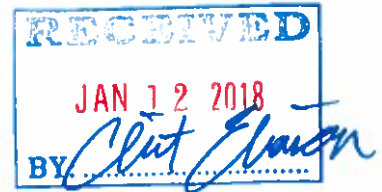


KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
JAMES B. GRIFFIN  
JAMES MCKNIGHT  
NINA PRADO  
CAROLINE E. McDONALD

**BROWN & ORTIZ, P.C.**  
ATTORNEYS AT LAW

112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

PAUL M. JUAREZ  
OF COUNSEL



January 12, 2018

City of San Antonio  
Office of the City Clerk  
City Hall, 2<sup>nd</sup> Floor  
100 Military Plaza  
San Antonio, Texas, 78205

VIA Hand Delivery

Eric Friedland  
Assistant City Attorney  
Office of the City Attorney  
City Hall, 3<sup>rd</sup> Floor  
100 Military Plaza  
San Antonio, Texas, 78205

VIA Hand Delivery

Priscilla Rosales-Pina  
Planning Administrator  
Development Services Department  
1901 S. Alamo Street  
San Antonio, Texas, 78204

VIA Hand Delivery

**RE: Request for Voluntary Annexation** in accordance with the City Charter of the City of San Antonio ("City") and Chapter 43 of the Texas Local Government Code, Particularly Section 43.0671, for Property Generally Located at the Northwest Corner of FM 1560 (Steubing Road) and FM 471 (Culebra Road) (approximately 11.48 acres), in the Extra-Territorial District ("ETJ") of the City of San Antonio, Bexar County, Texas ("Subject Property"); *Our File No. 9818.003.*

Dear Mr. Friedland and Ms. Rosales-Pina:

On behalf of the owner, Falcon International Bank ("Owner"), we are respectfully submitting a voluntary annexation petition to the City for the full purpose annexation of the Subject Property in accordance with all local and state regulations. Please find enclosed the City-required materials for voluntary annexation which include:

1. A petition signed by the Owner of the Subject Property requesting voluntary annexation and reciting and affirming all required statements;

A red stamp featuring a small house icon to the left of the word "COPY" in a bold, sans-serif font.

2. Two copies of a current signed and sealed 8½ x 11 Exhibit/Survey Map (Exhibit "A")
3. Two copies of a current signed and sealed boundary description in the form of metes and bounds of the total voluntary annexation area prepared by a licensed engineer or surveyor (Exhibit "A");
4. Exhibit "B" and Exhibit "E", as described in the petition;
5. Property deed information (Exhibit "C");
6. Documentation of signatory authorization (Exhibit "D");
7. Current Bexar County Appraisal District property information (Exhibit "F"); and
8. Check in the amount of \$3,000.00 made payable to the City of San Antonio.

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this annexation request.

Thank you,

BROWN & ORTIZ, P.C.

By:   
Caroline E. McDonald

**PETITION FOR VOLUNTARY ANNEXATION**

**TO THE CITY OF SAN ANTONIO**

**PURSUANT TO SECTION 43.0671 OF THE TEXAS LOCAL  
GOVERNMENT CODE**

The undersigned, being the owner (hereinafter, the "Property Owner"), in fee simple, of approximately 11.48-acre tract of property, described in **Exhibit "A,"** by the attached metes and bounds and survey map (hereinafter, the "Subject Property"), submits this "Petition," by its signature below, to the City of San Antonio ("City"), for the full purpose, voluntary annexation of the Subject Property, into the City's corporate limits, in accordance with the provisions of the City Charter and Chapter 43 of the Texas Local Government Code (*see Exhibit "B"* for Exhibits of the Subject Property; *see Exhibit "C"* for Deed; *see Exhibit "D"* for Proof of Signature Authority).

Specifically, the Property Owner submits this Petition, pursuant to Section 43.0671 of the Texas Local Government Code, whereby the City (a "Tier 2 Municipality") has the authority to annex an area if each owner of land in the area requests annexation. The Property Owner is the full and entire owner of the Subject Property and requests the City's annexation of the Subject Property, in accordance with Section 43.0671 of the Texas Local Government Code. Additionally, the Subject Property meets the statutory requirements for full purpose annexation, by the City, as it: (1) is within the City's extraterritorial jurisdiction; and (2) is adjacent and contiguous to the City's corporate limits. Further, pursuant to Section 43.016 of the Texas Local Government Code, if the Subject Property is determined to qualify for agricultural or wildlife management use of timber land, the Property Owner waives the requirements of the City to offer a development agreement or declines to make such agreement with the City (but, only in conjunction with the City's approval of this Petition).

The Subject Property is currently undeveloped and generally located at the northwest intersection of FM 1560 (Steubing Road) and FM 471 (Culebra Road), in City Council District No. 6. The intended developer ("Developer") would like to develop the Subject Property with an adjacent 6.73-acre tract, which is located within the City's corporate limits (*see Exhibit "E"* for Exhibits of the 6.73-acre tract). The "Overall Project" is a total of 18.21 acres, including the Subject Property (*see Exhibit "F"* for Bexar County Appraisal District Information). A Zoning Application has been submitted to the City and upon annexation of the Subject Property (and concurrently therewith), the Property Owner also requests the City (but, such request is not meant to make this Petition in any way contingent or conditional, such being unconditional and absolute) to provide "MF-33" (Multi-Family with up to thirty-three (33) units per acre) zoning for the Subject Property and the 6.73-acre tract that is already within the City Limits (see above Exhibits A and B).

The proposed development will be financed using tax-exempt bonds and non-competitive (4%) housing tax credits and will consist of approximately 300 units. The unit mix includes 120 one-bedroom, 144 two-bedroom, 24 three-bedroom, and 12 four-bedroom apartments. There will be several amenities available to the residents, including playground(s), pool, and a potential dog park. The overall development will be between 370,000-390,000 sq. ft., with each unit varying from 835 sq. ft. to 1,310 sq. ft. The project costs are estimated at \$55.7 million, with \$3.5 million in land, \$36.1 million in hard construction costs, \$9.8 million in soft/financing costs and \$6.3 million in developer fees. The developer expects construction to start in April 2019 and the first units to be occupied in March 2020. Construction completion is projected at November 2020 with the project fully leased in October 2021. All dates are pending City approval and financing applications/plan production and approval.

The "MF-33" (Multi-Family District) zoning is required for the multi-family development of the Overall Project (including the Subject Property). Additionally, the proposed utility purveyors, of the Subject Property, are San Antonio Water System, CPS Energy (electric), and either Spectrum or AT&T which are the same utility purveyors for the 6.73acre tract. Therefore, in order for the Overall Project to be cohesive and provide the same City services and benefits to the entire multi-family development, the Property Owner is requesting the City's full purpose, voluntary annexation of the Subject Property (with "MF-33" (Multi-Family District) zoning).

The Property Owner and Developer request that any correspondence regarding this Petition be forwarded to the addresses noted on the subsequent page.

*Signature on Following Page*

**Owner:**

**FALCON INTERNATIONAL BANK**  
Attention: Hugo A. Gutierrez III, Vice President  
19230 Stone Oak Parkway, Suite 100  
San Antonio, Texas, 78258

**with copy to:**

Brown & Ortiz, PC  
Attention: Kenneth W. Brown  
112 E Pecan Suite 1360  
San Antonio, Texas, 78209

Wherefore, this Petition satisfies all of the requirements of the City Charter and the Texas Local Government Code for the full purpose, voluntary annexation of the Subject Property, and the Property Owner respectfully requests that the City annex the Subject Property, as described herein.

Respectfully submitted, this 12<sup>th</sup> day of January, 2018.

**FALCON INTERNATIONAL BANK**

By:

Name:

Title:

Address:

Phone:

Email:

Hugo A. Gutierrez III

Vice President, Falcon International Bank

19230 Stone Oak Parkway, Suite 100

San Antonio, Texas, 78258

**ACKNOWLEDGMENT**

STATE OF

Texas

§

COUNTY OF

Bexar

§

This instrument was acknowledged before me on this

12

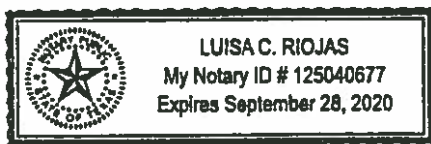
day of

January

, 2018, by

Hugo A. Gutierrez II

Vice President of Falcon International Bank.

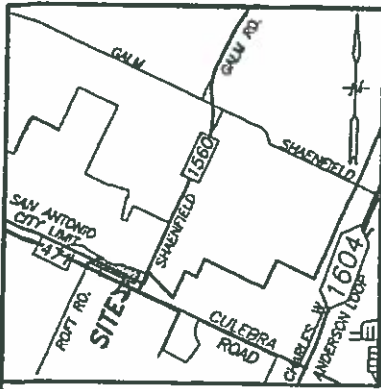


Luisa C Riojas

Notary Public, State of Texas

Printed Name of Notary: Luisa C Riojas

Commission Expires: September 28, 2020

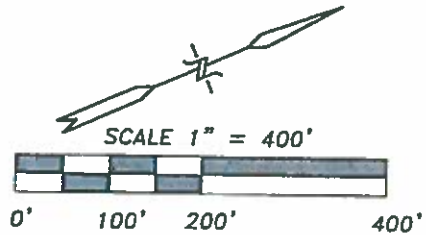
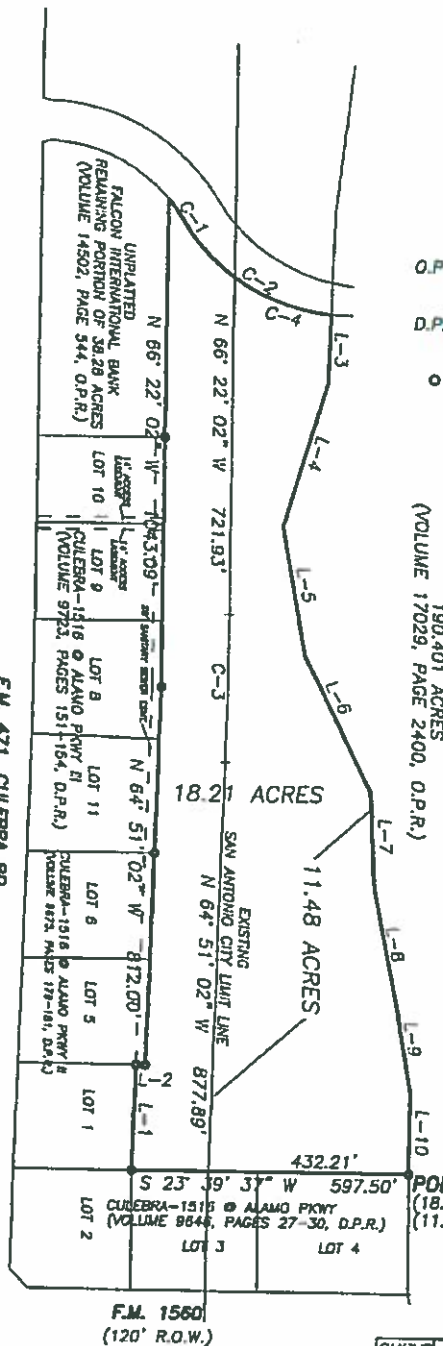


LOCATION MAP  
(NOT TO SCALE)

### ANNEXATION EXHIBIT OF

AN 11.48 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A 38.28 ACRE TRACT AS RECORDED IN VOLUME 14502, PAGE 544, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450 AND NEW CITY BLOCK 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS.

F.M. 471, CULEBRA RD.  
(120' R.O.W.)  
(VOLUME 17446, PAGE 1757, O.P.R.)



### LEGEND

- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
○ 1/2 INCH IRON ROD WITH "NORTHSTAR" CAP

### LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 64°51'02" W	225.73'
L-2	N 23°39'37" E	20.00'
L-3	S 64°43'57" E	147.26'
L-4	S 49°32'55" E	319.88'
L-5	S 76°48'25" E	283.23'
L-6	N 86°41'19" E	323.96'
L-7	S 69°30'37" E	208.97'
L-8	S 78°10'13" E	254.83'
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L-10	S 66°18'24" E	174.29'

POINT OF BEGINNING  
(18.21 ACRES)  
(11.48 ACRES)

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	09°03'40"	357.00'	56.46'	N 77°14'33" E	56.40'
C-2	53°02'34"	420.73'	389.50'	N 55°15'06" E	375.74'
C-3	01°31'00"	11,939.20'	316.05'	N 65°36'32" W	316.04'
C-4	30°36'38"	420.73'	224.78'	N 44°02'07" E	222.12'

THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21. IT 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.



**NORTHSTAR LAND  
SURVEYING, INC.**

9033 Aero St. Suite 105  
SAN ANTONIO, TEXAS 78217  
(210) 826-6228

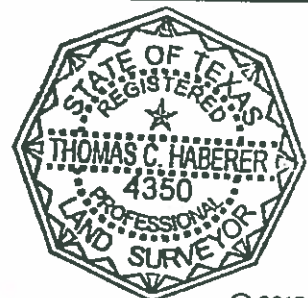
TBPLS FIRM REGISTRATION NUMBER 10193967



THIS 4th DAY OF JANUARY, 2018 A.D.

*Thomas C. Haberer*

THOMAS C. HABERER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4350

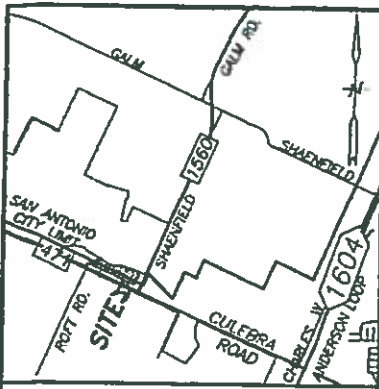


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JOB NO. 10-10-056-ANNEXATION\_18AC

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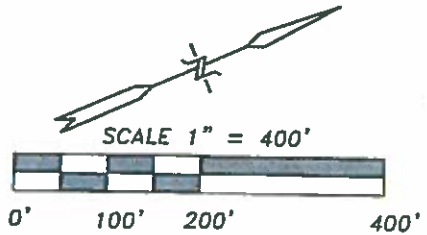
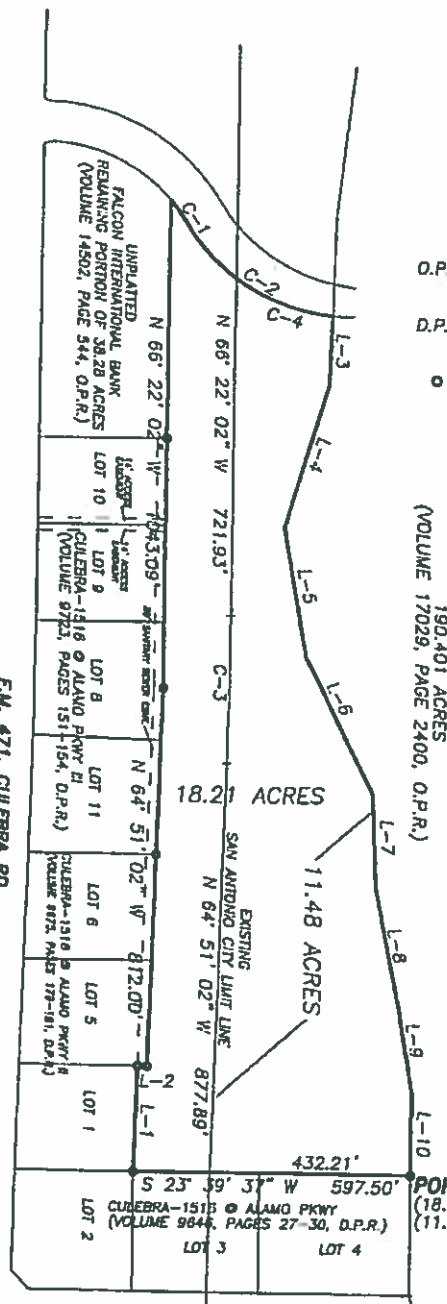


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F.M. 471, CULEBRA RD.  
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**NORTHSTAR LAND  
SURVEYING, INC.**

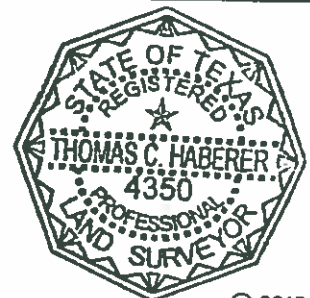
9033 Aero St. Suite 105  
SAN ANTONIO, TEXAS 78217  
(210) 826-6228

TBPLS FIRM REGISTRATION NUMBER 10183987

THIS 4th DAY OF JANUARY, 2018 A.D.

*Thomas C. Haberer*

THOMAS C. HABERER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4350



DRAWN BY: CM

JOB NO. 10-10-066-ANNEXATION\_18AC

© 2018

***Northstar Land Surveying, Inc.***

***9033 Aero St. Suite 105***

***San Antonio, Texas 78217***

***(210) 826-6228***

***TBPLS FIRM REGISTRATION NUMBER 10193967***

**FIELD NOTES FOR  
ANNEXATION OF**

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**BEGINNING:** At a ½ inch iron rod with "Northstar" cap on the southwest line of an 190.401 acre tract as recorded in Volume 17029, Page 2400, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of Lot 4, Block 1, County Block 4450, Culebra-1560 @ Alamo Pkwy, as recorded in Volume 9646, Page 27, Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract;

**THENCE:** South 23 degrees 39 minutes 37 seconds West (Bearings are based on the Texas State Plane Coordinate System Grid), 432.21 feet coincident with the northwest line of the above referenced Lot 4 and Lot 3 of the above referenced Culebra-1560 @ Alamo Pkwy, to the southeast corner of the herein described tract;

**THENCE:** North 64 degrees 51 minutes 02 seconds West, 877.89 feet to the beginning of a curve to the left;

**THENCE:** 316.05 feet with the curve to the left, concave to the southwest, having a radius of 11,939.20 feet, a central angle of 01 degree 31 minutes 00 seconds, and a chord bearing and length of North 65 degrees 36 minutes 32 seconds West, 316.04 feet to the end of this curve;

**THENCE:** North 66 degrees 22 minutes 02 seconds West, 721.93 feet to the beginning of a non-tangent curve to the left, the southwest corner of the herein described tract;

Continued . . . .



**THENCE:** 224.78 feet with the curve to the left, concave to the northwest, having a radius of 420.73 feet, a central angle of 30 degrees 36 minutes 38 seconds, and a chord bearing and length of North 44 degrees 02 minutes 07 seconds East, 222.12 feet to the southwest line of the above referenced a 190.401 acre tract, the end of this curve, the northwest corner of the herein described tract;

**THENCE:** With the southwest and south line of the above referenced 190.401 acre tract the following:

South 64 degrees 43 minutes 57 seconds East, 147.26 feet, an angle point;

South 49 degrees 32 minutes 55 seconds East, 319.88 feet, an angle point;

South 76 degrees 48 minutes 25 seconds East, 283.23 feet, an angle point;

North 86 degrees 41 minutes 19 seconds East, 323.96 feet, an angle point

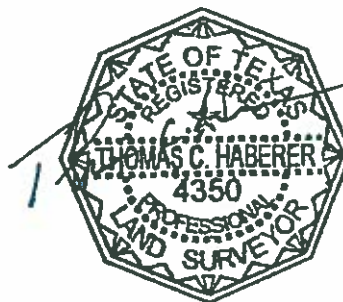
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South 78 degrees 10 minutes 13 seconds East, 254.83 feet, an angle point;

South 76 degrees 07 minutes 19 seconds East, 187.96 feet, an angle point;

South 66 degrees 18 minutes 24 seconds East, 174.29 feet to the **POINT OF BEGINNING**, containing 11.48 acres.

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.



***Northstar Land Surveying, Inc.***

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***San Antonio, Texas 78217***

***(210) 826-6228***

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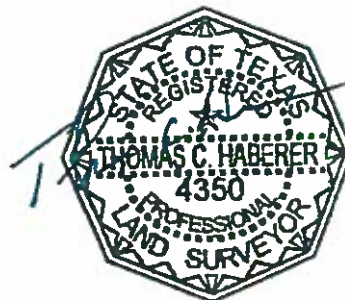
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## Flex Viewer

Powered by ArcGIS Server

Printed Jan 11, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.







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LT1-81-2010096443-1

SCANNED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### SUBSTITUTE TRUSTEE'S DEED

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

#### Recitals

A. By a certain (1) Deed of Trust dated May 6, 2008 and (2) Deed of Trust dated December 15, 2009, executed by Culebra Valley 2008, Ltd. and Hunt Road 2004, Ltd. ("Mortgagor" or "Debtor"), to Ray A. Gonzalez, Trustee for FALCON INTERNATIONAL BANK, filed for record as Document No.(1) 20080097585, Book 13486, Page 1087 et. seq. And Document No. (2) LT1-81-20090246168-1, Volume 14306, Page 812 et. seq. of the Official Records of Bexar County, Texas (the "Deed of Trust"), Mortgagor conveyed certain real property, including that certain real property situated in Bexar County, Texas which is more particularly described as follows:

#### TRACT ONE

BEING 38.28 ACRES OF LAND IN NEW CITY BLOCK , (N.C.B.) 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 201.706 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 12337, PAGE 2452, DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK, (C.B.) 4450, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED "EXHIBIT A":

#### TRACT TWO

BEING 21.07 ACRES OF LAND IN NEW CITY BLOCK, (N.C.B.) 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 201.706 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 12337, PAGE 2452, A PORTION OF A 51.890 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 12499, PAGE 1177, AND A PORTION OF A 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, ALL DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK, (C.B.) 4450, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED "EXHIBIT B":

#### TRACT THREE

SEE ATTACHED EXHIBIT "C"

Page 1 of 3



LT2-14502-544-11



(the "Property"), together with any improvements thereon as described in the Deed of Trust, to secure the payment of the indebtedness (the "Indebtedness") evidenced by that certain Note in the original principal amount of \$5,590,000.00 (the "Note"), dated May 6, 2008, executed by Mortgagor and payable to the order of FALCON INTERNATIONAL BANK ("Mortgagee"), the beneficiary under the Deed of Trust, and any and all indebtedness secured and described in the Deed of Trust.

B. Mortgagee, pursuant to the provisions of the Deed of Trust, by instrument dated May 7, 2010, had designated and appointed **Bruce Osborne** as Substitute Trustee under the Deed of Trust, to act in the place and stead of the original Trustee.

C. Defaults have occurred in the terms of the Deed of Trust and such default has continued despite notice to Debtor from or on behalf of Mortgagee and an opportunity for Debtor to cure the default. Accordingly, Mortgagee has, because of such defaults, duly accelerated the Indebtedness and requested the undersigned, the duly appointed Substitute Trustee under the Deed of Trust, to enforce the trust and sell the Property pursuant to and in accordance with the provisions of the Deed of Trust and the laws of the State of Texas.

D. Pursuant to the requirements of the Deed of Trust and the laws of the State of Texas, and at the request of Mortgagee, written notice of the time, place, date and terms of the public foreclosure sale of the Property was posted at the courthouse door of Bexar County, Texas, the County in which the Property is situated, and a copy of the notice was also filed with the County Clerk of Bexar County, Texas, each notice having been posted and filed for at least 21 consecutive days prior to the day of the foreclosure sale.

E. Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Mortgagee, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Mortgagee in a post office or official depository under the care and custody of the United States Postal Service.

F. The undersigned on June 1, 2010, at approximately 3:43 o'clock P.m., pursuant to the powers under the Deed of Trust vested in me as Substitute Trustee, did cause the Property to be sold at public vendue in the manner required by and as provided in and under the Deed of Trust and by law.

G. The undersigned offered the Property for sale for an all-cash price; and in response to that offer, the undersigned sold the Property to FALCON INTERNATIONAL BANK ("Grantee"), the best and highest bidder at the sale for the sum of Five Million Eight Hundred Twenty Eight Thousand Seven One and 80/100 Hundredths Dollars (\$5,828,071.80) (the "Bid").

NOW, THEREFORE, in consideration of the premises and the payment of the Bid, the receipt of which is hereby acknowledged, I, **Bruce Osborne**, Substitute Trustee, by virtue of the authority vested in me under the Deed of Trust, have GRANTED, BARGAINED, SOLD, CONVEYED, CONFIRMED, and SET OVER and by this Substitute Trustee's Deed do hereby GRANT, BARGAIN, SELL, CONVEY, CONFIRM and SET OVER unto Grantee, and its legal



representatives, successors and assigns, the Property, it being expressly understood that I, **Bruce Osborne**, Substitute Trustee, have made no independent investigation or inquiry concerning the same and do not hereby make any covenant, representation or warranty concerning the same except as hereinafter provided.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and I, **Bruce Osborne**, Substitute Trustee, do hereby bind the Debtor, its successors, heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Debtor, but not otherwise.

The address of the Grantee hereunder is:

**Falcon International Bank  
5219 McPherson Rd.  
Laredo, Texas 78041**

IN WITNESS WHEREOF, this Substitute Trustee's Deed has been executed by **Bruce Osborne**, Substitute Trustee, in his capacity as such in accordance with and under and pursuant to the provisions, powers and authorities of the Deed of Trust, on this 1<sup>st</sup> day of June, 2010.

  
\_\_\_\_\_  
**BRUCE OSBORNE, Substitute Trustee**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on this 1<sup>st</sup> day of June, 2010, by **Bruce Osborne**, Substitute Trustee.



  
\_\_\_\_\_  
**NOTARY PUBLIC, STATE OF TEXAS**

**WHEN RECORDED, RETURN TO:**

**FALCON INTERNATIONAL BANK  
Attn: William T. Hale  
5219 McPherson Rd.  
Laredo, Texas 78041**

## **EXHIBIT "A"**

### **TRACT ONE**

BEING 38.28 ACRES OF LAND IN NEW CITY BLOCK, (N.C.B.) 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 201.706 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 12337, PAGE 2452, DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK, (C.B.) 4450, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED "EXHIBIT A":

### **TRACT TWO**

BEING 21.07 ACRES OF LAND IN NEW CITY BLOCK, (N.C.B.) 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 201.706 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 12337, PAGE 2452, A PORTION OF A 51.890 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 12499, PAGE 1177, AND A PORTION OF A 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, ALL DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK, (C.B.) 4450, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED "EXHIBIT B":

EXHIBIT "A"  
(as to Tract One)



Job No.: S0298305  
February 13, 2008

DESCRIPTION OF A 38.28 ACRE TRACT OF LAND

Being 38.28 acres of land in New City Block, (N.C.B.) 18296, San Antonio, Bexar County, Texas, being out of a 201.706 acre tract of land, described in Volume 12337, Page 2452, Official Public Records of Real Property, Bexar County, Texas, being out of the M.M.Y. Musquiz Survey No. 80, Abstract No. 467, County Block, (C.B.) 4430, and more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation Type II right-of-way monument found on the curvilinear northerly right-of-way line of F.M. 471 - Culebra Road, (R.O.W. - 80'), at the southwesterly end of a setback line from the east right-of-way line of F.M. 1560 - Staebing Road, (R.O.W. - 80'), the POINT OF BEGINNING, the most southerly corner of this tract;

THENCE in a westerly direction, coincident with the common line of said 201.706 acre tract and said northerly right-of-way line, the following courses:

Curving to the right, with a radius of 11,419.46 feet, a central angle  $00^{\circ}55'59''$ , an arc length of 185.96 feet, a chord bearing of North  $65^{\circ}19'01''$  West, and a chord distance of 185.96 feet to a Texas Department of Transportation Type II right-of-way monument found, a point of tangency;

North  $64^{\circ}51'02''$  West, a distance of 929.00 feet to a Texas Department of Transportation right-of-way monument found, a point of curvature;

Curving to the left, with a radius of 11,499.20 feet, a central angle  $01^{\circ}31'00''$ , an arc length of 304.39 feet, a chord bearing of North  $65^{\circ}36'32''$  West, and a chord distance of 304.39 feet to a Texas Department of Transportation Type II right-of-way monument found, a point of tangency;

North  $66^{\circ}22'02''$  West, a distance of 969.69 feet to a 1/2" rebar with an "CEC" plastic cap set, at the south end of the curve return from the southeast right-of-way line of the proposed Old Stillwater, (R.O.W. varies 60' min), as shown on the proposed plat of Stillwater Ranch Subdivision, Unit 12A, Plat ID No. 070704, a point of curvature of this tract;

THENCE curving to the right, coincident with said curve return, with a radius of 40.00 feet, a central angle  $92^{\circ}42'44''$ , an arc length of 64.73 feet, a chord bearing of North  $20^{\circ}00'40''$  West, and a chord distance of 57.89 feet to a 1/2" rebar with a "CEC" plastic cap set, a point of compound curvature of this tract;

THENCE curving to the right, coincident with said southeasterly right-of-way line, with a radius of 357.00 feet, a central angle  $55^{\circ}25'41''$ , an arc length of 345.36 feet, a chord bearing of North  $54^{\circ}03'33''$  East, and a chord distance of 332.05 feet to a 1/2" rebar with a "CEC" plastic cap set, a point of reverse curvature of this tract;

THENCE curving to the left, continuing coincident with said right-of-way line, with a radius of 420.73 feet, a central angle  $53^{\circ}02'34''$ , an arc length of 389.50 feet, a chord bearing of North  $55^{\circ}15'06''$  East, and a chord distance of 375.74 feet to a 1/2" rebar with a "CEC" plastic cap set, a point of reverse curvature of this tract;

THENCE South  $64^{\circ}43'57''$  East, a distance of 147.26 feet to a 1/2" rebar with a "CEC" plastic cap found, an angle point of this tract;

THENCE South  $49^{\circ}32'55''$  East, a distance of 319.88 feet to a 1/2" rebar with a "CEC" plastic cap found, an angle point of this tract;

THENCE South  $76^{\circ}48'25''$  East, a distance of 283.23 feet to a point, an angle point of this tract;

THENCE North  $86^{\circ}41'19''$  East, a distance of 323.96 feet to a point, an angle point of this tract;

THENCE South  $69^{\circ}30'37''$  East, a distance of 208.97 feet to a point, an angle point of this tract;

THENCE South  $78^{\circ}10'13''$  East, a distance of 254.82 feet to a point, an angle point of this tract;

THENCE South  $76^{\circ}07'19''$  East, a distance of 187.96 feet to a 1/2" rebar with a "CEC" plastic cap found, an angle point of this tract;

THENCE South  $66^{\circ}23'13''$  East, a distance of 433.72 feet to a 1/2" rebar with a "CEC" plastic cap found, an angle point of this tract;

THENCE South  $82^{\circ}33'35''$  East, a distance of 16.09 feet to a 1/2" rebar with a "CEC" plastic cap found on the common line of the 201.76 acre tract and the aforementioned westerly right-of-way line of F.M. 1560, the most easterly corner of this tract;

THENCE South  $23^{\circ}39'37''$  West, coincident with said common line, a distance of 832.72 feet to a Texas Department of Transportation Type II right-of-way monument found, at the northeasterly end of the cutoff line from the aforementioned northerly right-of-way line of F.M. 471, a southeasterly corner of this tract;

THENCE South  $68^{\circ}52'58''$  West, coincident with said cutback line, a distance of 69.48 feet to the POINT OF BEGINNING, and containing 38.28 acres of land, more or less.

The basis of bearings recited herein is Texas State Plane Coordinate System, South Central Zone, and NAD 83 (Adjustment 93). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is a plat of survey with like job number.

  
Dion P. Albertson R.P.L.S. #4963

EXHIBIT "B"  
(as to Tract Two)



Job No.: S0298305  
February 13, 2008

DESCRIPTION OF A 21.07 ACRE TRACT OF LAND

Being 21.07 acres of land in New City Block, (N.C.B.) 18296, San Antonio, Bexar County, Texas, being a portion of a 201.706 acre tract of land, described in Volume 12337, Page 2452, a portion of a 51.890 acre tract of land, described in Volume 12499, Page 1177, and a portion of a 80.943 acre tract of land described in Volume 11912, Page 2123, all recorded in the Official Public Records of Real Property, Bexar County, Texas, also being out of the M.M.Y. Musquiz Survey No. 80, Abstract No. 467, County Block, (C.B.) 4450, and being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation Type II right-of-way monument found on the curvilinear northerly right-of-way line of F.M. 471 - Culbraz Road, (R.O.W. - 80'), at the southwesterly end of a cutback line from the east right-of-way line of F.M. 1560 - Steubing Road, (R.O.W. - 80'), THENCE in a westerly direction, coincident with said right-of-way line the following:

Curving to the right, with a radius of 11,419.46 feet, a central angle 00°55'59", an arc length of 185.96 feet, a chord bearing of North 65°19'01" West, and a chord distance of 185.96 feet to a Texas Department of Transportation Type II right-of-way monument found, a point of tangency;

North 64°51'02" West, a distance of 929.00 feet to a Texas Department of Transportation right-of-way monument found, a point of curvature;

Curving to the left, with a radius of 11,499.20 feet, a central angle 01°31'00", an arc length of 304.39 feet, a chord bearing of North 65°36'32" West, and a chord distance of 304.39 feet to a Texas Department of Transportation Type II right-of-way monument found, a point of tangency;

North 66°22'02" West, a distance of 1,135.81 feet to a 1/2" rebar with an "CEC" plastic cap set, a southerly corner and POINT OF BEGINNING of this tract;

THENCE North 66°22'02" West, passing at a distance of 462.50 feet a 1/2" rebar with a "C-B" cap found at the common corner of the 201.706 acre tract and the aforementioned 51.890 acre tract, and continuing coincident with the common line of said 51.890 acre tract and said right-of-way line a total distance of 800.98 feet to a 1/2" rebar with an "CEC" plastic cap found, an angle point of this tract;

THENCE North 65°47'02" West, coincident with the common line of the 51.890 acre tract, the aforementioned 80.943 acre tract and said right-of-way line, a distance of 458.25 feet to a 1/2" rebar with a "CEC" plastic cap found, the most westerly corner of this tract;

THENCE departing said right-of-way line, in a northerly and easterly direction, crossing said 80.943 acre tract, the 51.890 acre tract, and the aforementioned 201.706 acre tract, the following courses

North 09°10'44" East, a distance of 90.54 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point;

North 49°07'42" East, a distance of 263.02 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point;

North 57°14'14" East, a distance of 119.62 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point;

North 73°49'01" East, a distance of 388.01 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point;

South 68°42'04" East, a distance of 95.91 feet to a point, an angle point;

South 79°13'20" East, a distance of 211.77 feet to a point, an angle point;

South 74°01'52" East, a distance of 144.36 feet to a point, an angle point;

South 50°50'38" East, a distance of 132.67 feet to a 1/2" rebar with a "CEC" plastic cap found, an angle point;

South 59°47'54" East, a distance of 508.98 feet to a 1/2" rebar with a "CEC" plastic cap found, an angle point;

South 64°43'57" East, a distance of 149.81 feet to a 1/2" rebar with a "CEC" plastic cap set on the curvilinear westerly right-of-way line of Old Stillwater, (R.O.W. varies 60' min) as shown on the proposed plat of Stillwater Ranch Subdivision, Unit 12A, plat ID No. 070704, the beginning of a non-tangent curve and most easterly corner of this tract;


THENCE in a southwesterly direction, coincident with said westerly right-of-way line the following courses:

Curving to the right, with a radius of 389.87 feet, a central angle of  $45^{\circ}57'15''$ , an arc length of 312.70 feet, a chord bearing of South  $58^{\circ}47'45''$  West, and a chord distance of 304.38 feet to a 1/2" rebar with a "CEC" plastic cap set, a point of reverse curvature of this tract;

Curving to the left, with a radius of 443.00 feet, a central angle of  $56^{\circ}21'38''$ , an arc length of 435.77 feet, a chord bearing of South  $53^{\circ}35'34''$  West, and a chord distance of 418.41 feet to a 1/2" rebar with a "CEC" plastic cap set, at the east end of the curve return from the aforementioned right-of-way line of F.M. 471, a point of reverse curvature of this tract;

THENCE curving to the right, coincident with said curve return, with a radius of 40.00 feet, a central angle of  $88^{\circ}13'13''$ , an arc length of 61.59 feet, a chord bearing of South  $69^{\circ}31'22''$  West, and a chord distance of 55.68 feet to the POINT OF BEGINNING, and containing 21.07 acres of land, more or less.

The basis of bearings recited herein is Texas State Plane Coordinate System, South Central Zone, and NAD 83 (Adjustment 93). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is a plat of survey with like job number.

  
Dion P. Albertson R.P.L.S. #4963

Insert:

Being 3.190 acres of land (called 3.195 acres) located in New City Block (N.C.B.) 17576, City of San Antonio, Bexar County, Texas, County Block (C.B.) 4331, and Block 33, Cable Ranch Subdivision according to the plat recorded in Volume 169, Page 162 Deed and Plat Records of Bexar County, Texas same being that called 3.195 acre tract of land described in Volume 5848, Page 22, (part of deed to Lakeside Properties, LTD of record in Volume 5848, Page 1) of the Real Property Records of Bexar County, Texas.

**Notes and Sounds Description  
of  
5,190 Acres of Land in  
City of San Antonio, Bexar County, Texas**

[illegible]

~~SEPARATE~~ as a 1/2" iron rivet rod found sticking in the east side of any one of Old Ford Lane (roadbed) and the west end side of any one of Ford Lane (roadbed) as described in the return of Matt Lane reported in the Post of West Laramie, Unit 1 of Record in Volume 9853, Pages 100-102 of the Grand and Petit Jurors of Beaver County, Texas for the north cross corner here and the PLACE of SEPARATION.

**THENCE**, with the starting point of south right-of-way said Mark Lane (30' wide) to the following corner:

Yells sold curve to the left, and an offset of 698.32 feet, a radius of 7432.00 feet, an interior angle of 44° 17' 39" and a chord bearing and distance of S 45° 22' 39" E, 676.66 feet to an iron rod found at a point of compound curvature;

With side compasses drawn to the left, an arc distance of 0.48 feet, a radius of 0.6700 feet, an interior angle of 00°04'00", and a chord bearing and distance of S 45° 22' 30" E, 0.63 feet to an iron nail located at a point of maximum curvature.

With said reverse curve to the right, an arc distance of 26.44 feet, a radius of 12.00 feet, an interior angle of 97°59'58", and a station ending and distance of 0+23+07.41"E, 26.44 feet to the next end point of a series of compound curves to the right and the narrowed right-of-way of Ingram Road (40' wide).

THENCE, with the survey, west or southwest right-of-way said Ingram Road (60' wide) the following distances:

WVW said compound curve to the right, one arc distance of 699.57 feet, a radius of 570.00 feet, an interior angle of 44°45'13", and a chord bearing and distance of S 47° 45' 02" W, 649.38 feet to an iron rod found at a point of reverse curve.

With main reverse curve to the left, are distances of 20.00 feet, a radius of 130.00 feet, an interior angle of 106°30', and a chord bearing and distance of S 66° 17' 00" W, 20.00 feet to an iron nail found at the intersection of the northwest right-of-way of said highway (right-of-way) and the east right-of-way of Old Hunt Lane (50' wide) for the south main curve (shown).

**THENCE** with the east right-of-way of Old Hunt Lane the following amounts:

N 62° 02' 48" E, a distance of 115.37 feet to an angle point and an iron red found.

N 01° 45' 30" E. a distance of 780.52 feet to PLACE OF BEGINNING containing 5.120 acres more or less.

NOTE: All letters will not be signed with a photo cap marked C-6 PROPERTY CONTROL

January 24, 2000. Received November 18, 2000; January 24, 2000





**Tract III:**

A 10.867 acre tract, being the same property described by deed recorded in Volume 5670, Page 684, Bexar County Real Property Records, Bexar County, Texas, being out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4328, in New City Block 17878, in the City of San Antonio, Bexar County, Texas, and also out of Block 38, Cable Ranch Subdivision, according to plat thereof recorded in Volume 105, Page 162, Deed and Plat Records of Bexar County, Texas.

**METES & BOUNDS DESCRIPTION**

For

Tract K

10.417 acres (453,743 square feet) of land being out of a 1,021,509 acre tract described by Deed recorded in Volume 2498, Page 475, of the Official Public Records of Real Property of Bexar County, Texas, and being out of the J. W. McCamley Survey No. 70, Abstract 470, N.C.B. 15849 and the R. E. Sevy Survey No. 357, Abstract 705, N.C.B. 15849 and also out of Block 33, Cable Ranch Subdivision, according to plat thereof recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas, said 10.417 acres of land being more particularly described as follows:

Beginning: at a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap in the west right-of-way line of Ingram Road at the cutback to the north right-of-way line of Hunt Lane;

Thence: 35.82 feet with an arc of a curve to the right having a radius of 25.00 feet, a central angle of  $82^{\circ} 05' 27''$ , and a chord bearing and distance of  $S 65^{\circ} 35' 17'' W$ , 32.83 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap to a point of curvature;

Thence: with the northeast right-of-way line of new Hunt Lane as follows: 0.91 feet with the arc of a curve to the left having a radius of 743.00 feet, a central angle of  $00^{\circ} 04' 13''$ , and a chord bearing and distance of  $N 73^{\circ} 04' 06'' W$ , 0.91 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap to a point of reverse curvature;

858.91 feet with the arc of a curve to the right having a radius of 657.00 feet, a central angle of  $74^{\circ} 54' 13''$ , and a chord bearing and distance of  $N 35^{\circ} 39' 06'' W$ , 799.03 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap;

$N 88^{\circ} 11' 59'' W$ , 13.00 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap;

$N 03^{\circ} 12' 07'' E$ , 30.20 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap;

Thence:  $N 00^{\circ} 00' 16'' E$ , 57.19 feet to a found  $\frac{1}{4}$ " set iron pin with Vickrey & Associates property corner cap;

Thence:  $S 88^{\circ} 11' 59'' E$ , 910.18 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap;

Thence:  $S 16^{\circ} 26' 40'' E$ , 204.21 feet to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap and to a point in the west right-of-way line of Ingram Road;

Thence: 569.69 feet along a curve to the left, having a radius of 743.00 feet, a central angle of  $43^{\circ} 55' 51''$ , and a chord bearing and distance of  $S 46^{\circ} 50' 29'' W$ , 555.84 feet and also along the northwest right-of-way line of Ingram Road to a found  $\frac{1}{4}$ " iron pin with Vickrey & Associates property corner cap;

Thence:  $S 24^{\circ} 52' 34'' W$ , 131.35 feet to the POINT OF BEGINNING, containing 10.417 acres (453,743 square feet) of land.

Job No. 0735-121-102  
HBL/rsm/mb/rmb10.417ac090704  
July 26, 2004

Hal B. Lane III, R.P.L.S.  
Texas Registration No. 4690  
Registered Professional Land Surveyor  
Vickrey & Associates, Inc.

**Tract B:**  
Being 5.451 acres of land (called 5.45 acres) located in the New City Block (N.C.B.) 15850, City of San Antonio, Bexar County, Texas, same being that called 5.45 acre tract of land described in Volume 8343, Page 87, and Real Property Records of Bexar County, Texas.

Being 3.431 acres of land (called 3.45 acres) located in New City Block (N.C.B.) 15850, City of San Antonio, Bexar County, Texas, same being that called 3.45 acre tract of land described in Volume 9343, Page 87, Real Property Records of Bexar County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/4" inch iron rod found placed in the south right-of-way line at the termination of the right of way of Harlingen Farm (60' wide) as dedicated by the plat of Lackland City Unit-159 NCB 15850 of record in Volume 8200, Page 168 and the southeast corner of a certain 0.301 acre tract of land conveyed to Emily Rivers and recorded as Document No. 20040045003 Real Property Records of Bexar County, Texas, for the **PLACE OF BEGINNING**; hence;

**THENCE** with the common line of said River tract, S 88°04'35" E, 200.00 feet to an iron rod set in the west right of way line of Old Hunt Lane (variable width) and the southeast corner hereof;

**THENCE** with the said west right-of-way of said Old Hunt Lane, S 61°50'41" W, 410.00 feet to an iron rod set for the southeast corner hereof and the northwest corner of a certain twenty-five foot wide (25') right of way dedication recorded on the plat of Lackland City Unit-158 NCB 15850 of record in Volume 8200, Page 60, of the Deed and Plat Records of Bexar County, Texas and the north line of said Lackland City Unit-158;

**THENCE** with the said north line of Lackland City Unit-158 NCB 15850 the following five (5) courses;

N 85°09'27" W, 205.00 feet to an iron rod set;

N 86°57'06" W, 53.05 feet to an iron rod found;

N 84°22'06" W, 59.74 feet to an iron rod found;

N 81°48'04" W, 59.81 feet to an iron rod set;

N 78°24'39" W, 62.85 feet to an iron rod found for the common north corner of said Lackland City Unit-158, NCB 15850 and Lackland City Unit-157, NCB 15850, recorded in Volume 8100, Page 53 of the Deed and Plat Records of Bexar County, Texas;

**THENCE** with the said north line of Lackland City Unit-157, NCB 15850 the following five (5) courses;

N 76°31'18" W, 62.48 feet to an iron rod set;

N 73°16'40" W, 62.78 feet to an iron rod set;

N 70°26'14" W, 62.78 feet to an iron rod set;

N 68°10'49" W, 36.60 feet to an iron rod set;

N 67°24'51" W, 26.34 feet to an iron rod set for the southeast corner hereof, the northwest corner of said Lackland City Unit-157 NCB 15850, and the east right of way of Honeyman Lane (50' wide) as dedicated and recorded in Volume 8000, Page 12 and Volume 8200, Page 168 of the Deed and Plat Records of Bexar County, Texas;

**THENCE** with the east right-of-way of Honeyman Lane the following four (4) courses;

N 36°11'05" E, a distance of 180.23 feet to a point of curve of a curve to the left and an iron rod set;

With said curve to the left, an arc distance of 77.14 feet, a radius of 125.00 feet, an interior angle of 13°35'18", and a chord bearing and distance of N 29°25'04" E, 76.96 feet to an iron rod found;

N 22°37'05" E, a distance of 154.13 feet to a point of curve of a curve to the right of an iron rod found;

With said curve to the right, an arc distance of 7.63 feet, a radius of 5.00 feet, an interior angle of 88°00'23", and a chord bearing and distance of N 65°37'16" E, 6.95 feet to an iron rod found and a reverse curve the left being the south right of way of said Fickinger Farm (60' wide);

With said curve to the left, an arc distance of 281.32 feet, a radius of 860.00 feet, an interior angle of 18°45'21", and a chord bearing and distance of S 78°45'13" E, 280.26 feet to the **PLACE OF BEGINNING** (chord is bearing basis for this survey) and containing 3.431 acres, more or less.

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

JUN 02 2010



*Gerard Rickhoff*  
COUNTY CLERK, BEXAR COUNTY, TEXAS

Doc# 20100095443 Fees: \$56.00  
06/02/2010 10:24AM H Pages 11  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK

# FALCON INTERNATIONAL BANK

## CORPORATE RESOLUTION

The directors of Falcon International Bank, a State Banking Association, do hereby consent to and adopt the following resolution and direct that it be filed in the minute books of the Association:

**RESOLVED:** "That Falcon International Bank Vice President, Hugo A. Gutierrez, III, is authorized to execute any and all agreements, contracts, assignments, and any and all documents related to the acquisition or disposition of and/or leasing of real estate properties to be utilized and/or to facilitate existing and/or future banking operations."

Dated: December 20, 2017

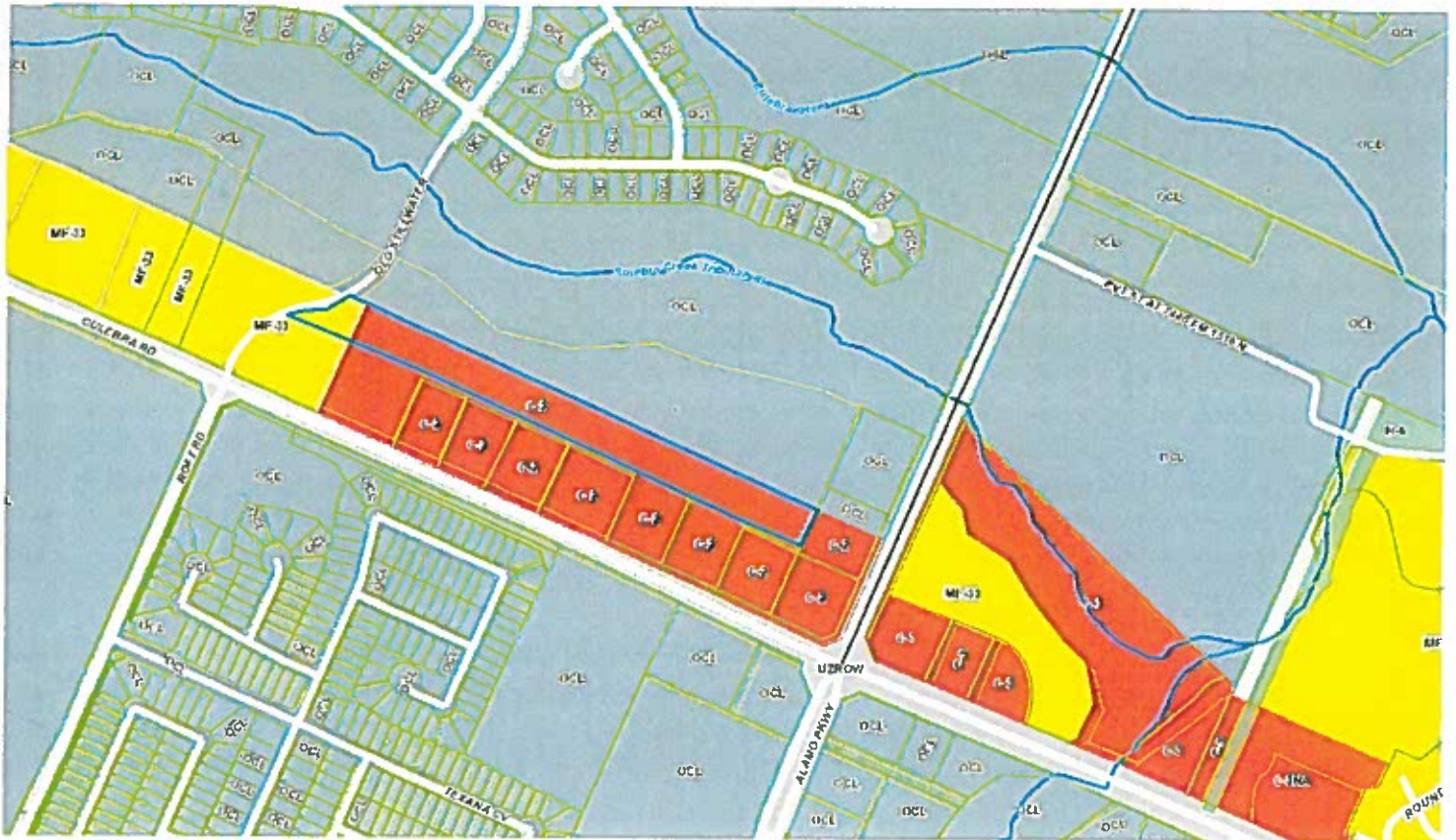
Falcon International Bank



Ana P. Valdez

Senior Executive Vice President / Secretary





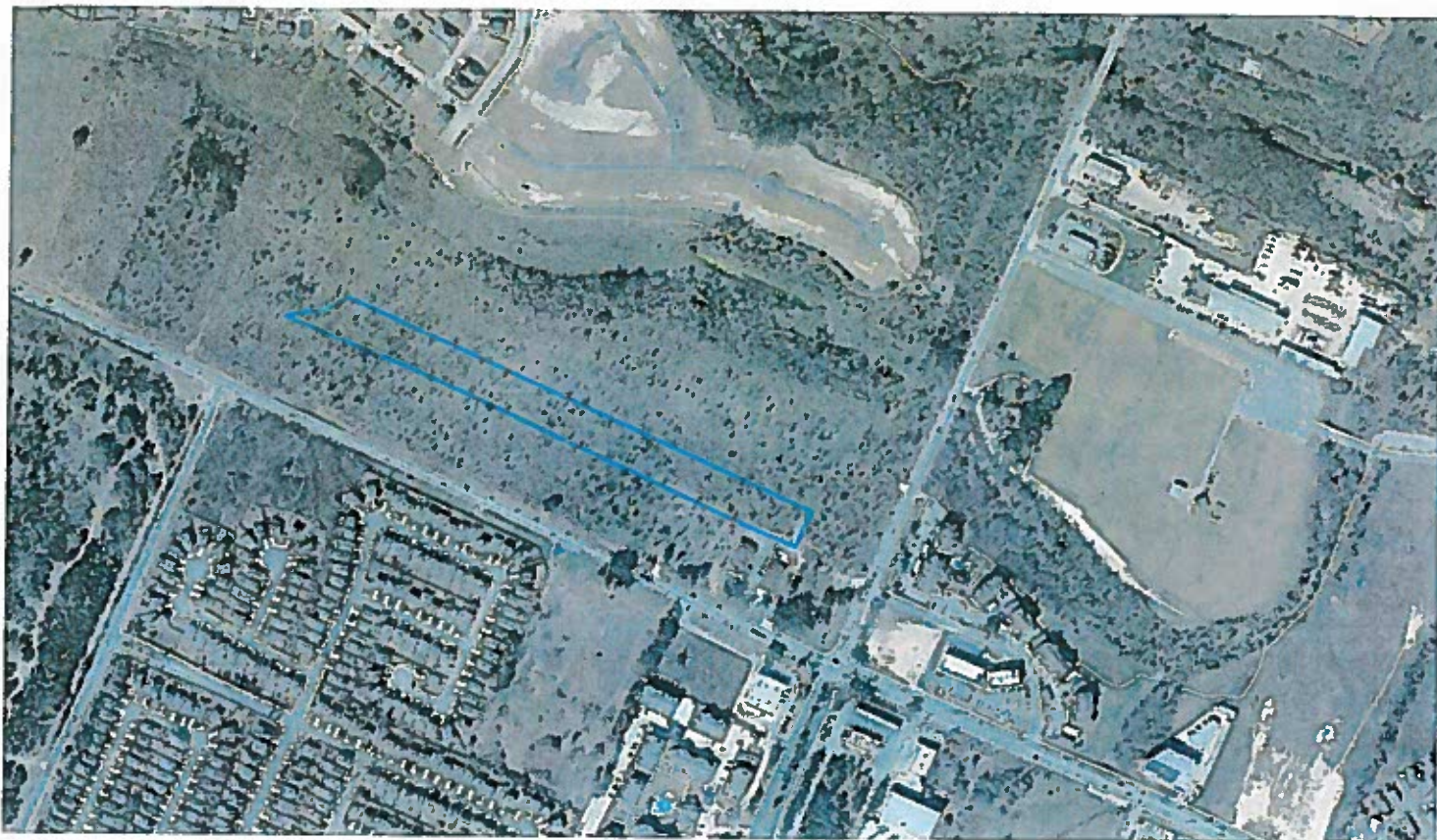
Flex Viewer  
Powered by ArcGIS Server

Printed Jan 11, 2018

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Property Identification # 1125168

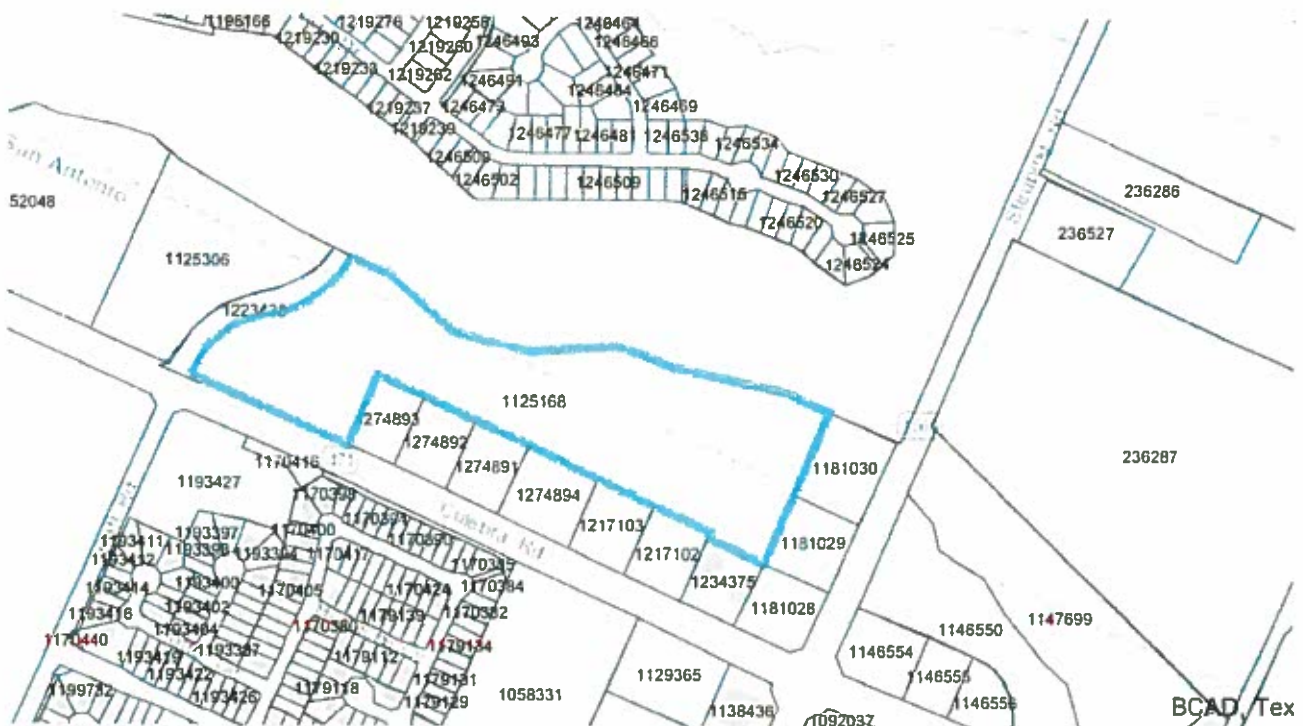
Property Information 2018

Owner Identification # 437444

Geo ID: 18296-000-0598  
Situs: FM 471 SAN ANTONIO, TX  
Address: 78253  
Property Type: Real  
State Code: D1

Legal: NCB 18296 P-59J & CB  
Description: 4450 P-59J A-467  
Abstract: S18296  
Neighborhood: NBHD code51200  
Appraised Value: N/A  
Jurisdictions: 08, 77, CAD, 10, 21, 09,  
06, 11, 56

Name: FALCON INTERNATIONAL  
BANK  
Exemptions:  
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



## Bexar CAD

Property Search > 1125168 FALCON INTERNATIONAL BANK for Year 2017 Tax Year: 2017

## Property

## Account

Property ID:	1125168	Legal Description:	NCB 18296 P-59J (14.7095 AC) & CB 4450 P-59J (12.8719 AC) A-467
Geographic ID:	18296-000-0598	Zoning:	C-2, MF-33, OCL
Type:	Real	Agent Code:	60490
Property Use Code:	099		
Property Use Description:	VACANT LAND		

## Protest

Protest Status:

Informal Date:

Formal Date:

## Location

Address:	FM 471 SAN ANTONIO, TX 78253	Mapsco:	577E1
Neighborhood:	NBHD code51200	Map ID:	
Neighborhood CD:	51200		

## Owner

Name:	FALCON INTERNATIONAL BANK	Owner ID:	437444
Mailing Address:	19230 STONE OAK PKWY STE 100 SAN ANTONIO, TX 78258-3283	% Ownership:	100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$4,385,280	\$2,370
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$4,385,280	
(-) Ag or Timber Use Value Reduction:	-	\$4,382,910	
<hr/>			
(=) Appraised Value:	=	\$2,370	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,370	

## Taxing Jurisdiction



Owner: FALCON INTERNATIONAL BANK

% Ownership: 100.000000000000%

Total Value: \$4,385,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012868	\$2,370	\$2,370	\$0.30
08	SA RIVER AUTH	0.017290	\$2,370	\$2,370	\$0.41
09	ALAMO COM COLLEGE	0.149150	\$2,370	\$2,370	\$3.53
10	UNIV HEALTH SYSTEM	0.276235	\$2,370	\$2,370	\$6.54
11	BEXAR COUNTY	0.291229	\$2,370	\$2,370	\$6.90
21	CITY OF SAN ANTONIO	0.558270	\$1,304	\$1,304	\$7.28
56	NORTHSIDE ISD	1.375500	\$2,370	\$2,370	\$32.60
77	BEXAR CO EMERG DIST #7	0.100000	\$1,067	\$1,067	\$1.07
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,370	\$2,370	\$0.00
Total Tax Rate:		2.780542			

Taxes w/Current Exemptions: \$58.63

Taxes w/o Exemptions: \$58.64

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	27.5814	1201445.78	0.00	0.00	\$4,385,280	\$2,370

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$4,385,280	2,370	2,370	\$0	\$2,370
2016	\$0	\$4,205,060	2,370	2,370	\$0	\$2,370
2015	\$0	\$4,101,190	2,430	2,430	\$0	\$2,430
2014	\$0	\$4,070,080	2,690	2,690	\$0	\$2,690
2013	\$0	\$4,070,080	2,690	2,690	\$0	\$2,690

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/1/2010	STD	Substitute Trustees Deed	CULEBRA VALLEY 2008 LTD	FALCON INTERNATIONAL BANK	14502	0544	20100096443
2	5/6/2008	CD	Correction Deed	CULEBRA HOLDINGS LTD	CULEBRA VALLEY 2008 LTD	13854	2011	20090023791
3	2/6/2008	Deed	Deed	CULEBRA HOLDINGS LTD	CULEBRA VALLEY 2004 LTD	13854	1976	20090023789

**2018 data current as of Dec 27 2017 12:35AM.**