

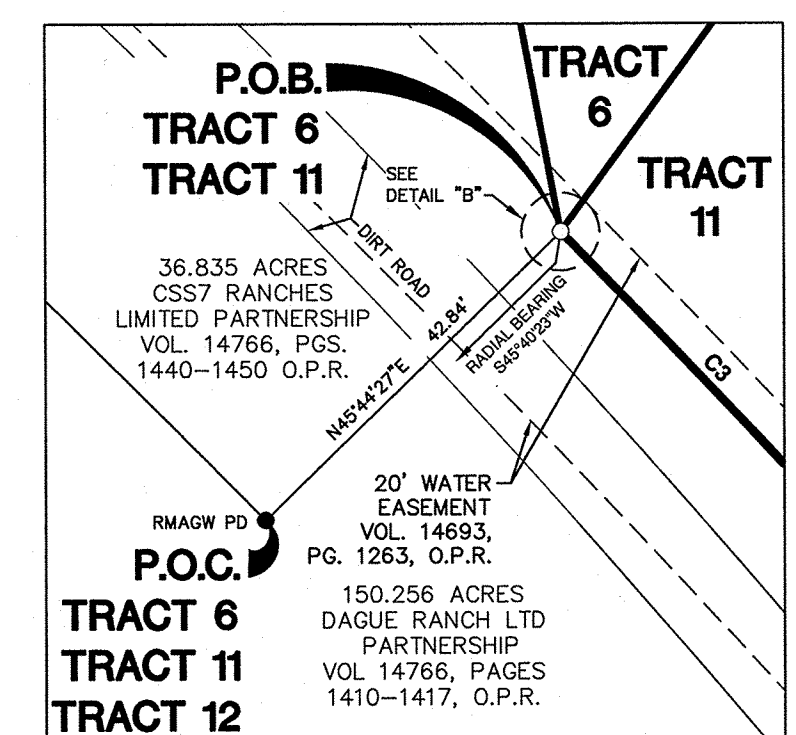
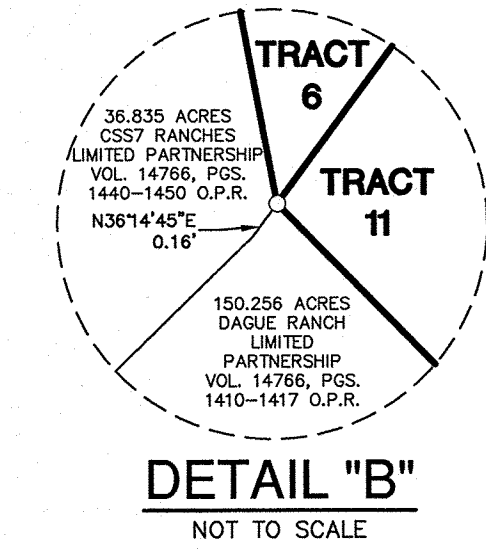
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	265.00'	45°35'46"	S28°02'15"W	205.37'
C2	1543.00'	2°35'58"	N39°15'18"W	70.00'
C3	1543.00'	3°48'24"	N42°25'29"W	102.49'
C4	1543.00'	6°24'22"	S41°07'30"E	172.43'
C5	265.00'	45°35'46"	N28°02'15"E	205.37'

LEGEND	
FD.	FOUND
I.R.	IRON ROD
(PD)	PAPE-DAWSON CAP
RMAGW PD	FOUND MAG NAIL WITH WASHER MARKED "PAPE-DAWSON"
SET 1/2" I.R.(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	
---	BARBED WIRE FENCE
—○—	CHAIN LINK FENCE
—○—	OVERHEAD ELECTRIC
— —	WOOD FENCE

SYMBOL LEGEND	
⊠	ELECTRIC TRANSMISSION TOWER
⊠	FIRE HYDRANT
—	GATE
+	GUY ANCHOR
☆	LAMP POST
—	ADVERTISING/ROAD/UTILITY SIGN
⊙	STORM DRAIN MANHOLE
⊙	UTILITY POLE
⊙	WATER METER
⊙	WATER VALVE



REFERENCES:
 This survey was prepared in conjunction with, but not solely relying on, the title commitment listed below:
 GF No. 400305397
 Issued by Alamo Title Insurance Company
 Date Issued: March 10, 2016
 Effective Date: February 29, 2016

- a. Easement recorded in Volume 6693, Pages 967-973, Deed Records, Bexar County, Texas. (Does not apply)
- b. Easement granted to San Antonio River Authority and Alamo Soil and Water Conservation District No. 330 recorded in Volume 1041, Pages 942-976, Official Public Records of Real Property, Bexar County, Texas. (Does not apply-shown)
- c. Electric Line Right-of-Way Agreements recorded in Volume 2395, Page 786 (Applies-blanket), Volume 3095, Page 467 (Does not apply), Deed Records, Bexar County, Texas.
- d. 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 2182, Page 859, Official Public Records of Real Property, Bexar County, Texas. Said Lease affected by Memorandum of Lease Agreement and acknowledgement of Well Ownership recorded in Volume 10109, Page 2063, Official Public Records of Real Property, Bexar County, Texas. (Does not apply.)
- e. Utility Service Agreement recorded in Volume 14202, Page 2379, Official Public Records of Real Property, Bexar County, Texas. (Applies-blanket)
- f. 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). (Does not apply)
- g. 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). (Does not apply)

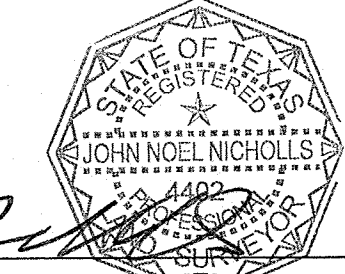
- NOTES:**
- 1/2 inch iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
 - The bearings for this survey are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00.
 - 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 48029C01400, dated September 29, 2010 for Bexar County, Texas and incorporated areas. This data is available on the website www.msc.fema.gov.
 - 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 or replat. 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.

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

Signature:
 Name: John Noel Nicholls
 Registration No. 4442
 nicholls@pape-dawson.com



OPTION TRACTS 5, 6, 9, 10, 11 & 12

PROJECT NAME: STEUBING RANCH

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
 2000 NW LOOP #10 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.275.9000
 FAX: 210.275.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1028890

LAND TITLE SURVEY
 TRACT 5 (11.839 ACRES), TRACT 6 (2.818 ACRES), AND TRACT 9 (17.389 ACRES) OUT OF THE 36.835 ACRE TRACT DESCRIBED IN DEED TO CSS7 RANCHES LIMITED PARTNERSHIP, VOLUME 14766, PAGES 1440-1450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
 TRACT 10 (3.472 ACRES), TRACT 11 (1.803 ACRES), AND TRACT 12 (1.391 ACRES) OUT OF THE 150.256 ACRE TRACT DESCRIBED IN DEED TO DAGUE RANCH LIMITED PARTNERSHIP, 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. 94, ABSTRACT 356, COUNTY BLOCK 4938 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.	6888-00
REFERENCE:	9246-09
SHEET	1 OF 2

Date: Apr 23, 2016, 2:04pm User: JN SSSchm File: \\srmw\6516-9100\9110-16\OPTION TRACTS.dwg

FIELD NOTES
OF
TRACT 5 (11.839 ACRES)

An 11.839 acre, or 515,704 square feet more or less, tract of land being a portion of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 11.839 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod on the south line of Lot 2, Block 30 of Mission Hills Subdivision recorded in Volume 9603, Pages 156-157 of the Deed and Plat Records of Bexar County, Texas, at the northeast corner of said 36.835 acre tract, the northwest corner of a 111.215 acre tract of land described in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 07°49'19" E, along and with the common line between said 36.835 acre tract and said 111.215 acre tract, a distance of 100.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing said common line, over and across said 36.835 acre tract, the following courses and distances:
S 82°10'43" W, a distance of 69.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 82°11'11" W, a distance of 879.31 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 03°23'18" E, a distance of 206.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 39°29'54" E, a distance of 151.92 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 40°37'26" W, a distance of 314.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 49°22'34" W, a distance of 191.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 82°22'02" W, a distance of 532.15 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of Hardy Oak Boulevard, an 86-foot right-of-way, established in the Knights Cross Elementary School Subdivision as recorded in Volume 9624, Page 94 of the Deed and Plat Records of Bexar County, Texas;

Northwesterly along the east right-of-way line of said Hardy Oak Boulevard and along a non-tangent curve to the right, said curve having a radial bearing of N 48°26'05" E, a radius of 647.00 feet, a central angle of 33°45'20", a chord bearing and distance of N 24°41'15" W, 375.69 feet, for an arc length of 381.18 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of the herein described tract, the northeast corner of said Knights Cross Elementary School Subdivision and being the northeast corner of the Hardy Oak Boulevard right-of-way established in said Knights Cross Elementary School Subdivision, the southwest corner of a 6.448 acre tract of land described in deed recorded in Volume 11244, Pages 949-961 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 82°12'50" E, along the common line between said 36.835 acre tract and said 6.448 acre tract, a distance of 83.83 feet to a found 1/2" iron rod at the southeast corner of said 6.448 acre tract, the southwest corner of Block 17, New City Block 19219 of Sundance Subdivision, Unit 2 recorded in Volume 9545, Page 92 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 82°11'11" E, along the common line between said 36.835 acre tract and said Block 17, a distance of 946.11 feet to a found 1/2" iron rod at the southeast corner of a 6.558 acre tract of land described in deed recorded in Volume 9798, Pages 970-975 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the aforementioned Lot 2;

THENCE: N 82°10'43" E, along the common line between said Lot 2 and said 36.835 acre tract, a distance of 69.77 feet to the POINT OF BEGINNING, and containing 11.839 acres in the City of San Antonio, Bexar County, Texas.

FIELD NOTES
OF
TRACT 6 (2.818 ACRES)

A 2.818 acre, or 122,746 square feet more or less, tract of land being a portion of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 2.818 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING: At a found mag nail with washer marked "Pape-Dawson" on the north line of a 150.256 acre tract of land described in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, at the south corner of said 36.835 acre tract;

THENCE: Along the common line between said 150.256 acre tract and said 36.835 acre tract, the following courses and distances:

N 45°44'27" E, a distance of 42.84 feet to a common angle point of said 36.835 acre tract and said 150.256 acre tract;
N 36°14'45" E, with said line, a distance of 0.16 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the south corner of the herein described tract and the POINT OF BEGINNING;

THENCE: Departing said common line, over and across said 36.835 acre tract, the following courses and distances:
N 10°42'15" W, a distance of 389.49 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 40°37'26" E, a distance of 360.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 32°55'28" E, a distance of 275.04 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at a common angle of said 150.256 acre tract and said 36.835 acre tract;

THENCE: S 36°14'45" W, along said common line, a distance of 527.99 feet to the POINT OF BEGINNING, and containing 2.818 acres in the City of San Antonio, Bexar County, Texas.

FIELD NOTES
OF
TRACT 9 (17.389 ACRES)

A 17.389 acre, or 757,478 square feet more or less, tract of land being a portion of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 17.389 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at an angle on the west line of a 111.215 acre tract of land described in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas, at the northeast corner of said 36.835 acre tract and the northeast corner of a 150.256 acre tract of land described in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 75°15'16" W, departing the west line of said 111.215 acre tract, along the common line between said 150.256 acre tract and said 36.835 acre tract, a distance of 1226.69 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at a corner in the south line of said 36.835 acre tract;

THENCE: Departing said common line and over and across said 36.835 acre tract, the following courses and distances:
N 32°55'28" W, a distance of 275.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 40°37'26" W, a distance of 598.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 49°22'34" W, a distance of 108.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 40°37'26" E, a distance of 295.76 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 49°22'34" E, a distance of 38.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 40°37'26" E, a distance of 314.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 39°29'54" W, a distance of 151.92 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 03°23'18" W, a distance of 206.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 82°11'11" E, a distance of 879.31 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
N 82°10'43" E, a distance of 69.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the east line of said 36.835 acre tract, the west line of the aforementioned 111.215 acre tract, being the northeast corner of the herein described tract;

THENCE: Along the common line between said 111.215 acre tract and said 36.835 acre tract, the following courses and distances:

S 07°49'19" E, a distance of 27.91 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 67°54'12" E, a distance of 512.77 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 19°00'49" E, a distance of 217.42 feet to the POINT OF BEGINNING, and containing 17.389 acres in the City of San Antonio, Bexar County, Texas.

FIELD NOTES
OF
TRACT 10 (3.472 ACRES)

A 3.472 acre, or 151,257 square feet more or less, tract of land being a portion of a 150.256 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 3.472 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at an angle on the west line of a 111.215 acre tract of land described in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas, and being the northeast corner of said 150.256 acre tract and the southeast corner of a 36.835 acre tract of land described in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 07°49'23" E, along the common line between said 111.215 acre tract and said 150.256 acre tract, a distance of 89.65 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing said common line, over and across said 150.256 acre tract, the following courses and distances:
S 75°15'16" W, a distance of 1082.46 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
Southwesterly along a non-tangent curve to the right, said curve having a radial bearing of S 80°30'52" W, a radius of 335.00 feet, a central angle of 60°19'15", a chord bearing and distance of S 20°40'30" W, 336.62 feet, for an arc length of 352.69 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 50°50'08" W, a distance of 298.72 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 52°04'41" W, a radius of 1543.00 feet, a central angle of 02°35'58", a chord bearing and distance of N 39°13'18" W, 70.00 feet, for an arc length of 70.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 50°50'08" E, departing said curve, a distance of 298.78 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly along a tangent curve to the left, said curve having a radius of 265.00 feet, a central angle of 45°35'46", a chord bearing and distance of N 28°02'15" E, 205.37 feet, for an arc length of 210.89 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 32°55'28" W, a distance of 156.68 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at a common angle point on the north line of said 150.256 acre tract and the south line of said 36.835 acre tract;

THENCE: N 75°15'16" E, along the common line between said 150.256 acre tract and said 36.835 acre tract, a distance of 1226.69 feet to the POINT OF BEGINNING, and containing 3.472 acres in the City of San Antonio, Bexar County, Texas.

FIELD NOTES
OF
TRACT 11 (1.803 ACRES)

A 1.803 acre, or 78,551 square feet more or less, tract of land being a portion of a 150.256 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 1.803 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING: At a found mag nail with washer marked "Pape-Dawson" on the north line of said 150.256 acre tract, at the south corner of a 36.835 acre tract of land described in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along the common line between said 150.256 acre tract and said 36.835 acre tract, the following courses and distances:

N 45°44'27" E, a distance of 42.84 feet to a common angle point of said 150.256 acre tract and said 36.835 acre tract;

N 36°14'45" E, with said line, a distance of 0.16 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract and the POINT OF BEGINNING;

N 36°14'45" E, a distance of 527.99 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at a corner and being the north corner of the herein described tract;

THENCE: Departing said common line, over and across said 150.256 acre tract, the following courses and distances:
S 32°55'28" E, a distance of 156.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly along a non-tangent curve to the right, said curve having a radial bearing of N 84°45'38" W, a radius of 265.00 feet, a central angle of 45°35'46", a chord bearing and distance of S 28°02'15" W, 205.37 feet, for an arc length of 210.89 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
S 50°50'08" W, a distance of 298.72 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 49°28'43" W, a radius of 1543.00 feet, a central angle of 03°48'24", a chord bearing and distance of N 42°25'29" W, 102.49 feet, for an arc length of 102.51 feet to the POINT OF BEGINNING, and containing 1.803 acres in the City of San Antonio, Bexar County, Texas.

FIELD NOTES
OF
TRACT 12 (1.391 ACRES)

A 1.391 acre, or 60,603 square feet more or less, tract of land being a portion of a 150.256 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 1.391 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING: At a found mag nail with washer marked "Pape-Dawson" on the north line of said 150.256 acre tract, at the south corner of a 36.835 acre tract of land described in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along the common line between said 150.256 acre tract and said 36.835 acre tract, the following courses and distances:

N 45°44'27" E, a distance of 42.84 feet to a common angle point of said 150.256 acre tract and said 36.835 acre tract;

N 36°14'45" E, with said line, a distance of 0.16 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing said common line, over and across said 150.256 acre tract, and southeasterly along a non-tangent curve to the right, said curve having a radial bearing of S 45°40'19" W, a radius of 1543.00 feet, a central angle of 06°24'22", a chord bearing and distance of S 41°07'30" E, 172.43 feet, for an arc length of 172.52 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: Continuing over and across said 150.256 acre tract, the following courses and distances:
N 50°50'08" E, a distance of 70.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the north corner of the herein described tract;

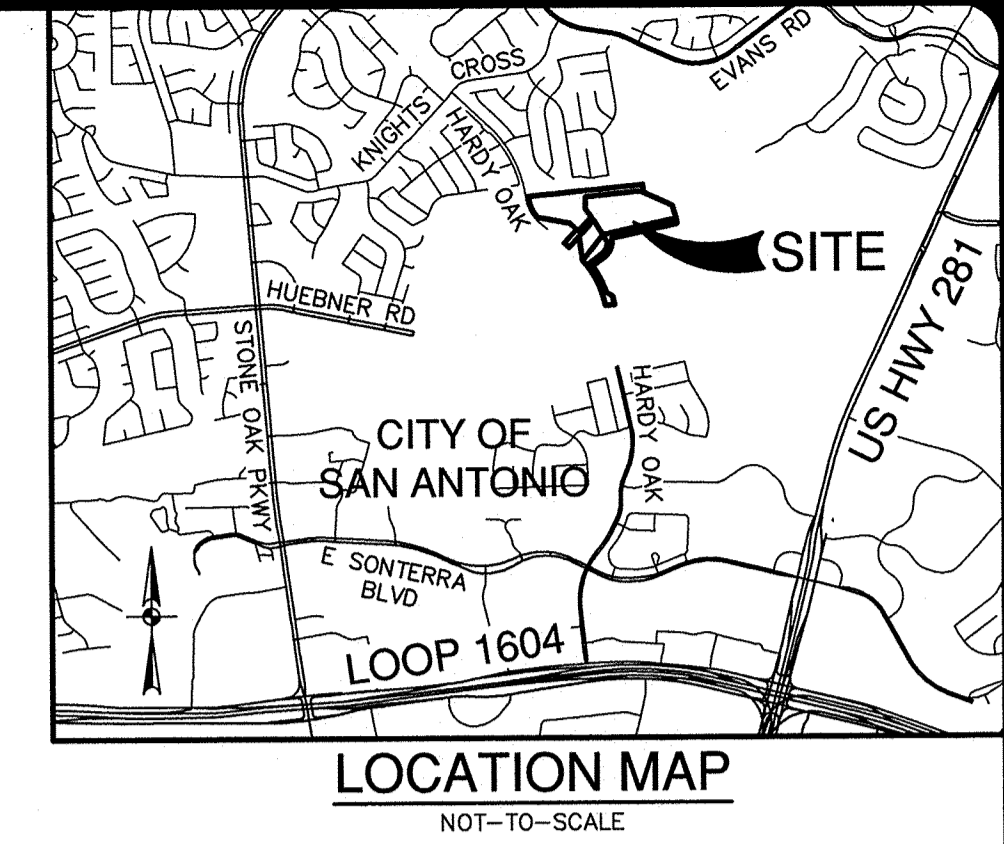
Southeasterly along a non-tangent curve to the right, said curve having a radial bearing of S 52°01'27" W, a radius of 1613.00 feet, a central angle of 17°20'05", a chord bearing and distance of S 29°18'30" E, 486.15 feet, for an arc length of 488.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 64°22'57" E, a distance of 107.84 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly along a non-tangent curve to the right, said curve having a radial bearing of S 72°00'09" W, a radius of 1689.36 feet, a central angle of 04°53'51", a chord bearing and distance of S 15°32'56" E, 144.36 feet, for an arc length of 144.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the herein described tract;

S 81°42'11" W, a distance of 146.92 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract;

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 76°26'35" W, a radius of 1543.00 feet, a central angle of 24°21'54", a chord bearing and distance of N 25°44'22" W, 651.23 feet, for an arc length of 656.16 feet to the POINT OF BEGINNING, and containing 1.391 acres in the City of San Antonio, Bexar County, Texas.



NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10228600

LAND TITLE SURVEY

TRACT 5 (11.839 ACRES), TRACT 6 (2.818 ACRES), AND TRACT 9 (17.389 ACRES) OUT OF THE 36.835 ACRE TRACT DESCRIBED IN DEED TO CSS7 RANCHES LIMITED PARTNERSHIP IN DEED RECORDED IN VOLUME 14766, PAGES 1440-1450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
TRACT 10 (3.472 ACRES) AND TRACT 12 (1.391 ACRES) OUT OF THE 150.256 ACRE TRACT DESCRIBED IN DEED TO DAGUE RANCH LIMITED 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. 94, ABSTRACT 356, COUNTY BLOCK 4938 NOW NEW CITY BLOCK 19221 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO.	9110-16
DATE	APR 2016
CHECKED	JUN DRAWN SLS
CIVL JOB NO.	6886-00
REFERENCE:	9246-09
SHEET	2 OF 2

OPTION TRACTS 5, 6, 9, 10, 11 & 12

PROJECT NAME: STEUBING RANCH