

**A METES AND BOUNDS
DESCRIPTION OF A
30.187 ACRE TRACT OF LAND**

BEING a 30.187 acre (1,314,931 square feet) tract of land situated in the Edwin Alexander Survey No. 149, Abstract No. 29, New City Block 16115, City of San Antonio, Bexar County, Texas; being a portion of a called 41.00 acre tract of land described as Tract I in instrument to ML&E Investments, LLC recorded in Volume 14949, Page 1238 of the Official Public Records of Bexar County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the north line of said Tract I marking the south corner of Lot 1, Block 27 of Thunderbird Hills Unit 11, plat of which is recorded in Volume 5502, Page 104 of the Deed and Plat Records of Bexar County, same being the east corner of a called 10.052 acre tract of land described in instrument to Northside Independent School District recorded in Volume 18509, Page 1743 of the Official Public Records of Bexar County;

THENCE, departing the north line of and crossing said Tract I the following three (3) courses and distances:

1. South 24°15'41" East, 199.98 feet to a point for corner;
2. South 46°09'36" East, 334.65 feet to a point for corner;
3. South 0°06'29" East, 903.78 feet to a point for corner on the north line of a called 24.322 acre tract of land described in instrument to Disalced Carmelite Nuns, as evidenced in Release of Lien recorded in Volume 4470, Page 1298 of the Official Public Records of Bexar County; from which a 1/2-inch iron rod found marking a corner on the north line of said 24.322 acre tract bears North 61°33'06" East, 71.88 feet;

THENCE, along the north line of said 34.322 acre tract the following two (2) courses and distances:

1. South 61°33'06" West, 221.59 feet to a 1/2-inch iron rod found for corner;
2. South 77°15'40" West, 446.15 feet to a 1/2-inch iron rod found marking the northwest corner of said 24.322 acre tract, same being the east corner of Lot 2, Block 1 of Alamo Ridge, plat of which is recorded in Document No. 20080108115 of the Official Public Records of Bexar County;

THENCE, along the east line of said Lot 2 the following three (3) courses and distances:

1. North 22°05'14" West, 396.77 feet to a point for corner;
2. North 43°58'09" West, 260.31 feet to a point for corner;
3. North 52°13'20" West, 699.95 feet to a 1/2-inch iron rod with a plastic cap stamped "BBI" found marking the northeast corner of said Lot 2 on the south line of Lot 1, Block 3 of Residence Inn Cinema Ridge, plat of which is recorded in Volume 9570, Page 20 of the Deed and Plat Records of Bexar County;

THENCE, North 65°38'00" East, 1304.08 feet along the south line of said Lot 1, the south terminus of Cinema Ridge Drive (60 feet wide), plat of which is recorded in Volume 9542, Page 224 of the Deed and Plat Records of Bexar County, and along the south line of aforesaid 10.052 acre tract to the **POINT OF BEGINNING**, and containing 30.187 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the SURFACE and shown in U.S. Survey Feet. To convert SURFACE distances to GRID, apply the combined SURFACE to GRID scale factor of 0.999870017. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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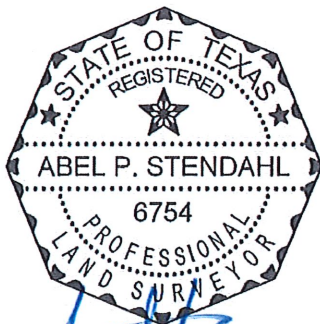


EXHIBIT - 30.187 ACRES

EDWIN ALEXANDER SURVEY NO. 149
ABSTRACT NO. 29, N.C.B. 16115
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BEXAR COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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