



LT1-77-20040264960-1



LT2-11085-1037-23

**DECLARATION OF PROTECTIVE COVENANTS  
FOR P.U.D. R-6 ZONING  
(Raw Land Only- SRP Tracts)**

STATE OF TEXAS                   §  
  §                   KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF BEXAR           §

This Declaration is made on this the 17th day of November, 2004, by SRP DOMINION, LTD., a Texas limited partnership, hereinafter referred to as "Declarant".

**WHEREAS** the development of certain property in Bexar County, Texas commonly known as The Dominion Planned Unit Development (hereinafter "The Dominion PUD") is governed by a document entitled *Declaration of Covenants, Conditions, Easements and Restrictions for The Dominion Planned Unit Development* (hereinafter "Umbrella Declaration") which was duly recorded on or about October 18, 1983, in Volume 2956, Pages 61, et seq., of the Official Public Records of Real Property, Bexar County, Texas; and

**WHEREAS** Declarant is the owner of real property located within The Dominion PUD; and

**WHEREAS** Declarant is the owner of the real property described in this Declaration and desires to create thereon certain land use restrictions for the benefit of the present and future owners of said property; and

**WHEREAS** The Dominion Homeowners Association, Inc. (hereinafter "Association") was organized for the purpose of promoting the health, safety, security, and welfare of the members of the Association, is the entity responsible for the maintenance, upkeep, and repair of common properties within The Dominion PUD, and is charged with enforcing the provisions of the Umbrella Declaration;

**NOW, THEREFORE**, the real property described in this Declaration is and shall be held, transferred, sold, conveyed, occupied, and enjoyed subject to the Umbrella Declaration and the land use restrictions hereinafter set forth.

**ARTICLE I  
PROPERTY DESCRIPTION**

The property covered by this Declaration is the raw land which is more particularly described by the metes and bounds description attached hereto as Exhibit "A" and which is incorporated herein by reference for all purposes.

**SCANNED**

## ARTICLE II LAND USE RESTRICTIONS

Section 1. Umbrella Declaration. The property which is the subject of this Declaration is subject to the provisions of the Umbrella Declaration as referenced in the recitals herein and any amendments thereto.

Section 2. Permitted Land Use. Only those R-6 uses expressly permitted under the R-6 zoning per Table 311-1-Residential Use Matrix of the City of San Antonio, Texas, Unified Development Code dated May 3, 2001 are allowed subject to any land uses which are expressly prohibited by this Declaration. However, a nursery with a 1 acre minimum may be allowed in flood plain only with express written approval of the Association. A copy of Table 311-1-Residential Use Matrix of the City of San Antonio, Texas, Unified Development Code dated May 3, 2001 is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes.

Section 3. Prohibited Land Uses. The property that is the subject of this Declaration may not be used for the following purposes or activities:

- Bed and Breakfast
- Cemetery or Mausoleum (except where existing)
- Church, Temple, Mosque
- Daycare Center (Commercial or Non Profit)
- Recreation Facility (Public and Commercial)
- Registered Family Home (12 Children Maximum)
- Museum
- Wireless Communication System
- All School or University Permitted Uses

Section 4. Amendments to the San Antonio, Texas Unified Development Code. Any amendments to the San Antonio, Texas Unified Development Code following May 3, 2001 that allow uses other than those listed on the table attached in Exhibit "B" shall require the written approval of, and an amendment hereto by the Board of Directors of The Dominion Homeowners Association prior to being approved as land uses within The Dominion PUD.

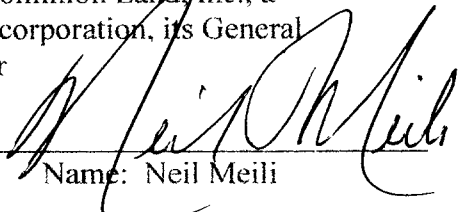
Section 5. Future Platting. Prior to any future platting of the property which is subject to this Declaration with the City of San Antonio or any other entity, these land use restrictions shall be supplemented and/or amended by Declarant and the Association, without the necessity of the joinder of any other parties, as reasonably appropriate or necessary to reflect the different nature and character of the property, and in order to further the goals and purposes of the Umbrella Declaration and the common scheme of development of The Dominion PUD.

EXECUTED on this the 17th of November, 2004.

DECLARANT:

SRP Dominion, Ltd., a Texas limited partnership

By: SRP Dominion Land, Inc., a Texas corporation, its General Partner

By:   
Name: Neil Meili

AGREE AND CONCUR:  
ASSOCIATION:

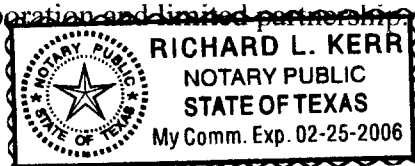
The Dominion Homeowners Association, Inc.

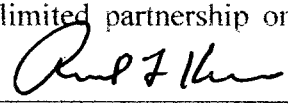
By: 

Name: JOHN W. DAVIDSON  
Title: SECRETARY

STATE OF TEXAS       §  
                                 §  
COUNTY OF BEXAR   §

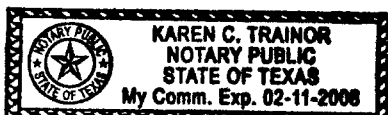
This instrument was acknowledged before me on the 17th day of November, 2004, by Neil Meili, on behalf of SRP Dominion Land, Inc., a Texas corporation, as general partner of SRP Dominion, Ltd. a Texas limited partnership on behalf of said corporation and limited partnership.

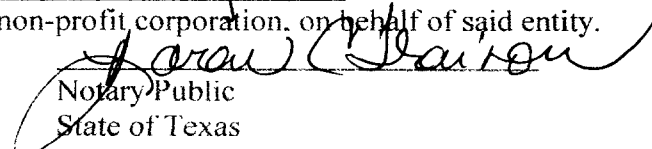


  
Notary Public  
State of Texas

STATE OF TEXAS       §  
                                 §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on the 17th day of November, 2004, by JOHN W. DAVIDSON, SECRETARY of The Dominion Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



  
Notary Public  
State of Texas

AFTER RECORDING RETURN TO:  
The Dominion Homeowners Association, Inc.  
Ten Dominion Drive  
San Antonio, Texas 78257

# EXHIBIT "A"

## Field Notes for a 6.627 Acre Tract of Land

BEING a 6.627 acre tract of land out of the P. Toepperwein Survey No. 26, Abstract No. 765, County Block 4751, the C. Schasse Survey No. 4, Abstract No. 1024, County Block 4750, the J.H. Gibson Survey No. 3, Abstract No. 300, County Block 4753, and the J. M. Arocha Survey No. 26, Abstract No. 27, County Block 4752, Bexar County, Texas, said 6.627 acre tract of land being a portion of that certain 147.655 acre tract designated as Tract "IV" conveyed to SRP Dominion, LTD, by Special Warranty Deed recorded in Volume 6031, Pages 1726-1756, Real Property Records, Bexar County, Texas, and a portion of that certain 104.204 acre tract designated as Tract "V" conveyed to SRP Dominion, LTD, by Special Warranty Deed recorded in Volume 6031, Pages 1726-1756, Real Property Records, Bexar County, Texas, said 6.627 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a  $\frac{1}{2}$ " iron rod found at the southeast end of a curve return at the intersection of the west right-of-way line of the westerly Westcourt Lane recorded in Volume 9513, Pages 175-180, Deed and Plat Records, Bexar County, Texas, with the south right-of-way line of Dominion Drive recorded in Volume 9513, Pages 171-174, Deed and Plat Records, Bexar County, Texas;

**THENCE**, along the west right-of-way line of Westcourt Lane, South 05 degrees 22 minutes 25 seconds East, a distance of 13.00 feet (South 04 degrees 19 minutes 56 seconds East, a distance of 13.00 feet record) to a  $\frac{1}{2}$ " iron rod set for the point of curvature of a counterclockwise curve;

**THENCE**, continuing along the west right-of-way line of Westcourt Lane, around a curve in a counterclockwise direction having a delta angle of 20 degrees 06 minutes 25 seconds, an arc distance of 188.59 feet (188.46 feet record), a radius of 537.39 feet, and a chord of South 15 degrees 25 minutes 13 seconds East, a distance of 187.62 feet to a  $\frac{1}{2}$ " iron rod found for the point of tangency;

**THENCE**, continuing along the west right-of-way line of Westcourt Lane, South 25 degrees 26 minutes 54 seconds East, a distance of 177.58 feet (South 24 degrees 25 minutes 34 seconds East, a distance of 177.52 feet record) to a  $\frac{1}{2}$ " iron rod found for the point of curvature of a clockwise curve;

**THENCE**, continuing along the west right-of-way line of Westcourt Lane, around a curve in a clockwise direction having a delta angle of 03 degrees 08 minutes 56 seconds, an arc distance of 163.94 feet (163.99 feet record), a radius of 2983.00 feet, and a chord of South 24 degrees 02 minutes 56 seconds East, a distance of 163.92 feet to a  $\frac{1}{2}$ " iron rod set for the point of compound curvature of a clockwise curve;

**THENCE**, continuing along the west right-of-way line of Westcourt Lane, around a curve in a clockwise direction having a delta angle of 14 degrees 19 minutes 39 seconds, an arc distance of 47.51 feet (47.51 feet record), a radius of 190.00 feet, and a chord of South 14 degrees 33 minutes 39 seconds East, a distance of 47.39 feet to a  $\frac{1}{2}$ " iron rod found for the point of reverse curvature of a counterclockwise curve;

**THENCE**, continuing along the west right-of-way line of Westcourt Lane, around a curve in a counterclockwise direction having a delta angle of 25 degrees 05 minutes 03 seconds, an arc distance of 91.94 feet (91.96 feet record), a radius of 210.00 feet, and a chord of South 20 degrees 29 minutes 25 seconds East, a distance of 91.21 feet to a  $\frac{1}{2}$ " iron rod set for the point of reverse curvature of a clockwise curve;

THENCE, continuing along the west right-of-way line of Westcourt Lane, around a curve in a clockwise direction having a delta angle of 14 degrees 19 minutes 39 seconds, an arc distance of 47.51 feet (47.51 feet record), a radius of 190.00 feet, and a chord of South 25 degrees 54 minutes 20 seconds East, a distance of 47.39 feet to a ½" iron rod found for the point of compound curvature of a clockwise curve;

THENCE, continuing along the west right-of-way line of Westcourt Lane, around a curve in a clockwise direction having a delta angle of 06 degrees 05 minutes 53 seconds, an arc distance of 317.49 feet (317.57 feet record), a radius of 2983.00 feet, and a chord of South 15 degrees 41 minutes 34 seconds East, a distance of 317.34 feet to an "x" found scribed in concrete for the point of tangency;

THENCE, continuing along the west right-of-way line of Westcourt Lane, South 12 degrees 38 minutes 50 seconds East, a distance of 205.08 feet (South 11 degrees 36 minutes 41 seconds East, a distance of 205.05 feet record) to a ½" iron rod found for the point of curvature of a clockwise curve;

THENCE, continuing along the west right-of-way line of Westcourt Lane, around a curve in a clockwise direction having a delta angle of 19 degrees 50 minutes 15 seconds, an arc distance of 80.67 feet (80.67 feet record), a radius of 233.00 feet, and a chord of South 2 degrees 33 minutes 56 seconds East, a distance of 80.27 feet to an "x" scribed in concrete for corner at the northeast corner of Lot 154, Block 15, The Dominion Phase 4B, recorded in Volume 9515, Page 53, Deed and Plat Records, Bexar County, Texas;

THENCE, departing the west right-of-way line of Westcourt Lane, along the north boundary line of Lot 154, North 78 degrees 59 minutes 25 seconds West, a distance of 109.15 feet (North 77 degrees 56 minutes 00 seconds West, a distance of 109.15 feet record) to a ½" iron rod set for corner at the northwest corner of Lot 154;

THENCE, along the west boundary line of Lot 154, South 12 degrees 15 minutes 57 seconds West, a distance of 54.82 feet (South 13 degrees 23 minutes 33 seconds West, a distance of 55.00 feet record) to a ½" iron rod found for the southwest corner of Lot 154, the northwest corner of Lot 153, Block 15, The Dominion Phase 4B;

THENCE, along the west boundary line of Lot 153, South 12 degrees 15 minutes 41 seconds West, a distance of 70.19 feet (South 13 degrees 23 minutes 33 seconds West, a distance of 60.00 feet record) to a ½" iron rod found for angle at the southwest corner of Lot 153, the northwest corner of Lot 152, The Dominion Phase 4B;

THENCE, along the west boundary line of Lot 152, South 12 degrees 12 minutes 40 seconds West, a distance of 60.00 feet (South 13 degrees 23 minutes 33 seconds West, a distance of 55.00 feet record) to a ½" iron rod set for corner at the southwest corner of Lot 152;

THENCE, severing the aforesaid SRP Dominion, LTD. Tract "V" and tract "IV", the following courses and distances:

North 79 degrees 06 minutes 53 seconds West, a distance of 98.71 feet to a ½" iron rod set for angle (no record information);

North 40 degrees 23 minutes 42 seconds West, a distance of 78.33 feet to a ½" iron rod set for angle (no record information);

North 80 degrees 16 minutes 49 seconds West, a distance of 41.67 feet to a ½" iron rod set for angle (no record information);

North 8 degrees 42 minutes 13 seconds West, a distance of 221.21 feet to a ½" iron rod set for angle (no record information);

North 29 degrees 23 minutes 09 seconds East, a distance of 118.79 feet to a ½" iron rod set for angle (no record information);

North 13 degrees 00 minutes 46 seconds West, a distance of 135.22 feet to a ½" iron rod set for angle (no record information);

North 56 degrees 50 minutes 11 seconds West, a distance of 28.45 feet to a ½" iron rod set for angle (no record information);

North 20 degrees 24 minutes 14 seconds East, a distance of 91.37 feet to a ½" iron rod set for angle (no record information);

North 48 degrees 20 minutes 54 seconds East, a distance of 64.13 feet to a ½" iron rod set for angle (no record information);

North 71 degrees 28 minutes 55 seconds East, a distance of 27.63 feet to a ½" iron rod set for angle (no record information);

North 25 degrees 45 minutes 57 seconds West, a distance of 100.14 feet to a ½" iron rod set for angle (no record information);

North 19 degrees 54 minutes 14 seconds West, a distance of 221.37 feet to a ½" iron rod set for angle (no record information);

North 25 degrees 27 minutes 11 seconds West, a distance of 200.53 feet to a ½" iron rod set for angle (no record information);

North 20 degrees 26 minutes 49 seconds West, a distance of 118.27 feet to a ½" iron rod set for angle (no record information);

North 10 degrees 23 minutes 36 seconds West, a distance of 117.87 feet to a ½" iron rod set for angle (no record information);

and North 05 degrees 21 minutes 33 seconds West, a distance of 31.31 feet to a ½" iron rod set for angle (no record information) in the south right-of-way line of Dominion Drive in the arc of a counterclockwise curve;

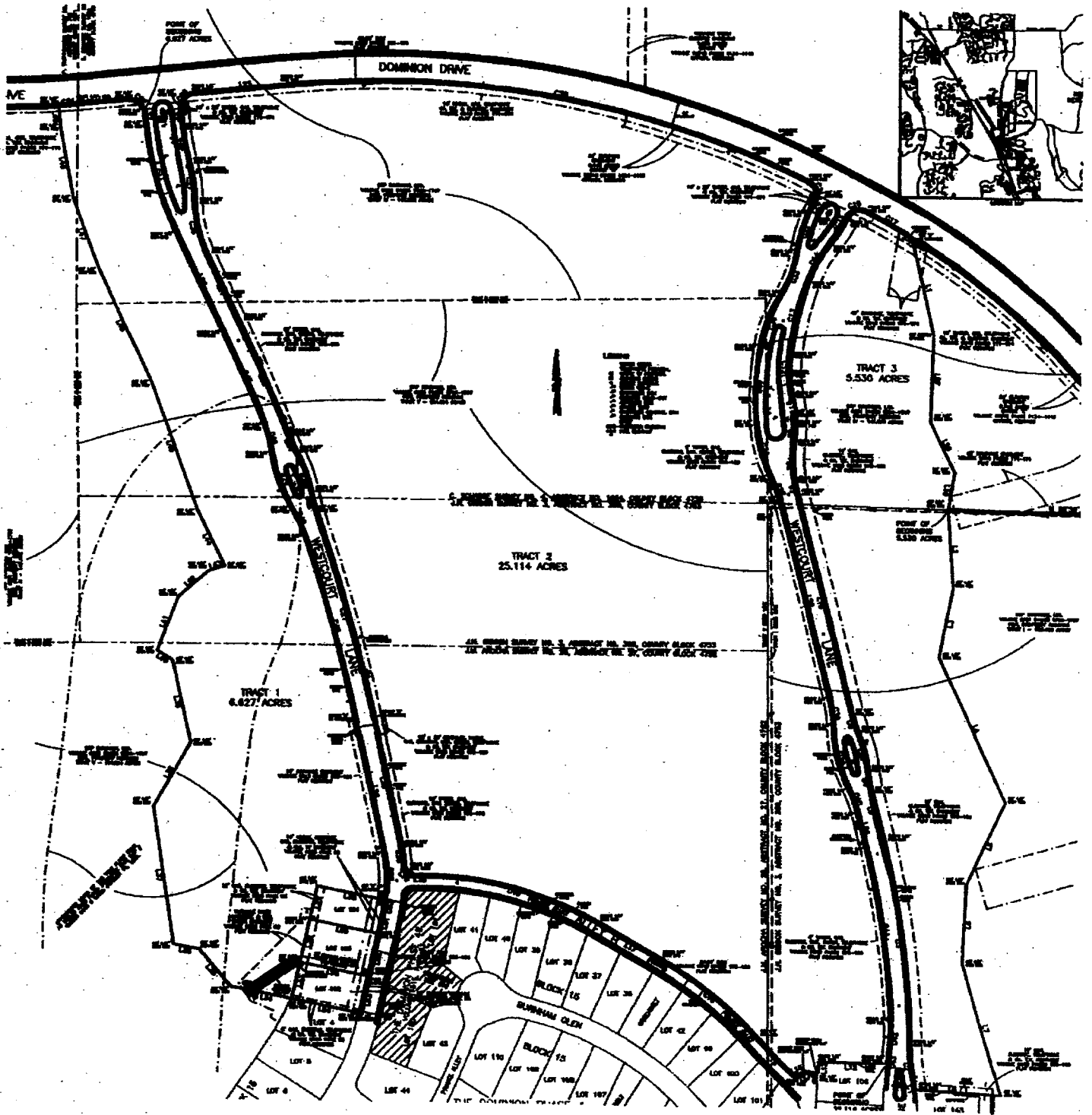
**THENCE**, along the south right-of-way line of Dominion Drive, around a curve in a counterclockwise direction having a delta angle of 01 degrees 28 minutes 39 seconds, an arc distance of 28.48 feet (no record), a radius of 1104.55 feet, and a chord of North 85 degrees 22 minutes 32 seconds East, a distance of 28.48 feet to a ½" iron rod found for the point of tangency;

**THENCE**, continuing along the south right-of-way line of Dominion Drive, North 84 degrees 39 minutes 08 seconds East, a distance of 88.52 feet (North 84 degrees 40 minutes 04 seconds East, a distance of 88.52 feet record) to a ½" iron rod set for the point of curvature of a clockwise curve at the northwest end of a curve return at the intersection of west right-of-way line of the westerly Westcourt Lane, with the south right-of-way line of Dominion Drive;

**THENCE**, around said curve return and around a curve in a clockwise direction having a delta angle of 89 degrees 50 minutes 18 seconds, an arc distance of 28.22 feet (28.27 feet record), a radius of 18.00 feet, and a chord of South 50 degrees 27 minutes 17 seconds East, a distance of 25.42 feet to the **PLACE OF BEGINNING** and containing 6.627 acres of land, more or less.

Note: This description is based on an on the ground survey performed on 09-22-2003. The bearings are based on the Texas state plane coordinate system, south central zone. A survey plat of the above described tract was prepared.





FIELD NOTES  
FOR

A 54.24 acre tract of land being out of the John H. Gibson Survey No. 3, Abstract 300, County Block 4753, the C. Schasse Survey No. 4, Abstract 1024, County Block 4750, the P. Toepperwein Survey No. 26, Abstract 765, County Block 4751, and the J. M. Arocha Survey No. 26, Abstract 27, County Block 4752, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: At the point of intersection of the south line of Lot 1, Block 16, Dominion Drive, The Dominion Phase 4A, Planned Unit Development (P.U.D.), as recorded in Volume 9513, Page 174, of the Deed and Plat Records of Bexar County, Texas, and the east line of Lot 148, Block 15, Westcourt Lane, The Dominion Phase 4, Planned Unit Development (P.U.D.), as recorded in Volume 9513, Page 176 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 04°19'56" E, a distance of 18.00 feet to the POINT OF BEGINNING of this tract;

THENCE: S 04°19'56" E, a distance of 13.00 feet to the P.C. of a curve to the left, having a radius of 537.39 feet and a central angle of 20°05'38";

THENCE: With said curve to the left, a distance of 188.46 feet to the P.T. of said curve to the left;

THENCE: S 24°25'34" E, a distance of 177.52 feet to the P.C. of a curve to the right, having a radius of 2,983.00 feet and a central angle of 03°08'59";

THENCE: With said curve to the right, a distance of 163.99 feet to the P.C.C. of a curve to the right, having a radius of 190.00 feet and a central angle of 14°19'39";

THENCE: With said curve to the right, a distance of 47.51 feet to the P.R.C. of a curve to the left, having a radius of 210.00 feet and a central angle of 25°05'23";

THENCE: With said curve to the left, a distance of 91.96 feet to the P.R.C. of a curve to the right, having a radius of 190.00 feet and a central angle of 14°19'39";

THENCE: With said curve to the right, a distance of 47.51 feet to the P.C.C. of a curve to the right, having a radius of 2,983.00 feet and a central angle of 06°05'59";

THENCE: With said curve to the right, a distance of 317.57 feet to the P.T. of said curve to the right;

THENCE: S 11°36'41" E, a distance of 205.05 feet to the P.C. of a curve to the right, having a radius of 233.00 feet and a central angle of 19°49'14";

THENCE: With said curve to the right, a distance of 80.60 feet to the P.T. of said curve to the right, said point being the northeast corner of Lot 154, Block 15 of The Dominion Phase 4B, Planned Unit Development (P.U.D.), approved by the City of San Antonio Planning Commission on July 2, 1986, but unrecorded, said point also being on the west line of the aforementioned Westcourt Lane;

THENCE: Departing said Westcourt Lane, along the northern line of aforementioned Lot 154, Block 15, N 77°56'00" W, a distance of 109.15 feet to a point being the northwest corner of said Lot 154, Block 15;

THENCE: S 13°23'33" W, a distance of 185.00 feet to the southwest corner of Lot 152, Block 15 of the aforementioned The Dominion Phase 4B, Planned Unit Development (P.U.D.), said point also being the northwest corner of Lot 1, Block 15, of the aforementioned The Dominion Phase 4, Planned Unit Development;

THENCE: Along the west line of the aforementioned The Dominion Phase 4, Planned Unit Development the following courses:

S 28°10'21" W, a distance of 56.29 feet;

S 33°56'37" W, a distance of 219.53 feet;

S 25°43'18" W, a distance of 142.35 feet to the P.C. of a curve to the left, having a radius of 618.49 feet and a central angle of 09°23'24";

THENCE: With said curve to the left, a distance of 101.36 feet to the P.T. of said curve to the left, said point being on the western line of Lot 9, Block 15 of the aforementioned The Dominion Phase 4, Planned Unit Development (P.U.D.);

THENCE: Departing the said western line N 89°28'44" W, a distance of 217.67 feet to a point;

THENCE: Along the southwest line of the herein-described tract the following courses:

N 26°02'38" W, a distance of 514.30 feet;

N 41°06'45" W, a distance of 481.66 feet;

N 52°45'53" W, a distance of 368.00 feet;

N 60°10'08" W, a distance of 326.84 feet;

N 57°31'07" W, a distance of 449.49 feet;

Field Notes For  
54.24 Acre Tract  
Page 3 of 3

- THENCE: Departing the said southwest line N 24°30'59" E, a distance of 413.85 feet to a point;
- THENCE: N 07°13'08" W, a distance of 140.00 feet to a point on the aforementioned south line of Dominion Drive;
- THENCE: Along said south line, N 82°46'52" E, a distance of 508.19 feet to the P.C. of a curve to the right, having a radius of 946.32 feet and a central angle of 29°23'23";
- THENCE: With said curve to the right, a distance of 485.41 feet to the P.R.C. of a curve to the left, having a radius of 1,104.55 feet and a central angle of 26°30'11";
- THENCE: With said curve to the left, a distance of 510.93 feet to the P.T. of said curve to the left;
- THENCE: N 85°40'04" E, a distance of 88.53 feet to the P.C. of a curve to the right; having a radius of 18.00 feet and a central angle of 90°00'00";
- THENCE: With said curve to the right, a distance of 28.27 feet to the POINT OF BEGINNING, and containing 54.24 acres (2,362,846 square feet) of land, more or less, in Bexar County, Texas.

PREPARED BY: PAPE-DAWSON CONSULTING ENGINEERS, INC.  
JOB NO.: 2194-58-02  
DATE: August 29, 1986  
DOC. ID: FN7-1.14/1.3(082986)  
Phase 13



FIELD NOTES  
FOR

A 17.30 acre tract of land, being out of the P. Toepperwein Survey No. 26 1/4, Abstract 765, County Block 4751, and the John W. Smith Survey No. 27, Abstract 708, County Block 4732, and being part of 1,011 acre tract described in Volume 2400, Page 1811 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING:** At a point marking the intersection of the south line of Lot 1, Block 16, Dominion Drive of The Dominion Phase 4A, Planned Unit Development (P.U.D.), as recorded in Volume 9513, Page 174 of the Deed and Plat Records of Bexar County, Texas, and the southeast right-of-way line of Aue Road, said point also being the P.C. of a curve to the right, having a central angle of  $91^{\circ}27'29''$  and a radius of 18.00 feet;

**THENCE:** Along said curve to the right, same being the aforementioned south line of Lot 1, Block 16, for an arc distance of 28.73 feet, the chord bears  $N 87^{\circ}08'52'' E$ , 25.78 feet to the P.C.C. of a curve to the right, having a central angle of  $21^{\circ}45'33''$  and a radius of 200.00 feet;

**THENCE:** Along said curve to the right, the same being the aforementioned south line of Lot 1, Block 16, for an arc distance of 75.95 feet to the P.R.C. of a curve to the left, having a central angle of  $21^{\circ}45'33''$  and a radius of 200.00 feet;

**THENCE:** Along said curve to the left, same being the aforementioned south line of Lot 1, Block 16, for an arc distance of 75.95 feet to a point of tangency;

**THENCE:**  $S 47^{\circ}07'24'' E$ , continuing along the aforementioned south line of Lot 1, Block 16, 63.28 feet to the P.C. of a curve to the left, having a central angle of  $17^{\circ}15'14''$  and a radius of 200.00 feet;

**THENCE:** Along said curve to the left, same being the aforementioned south line of Lot 1, Block 16, for an arc distance 60.23 feet to the P.C.C. of a curve to the left, having a central angle of  $17^{\circ}58'39''$  and a radius of 563.58 feet;

**THENCE:** Along said curve to the left, same being the aforementioned south line of Lot 1, Block 16, for an arc distance of 176.83 feet to a point of tangency;

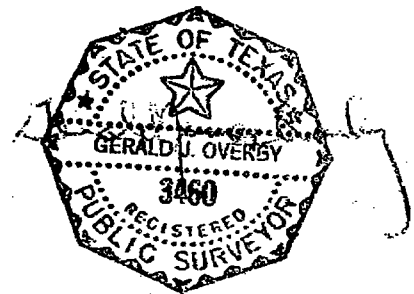
**THENCE:**  $S 82^{\circ}21'16'' E$ , continuing along the aforementioned south line of Lot 1, Block 16, 33.45 feet to the P.C. of a curve to the left, having a central angle of  $14^{\circ}51'52''$  and a radius of 424.00 feet;

**THENCE:** Along said curve to the left, same being the aforementioned south line of Lot 1, Block 16, for an arc distance of 110.00 feet to a point of tangency;

Field Notes for  
17.30 Acre Tract  
Page 2 of 2

- THENCE: N 82°46'52" E, continuing along the aforementioned south line of Lot 1, Block 16, 260.00 feet to a point for corner;
- THENCE: S 07°13'08" E, departing Lot 1, Block 16, Dominion Drive, 140.00 feet to a point for corner;
- THENCE: S 24°30'59" W, 413.85 feet to a point for corner;
- THENCE: S 57°31'07" E, 50.93 feet to a point for corner;
- THENCE: S 15°18'19" W, 96.82 feet to a point for corner;
- THENCE: S 44°05'50" W, 426.45 feet to a point for corner;
- THENCE: S 27°34'31" W, 258.95 feet to a point for corner, said point being located on the east right-of-way line of the G.N.O. Railroad;
- THENCE: Along the aforementioned east right-of-way line of G.N.O. Railroad for the following calls:
- N 22°04'31" W, 138.70 feet;  
N 26°03'12" W, 798.73 feet;  
N 23°22'31" W, 145.78 feet to a point marking the intersection of the aforementioned east right-of-way line of the G.N.O. Railroad and the aforementioned southeast right-of-way line of Aue Road;
- THENCE: Along the aforementioned southeast right-of-way line of Aue Road for the following calls:
- N 12°44'33" E, 202.85 feet;  
N 41°25'07" E, 285.53 feet to the POINT OF BEGINNING, and containing 17.30 acres (753,588 square feet) of land, more or less, in Bexar County, Texas.

PREPARED BY: PAPE-DAWSON CONSULTING ENGINEERS, INC.  
JOB NO.: 2194-58-20  
DATE: September 5, 1986  
DOC. ID: FN7-1.18/1.2.2(090586)



FIELD NOTES  
FOR

A 20.74 acre tract of land being out of the P. Toepperwein Survey No. 26 1/4, Abstract 765, C.B. 4751 and the John Smith Survey No. 27, Abstract 708, C.B. 4732, Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** At a point, being the intersection of the north line of Dominion Drive, as shown on the subdivision plat of The Dominion Phase 4A Planned Unit Development, said plat being recorded in Volume 9513, Pages 171 through 174, of the Deed and Plat Records of Bexar County, Texas, and the southeast right-of-way line of Aue Road.

**THENCE:** Along the said southeast line of Aue Road the following courses:

N 40°40'21" E, a distance of 271.75 feet;  
N 18°16'36" E, a distance of 96.71 feet;  
N 11°46'36" E, a distance of 210.00 feet to a point for a corner;

**THENCE:** S 89°09'42" E, a distance of 1,174.19 feet to a point for a corner;

**THENCE:** S 01°07'36" W, 652.22 feet to a point, said point being located on the aforementioned north line of Dominion Drive, said point being the P.C. of a curve to the left having a radial bearing of S 03°37'57" W, a central angle of 10°51'05" and a radius of 994.32 feet.

**THENCE:** Along said curve to the left, a distance of 188.32 feet, to the P.T. of said curve;

**THENCE:** S 82°46'52" E, continuing along the said north line of Dominion Drive, 768.19 feet to the P.C. of a curve to the right having a central angle of 19°22'30" and a radius of 376.00 feet;

**THENCE:** Along said curve to the right, a distance of 127.15 feet, to the P.C.C. of a curve to the right having a central angle of 30°43'15" and a radius of 172.90 feet;

**THENCE:** Along said curve to the right, a distance of 92.71 feet to the P.T. of said curve;

**THENCE:** N 47°07'24" W, continuing along the said north line of Dominion Drive, 167.03 feet to the P.C. of a curve to the left having a central angle of 21°45'33" and a radius of 200.00 feet;

**THENCE:** Along said curve to the left, a distance of 75.95 feet, to the P.R.C. of a curve to the right having a central angle of 21°45'33", and a radius of 200.00 feet;

**THENCE:** Along said curve to the right, a distance of 75.95 feet to the P.T. of said curve;

THENCE: N 47°07'24" W, continuing along said north line of Dominion Drive, a distance of 2.68 feet to the P.C. of a curve to the right having a central angle of 87°47'45" and a radius of 18.00 feet.

THENCE: Along said curve to the right, a distance of 27.58 feet, to the POINT OF BEGINNING, and containing 20.74 acres (903,574 square feet) of land, more or less, in Bexar County, Texas.



PREPARED BY: PAPE-DAWSON CONSULTING ENGINEERS, INC.  
JOB NO.: 2194-58-02  
DATE: August 29, 1986  
DOC. ID: FN7-1.10/1.2(082886)  
Phase 14A



FIELD NOTES  
FOR

A 54.54 acre tract of land being out of the P. Toepperwein Survey No. 26 1/4, Abstract 765, County Block 4751, and the C. Schasse Survey No. 4, Abstract 1024, County Block 4750, Bexar County, Texas, and being more particularly described as follows:

COMMENCING: At a point marking the intersection of the north line of the Dominion Phase-4A, Planned Unit Development, as recorded in Volume 9513, Pages 171-174 of the Deed and Plat Records of Bexar County, Texas, and the southeast line of Aue Road;

THENCE: Along the said southeast line of Aue Road the following courses:

N 40°40'21" E, a distance of 271.75 feet;  
N 18°16'36" E, a distance of 96.71 feet;  
N 11°46'36" E, a distance of 210.00 feet to a point for corner;

THENCE: S 89°09'42" E, a distance of 1,174.19 feet to a point for corner marking the POINT OF BEGINNING of the herein described 54.54 acre tract;

THENCE: N 01°07'36" E, a distance of 239.10 feet to a point for corner;

THENCE: S 89°08'04" E, a distance of 303.37 feet to a point for corner;

THENCE: S 01°17'20" W, a distance of 194.87 feet to a point for corner;

THENCE: S 89°00'48" E, a distance of 1,406.72 feet to a point for corner;

THENCE: S 01°08'34" W, a distance of 405.01 feet to a point for corner;

THENCE: S 88°58'07" E, a distance of 1,211.30 feet to a point for corner;

THENCE: S 00°51'42" W, a distance of 1,119.45 feet to a point for corner;

THENCE: N 87°57'34" W, a distance of 300.76 feet to a point for a corner, said point being located on the aforementioned north line of Dominion Drive of the said Dominion Phase -4A;

THENCE: N 35°01'30" W, along the aforementioned north line of Dominion Drive, a distance of 208.04 feet to the P.C. of a curve to the left, having a central angle of 27°46'37" and a radius of 1,164.49 feet;

THENCE: With said curve to the left, along the aforementioned north line of Dominion Drive, for an arc distance of 564.55 feet, to a point and P.T. of said curve;

FIELD NOTES for  
54.54 Acre Tract  
Page 2 of 2

- THENCE: N 62°48'07" W, continuing along the aforementioned north line of Dominion Drive, a distance of 86.00 feet to the P.C. of a curve to the left, having a central angle of 31°31'50" and a radius of 1,587.87 feet;
- THENCE: With said curve to the left, along the aforementioned north line of Dominion Drive, for an arc distance of 873.82 feet to the P.T. of said curve;
- THENCE: S 85°40'04" W, continuing along the aforementioned north line of Dominion Drive, a distance of 355.92 feet to the P.C. of a curve to the right, having a central angle of 26°30'11" and a radius of 1,056.55 feet;
- THENCE: With said curve to the right, along the aforementioned north line of Dominion Drive, for an arc distance of 488.72 feet, to the P.R.C. of a curve to the left, having a central angle of 18°32'18" and a radius of 994.32 feet;
- THENCE: With said curve to the left, along the aforementioned north line of Dominion Drive for an arc distance of 321.72 feet to a point for a corner;
- THENCE: N 01°07'36" E, a distance of 652.22 feet to the POINT OF BEGINNING and containing 54.54 acres (2,375,760 square feet) of land, more or less, in Bexar County, Texas.



PREPARED BY: PAPE-DAWSON CONSULTING ENGINEERS, INC.  
JOB NO.: 2194-58-02  
DATE: August 29, 1986  
DOC. ID: MU6/2/1-2  
Phase 14B

## FIELD NOTES

## FOR

A 22.13 acre, or 964,000 square feet, tract of land out of a 146.916 acre tract of land (Tract IV) described in instrument recorded in Volume 6031, Pages 1726-1757 of the Official Public Records of Real Property of Bexar County, Texas, and out of the C. Schasse Survey No. 4, Abstract No. 1024, County Block 4750; now in New City Block (N.C.B.) 34705 of the City of San Antonio, Bexar County, Texas, and being more particularly described by meet and bounds as follows:

**BEGINNING:** At a found  $\frac{1}{2}$ " iron rod with a cap marked "OverbyDescamps" on the northeast line of Dominion Drive, The Dominion Phase 4A (Planned Unit Development), as recorded in Volume 9513, Pages 171-174 of the Deed and Plat Records of Bexar County, Texas, at a common corner between the said 146.916 acre tract of land and a 5.753 acre tract of land (Tract III) described in instrument recorded in Volume 6031, Pages 1726-1757 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Along the said northeast line of Dominion Drive as follows

N  $36^{\circ}03'06''$  W, a distance of 208.08 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "OverbyDescamps" to the beginning of a curve to the left;

Northwesterly, along the arc of a curve to the left, said curve having a radius of 1,164.49 feet, a central angle of  $27^{\circ}46'37''$ , a chord bearing and distance of N  $49^{\circ}56'25''$  W, 559.03 feet, and an arc length of 564.54 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "OverbyDescamps", the end of the curve;

N  $63^{\circ}49'43''$  W, a distance of 86.00 feet to a found  $\frac{1}{2}$ " iron rod the beginning of a curve to the left;

Northwesterly, along the arc of a curve to the left, said curve having a radius of 1,587.87 feet, a central angle of  $11^{\circ}05'23''$ , a chord bearing and distance of N  $69^{\circ}22'27''$  W, 306.89 feet, and an arc length of 307.37 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" the end of the curve;

**THENCE:** N  $00^{\circ}06'53''$  E, a distance of 440.33 feet departing from the said north line of Dominion Drive, to a found  $\frac{1}{2}$ " iron rod with cap at the southwest corner of Lot 32, Block 3, Hidden Springs Estates (Planned Unit Development) as recorded in Volume 9535, Pages 63-68 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N  $89^{\circ}56'53''$  E, a distance of 1,218.04 feet along the common line between the said 146.916 acre tract of land and the said Block 3 to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson" at a common corner between the said 146.916 acre tract of land and said Hidden Springs Estates, on the west line of Camp Bullis Military Reservation;

PAPE-DAWSON ENGINEERS, INC.

EXHIBIT "A"

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | Info@pape-dawson.com

THENCE: S 00°10'43" W, a distance of 1,120.80 feet along the common line between the said 146.916 acre tract of land and Camp Bullis Military Reservation to a found U.S. Government concrete monument with a concrete nail on the north line of the said 5.753 acre tract of land;

THENCE: N 88°59'15" W, a distance of 300.75 feet along the common line between the said 146.916 acre tract of land and the 5.753 acre tract of land to the POINT OF BEGINNING and containing 22.13 acres, said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: April 30, 2001

JOB No.: S270-00

DOC.ID.: S27000\WORD\FIELD NOTES\010427A2.DOC

Revised: May 10, 2001

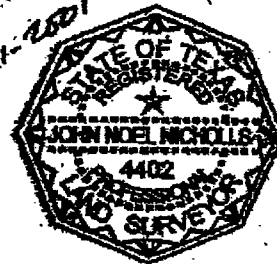


EXHIBIT "A"

# EXHIBIT "B"

City of San Antonio, Texas

Unified Development Code

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Accessory Uses (Supplemental To The Residential Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9900	
Assisted Living Or Elderly Home								S		S		S	P	P	P	P	P	1230	
Athletic Fields (Non-Commercial & Supplemental To The Residential Use)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	5370	
Automobile Noncommercial Parking (Board Of Adjustment)													P	P	P	P	P	2110	
Bed And Breakfast			S	S	S	S	S	S	S	S	S	S					P	1310	
Cemetery Or Mausoleum	S	S	S				S		S		S						S	6700	
Child - Care Institution (Basic)	S	S	S	S	S	S		S		S		S					P	6561	
Church, Temple, Mosque	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6600	
Daycare Center (Commercial Or Nonprofit)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Dwelling - 1 Family (Attached Or Townhouse)								P		P		P	P	P	P	P	P	1000	1120
Dwelling - 1 Family (Detached)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1000	1110
Dwelling - 2 Family								P		P	P	P	P	P	P	P	P	1000	1121
Dwelling - 3 Family								P			P	P	P	P	P	P	P	1000	1203
Dwelling - 4 Family								P			P	P	P	P	P	P	P	1000	1204
Dwelling - Accessory (Carriage Houses, Granny Flats, Echo Homes)	P	P	P	P	P	P		P		P		P						1000	1130
Dwelling - College Fraternity (Off Campus)													P	P	P	P	P	1000	1320
Dwelling - School Dormitories Or													P	P	P	P	P	1000	1320

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Housing (Off Campus)																			
Dwelling - Hud-Code Manufactured Homes (Residential)											P	P					P	1000	1150
Dwelling - Multifamily (25 Units Maximum)													P	P	P	P	P	1000	1220
Dwelling - Multifamily (33 Units Maximum)														P	P	P	P	1000	1230
Dwelling - Multifamily (40 Units Maximum)															P	P	P	1000	1240
Dwelling - Multifamily (50 Units Maximum)																P	P	1000	1250
Dwelling - Rowhouse, Zero Lot Line								P		P		P	P	P	P	P	P	1000	1122
Dwelling - Townhouse								P		P		P	P	P	P	P	P	1000	1140
Family Home			P	P	P	P	P	P	P	S	P	S					P	6560	
Farming And Truck Garden	P	P	P	P	P	P		P		P		P	P	P	P	P	P	9100	
Foster Family Home			P	P	P	P	P	P	P	S	P	S					P	6560	
Foster Group Home	S	S	S	S	S	S	S	S	S	S	S	S					P	6562	
Golf Course (Accessory To A Residential Subdivision)	P	P	P	P	P	P	S	P	S	P	S	P	P	P	P	P	S	5370	
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S					P	6562	
Museum							S		S		S								
Nursery (1 Acre Minimum)	P	P	P	P	P		P		P		P						S	9140	
Radio / Television Station With Transmitter Tower	S	S	S	S	S												P	4231	
Recreation Facility (Public & Non-Commercial)	P	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	P	6340	
Registered Family Home (12 Children Maximum)		P	P	P	P	P	P	P		S		S					P	6562	
Rooming House										S							P	1320	

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LCBS STRUCTURE
School - Private (Includes Church Schools, Private Schools K-12, Privately Owned College Or University, Trade Or Specialty School )	P	P	P	P	P	P		P		P		P	P	P	P	P	P	6100	
School - Public (Includes All Isd Schools K-12, Open Enrollment Charter Schools, Public College Or University	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6100	
University Or College (Private)	S	S	S	S	S	S	S	S	S	S	S	S					P	6130	
Wireless Communication System	S	S	S	S	S	S	S	S	S	S	S	S					S	4233	

## RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 18 2004



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040264960 Fees: \$58.00  
11/18/2004 8:50AM # Pages 23  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK