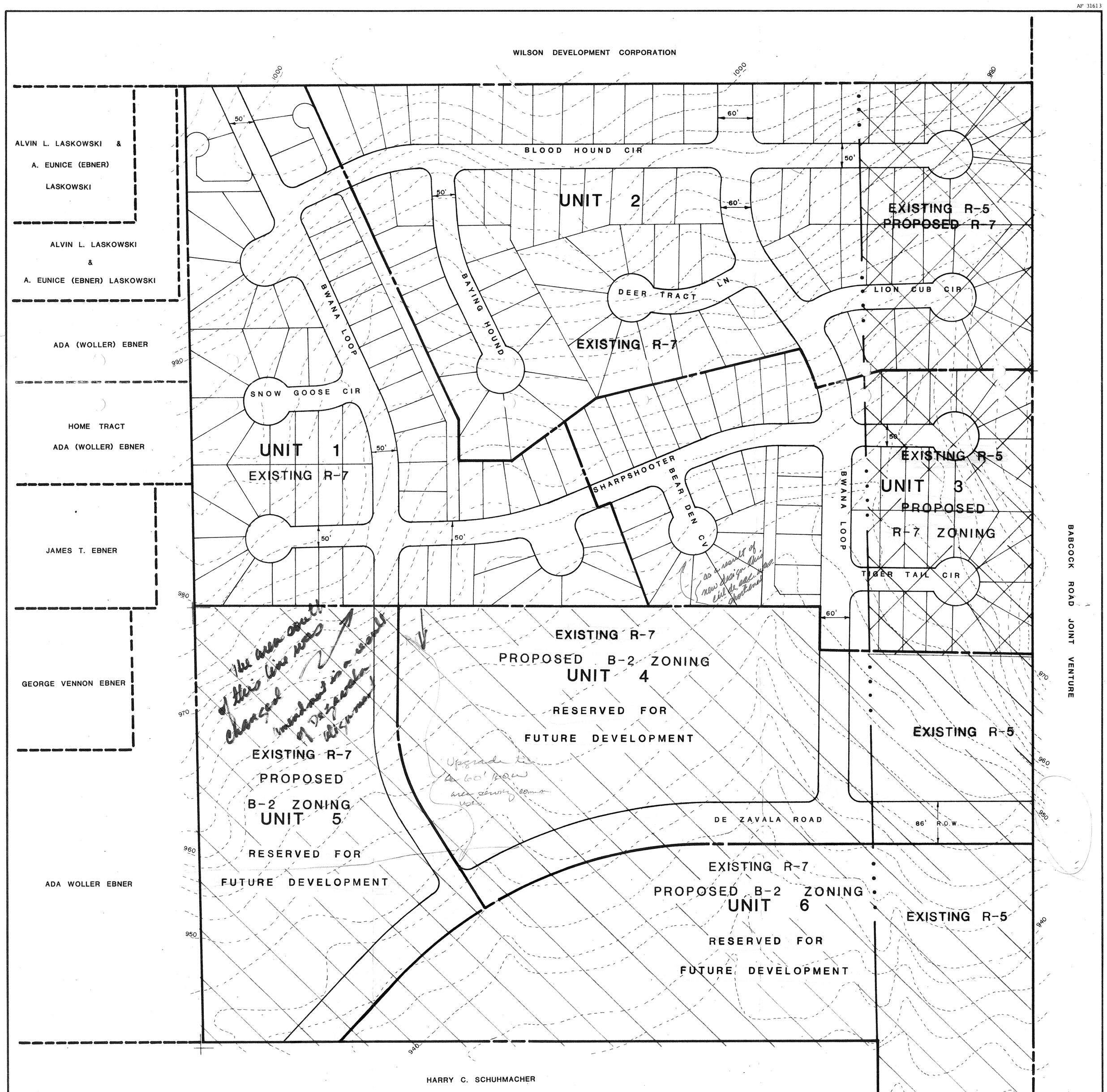
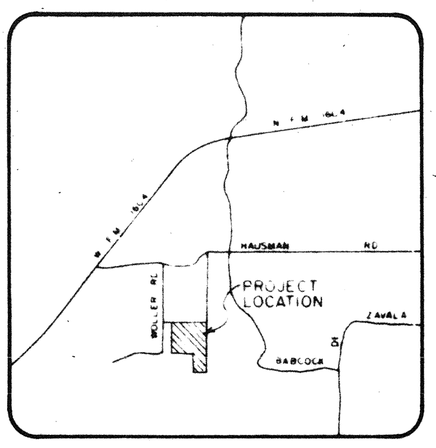
AF 31613



LAND USE DATA

UNIT	ACRES	LOTS	LOTS/ACRE	ACRES/LOT	LF ROAD
1	13.55	65	4.80	.208	2520
2	22	84	3.32	.262	1840
3	10.76	54	5.02	.200	0
4	14.19				1510
5	9.24				750
6	14.01				0



VICINITY MAP
NTS

Reviewed by Committee 3-6-84

Wilson Development Corporation

Revised

RECEIVED
FEB 27 1984
DEPARTMENT OF PLANNING
Subdivision Section

#92

NO.	DATE	REVISIONS	APP.

OF SHEET

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

HUNTERS CHASE SOUTH

Rosin-Kroesche Engineering, Inc.
Engineering/Surveying/Planning
San Antonio, Texas

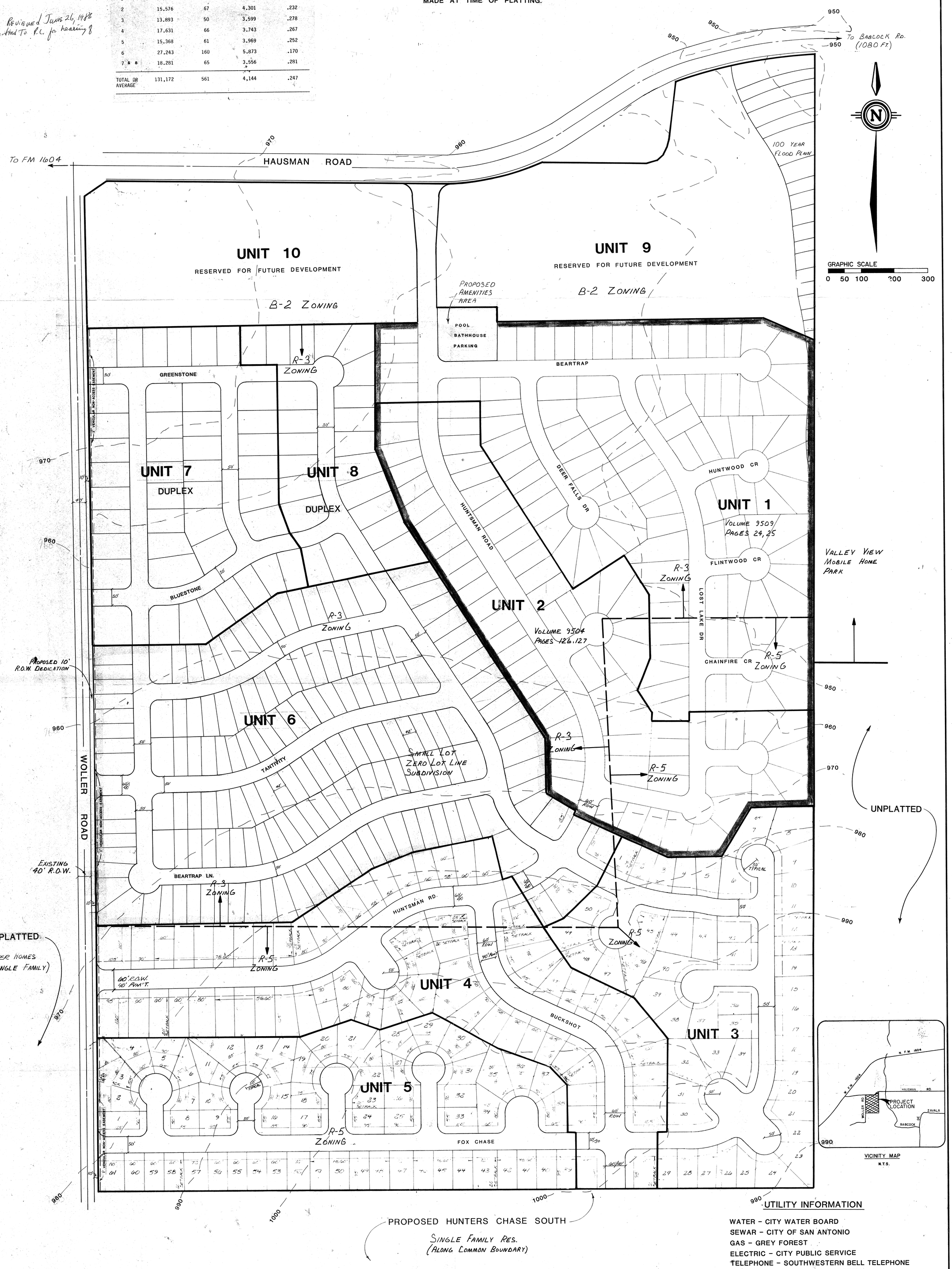
JOB NO. 103-001-010
DATE: JANUARY, 1983
DESIGN BY: R.R.R.
DRAWN BY: O.M.
CHECKED BY: A.F.B.
APPROVED: R.R.R.

LAND USE DATA

UNITS	AREA (ACRES)	LOTS	DENSITY LOTS/ACRE	DENSITY ACRE/LOTS
1	23.180	92	3.969	.252
2	15.576	67	4.301	.232
3	13.893	50	3.599	.278
4	17.631	66	3.743	.267
5	15.368	61	3.969	.252
6	27.243	160	5.873	.170
7 & 8	18.281	65	3.556	.281
TOTAL OR AVERAGE	131,172	561	4,144	.247

UNIT-6 REVISED JUNE 26, 1986 AND SUBMITTED TO P.C. FOR HEARING 8 2 JULY 1986.

NOTE : REQUIRED R.O.W. DEDICATION ADJACENT TO HAUSMAN AND WOLLER ROADS TO BE MADE AT TIME OF PLATTING.



UTILITY INFORMATION

WATER - CITY WATER BOARD
SEWAR - CITY OF SAN ANTONIO
GAS - GREY FOREST
ELECTRIC - CITY PUBLIC SERVICE
TELEPHONE - SOUTHWESTERN BELL TELEPHONE
CABLE TV - ROGERS CABLESYSTEMS

HUNTERS CHASE

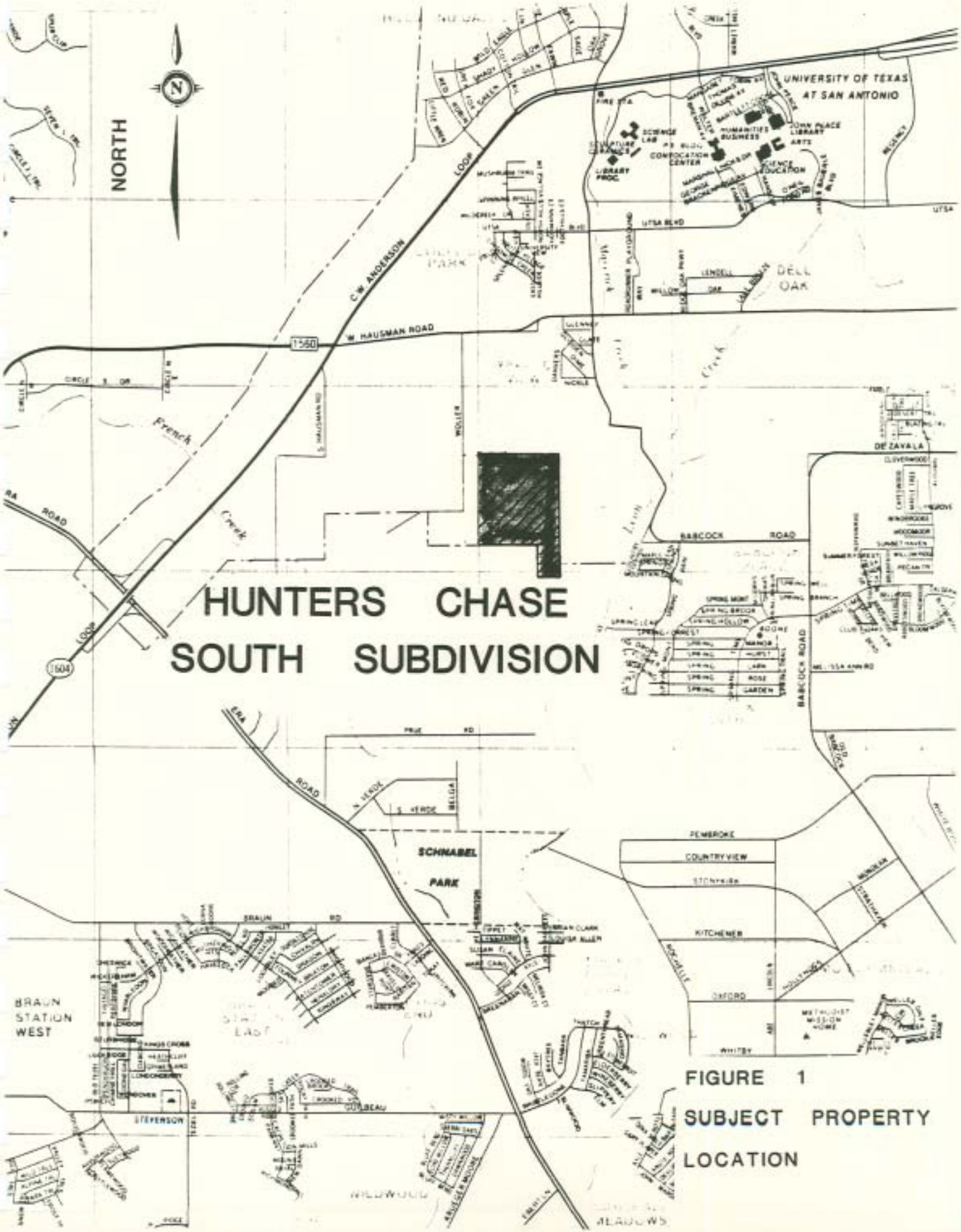
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DEVELOPER / OWNER
WILSON DEVELOPMENT CORPORATION
1515 CAPITOL OF TEXAS HWY. SOUTH
SUITE 402
AUSTIN, TEXAS 78746
512/327-7886

Rosin, Kroesche & Lambert, Inc.
Planning / Architecture / Engineering

#92

NO.	DATE	REVISIONS	APP.
3	10-22-85	ROW DEDICATION NOTES	MLN
2	9-10-85	UNITS 6, 7, 8	MLN
1	9-9-85	UNIT 1 AMENITIES	MLN



HUNTERS CHASE SOUTH SUBDIVISION

FIGURE 1

SUBJECT PROPERTY LOCATION

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-11-62-48
(To be assigned by the Planning Dept.)

HUNTERS CHASE, SOUTH
P.O.A.D.P. NAME

WILSON DEVELOPMENT CORP
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

ROSIN-KROESCHE ENG. INC.
NAME OF CONSULTANT

1938 N.E. LOOP SUITE 255
ADDRESS 78217

828-4088
PHONE NO.

GENERAL LOCATION OF SITE SE. CORNER OF THE INTERSECTION OF HAUSMAN RD. & WOLLER RD.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

(✓) Single Family R-7 & R-5
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Dec. 12, 1983

DUE DATE OF RESPONSE Jan. 11, 1983
(within 20 working days of receipt)

June 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP as an overview of the developer's projected land use, shall include, at least the following information:

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
✓ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
→ (k) existing adjacent streets or development which impact upon access decisions within the proposed FOADP.

Copies to all, & Dean 12-14-83
Reviewed by Committee
set for committee Review 12-20-83

CITY OF SAN ANTONIO
P O BOX 9066
SAN ANTONIO, TEXAS 78285

November 7, 1985

Rosin, Kroesche & Lambert, Inc.
Mr. Lee Niles
1938 N. E. Loop 410 in the Atrium, Suite 255
San Antonio, Texas 78217

Re: Hunters Chase North P.O.A.D.P.
File No.: 85-11-62-28
Revised: 10/30/85

Dear Mr. Niles:

The P.O.A.D.P. committee has reviewed and accepted your latest revised Hunters Chase North Plan.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in effect at the time of platting.

In addition, no plat shall be considered filed until the P.O.A.D.P. has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

If you have any questions, please call Roy Ramos at 299-7896.

Sincerely,

MCOneal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Date: March 7, 1984

Applicant: Rosin-Kroesche Engineering Inc.
Mr. Allen F. Bose
Address: 5805 Callaghan Road- Suite 300
San Antonio, Texas 78228

Re: Hunters Chase South
File #: 83-11-62-48

☐ Preliminary Plan
☒ P.O.A.D.P.
(Revised)
2-27-84

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
(X) 36-10 M(1)(a) Pavement width and R.O.W. width

( ) See annotations/comments on attached copy of your plan.

(X) Comments: This is to acknowledge receipt of the revised POADP Said plan reflects the alignment of DeZavala Road as recommended by the staff. In this regard, no objection is imposed, however, it will be necessary to upgrade street section (Bavana Loop) between Units 4 & 5 to a type "B" local street (60' R.O.W.)

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Rebecca Jonathan Castillo

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: December 20, 1983

Applicant: Rosin-Kroesche Engineering Inc.
Mr. Allan F. Booe

Address: 5805 Callaghan Road suite 300
San Antonio, Tx 78228

☐ Preliminary Plan
☒ P.O.A.D.P.

Re: Hunters Chase South

File #: 83-11-62-48

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
(X) Stub streets	( ) _____
( ) Street jogs or intersections	_____
( ) Dead-end streets	_____
( ) Cul-de-sac streets in excess of 500'	

( ) See annotations/comments on attached copy of your plan.

( ) Comments: Based on the current Major Thoroughfare Plan it appears DeZavala Road will ~~traverse the southern end of the planned development.~~ In view of this it is recommended that you contact Al Eisenmeger to discuss the thoroughfare alignment and the street which is planned to the south. Additionally it is recommended that a stub street be provided to the western limits of Unit 1, The preferred location is into the Ada Woller Ebner Tract to allow a connection with Woller Road.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [signature]

MAN EQUAL OPPORTUNITY EMPLOYER

CITY OF SAN ANTONIO

P.O. BOX 8056
SAN ANTONIO TEXAS 78285

Date: Dec. 20, 1983

Applicant: Rosin-Kroesche Eng Inc
Mr. Allan F. Booe

Address: 5805 Callaghan Rd Suite 300
San Antonio Texas
78228

☐ Preliminary Plan
☐ P.O.A.D.P.

Re: Hunters Chase South

File #: 83-11-62-48

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(✓) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
(✓) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

( ) Comments: Based on the current Major Thoroughfare Plan it appears De Zavala Rd. will traverse the southern end of the planned development. In view of this it is rec that you contact Al Eisenmeyer to discuss the thoroughfare alignment and the stub street which is planned to the south. Additionally it is rec. that a stub street be provided to the western limits of Unit 2. The preferred location is into the Ada Weller Ebner tract to allow a connection with Weller Rd.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By _____

SAN ANTONIO PRO[illegible]

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

February 21, 1984

RE: Hunters Chase South
Preliminary Overall Area Development Plan
Revision #1
Job No. 103-001-010

Dear Sirs:

The attached drawing shows the revised Preliminary Overall Area Development Plan (POADP) for Hunters Chase South. Please note the changes in proposed land uses. Units 1, 2 and 3 will be single-family and single-family small lot homes with an R-7 zoning. This is consistant with the original POADP. The existing zoning for Units 1, 2 and 3 will basically stay the same since most of the area is zoned R-7. However, there is a small block of land on the East boundary which will require a zoning change from R-5 to R-7. This zoning change is required in order to provide a buffer between the proposed commercial and single-family homes of Hunters Chase Subdivision.

Units 4, 5 and 6 are now proposed for commercial development and will require a zoning change from the existing R-5 and R-7 zoning to a B-2 zoning. An extension of DeZavala Road, which is in the San Antonio thoroughfare plan, is proposed to serve the commercial development of Units 4, 5 and 6 and provide additional access to Units 1, 2 and 3 via Bwana Loop. Units 1, 2 and 3 will be constructed initially, with Units 4, 5 and 6 being reserved for future development. The above information is a revision to the original POADP and should be reviewed simultaneously with the original POADP for clarity.

RECEIVED
FEB 27
DEPARTMENT OF PLANNING
Subdivision Section

Should you have any questions, please do not hesitate to call.

Sincerely,

Allan F. Booe

Allan F. Booe

AFB/cam

Attachment

5805 Callaghan Road, Ste. 300
San Antonio, Texas 78228/(512) 647-1041

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FOR

HUNTERS CHASE SOUTH

Prepared for

WILSON DEVELOPMENT CORPORATION

November, 1983

ROSIN-KROESCHE ENGINEERING, INC.

Engineering/Surveying/Planning

TABLE OF CONTENTS

I. Introduction

II. Utilities, Streets and Drainage

III. Legal Description

IV. Edwards Aquifer Information

V. Preliminary Overall Area Development Plan

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Figure 1	Location Map of Subject Property
Figure 2	POADP - Scale 1" = 200'
Figure 3	Zoning
Figure 4	Water Distribution System Layout
Figure 5	Sewer System Layout
Figure 6	Street System Layout
Figure 7	Drainage System Layout
Figure 8	Survey Drawing for 63.374-Acre Tract
Figure 9	Survey Drawing for 175.797-Acre Tract
Figure 10	POADP - Scale 1" = 100'

I. INTRODUCTION

A. General

This report is compiled to provide a Preliminary Overall Area Development Plan (POADP) for development of an 82-acre tract as defined in the Legal Description shown in Section III, LEGAL DESCRIPTION.

B. Location

The land lies to the northwest between Loops 410 and 1604. The property is entirely within the San Antonio City Limits, with its northern boundary being a portion of the south boundary of Hunters Chase Subdivision and its south boundary being on the San Antonio City Limits Line. A location map is provided (see Figure 1).

C. Report Format

Every effort was made in compiling this report to provide useful preliminary information.

D. Development Types

Two concepts of development are planned. They are:

1. Single-Family (R-5 Zoning)

2. Single-Family Small Lot (R-7 Zoning)

Both zoning types are compatible with current zoning.

E. Utilities

Utilities are discussed in the report.

F. Streets and Drainage

Streets and drainage layouts are shown.

G. Legal Description

A survey of the property was made and field note descriptions were prepared. The survey is discussed and a copy of the Title Commitment is shown in Section III.

H. Edwards Aquifer

The property lies over the Recharge Zone for the Edwards Aquifer. This aspect and its affect upon development is also discussed in this report in Section IV.

I. Preliminary Overall Area Development Plan (POADP)

POADP is shown in this report as Figure 2. Zoning is also shown on an overlay to the POADP (see Figure 3). A 1" = 100' scale drawing of the POADP is also included (see Figure 10).

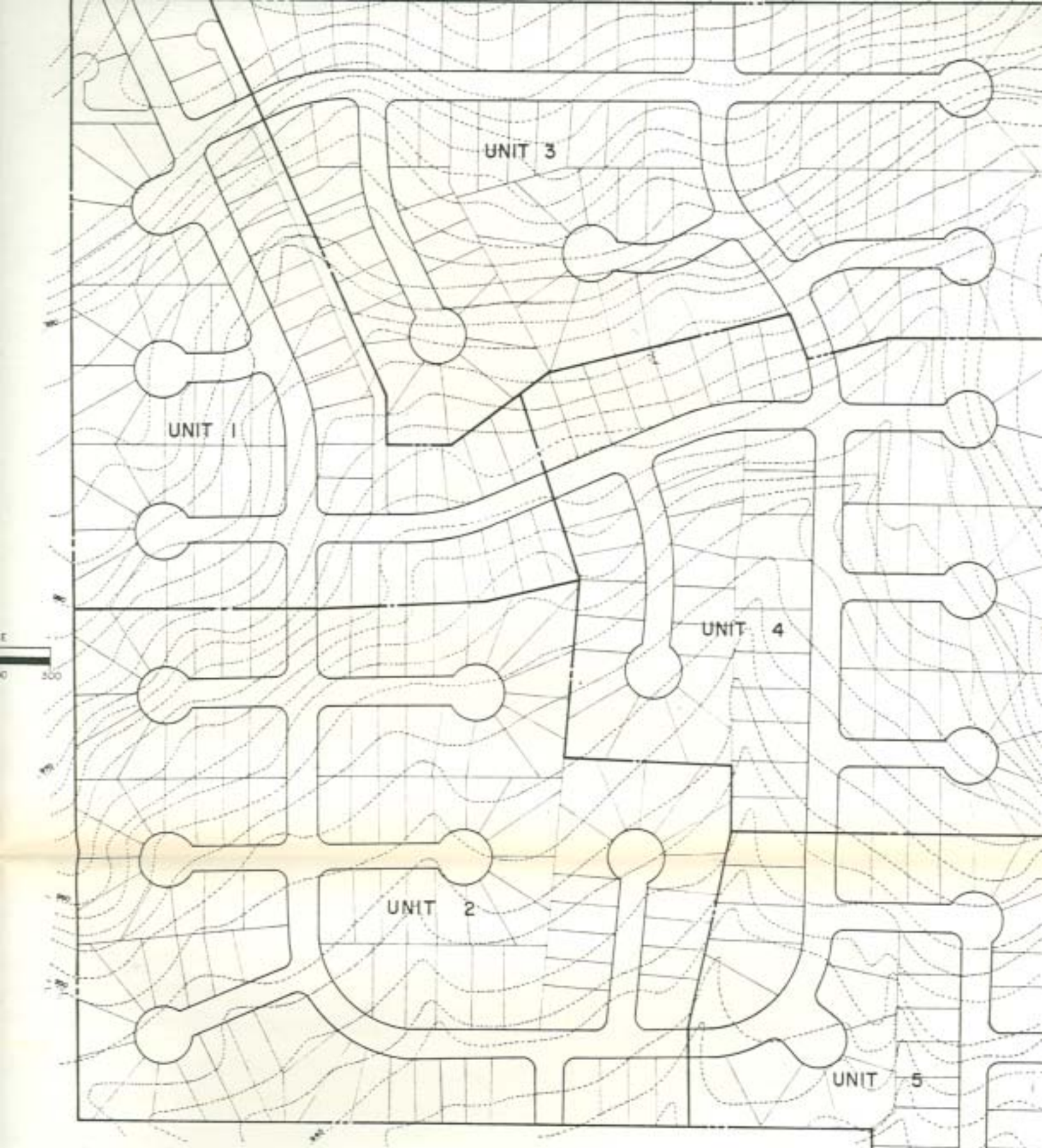
J. Sequence of Phasing

The development is proposed over a one and one-half year period with Units 1 and 3 being constructed initially due to access, drainage and wastewater requirements. Units 2, 4 and 5 will either follow or be developed in conjunction with Units 1 & 3.

K. Ownership of Adjacent Property

The adjoining property is owned by the following people:

1. North - Wilson Development Corp.
2. East - Misc. Owners
3. South - Harry C. Schuhmacher
4. West - Ada Woller Ebner

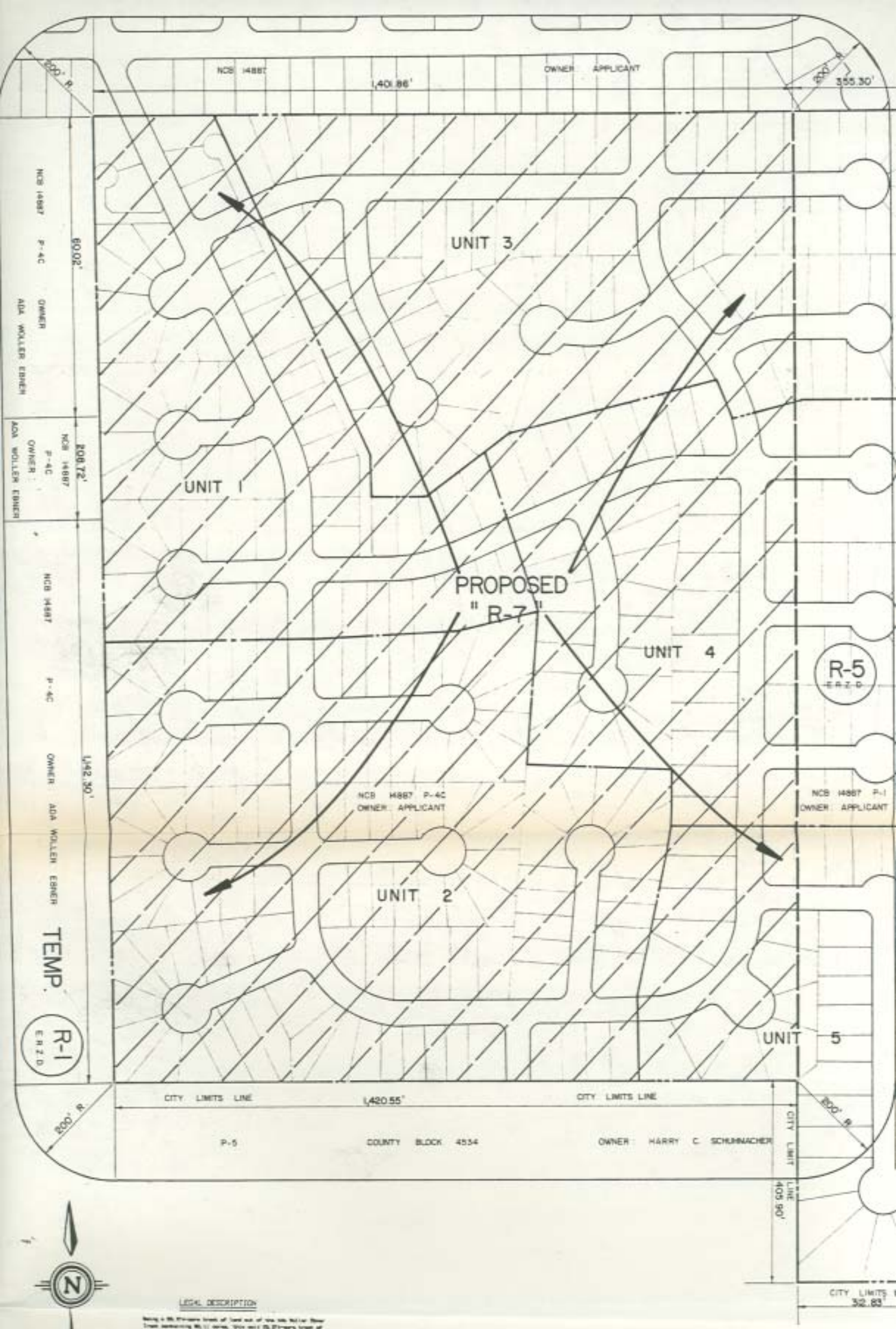


LAND USE DATA

UNIT	ACRES	LOTS	LOTS/ACRES	ACRE/LOT	LF ROAD
1	13	65	498	20	2,251
2	22	108	498	20	3,151
3	19	84	431	23	2,428
4	16	71	435	23	2,548
5	10	40	390	26	1,650

VICINITY MAP

Development Corporation


NCB 14887
OWNER APPLICANT
1,401.86'
200' R
355.30'
NCB 14887 P-4C OWNER ADA WOLLER EBNER
60.02'
208.72'
NCB 14887 P-4C OWNER ADA WOLLER EBNER
NCB 14887 P-4C OWNER ADA WOLLER EBNER
1,142.30'
TEMP.
R-1
E.R.Z.D.
UNIT 3
UNIT 1
PROPOSED
"R-7"
UNIT 4
R-5
E.R.Z.D.
NCB 14887 P-4C
OWNER APPLICANT
NCB 14887 P-1
OWNER APPLICANT
UNIT 2
UNIT 5
CITY LIMITS LINE
1,420.55'
CITY LIMITS LINE
200' R
200' R
P-5
COUNTY BLOCK 4534
OWNER HARRY C. SCHUMMACHER
CITY LIMIT LINE
405.90'
CITY LIMITS
392.83'
N
LEGAL DESCRIPTION
GRAPHIC SCALE

L. Proposed Development of Adjacent Land

Hunters Chase is the only known development adjacent to Hunters Chase South that is proposed at this time.

II. UTILITIES, STREETS AND DRAINAGE

A. Water Systems

A 24" transmission main will provide basic service to additional development in the area. Service to this subdivision will connect to this 24" main through the distribution system of the Hunters Chase Subdivision immediately north of Hunters Chase South. Two twelve-inch mains connected to the Hunters Chase distribution system will provide the required supply to Hunters Chase South. A copy of the preliminary water distribution system layout is shown in Figure 4.

B. Sewer System

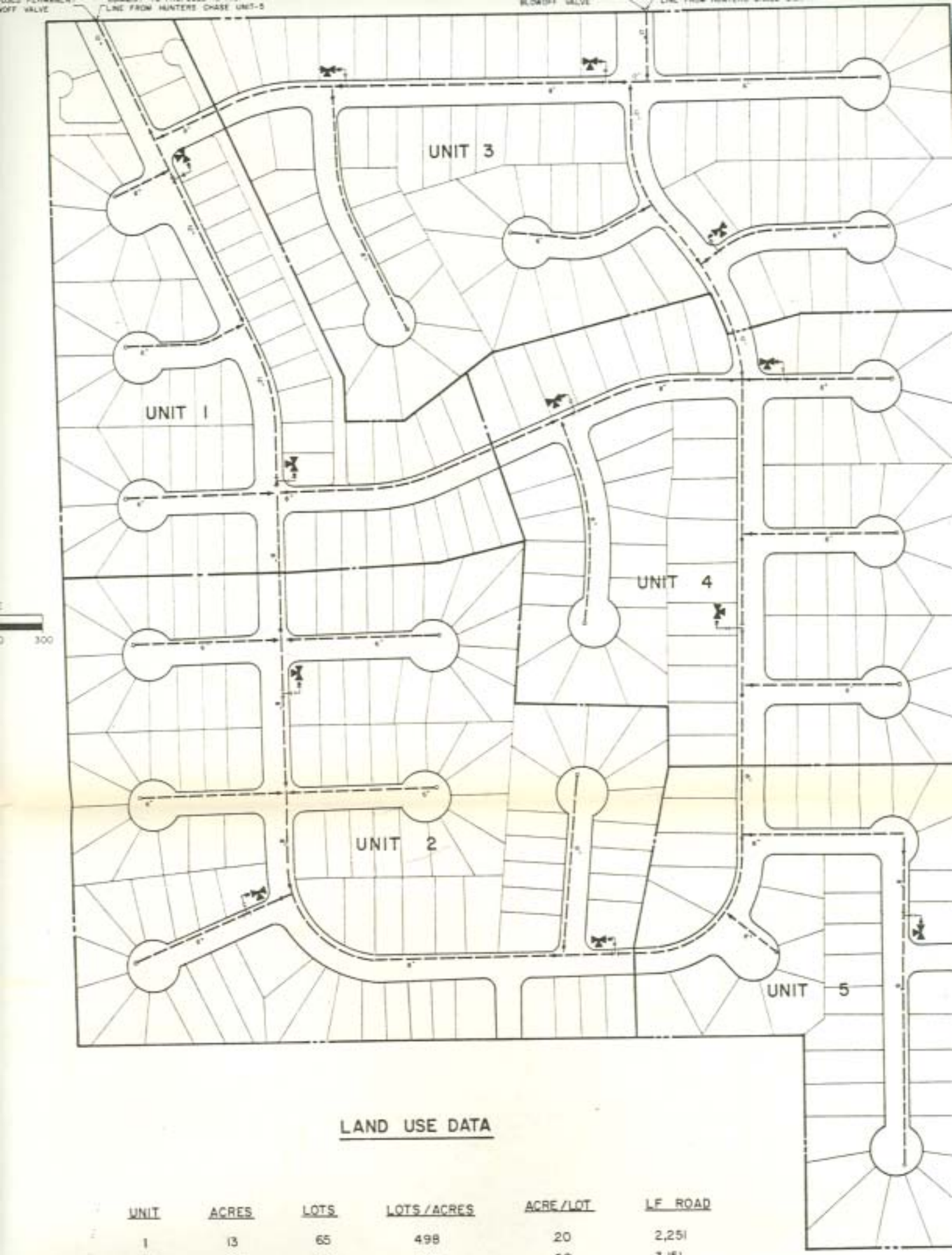
1. General - Sewer mains are located within a reasonable distance along Leon Creek southeast of the site. It is the policy of the San Antonio Sewer Department to provide sewer service to the site.

2. Financial - The Sewer Department will pay the cost for offsite mains. Such construction is limited to one hundred (100) feet for each lot having existing usable improvements which flow into the proposed line.

The developer will pay the cost of all on-site mains. The developer is not expected to pay for excess capacity.

There is a fee charged by the City of San Antonio Sewer Department of $120 for each single-family lot and $600 per acre for each other than single-family residential lot. These fees are payable prior to plat recordation.

3. Layout - A copy of the preliminary sewer layout is shown in Figure 5.



LAND USE DATA

UNIT	ACRES	LOTS	LOTS / ACRES	ACRE / LOT	LF ROAD
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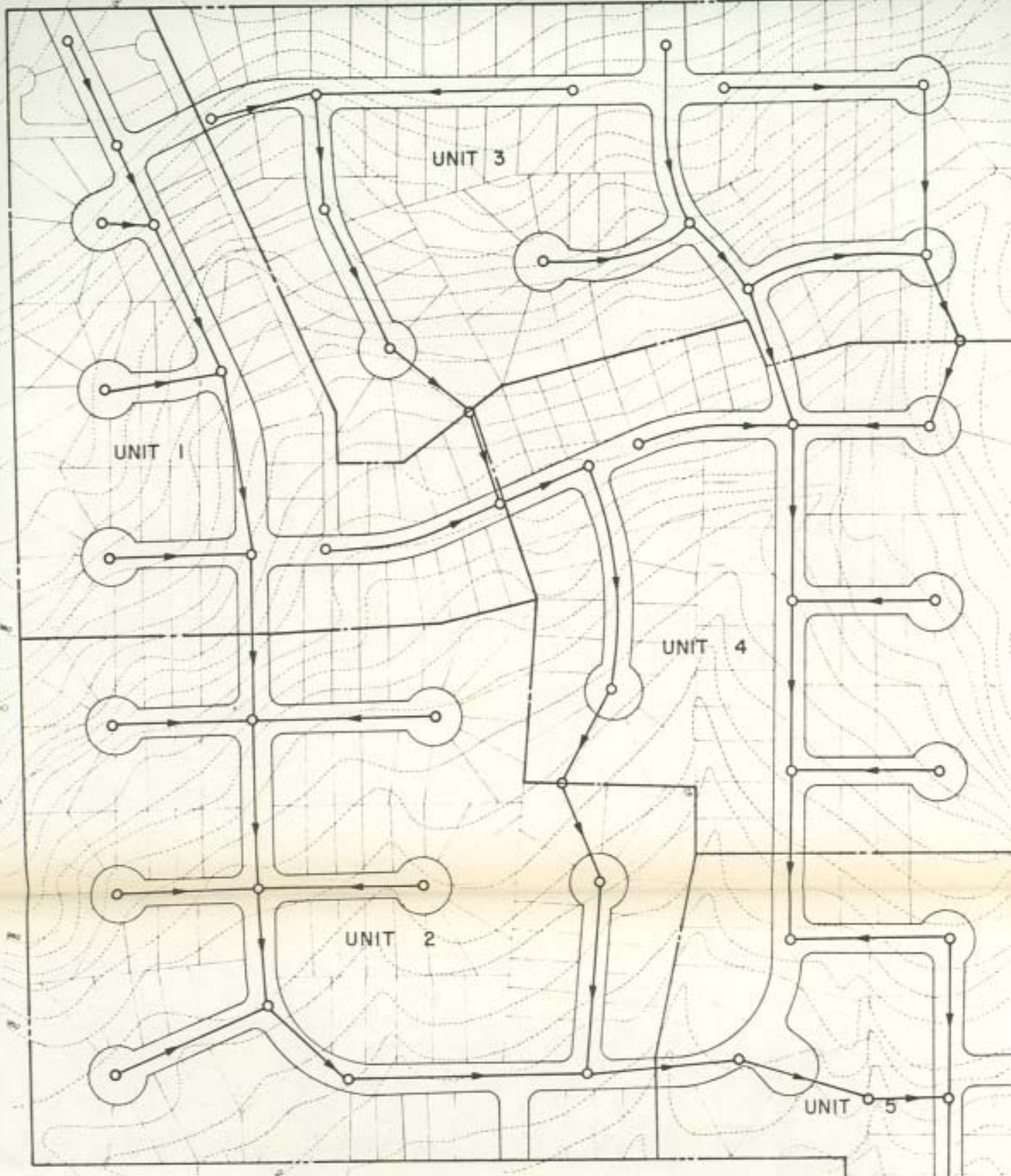
5	10	40	3.90	26	1,650

n Development Corporation



LAND USE DATA

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3	19	84	431	23	2,428
4	16	71	435	23	2,548
5	10	40	390	26	1,650

C. Gas Service

Gas will be available for the site upon completion of Hunters Chase Subdivision. The charge for on-site mains is $1.30 per linear foot. There is also a rock charge of $0.80 per linear foot.

D. Electric Service

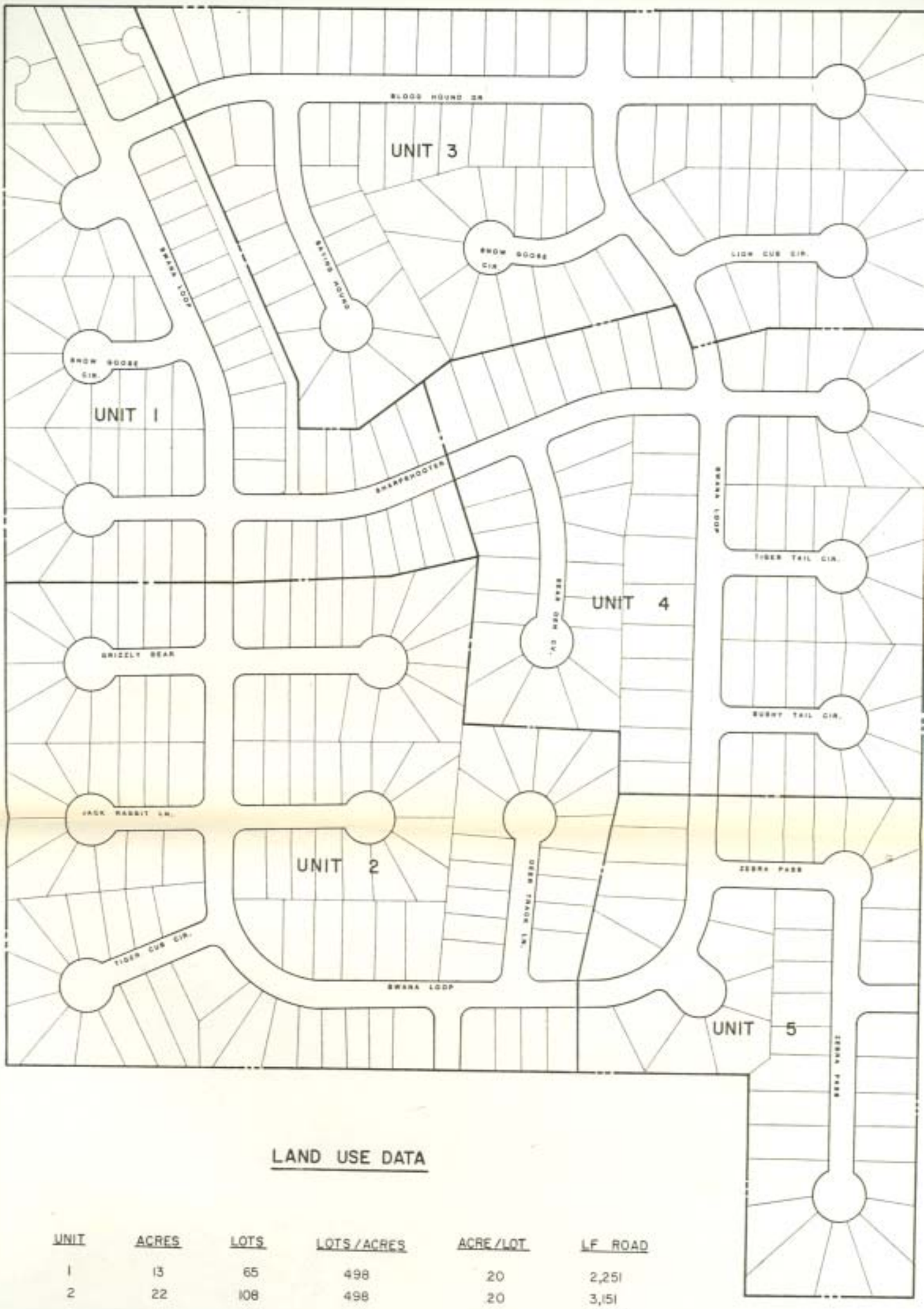
Electrical transmission lines are available at the site from Hunters Chase based on the current City Public Service Supply Line Extension policy. For on-site electrical lines, there is a charge of $2.25 per linear foot which is refundable at $50 per meter over a five (5) year period. There is also an $0.80 per linear foot line charge which is non-refundable.

E. Streets

All streets in Hunters Chase South are proposed as Type "A" local. The street system of Hunters Chase South will tie into Huntsman Road of Hunters Chase at two locations via Bwana Loop (see Figure 6).

Huntsman Road is a Type "B" local street and ties to Hausman Road to the north. Hausman Road is listed in the San Antonio Thoroughfare Plan as a secondary thoroughfare with 4 lanes divided. Huntsman Road also ties to Woller Road to the west. Woller Road has been designated as a collector street.

Curbs, gutters and sidewalks are proposed for all streets within the subdivision. A twenty-four (24) foot alley is proposed for some lots to eliminate lots fronting Bwana Loop.



LAND USE DATA

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3	19	84	431	23	2,428
4	16	71	435	23	2,548
5	10	40	390	26	1,650

F. Drainage

Drainage of the property is toward the center and southerly toward Leon Creek. From the drainage plan, it can be seen that sequencing of development is necessary. Units 1 & 3 will necessarily be constructed prior to subsequent units. A layout of the drainage is shown in Figure 7.

UNIT 3

UNIT 1

UNIT 4

UNIT 2

UNIT 5

LAND USE DATA

UNIT	ACRES	LOTS	LOTS/ACRES	ACRE/LOT	LF ROAD
1	13	65	498	20	2,251
2	22	108	498	20	3,151
3	19	84	431	23	2,428
4	16	71	435	23	2,548
5	10	40	3.90	26	1,650

III. LEGAL DESCRIPTION

A. General

This 81.76 acres is comprised of two land areas which have been previously described in a separate manner. A survey was made and field notes prepared for the 63.374-acre tract purchased from Ada Woller Ebner. A copy of the field notes, along with a copy of the survey drawing, are enclosed (see Figure 8). The remaining 18.386 acres of Hunters Chase South is the panhandle portion of the 175.797-acre tract originally purchased for Hunters Chase. A field note description of the 18.386 acres was prepared from a survey furnished by the seller. A copy of the field notes for both the 18.386 acres and the 175.797-acre tract are also enclosed, along with a copy of the 175.797-acre tract survey drawing (see Figure 9).

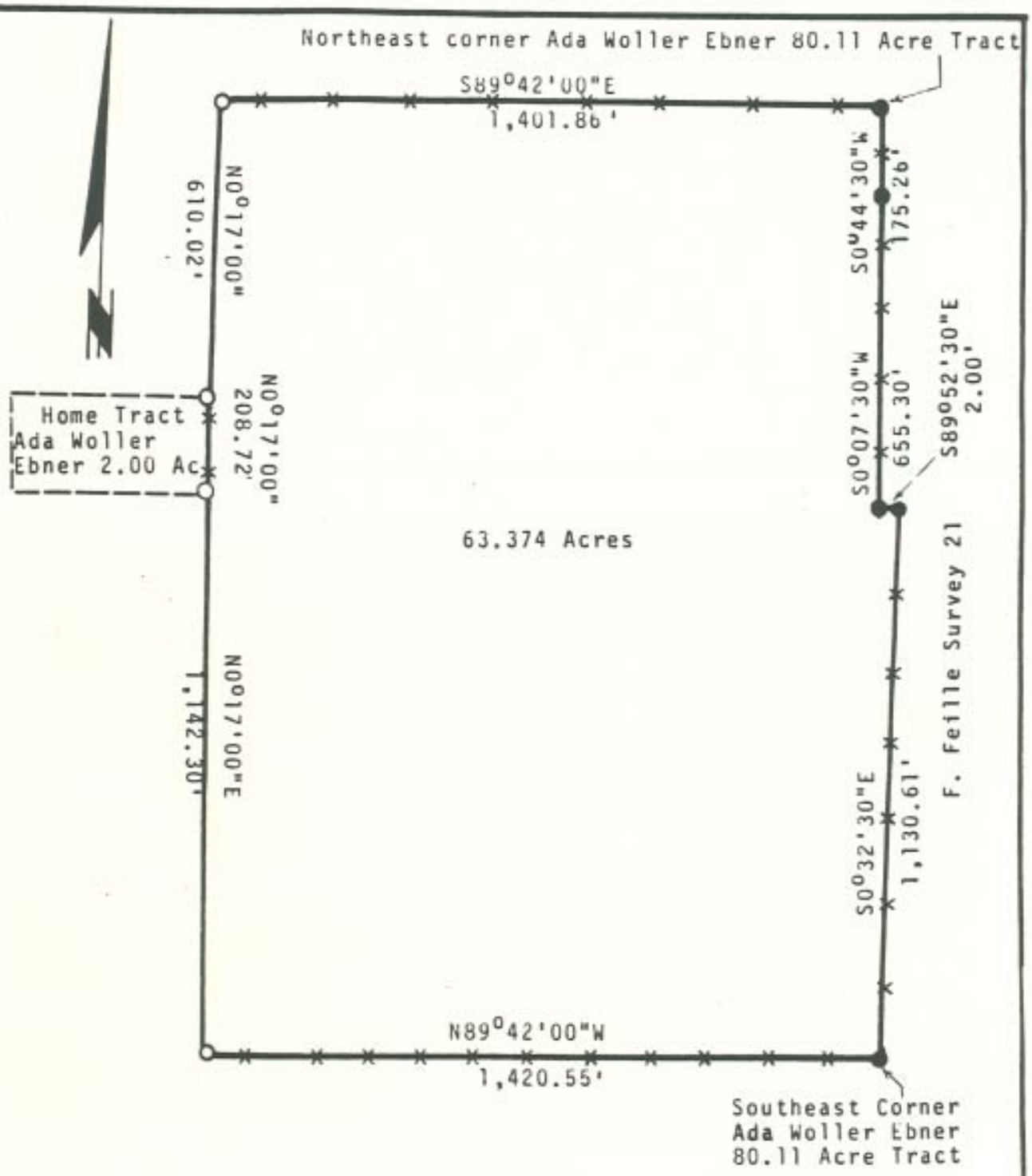
B. Easements

The Title Commitment was checked for easements which might cause development problems. No easements appeared on the preliminary Title Commitment. A copy of the commitment for title insurance is included in this section.

C. Visible Roadways

No visible roadways were found in a walk-through of the property.

FIGURE 8
SURVEY OF 63.374-ACRE TRACT



Legal Description

Being 63.374 acres of land out of the Ada Woller Ebner 80.11 acre tract, Bexar County, Texas.

I, _____, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND ON _____ UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF THAT SURVEY AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, BOUNDARY LINE CONFLICTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON.

_____
REGISTERED PUBLIC SURVEYOR NO. 2906 DATE

LEGEND

● CORNER FOUND
○ CORNER SET
FENCE LINE

JOB NO. 106-001-000 DATE May 25, 1983 SCALE 1"=300'-0"

ROSIN-KROESCHE ENGINEERING, INC.

Engineering / Surveying / Planning

San Antonio Texas

STATE OF TEXAS

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

FIELD NOTE DESCRIPTION
63.374-Acre Tract

BEING a 63.374-acre tract of land out of the Ada Woller Ebner Tract containing 80.11 acres, this said 63.374-acre tract of land, also being out of Matt Cooper Survey 343, Abstract 162, County Block 4534, Bexar County, Texas, also being a part of New City Block 14887, City of San Antonio, and being more particularly described as follows:

BEGINNING at a steel rod found and accepted as the Northeast corner of the said Ada Woller Ebner 80.11 acre-tract, also being the Northeast corner of this tract;

THENCE along a fenceline being the East line of this tract, also being the West line of F. Feille Survey 21, South 0°44'30" West, 175.26 feet to a steel rod found and accepted as a corner; South 0° 07'30" West, 655.30 feet to a steel rod found and accepted as a corner; South 89° 52'30" East, 2.00 feet to a steel rod found and accepted as a corner; South 0°32'30" East, 1,130.61 feet to a steel rod found and accepted as the Southeast corner of this tract, also being the Southeast corner of the said 80.11-acre tract;

THENCE North 89°42'00" West, along a fenceline being the South line of this tract, also being the South line of the said 80.11-acre tract, a distance of 1,420.55 feet to a steel rod set as the Southwest corner of this tract;

THENCE North 0°17'00" East, 1,142.30 feet to a steel rod set as the Southeast corner of the Ada Woller Ebner 2.00-acre home tract, as recorded in Volume 7581, page 907, Bexar County, Texas;

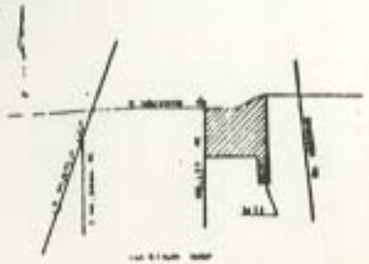
THENCE North 0°17'00" East, along a fenceline, being the East line of the said 2.00-acre home tract, a distance of 208.72 feet to a steel rod set as the Northeast corner of the said 2.00-acre home tract;

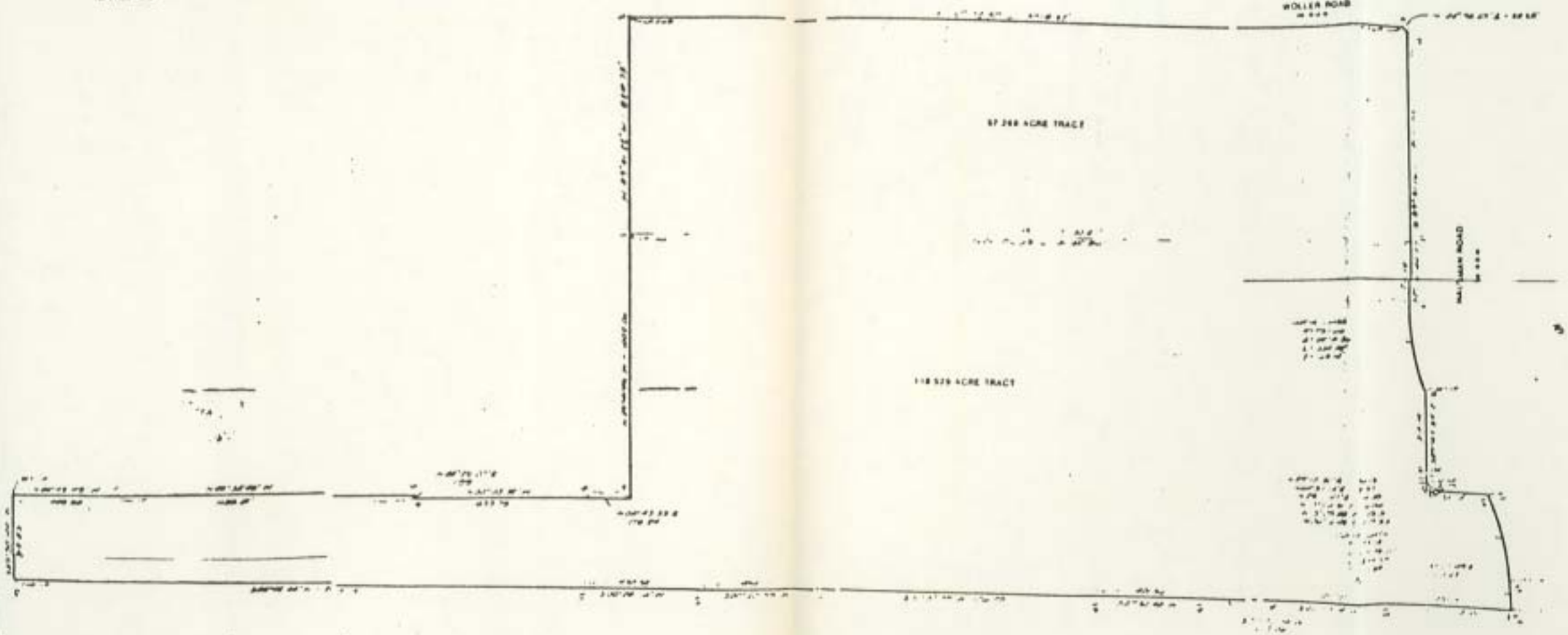
THENCE North 0° 17'00" East, 610.02 feet to a fenceline and a steel rod set as the Northwest corner of this tract;

THENCE South 89°42'00" East, along a fenceline being the North line of this tract, 1,401.86 feet to the POINT OF BEGINNING.

1938 N.E. Loop 410 in The Atrium, Suite 255
San Antonio, Texas 78217/(512) 828-4088

FIGURE 9
SURVEY OF 175.797-ACRE TRACT
(SURVEY FURNISHED BY SELLER)




WOLLER ROAD
57.268 ACRE TRACT
118.529 ACRE TRACT
WALTSMAN ROAD

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

FIELD NOTE DESCRIPTION
18.386 ACRE TRACT

An 18.386 acre tract lying in San Antonio, Bexar County, Texas, being a part of a 118.529 acre tract, said 118.529 acre tract being the same property described in deed and recorded in Volume 1148, Page 251, Volume 1681, Page 451 and Page 386, and Volume 5311, Page 958, of the Deed Records of Bexar County, Texas, said 18.386 acre tract being out of the Matt Cooper Survey No. 344, Abstract 161, County Block 4537, N.C.B. 14887,and the Matt Cooper Survey No. 343, Abstract 162, County Block 4534, N.C.B. 14887, the F. Feille Survey No. 21, Abstract 1273, County Block 5014, N.C.B. 14887, and the I. Stone Survey No. 352, County Block 4538, N.C.B. 14887 and being more particularly described as follows:

PROCEEDING from a steel rod found on the southerly right-of-line of Hausman Road, said point being the Northeast corner of said 118,529 acre tract;

THENCE South 02 degrees 00 minutes 03 seconds West a distance of 498.86 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 53 minutes 14 seconds West a distance of 451.49 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 52 minutes 34 seconds West a distance of 285.36 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 50 minutes 48 seconds West a distance of 401.56 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 37 minutes 59 seconds West a distance of 1061.95 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 20 minutes 59 seconds West a distance of 484.10 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 20 minutes 16 seconds West a distance of 252.78 feet to a steel rod set as the true POINT OF BEGINNING;

THENCE South 00 degrees 20 minutes 16 seconds West a distance of 185.54 feet to a steel rod found and accepted as a corner;

THENCE South 00 degrees 42 minutes 08 seconds West a distance of 2178.78 feet to a steel rod found and accepted as a corner;

5805 Callaghan Road, Ste. 300
San Antonio, Texas 78228/(512) 647-1041

FIELD NOTE DESCRIPTION - Continued

THENCE South 89 degrees 50 minutes 44 seconds West a distance of 312.83 feet to a steel rod found and accepted as a corner;

THENCE North 00 degrees 43 minutes 45 seconds West a distance of 405.90 feet to a steel rod found and accepted as a corner;

THENCE North 00 degrees 32 minutes 30 seconds West a distance of 1130.61 feet to a steel rod found and accepted as a corner;

THENCE North 89 degrees 52 minutes 30 seconds West a distance of 2.00 feet to a steel rod found and accepted as a corner;

THENCE North 00 degrees 07 minutes 30 seconds East a distance of 655.30 feet to a steel rod found and accepted as a corner;

THENCE North 00 degrees 44 minutes 30 seconds East a distance of 175.26 feet to a steel rod found and accepted as a corner;

THENCE South 89 degrees 40 minutes 51 seconds East a distance of 354.79 feet to the POINT OF BEGINNING containing 18.386 acres.

FIELD NOTE DESCRIPTION

175.797 ACRE TRACT

A 175.797 ACRE TRACT LYING IN SAN ANTONIO, BEXAR COUNTY, TEXAS CONSISTING OF A 57.268 ACRE TRACT OUT OF THE 206.00 ACRE JOSEPH WALLER ESTATE TRACT AND A 118.529 ACRE TRACT, SAID 118.529 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN DEED AND RECORDED IN VOLUME 1148, PAGE 251, VOLUME 1681, PAGE 451, PAGE 386 AND VOLUME 5311, PAGE 958, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 175.797 ACRE TRACT BEING OUT OF THE MATT COOPER SURVEY 344, ABSTRACT 161, COUNTY BLOCK 4537, N.C.B. 14887, AND THE MATT COOPER SURVEY NO. 343, ABSTRACT 162, COUNTY BLOCK 4534, N.C.B. 14887, THE F. FEILLE SURVEY NO. 21, ABSTRACT 1273, COUNTY BLOCK 5014, N.C.B. 14887, AND THE I. STONE SURVEY NO. 352, COUNTY BLOCK 4538, N.C.B. 14887 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, SAID POINT BEING THE MOST EASTERLY END OF THE CUT-OFF LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD;

THENCE, S 89°51'16" E, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 800.85 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 89°51'44" E, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 231.10 FEET TO AN IRON PIN FOUND FOR A POINT OF CURVATURE;

THENCE, FOLLOWING AN ARC TO THE LEFT, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, SAID ARC STARTING FROM A RADIAL HAVING A BEARING OF S 00°04'31" E AND HAVING A CENTRAL ANGLE OF 20°01'56" AND A RADIUS OF 957.66 FEET, A DISTANCE OF 334.82 FEET TO AN IRON PIN SET FOR ANGLE;

THENCE, S 89°47'54" E, A DISTANCE OF 318.14 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 89°10'32" E, A DISTANCE OF 36.15 FEET TO AN IRON PIN FOR ANGLE;

THENCE, N 60°57'13" E, A DISTANCE OF 15.57 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 29°11'07" E, A DISTANCE OF 16.39 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 17°26'51" E, A DISTANCE OF 16.86 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 15°29'08" E, A DISTANCE OF 25.01 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 06°16'49" E, A DISTANCE OF 179.93 FEET TO AN IRON PIN SET FOR A POINT OF CURAVAURE, SAID IRON PIN BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD;

THENCE, FOLLOWING AN ARC TO THE RIGHT, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, SAID ARC STARTING FROM A RADIAL HAVING A BEARING OF N 25°41'32" W AND HAVING A CENTRAL ANGLE OF 23°09'21" AND A RADIUS OF 837.80 FEET, A DISTANCE OF 338.59 FEET TO AN IRON PIN SET FOR A POINT OF TANGENCY;

THENCE, N 87°27'49" E, ALONG AND WITH SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 113.27 FEET TO AN IRON PIN FOUND FOR CORNER;

THENCE, S 02°00'03" W, A DISTANCE OF 498.86 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°53'14" W, A DISTANCE OF 451.49 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°52'34" W, A DISTANCE OF 285.36 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°50'48" W, A DISTANCE OF 401.56 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°37'59" W, A DISTANCE OF 1,061.95 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°20'59" W, A DISTANCE OF 484.10 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°20'16" W, A DISTANCE OF 438.32 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°42'08" W, A DISTANCE OF 2,178.78 FEET TO AN IRON PIN FOUND FOR CORNER;

THENCE, S 89°50'44" W, A DISTANCE OF 312.83 FEET TO AN IRON PIN SET FOR CORNER;

THENCE, N 00°43'45" W, A DISTANCE OF 405.90 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 00°38'49" W, A DISTANCE OF 1,130.81 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 88°25'20" E, A DISTANCE OF 1.99 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 00°03'32" W, A DISTANCE OF 655.75 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 00°43'33" E, A DISTANCE OF 175.24 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 89°41'46" W, A DISTANCE OF 1,002.06 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 89°41'22" W, A DISTANCE OF 820.73 FEET TO AN IRON PIN FOUND FOR CORNER, SAID IRON PIN BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD;

THENCE, N 00°02'30" E, ALONG AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD, A DISTANCE OF 3,018.37 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE MOST SOUTHERLY END OF THE CUT-OFF LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD;

THENCE, N 44°58'43" E, ALONG AND WITH THE CUT-OFF LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 28.25 FEET TO THE POINT OF BEGINNING OF THE HEREINBEFORE DESCRIBED 175.797 ACRE TRACT.

TITLE COMMITMENT FOR 63.374-ACRE TRACT

CONDITIONS AND STIPULATIONS

1. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to Paragraph 2 of these Conditions and Stipulations.

2. Liability of the Company under this commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule C, or (c) to acquire or create the estate or interest or mortgage thereon covered by this commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this commitment except as expressly modified herein.

3. Any action or actions or rights of action that the proposed Insured may have or may bring arising out of the status of the title to the estate or interest or the status of title to the estate or interest or the status of the mortgage thereon covered by this commitment must be based on and are subject to the provisions of this commitment.

STEWART TITLE
GUARANTY COMPANY

SCHEDULE A

ment No.	Effective Date of Commitment
C-393602	May 13 19 83 8 o'clock am
No. or File No.	
61-81-206	Marcia A. Hidalgo

1. Policy or Policies to be issued: AMOUNT

(a) Form T-1: OWNER POLICY OF TITLE INSURANCE $ TO BE DETERMINED
Proposed Insured: TO BE DETERMINED

(b) Form T-2: MORTGAGEE POLICY OF TITLE INSURANCE $ TO BE DETERMINED
Proposed Insured: TO BE DETERMINED

Proposed Borrower: TO BE DETERMINED

(c) Form T-13: MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN $ _____
Proposed Insured:

Proposed Borrower:

(d) OTHER: $ _____
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein: (Fee Simple, leasehold, easements, etc., - identify or describe)

FEE SIMPLE

3. Record Title thereto at the effective date hereof appears to be vested in:

ADA WOLLER EBNER

4. The land referred to in the Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

SCHEDULE B

Schedule B of the policy or policies to be issued will also contain the following exclusions and exceptions:

The policy will be subject to the Conditions and Stipulations thereof, the terms and conditions of the instrument creating the estate insured, if any, shown in Schedule A, and to the following matters which will be additional exceptions from the coverage of the policy:

1. Restrictive covenants affecting the land described or referred to above, but in any mortgagee policy of title insurance or mortgagee title policy binder on interim construction loan, the Company will guarantee that any such restrictive covenants have not been violated so as to affect, and that a future violation thereof will not affect the validity or priority of the insured mortgage. NONE OF RECORD.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements. *See Below.
3. Taxes for the year 19 83 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership. *See Below.
4. Usury or claims of usury (Mortgagee Policy or Mortgagee Title Policy Binder on Interim Construction Loan only.)
5. Any right of rescission contained in any CONSUMER CREDIT PROTECTION or TRUTH-IN-LENDING laws. (Mortgagee Policy or Mortgagee Title Policy Binder on Interim Construction Loan only.)
6. No materials have been furnished or any labor performed in connection with the construction contemplated hereunder prior to the execution, acknowledgment, and delivery of the lien instrument described under SCHEDULE A hereof, if the land described under SCHEDULE A forms any part of the homestead of the owner. (May be deleted if satisfactory evidence is furnished before binder is issued.) (Mortgagee Title Policy Binder on Interim Construction Loan only.)
7. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s) ANY LIEN TO BE CREATED OR ASSUMED AS PART OF THIS TRANSACTION
8. (INSERT HERE ALL OTHER SPECIFIC EXCEPTIONS AS TO SUPERIOR LIENS, EASEMENTS, OUTSTANDING MINERAL AND ROYALTY INTERESTS, ETC.)

8a. Sewer Easement as set out in instrument recorded in Volume 6821, Page 609, Deed Records of Bexar County, Texas.

8b. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

*2. Upon receipt of proper survey Item 2 will be deleted except for shortages in area. (Mortgagee Only). Upon receipt of proper survey and premium, Item 2 will be deleted except for shortages in area. (Owner Only).

*3. (Continued from above)for State, County, Northside Independent School District and City of San Antonio, not yet due and payable. (Upon receipt of proper premium subsequent assessments will be deleted, on Mortgagee only)

SCHEDULE C

Schedule B of the policy to be issued will also contain exceptions with respect to the following matters supposed to affect title to the hereinabove described property unless the following matters are disposed of to the satisfaction of the Company at or prior to the date of the issuance of the policy:

1. Instrument(s) creating the estate or interest to be insured must be approved by the Company, executed and filed for record.
2. Satisfactory evidence that no person occupying the property or any portion thereof owns or claims any interest therein, either personally or by right of another, adverse to the present record owner as shown in Schedule A.
3. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
4. Payment of all taxes, charges and assessments levied or assessed against the subject estate or interest, which are currently due and payable.
5. Satisfactory evidence that all improvements and/or repairs and/or alterations thereto are completed and accepted by the owner and that all contractors, subcontractors, laborers and materialmen have been paid in full, and no mechanic's, laborer's or materialmen's liens have attached.
6. Any defect, lien, encumbrance or other matter affecting or supposed to affect title to the estate or interest to be insured which may be filed or which may arise subsequent to the effective date hereof.
7. If a mortgagee policy of title insurance is to be issued satisfactory evidence that restrictions and restrictive convenants, if any, have not been violated so as to affect, and that a future violation thereof will not affect the validity or priority of the insured mortgage.

REQUIREMENTS:

1. Require current survey and field note description on property.
2. Require marital affidavit on seller and joinder of spouse if homestead.
3. Property shows that an earnest money contract entered by and between Ada Woller Ebner and Schaefer-Burdick Homes, Inc. was filed of record in Volume 2302, Page 580, Real Property Records of Bexar County, Texas; and additionally assigned to Castle Hills Forest, Inc. by assignment dated October 23, 1981 and filed of record in Volume 2450, Page 603, Real Property Records of Bexar County, Texas. If Buyer is not the same as shown on Assignment, we will require Release of Earnest Money Contract and Assignment to be signed by all parties.

EXHIBIT "A"

A certain tract of land containing eighty and eleven hundredths (80.11) acres of land, designated the Ada Woller Ebner tract, comprising the South part of the Joseph Woller Estate tract containing 206.00 acres, this said 80.11 acres tract of land being out of Matt Cooper Survey 343, Abstract 162, County Block 4534 and being also part of New City Block 14887, City of San Antonio, fronting on the East side of Woller Road, about 13 miles in a Northwesterly direction from the Courthouse, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pipe on the East line of Woller Road for the Northwest corner of this tract and being the Southwest corner of a tract containing 57.22 acres designated as the Cora Woller Schwartz tract, and being South 0° 02' 30" West, 3037.35 feet from the intersection of the South line of Hausman Road with the East line of Woller Road;

THENCE with line of stakes along the North line of this tract, being the South line of said 57.22 acres tract and a 68.87 acres tract designated as Joseph N. Woller tract, South 89° 42' East, 1821.88 feet to an iron pipe on fence line on the West line of F. Feille Survey 21, the Northeast corner of this tract, being also the Southeast corner of said 68.67 acres tract;

THENCE with fence along the East line of this tract, being the West line of said Survey 21, as follows: South 0° 44' 30" West, 175.26 feet to a steel rod at an angle: South 0° 07' 30" West, 655.30 feet to a steel rod at an angle: South 89° 52' 30" East, 2.00 feet to a steel rod at an angle: South 0° 32' 30" East, 1130.61 feet to an iron pipe, the Southeast corner of this tract, also being the Southeast corner of said 206.00 acres tract;

THENCE with fence along the South line of this tract and South line of said 206.00 acres tract, North 89° 42' West, 1832.75 feet to an iron pipe, the Southwest corner of this tract;

THENCE with fence along the West line of this tract, North 0° 03' East, 741.05 feet to a steel rod at an angle in said line;

THENCE with fence along the West line of this tract, being the East line of Woller Road, North 0° 02' West, 401.14 feet to an iron pipe, for a corner, being the Southwest corner of the Ada Woller Ebner 2.00 acres home tract;

THENCE with fence along the South line of said 2.00 acres tract, South 89° 43' East, 417.44 feet to a pipe for a corner, the Southeast corner of said 2.00 acres tract;

THENCE with fence, North 0° 17' East, 208.72 feet to an iron pipe for an interior corner, the Northeast corner of said 2.00 acres tract;

THENCE with fence, North 89° 43' West, 417.44 feet to an iron pipe on the East line of Woller Road for a corner, the Northwest corner of said 2.00 acres tract;

THENCE with fence along the West line of this tract, being the East line of Woller Road, North 0° 02' 30" East, 610.15 feet to the PLACE OF BEGINNING.

TITLE COMMITMENT FOR 175.797-ACRE TRACT

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

STEWART TITLE
GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called "the Company," hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in the form now promulgated by the State Board of Insurance, in favor of the proposed insured(s) named in Schedule A, as owner or mortgagee of the estate or interest described in Schedule A in the land described in Schedule A, upon payment of the premium and charges therefor, all subject to the provisions of Schedules A, B and C and to the Conditions and Stipulations hereof.

This commitment shall be effective only when the identity of the proposed insured(s) and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company.

This commitment is solely preliminary to the issuance of such policy or policies of title insurance and the liability and obligation of the Company to the proposed insured shall be limited to the express terms of this commitment. All liability and obligations hereunder shall cease and terminate ninety (90) days after the effective date hereof, or when the the policy committed for shall issue, whichever occurs first, provided that the failure to issue such policy is not the fault of the Company.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

STEWART TITLE
GUARANTY COMPANY

Carlose Morris
Chairman of the Board

Stewart Morris
President

STEWART TITLE GUARANTY CO. INCORPORATED 1908 TEXAS

Countersigned:
STEWART TITLE COMPANY

By Chester E. Lovelady
Authorized Signature
CHESTER E. LOVELADY

Serial No. C 369209

585 Rev 7 1 79

SCHEDULE A

Commitment No.	Effective Date of Commitment:
C369209	March 3, 1983 .19 8:00 o'clock a m
GF No. or File No.	
99 82 017	Chester E. Lovelady

1. Policy or Policies to be issued: AMOUNT

(a) Form T-1: OWNER POLICY OF TITLE INSURANCE $ TO BE DETERMINED
Proposed Insured: Wilson Development Corporation, a Texas Corporation

(b) Form T-2: MORTGAGEE POLICY OF TITLE INSURANCE $ _____
Proposed Insured:

Proposed Borrower:

(c) Form T-13: MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN $ _____
Proposed Insured:

Proposed Borrower:

(d) OTHER: $ _____
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein: (Fee Simple, leasehold, easements, etc., - identify or describe)
FEE SIMPLE

3. Record Title thereto at the effective date hereof appears to be vested in:
Schaefer Hausman Road Properties, Ltd., a Texas Limited Partnership

4. The land referred to in the Commitment is described as follows:
Two tracts of land to be described by a survey to be furnished; currently described as follows:

SCHEDULE B

Schedule B of the policy or policies to be issued will also contain the following exclusions and exceptions:

The policy will be subject to the Conditions and Stipulations thereof, the terms and conditions of the instrument creating the estate insured, if any, shown in Schedule A, and to the following matters which will be additional exceptions from the coverage of the policy:

1. Restrictive covenants affecting the land described or referred to above, but in any mortgagee policy of title insurance or mortgagee title policy binder on interim construction loan, the Company will guarantee that any such restrictive covenants have not been violated so as to affect, and that a future violation thereof will not affect the validity or priority of the insured mortgage. NONE OF RECORD
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Taxes for the year 19 83 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
4. Usury or claims of usury (Mortgagee Policy or Mortgagee Title Policy Binder on Interim Construction Loan only.)
5. Any right of rescission contained in any CONSUMER CREDIT PROTECTION or TRUTH-IN-LENDING laws. (Mortgagee Policy or Mortgagee Title Policy Binder on Interim Construction Loan only.)
6. No materials have been furnished or any labor performed in connection with the construction contemplated hereunder prior to the execution, acknowledgment, and delivery of the lien instrument described under SCHEDULE A hereof, if the land described under SCHEDULE A forms any part of the homestead of the owner. (May be deleted if satisfactory evidence is furnished before binder is issued.) (Mortgagee Title Policy Binder on Interim Construction Loan only.)
7. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s): ***
8. (INSERT HERE ALL OTHER SPECIFIC EXCEPTIONS AS TO SUPERIOR LIENS, EASEMENTS, OUTSTANDING MINERAL AND ROYALTY INTERESTS, ETC.)

*** Notes to be executed in legally acceptable form to be executed in compliance with Contract of Sale dated March 4, 1983, by and between Schaefer Hausman Road Properties, Ltd., and Wilson Development Corporation.

9. Vendor's Lien retained in Deed dated July 22, 1981, recorded in Volume 2387, Page 418, executed by Cora Woller Schwartz and husband Eugene Schwartz, to Schaefer Burdick Homes, Inc., securing payment of one note of even date therewith in the principal amount of $389,096.00 payable to Cora Woller Schwartz, and said note being additionally secured by deed of trust of even date therewith to Roy W. Richard, Jr., Trustee, said deed of trust filed for record in the Office of the County Clerk of Bexar County, Texas, on July 30, 1981, recorded in Volume 2387, Page 422, Real Property Records of Bexar County, Texas. (Said note pertains to 57.268 ac.)

   Vendor's Lien retained in deed dated July 22, 1981, recorded in Volume 2387, Page 427, executed by Joseph N. Woller and wife, Febronia (Bernice) Woller, to Schaefer Burdick Homes, Inc., securing payment of one note of even date therewith in the principal amount of $800,000.00 payable to Joseph N. Woller, and said note being additionally secured by deed of trust of even date therewith to Roy W. Richard, Jr., Trustee, said deed of trust filed for record in the Office of the County Clerk of Bexar County, Texas, on July 30, 1981, recorded in Volume 2387, Page 432, Real Property Records of Bexar County, Texas. (Said note pertains to 118.529 ac.)

SEE CONTINUATION SHEET ATTACHED HERETO

Attached to and made a part of Stewart Title Guaranty Company Policy No. C369209

Continuation of Schedule B:

9. Continued: Said Warranty Deed with Vendor's Lien in Volume 2387, Page 427, refiled to correct a call in field note description as re-recorded in Volume 2392, Page 862, Real Property Records of Bexar County, Texas.

10. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

SCHEDULE C

Schedule B of the policy to be issued will also contain exceptions with respect to the following matters supposed to affect title to the hereinabove described property unless the following matters are disposed of to the satisfaction of the Company at or prior to the date of the issuance of the policy:

1. Instrument(s) creating the estate or interest to be insured must be approved by the Company, executed and filed for record.
2. Satisfactory evidence that no person occupying the property or any portion thereof owns or claims any interest therein, either personally or by right of another, adverse to the present record owner as shown in Schedule A.
3. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
4. Payment of all taxes, charges and assessments levied or assessed against the subject estate or interest, which are currently due and payable.
5. Satisfactory evidence that all improvements and/or repairs and/or alterations thereto are completed and accepted by the owner and that all contractors, subcontractors, laborers and materialmen have been paid in full, and no mechanic's, laborer's or materialmen's liens have attached.
6. Any defect, lien, encumbrance or other matter affecting or supposed to affect title to the estate or interest to be insured which may be filed or which may arise subsequent to the effective date hereof.
7. If a mortgagee policy of title insurance is to be issued satisfactory evidence that restrictions and restrictive convenants, if any, have not been violated so as to affect, and that a future violation thereof will not affect the validity or priority of the insured mortgage.
8. We will require a survey and field notes to determine the correct legal description and sales price.

FIELD NOTE DESCRIPTION

175.797 ACRE TRACT

A 175.797 ACRE TRACT LYING IN SAN ANTONIO, BEXAR COUNTY, TEXAS CONSISTING OF A 57.268 ACRE TRACT OUT OF THE 206.00 ACRE JOSEPH WALLER ESTATE TRACT AND A 118.529 ACRE TRACT, SAID 118.529 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN DEED AND RECORDED IN VOLUME 1148, PAGE 251, VOLUME 1681, PAGE 451, PAGE 386 AND VOLUME 5311, PAGE 958, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 175.797 ACRE TRACT BEING OUT OF THE MATT COOPER SURVEY 344, ABSTRACT 161, COUNTY BLOCK 4537, N.C.B. 14887, AND THE MATT COOPER SURVEY NO. 343, ABSTRACT 162, COUNTY BLOCK 4534, N.C.B. 14887, THE F. FEILLE SURVEY NO. 21, ABSTRACT 1273, COUNTY BLOCK 5014, N.C.B. 14887, AND THE I. STONE SURVEY NO. 352, COUNTY BLOCK 4538, N.C.B. 14887 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, SAID POINT BEING THE MOST EASTERLY END OF THE CUT-OFF LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD;

THENCE, S 89°51'16" E, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 800.85 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 89°51'44" E, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 231.10 FEET TO AN IRON PIN FOUND FOR A POINT OF CURVATURE;

THENCE, FOLLOWING AN ARC TO THE LEFT, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, SAID ARC STARTING FROM A RADIAL HAVING A BEARING OF S 00°04'31" E AND HAVING A CENTRAL ANGLE OF 20°01'56" AND A RADIUS OF 957.66 FEET, A DISTANCE OF 334.82 FEET TO AN IRON PIN SET FOR ANGLE;

THENCE, S 89°47'54" E, A DISTANCE OF 318.14 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 89°10'32" E, A DISTANCE OF 36.15 FEET TO AN IRON PIN FOR ANGLE;

THENCE, N 60°57'13" E, A DISTANCE OF 15.57 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 29°11'07" E, A DISTANCE OF 16.39 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 17°26'51" E, A DISTANCE OF 16.86 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 15°29'08" E, A DISTANCE OF 25.01 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 06°16'49" E, A DISTANCE OF 179.93 FEET TO AN IRON PIN SET FOR A POINT OF CURAVAURE, SAID IRON PIN BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD;

THENCE, FOLLOWING AN ARC TO THE RIGHT, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, SAID ARC STARTING FROM A RADIAL HAVING A BEARING OF N 25°41'32" W AND HAVING A CENTRAL ANGLE OF 23°09'21" AND A RADIUS OF 837.80 FEET, A DISTANCE OF 338.59 FEET TO AN IRON PIN SET FOR A POINT OF TANGENCY;

THENCE, N 87°27'49" E, ALONG AND WITH SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 113.27 FEET TO AN IRON PIN FOUND FOR CORNER;

THENCE, S 02°00'03" W, A DISTANCE OF 498.86 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°53'14" W, A DISTANCE OF 451.49 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°52'34" W, A DISTANCE OF 285.36 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°50'48" W, A DISTANCE OF 401.56 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°37'59" W, A DISTANCE OF 1,061.95 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°20'59" W, A DISTANCE OF 484.10 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°20'16" W, A DISTANCE OF 438.32 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, S 00°42'08" W, A DISTANCE OF 2,178.78 FEET TO AN IRON PIN FOUND FOR CORNER;

THENCE, S 89°50'44" W, A DISTANCE OF 312.83 FEET TO AN IRON PIN SET FOR CORNER;

THENCE, N 00°43'45" W, A DISTANCE OF 405.90 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 00°38'49" W, A DISTANCE OF 1,130.81 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 88°25'20" E, A DISTANCE OF 1.99 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 00°03'32" W, A DISTANCE OF 655.75 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 00°43'33" E, A DISTANCE OF 175.24 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 89°41'46" W, A DISTANCE OF 1,002.06 FEET TO AN IRON PIN FOUND FOR ANGLE;

THENCE, N 89°41'22" W, A DISTANCE OF 820.73 FEET TO AN IRON PIN FOUND FOR CORNER, SAID IRON PIN BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD;

THENCE, N 00°02'30" E, ALONG AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD, A DISTANCE OF 3,018.37 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE MOST SOUTHERLY END OF THE CUT-OFF LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD;

THENCE, N 44°58'43" E, ALONG AND WITH THE CUT-OFF LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF WOLLER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAUSMAN ROAD, A DISTANCE OF 28.25 FEET TO THE POINT OF BEGINNING OF THE HEREINBEFORE DESCRIBED 175.797 ACRE TRACT.

IV. EDWARDS AQUIFER INFORMATION

The Texas Department of Water Resources has jurisdiction regarding control of construction over the Edwards Underground Aquifer Recharge Zone. In order to build over the Recharge Zone, a permit is necessary. Two approvals will be necessary for this site. One approval involves the sanitary sewer plans and specifications. The other approval involves a geological assessment of the site.

Primarily, the Texas Department of Water Resources is interested in seeing that no pollutants reach the Aquifer. Most of the requirements fall on the sewer system to see that there is no seepage into the Aquifer.

Much care is necessary in the design and construction of the sewer system. The requirements cause some additional cost for construction. Such additional costs have been considered in the estimates.

Excerpts from the regulations regarding construction have been included with this report and follow in this section.

d. The monthly average for phosphate expressed as phosphorus shall not exceed 2.0 mg/l.

e. Dissolved Oxygen shall be not less than 5.0 mg/l.

(11) Public health hazards will normally not occur from the concentration of nitrogen and nitrogen compounds normally found in the effluent or conventional sewage treatment plants. Therefore, since there is not adequate plant scale operating experience available in this area of technology, the Board does not propose requiring a process to remove it. The Board encourages sewage treatment plant processes which intrinsically minimize the concentration of nitrogen in its effluent and may require nitrogen removal should future studies indicate the need. (It should be noted that the high degree of treatment required by this rule will provide a very good level of nitrogen removal.)

(12) Sewage treatment plants shall be designed so that they may be modified in order to provide for additional processes which may be found necessary at a future date.

(13) Sewage treatment plant sites shall be of sufficient size to provide additional capacity or additional techniques of treatment if and when necessary.

(14) Regionalization of organized systems shall be rigorously enforced.

(15) The construction of sewage collection lines shall comply with the following:

a. Holes for service lines and other lines shall be cut, not broken.

b. The service connection will be made with the use of a manufactured saddle of proper dimension centered over the cut opening, as approved by the Executive Director.

c. Where the sewer main is twelve (12) inches in diameter or smaller, a concrete encasement with a minimum thickness of five inches shall completely encircle the main at the connection. The minimum width of the concrete encasement shall be two feet, centered at the point of connection.

d. Where an existing main is larger than twelve (12) inches in diameter, as an alternative to concrete encasement, the connection may be made by using a concrete bonding epoxy or bonding agent of approved quality. Following the epoxy bond, a cement mortar composed of two parts sand to one part cement should be applied around the connection point, completely encircling the joint. The cement mortar band shall have a minimum thickness of three inches around the joint and shall extend up the side walls of the house connection joint and the sewer main for five inches.

e. The angle of connection into an existing sewer main for an individual house connection shall not be more acute than 45°.

f. All sewer pipes shall have compression or mechanical type joints. When "Schedule 40" PVC Pipe (ASTM

D-3033 or D-3034, maximum SDR of 33.5) in diameters four inches or less is used for private service laterals, solvent weld joints may be used.

g. The sewer system, including stub outs, shall be tested under the supervision of a Registered Professional Engineer at the time of installation and shall be certified by him to meet or exceed the requirements of the latest revision of the City of San Antonio "Standard Specifications for Public Works Construction" Item 518, or its equivalent, relative to establishing a minimum infiltration/exfiltration rate.

h. Whenever Y's or T's are designed in the approved plans, they shall be manufactured Y's and T's.

i. Blasting for sewer line excavation must be done in such a manner as to minimize the fracturing of rock beyond the required excavation.

j. Materials used in the construction of the sewer system lines shall be approved at the time of review of the plans and specifications.

k. Pipe and joint assemblies for laterals shall be designed for the maximum working pressure which can be placed on the pipe, plus a factor of safety.

l. Pipe and joint assemblies for laterals shall be designed to have a crushing capacity in excess of that which can be expected to be experienced, plus a factor of safety.

m. Pipe and joint materials in both laterals and mains shall be resistant to decomposition from chemicals in domestic sewage or other materials which it may be called upon to transport.

n. All pipe shall be embedded in materials giving adequate protection to the pipe from other backfill material.

o. The results of an infiltration/exfiltration test, the type of which shall be approved by the Executive Director, shall be biennially reported to the Executive Director and the tests certified by a Registered Professional Engineer as having been correctly performed.

p. To the maximum extent feasible, the sewer mains shall be located so that no manhole falls within a street or drainage channel and shall be constructed so that the top of the ring is at least two (2) inches above the finished grade of the surrounding ground. This shall be done in order to avoid locating the manhole in an area which is regularly flooded.

q. Manholes for new construction shall be monolithic, cast in place. Repair or replacement work shall be done as approved by the repairing engineer.

r. Manholes, including rings and covers, shall be constructed so that they are watertight.

s. Lift stations shall be provided with standby emergency power similar to that required for treatment

plants.

t. All connections shall be constructed with compression or mechanical joints.

u. Any caverns or solution channels encountered during construction shall be reported to the Department District Office with a request for approval of construction design when the pipe, due to its structural integrity, is not sufficient to bridge the gap.

v. All "stub outs" for future connections shall be installed and tested as outlined in Section (b), Subsection (15), paragraph g. of this rule as part of main construction. "Stub outs" so installed shall extend beyond the street pavement toward the property of all properties to be served whenever feasible. All services shall connect only to "stub outs" installed and tested as part of the original construction. After original construction additional "stub outs" can only be installed with the approval of the Executive Director.

w. All blasting which is to occur within twenty-five (25) feet of an existing and previously tested sanitary sewer main shall require prior notice to the Department District Office and the licensing authority.

Blasting within such areas shall be accomplished with the following guidelines.

Approximate Distance from Sanitary Sewer Main	Pounds of Explosive per Cubic Yard of Rock to be Blasted		Maximum Hole Spacing
	Nitro Carbo Nitrate	Dynamite (60%) Extra)	
5'	1#/CY	0.6#/CY	2'
10'	1#/CY	0.7#/CY	3'
15'	1.2#/CY	0.8#/CY	5'
20'	1.4#/CY	0.9#/CY	8'
25'	1.7#/CY	1.0#/CY	12'

In addition to the above general criteria, all blasting shall be in accordance with appropriate criteria established in the National Fire Protection Association Publication and the contractor shall consider the elevation of the existing sanitary sewer main in relation to the blasting charge and the relative director of existing and proposed trenches. Blasting within such areas shall be accomplished by only qualified blasting contractors who hold blasting licenses from a qualifying agency such as the San Antonio Fire Department in Bexar County.

Should the Executive Director find that damage has been done to an existing sanitary sewer main resulting from such blasting, the Executive Director may require the responsible party to repair and retest such mains.

x. Where fully supported by relevant information provided by the consulting engineer, the Executive Director may substitute an alternate procedure for any of the foregoing.

y. Notwithstanding all the above, it shall be required that the system operate satisfactorily and any

V. PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

A. Concept

Two major types of development were considered for this master plan. Both single-family and small lot homes were included in the development concept.

A collector street forming a loop was planned to serve all five units as well as connect Hunters Chase South to Hunters Chase at two locations. Alleys were planned so that few lots would front the above mentioned loop. Stub-outs are provided to both the south and east for possible future development.

Units 1 and 2 are proposed for single-family small lot houses. Units 3, 4 and 5 are proposed for single-family larger lot houses.

B. Master Plan

A 1" = 100' scale copy of the Preliminary Overall Area Development Plan follows (see Figure 10).