PAPE-DAWSON ENGINEERS

METES AND BOUNDS DESCRIPTION

FOR

A 142.808 acre, or 6,220,729 square feet more or less, tract of land comprised of all of that called 74.697-acre Tract Two recorded in Volume 13962., Pages 1923-1940 and all of that called 68.060-acre Tract One recorded in Volume 11041, Pages 1075-1083 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the William T. Neil Survey 62, Abstract 544, County Block 5197 and the Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312, both of Bexar County, Texas. Said 142.808-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 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Type III Texas Department of Transportation (TxDOT) monument at the northwest corner of said 74.697-acre Tract Two and the herein described tract, on the south right-of-way line of U.S. Highway 90, a variable width public right-of-way at this point, at North 13,683,628.35 and East 2,065,201.13 of said coordinate system;

THENCE: N 72°40'33" E, with said right-of-way and with the north line of said Tract Two a distance of 62.88 feet to a found ½" iron rod at a northeast corner of said Tract Two and the northwest corner of a 0.809-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°05'20" W, departing said right-of-way with an east line of said Tract Two a distance of 692.75 feet to a found ½" iron rod, a reentrant corner of said tract two and a southwest corner of a 3.184-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in said Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°35'56" E, with a north line of said Tract Two and south line of said 3.184-acre tract, continuing with the south line of a 5.681-acre tract described in deed to Money King Ltd. recorded in Volume 15993, Pages 964-968 a distance of 692.47 feet to a found ⅝" iron rod at the southeast corner of said 5.681-acre tract and a northeast corner of said Tract Two on the west line of Pue Road, a variable width public right-of-way;

THENCE: S 01°17'07" E, with an east line of said Tract Two and west right-of-way line of said Pue Road a distance of 415.26 feet to a found ½" iron rod at the northwest corner of said Tract One, and an angle of said Pue Road;

THENCE: N 89°33'42" E, with the north line of said Tract One and a south line of said Pue Road a distance of 512.91 feet to a set mag nail and washer at the northeast corner of said Tract One;

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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Transportation | Water Resources | Land Development | Surveying | Environmental

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THENCE: With the east line of said tract One and west line of said Pue Road the following bearings and distances:

S 00°11'18" E, a distance of 2018.95 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 00°23'06" E, a distance of 1551.34 feet to a found ⅝" iron rod;

S 00°22'38" E, a distance of 1189.38 feet to a point;

S 00°33'02" E, a distance of 1342.07 feet to a point;

S 09°17'27" W, a distance of 273.03 feet to a found Texas Department of Transportation Type III monument at a cutback to F.M. Loop 1604;

S 73°05'22" W, a distance of 40.30 feet to a found Texas Department of Transportation Type II monument, the east right-of-way line of said F.M. Loop 1604;

THENCE: With the east right-of-way line of said F.M. Loop 1604 the following bearings and distances:

N 16°36'39" W, a distance of 1009.80 feet to a point;

N 14°12'27" W, a distance of 350.27 feet to a point;

N 18°09'51" W, a distance of 1114.37 feet to a found Texas Department of Transportation Type II monument;

N 25°22'48" W, a distance of 305.39 feet to a found Texas Department of Transportation Type II monument;

N 23°03'27" W, a distance of 974.49 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said tract Two;

THENCE: N 00°05'03" E, departing said right-of-way with the west line of said Tract Two a distance of 64.52 feet to a found ⅝" iron rod at the southwest corner of a 2500 square foot – 0.057-acre tract described in deed to Crown Comm Inc. recorded in Volume 9081, Pages 1760-1764 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Around said 0.057-acre tract the following bearings and distances:

S 89°54'57" E, a distance of 50.00 feet to a found ½" iron rod;

N 00°05'03" E, a distance of 50.00 feet to set mag nail and washer stamped "Pape-Dawson";

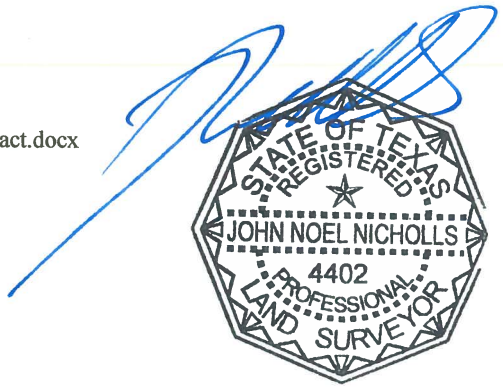
N 89°54'57" W, a distance of 50.00 feet to a found ⅝" iron rod at the northwest corner of said 0.057-acre tract and on the west line of said Tract Two on the east line of a 53.429-acre tract described in deed to San Antonio Land Fund 1 recorded in Volume 6070, Pages 1964-1970 of the Official Public Records of Real Property of Bexar County, Texas;

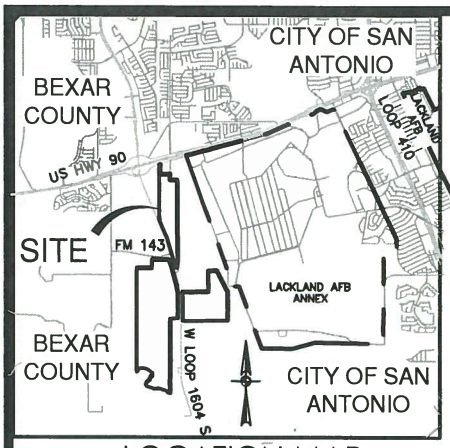
THENCE: N 00°05'03" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 3135.64 feet to a point;

THENCE: N 00°05'20" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 674.44 feet to the POINT OF BEGINNING, and containing 142.808 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground under job 8887-00 dated October, 2015 and this description and map prepared under job number 6979-09 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID.N:\CIVIL\6979-09\Zoning\Word\6979-09 Peoples Verdes Tract.docx





LOCATION MAP
MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

600' 0' 300' 600'
SCALE: 1"= 600'

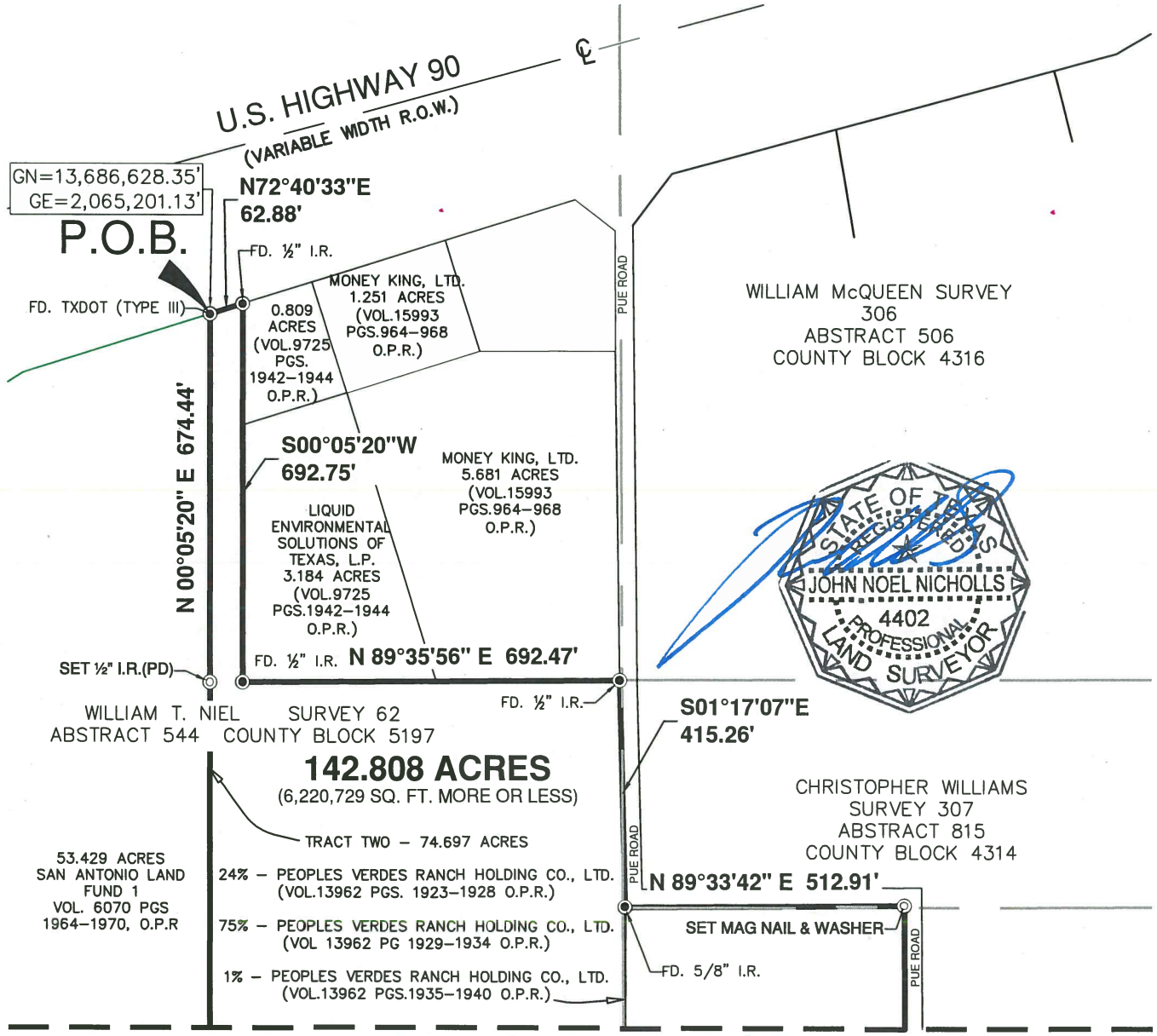


EXHIBIT
FOR

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018 JOB No.: 6979–09

Date: Nov 08, 2018, 7:46am User ID: NNICHOLLS
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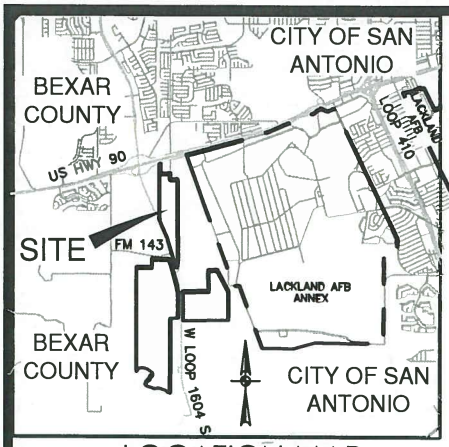

LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

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600' 0' 300' 600'

SCALE: 1"= 600'

MATCHLINE SEE PAGE - 4

PUE ROAD

WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

NEPOMUCENO JUAREZ
SURVEY 61
ABSTRACT 373
COUNTY BLOCK 4312

53.429 ACRES
SAN ANTONIO LAND
FUND 1
VOL. 6070 PGS
1964–1970, O.P.R

142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

N 00°05'03" E 3135.64'

S 00°11'18" E 2018.95'

TRACT TWO – 74.697 ACRES

24% – PEOPLES VERDES RANCH HOLDING CO., LTD.
(VOL.13962 PGS. 1923–1928 O.P.R.)

75% – PEOPLES VERDES RANCH HOLDING CO., LTD.
(VOL 13962 PG 1929–1934 O.P.R.)

1% – PEOPLES VERDES RANCH HOLDING CO., LTD.
(VOL.13962 PGS.1935–1940 O.P.R.)

TRACT ONE – 68.060 ACRES
PEOPLES VERDES RANCH HOLDING CO., LTD
(VOL.11041 PGS. 1075–1083 O.P.R.)

PUE ROAD

FD. 5/8" I.R.

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
LICENSED PROFESSIONAL
SURVEYOR

MATCHLINE SEE PAGE - 6

EXHIBIT
FOR

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
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November 8, 2018

JOB No.: 6979–09

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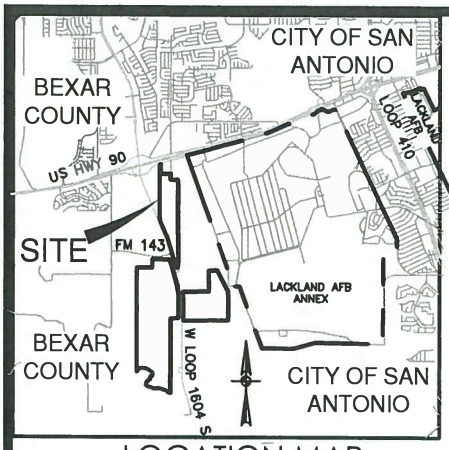

LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

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2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

600' 0' 300' 600'

SCALE: 1"= 600'

MATCHLINE SEE PAGE -5

2500 SQ.FT. – 0.057 AC. CROWN COMM INC. (VOL.9081 PGS. 1760–1764 O.P.R.)

TRACT TWO – 74.697 ACRES

24% – PEOPLES VERDES RANCH HOLDING CO., LTD. (VOL.13962 PGS. 1923–1928 O.P.R.)

75% – PEOPLES VERDES RANCH HOLDING CO., LTD. (VOL 13962 PG 1929–1934 O.P.R.)

1% – PEOPLES VERDES RANCH HOLDING CO., LTD. (VOL.13962 PGS.1935–1940 O.P.R.)

PUE ROAD

N 89°54'57" W 50.00'

SET MAG NAIL & WASHER

N 00°05'03" E 50.00'

FD. 5/8" I.R.

FD. ½" I.R.

N00°05'03"E 64.52'

SET ½" I.R.(PD)

S 89°54'57" E 50.00'

S 00°23'06" E 1551.34'

78.95 AC. MARTIN MARIETTA MATERIALS SOUTHWEST, LTD. VOL. 9504, PGS 1802–1806, O.P.R

TRACT ONE – 68.060 ACRES PEOPLES VERDES RANCH HOLDING CO., LTD (VOL.11041 PGS. 1075–1083 O.P.R.)

N 23°03'27" W 974.49'

F.M. LOOP 1604 (VARIABLE WIDTH R.O.W.)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE II)

142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

PUE ROAD

WILLIAM T. NIEL SURVEY 62 ABSTRACT 544 COUNTY BLOCK 5197

N25°22'48"W 305.36'

NEPOMUCENO JUAREZ SURVEY 61 ABSTRACT 373 COUNTY BLOCK 4312

S00°22'38"E 1189.38'

MATCHLINE SEE PAGE -7

EXHIBIT
FOR

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2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

JOB No.: 6979–09

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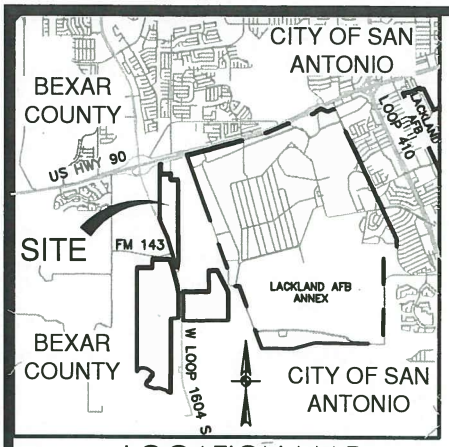

LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
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DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

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600' 0' 300' 600'

SCALE: 1"= 600'

MATCHLINE SEE PAGE -6

N25°22'48"W
305.36'

FD. TXDOT (TYPE II)

142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

PUE ROAD

S00°22'38"E
1189.38'

TRACT ONE – 68.060 ACRES
PEOPLES VERDES RANCH HOLDING CO., LTD
(VOL.11041 PGS. 1075–1083 O.P.R.)

N 18°09'51" W 1114.37'

F.M. LOOP 1604
(VARIABLE WIDTH R.O.W.)

NEPOMUCENO JUAREZ SURVEY 61 ABSTRACT 373 COUNTY BLOCK 4312

FD. TXDOT (TYPE II)

N14°12'27"W
350.27'

S00°33'02"E
1342.07'

WILLIAM T. NIEL SURVEY 62 ABSTRACT 544 COUNTY BLOCK 5197

N16°36'39"W
1009.80'

PUE ROAD

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

EXHIBIT
FOR

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

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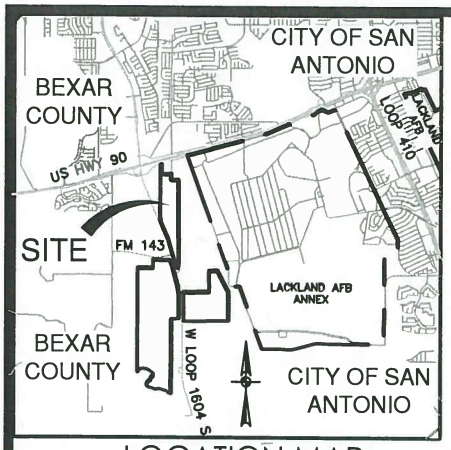

LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

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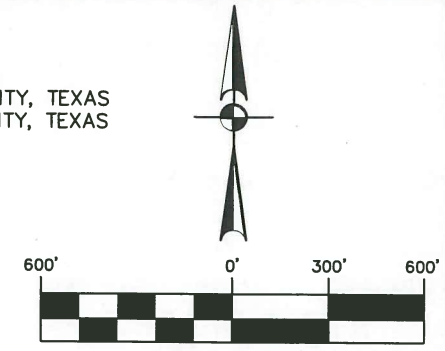
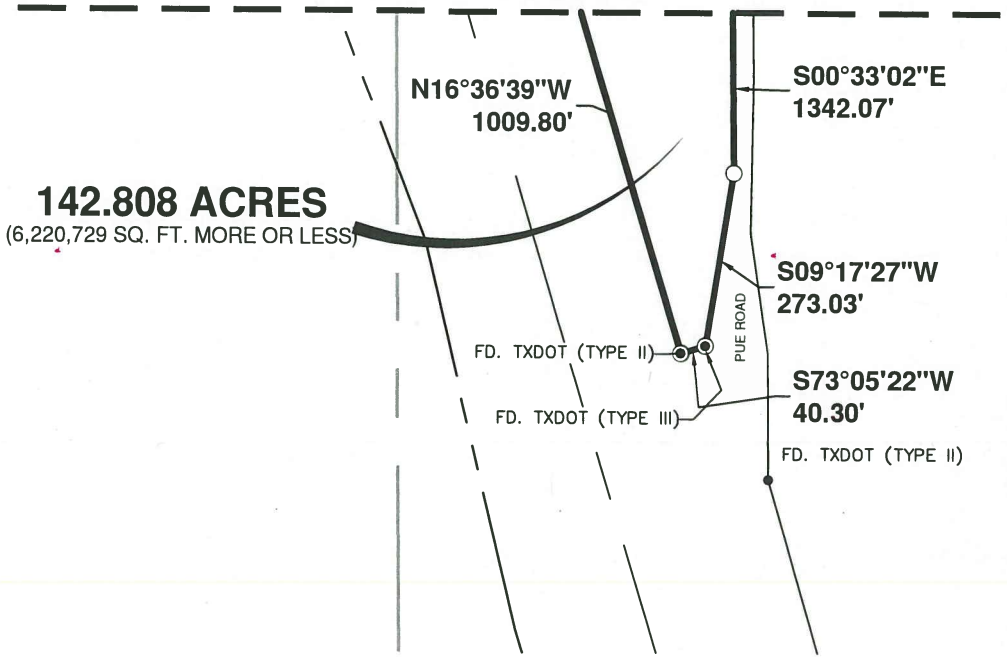


SCALE: 1"= 600'

MATCHLINE SEE PAGE -7



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PAPE-DAWSON ENGINEERS

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018 JOB No.: 6979-09

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File: N:\Civil\6979-09\Zoning\6979-09 - 8887-00 Peoples Verdes.dwg

PAPE-DAWSON ENGINEERS

METES AND BOUNDS DESCRIPTION

FOR

A 46.817 acre, or 2,039,353 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres of land being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 46.817-acre tract being more fully described as follows, with description based on said deed to 183.205 acres and matched to bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas; said iron pin being the most Westerly Northwest corner of the herein described tract:

THENCE: N 89°45'07" E, leaving the East Right of Way line of Loop 1604 with the North boundary of said 149.17-acre tract a distance of 1001.61 feet to a point;

THENCE: Departing said line and over and across said 183.205-acre tract, offset 300-feet to the east of said East Right-of-Way line of Loop 1604, and parallel to said right-of-way the following bearings and distances:

S 03°29'55" E, a distance of 350.48 feet to a point;

S 01°32'56" W, a distance of 173.66 feet to a point;

S 00°23'12" E, a distance of 808.05 feet to a point;

S 02°28'16" W, a distance of 100.29 feet to a point;

S 00°23'12" E, a distance of 606.84 feet to a point on the south line of said 149.17-acre tract;

THENCE: S 89°44'57" W, a distance of 1000.00 feet with the South boundary of said 149.17-acre tract to a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and the herein described tract;

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800
San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

VISE-West
46.817 Acres
Job No:6979-09

THENCE: With the East Right of Way line of Loop 1604, the following:

N 00°23' 12" W, 629.41 feet to a found Texas Department of Transportation brass disk monument for an angle;

N 02° 28' 16" E, 100.29 feet to a found Texas Department of Transportation brass disk monument for an angle;

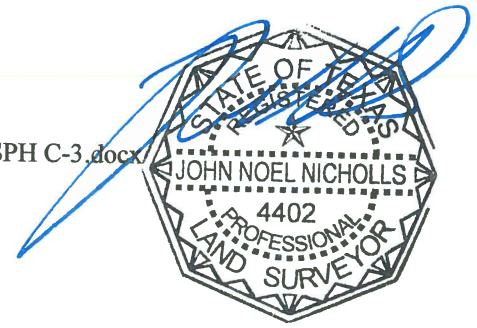
N 00° 23' 12" W, (reference line), 800.00 feet to a found Texas Department of Transportation brass disk monument for an angle;

N 01° 32' 56" E, 146.48 feet to a found Texas Department of Transportation brass disk monument for an angle;

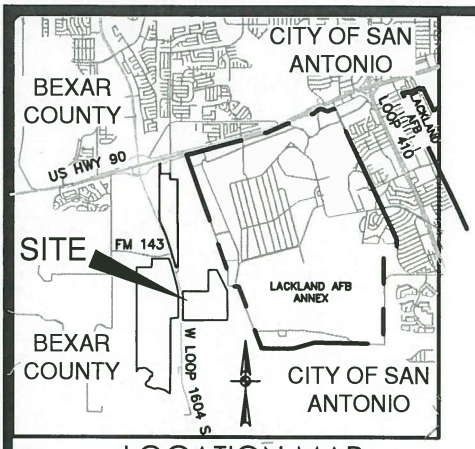
N 03° 29' 55" W, 363.20 feet to the POINT OF BEGINNING, and containing 46.817 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID. N:\CIVIL\6979-09\Zoning\Word\6979-09 Zoning VISE SPH C-3.docx

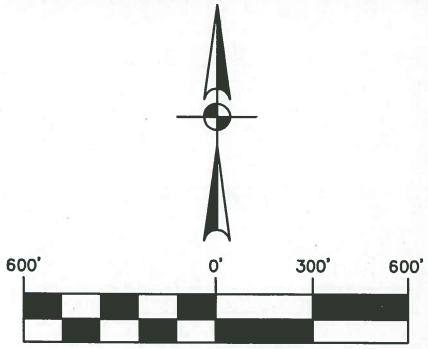


PAPE-DAWSON ENGINEERS



LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE



SCALE: 1"= 600'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	1001.61'
L2	S03°29'55"E	350.48'
L3	S01°32'56"W	173.66'
L4	S00°23'12"E	808.05'
L5	S02°28'16"W	100.29'
L6	S00°23'12"E	606.84'
L7	S89°44'57"W	1000.00'
L8	N00°23'12"W	629.41'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	800.00'
L11	N01°32'56"E	146.48'
L12	N03°29'55"W	363.20'

PUE RD

NENTWICH TRUST
201.31 ACRES
(VOL.5301
PGS.1013–1019 O.P.R.)

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

P.O.B. - 46.817 AC.

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

1000.0'

46.817 ACRES
(2,039,353 SQ. FT. MORE OR LESS)

183.205 ACRES
VISE SPH LTD.
(VOL. 12801 PG 1914–1921 O.P.R.)

LOOP 1604
(VARIABLE WIDTH RIGHT-OF-WAY)

4.393 ACRES – NENTWICH TRUST.
(VOL. 6301 PG 1013–1023 O.P.R.)

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

METES AND BOUNDS DESCRIPTION
FOR ZONING

A **46.817** ACRE, OR 611,812 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 183.205-ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

November 6, 2018

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 # 10028800

JOB No.: 6979-09

Date: Nov 08, 2018, 7:37am User ID: NNICHOLLS
File: N:\Civil\6979-09\Zoning\6979-09 - 8887-00 VISE-SPH West.dwg

PAPE-DAWSON ENGINEERS

METES AND BOUNDS DESCRIPTION

FOR

A 136.389 acre, or 5,941,086 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 136.389-acre tract being more fully described as follows, with description based on said deed to 183.205 acres and matched to bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set ½" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°45'07" E, departing said right-of-way and with the line of said 183.205-acre tract a distance of 1001.61 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°45'07" E, a distance of 820.22 feet with the North boundary of said 149.17-acre tract to a found ½" iron pin being the Southwest corner of said 34.000-acre tract for an angle;

THENCE: With the West, North and Northeast boundary of said 34.000-acre tract, the following:

N 00° 12' 52" W, 1499.58 feet leaving the North boundary of said 149.17-acre tract to a found 1/2" iron pin being the Northwest corner of said 34.000-acre tract and being the most Northerly Northwest corner of the herein described tract;

N 89° 50' 35" E, 591.88 feet to a found 1/2" iron pin being the Northeast corner of said 34.000-acre tract and the most Northerly Northeast corner of the herein describe& tract;

S 28° 00' 59"E, 1694.56 feet to a found PK nail in cedar fence post being the Southeast corner of said 34.000-acre tract, the Southeast corner of the aforementioned 201.31-acre tract and the Northeast corner of said 149.17-acre tract;

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THENCE: With the East boundary of said 149.17-acre tract, the following:

S 00° 16' 57" E, 724.81 feet to a found 1/2" iron pin for an angle;

S 00° 11' 37" E, 1312.87 feet to a found 1/2" iron pin being the Northeast corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and being the Southeast corner of said 149.17-acre tract and the herein described tract;

THENCE: S 89°44'57" W, with the South boundary of said 149.17-acre tract and north line of said 4.393-acre tract, a distance of 2188.57 feet to a point;

THENCE: Over and across said 183.205-acre tract, parallel and 300 feet offset to the east of the F.M. 1604 right-of-way the following bearings and distances:

N 00°23'12" W, a distance of 606.84 feet to a point;

N 02°28'16" E, a distance of 100.29 feet to a point;

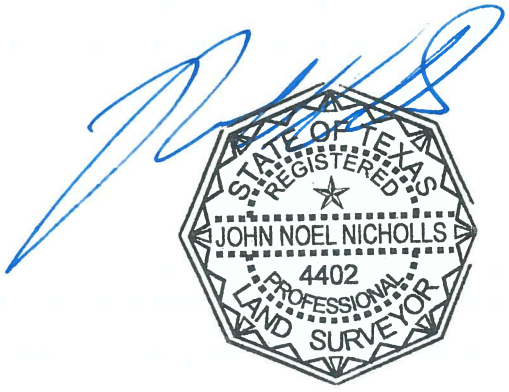
N 00°23'12" W, a distance of 808.05 feet to a point;

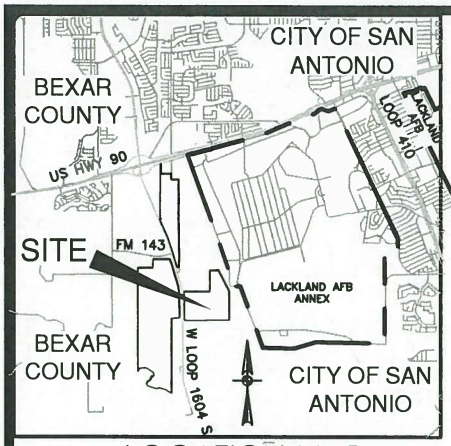
N 01°32'56" E, a distance of 173.66 feet to a point;

N 03°29'55" W, a distance of 350.48 feet to the POINT OF BEGINNING, and containing 136.389 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID. N:\CIVIL\6979-09\Zoning\Word\6979-09 VISE East.docx





LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

600' 0' 300' 600'

SCALE: 1"= 600'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	820.22'
L2	N00°12'52"W	1499.58'
L3	N89°50'35"E	591.88'
L4	S28°00'59"E	1694.56'
L5	S00°16'57"E	724.81'
L6	S00°11'37"E	1312.87'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°44'57"W	2188.57'
L8	N00°23'12"W	606.84'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	808.05'
L11	N01°32'56"E	173.66'
L12	N03°29'55"W	350.48'

PUE RD

L3

JUAN NEPOMUCENO JUAREZ SURVEY 61 ABSTRACT 373 COUNTY BLOCK 4312

L4

L2

NENTWICH TRUST
201.31 ACRES
(VOL.5301 PGS.1013–1019 O.P.R.)

N89°45'07"E 1001.61'

L1

P.O.C. - 136.389 AC.

P.O.B. - 136.389 AC.

L12

L11

L5

183.205 ACRES
VISE SPH LTD.
(VOL. 12801 PG 1914–1921 O.P.R.)

L10

1000.0'

136.389 ACRES
(5,941,086 SQ. FT. MORE OR LESS)

L9

L6

LOOP 1604
(VARIABLE WIDTH RIGHT-OF-WAY)

L8

L7

4.393 ACRES – NENTWICH TRUST.
(VOL. 6301 PG 1013–1023 O.P.R.)

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS

EXHIBIT FOR

A 136.389 ACRE, OR 5,941,086 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 183.205-ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS

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 # 10028800

November 8, 2018

JOB No.: 6979-09

Date: Nov 08, 2018, 7:22am User ID: NNICHOLLS
File: N:\CIVIL\6979-09\Zoning\6979-09 - 8887-00 VISE-SPH-East.dwg

PAPE-DAWSON ENGINEERS

METES AND BOUNDS DESCRIPTION

FOR

33.268 acres out of that called 34.582-acre tract, surveyed as 34.590 acres, said 34.582 acres described in deed to Peoples Verdes Ranch Holdings Co. Ltd. recorded in Volume 11032, Pages 1593-1601 of the Official Public Records of Real Property of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 33.268 acres being in two parts, and 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 NAD 83 (NA2011) epoch 2010.00;

PART 1

13.956 acres, or 607,902 square feet out of the northern part of said 34.590-acre tract:

BEGINNING: At a found 5/8" iron rod, the north corner of said 34.590-acre tract, on the southwest right-of-way line of F.M. 1604, the Charles Anderson Loop, a variable width right-of-way, and being S 14°42'48" E, 250.69 feet and S 21°13'39" E, 468.05 feet from the intersection of said southwest right-of-way line of F.M. 1604 and the south right-of-way line of F.M. 143, said POINT OF BEGINNING at North 13,679,445.19 and East 2,065,988.97 of said coordinate system;

THENCE: With said southwest right-of-way line of said F.M. 1604 and east line of said 34.590 acres the following bearings and distances:

S 21°13'39" E, a distance of 111.95 feet to a found Texas Highway Department of Transportation (TxDOT) Type II monument, for an angle;

S 13°16'06" E, a distance of 622.75 feet to a found TxDOT Type III monument, for an angle;

S 16°36'39" E, a distance of 500.10 feet to a found TxDOT Type II monument, for an angle;

S 15°56'15" E, a distance of 482.82 feet to a found TxDOT Type II monument, for an angle;

S 08°51'28" E, a distance of 458.30 feet to a found Type II monument, for an angle;

S 00°24'02" E, a distance of 39.85 feet to a ½" iron rod with cap marked "Pape-Dawson" set for a northeast corner of a 9.351-acre tract recorded in Volume 19028, Pages 1060-1084 of the Official Public Records of Real Property of Bexar County, Texas, said 9.351-acre tract containing 1.323 acres of and severing said 34.590-acre tract;

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THENCE: Departing said line and over and across said 34.590-acre tract with a north line of said 9.351-acre tract the following bearings and distances:

S 89°21'14" W, a distance of 304.61 feet to a ½" iron rod with cap marked "Pape-Dawson" a point of curvature;

Along a tangent curve to the right, said curve having a radius of 355.00 feet, a central angle of 11°50'10", a chord bearing and distance of N 84°43'40" W, 73.21 feet, for an arc length of 73.34 feet to a ½" iron rod with cap marked "Pape-Dawson";

N 78°48'35" W, a distance of 145.90 feet to a ½" iron rod with cap marked "Pape-Dawson" set for a southeast corner of a 39.760-acre tract recorded in Volume 19028, Pages 1040-1049 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing said north line of said 9.351-acre tract with the east line of said 39.760-acre tract and said west line of said 34.590-acre tract the following bearings and distances:

N 00°16'14" W, a distance of 1113.86 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

N 00°12'28" W, a distance of 107.65 feet to a found iron rod with cap marked "Cude", an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

THENCE: N 00°13'48" W, at 44.18 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of said 39.760-acre tract and continuing a total distance of 893.57 feet to the POINT OF BEGINNING, and containing 13.956 acres.

PART 2 19.312 acres, or 841,240 square feet more or less, out of the southern part of said 34.590-acre tract

BEGINNING: At a found TxDOT Type III monument on the west right-of-way line of said F.M. 1604, at the southeast corner of said 34.590-acre tract, at North 13,675,599.43 and East 2,066,530.61 of said coordinate system;

THENCE: S 86°14'04" W, departing said right-of-way and with the south line of said 34.590-acre tract a distance of 525.29 feet to a found iron rod with cap marked "Cude", the southwest corner of said 34.590-acre tract, on an east line of a 137.38-acre tract recorded in Volume 13397, Pages 1015-1029 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°16'14" W, with the west line of said 34.590-acre tract and east line of said 137.38-acre tract, at 193.47 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of a 45.281-acre tract recorded in Volume 19028, Pages 1050-1059 of the Official Public Records of Real Property of Bexar County, Texas and continuing for a total distance of 1653.65 feet to a ½" iron rod with cap marked "Pape-Dawson" set for the northeast corner of said 45.281-acre tract and on a north line of the aforementioned 9.351-acre tract, and from which the southwest corner of the above described Part 1 bears N 00°16'14" W, 112.24 feet;

THENCE: Over and across said 34.590 acres with the south line of said 9.351-acre tract the following bearings and distances:

S 78°48'35" E, a distance of 123.60 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

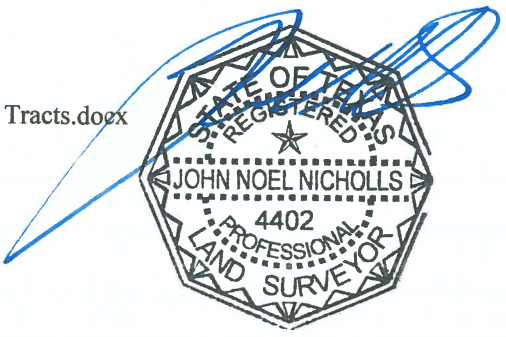
Along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 11°50'10", a chord bearing and distance of S 84°43'40" E, 95.89 feet, for an arc length of 96.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

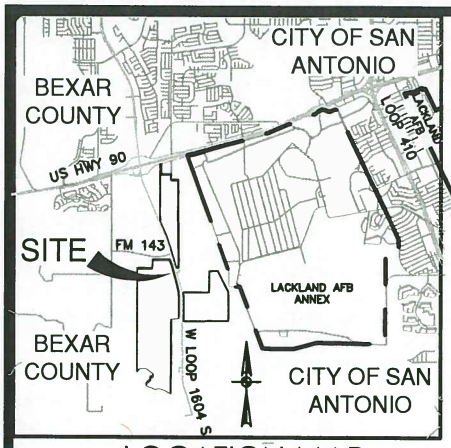
N 89°21'14" E, a distance of 304.14 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west right-of-way of F.M. 1604, at the northeast corner of the herein described tract, and from which the southeast corner of the above described Part 1 bears N 00°24'02" W, 110.00 feet;

THENCE: S 00°24'02" E, a distance of 1589.81 feet to the POINT OF BEGINNING, and containing 19.312 acres.

In all 33.268 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground 12th February, 2018 under job 11348-08,.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID. N:\CIVIL\6979-09\ Zoning\6979-09 Westlakes 1604 Tracts.docx





LOCATION MAP
MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

200' 0' 100' 200'

SCALE: 1"= 200'

F.M. 143

FD. TXDOT (TYPE II)

S 14°42'48" E
250.69'

FD. TXDOT (TYPE II)

S 21°13'39" E 468.05'

WILLIAM T. NEIL SURVEY 62 ABSTRACT 544 COUNTY BLOCK 5197

JUAN NEPOMUCENO JUAREZ SURVEY 61 ABSTRACT 373 COUNTY BLOCK 4312

LOOP 1604 (VARIABLE WIDTH RIGHT-OF-WAY)

PUE RD (VARIABLE WIDTH RIGHT-OF-WAY)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.
206.87 ACRES
(VOL.11615 PGS.2379-2389 O.PR.)
CORRECTION DEED
(VOL. 12197, PGS. 750-761 O.P.R.)

P.O.B.
13.956 AC.
GN=13,679,445.19'
GE=2,065,988.97'
FD. 5/8" I.R.

S 21°13'39" E 111.95'

FD. TXDOT (TYPE II)

N00°13'48"W
893.57'

849.38'

13.956 ACRES
(607,902 SQ. FT.
MORE OR LESS)

S13°16'06"E
622.75'

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

MATCHLINE SEE PAGE 5

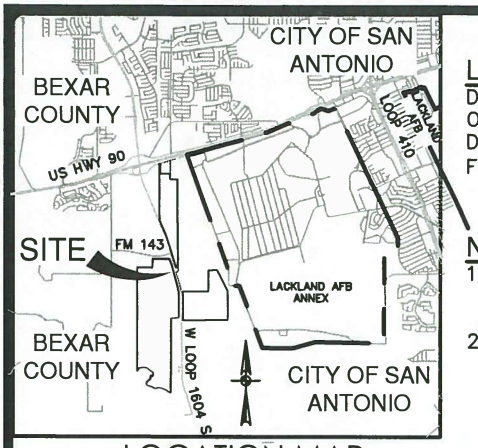
EXHIBIT
FOR

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

November 8, 2018 JOB No.: 6979-09

Date: Nov 08, 2018, 6:59am User ID: NNICHOLLS
File: N:\CIVIL\6979-09\Zoning\6979-09 - 11348-02-02 Westlakes Zoning.dwg



LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

200' 0' 100' 200'

SCALE: 1"= 200'

MATCHLINE SEE PAGE 4

PEOPLES VERDES RANCH HOLDINGS CO. LTD. 206.87 ACRES (VOL.11615 PGS.2379–2389 O.PR.) CORRECTION DEED (VOL. 12197, PGS. 750–761 O.P.R.)

849.38'

N 00°13'48" W 893.57'

S13°16'06"E 622.75'

FD. TXDOT (TYPE III)

LOOP 1604 (VARIABLE WIDTH RIGHT–OF–WAY)

44.18'

FD. I.R.(CUDE)

N00°12'28"W 107.65'

S16°36'39"E 500.10'

FD. TXDOT (TYPE II)

39.760 ACRES PULTE HOMES OF TEXAS, LP (VOL.19028 PGS.1040–1049 R.P.R.)

N 00°16'14" W 1113.86'

13.956 ACRES (607,902 SQ. FT. MORE OR LESS)

S15°56'15"E 482.82'

34.590 ACRES

PEOPLES VERDES RANCH HOLDINGS CO. LTD. 34.582 ACRES (VOL. 11032 PGS. 1593–1601 O.P.R.)

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

MATCHLINE SEE PAGE 6

EXHIBIT FOR

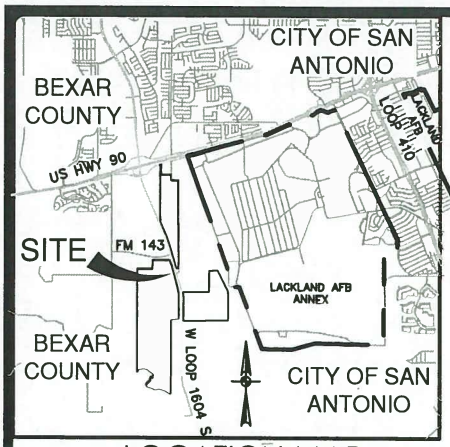
33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

November 8, 2018 JOB No.: 6979–09

Date: Nov 08, 2018, 6:59am User ID: NNICHOLLS
File: N:\CIVIL\6979-09\Zoning\6979-09 – 11348-02-02 Westlakes Zoning.dwg



LOCATION MAP

MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

200' 0' 100' 200'

SCALE: 1"= 200'

MATCHLINE SEE PAGE 5

39.760 ACRES
PULTE HOMES OF TEXAS, LP
(VOL.19028 PGS.1040–1049 R.P.R.)

13.956 ACRES
(607,902 SQ. FT. MORE OR LESS)

S15°56'15"E 482.82'

FD. TXDOT (TYPE II)

LOOP 1604 (VARIABLE WIDTH RIGHT–OF–WAY)

FD. TXDOT (TYPE III)

S08°51'28"E 458.30'

N 00°16'14" W 1113.86'

R=355.00'
Delta=11°50'10"
CB=N84°43'40"W
CD=73.21'
L=73.34'

N78°48'35"W 145.90'

S89°21'14"W 304.61'

FD. TXDOT (TYPE II)

S00°24'02"E 39.85'

S 00°16'14" E 112.24'

S78°48'35"E 123.60'

1.323 ACRES

N 00°24'02" W 110.00'

9.351 ACRES
PULTE HOMES OF TEXAS, L.P.
HDC WESTLAKES, LLC
(VOL.19028 PGS.1060–1084 R.P.R)

N89°21'14"E 304.14'

R=465.00'
Delta=11°50'10"
CB=S84°43'40"E
CD=95.89'
L=96.06'

1460.18'

N 00°16'14" W 1653.65'

S 00°24'02" E 1589.81'

45.281 ACRES
HDC WESTLAKES, LLC
(VOL.19028 PGS.1050–1059 R.P.R.)

19.312 ACRES
(841,240 SQ. FT. MORE OR LESS)

34.590 ACRES
PEOPLES VERDES RANCH HOLDINGS CO. LTD.
34.582 ACRES
(VOL. 11032 PGS. 1593–1601 O.P.R.)

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

MATCHLINE SEE PAGE 7

EXHIBIT
FOR

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.

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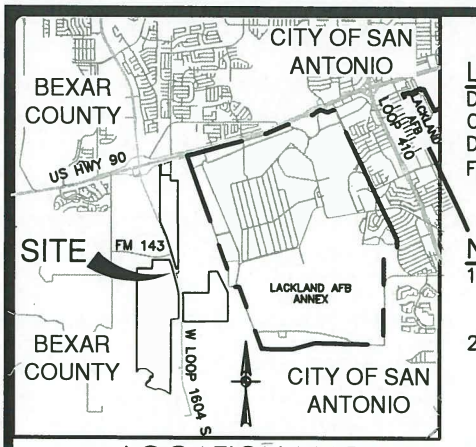

LOCATION MAP
MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

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200' 0' 100' 200'

SCALE: 1"= 200'

MATCHLINE SEE PAGE 6

1460.18'

19.312 ACRES
(841,240 SQ. FT. MORE OR LESS)

34.590 ACRES
PEOPLES VERDES RANCH HOLDINGS CO. LTD.
34.582 ACRES
(VOL. 11032 PGS. 1593–1601 O.P.R.)

45.281 ACRES
HDC WESTLAKES, LLC
(VOL.19028 PGS.1050–1059 R.P.R.)

N 00°16'14" W 1653.65'

S 00°24'02" E 1589.81'

LOOP 1604
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

WILLIAM T. NEIL SURVEY 62 ABSTRACT 544 COUNTY BLOCK 5197

JUAN NEPOMUCENO JUAREZ SURVEY 61 ABSTRACT 373 COUNTY BLOCK 4312

193.47'

FD. I.R.(CUDE)

S86°14'04"W
525.29'

P.O.B.
19.312 AC.
GN=13,675,599.43'
GE=2,066,530.61'
FD. TXDOT (TYPE III)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.
137.38 ACRES
(VOL. 13397, PGS. 1015–1029 O.P.R.)

DONECKER
99.904 ACRES
(VOL. 4472 PGS. 2060–2066 O.P.R.)

EXHIBIT
FOR

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.

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