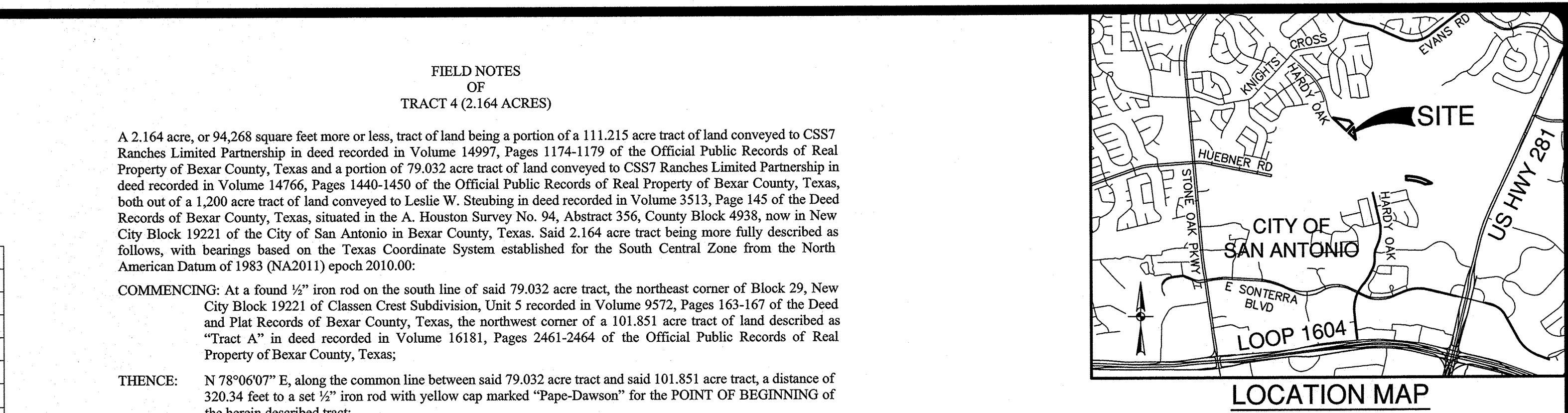
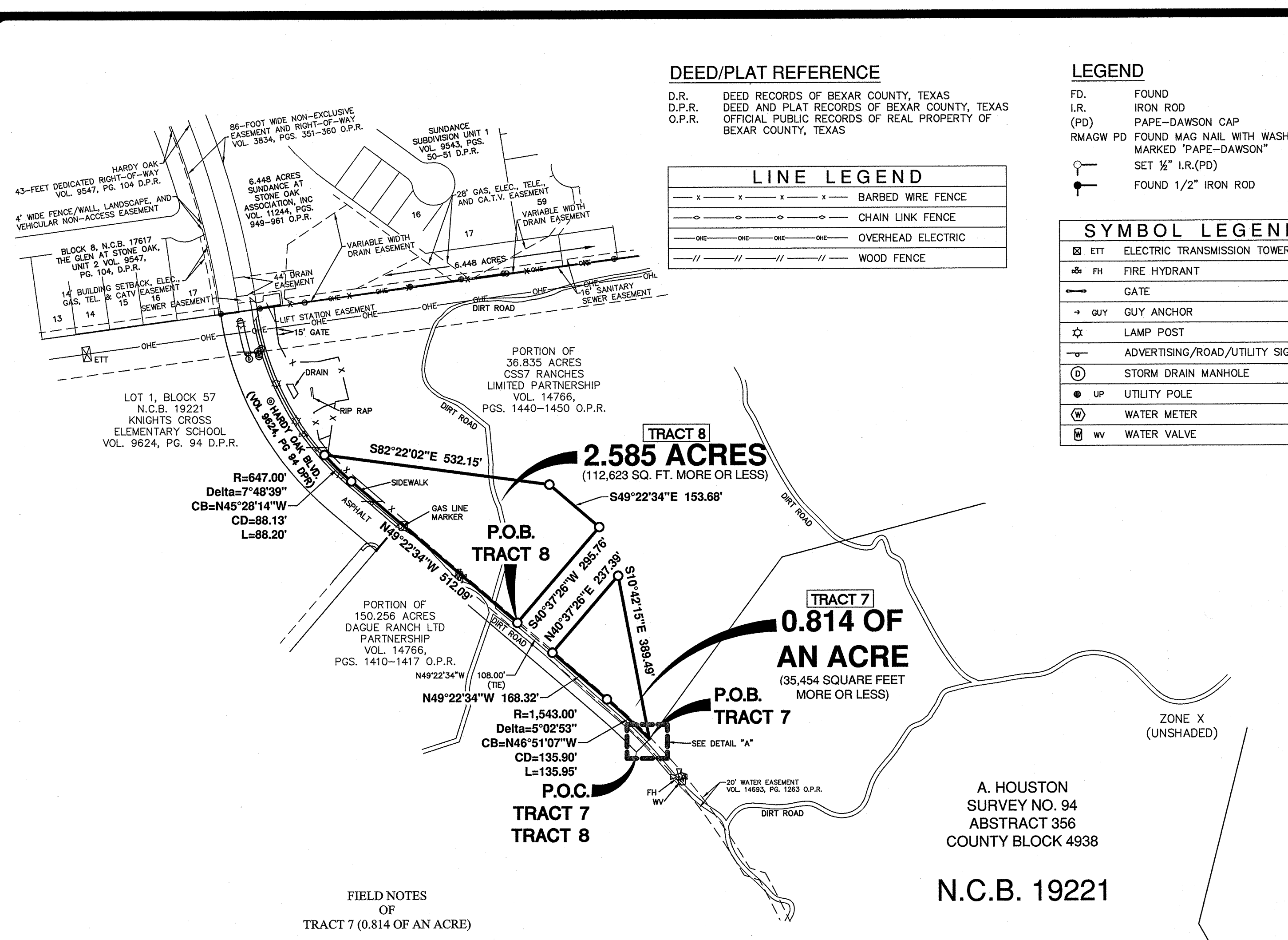


Date: Apr 22, 2016, 3:52pm User: D: NICHOLLS File: N:\Survey\16-9100\9110-16\B89110-16_CITY_TRACTS.dwg



FIELD NOTES OF TRACT 7 (0.814 OF AN ACRE)

A 0.814 of an acre, or 35,454 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 0.814 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 POINT OF BEGINNING;

THENCE: Departing said common line, over and across said 36.835 acre tract, the following courses and distances:
 Northwestly along a non-tangent curve to the left, said curve having a radial bearing of S 45°40'19" W, a radius of 1543.00 feet, a central angle of 05°02'53", a chord bearing and distance of N 46°51'07" W, 135.90 feet, for an arc length of 135.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 N 49°22'34" W, a distance of 168.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 N 40°37'26" E, a distance of 237.39 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 S 10°42'15" E, a distance of 389.49 feet to the POINT OF BEGINNING, and containing 0.814 acres in the City of San Antonio, Bexar County, Texas.

FIELD NOTES OF TRACT 8 (2.585 ACRES)

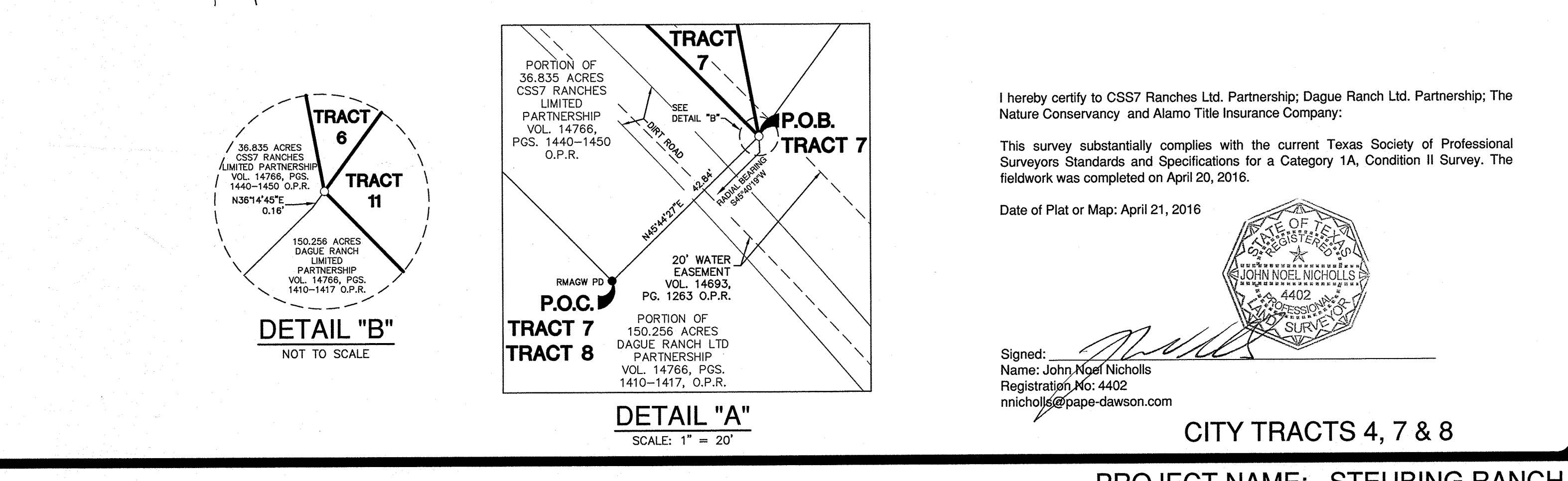
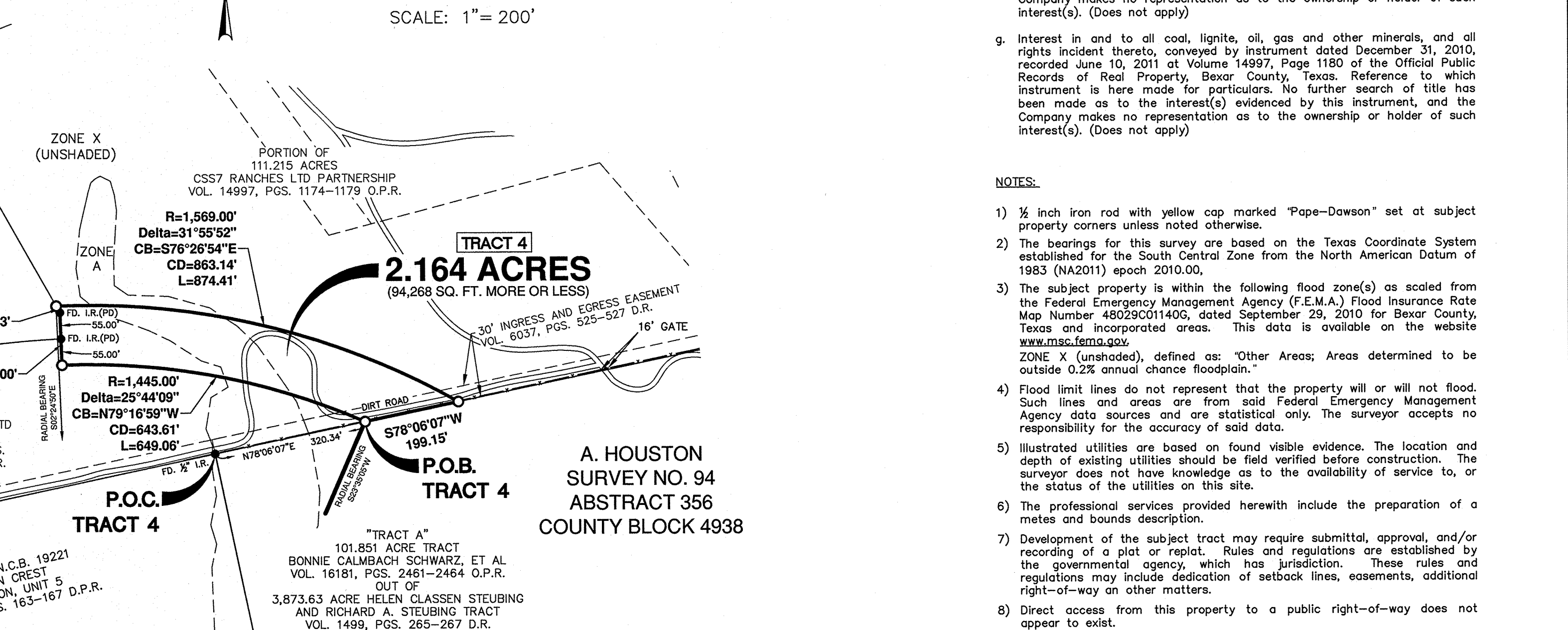
A 2.585 acre, or 112,623 square feet more or less, tract of land being a portion of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract 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 2.585 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 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 36.835 acre tract, the following courses and distances:
 Northwestly along a non-tangent curve to the left, said curve having a radial bearing of S 45°40'19" W, a radius of 1543.00 feet, a central angle of 05°02'53", a chord bearing and distance of N 46°51'07" W, 135.90 feet, for an arc length of 135.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 N 49°22'34" W, a distance of 276.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 N 49°22'34" W, a distance of 512.09 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
 Northwestly along a tangent curve to the right, said curve having a radius of 647.00 feet, a central angle of 07°48'39", a chord bearing and distance of N 45°28'14" W, 88.13 feet, for an arc length of 88.20 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the northeast right of way line of Hardy Oak Boulevard, an 86-foot right-of-way, as shown on the Knights Cross Elementary School Subdivision recorded in Volume 9624, Page 94 of the Deed and Plat Records of Bexar County, Texas;

S 82°22'02" E, a distance of 532.15 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 S 49°22'34" E, a distance of 153.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
 S 40°37'26" W, a distance of 295.76 feet to the POINT OF BEGINNING, and containing 2.585 acres in the City of San Antonio, Bexar County, Texas.



REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the title commitment listed below:

OF 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. (Does Not Apply)
- 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. (Does not apply)
- Electric Line Right-of-Way Agreements recorded in Volume 2395, Page 786, (Applies) Volume 3095, Page 467, (Does not Apply) 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. Said Lease affected 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). (Does not apply)
- 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 48029C0140G, dated September 29, 2010 for Bexar County, Texas and incorporated areas. This data is available on the website www.msacl.com
- 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 or 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

Registered Professional Engineer
 JOHN NOEL NICHOLLS
 No. 4402
 State of Texas

Signature:
 Name: John Noel Nicholls
 Registration No: 4402
 nicholls@pape-dawson.com

CITY TRACTS 4, 7 & 8

PROJECT NAME: STEUBING RANCH

Job No. 9110-16
 Date: APR 2016
 Checked: JNN DRAWN: SLS
 Civil Job No. 6886-00, 7117-07
 Registration No: 9246-09
 Sheet 1 of 1

LAND TITLE SURVEY

TRACT 4 (2.164 ACRES) OUT OF THE 79.032 ACRE TRACT DESCRIBED IN DEED TO CSS7 RANCHES LIMITED PARTNERSHIP RECORDED IN VOLUME 14766, PAGES 1440-1450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A PORTION OF 79.032 ACRE TRACT DESCRIBED IN DEED TO CSS7 RANCHES LIMITED PARTNERSHIP RECORDED IN VOLUME 14997, PAGES 1174-1179 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BOTH OUT OF A 1,200 ACRE TRACT DESCRIBED IN DEED TO LESLIE W. STEUBING 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, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
 2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1028680