

**ORDER GRANTING PETITION FOR
CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
CIBOLO CANYONS SPECIAL IMPROVEMENT DISTRICT, FOR
APPOINTMENT OF DIRECTORS, AND IMPOSITION OF
AD VALOREM, SALES AND USE AND HOTEL OCCUPANCY TAXES,
EACH AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF
THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC
DEVELOPMENT AGREEMENTS, GRANTS AND LOANS**

The Bexar County Commissioners Court (the "Court" or "Commissioners Court") met in special session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, San Antonio, Texas, on September 1, 2005, whereupon roll was called of the members of the Court, to wit:

Nelson W. Wolff	County Judge
Sergio "Chico" Rodriguez	Commissioner Precinct 1
Paul Elizondo	Commissioner Precinct 2
Lyle Larson	Commissioner Precinct 3
Tommy Adkisson	Commissioner Precinct 4

All Commissioners were present, except _____.

WHEREUPON, among other business conducted by the Commissioners Court, Commissioner Larson introduced the Order set out below and moved its adoption, which was seconded by Commissioner Adkisson, and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 5 / NO 1

The Order thus adopted is as follows:

There came on to be considered a Petition (the "Petition") for Creation of a Public Improvement District to be named Cibolo Canyons Special Improvement District (the District"), Appointment of Directors, and for Imposition of Ad Valorem, Sales and Use, and Hotel Occupancy Taxes, each at a specified rate, Within the Boundaries of Cibolo Canyons Special Improvement District, and for Authority to Enter into Economic Development Agreements, Grants and Loans, signed by the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property within the boundaries of the District, praying for the Commissioner's Court to grant the Petition.

This Commissioners Court conducted a public hearing and considered the Petition, and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, find the following:

1. On August 16, 2005, a Petition, duly signed, praying for the creation of the District, to be operated under Subchapter C, Chapter 372, Local Government Code; appointment of directors; and imposition of ad valorem, sales and use, and hotel occupancy taxes, each at specified rates, within the boundaries of the District; and for authorization to use such tax revenues to finance the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments, was considered by the Commissioners Court; that said Petition fully meets the requirements of law relating thereto; and that upon due consideration of said Petition, the same was set down upon the agenda for consideration by this Court on this date, with the Court proceedings to begin at 9:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County, Texas. Notice of the hearing was given in accordance with the requirements of Chapter 372, Local Government Code.

2. This Commissioners Court is authorized 1) to consider the Petition; 2) to enter its order creating the District, designating that its operation shall be pursuant to the provisions of Subchapter C, Chapter 372, Local Government Code ; 3) to appoint directors; and 4) to authorize the board of directors of the District to impose ad valorem, sales and use and hotel occupancy taxes within the District, each at a specified rate, to be used to finance the District's planned economic development program and improvements and to induce and incentivize economic development projects through the use of economic development agreements, grants and loans. Upon creation, the District will become endowed with the powers granted by Article III, Section 52, and Section 52-a of the Constitution of the State of Texas; and Chapters 372, 380, 381 and 383 of the Texas Local Government Code, as amended. The powers granted by Article III, Section 52 cannot be exercised by the District until the City of San Antonio, Texas (the "City") consents by resolution for the District to exercise these powers.

3. The proposed District lies outside the city limits of any incorporated area, and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.

4. The Court for its authority to undertake action herein, relies upon the law as specifically found in Chapter 372, Local Government Code, and in HB 2120, Acts of the 79th Legislature, Regular Session, amending Chapter 372, Local Government Code, wherein Subchapter C it is provided that a commissioners court of certain counties with a population of at least 825,000 may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapters 372, 380, 381, and 383, Local Government Code, including imposition of ad valorem, sales and use and hotel occupancy taxes, at rates specified by the County, within the boundaries of the public improvement district (collectively the "Laws") if such taxes are approved by the qualified voters in the District at an election called for that purpose.

5. The Court relies upon the authority granted in Chapter 271, Texas Election Code, authorizing political subdivisions to conduct a joint election, and the request of the Petitioner that the County agree to conduct a joint election with the District upon its creation in order to facilitate the orderly conduct of the election required to confirm the District and approve its powers.

6. The Court recognizes the prayer in the Petition that the proposed District be created and authorized under Subchapter C, Chapter 372, Local Government Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of the statute. In addition, the Court recognizes that the Policy it adopted, dated August 30, 2005, shall not apply to the creation or operation of the District.

7. After full consideration by the Court including presentation of testimony and evidence at a public hearing as required by the statute, this Court affirmatively finds that the Petition conforms to the requirements of the Laws and that creation of the District under Subchapter C, Chapter 372, Local Government Code, appointment of directors, and imposition of ad valorem, sales and use and hotel occupancy taxes at the rates specified in the Petition is beneficial and advisable to the County in order to finance economic development programs and improvements and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods, which will promote and develop new and expanded business enterprises and lead to job creation, and would serve the public purpose of economic development and specifically, providing new jobs and employment and attracting visitors and tourists to Bexar County.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:

Section 1. Subject to the conditions contained herein the Petition be and the same is hereby in all things granted, and a public improvement district is hereby created, to be known as Cibolo Canyons Special Improvement District, to be authorized by and to operate pursuant to the provisions of Subchapter C, Chapter 372, Local Government Code; directors are hereby appointed and are named in this Order; and, subject to the approval of the qualified voters in the District, ad valorem, sales and use, and hotel occupancy taxes are hereby authorized to be imposed within the boundaries of Cibolo Canyons Special Improvement District, at the rates set forth in this Order, as prayed for in the Petition to finance the District's planned improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District Board of Directors. Except as may be provided for herein the Commissioners Court hereby delegates to the District, all of the powers granted to the County by HB 2120, Acts of the Texas Legislature, Regular Session, 2005 amending Chapter 372, Local Government Code. In addition, the County hereby grants to the District the powers and duties of a road district and the power to provide water, wastewater and drainage facilities, contingent upon consent from the City for such a grant of power. The District upon approval from the Court, is authorized to issue its bonds for any District purpose secured by any District revenue. The District is not subject to the terms and conditions of the County's Public Improvement District ("PID") Policies and Procedures, adopted August 30, 2005.

Section 2. The District is required to obtain the approval of the County if it desires to increase the tax rates authorized in this Order. The District may not enter into and Commissioners Court does not give the District authority to execute an Economic Development

Agreement, without first obtaining the approval of the Commissioners Court. The District may not enter into and Commissioners Court does not give the District authority to execute any agreements to make a loan or grant of District proceeds, without first obtaining the approval of Commissioners Court. In addition, the District may not issue any bonds, and Commissioners Court does not give the District authority to issue bonds, without first obtaining Commissioners Court approval.

Section 3. The District is created and organized under the terms and provisions of ; Article III, Section 52; and Article III, Section 52-a of the Constitution of the State of Texas, and Chapters 372, 380, 381 and 383 of the Texas Local Government Code, as amended. The District may not exercise the powers granted by Article III, Section 52 unless the City grants approval for the District to exercise these powers.

Section 4. The District is expressly authorized to impose the taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to finance improvements in lieu of assessments, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and the County, subject to the approval of the voters within the District.

Section 5. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with the County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which shall be held November 8, 2005. The District's qualified voters shall cast their ballots for or against the District and its proposed taxes, economic development agreement authority, and bonds at a regular County polling place because there will be no public building within the District at the time of the election. The County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271, Texas Election Code, and will negotiate the terms therefore with the District's Board of Directors.

Section 6. As a condition of the Court to create the District, the Court may require the District to prepare an annual report to be presented to the Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in a economic development agreement. In addition, on the request of the Court, quarterly reports shall be made to the County's SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified small, minority and women-owned businesses on contracted work opportunities within the District.

Section 7. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two-year terms, as set forth in HB 2120, Acts of the 79th Legislature, amending Chapter 372, Local Government Code. The directors listed below are hereby appointed:

Ernesto Ancira
Linda Billa-Burke
Keith Boone

Jim Callaway
John Nixon
Robert Rodriguez
Baltazar (Walter) Serna

The Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under Chapter 372, Local Government Code to the Board of Directors, from the District's proceeds.

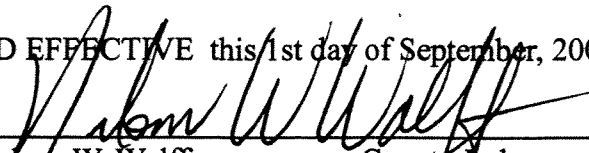
Section 8. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are:

Ad valorem Tax	\$.578 per \$100 valuation
Sales and Use Tax	2% of each retail sale subject to the state sales and use tax
Hotel Occupancy Tax	9% of the cost of the room as defined in Chapter 352, Tax Code


Section 9. The District's boundaries are described in a sketch, designated to be illustrative and not to be relied upon as a legal description, and in the legal description described in metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

A certified copy of this Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

PASSED, ADOPTED, ORDERED AND EFFECTIVE this 1st day of September, 2005.



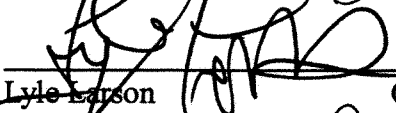
Nelson W. Wolff County Judge



Sergio "Chico" Rodriguez Commissioner, Precinct 1



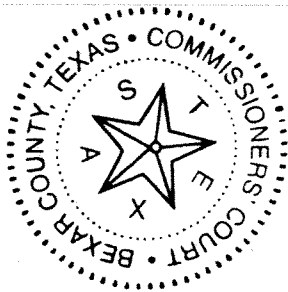
Paul Elizondo Commissioner, Precinct 2



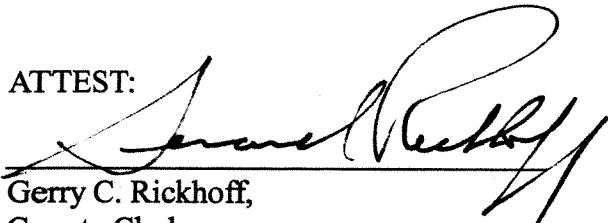
Lyle Larson Commissioner, Precinct 3



Tommy Adkisson Commissioner, Precinct 4



ATTEST:



Gerry C. Rickhoff,
County Clerk

Exhibit "A"
Property Description
Cibolo Canyons Special Improvement District

TRACT ONE

A 1392.7 acre, or 60,666,506 square feet, more or less, tract of land being comprised of Evans — North Loop Subdivision recorded in Volume 9544, Page 33 of the Deed and Plat Records of Bexar County, Texas, and that 1394.189 acre tract recorded in Volume 5792, Pages 1701-1709 of the Official Public Records of Real Property of Bexar County, Texas. Said tract being out of the E. Martin Survey No. 89, Abstract 524, County Block 4909, the Rompel Koch & Voges Survey No. 1, Abstract 1020, County Block 4901, the W.M. Brisbin Survey No. 89½, Abstract 4, County Block 4900, the El Paso Irr. Co. Survey No. 92.1, Abstract 845, County Block 4910 and the Adolphus Harnden Survey No. 478 1/3, Abstract 350, County Block 4911 of Bexar County Texas. Said 1392.7 acre tract being more fully described as follows:

- BEGINNING:** At a found ½" iron rod with a yellow cap marked Pape-Dawson in the north right-of-way line of Evans Road, a 110-foot right-of-way, said iron rod also being the southeast corner of Fossil Ridge Subdivision, Unit 1, recorded in Volume 9548, Pages 197-204 of the Deed and Plat Records of Bexar County, Texas, out of a 403.9458 acre tract described in instrument recorded in Volume 5257, Pages 1293-1301 of the Official Public Records of Real Property of Bexar County, Texas, a corner of the aforementioned 1394.189 acre tract;
- THENCE:** N 23°23'37"W, bearings being based of the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone, departing the north right-of-way line of Evans Road, along and with the east line of Fossil Ridge Subdivision, a distance of 1203.02 feet to a found ½" iron rod at an angle point, (N 24°59'47"W, 1274.56' by deed, the distance of 1274.56 feet being comprised of this call for 1203.02 feet, and the remainder being the distance to the old right-of-way line of Evans Road which is described in a Evans Road right-of-way map dated April of 1987);
- THENCE:** N 23°30'17"W, along and with the east line of Fossil Ridge Subdivision, a distance of 450.07 feet to a found ½" iron rod set in concrete at an angle point;
- THENCE:** N 23°32'11"W, along and with the east line of Fossil Ridge Subdivision, a distance of 709.21 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point, said iron rod also being the southwest corner of a 229.000 acre save and except tract described in instrument recorded in Volume 5792, Pages 1701-1709 of the Official Public Records of Real Property of Bexar County, Texas, said 229.00 acre save and except tract being out of a 1623.189 acre tract recorded in Volume 3041, Pages 979-983 of the Official Public Records of Real Property of Bexar County, Texas, (N 25°07'30"W by deed);

THENCE: N 73°12'18"E, departing said east line of Fossil Ridge Subdivision, a distance of 2007.69 feet to a point;

THENCE: N 01°22'40"W, a distance of 376.50 feet to a point;

THENCE: N 13°37'20"E, a distance of 825.00 feet to a point;

THENCE: N 23°30'23"W, a distance of 400.85 feet to a point;

THENCE: Along the arc of a curve to the left, said curve having a radial bearing of N65°11'27" W, a radius of 760.00 feet, a central angle of 48°18'57", a chord bearing and distance of N 00°39'05"E, 622.06 feet, and an arc length of 640.89 feet to a point;

THENCE: Along the arc of a curve to the right, said curve having a radial bearing of N58°53'08"E, a radius of 1000.00 feet, a central angle 55°55'25", a chord bearing and distance of N 03°09'09"W, 937.77 feet, and an arc length of 976.05 feet to a point;

THENCE: N 31°06'52"W, a distance of 110.00 feet to a point;

THENCE: S 58°53'08"W, a distance of 486.65 feet to a point;

THENCE: Along the arc of a curve to the left, said curve having a radial bearing of S23°53'08"W, a radius of 1000.00 feet, a central angle of 55°00'00", a chord bearing and distance of S 86°23'08"W, 923.50 feet, and an arc length of 959.93 feet to a point;

THENCE: N 66°06'52"W, a distance of 1650.00 feet to a point;

THENCE: Along the arc of a curve to the right, said curve having a radial bearing of N06°06'52"W, a radius of 1400.00 feet, a central angle of 30°00'00", a chord bearing and distance of N81°06'52" W, 724.69 feet, an arc length of 733.04 feet to a point;

THENCE: S 83°53'08"W, a distance of 126.94 feet to a point;

THENCE: S 23°30'23"E, a distance of 603.61 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at an interior corner of the said 1394.189 acre tract being the northeast corner of the aforementioned 403.9458 acre Fossil Ridge Subdivision parent tract;

THENCE: S 89°24'59"W, along and with the north line of the 403.9458 acre tract, a distance of 1581.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point, (S 87°49'00"W, 7167.93' by deed, the distance of 7167.93 feet being comprised of this call for 1581.35 feet, the next call for 1373.99 feet, 4091.02 feet along the north line of the aforementioned 194.2434 acre tract and a distance of 21.92 feet to the old right-of-way line of Bulverde Road which is described in a Bulverde Road right-of-way map dated November of 1985);

THENCE: S 89°24'59"W, along and with the north line of the 403.9458 acre tract, a distance of 1373.99 feet to a set ½" iron rod with a yellow cap marked

"Pape-Dawson" at the northwest corner of the 403.9458 acre tract and the northeast corner of the aforementioned 194.2434 acre tract;

THENCE: S 89°24'59"W, along and with the south line of the 1394.189 acre tract and the north line of the 194.2434 acre tract, a distance of 4090.16 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" in the east right-of-way line of Bulverde Road and at the northwest corner of the said 194.2434;

THENCE: Along and with the east right-of-way line of Bulverde Road the following bearings and distances;

N 10°32'43" W, a distance of 2.67 feet to a point;

Northeasterly with a curve to the right, said curve having a radius of 999.00 feet, a central angle of 22°37'38", a chord bearing and distance of N 00°46'06"E, 391.97 feet and an arc length of 394.52. feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

N 12°04'55"E, a distance of 214.65 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of curvature;

Northeasterly, with a curve to the right, said curve having a radius of 1102.00 feet, a central angle of 30°40'02", a chord bearing and distance of N 27°24'56" E, 582.82 feet, and an arc length of 589.84 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

N 42°44'57E, a distance of 274.54 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of a 135.532 acre tract described in instrument recorded in Volume 5350, Page 2076-2081 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°25'08"E, departing the east right-of-way line of Bulverde Road, along and with the south line of the 135.532 acre tract, a distance of 5968.30 feet to a found ½" iron rod at the southeast corner of the said 135.532 acre tract;

THENCE: N 23°29'40"W, a distance of 1190.36 feet, (N 25°05'12"W, 3406.40' by deed, the combined deed distance of 3406.40 feet in this call and that of the deed distance of 1064.15 feet quoted in the next call, being comprised of this call of 1190.36 feet, and next two calls of 2783.83 feet, and 494.80 feet), to a found ½" iron rod at the northeast corner of the 135.532 acre tract and the southeast corner of a 1350.297 acre tract recorded in Volume 4859, Pages 292-312 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 23°29'40"W, along and with the east line of the 1350.297 acre tract, a distance of 2783.83 feet, (N 25°18'04"W, 1064.15' by deed) to a found ½" iron rod marked MBC at an angle point;

- THENCE: N 23°54'32"W, along and with the east line of the 1350.297 acre tract, a distance of 494.80 feet to a found ½" iron rod at the northwest corner of this tract;
- THENCE: N 55°13'56"E, along and with the south line of the 1350.297 acre tract, a distance of 346.08 feet to a found ½" iron rod at an angle point;
- THENCE: N 55°17'34"E, along and with the south line of the 1350.297 acre tract, a distance of 381.68 feet to a found ½" iron rod at an angle point;
- THENCE: N 54°44'11"E, along and with the south line of the 1350.297 acre tract, a distance of 894.23 feet to a found ½" iron rod at an angle point, (N 53°31'36"E, 2026.43' by deed);
- THENCE: N 55°46'21"E, along and with the south line of the 1350.297 acre tract, a distance of 403.85 feet to a found iron rod in the northwest corner of a 785.4 acre tract out of a 927.064 acre tract recorded in Volume 5362, Pages 756-764 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: S 54°16'26"E, departing the south line of the 1350.297 acre tract, along and with the west line of the 785.4 acre tract, a distance of 3325.13 feet to a found iron rod at an angle point, (S 55°52'24"E, 3325.13' by deed);
- THENCE: S 54°11'40"E, along and with the west line of the 785.4 acre tract, a distance of 5267.86 feet to a fence post at an angle point, (S 55°47'33"E, 5277.27' by deed);
- THENCE: S 50°09'55"E, along and with the west line of the 785.4 acre tract, a distance of 253.64 feet to a found iron rod in the northeast corner of a 51.788 acre tract described in instrument recorded in Volume 7002, Pages 658-662 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: S 03°57'49"E, departing the west line of the 785.4 acre tract, along and with the west line of the 51.788 acre tract, passing at 1048.25 feet a fence post at the southwest corner of the 51.788 acre tract and the northwest corner of a 30.04 acre tract described in instrument recorded in Volume 5362, Pages 1539-1542 of the Official Public Records of Real Property of Bexar County, Texas and continuing along and with the west line of the 30.04 acre tract a total distance of 1479.02 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point, (S 05°30'33"E, 1478.86' by deed);
- THENCE: S 08°30'05" along and with the west line of the 30.04 acre tract, a distance of 382.99 feet to a found ½" iron rod at an angle point (S 09°56'00"E, 382.42' by deed);
- THENCE: S 01°31'55"W, along and with the west line of the 30.04 acre tract, passing at 396.50 feet a fence post at the southwest corner of the said 30.04 acre tract, and the northwest corner of a 24.95 acre tract described in instrument recorded in Volume 4884, Pages 1495-1498 of the Official

Public Records of Real Property of Bexar County, Texas, and continuing along and with the west line of the 24.95 acre tract a total distance of 1192.66 feet to a found 5/8" iron rod at the southwest corner of the 24.95 acre tract and the northwest corner of a 185.610 acre tract of land described in instrument recorded in Volume 4525, Pages 164-167 of the Deed Records of Bexar County, Texas, (S 00°10'35"E, 1193.13' by deed);

THENCE: S 16°01'29"W, along and with the west line of the 185.610 acre tract, a distance of 5051.21 feet, (S 14°18'24"W, 2685.40' and S 14°33'47"W, 2366.39' by deed); to a found 1/2" iron rod in the north right-of-way line of Evans Road, a 110 foot right-of-way;

THENCE: N 77°10'31" along and with the north right-of-way line of Evans Road, passing at 1600.26 feet the southwest corner of Evans — North Loop Subdivision recorded in Volume 9544, Page 33 of the Deed and Plat Records of Bexar County, Texas, and continuing for a total distance of 2134.38 feet to a found 1/2" iron rod at a point of curvature;

THENCE: Northwesterly, along the arc of a curve to the right, said curve having a radius of 2578.39 feet, a central angle of 8°52'15", a chord bearing and distance of N 72°44'24" W, 398.80 feet, and an arc length of 399.20 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

THENCE: N 68°18'16"W, a distance of 213.96 feet to the POINT OF BEGINNING and containing 1392.7 acres of land, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

TRACT ONE-A

The easterly one-half of the right of way of Bulverde (and/or Smithson Valley Road as named in places) between Tract One and the Tract Seven as identified in this Exhibit.

TRACT TWO

A 229.0 acre, or 9,973,288 square feet, more or less, tract of land being comprised of that 229.00 acre save and except tract described in instrument recorded in Volume 5792, Pages 1701-1709 of the Official Public Records of Real Property of Bexar County, Texas, said 229.00 acre save and except tract being out of a 1623.189 acre tract recorded in Volume 3041, Pages 979-983 of the Official Public Records of Real Property of Bexar County, Texas. Said tract being out of the E. Martin Survey No. 89, Abstract 524, County Block 4909, the El Paso Irr. Co. Survey No. 92.1, Abstract 845, County Block 4910 and the Adolphus Harnden Survey No. 478 1/3, Abstract 350, County Block 4911 of Bexar County Texas. Said 229.0 acre tract being more fully described as follows:

COMMENCING: At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the north right-of-way line of Evans Road, a 110-foot right-of-way, said iron rod also being the southeast corner of Fossil Ridge Subdivision, Unit 1, recorded in Volume 9548, Pages 197-204 of the Deed and Plat Records of Bexar County, Texas, out of a 403.9458 acre tract described in instrument recorded in Volume 5257, Pages 1293-1301 of the Official Public Records

of Real Property of Bexar County, Texas, and a corner of a 1,394.189 acre tract described in instrument recorded in Volume 5792, Pages 1701-1709 of the Official Public Records of Real Property of Bexar County, Texas;

- THENCE: N 23°23'37" W, bearings being based of the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone, departing the north right-of-way line of Evans Road, along and with the east line of Fossil Ridge Subdivision, a distance of 1,203.02 feet to a found ½" iron rod at an angle point, (N 24°59'47" W, 1,274.56' by deed, the distance of 1,274.56 feet being comprised of this call for 1,203.02 feet, and the remainder being the distance to the old right-of-way line of Evans Road which is described in a Evans Road right-of-way map dated April of 1987);
- THENCE: N23°30'17" W, along and with the east line of Fossil Ridge Subdivision, a distance of 450.07 feet a found ½" iron rod set in concrete at an angle point;
- THENCE: N 23°32'11" W, along and with the east line of Fossil Ridge Subdivision, a distance of 709.21 feet to the POINT OF BEGINNING at a found ½" iron rod with a yellow cap marked "Pape-Dawson" being the southwest corner of the 229.0 acre tract herein described;
- THENCE: N 23°31'11" W, along and with the east line of Fossil Ridge Subdivision, passing at 104.93 feet a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of Lot 17, Block 4 of Fossil Ridge Subdivision, and continuing for a total distance of 1,289.32 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said Fossil Ridge Subdivision;
- THENCE: N23°31'11" W, along and with the east line of the aforementioned 403.9458 acre Fossil Ridge Subdivision parent tract, a distance of 2,726.01 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at an interior corner of the said 1,394.189 acre tract;
- THENCE: N 23°30'23" W, a distance of 603.61 feet to a point;
- THENCE: N 83°53'08" E, a distance of 126.94 feet to a point;
- THENCE: Along the arc of a curve to the right, said curve having a radial bearing of S 06°06'52" E, a radius of 1,400.00 feet, a central angle of 30°00'00", a chord bearing and distance of S 81°06'52" E, 724.69 feet, an arc length of 733.04 feet to a point;
- THENCE: S 66°06'52" E, a distance of 1,650.00 feet to a point;
- THENCE: Along the arc of a curve to the left, said curve having a radial bearing of N 23°53'08" E, a radius of 1,000.00 feet, a central angle of 55°00'00", a chord bearing and distance of N 86°23'08" E, 923.50 feet, and an arc length of 959.93 feet to a point;
- THENCE: N 58°53'08" E, a distance of 486.65 feet to a point;

THENCE: S 31°06'52" E, a distance of 110.00 feet to a point;

THENCE: Along the arc of a curve to the right, said curve having a radial bearing of S 58°53'08" W, a radius of 1,000.00 feet, a central angle of 55°55'25" a chord bearing and distance of S 03°09'09" E, 937.77 feet, and an arc length of 976.05 feet to a point;

THENCE: Along the arc of a curve to the left said curve having a radial bearing of S 5°11'27" E a radius of 760.00 feet, a central angle of 48°18'57", a chord bearing and distance of S00°39'05 W, 622.06 feet, and an arc length of 640.89 feet to a point;

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THENCE: S 23°30'23" E, a distance of 400.85 feet to a point;

THENCE: S 13°37'20" W, a distance of 825.00 feet to a point;

THENCE: S 01°22'40" E, a distance of 376.50 feet to a point;

THENCE: S 73°12'18" W, a distance of 2,007.69 feet to the POINT OF BEGINNING and containing 229.0 acres of land in Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

TRACT THREE

A 187.20 acre, or 8,154,390 square feet, more or less, tract of land out of that 194.2434 acre tract recorded in Volume 3812, Pages 1580-1584 of the Official Public Records of Real Property of Bexar County, Texas, being out of the W.M. Brisbin Survey No.89 ½, Abstract 54, County Block 4900 in Bexar County, Texas. Said 187.20 acre tract being more fully described as follows:

BEGINNING: At a found ½" iron rod with a yellow cap marked "Pape-Dawson" in the east right-of-way line of Bulverde Road, an 86-foot right-of-way, being at a northwest corner of Fossil Creek Subdivision, Unit 1, recorded in Volume 9541, Pages 177-178 of the Deed and Plat Records of Bexar County, Texas, and the southernmost corner of the herein described tract;

THENCE: Northwesterly, along, and with the east right-of-way line of Bulverde Road with a curve to the left, having a radial bearing of S 67°45'32" W, a radius of 1,313.00 feet, a central angle of 22°59'41", a chord bearing and distance of N 33°44'18" W, 523.42 feet and an arc length of 526.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the south corner of a 1.511 acre tract known as Parcel 12E, formerly being a portion of the right-of-way of Old Bulverde Road and deeded to Evans Road North Loop Venture in an unrecorded deed executed by County Judge Tom Vickers in 1988;

THENCE: Departing the east right-of-way line of Bulverde Road, along and with the boundary of the 1.511-acre tract the following bearings and distances;

N 04°41'26" W, a distance of 198.12 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 21°13'51" W, a distance of 59.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 44°11'00" W a distance of 83.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 63°24'38" W, a distance of 432.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 70°15'43" W, a distance of 71.04 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 79°40'49" W, a distance of 370.52 feet to a set ½" rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of Bulverde Road;

THENCE:

Departing the boundary of the 1.511-acre tract, along and with the east right-of-way line of Bulverde Road the following bearings and distances;

N 58°46'37" W, a distance of 310.51 feet, to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of curvature;

Northeasterly with a curve to the right, said curve having a radius of 1002.00 feet, a central angle of 34°57'20", a chord bearing and distance of N 41°17'57" W, 601.87 feet and an arc length of 611.31 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

N 23°49'18" W, a distance of 788.47 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of curvature;

Northwesterly with a curve to the left, said curve having a radius of 1,475.00 feet, a central angle of 14°53'03", a chord bearing and distance of N 31°15'49" W; 382.10 feet and an arc length of 383.17 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the south corner of a 0.034 acre tract known as Parcel 12G, formerly being a portion of the right-of-way of Old Bulverde Road and deeded to Evans Road North Loop Venture in an unrecorded deed executed by County Judge Tom Vickers in July of 1988;

THENCE:

Departing the east right-of-way line of Bulverde Road, along and with the boundary of the 0.034-acre tract the following bearings and distances:

N 30°24'18" W, a distance of 110.18 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 64°10'27" W, a distance of 52.20 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of Bulverde Road;

THENCE:

Departing the boundary of the 0.034-acre tract, along and with the east right-of-way line of Bulverde Road the following bearings and distances:

N 41°59'45" W, a distance of 123.38 feet to a found ½" iron rod at a point of curvature;

Northeasterly with a curve to the right, said curve having a radius of 999.00 feet, a central angle of 31°27'02", a chord bearing and distance of N 26°16'14" W, 541.51 feet and an arc length of 548.37 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point of tangency;

N 10°32'43" W, a distance of 219.57 feet to a found ½" iron rod at the northwest corner of the aforementioned 194.2434 acre tract, the west corner of a 1394.189 acre tract recorded in Volume 5792, Pages 1701-1709 of the Official Public Records of Real Property of Bexar County, Texas and at an angle point;

THENCE: N 89°24'59" E, departing the east right-of-way of Bulverde Road, along and with the south line of the 1,394.189 acre tract, a distance of 4,090.16 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of a 403.9458 acre tract described in instrument recorded in Volume 5257; Pages 1293-1301 of the Official Public Records of Real Property of Bexar County, Texas and the northeast corner of the aforementioned 194.2434 acre tract;

THENCE: S 19°21'43" W. along and with the west line of the 403.9458 acre tract, a distance of 1,027.05 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point, (S17°48'10" W, 1,026.69 feet by deed);

THENCE: S 89°26'18" W, along and with the 403.9458 acre tract a distance of 480.00 feet to a set ½" iron rod -with a yellow cap marked "Pape-Dawson" at an angle point;

THENCE: S 00°19'34" E, along and with the 403.9458 acre tract, passing at 1,437.69 feet a found 60 penny nail at the northwest corner of Fossil Creek Subdivision, Unit 1, and continuing for a total distance of 2,422.64 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point, (S 01°56'52" E, 2,422.66 feet by deed);

THENCE: S 60°02'12" W, along and-with Fossil Creek Subdivision, Unit 1, a-distance of 500.02. feet to the POINT OF BEGINNING and containing 187.20 acres of land, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

TRACT FOUR

A 785.4 acre, or 34,210,000 square feet, tract of land being the remainder of that 927.064 acre tract described in deed from Henry Van de Walle et al. to Dan F. Parman in Volume 3089, Page 1393-1399 of the Official Public Records of Real Property of Bexar County, Texas, and conveyed to Peter Wolverton in Volume 5382, Page 756-764 of the Official Public Records of Real Property of Bexar County, Texas out of the E. Martin Survey 89, Abstract 524, County Block 4909, the E. Gonzales Survey 441, Abstract 288, County Block 4902, the Salvador Flores Survey No. 440, Abstract 243, County Block 4907, the Jil Jimenez Survey 358, Abstract 821 (Bexar) 682 (Comal), County Block 4905, the W. I Hughes Survey No. 478, Abstract 345(Bexar) 364 (Comal), County Block 4906, and the F. Valdez Survey No. 478½, Abstract 787, County

Block 4908, in Bexar and Comal Counties, Texas. Said 785.4 acres being more particularly described as follows:

BEGINNING: at a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southernmost corner of this tract, on the south line of said 927.064 acre tract, at the southwest corner of a 99.900 acre tract out of said 927.064 acre tract, the southwest corner of said 99.900 acre tract and said 927.064 acre tract being S 64°40'20" E, a distance of 780.00 feet to a found ½" iron rod, S 65°48'16" E, a distance of 1696.16 feet to a found ½" iron rod;

THENCE: Along and with the south line of said 927.064 acre tract the following calls, and distances:

N 65°40'20"W, at 29.25 feet passing the northeast corner of a 51.788 acre tract conveyed to John B. Webb in Volume 7002, Page 658-682 of the Official Public Records of Real Property of Bexar County, Texas, and continuing with the south line of said 927.064 acre tract far a total distance of 1636.13 feet to a found ½" iron rod;

N 49°15'20"W, a distance of 1274.99 feet to a found ½" iron rod at the northwest corner of said 51.788 acre tract, the northeast corner of a 1394.189 acre tract conveyed to Lumbermans Investment Corporation in Volume 5792, Page 1701-1709 of the Official Public Records of Real Property of Bexar County, Texas, by deed N 50°51'38" W, 1276.71 feet;

N 50°09'5"W, a distance of 253.64 feet to a found ½" iron rod, by deed N 51°46'13"W, 246.49 feet;

N 54°11'40"W; a distance of 5267.86 feet to a found ½" iron rod in a 30" Live Oak, by deed N 55°47'33" W, 5276.83 feet;

N 54°16'26"W, a distance of 3325.13 feet to a found ½" iron rod at the southwest corner of the said 927.064 acres, the northwest corner of said 1394.189 acre tract, on the southeast line of a 1350.297 acre tract conveyed to the Poerner Family Partnership in Volume 4869, Page 292-312 of the Official Public Records of Real Property of Bexar County, Texas, by deed N 55°52'19" W, 3325.35 feet;

THENCE: N 54°59'55"E, a distance of 2448.93 feet to a found ½" iron rod at the northwest corner of said 927.064 acre tract, by deed N 53°24'02" E, 2449.06 feet;

THENCE: Continuing with the north line of said 927.064 acre tract the following calls and distances:

S 41°19'21"E, a distance of 1536.97 feet to a found ½" iron rod, by deed S 42°55'36" E, 1536.87 feet;

N 79°13'24"E, a distance of 849.81 feet to a found ½" iron rod, by deed N 77°37'30" E, 849.79 feet;

S 80°58'59"E, a distance of 1577.28 feet to a found ½" iron rod in 18" Cedar, by deed S 82°36'03"E, 1577.43 feet;

S 19°36'38"E, a distance of 238.56 feet to a found ½" iron rod in 17" Cedar, by deed S 21°16'00" E, 238.76 feet;

S 31°12'31"E, a distance of 408.74 feet to a found ½" iron rod in 20" Cedar, by deed S 32°46'48" E, 408.62 feet;

THENCE:

S 38°28'19"E, a distance of 513.61 feet to a found ½" iron rod at the north corner of a 7.312 acre tract conveyed to John L. and Mary H. McClung in Volume 6934, Page 826-829 of the Official Public Records of Real Property of Bexar County, Texas, the north corner of that 40.955 acre tract out of said 927.064 acre tract conveyed to John O. Spice in Volume 6932, Page 279-286 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE:

Along and with the south line of said 40.955 acre tract the following calls and distances:

S 76°31'41"W, a distance of 408.43 feet to a set ½" iron rod with cap marked "Pape-Dawson", by deed S 74°57'31" W, 408.99 feet;

S 09°28'05"E, a distance of 244.99 feet to a found ½" iron rod, by deed S 11°10'57"E, 245.63 feet;

S 44°28'05"E, a distance of 310.27 feet to a found ½" iron rod, by deed S 46°10'57" E, a distance of 310.00 feet;

S 59°36'52"E, a distance of 289.82 feet to a found ½" iron rod, by deed S 61°10'57" E, 290.07 feet;

S 88°19'58" a distance of 1558.63 feet to a found ½" iron rod, by deed East 1558.42 feet;

S 66°02'47"E, a distance of 318.27 feet to a found ½" iron rod, by deed S 67°40'05" E, 318.43 feet;

S 88°18'36"E, a distance of 895.37 feet to a found ½" iron rod, by deed East, 894.76 feet;

N 74°47'26"E, a distance of 418.72 feet to a found ½" iron rod, bent, by deed N 73°10'20" E, 417.94 feet;

S 88°07'27"E, at 626 feet passing the centerline of the Cibolo Creek and continuing for a total distance of 954.80 feet to a found ½" iron rod at the southeast corner of said 40.955 acre tract, on the east line of said 927.064 acre tract;

THENCE: Along and with the east line of said 927.064 acre tract the following calls and distances:

S 16°12'32"E, a distance of 527.73 feet to a set ½" iron rod with cap marked "Pape-Dawson" in the centerline of said Cibolo Creek, by deed S 17°50'29" E;

THENCE: S 63°21'01"E, a distance of 311.99 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the northeast corner of the said E. Martin Survey, on the south line of the said W. H. Hughes Survey 478, from which a 60" Live Oak bears N 43°E, a distance of 32.6 feet (11 ¾ varas) called a double 20" Live Oak in the deed of 392.0 acres from Dierks to 4D Bar Ranch recorded in Document 98-06026868 of the Official Records of Comal County, by deed S 63°15'29"E, 328.78 feet;

THENCE: S 10°13'15"E, along and with the west line of said 392.0 acres, called as southerly line of the Joseph Thompson Survey 758, a distance of 2453.77 feet to a set ½" iron rod with cap marked "Pape-Dawson" in the centerline of the Cibolo Creek, the northeast corner of the aforementioned 99.900 acre tract, by deed S 11°45'29" E; .

THENCE: Along and with the north and west line of said 99.900 acre tract the following calls and distances:

S 79°50'41" W, a distance of 1149.13 feet to a set ½" iron rod with cap marked "Pape-Dawson", by deed S 78°14'31"W, 1150.73 feet;

S 08°48'58" W, a distance of 1577.45 feet to a set ½" iron rod with cap marked "Pape-Dawson" by deed S 07°12'48" W, 1577.45 feet;

THENCE: S 24°18'58"W, a distance of 249.84 feet, by deed S 22°42'48" W, 250.00 feet, to the POINT OF BEGINNING and containing 785.4 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..

TRACT FIVE

A 2.858 acre, or 124,493 square feet, more or less, tract of land being out of that 194.2434 acre tract recorded in Volume 3812, Pages 1580-1584 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the W. M. Brisbin Survey No.89½, Abstract 54, County Block 4900 of Bexar County Texas. Said 2.858 acre tract being more fully described as follows:

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson" in the west right-of-way line of Bulverde Road, an 86-foot right-of-way, said iron rod located 43.00 feet left of Bulverde Road center line Station 39+03.31, at the most southerly northeast corner of Parcel 12F, a 1.904 acre tract of land being a portion of the old right-of-way of Bulverde Road;

THENCE: Departing the west right-of-way line of Bulverde Road, along and with the east line of Parcel 12F the following bearings and distances;

S 87°28'16"W, a distance of 418.13 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 73°07'57"W, a distance of 151.84 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 30°12'08"W, a distance of 113.80 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 01°05'28"E, a distance of 97.95 feet to a set V iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 33°47'18"E, a distance of 229.50 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west right-of-way line of said Bulverde Road;

THENCE: Northeasterly, along and with the west right-of-way line of Bulverde Road, with a curve to the left, said curve having a radial bearing of N 55°47'04"E, a radius of 1088.00 feet, a central angle of 24°33'41", a chord bearing and distance of S 46°29'46" E, 462.84 feet and an arc length of 466.40 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 58°46'37"E, along and with the west right-of-way line of Bulverde Road, a distance of 181.34 feet to the POINT OF BEGINNING and containing 2.858 acres of land in the City of San Antonio, 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.

TRACT SIX

A 0.4893 acre, or 21,313 square feet, more or less tract of land being out of that 194.2434 acre tract recorded in Volume 3812, Pages 1580-1584 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the W. M. Brisbin Survey No. 89½, Abstract 54, County Block 4900 of Bexar County, Texas, excluding any part thereof which may be in the city limits of San Antonio. Said 0.4893 acre tract being more fully described as follows:

BEGINNING At a set ½" iron rod with a yellow cap marked "Pape-Dawson" in the west right-of-way line of Bulverde Road, an 86-foot right-of-way, said iron rod

located 43.00 feet left of Bulverde Road center line Station 21+68.58 at the southeast corner of this tract;

THENCE: S 60°26'26"W, departing the west right-of-way line of Bulverde Road, a distance of 26.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east line of Parcel 12D, a 0.769 acre tract of land being a portion of the old right-of-way of Bulverde Road;

THENCE: Along and with the east line of Parcel 12D, the following bearings and distances;

N 32°32'25 a distance of 52.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 47°54'19"W, a distance of 128.87 feet to a set ½" iron rod with a yellow cap marked "Pape- Dawson" at an angle point;

N 27°44'21"W, a distance of 98.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point;

N 04°41'26"W, a distance of 135.59 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" in the right-of-way line of Bulverde Road;

THENCE: Southeasterly along and with the west right-of-way line of Bulverde Road, along the arc of a curve to the right, said curve having a radial bearing of S 49°42'58" W, a radius of 1227.00 feet, a central angle of 18°34'00", a chord bearing and distance of S 31°00'02" E, 395.87 feet, and an arc length of 397.61 feet to the POINT OF BEGINNING and containing 0.4893 acres of land in the City of San Antonio, 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.

TRACT SEVEN

A 258.1 acre, or 11,244,000 square foot tract of land out of W. W. Allen Survey No. 353, Abstract 34, County, Block 4866, the C. Vogel and F. Koch Survey No. 422, Abstract 984, County Block 4872; the Rompel, Koch & Voges Survey No. 1, Abstract 1020, County Block 4901, the Antonio Ruiz Survey No. 448, Abstract 638, County Block 4895, the J. W. Esther Survey No. 364, Abstract 219, County Block 4897, the E. Gonzalez Survey No. 441, Abstract 288, County Block 4902, the W. M. Brisbin Survey No. 89½, Abstract 54, County Block 4900, and the Charles Rompel Survey No. 448, Abstract 1089, County Block 4880, Bexar County, Texas, the same 258.1 acre tract described in conveyance to Michael A. Carabetta in Warranty Deed recorded in Volume 5352, Pages 500-504 of the Official Public Records of Real Property of Bexar County, Texas, said 258.1 acre being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod, said point being on the east right-of-way line of Smithson Valley Road, right-of-way varies, the southeast corner of a

called 4.9715 acre tract described in Volume 5535, Pages 1084-1085 of the Official Public Record of Real Property of Bexar County, Texas;

THENCE: Departing the east right-of-way line of said. Smithson Valley Road, along and with the south line of said 4.9715 acre tract the following calls and distances:

N 80°22'30" E, a distance of 3053.24 feet to a found ½" iron rod;

N 80°22'20" E, a distance of 6664.34 feet to a found ½" iron rod;

N 80°32'09" E, a distance of 4387.96 feet to a set ½" iron rod with yellow cap marked "Pape Dawson"; and

N 83°34'30" E, a distance of 34.5 feet to the southeast corner of said 4.9715 acre tract and continuing along and with the south line of a 1.898 acre tract described in Volume 6602, Pages 845-848 of the Official Public Records of Real Property of Bexar County, Texas, for a distance of 426.3 feet to the southeast corner of said 1.898 acre and continuing along and with the south line of a 14.843 acre tract described in Volume 5033, Page 1989-1992 of the Official Public Records of Real Property of Bexar County, Texas for a total distance of 1051.01 feet to a found ½" iron rod, the southeast corner of said 14.843 acre tract;

THENCE: N 11°00'02" E, along and with the east line of said 14.843 acre tract , a distance of 549.69 feet to a found ½" iron rod, the easterly northeast corner of said 14.843 acre tract on the south line of a 45.74 acre tract of land described in Volume 1906, Pages 1-6 of the Official Public Records of Real Property of Bexar County;

THENCE: N 89°57'11" E, along and with the south line of said 45.74 acre tract of land, a distance of 541.06 feet to a found ½" iron rod;

THENCE: N 03°33'04" W, along and with the east line of said 45.74 acre tract of land, a distance of 1580.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", an angle point on the west line of a 50 acre tract described in Volume 6471, Pages 284-290 of the Deed Records of Bexar County, Texas;

THENCE: S 31°15'35" E, along and with the west line of said 50 acre tract, a distance of 2024.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of said 50 acre tract;

THENCE: Along and with the northeast corner of a 671.13 acre tract of land described in Volume 64, Page 621-623 of the Deed Records of Bexar County, Texas the following calls and distances:

S 71°15'21" W, a distance of 12.14 feet to a found ½" iron rod;

S 80°18'18" W, a distance of 10.61 feet to a found ½" iron rod;

S 75°51'52" W, a distance of 54.34 feet to a found ½" iron rod;

S 03°17'35" E, a distance of 87.63 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 62°13'40" E, a distance of 69.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of a 613.30 acre tract of land described in Volume 4719, Pages 422-429 of the Deed Records of Bexar County, Texas;

THENCE:

Along and with the northwest line of said 613.30 acre tract of land the following calls and distances:

S 55°06'33" W, a distance of 1447.64 feet to a set ½" iron rod a with yellow cap marked "Pape-Dawson";

S 55°22'44" W, a distance of 290.63 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 55°05'33" W, a distance of 1414.12 feet to a set ½" iron rod with a yellow cap. marked "Pape-Dawson";

S 55°05'18" W, a distance of 2874.22 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE:

Departing the northwest line of said 613.30 acre tract, along and with the northeast line of a 1350.297 acre tract described in Volume 4869, Pages 292-312 of the Official Public Records of Real Property of Bexar County, Texas

N 43°2.2'42" W, a distance of 275.13 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 57°35'24" W, a distance of 246.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 31°45'56" W, a distance of 756.76 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 19°43'56" W, a distance of 541.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 19°40'32" W, a distance of 213.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 81°30'06" W, a distance of 291.96 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 36°33'53" W, a distance of 140.19 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 81°24'04" W, a distance of 272.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 31°02'32" W, a distance of 204.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 30°04'50" W, a distance of 384.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 80°22'20" W, along and with the north line of said 1350.297 acre tract, a distance of 6684.18 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 80°22'30" W, continuing along and with the north line of said 1350.297 acre tract a distance of 3074.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", on the east right-of-way line of said Smithson Valley Road;

THENCE: N 09°36'02" E, along and with the east right-of-way line of said Smithson Valley Road, a distance of 63.54 feet to a the POINT OF BEGINNING and containing 258.1 acre in the City of San Antonio, Bexar County, Texas, said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Less and except that certain property described as follows:

An 8.916 acre, or 388,378 square feet, more or less tract of land situated within a 785.4 acre tract of land described in instrument in conveyance to Lumbermen's Investment Corporation from Peter M. Wolverton recorded in Volume 8878, Pages 1882-1893 of the Official Public Records of Real Property of Bexar County, Texas and being out of the E. Martin Survey No. 89, Abstract 524, County Block 4909 in Bexar County, Texas, said 8.916 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING: At a found ½" iron rod with yellow cap marked "Pape-Dawson" at the southernmost corner of the said 785.4 acre tract, the southwest corner of a 99.900 acre tract described in instrument recorded in Volume 5697, Pages 1939-1947 of the Official Public Records of Real Property of Bexar County, Texas, being N 65°40'20" W a distance of 780.00 feet from a found ½" iron rod and S 65°40'20" E, a distance of 1,636.13 feet from a found ½" iron rod;

THENCE: N 65°40'20" W, along the south line of said 785.4 acre tract a distance of 447.26 feet to an angle point;

THENCE: N 22°16'25" W, departing from the said south line of the 785.4 acre tract a distance of 391.70 feet to an angle point;

THENCE: N 08°48'58" E, a distance of 287.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the POINT OF BEGINNING of the herein describe tract of land;

THENCE: N 08°48'58" E, a distance of 650.03 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 81°43'44" E, a distance of 609.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 10°51'30" W, a distance of 650.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 81°43'44" W, a distance of 585.91 feet to the POINT OF BEGINNING and containing 8.916 acres of land. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

