

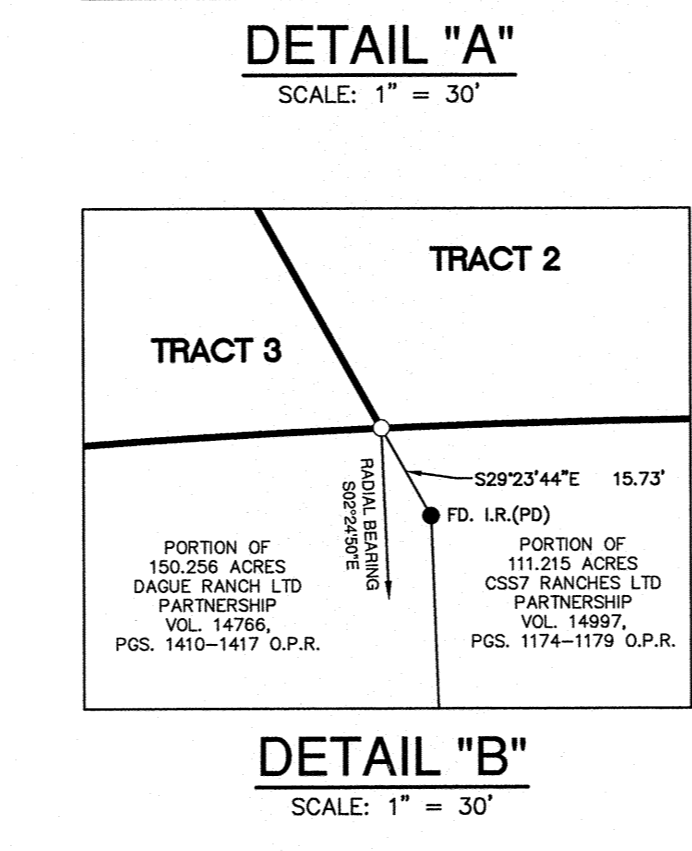
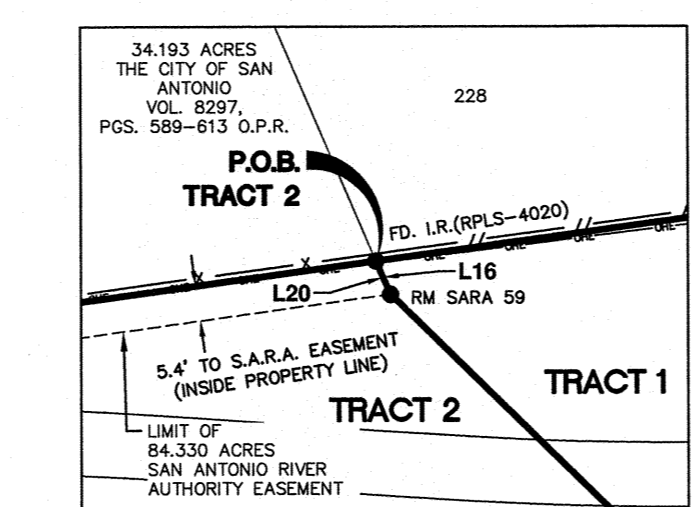
- REFERENCES:**
- This survey was prepared in conjunction with, but not solely relying on, the title commitment listed below:
- GF No. 4003005397  
 Issued by Alamo Title Insurance Company  
 Date Issued: March 10, 2016  
 Effective Date: February 29, 2016
- Only those matters identified in the title commitment and those that the surveyor was aware of at the time of this survey are shown.
- Easement in favor of Leslie Steubing recorded in Volume 6693, Page 967, Deed Records, Bexar County, Texas. (May apply—geometry undefined)
  - Easement granted to Alamo Soil and Water Conservation District No. 330 recorded in Volume 1041, Page 942, Official Public Records of Real Property, Bexar County, Texas. (Applies—shown)
  - Electric Line Right-of-Way Agreements recorded in Volume 2395, Page 786, Deed Records, Bexar County, Texas.
  - Gravel Lease dated August 25, 1970, by and between Helen Classen Steubing, lessor, and McDonough Brothers, Incorporated, lessee, recorded in Volume 6695, Page 1, Deed Records, Bexar County, Texas; and referenced in Volume 4974, Page 1092 and renewed and amended in Volume 2162, Page 859, Official Public Records of Real Property, Bexar County, Texas. (Applies—Tract 1). Said Lease effected by Memorandum of Lease Agreement and acknowledgment of Well Ownership recorded in Volume 10109, Page 2063, Official Public Records of Real Property, Bexar County, Texas (Does not apply).
  - Utility Service Agreement recorded in Volume 14202, Page 2379, Official Public Records of Real Property, Bexar County, Texas. (Applies)
  - Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 31, 2010, recorded June 10, 2011 at Volume 14997, Page 1174 of the Official Public Records of Real Property, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (Applies—Tract 2)
  - Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, conveyed by instrument dated December 31, 2010, recorded June 10, 2011 at Volume 14997, Page 1180 of the Official Public Records of Real Property, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (Applies—Tract 2)

- NOTES:**
- 1/2 inch iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
  - The bearings for this survey are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NAZ2011) epoch 2010.00.
  - The subject property is within the following flood zone(s) as scaled from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 48023001140C & 4802300255C, dated September 29, 2010 for Bexar County, Texas and incorporated areas. This data is available on the website [www.msc.fema.gov](http://www.msc.fema.gov).  
 ZONE X (unshaded), defined as: "Other Areas; Areas determined to be outside 0.2% annual chance floodplain."  
 ZONE A, defined as: "No Base Flood Elevations determined."
  - Flood limit lines do not represent that the property will or will not flood. Such lines and areas are from said Federal Emergency Management Agency data sources and are statistical only. The surveyor accepts no responsibility for the accuracy of said data.
  - Illustrated utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the availability of service to, or the status of the utilities on this site.
  - The professional services provided herewith include the preparation of a metes and bounds description.
  - Development of the subject tract may require submittal, approval, and/or recording of a plat to report rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way on other matters.
  - Direct access from this property to a public right-of-way does not appear to exist.

LINE	BEARING	LENGTH
L1	S55°40'49"W	236.26'
L2	N71°22'36"W	854.51'
L3	S68°59'26"W	1131.24'
L4	N85°38'06"W	145.93'
L5	N00°06'13"W	134.39'
L6	N33°52'30"E	111.26'
L7	N11°07'34"E	226.32'
L8	N38°48'34"E	81.59'
L9	N36°42'59"E	315.41'
L10	N55°33'28"E	100.88'
L11	N88°00'56"W	130.85'
L12	N87°02'28"W	85.97'
L13	S61°39'37"W	170.41'
L14	S86°08'32"W	180.34'
L15	N45°34'44"W	136.89'
L16	N23°40'07"W	5.60'
L17	N82°12'58"E	809.30'
L18	N52°50'19"E	430.53'
L19	S72°11'51"E	1783.34'
L20	S23°40'07"E	5.60'
L21	S45°34'44"E	136.89'
L22	N86°08'32"E	180.34'
L23	N61°39'37"E	170.41'

LINE	BEARING	LENGTH
L47	N14°05'59"E	705.81'
L48	N51°53'52"E	122.89'
L49	N07°49'23"W	327.84'
L50	N07°49'23"W	89.65'
L51	N19°00'49"W	217.42'
L52	N67°54'12"W	512.77'
L53	N07°49'19"W	127.91'
L54	N82°10'43"E	1650.92'
L55	S07°49'23"E	327.84'
L56	S51°53'52"W	122.89'
L57	S14°05'59"W	705.81'
L58	S29°23'44"E	805.51'
L59	S81°42'11"W	477.42'
L60	N08°17'42"W	135.96'
L61	N74°58'15"W	303.37'
L62	N51°49'31"W	167.84'
L63	N36°47'21"W	55.48'
L64	N07°41'13"W	81.4'
L65	N64°22'57"W	107.84'
L66	N50°50'08"E	228.70'
L67	N75°15'16"E	1082.46'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	724.13'	8°34'31"	S75°26'34"W	108.28'
C2	500.00'	59°11'10"	S39°23'51"W	493.84'
C3	1569.00'	31°55'52"	N76°26'54"W	863.14'
C4	1569.00'	5°52'59"	S84°38'40"W	161.03'
C5	1689.36'	10°18'38"	N12°50'32"W	303.60'
C6	1613.00'	17°20'05"	N29°18'30"W	486.15'
C7	335.00'	60°19'15"	N20°40'30"E	336.62'



- LEGEND**
- FD FOUND
  - IR IRON ROD
  - LR (PD) PAPE-DAWSON CAP
  - RM SARA FOUND 2" ALUMINUM DISK MARKED "SARA"
  - SARA SAN ANTONIO RIVER AUTHORITY
  - SET 1/2" IR, (PD)
  - FOUND 1/2" IRON ROD

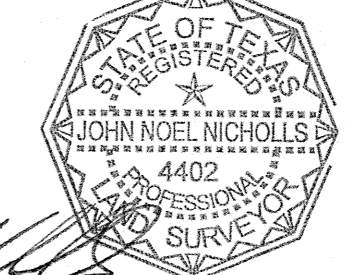
- DEED/PLAT REFERENCE**
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- LINE LEGEND**
- x—x—x—x—x BARBED WIRE FENCE
  - o—o—o—o—o CHAIN LINK FENCE
  - o—o—o—o—o OVERHEAD ELECTRIC
  - o—o—o—o—o WIRE FENCE
  - //—//—//—//— WOOD FENCE

- SYMBOL LEGEND**
- ET ELECTRIC TRANSMISSION TOWER
  - FH FIRE HYDRANT
  - G GATE
  - GA GUY ANCHOR
  - FP FENCE POST
  - AS ADVERTISING/ROAD/UTILITY SIGN
  - UP UTILITY POLE
  - WM WATER METER
  - W WELL

I hereby certify to CSS7 Ranches Ltd. Partnership; Dague Ranch Ltd. Partnership; The Nature Conservancy and Alamo Title Insurance Company:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The fieldwork was completed on April 20, 2016.

Date of Plat or Map: April 21, 2016



Signed:  
 Name: John Noel Nicholls  
 Registration No. 4402  
 mnicholls@pape-dawson.com

**EDWARDS TRACTS 1, 2 & 3**

DATE	REVISION	NO.

**Pape-Dawson Engineers**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
 1415 N. LOOP WEST, SUITE 100 | SAN ANTONIO, TEXAS 78204 | FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 1028860  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 1028860

**LAND TITLE SURVEY**

TRACT 1 (22,528 ACRES) OUT OF THE 1,000 ACRE TRACT DESCRIBED IN DEED TO LESLIE W. STEUBING RECORDED IN VOLUME 3515, PAGE 145 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.  
 TRACT 2 (109,955 ACRES) OUT OF THE 111,215 ACRE TRACT DESCRIBED IN DEED TO CSS7 RANCHES LIMITED PARTNERSHIP RECORDED IN VOLUME 4997, PAGES 1174-1179 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.  
 TRACT 3 (37,663 ACRES) OUT OF THE 150,286 ACRES DAQUE RANCH LTD PARTNERSHIP RECORDED IN VOLUME 14766, PAGES 1410-1417 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.  
 ALL OUT OF THE A. HOUSTON SURVEY NO. 93, ABSTRACT 355, COUNTY BLOCK 4937 AND THE A. HOUSTON SURVEY NO. 94, ABSTRACT 356, COUNTY BLOCK 4938, BOTH NOW NEW CITY BLOCK 19221 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. **9110-16**  
 DATE APR 2016  
 CHECKED JNN DRAWN SLS  
 CIVIL JOB NO. 6886-09  
 REGISTRATION NO. 4402  
 REFERENCE: 9246-09

SHEET 1 OF 2