

(Property Description)

TRACT 1:

A 988.6 acre tract, or 43,063,959 square foot more or less, tract of land being out of the remainder of a 1518.164 acre tract conveyed to Redbird Ranch, Ltd. in Special Warranty Deed with Vendor's Lien recorded in Volume 6636, Pages 753-760 of the Official Public Records of Real Property of Bexar County, Texas, out of the Lewis Braun Survey No. 34½, Abstract 1277, County Block 4380, the C.C.S.D. & R.G.N.G. RR Survey No. 207, Abstract 887, County Block 4381, the Juana Delgado Survey No. 37½, Abstract 1283, County Block 4374, the R. Carasco Survey No. 101, Abstract 1195, County Block 4376, the Thomas Quintera Survey No. 300, Abstract 978, County Block 4353, the John Fitzgerald Survey No. 33, Abstract 1290, County Block 4402, and the Ed De Montel Survey No. 34¾, Abstract 1264, in Medina and Bexar Counties, Texas. Said 988.6 acre tract being more fully described as follows, with the basis of bearing being the north line of the 1518.164 acre tract as found monumented on the ground, bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found 1/2" iron rod with yellow cap marked "Pape-Dawson", on the east right-of-way line of Wurzbach Road, a County Road of Medina County, a nominal 40-foot right-of-way, the northwest corner of a 372.997 acre tract recorded in Volume 11302, Pages 1194-1204 of the Official Public Records of Real Property of Bexar County, Texas, for the southwest corner of the remaining 1518.164 and the southwest corner of this tract;

THENCE: Northerly, with the east right-of-way line of Wurzbach Road, the west line of the remaining 1518.164 acre tract and the west line of this tract the following calls and distances;

N 01°31'22" W, a distance of 3354.69 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",

N 49°20'14"E, a distance of 1068.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the east right-of-way line of Wurzbach Road, for the southwest corner of a 20.00 acre tract surveyed by Pape-Dawson Engineers, Inc., in July 2006 and an angle point in the west line of this tract,

THENCE: Departing the east right-of-way line of Wurzbach Road, the west line of the remaining 1518.164 acre tract, across the 1518.164 acre tract, with the south, east and north line of the 20.00 acre tract and the west line of this tract the following calls and distances;

S 71°32'20" E, a distance of 976.72 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the 20.00 acre tract,

N 02°52'27"E, a distance of 148.47 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the beginning of a curve to the right,

Northwesterly, with the arc of a curve to the right, said curve having a radius of 3043.00 feet, a central angle of 05°41'29", a chord bearing and distance of N 00°01'42" W, 302.14 feet, for a arc length of 302.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" set at the beginning of a curve to the left,

Northwesterly, with the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 88°54'48", a chord bearing and distance of N 41°38'22" W, 21.01 feet, for a arc length of 23.28 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",

N 86°05'46"W, a distance of 18.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",

N 03°54'14"E, a distance of 86.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",

S 86°05'46"E, a distance of 18.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" set at the beginning of a curve to the left,

Northeasterly, with the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 88°54'47", a chord bearing and distance of N 49°26'50" E, 21.01 feet, for a arc length of 23.28 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the beginning of a curve to the right,

Northeasterly, with the arc of a curve to the right, said curve having a radius of 3043.00 feet, a central angle of 07°35'41", a chord bearing and distance of N 08°47'17" E, 403.07 feet, for a arc length of 403.36 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northeast corner of the 20.00 acre tract,

N 71°32'20"W, a distance of 940.06 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the 20.00 acre tract and the northeast corner of a 5.00 acre tract surveyed by Pape-Dawson Engineers, Inc., in July 2006,

THENCE: Continuing across the 1518.164 acre tract, with the north and west line of the 5.00 acre tract and the west line of this tract the following calls and distances;

N 68°03'53"W, a distance of 540.98 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the 5.00 acre tract,

S 04°07'55"E, a distance of 570.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the east right-of-way line of Wurzbach Road, for the southwest corner of the 5.00 acre tract and a reentrant corner of this tract,

THENCE: Northerly, with the east right-of-way line of Wurzbach Road, the west line of the remaining 1518.164 acre tract and the west line of this tract the following calls and distances;

N 71°32'22" W, a distance of 2166.99 feet to set ½" iron rod with yellow cap marked "Pape-Dawson";

N 54°28'10" W, a distance of 15.97 feet to set ½" iron rod with yellow cap marked "Pape-Dawson";

N 29°44'39" W, a distance of 1751.74 feet to a found 1/2" iron rod;

THENCE: Departing Wurzbach Road, with the west line of the 1518.164 acre tract, the south and east line of a 100 acre tract described in Volume 188, Page 436 of the Medina County Records and a north and west line of this tract;

S 89°59'08" E, a distance of 659.39 feet to a found 1/2" iron rod;

N 04°03'45" W, a distance of 3457.67 feet to a found pk nail, in the south line of a 578.001 acre tract recorded in Volume 11424, Pages 190-200 of the Official Public Records of Real Property of Bexar County, Texas, for the northwest corner of the 1518.164 acre tract, the northeast corner of the 100 acre tract and the northwest corner of this tract;

THENCE: N 80°05'41" E, departing the east line of the 100 acre tract, with the south line of the 578.001 acre tract, the north line of the 1518.164 acre tract and the north line of this tract at a distance of 1567.75 feet passing the northeast corner of Tract 1 and the northwest corner of Parcel 4 and continuing a total distance of 3566.13 to a found 1/2" iron rod, for the proposed centerline of State Highway 211, the northwest corner of a 710.6 acre tract described in Volume 11034, Pages 5-74 of the Official Public Records of Real Property of Bexar County, Texas, being out of a 2151.203 acre tract conveyed to Corridor Partners Ltd in Volume 10206, Pages 1160 of the Official Public Records of Real Property of Bexar County, Texas, the northeast corner of the 1518.164 acre tract and the northeast corner of this tract;

THENCE: Southerly, departing the south line of the 578.001 acre tract, with the west line of the 710.6 acre tract, with the east line of the 1518.164 acre tract, the east line of Parcel 4, Parcel 3, Parcel 2, Parcel 1 and a remainder of the 1518.164, the proposed center line of State Highway and the east line of this tract the following calls and distances;

S 00°33'13" E, a distance of 38.44 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the beginning of a curve to the left;

Southeasterly, with the arc of a curve to the left, said curve having a radius of 5729.58 feet, a central angle of 39°48'49", a chord bearing and distance of S 20°27'37" E, 3901.74 feet, at 2203.87 feet passing the southeast corner of Parcel 4 and the northeast corner of Parcel 3, continuing for a total arc length of 3981.36 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 40°22'02"E, a distance of 612.61 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", at the beginning of a curve to the left;

Southeasterly, with the arc of a curve to the left, said curve having a radial bearing of N 49°37'59" E, a radius of 11459.16 feet, a central angle of 6°00'05", a chord bearing and distance of S 43°22'04" E, 1199.75 feet, at 77.19 feet passing the southeast corner of Parcel 3, the north corner of Parcel 2 and continuing for a total arc length of 1200.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 46°22'07"E, at 1481.66 feet passing the southeast corner of Parcel 2, the northeast corner of Parcel 1, at 2667.33 feet passing the southeast corner of Parcel 1 and continuing for a total distance of 3863.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", in the east line of the remaining of 1518.164 acre tract, at the beginning of a curve to the right;

Southeasterly, with the arc of a curve to the right, said curve having a radius of 5728.89 feet, a central angle of 6°16'47", a chord bearing and distance of S 43°13'43" E, 627.58 feet, an arc length of 627.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for a east corner of a 345.688 acre tract recorded in Volume 11240, Pages 1426-1438 of the Official Public Records of Real Property of Bexar County, Texas, a southeast corner of the remaining 1518.164 acre tract and the southeast corner of this tract;

THENCE: Departing the proposed centerline of State Highway 211, with the south line of the remaining 1518.164 acre tract, the east and north line of the 345.688 acre tract and the south line of this tract the following calls and distances;

N 47°59'15"W, a distance of 734.49 feet to a found Texas Department of Transportation monument with a brass plate;

N 57°34'47"W, a distance of 745.00 feet to a found Texas Department of Transportation monument with a brass plate;

N 46°22'11"W, a distance of 205.07 feet to a found Texas Department of Transportation monument with a brass plate;

N 54°59'08"W, a distance of 154.10 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", in the south line of Parcel 1 and a west line of the 345.688 acre tract;

THENCE: S 41°13'55"W, with a south line of Parcel 1, a northwest line of the 345.688 acre tract and the south line of this tract at a distance of 2382.39 feet passing the southwest corner of Parcel 1, the southeast corner of Tract 1, at a distance of 2558.42 feet passing the northwest corner of the 345.688 acre tract, the northeast corner of a 81.135 acre tract recorded in Volume 11240, Pages 1426-1438 of the Official Public Records of Real Property of Bexar County, Texas and continuing for a total distance of 2633.18 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", at the beginning of a curve to the left;

THENCE: With the north line of the 81.135 acre tract, the south line of said Tract 1, the south line of the 1518.164 remainder and the south line of this tract the following calls and distances;

Northwesterly, with the arc of a curve to the left, said curve having a radial bearing of S 36°36'02" W, a radius of 800.00 feet, a central angle of 33°19'35", a chord bearing and distance of N 70°03'45" W, 458.79 feet, an arc length of 465.32 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 86°43'33"W, a distance of 427.23 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at the beginning of a curve to the right;

Northwesterly, with the arc of a curve to the right, said curve having a radius of 1500.00 feet, a central angle of 19°52'47", a chord bearing and distance of N 76°47'09" W, 517.84 feet, an arc length of 520.45 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 09°49'40"W, a distance of 1065.90 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 68°47'52"W, at a distance of 543.72 feet passing the west corner of the 81.135 acre tract, the north corner of the 372.997 acre tract, continuing for a total distance of 1303.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 60°52'46"W, with the south line of Tract 1, the north line of the 372.997 acre tract, the south line of the remaining 1518.164 acre tract and the south line of this tract a distance of 1389.68 feet to the POINT OF BEGINNING and containing 988.6 acres in Bexar and Medina Counties, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: July 25, 2006
JOB No.: 9213-06
FILE: N:\Survey06\6-9300\9213-06\9213-06FN-1,014 ACRE TRACT.doc

TRACT 2:

A 31.00 acre, or 1,350,469 square feet more or less, tract of land being out of that remainder 500 acre tract recorded in Volume 8377, Pages 1801-1807 of the Official Public Records of Real Property of Bexar County, Texas, out of the Thomas Quintera Survey No. 300, Abstract 978, County Block 4353, the I. Rodriguez, Survey No. 300 1/8, Abstract 655, County Block 4370, the Jose Musquiz, Survey No. 300 3/4, Abstract 1149, County Block 4368, the J.P. Talamantez Survey No. 300 1/5", Abstract 1030, County Block 4369, and the S. Musquez Survey No. 300 1/6, Abstract 1084, County Block 4371, all in Bexar County, Texas. Said 31.00 acre tract being more fully described as follows, bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found Texas Department of Transportation aluminum disk, the north end of the intersection of the north right-of-way line of Potranco Road (F.M. Highway 1957, a variable width right-of-way, with the west line of the proposed Highway 211, a proposed minimum 400-foot right-of-way, a southeast corner of a 173.562 acre tract surveyed by Pape-Dawson Engineers on April 12, 2004, Job No. 9277-04;

THENCE: Northwesterly, with the west right-of-way line of the proposed Highway 211 and the east line of the 173.562 acre tract, crossing the 500 acre tract, the following calls and distances:

N 01°22'23"W, a distance of 817.00 feet to a found Texas Department of Transportation aluminum disk;

N 08°05'21"E, a distance of 304.14 feet to a found Texas Department of Transportation aluminum disk;

N 01°22'23"W, a distance of 62.01 feet to a found Texas Department of Transportation aluminum disk;

N 03°03'47"W, a distance of 326.14 feet to a found Texas Department of Transportation aluminum disk;

N 06°15'11"W, a distance of 289.49 feet to a found Texas Department of Transportation aluminum disk;

N 09°15'11"W, a distance of 289.49 feet to a found Texas Department of Transportation aluminum disk;

N 12°15'11"W, a distance of 289.49 feet to a found Texas Department of Transportation aluminum disk;

N 15°15'11"W, a distance of 289.49 feet to a found Texas Department of Transportation aluminum disk;

N 18°15'11"W, a distance of 289.49 feet to a found Texas Department of Transportation aluminum disk;

N 21°15'11"W, a distance of 289.49 feet to a found Texas Department of Transportation aluminum disk;

N 24°11'44"W, a distance of 211.64 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of the 173.562 acre tract, the southeast corner of a 345.688 acre tract described in Volume 11240, Pages 1426-1438 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Northwesterly, with the west right-of-way line of the proposed Highway 211, the east line of the 345.688 acre tract, crossing the 500 acre tract, the following calls and distances:

N 24°11'30"W, a distance of 66.63 feet to a found Texas Department of Transportation aluminum disk;

N 25°38'03"W, a distance of 1111.50 feet to a found Texas Department of Transportation aluminum disk;

N 35°05'48"W, a distance of 304.14 feet to a found Texas Department of Transportation aluminum disk;

N 25°34'44"W, a distance of 210.00 feet to a found Texas Department of Transportation aluminum disk;

N 77°42'58"W, a distance of 174.12 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 25°38'03"W, a distance of 86.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 26°26'51"E, a distance of 174.12 feet to a found Texas Department of Transportation aluminum disk;

N 05°26'54"W, a distance of 723.89 feet to a found PK nail, the northeast corner of the 500 acre tract, on the west line of the 710.6 acre tract described in

Volume 11034, Pages 5-74 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Southeasterly, with the east line of the 500 acre tract, the west line of the 710.6 acre tract, crossing the proposed Highway 211, the following calls and distances

S 25°38'03"E, a distance of 2600.88 feet to a found 60d nail, the beginning of curve to the right;

Southeasterly, along the arc of a curve to the right, said curve having a radius of 5729.58 feet, a central angle of 24°15'54", a chord bearing and distance of S 13°30'06" E, 2408.41 feet, a distance of 2426.50 feet to a found 60d nail;

S 01°22'09"E, a distance of 1324.23 feet to a found ½" iron rod, on the north right-of-way line of Potranco Road;

THENCE: S 88°37'45"W, with the north right-of-way line of Potranco Road, a distance of 1069.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a southeast corner of the 173.562 acre tract;

THENCE: With the south line of the 173.562 acre tract, crossing the 500 acre tract, the following calls and distances:

N 82°54'59"E, a distance of 201.01 feet to a found Texas Department of Transportation aluminum disk;

N 88°37'37"E, a distance of 500.00 feet to a found Texas Department of Transportation aluminum disk;

N 42°23'05"E, a distance of 173.51 feet to the POINT OF BEGINNING and containing 31.00 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.

DATE: August 4, 2006

JOB No.: 9213-06

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