



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 3,625 acre, 01 157,918,037 square feet more or less, tract of land being comprised of all of that 27.42 acre tract described in conveyance to Cumberland 211, Ltd. in Special Warranty Deed recorded in Volume 12395, Pages 1298-1312 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,349 acre tract recorded in Volume 11034, Pages 5-74 of the Official Public Records of Bexar County, Texas, and being all of a 1,305 acre tract and a 2.871 acre tract recorded in Volume 12202, Pages 1370-1395 of the Official Public Records of Bexar County, Texas, all of a 564.8 acre tract, out of that 609.83 acre tract of land conveyed to T Slash Bar Texas, Ltd. in a Warranty Deed with Vendors Lien recorded in Volume 6738, Pages 287-292 of the Official Public Records of Real Property of Bexar County, Texas, out of that 710.6 acre tract described in conveyance to Cumberland 211, Ltd. in Special Warranty Deed recorded in Volume 12395, Pages 1298-1312 of the Official Public Records of Real Property of Bexar County, Texas, all of a 40.95 acre tract described in Volume 12202, Pages 1370-1395 of the Official Public Records of Bexar County, Texas, all of a 942.966 acre tract described in Volume 12634, Pages 160-168 of the Official Public Records of Bexar County, Texas, a portion of State Highway 211, a variable width right-of-way, and a portion of F.M. Highway 1957 (Potranco Road) a variable width right-of-way, out of the Clementine Bundick Survey No. 13 1/2 Abstract No. 992, County Block 4325, the Juan Talamantes Survey No. 300 1/3 (sometimes called 300 1/5), Abstract 1030, County Block 4369, the S. Musquiz Survey No. 300 1/6, Abstract 1084, County Block 4371, the John Fitzgerald Survey No. 33, Abstract 1290, County Block 4402, the S. Tyler Survey No. 367, Abstract 744, County Block 4401, the P. Vela De Rubio Survey No. 207, Abstract 1118, County Block 4382, the C.C.S.D. & R.C.N.G.R. Survey No. 207, Abstract 887, County Block 4381, the W.M. Bryan Survey No. 204, Abstract 118, County Block 4383, the C. Castro Survey No. 300 1/2, Abstract 185, County Block 4379, the N. Perez Survey No. 300 1/4, Abstract 1151, County Block 4378, the A. Cagnon & Bro. Survey No. 208, Abstract 955, County Block 4367, the T. Quintera Survey No. 300, Abstract 978, County Block 4J53, the Manuel Leal Survey No. 299, Abstract 4357, County Block 4357, 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. J. Pfeiffer Survey No. 7, Abstract 1018, County Block 4349, the E. Davis Survey No. 6, Abstract No. 1001, County Block 4348, the P. P. Tarlington, Survey No. 5, Abstract No. 1029, County Block 4347, the Mrs. S.C. C. Survey No. 13 3/4, Abstract No. 1077, County Block 4J45 and the Juana Martinez Survey No. 14 1/2, Abstract No. 1114, County Block 4016 all in Bexar County Texas, Said 3,060 acre tract being more fully described as follows, bearings based on the North American Datum of 1983 (NAD 83), from the Texas Coordinate System established for the South Central Zone, basis of bearings is the north line of the 27.42 acre tract as monumented on the ground:

BEGINNING: At a found Texas Department of Transportation Concrete Monument, on the north end of a cutback line of the north right-of-way line of F.M. Highway 1957, a southwest corner of a 10.00 acre tract recorded in Volume 10690, Pages 831-835 of the Official Public Records of Real Property of Bexar County, Texas, on a southeast corner of the 27.42 acre tract;

THENCE: With the north right-of-way line of the F.M. Highway 1957 (Potranco Road), the south line of the 27.42 acre tract, the following calls and distances:

S 88°27'57"W, a distance of 30.03 feet to a Texas Department of Transportation Monument with a brass plate;

S 45°27'38"W, a distance of 71.36 feet to a Texas Department of Transportation Monument with a brass plate;

S 89°32'50"W, a distance of 425.86 feet to a Texas Department of Transportation Monument with a brass plate;

S 88°37'45"W, at distance of 412.45 feet to a found ½" iron rod, for the southwest corner of a 27.42 acre tract, the southeast corner of the 40.95 acre tract, a distance of 390.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" for the southwest corner of the 40.95 acre tract, the southeast corner of the 710.6 acre tract, and continuing, with the south line of the 710.6 acre tract, for a total distance of 1545.42 feet to a point;

THENCE: S 01°22'15"E, departing the north right-of-way line of F.M. Highway 1957, the south line of the 710.6 acre tract, across the F.M. Highway 1957, a distance of 100.36 feet to a found TxDOT monument with brass plate, an angle point of Highway 211, a north corner of a 41.79 acre tract, described in Volume 8818, Pages 1645-1648 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the northwest and west line of the 41.79 acre tract, the southeast and east line Highway 211, the following calls and distances:

S 44°08'40"W, a distance of 182.22 feet to a found TxDOT monument with brass plate;

S 01°22'19"E, a distance of 228.58 feet to a found TxDOT monument with brass plate, the beginning of a curve to the left;

Southeasterly, along the arc of a curve to the left, said curve having a radius of 5479.58 feet, a central angle of 5°25'00", a chord bearing and distance of S 04°04'49" E, 517.84 feet, and an arc length of 518.03 feet to a found TxDOT monument with brass plate;

S 08°05'35"E, a distance of 663.33 feet to a found ½" iron rod;

S 15°20'29"E, at a distance of 265.57 feet passing the northwest corner of Lot 2, Block 1, County Block 4349, Citicorp Subdivision Unit 2, recorded in Volume 9530, Page 168-170 of the Deed and Plat Records of Bexar County Texas, and continuing, with the west line of Lot 2, a total distance of 883.28 feet to a found ½" iron rod;

THENCE: With the west line of Lot 2, the northeast right-of-way line of Highway 211, the following calls and distances:

S 13°41'51"E, a distance of 795.17 feet to a found type III highway right-of-way monument at an angle point;

S 61°27'40"E, a distance of 171.25 feet to a found ½ inch iron rod with a yellow cap marked "Pape-Dawson", the south most southwest corner of Lot 2 and the northwest corner of a 33.68 acre tract described in Volume 8818, Pages 1638-1644 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the northeast right-of-way line of Highway 211, the southwest line of the 33.68 acre tract, the following calls and distances:

S 22°36'22"E, a distance of 110.10 feet to a found TxDOT monument with brass plate;

S 36°40'25"W, a distance of 186.68 feet to a found TxDOT monument with brass plate;

S 13°42'32"E, at a distance of 215.77 feet passing a found ½" iron rod, the southwest corner of the 33.68 acre tract, the northwest corner of a 200.0 acre tract, described in Volume 8426, Pages 347-352 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 352.00 feet to a point;

THENCE: With the northeast right-of-way line of Highway 211, the southwest line of the 200.0 acre tract, the following calls and distances:

S 09°30'13"E, a distance of 681.84 feet to a point;
S 13°42'32"E, a distance of 573.94 feet to a point;
S 17°15'31"E, a distance of 424.33 feet to a point;
S 25°04'11"E, a distance of 754.91 feet to a point;
S 27°55'30"E, a distance of 390.46 feet to a point;
S 65°35'16"E, a distance of 173.93 feet to a point;
N 79°57'47"E, a distance of 83.49 feet to a point;
S 12°19'49"E, a distance of 110.00 feet to a point;
S 23°41'04"W, a distance of 174.26 feet to a point;

THENCE: S 59°08'43"W, departing the northeast right-of-way line of Highway 211, the southwest line of the 200.0 acre tract, across Highway 211, a distance of 500.22 feet to a point on the southwest right-of-way line of Highway 211, the northeast line of the 942.966 acre tract;

THENCE: With the southwest right-of-way line of Highway 211, the northeast line of the 942.966 acre tract, the following calls and distances:

S 30°51'17"E, a distance of 90.55 feet to a found ½" iron rod;
S 20°56'10"E, a distance of 345.83 feet to a found ½" iron rod;
S 34°50'41"E, a distance of 580.54 feet to a found "+" in concrete;
S 50°14'31"E, a distance of 212.00 feet to a found TxDOT monument with brass plate;
S 30°54'30"E, a distance of 464.25 feet to a found TxDOT monument with brass plate, the beginning of a curve to the left;
Southeasterly, along the arc of a curve to the left, said curve having a radial bearing of N 59°06'04" E, a radius of 3064.79 feet, a central angle of 21°30'05", a chord bearing and distance of S 41°38'59" E, 1143.39 feet, and an arc length of 1150.12 feet to a found TxDOT monument with brass plate;

S 52°23'28"E, a distance of 474.00 feet to a found TxDOT monument with brass plate, the beginning of a curve to the right;

Southeasterly, along the arc of a curve to the right, said curve having a radius of 2664.79 feet, a central angle of 25°20'24", a chord bearing and distance of S 39°43'16" E, 1168.97 feet, and an arc length of 1178.55 feet to a found ½" iron rod, the east corner of the 942.966 acre tract;

THENCE: Departing the southwest right-of-way line of Highway 211, with the southeast and south line of the 942.966 acre tract, the following calls and distances:

S 50°44'43"W, a distance of 309.43 feet to a found ¾" iron rod;

N 68°09'21"W, a distance of 522.74 feet to a found ½" iron rod;

S 53°27'57"W, a distance of 654.06 feet to a found ½" iron rod;

S 00°33'37"E, a distance of 572.92 feet to a point, for a southeast corner of 942.966 acre tract;

S 89°50'13"W, a distance of 327.83 feet to a point;

THENCE: Departing the south line of said 942.966 along and with the north line of said 564.8 acre tract, the following calls and distances:

SOUTH, a distance of 614.66 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

EAST, a distance of 1026.22 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

NORTH, a distance of 474.32 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

EAST, a distance of 872.06 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", a point in the west right of way line of State Highway 211, a variable width right of way;

THENCE: Along and with the east line of said 609.83 acre tract and the west right of way line of said State Highway 211 the following calls and distances:

S 00°13'08"E, a distance of 65.97 feet to a found TXDOT monument with brass plate;

S 16°54'50"E, a distance of 904.96 feet to a found TXDOT monument with brass plate;

S 39°03'26"W, a distance of 156.70 feet to a found ½" iron rod;

S 00°21'16"E, a distance of 110.10 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 89°38'44"E, a distance of 48.10 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 51°56'53"E, a distance of 207.19 feet to a found TXDOT monument with brass plate, the beginning of a non-tangent curve to the right;

Southeasterly, along the arc of said curve to the right, said curve having a radial bearing of S 79°27'16" W, a radius of 2614.79 feet, a central angle of 10°09'33", a chord bearing and distance of S 05°27'58" E, 463.02 feet, and an arc length of 463.63 feet to a found TxDot Monument;

S 00°23'12"E, a distance of 476.16 feet to a found TXDOT monument with brass plate;

S 08°37'14"E, a distance of 349.75 feet to a found TXDOT monument with brass plate;

S 00°23'55"E, a distance of 992.12 feet to found ½" iron rod;

S 15°36'15"W, a distance of 716.77 feet to a found TXDOT monument with brass plate;

S 26°59'51"W, a distance of 196.18 feet to found TXDOT monument with brass plate;

S 38°23'07"W, a distance of 259.04 feet to found TXDOT monument with brass plate;

THENCE: Leaving the west right of way line of said State Highway 211 and along and with the north right of way line of U.S. Highway 90, a variable width right of way the following calls and distances:

S 49°20'35"W, a distance of 226.55 feet to a found TXDOT monument with brass plate;

S 64°10'49"W, a distance of 194.07 feet to a found TXDOT monument with brass plate;

S 78°13'55"W, at a distance of 343.45 feet passing a found TXDOT monument with brass plate, at a distance of 403.33 passing a found ½" iron rod, continuing for a total distance of 1247.85 feet to a found TXDOT monument with brass plate;

S 81°32'45"W, a distance of 206.23 feet to a found TXDOT monument with brass plate;

S 79°40'23"W, a distance of 300.09 feet to a found TXDOT monument with brass plate;

S 71°45'36"W, a distance of 1318.19 feet to a found TXDOT monument with brass plate;

S 74°34'04"W, a distance of 200.17 feet to a found TXDOT monument with brass plate;

S 71°48'08"W, a distance of 930.39 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 00°11'04"W, departing the north right of way of U.S. Highway 90, along and with the west line of said 564.8 acre tract and the east line of a 131.9209 acre tract conveyed to Showplace Hill, Inc. in Volume 5801, Pages 5757, at a distance of 2253.55 feet passing a found ½" iron rod, a northeast corner of said 131.9209 acre tract and the southeast corner of a 221.9387 acre tract recorded in Volume 5686, Pages 1998-2015 of the Official Public Records of Real Property, Bexar County, Texas, continuing for a total distance of 6094.61 feet to a found ½" iron rod, the northeast corner of said 221.9387 acre tract and on the south line of a 942.966 acre tract recorded in Volume 10854, Pages 1216-1221 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of said 564.8 acre tract;

THENCE: S 89°50'13"W, along and with the south line of said 942.966 acre tract a distance of 3664.10 feet to the southwest corner of said 942.966 acre tract;

THENCE: With the west line of the 942.966 acre tract, the following calls and distances:
N 00°17'31"E, a distance of 2187.60 feet to a found ½" iron rod;
N 00°17'56"E, a distance of 1294.08 feet to a found ½" iron rod;
N 00°21'10"E, a distance of 1405.93 feet to a found ½" iron rod;
N 89°56'15"W, a distance of 1438.36 feet to a point, for a west corner;
N 00°16'48"W, a distance of 2060.98 feet to a found ½" iron rod, the northwest corner of this tract;

THENCE: With the north line of the 942.966 acre tract, the following calls and distances:
N 89°45'46"E, a distance of 3111.93 feet to a found ½" iron rod;
S 61°51'35"E, a distance of 1307.53 feet to a point;
N 37°54'16"E, a distance of 399.71 feet to a found ½" iron rod;
N 72°40'53"E, a distance of 457.34 feet to a found ½" iron rod;
N 90°00'00"E, a distance of 481.50 feet to a point, on the southwest right-of-way line of Highway 211, the northeast corner of the 942.966 acre tract;

THENCE: With the southwest and west right-of-way line of Highway 211, the following calls and distances:
N 14°47'09"W, a distance of 1025.81 feet to a point;
N 61°23'25"W, a distance of 171.29 feet to a point;
N 22°41'13"W, a distance of 110.00 feet to a point;
N 36°40'25"E, a distance of 186.68 feet to a point;
N 13°42'32"W, a distance of 913.00 feet to a point;
N 12°09'10"W, a distance of 602.48 feet to a point;

N 12°09'10"W, a distance of 1001.55 feet to a point, the beginning of a curve to the right;

Northwesterly, along the arc of a curve to the right, said curve having a radial bearing of N 83°12'41" E, a radius of 5979.58 feet, a central angle of 5°25'00", a chord bearing and distance of N 04°04'49" W, 565.09 feet, and an arc length of 565.30 feet to a point;

N 01°22'19"W, a distance of 228.58 feet to a point;

N 44°35'48"W, a distance of 175.22 feet to a point, a north corner of Highway 211, on the south right-of-way line of F.M. Highway 1957;

THENCE: N 01°22'15"W, departing the south right-of-way line of F.M. Highway 1957, across F.M. Highway 1957, a distance of 100.38 feet to a point, on the north right-of-way line of F.M. Highway 1957;

THENCE: N 88°37'45"E, with the north right-of-way line of F.M. Highway 1957, a distance of 370.15 feet to a found ½" iron rod, the southwest corner of the 710.6 acre tract;

THENCE: With the west and southwest line of the 710.6 acre tract, the following calls and distances:

N 01°22'09"W, a distance of 1324.23 feet to a found 60d nail, the beginning of a curve to the left;

Northwesterly, with the arc of a curve to the left, said curve having a radius of 5729.58 feet, a central angle of 24°15'54", a chord bearing and distance of N 13°30'06" W, 2408.41 feet, and an arc length of 2426.50 feet to a found 60d nail;

N 25°38'03"W, at a distance of 2600.88 feet passing a found PK nail, the north corner of the remainder portion of a 500.00 acre tract, recorded in Volume 8377, Pages 1801-1807 of the Official Public Records of Bexar County, Texas, an angle point 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, and continuing for a total distance of 2939.77 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a curve to the left;

- THENCE: Northwesterly, with the east line of the 345.688 acre tract, along the arc of a curve to the left, said curve having a radial bearing of S64°22'03" W, a radius of 5729.62 feet, a central angle of 14°26'52", a chord bearing and distance of N 32°51'23" W, 1440.97 feet, a distance of 1444.80 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 47°59'15"W, with the east line of the 345.688 acre tract, a distance of 0.47 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of the remainder portion of a 1518.164 acre tract described in Volume 6636, Page 753-760 of the Official Public Records of Real Property of Bexar County, Texas, the beginning of a curve to the left;
- THENCE: Northwesterly, with the east line of the remainder portion of the 1518.164 acre tract, along the arc of a curve to the left, said curve having a radius of 5728.89 feet, a central angle of 6°16'47", a chord bearing and distance of N 43°13'43" W, 627.58 feet, and an arc length of 627.90 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 46°22'07"W, at a distance of 1195.78 feet passing the east corner of a 69.53 acre tract-Parcel 1 described in Volume 11652, Pages 649-654 of the Official Public Records of Real Property of Bexar County, Texas, at a distance of 2381.42 feet passing the north corner of the 69.53 acre tract, the east corner of the 119.0 acre tract-Parcel 2 described in Volume 11652, Pages 681-685 of the Official Public Records of Real Property of Bexar County, Texas and Volume 595, Pages 667-671 of the Official Public Records of Medina County, Texas, and continuing for a total distance of 3863.11 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a curve to the right;
- THENCE: Northwesterly, with the arc of a curve to the right, said curve having a radial bearing of N 43°37'54" E, a radius of 11459.16 feet, a central angle of 6°00'05", a chord bearing and distance of N 43°22'04" W, 1199.75 feet, at an arc length of 1123.11 feet passing the north corner of the 119.0 acre tract, the east corner of a 130.8 acre tract-Parcel 3 described in Volume 11652, Pages 686-691 of the Official Public Records of Real Property of Bexar County, Texas, and continuing for a total arc length of 1200.30 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 40°22'02"W, with the northeast line of the 130.8 acre tract, a distance of 612.61 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a curve to the right;

THENCE: Northwesternly, with the arc of a curve to the right, said curve having a radial bearing of N 49°37'59" E, a radius of 5729.58 feet, a central angle of 5°26'48", a chord bearing and distance of N 37°38'37" W, 544.46 feet, an arc length of 544.67 feet to a point, on the Medina County, and Bexar County line;

THENCE: N 00°16'40"W, with the Bexar and Medina County line, across the 710.6 acre tract, a distance of 3440.17 feet to a point on the south line of the 578.001 acre tract recorded in Volume 11424, Pages 190-200 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 80°05'48"E, departing the Bexar and Medina County line, with the south line of the 578.001 acre tract, the north line of the 710.6 acre tract a distance of 477.60 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of the 710.6 acre tract, the northwest corner of the 40.95;

THENCE: N 80°05'42"E, with the south line of the 578.001 acre tract, the north line of the 40.95 acre tract, at a distance of 72.02 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of the 40.95 acre tract, the northwest corner of the 1,305 acre tract, and continuing for a total distance of 1464.36 feet to a found ½" iron rod at the southwest corner of a 609.8 acre tract recorded in Volume 5544, Pages 1495-1497 of the Official Public Records of Real Property of Bexar County, Texas, the northeast corner of the 1,305 acre tract and the northeast corner of this tract ;

THENCE: S 59°17'53" E, with the southwest line of the 609.8 acre tract, the northeast line of the 1,305 acre tract and the northeast line of this tract, at a distance of 4110 feet passing the northwest corner of a 51.00 acre tract recorded in Volume 8962, Pages 65-68 of the Official Public Records of Real Property of Bexar County, Texas, the south corner of the 609.8 acre tract, continuing with the southwest line of the 51.00 acre tract, the northeast line of the 1,305 acre tract, for a total distance of 6242.07 feet to a found ½" iron rod, for an east corner of the 1,305 acre tract, a reentrant corner of the 51.00 acre tract and an east corner of this tract;

THENCE: S 36°20'05" E, with the southwest line of the 51.00 acre tract, the northeast line of the 1,305 acre tract and the northeast line of this tract, a distance of 41.80 feet to a found ½" iron rod, for an angle point in the east line of the 1,305 acre tract, the west line of the 51.00 acre tract and the east line of this tract;

- THENCE: S 09°47'37" E, with the southwest line of the 51.00 acre tract, the northeast line of the 1,305 acre tract, at a distance of 1518 feet passing the south corner of the 51.00 acre tract, the west corner of a 50.00 acre tract recorded in Volume 7872, Pages 1391-1395 of the Official Public Records of Real Property of Bexar County, Texas, continuing with the southwest line of the 50.00 acre tract, the northeast line of the 1,305 acre tract, for a total distance of 3098.61 feet to a found ½" iron rod, the south corner of the 50.00 acre tract, a reentrant corner of the 1,305 acre tract and a reentrant corner of this tract;
- THENCE: N 35°37'28" E, with the southeast line of the 50.00 acre tract, a northwest line of the 1,305 acre tract, at a distance of 2206.4 feet, passing the east corner of the 50.00 acre tract, continuing with a northwest line of the 1,305 acre tract for a total distance of 3504.86 feet to a found ½" iron rod with a cap marked "Baker", the west corner of a 10.897 acre tract recorded in Volume 8319, Pages 1245-1250 of the Official Public Records of Real Property of Bexar County, Texas, an east corner of the 1,305 acre tract and an east corner of this tract;
- THENCE: S 46°18'19" E, with the southwest line of the 10.897 acre tract, the northeast line of the 1,305 acre tract, a distance of 1604.28 feet to a found ½" iron rod, in the west line of Lot 1, Elm Valley Park Unit Three Subdivision recorded in Volume 9520, Page 92 of the Deed and Plat Records of Bexar County, Texas, for the south corner of the 10.897 acre tract, an east corner of the 1,305 acre tract and an east corner of this tract;
- THENCE: S 00°26'52" E, with the west line of Lot 1, the east line of the 1,305 acre tract, at a distance of 80.2 feet passing the southwest corner of Lot 1, the north corner of a 5.717 acre tract recorded in Volume 4760, Pages 402-404 of the Official Public Records of Real Property of Bexar County, Texas, at a distance of 1193.3 feet passing the southwest corner of a 1.361 acre tract recorded in Volume 1914, Pages 961-964 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of a 10.800 acre tract recorded in Volume 7849, Pages 363-366 of the Deed Records of Bexar County, Texas, continuing with the west line of the 10.800 acre tract, the east line of the 1,305 acre tract, for a total distance of 2366.69 feet to a found ½" iron rod, at the south corner of the 10.800 acre tract, a corner of Rolling Oaks Estates Unit 5 Subdivision recorded in Volume 9500, Page 13 of the Deed and Plat Records of Bexar County, Texas;

- THENCE: S 28°45'25" E, with the southwest line of Rolling Oaks Estates Unit-5 Subdivision, the northeast line of the 1,305 acre tract and the northeast line of this tract, a distance of 2914.51 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", at a corner of Rolling Oaks Estates Unit-5 Subdivision, on the north line of Rolling Oaks Estates Unit 4 Subdivision recorded in Volume 9200, Page 74 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 70°38'53" W, with the northwest line of Rolling Oaks Estates Unit 4 Subdivision, the southeast line of the 1,305 acre tract and the southeast line of this tract, a distance of 1784.39 feet to a found ½" iron rod, at the northwest corner of Rolling Oaks Estates Unit 4 Subdivision, a reentrant corner of the 1,305 acre tract and a reentrant corner of this tract;
- THENCE: S 45°08'05" E, with the southwest line of Rolling Oaks Estates Unit 4 Subdivision, the southeast line of the 1,305 acre tract and the southeast line of this tract, a distance of 760.59 feet to a found ½" iron rod, at a corner of Rolling Oaks Estates Unit 4, a corner of Rolling Oaks Estates Unit 6 Subdivision recorded in Volume 9510, Pages 92-95 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 45°13'36" W, with the northwest line of Rolling Oaks Estates Unit-6, the southeast line of the 1,305 acre tract and the southeast line of this tract, a distance of 1032.63 feet to a found 2" steel post, a corner of Rolling Oaks Estates Unit-6, the north corner of the 146.47 acre tract described in Volume 10690, Pages 831-835 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: With the northwest line of the 146.47 acre tract, the southeast line of the 1,305 acre tract and the southeast line of this tract the following calls and distances;
- S 45°26'59" W, a distance of 615.42 feet to found 12" live oak;
- S 45°05'57" W, a distance of 251.24 feet to a found 2" steel post;
- N 87°39'36" W, a distance of 43.25 feet to a found 4" cedar post in the east line of the 2.871 acre tract, for a reentrant corner of the 1305 acre tract, the northwest corner of the 146.47 acre tract and for a corner of this tract;

THENCE: With the east line of the 2.871 acre tract, the west line of said 146.47 acre tract the following calls and distances:

S 00°25'13" W, a distance of 879.17 feet to a found fence post;

S 00°41'04" W, a distance of 737.23 feet to a found fence post;

S 00°26'10" W, a distance of 894.46 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 00°18'07" W, a distance of 272.55 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 00°32'37" W, a distance of 333.87 feet to a found 1/2" iron rod, the northeast corner of the 27.42 acre tract and the southeast corner of the 2.871 acre tract;

THENCE: S 00°32'37" W, with the west line of the 146.47 acre tract, the east line of the 27.42 acre tract, at a distance of 404.88 feet passing the southwest corner of the 146.47 acre tract, the northwest corner of the 10.000 acre tract, and continuing for a total of 556.53 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 01°06'27" W, with the west line of the 10.000 acre tract, the east line of the 27.42 acre tract, a distance of 502.56 feet to the POINT OF BEGINNING and containing 3,625 acres in Bexar County, Texas. This survey 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: June 8, 2007
JOB No.: 6626-01
FILE: P:\66\26\01\Word\Survey\070608-FN.doc

SAVE AND EXCEPT:

A 49.16 acre, or 2,141,357 square feet more or less, tract of land being out of that 1,349 acre tract recorded in Volume 11034, Pages 5-74 of the Official Public Records of Bexar County, Texas, and a 1,305 acre tract recorded in Volume 12202, Pages 1370-1395 of the Official Public Records of Bexar County, Texas, out of the C.C.S.D. & R.C.N.G.R. Survey No. 207, Abstract 887, County Block 4381, and the N. Perez Survey No. 300 1/4, Abstract 1151, County Block 4378, all in Bexar County Texas. Said 49.16 acre tract being more fully described as follows with basis of bearings being the State Plane Coordinate projection for the South Central Zone of Texas from the North American Datum of 1983 (CORS 1996):

COMMENCING: At a found $\frac{1}{2}$ " iron rod, at the south corner of a 10.800 acre tract, recorded in Volume 7849, Pages 363-366 of the Deed Records of Bexar County, Texas, a corner of Rolling Oaks Estates Unit 5 Subdivision, recorded in Volume 9500, Page 13 of the Deed and Plat Records of Bexar County, Texas, an angle point in the east line of the 1,349 acre tract, the 1,305 acre tract and the northeast corner of a 122.1 acre tract surveyed concurrently and the southeast corner of a 160.3 acre tract surveyed concurrently;

THENCE: N $85^{\circ}13'56''$ W, across the 1,349 acre tract, the 1,305 acre tract and the 160.3 acre tract at a distance of 1655.28 feet passing the southwest line of the 160.3 acre tract, continuing across the 1349 acre tract, the 1,305 acre tract for a total distance of 1754.41 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" for the east corner of this tract, the north corner of a 40.46 acre tract surveyed concurrently and being the POINT OF BEGINNING;

THENCE: Across the 1,349 acre tract, the 1,305 acre tract, with the east line of this tract and the west line of the 40.46 acre tract, the following calls and distances;

S $47^{\circ}59'23''$ W, a distance of 374.44 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

S $09^{\circ}10'28''$ W, a distance of 1130.44 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" for the south corner of this tract, the west corner of the 40.46 acre tract and an east corner of a 72.07 acre tract surveyed concurrently";

THENCE: Northwestly, across the 1349 acre tract, the 1,305 acre tract and with the southwest line of this tract and the northeast line of the 72.07 acre tract, the following calls and distances;

N $75^{\circ}47'02''$ W, a distance of 1019.26 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

N $55^{\circ}54'54''$ W, a distance of 205.46 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

N $01^{\circ}22'31''$ W, a distance of 465.50 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of this tract and a re-entrant corner of the 72.07 acre tract;

N $27^{\circ}41'54''$ W, a distance of 116.21 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

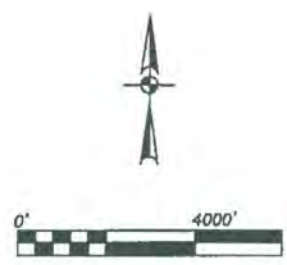
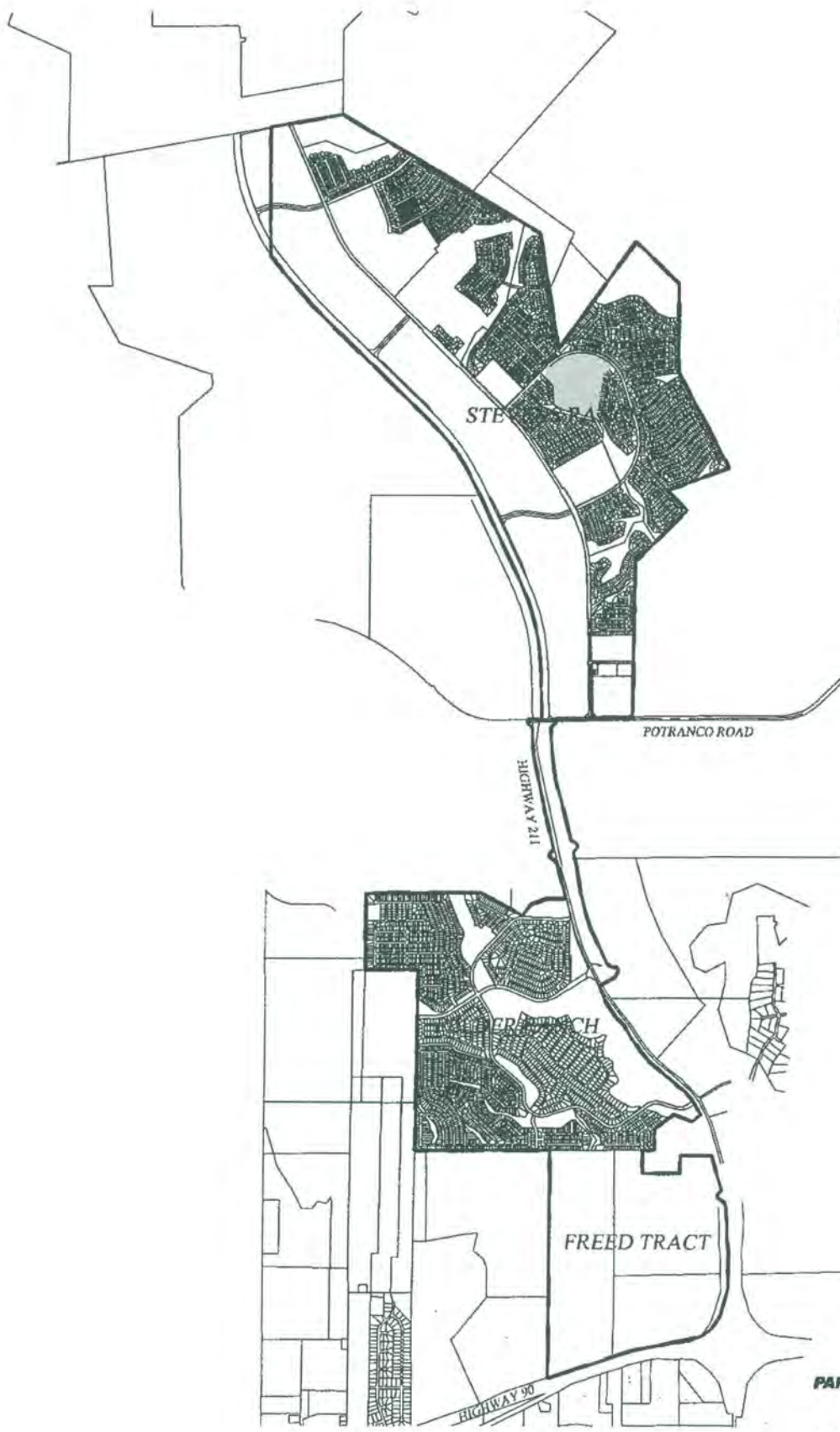
N $45^{\circ}19'38''$ W, a distance of 340.71 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" for the west corner of this tract and the north corner of the 72.07 acre tract;

THENCE:

Departing the northeast line of the 72.07 acre tract, across the 1,349 acre tract, the 1,305 acre tract, with the north line of this tract the following calls and distances;

N 44°40'22"E, a distance of 327.22 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southeasterly, along the arc of a curve to the right, said curve having a radius of 1165.00 feet, a central angle of 93°19'01", a chord bearing and distance of S 88°40'08" E, 1694.55 feet, an arc length of 1897.42 feet to the POINT OF BEGINNING and containing 49.16 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.



PAPE-DAWSON ENGINEERS

200 EAST PARKWAY | SAN ANTONIO, TEXAS 78214 | PHONE: 214.778.9000
FAX: 214.778.9000

WESTSIDE 211 PID BOUNDARY