

# **CITY OF SCHERTZ, TEXAS**

## **ANNEXATION SERVICE PLAN**

### **AREA ANNEXED**

Approximately 62± acres located immediately north of Interstate Highway 10 and between FM 1518 and Trainer Hale Road, all in Bexar County, Texas, as shown on the map on file with the City Secretary.

### **INTRODUCTION**

This service plan has been prepared in accordance with Local Government Code Section 43.056. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City at the following levels and in accordance with the following schedule.

### **POLICE PROTECTION**

Patrolling, responses to calls, and other police services will be provided on the effective date of the annexation at the same level as provided throughout the City.

### **FIRE PROTECTION AND FIRE PREVENTION**

Fire protection and fire prevention services will be provided on the effective date of the annexation at the same level as provided throughout the City.

### **EMERGENCY MEDICAL SERVICES**

Emergency medical services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the City.

### **SOLID WASTE COLLECTION AND DISPOSAL**

Solid waste collection and disposal services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the City. However, no obligation exists for the City to provide solid waste collection services to a person who continues to use the services of a privately owned solid waste management service provider.

### **OPERATION AND MAINTENANCE OF WATER AND WASTEWATER FACILITIES THAT ARE NOT WITHIN THE SERVICE AREA OF ANOTHER WATER OR WASTEWATER UTILITY**

Operation and maintenance of water and wastewater facilities that are not within the service area of another water or wastewater utility will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the City.

### **OPERATION AND MAINTENANCE OF ROADS AND STREETS**

Operation and maintenance of roads and streets will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the City.

### **STREET LIGHTING**

Street lighting will be made available on the effective date of the annexation on the same basis and at the same level in comparable areas as provided throughout the City.

### **OPERATION AND MAINTENANCE OF PUBLIC PARKS AND OTHER PUBLICLY OWNED FACILITIES**

If any public park, playground, swimming pool, or any other publicly owned facility, building or service is located within the annexed area, it will be maintained on the effective date of the annexation on the same basis and at the same level as similar facilities are maintained throughout the City.

### **OTHER SERVICES**

Other services that may be provided by the City such as planning, code enforcement, animal control, library, park and recreation, court, and general administration will be made available on the effective date of the annexation on the same basis and at the same level as provided throughout the City.

### **CAPITAL IMPROVEMENTS**

The City will make available to the annexed area any necessary water, sewer, street, and drainage facilities within four and one-half (4-1/2) years of the effective date of the annexation unless the construction of the necessary facilities is interrupted by circumstances beyond the control of the city, or unless this period is extended by an arbitration decision. No impact fees will be charged to any developer or landowner within the annexed area except in conformity with Local Government Code Ch. 395. Construction of other capital improvements shall be considered by the City in the future as the needs dictate on the same basis as such capital improvements are considered throughout the City.

### **UNIFORM LEVEL OF SERVICES MAY NOT BE REQUIRED**

Nothing in this plan shall require the City to provide a uniform level of full municipal services in any of the above service categories to each area of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

### **TERM**

This service plan shall be valid for a term of ten (10) years.

### **AMENDMENTS**

The plan shall not be amended unless public hearings are held in accordance with Local Government Code Section 43.0561.

January 4, 2011

**VIA FEDERAL EXPRESS**

Mr. Chris Herren  
Chief, Voting Section, Civil Rights Division  
United States Department of Justice  
Room 7254 - NWB  
1800 G Street N.W.  
Washington, DC 2006

Re: Submission for preclearance relating to annexation of land undertaken by action on  
November 9, 2010 by the City of Schertz, Texas

Dear Mr. Herren:

On behalf of our client, the City of Schertz, Texas (the "Submitting Party"), we make the following submission under Section 5 of the Voting Rights Act of 1965, as amended, 42 U.S.C. § 1973c, and in accordance with the provisions of 28 C.F.R. § 51 et seq., for preclearance of the boundary changes described below as a change affecting voting.

Background

The Submitting Party is a home-rule municipality organized pursuant to Article XI, Section 5 of the Constitution of the State of Texas. The Submitting Party operates pursuant to its Home Rule Charter and general law.

The Submitting Party is governed by a mayor and five councilmembers elected by the qualified voters within the Submitting Party on the uniform election date of each May in each calendar year for two-year staggered terms. The mayor and all councilmembers are elected at large. The Submitting Party may also call bond elections to authorize the issuance of ad valorem tax supported bonds, to amend the Submitting Party's Home Rule Charter, and for certain other purposes.

This submission is being made to obtain preclearance for two annexations of property into the City. All prior annexations have been precleared by your office.

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Mr. Chris Herren  
January 4, 2011  
Page 2

We hereby submit, on behalf of the Submitting Party, the following information (paragraphed to correspond with the requirements described in 28 C.F.R. §§ 51.27-28) with respect to changes affecting voting implemented by the Submitting Party on November 9, 2010:

Required Contents

(a) A copy of the ordinances (the "Ordinances") adopted on November 9, 2010 embodying the changes affecting voting are attached hereto as Exhibit A.

(b) The voting practice prior to the adoption of the Ordinances described above has not been repealed, amended, or otherwise changed.

(c) The Ordinances extend the boundaries of the Submitting Party to include an additional approximately 381 acres of land (the "Annexed Area"). The property owners of several parcels located in the vicinity of the Annexed Area were eligible for, and accepted, statutory development agreements with the Submitting Party in lieu of annexation. Those development agreements excepted those parcels from the Submitting Party's November 9 annexations and resulted in odd boundary lines, as can be seen on Exhibit B. The City estimates that 44<sup>1</sup> eligible voters reside in the Annexed Area.

(d) This submission is being made by Michael L. Spain, Fulbright & Jaworski L.L.P., 300 Convent Street, Suite 2100, San Antonio, Texas 78205 (210/270-7184), as legal counsel to the Submitting Party.

(e) The name of the Submitting Party is the City of Schertz, Texas. The Submitting Party is responsible for the change.

(f) The Submitting Party is located in the Counties of Guadalupe, Bexar, and Comal, Texas. A portion of the Annexed Area is located in Comal County, Texas, a portion of the Annexed Area is located in Guadalupe County, Texas, and the remainder of the Annexed Area is located in Bexar County, Texas.

(g) The City Council (the "Council") of the Submitting Party is responsible for making the change and has effected the change by adopting the Ordinances.

(h) The Submitting Party undertakes to make the change affecting voting pursuant to Section 1.02(b) of its Home Rule Charter and Chapter 43, Texas Local Government Code, as amended, which governs municipal annexation. In deciding to annex the area described in the Ordinance, the Submitting Party was required to (i) conduct two public hearings for which notice

<sup>1</sup> This estimate was calculated by multiplying the total number of annexed parcels (15 parcels) by 2.89 persons per household, which number was obtained from official U.S. Census data as of 2008 as the average City household size. The above estimate assumes that all estimated residents are eligible voters. The Submitting Party believes that some of the 15 parcels are agricultural or commercial parcels, which should result in reducing the above estimate of eligible voters.

Mr. Chris Herren  
January 4, 2011  
Page 3

must be, and was, properly given and at which people interested in the annexation must be, and were, given the opportunity to be heard; and (ii) direct the appropriate individuals to propose and present a service plan that provides for the extension of municipal services to the Annexed Area and to make such service plan available for discussion at the two public hearings. Such service plan was prepared and available when required. Pursuant to Section 551.043, Texas Government Code, as amended, notices of the meetings of the Council at which the Ordinances were considered are required to be, and were, posted at a place convenient to the public within the Submitting Party and within the administrative office of the Submitting Party at least 72 hours prior to each of the meetings.

(i) The date of adoption of the proposed changes affecting voting was November 9, 2010.

(j) The annexations became effective on November 9, 2010 and the changes affecting voting took effect on such date.

(k) The annexations are complete. No election has been conducted in the Annexed Areas. As noted above, the City estimates that 44 eligible voters reside in the Annexed Area.

(l) See paragraph (c) above. The change will affect the entire jurisdiction of the Submitting Party.

(m) The Submitting Party has undertaken the annexations in order to provide municipal services to the Annexed Area.

(n) The Submitting Party anticipates no effect from the change on members of racial or language minority groups.

(o) No past or pending litigation exists concerning the change or related voting practices.

(p) The prior practice for conducting elections within the Submitting Party has been most recently precleared by a letter dated September 27, 2010. The procedure for the adoption of the change is established by state statute, and submissions for preclearance of such procedure as well as practices required by state statute are, pursuant to 28 C.F.R. § 51.23, the responsibility of the State of Texas.

(q) See Supplemental Contents below.

#### Supplemental Contents

(a) As noted above, the City estimates that 44 eligible voters reside in the Annexed Area. The Submitting Party estimates that prior to the annexation approximately 31,893 persons resided within the Submitting Party. The Submitting Party estimates that after the annexation

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Mr. Chris Herren  
January 4, 2011  
Page 4

approximately 31,937 persons currently reside within the Submitting Party. (Based on the 2000 Census, the total population of the Submitting Party was 18,694, the voting age population was 13,211.) Based on the 2000 Census<sup>2</sup>, the Submitting Party estimates that prior to and after the annexation, approximately 82.0% of persons residing in the jurisdiction of the Submitting Party are White, 6.6% Black, 0.5% American Indian and Alaska Native, 1.8% Asian, 0.2% Native Hawaiian and Other Pacific Islanders, and 5.5% Other. Of all such persons, approximately 19.5% are of Hispanic origin.

(b) The boundary map (in duplicate) of the Submitting Party indicating the boundaries of the Submitting Party before and after the annexations is attached as Exhibit B. The Submitting Party comprises one election precinct for purposes of its elections. The property owners of several parcels located in the vicinity of the Annexed Area were eligible for, and accepted, statutory development agreements with the Submitting Party. Those development agreements excepted those parcels from the Submitting Party's November 9 annexations and resulted in odd boundary lines, as can be seen on Exhibit B.

(c) All prior annexations subject to the preclearance requirement have been submitted for review.

The estimation of current population herein was provided by the Council by Resolution dated July 24, 2007 (as adjusted by the estimate described in footnote 1 above). Such 2007 approximation was made based upon a careful review by the City Staff of the Submitting Party of population estimates, forecasts, counts, and analysis from the U.S. Bureau of Census, County Records from Guadalupe County, Bexar County, and Comal County, water utility connection information from all certificated water or waste water service providers serving areas within the corporate limits of the Submitting Party, electric utility service connection information for customers within the corporate limits of the Submitting Party, domestic natural gas service connections for customers located within the corporate limits of the Submitting Party, information on school population for areas located within the corporate limits of the Submitting Party, new building permit issuance records of the Submitting Party from 2004 through July 24, 2007, certificate of occupancy issuance records of the Submitting Party from 2004 through July 24, 2007, and annexation records of the Submitting Party from 2004 through July 24, 2007, together with certain other available records which might assist the City Staff in determining the number of inhabitants of the Submitting Party.

All approximations of land area herein and of the numbers of eligible voters who reside in the Annexed Area were provided to us by John Bierschwale and David Harris, Assistant City Managers of the Submitting Party. Such approximations were made based upon information provided by the Submitting Party's engineer and Director of Development Services.

If there is any further information that might expedite clearance for the change described above, please contact me at 210/270-7184 so that we may respond accordingly.

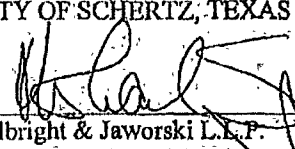
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<sup>2</sup> 2010 Census results have not yet been published for the City.

Mr. Chris Herren  
January 4, 2011  
Page 5

Respectfully submitted,

CITY OF SCHERTZ, TEXAS

  
Fulbright & Jaworski L.L.P.

By: Michael L. Spain  
Legal Counsel for the City

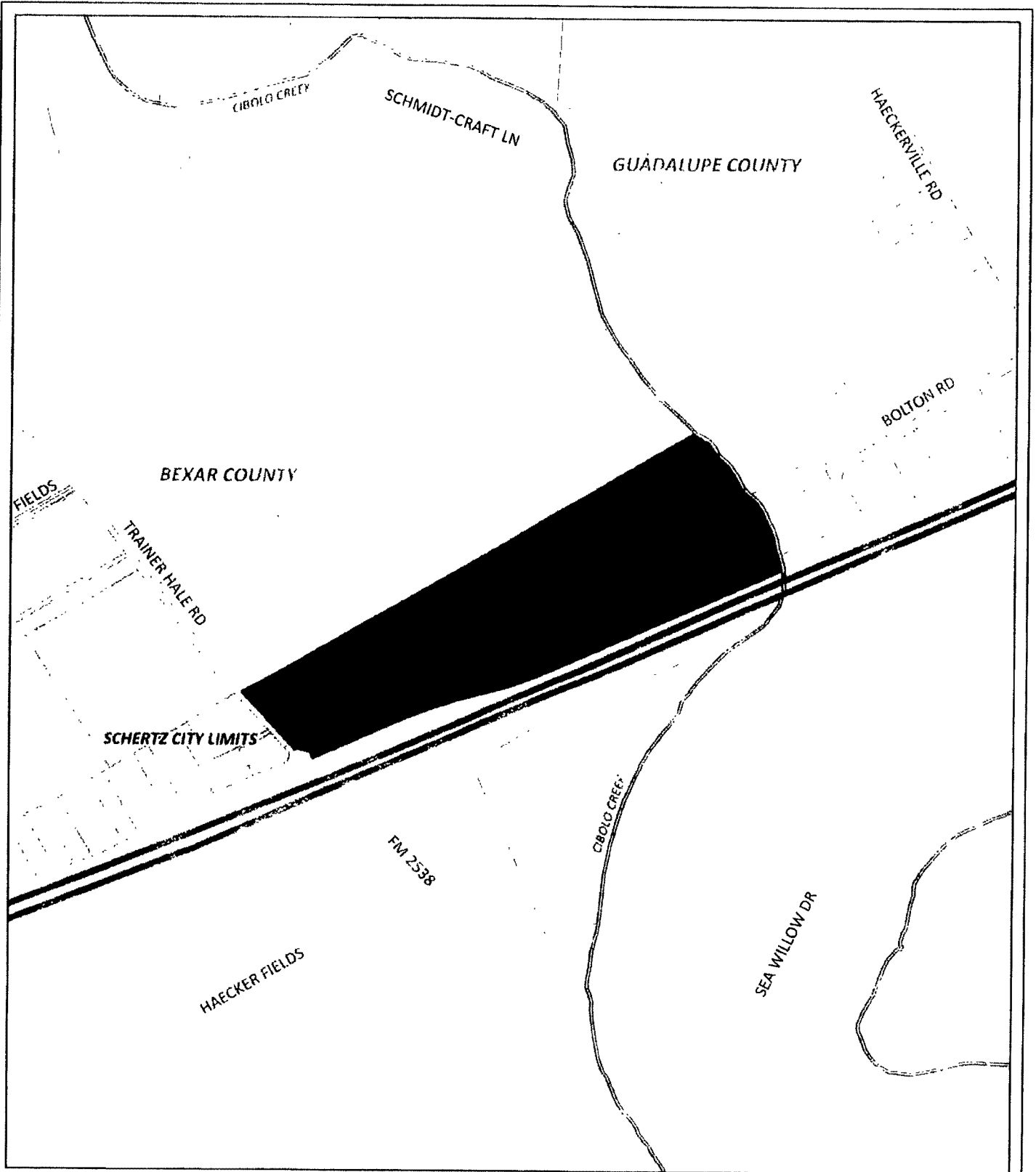
Address: Fulbright & Jaworski L.L.P.  
300 Convent Street, Suite 2100  
San Antonio, Texas 78205

Phone Number: 210/270-7184

MLS/mjw  
Attachments

cc: Don Taylor, City Manager, City of Schertz  
John Bierschwale, Assistant City Manager, City of Schertz  
David Harris, Assistant City Manager, City of Schertz  
Michelle Sanchez, Director of Development Services, City of Schertz  
Brenda Dennis, City Secretary, City of Schertz

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# **City of Schertz** 62 ± acres north of IH 10 between Trainer Hale Road and the Cibolo Creek

## **Ordinance 10-A-34**



0 250 500 1,000 1,500 2,000 2,500 Feet



TEXAS COMPTROLLER *of* PUBLIC ACCOUNTS

P.O. Box 13528 • AUSTIN, TX 78711-3528



February 17, 2011

Ms. Brenda Dennis  
City Secretary  
City of Schertz  
1400 Schertz Pkwy  
Schertz, TX 78154-1634

Dear Ms. Dennis:

We have received Schertz annexation ordinance nos. 08-A-03, 09-A-38, 10-A-01, 10-A-10, 10-A-19, 10-A-20, 10-A-33, 10-A-34, and the map indicating the property annexed into the City of Schertz.

The local sales and use tax will become effective April 1, 2011 in the areas indicated on the map.

If you have any questions or need more information, please call me toll free at (800) 531-5441, ext. 51907. My direct number is (512) 475-1907.

Sincerely,

A handwritten signature in dark ink, appearing to read "Josh Hastie", is written over a horizontal line.

Josh Hastie  
Revenue Accounting Division  
Tax Allocation Section



U.S. Department of Justice  
Civil Rights Division

TCH:RSB:JBG:SHH:tst  
DJ 166-012-3  
2011-0069

Voting Section - NWB  
950 Pennsylvania Avenue, NW  
Washington, DC 20530

February 8, 2011

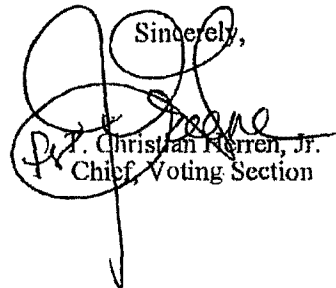
Michael L. Spain, Esq.  
Fulbright & Jaworski  
300 Convent Street, Suite 2100  
San Antonio, Texas 78205-3792

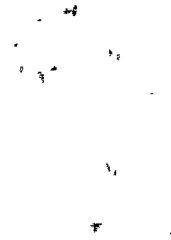
Dear Mr. Spain:

This refers to two annexations (Ordinance Nos. 10-A-33 and 10-A-34 (2010)) to the City of Schertz in Bexar, Comal and Guadalupe Counties, Texas, submitted to the Attorney General pursuant to Section 5 of the Voting Rights Act of 1965, 42 U.S.C. 1973c. We received your submission on January 5, 2011; supplemental information was received through February 3, 2011.

The Attorney General does not interpose any objection to the specified changes. However, we note that Section 5 expressly provides that the failure of the Attorney General to object does not bar subsequent litigation to enjoin the enforcement of the changes. In addition, as authorized by Section 5, we reserve the right to reexamine this submission if additional information that would otherwise require an objection comes to our attention during the remainder of the sixty-day review period. Procedures for the Administration of Section 5 of the Voting Rights Act of 1965, 28 C.F.R. 51.41 and 51.43.

Sincerely,

  
P. T. Christian Herren, Jr.  
Chief, Voting Section



**ORDINANCE NO. 11-A-22**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ PROVIDING FOR THE EXTENSION OF THE BOUNDARY LINES OF THE CITY OF SCHERTZ, TEXAS BY THE ANNEXATION OF APPROXIMATELY 3,315± ACRES, LESS CERTAIN PROPERTIES SUBJECT TO DEVELOPMENT AGREEMENTS, LOCATED EAST OF FM 1518, SOUTH OF FM 78, AND NORTH OF I-10, SUBSTANTIALLY ALL OF WHICH IN BEXAR COUNTY, TEXAS, AS DESCRIBED HEREIN; AND RELATED MATTERS**

WHEREAS, the City Council of the City of Schertz (the "City") has determined that it should annex the territory described on Exhibit A attached hereto and made a part hereof (the "Annexed Land"); and

WHEREAS, the Annexed Land is located entirely within the extraterritorial jurisdiction of the City, is contiguous to the corporate boundaries of the City (or is deemed to be contiguous, pursuant to Section 43.035(c) of the Texas Local Government Code, as amended), and may be annexed pursuant to Chapter 43 of the Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the Annexed Land contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract, as defined by Section 43.052(h)(1) of the Act; and

WHEREAS, the City has complied with all requirements of the Act relating to annexation of the Annexed Land including preparation of an Annexation Service Plan attached hereto as Exhibit B; and

WHEREAS, the City Council of the City finds that (i) the Annexed Land is suitable for municipal purposes and (ii) it is in the best interest of the City and the citizens and inhabitants thereof that the Annexed Land be annexed to and made a part of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:**

SECTION 1. The City hereby annexes the Annexed Land described in Exhibit A and approves the Annexation Service Plan attached hereto as Exhibit B.

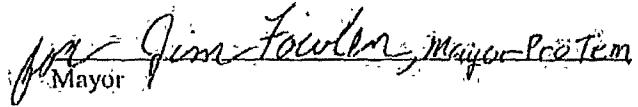
SECTION 2. The Annexed Land shall be included within the City's corporate limits, effective on the effective date of this Ordinance, and all taxable property in the Annexed Land shall hereafter bear its pro rata part of the taxes levied by the City, subject to allowable exemptions.

SECTION 3. The inhabitants of the Annexed Land shall be entitled to all of the rights and privileges of all the citizens of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City.


SECTION 4. This Ordinance shall be in force and effect from and after its final passage.

PASSED AND APPROVED on first reading the 2<sup>nd</sup> day of August, 2011.

PASSED AND FINALLY APPROVED on second and final reading the 9<sup>th</sup> day of August, 2011.

  
Mayor

ATTEST:

  
City Secretary

[CITY SEAL]

**EXHIBIT A**  
**PROPERTY TO BE ANNEXED**

**Tract One:**

**Metes and Bounds Description**  
**595.18 Acres**

Field notes describing 595.18 acres of land located in the G. Malpez Survey No. 67, Abstract No. 464, Bexar County Block No. 5054, M.S. Bennett Survey No. 75, Abstract No. 61, Bexar County Block No. 5057; the William Bracken Survey No. 74, Abstract No. 43 Bexar County Block No. 5056; the William Bracken Survey No. 65, Bexar County Abstract No. 48, Bexar County Block No. 5055; the Francisco Rodriguez Survey No. 84, Bexar County Abstract No. 609, Bexar County Block No. 5066; the Julian Diaz Survey No. 66, Abstract No. 187, Bexar County Block No. 5059;

*BEGINNING* on the Southeastern line of Schaeffer road on the Northeastern line of the established City of Schertz Ordinance No. 85-A-20 – 83.22 acres, for the Northwestern corner of this 595.18 acres;

*THENCE:* N 59°46'28" E – 1030.85 feet along the Southeastern line of Schaeffer road to a point for a corner of this 595.18 acres;

*THENCE:* N 59°44'42" E – 399.99 feet continuing along the Southeastern line of Schaeffer road to a point for the Northwestern corner of Hillbrook Road, for a corner of this 595.18 acres;

*THENCE:* N 59°46'37" E – 49.98 feet continuing along the Southeastern line of Schaeffer road to a point for the Northeastern corner of Hillbrook Road, for a corner of this 595.18 acres;

*THENCE:* N 59°45'27" E – 544.23 feet continuing along the Southeastern line of Schaeffer road, to a point for the Northwestern corner of the County of Bexar 0.176 acre tract in Volume 14947, Page 594, for a corner of this 595.18 acres;

*THENCE:* N 59°43'27" E – 478.59 feet continuing along the Southeastern line of Schaeffer road, the Northwestern line of the County of Bexar 0.176 acre tract to a point for the Northeastern corner of the Salley S. Hoedebecke 7.61 acre tract in Volume 4752, Page 1947, the Northwestern corner of Edward Hoedebecke 8.00 acre tract in Volume 2293, Page 28, for a corner of this 595.18 acres;

*THENCE:* N 59°46'58" E – 406.67 feet continuing along the Southeastern line of Schaeffer Road, the Northwestern line of the said County of Bexar 0.176 acre tract to a point for the Northeastern corner of the said County of Bexar 0.176 acre tract, the Northeastern corner of the Edward Hoedebecke 8.00 acre tract, the Northwestern corner of

the County of Bexar 0.068 acre tract in Volume 14896, Page 1375, for a corner of this 595.18 acres;

*THENCE:* N 59°31'29" E – 939.12 feet along the Southeastern line of Schaeffer Road, the Northwestern line of the said County of Bexar 0.068 acre tract, the Northwestern line of the County of Bexar 0.060 acre tract in Volume 14968, Page 662 and the Northwestern line of the County of Bexar 0.007 acre tract in Volume 14853, Page 572 to a point for Northeastern corner of the County of Bexar 0.007 acre tract, the Northwestern corner of the County of Bexar 0.102 acre tract in Volume 14941, Page 47, for a point for a corner of this 595.18 acres;

*THENCE:* N 59°36'10" E – 576.83 feet along the Southeastern line of Schaeffer Road, the Northwestern line of the said County of Bexar 0.102 acre tract to a point for the Northwestern corner of the Schertz-Cibolo-Universal City ISD 4.100 acre tract in Volume 14325, Page 2280, for a corner of this 595.18 acres;

*THENCE:* N 59°06'10" E – 177.33 feet along the Southeastern line of Schaeffer Road, the Northwestern line of the said Schertz-Cibolo-Universal City ISD 4.100 acre tract to a point for the Northeastern corner of the said 4.100 acre tract, the Northwestern corner of the remainder of the David Neal Ludwig 79.02 acre tract in Volume 14407, Page 1977, the Southwest corner of the Issac E. Burnette 33.749 acre tract in Volume 5553, Page 453, for a corner of this 595.18 acres;

*THENCE:* N 29°36'04" W – 449.27 feet along the Northeastern line of Schaeffer Road, the Western line of the said Issac E. Burnette tract to a point for the Northwestern corner of the said Burnette tract, the Southwest corner of the Lost Meadows Subdivision in Volume 9200, Page 127-128, Plat records for a corner of this 595.18 acres;

*THENCE:* N 57°59'25" E – 2937.02 feet along the Northwestern line of the said Issac E. Burnette tract, the Southeastern line of the said Lost Meadows Subdivision to a point for the Southeastern corner of the said Lost Meadows Subdivision on the Western line of the David A. Young Tract 1 – 10.00 acres in Volume 14086, Page 1488, for a corner of this 595.18 acres;

*THENCE:* N 34°13'04" W – 470.60 feet along the Western line of the said David A. Young Tract 1, the Eastern line of the said Lost Meadows Subdivision to a point on the Southeastern line of Schaeffer Road, for the Northeastern corner of the said Lost Meadows Subdivision, the Northwestern corner of the said David A. Young Tract 1 for a corner of this 595.18 acres;

*THENCE:* N 55°46'56" E – 528.02 feet along the Southeastern line of Schaeffer Road, the Northwestern line of the said David A. Young Tract 1 to a point for a corner of the said David A. Young tract, for a corner of this 595.18 acres;

*THENCE:* N 03°43'24" W – 14.20 feet to a point for a corner of the said David A. Young Tract 1, for a corner of this 595.18 acres;

*THENCE:* N 55°46'56" E – 46.41 feet to a point for a corner of the said David A. Young Tract 1, for a corner of this 595.18 acres;

*THENCE:* N 22°00'03" W – 31.36 feet along the Northeastern line of the said David A. Young Tract 1, to a point on the Southeastern line of that certain 8.62 acre tract called Tract IV conveyed to Bexar County recorded in Volume 9896, Page 856, for a corner of this 595.18 acres;

*THENCE:* S 81°57'37" E – 55.98 feet along the Southern line of the said Bexar County Tract IV – 8.62 acres to a point in the Centerline of Cibolo Creek, the same being the recognized common line of Bexar and Guadalupe Counties for the Southeastern corner of the said 8.62 acres, on the a line of that certain 43.64 acre tract situated in Guadalupe County, Texas called Tract 2 conveyed to Paul Klar in Volume 5047, Page 411 of the Deed Records of Bexar County, Texas, for a corner of this 595.18 acres;

*THENCE:* Along the Centerline of Cibolo Creek, the same being the recognized common line of Bexar and Guadalupe Counties as follows:

S 13°55'52" E – 312.46 feet;  
S 25°01'31" E – 222.22 feet;  
S 54°41'31" E – 277.78 feet;  
S 72°56'31" E – 186.11 feet;  
N 73°18'29" E – 261.11 feet;  
N 58°38'29" E – 294.44 feet;  
N 77°58'29" E – 150.00 feet;

*THENCE:* N 26°04'25" E – 110.38 feet continuing along the centerline of Cibolo Creek, the recognized common line of Bexar and Guadalupe Counties to a point for the Northwestern corner of that certain 71.3 acre tract situated in Bexar County, Texas called Tract 1 conveyed to Paul Klar in Volume 5047, Page 411 for a corner of this 595.18 acres;

*THENCE:* S 30°51'31" E – 1633.33 feet along the Southwestern line of the said Paul Klar Tract 1 – 71.3 acres, the Northeastern line of the David A. Young Tract 2 – 132.26 acres in Volume 14086, Page 1488 to a point for the Southwestern corner of the said 71.3 acres in the Centerline of Cibolo Creek, the same being the recognized common line of Bexar and Guadalupe Counties, Texas, for a corner of this 595.18 acres;

*THENCE:* Along the Centerline of Cibolo Creek, the same being the recognized common line of Bexar and Guadalupe Counties as follows:



N 71°05'31" W - 150.52 feet  
 N 71°28'27" W - 227.30 feet  
 N 82°17'55" W - 144.37 feet  
 N 73°27'03" W - 76.39 feet  
 S 86°22'07" W - 249.87 feet  
 S 89°22'17" W - 180.11 feet  
 N 88°20'56" W - 205.91 feet  
 S 87°28'35" W - 88.02 feet  
 S 66°34'54" W - 57.25 feet  
 S 49°41'52" W - 75.76 feet  
 S 41°24'14" W - 137.67 feet  
 S 58°34'49" W - 36.93 feet  
 N 73°00'55" W - 65.91 feet  
 S 63°26'35" W - 101.78 feet  
 S 27°06'19" W - 84.55 feet  
 S 06°42'51" W - 89.88 feet  
 S 11°00'36" E - 64.19 feet  
 S 28°49'13" E - 119.86 feet  
 S 22°27'55" E - 142.04 feet  
 S 35°28'05" E - 77.62 feet  
 S 51°21'11" E - 97.17 feet  
 S 65°24'10" E - 162.37 feet  
 S 67°35'58" E - 144.77 feet  
 S 66°49'29" E - 119.20 feet  
 S 77°00'39" E - 162.87 feet  
 S 75°58'08" E - 186.23 feet  
 S 76°26'02" E - 142.42 feet  
 S 73°39'23" E - 117.46 feet  
 S 65°42'15" E - 88.83 feet  
 S 63°44'06" E - 115.04 feet  
 S 78°06'58" E - 101.42 feet  
 S 86°21'27" E - 142.42 feet  
 S 50°01'47" E - 194.79 feet  
 S 48°03'06" E - 150.76 feet  
 S 63°50'56" E - 78.51 feet  
 S 52°43'08" E - 139.88 feet  
 S 49°09'39" E - 115.47 feet  
 S 40°08'50" E - 117.79 feet  
 S 29°22'04" E - 97.24 feet  
 S 24°49'34" E - 112.18 feet  
 S 19°50'08" E - 65.77 feet  
 S 09°59'09" E - 94.15 feet

S 04°30'56" E - 56.55 feet  
 S 04°09'24" W - 108.78 feet  
 S 08°24'10" W - 109.29 feet  
 S 23°21'02" W - 170.46 feet  
 S 00°00'00" E - 54.88 feet  
 S 15°00'03" E - 96.42 feet  
 S 07°48'24" E - 120.82 feet  
 S 09°47'53" E - 92.74 feet  
 S 14°57'41" E - 120.93 feet  
 S 05°50'11" E - 89.82 feet  
 S 00°00'00" E - 73.62 feet  
 S 04°31'34" E - 93.00 feet  
 S 38°57'40" E - 174.65 feet  
 S 33°44'01" E - 97.53 feet  
 S 32°00'48" E - 96.89 feet  
 S 20°39'19" E - 108.17 feet  
 S 01°43'12" E - 146.77 feet  
 S 17°57'16" E - 112.60 feet  
 S 24°44'07" E - 108.61 feet  
 S 22°50'28" E - 107.03 feet  
 S 01°21'55" E - 163.58 feet  
 S 26°51'36" E - 125.47 feet  
 S 19°08'33" E - 84.85 feet  
 S 04°58'15" E - 75.54 feet  
 S 33°22'24" W - 80.32 feet  
 S 20°40'57" E - 92.67 feet  
 S 05°09'17" E - 144.97 feet  
 S 13°37'58" E - 61.04 feet  
 S 30°30'41" E - 76.16 feet  
 S 45°25'46" E - 87.08 feet  
 S 80°32'29" E - 136.73 feet  
 S 40°48'51" E - 90.13 feet  
 S 17°31'56" E - 67.72 feet

*THENCE:* S 18°04'12" W – 99.59 feet continuing along the centerline of Cibolo Creek, the recognized common line of Bexar and Guadalupe Counties to a point on a line of the Established City of Schertz Ordinance No. 87-A-7 – 107.63 acres, for a corner of this 595.18 acres;

*THENCE:* N 43°46'53" W – 519.99 feet along a line of the Established City of Schertz Ordinance No. 87-A-7 to a point for a corner of the said Ordinance No. 87-A-7, for a corner of this 595.18 acres;

*THENCE:* N 27°46'53" W – 250.00 feet along a line of the Established City of Schertz Ordinance No. 87-A-7 to a point for a corner of the said Ordinance No. 87-A-7, for a corner of this 595.18 acres;

*THENCE:* N 39°40'05" W – 423.78 feet along a line of the Established City of Schertz Ordinance No. 87-A-7 to a point for a corner of the said Ordinance No. 87-A-7, for a corner of this 595.18 acres;

*THENCE:* S 59°23'07" W – 942.07 feet along the Northwestern line of the established City of Schertz Ordinance No. 87-A-07 to a point on the Eastern line of Milton Friesenhahn 11.651 acres in Volume 5058, Page 182, the Western line of the Larry W. and Yvonne Baumann 27.80 acre tract in Volume 11004, Page 11, for a corner of this 595.18 acres;

*THENCE:* N 28°56'19" W – 1277.91 feet along the Eastern line of the said Milton Friesenhahn tract, the Western line of the said Larry W. and Yvonne Baumann tract to a point for the Northeastern corner of the said Milton Friesenhahn tract, a corner of the Delrose W. Baumann and Larry W. Baumann 127.7 acre tract in Volume 1249, Page 563, for a corner of this 595.18 acres;

*THENCE:* S 59°20'09" W – 892.35 feet along a Southern line of the said Delrose W. Baumann and Larry W. Baumann tract, the Northern line of the said Milton Friesenhahn tract, the Northern line of the Donnie K. and Cindy A. Fischer 11.680 acre tract and the Donnie K. and Cindy A. Fischer 70.824 acre tract in Volume 13622, Page 2403 to a point for the Easternmost Southeastern corner of the Milton Friesenhahn remainder of a 135.06 acre tract in Volume 7423, Page 621, the Southwestern corner of the said Baumann tract for a corner of this 595.18 acres;

*THENCE:* N 30°31'09" W – 2297.47 feet along the Western line of the said Delrose W. Baumann and Larry W. Baumann tract, the Eastern line of the Milton Friesenhahn remainder of a 135.06 acre tract to a point for the Northwestern corner of the said Baumann tract, the Northeastern corner of the said Milton Friesenhahn remainder of the 135.06 acre tract on the Southern line of the remainder of the David Neal Ludwig and Janis Ludwig 79.02 acre tract in Volume 14407, Page 1977, for a corner of this 595.18 acres;

*THENCE:* S 49°55'06" W – 1346.19 feet along the Northern line of the said Milton Friesenhahn remainder of a 135.06 acre tract, the Northern line of the Board of Trustees of the Schertz-Cibolo-Universal City Independent School District 25.01 acre tract in Volume 14298, Page 7 to a point for the Southwestern corner of the said Schertz-Cibolo-Universal City ISD 4.100 acre tract in Volume 14325, Page 2280, the Southeastern corner of the Delbert Petoskey 7.00 acre tract in Volume 2811, Page 1726, for a corner of this 595.18 acres;

**THENCE:** S 49°38'06" W – 1101.19 feet along the Northern line of the said Schertz-Cibolo-Universal City ISD tract, to a point for the Northeastern corner of the Schertz-Cibolo-Universal City ISD 0.289 acre tract in Volume 14343, Page 1954 on the Southern line of the Wesley H. Rumpf remainder of a 14.48 acre tract in Volume 6622, Page 358, for a corner of this 595.18 acres;

**THENCE:** S 50°11'57" W – 110.98 feet along the Southern line of the said Wesley H. Rumpf tract, the Northern line of the said Schertz-Cibolo-Universal City ISD 0.289 acre tract to a point for a corner of the Schertz-Cibolo-Universal City ISD 0.708 acre tract in Volume 14343, Page 1960, for a corner of this 595.18 acres;

**THENCE:** Along the Northern line of the said Schertz-Cibolo-Universal City ISD 0.708 acre tract, a curve to the right having a Delta angle of 40°14'19", a Radius of 370.00 feet, an Arc length of 259.85 feet and a Chord bearing of S 83°10'30" W – 254.54 feet to a point for the corner of the said 0.708 acre tract, for a corner of this 595.18 acres;

**THENCE:** N 76°42'20" W – 63.74 feet continuing along the Northern line of the said Schertz-Cibolo-Universal City ISD 0.708 acre tract to a point for a corner of the said 0.708 acre tract, for a corner of this 595.18 acres;

**THENCE:** Continuing along the Northern line of the said Schertz-Cibolo-Universal City ISD 0.708 acre tract, a curve to the left having a Delta angle of 08°14'34", a Radius of 430.00 feet, an Arc length of 61.86 feet and a Chord bearing of N 80°49'38" W – 61.81 feet to a point for the Northern corner of the said 0.708 acre tract, on the Eastern line of the Schertz-Cibolo-Universal City ISD 2.028 acre tract in Volume 14343, Page 1954, the Southwestern corner of the remainder of the said Wesley H. Rumpf 14.48 acre tract, for a corner of this 595.18 acres;

**THENCE:** N 29°48'03" W – 80.22 feet along the Eastern line of the said Schertz-Cibolo-Universal City ISD 2.028 acre tract to a point for the Southeastern corner of the James W. Herrera 15.755 acre tract in Volume 8604, Page 176, for a corner of this 595.18 acres;

**THENCE:** S 60°09'38" W – 1340.90 feet along the Northwestern of the said Schertz-Cibolo-Universal City ISD 2.028 acre tract, the Southeastern line of the Richard W. Castillon Tract 2 – 7.221 acres in Volume 14059, Page 996, to a point for the Northeastern corner of Lot 1, Block 1, Ray D. Corbett Junior High Subdivision in Volume 9600, Page 159-160, plat records, the Northeastern corner of the established City of Schertz Ordinance No. 07-A-33 – 35.874 acres, for a corner of this 595.18 acres;

**THENCE:** S 60°09'38" W – 78.12 feet along the Northwestern line of the said Ray D. Corbett Junior High Subdivision, the Northwestern line of the established City of Schertz Ordinance No. 07-A-33 to a point for the Southeastern corner of Hillbrook Road, for a corner of this 595.18 acres;

**THENCE:** S 60°21'49" W – 49.71 feet continuing along the Northwestern line of the said Ray D. Corbett Junior High Subdivision, the Northwestern line of the established City of Schertz Ordinance No. 07-A-33 to a point for the Southwestern corner of Hillbrook Road, the Southeastern corner of the Anthony Filla – 2.832 acre tract in Volume 14061, Page 1397, for a corner of this 595.18 acres;

**THENCE:** S 60°21'49" W – 399.84 feet continuing along the Northwestern line of the said Ray D. Corbett Junior High Subdivision, the Northwestern line of the established City of Schertz Ordinance No. 07-A-33 to a point for the Southwestern corner of the said Anthony Filla – 2.832 acre tract, the Southeastern corner of the Milton Friesenhahn Tract 1 – 5.605 acres in Volume 2103, Page 825, for a corner of this 595.18 acres;

**THENCE:** N 30°17'07" W – 1750.80 feet to a point for the Northeastern corner of the Schertz-Cibolo-Universal City ISD 24.016 acres in Volume 13003, Page 1746, the Southeastern corner of the Irene F. Acuna 1.16 acre tract in Volume 8575, Page 327, for a corner of this 595.18 acres;

**THENCE:** S 61°07'50" W – 297.40 feet along the Northern line of the said Schertz-Cibolo-Universal City ISD 24.016 acre tract to a point for a corner of the said 24.016 acre tract, the Southwestern corner of the Raquel and Arturo Carrasco 0.612 acre tract in Volume 7663, Page 862, the Southeastern corner of the Hermelinda A. Licona 0.608 acre tract in Volume 5279, Page 1336, for a corner of this 595.18 acres;

**THENCE:** S 61°24'33" W – 267.05 feet continuing along the Northern line of the said Schertz-Cibolo-Universal City ISD 24.016 acre tract to a point for a corner of the David T. Hawkins 1.184 acre tract in Volume 14133, Page 717, a corner of the said 24.016 acre tract, for a corner of this 595.18 acres;

**THENCE:** S 31°05'55" E – 9.43 feet to a point for a corner of the said Schertz-Cibolo-Universal City ISD 24.016 acre tract, a corner of the said David T. Hawkins tract, for a corner of this 595.18 acres;

**THENCE:** S 60°40'38" W – 264.83 feet continuing along the Northern line of the said Schertz-Cibolo-Universal City ISD 24.016 acre tract to a point for a corner of the said 24.016 acre tract, the Southwestern corner of the remainder of the Bennie R. Byley 1.494 acre tract in Volume 1454, Page 143, for a corner of this 595.18 acres;

**THENCE:** N 30°56'48" W – 153.27 feet to a point for a corner of the said Schertz-Cibolo-Universal City ISD 24.016 acre tract, a corner of the said Bennie R. Byley tract, for a corner of this 595.18 acres;

**THENCE:** S 61°29'51" W – 200.49 feet along a Northern line of the said Schertz-Cibolo-Universal City ISD 24.016 acre tract to a point on the Eastern line of the Established City of Schertz Ordinance No. 85-A-20 – 83.22 acres for a corner of this 595.18 acres;

**THENCE:** N 30°12'54" W – 186.79 feet along the Northeastern line of the said established City of Schertz Ordinance No. 85-A-20 to the **POINT OF BEGINNING** and containing 595.18 acres of land;

*This document was prepared under 22TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*

Tract Two:

**Metes and Bounds Description  
2719.31 Acres**

Field notes describing 2719.31 acres of land located in the Julian Diaz Survey No. 66, Abstract No. 187, Bexar County Block No. 5059; the Francisco Rodriguez Survey No. 84, Bexar County Abstract No. 609, Bexar County Block No. 5066; the E. Gortari Survey No. 1, Abstract No. 5, Bexar County Block No. 5067 and the E. Gortari Survey No. 2, Abstract No. 5, Bexar County Block No. 5193; said 2722.41 acres situated in Bexar County, Texas and being more fully described as follows;

**BEGINNING** at a point on the Northeastern line of F.M. 1518, the Northeastern line of the established City of Schertz Ordinance No. 86-A-15 - 1583.993 acres, dated June 17, 1986, the same being the Southwestern corner of the established City of Schertz Ordinance No. 87-A-07 - 107.63 acres, dated April 4, 1987, on the Western line of Lot 4 of the Tarr Subdivision as shown on a plat recorded in Volume 8900, Page 18 of the Deed and Plat Records of Bexar County, Texas, said Lot 4 conveyed to Jose Lerna in Volume 2825, Page 2486;

**THENCE:** N 59°23'07"E - 983.70 feet along the Southeastern line of the established City of Schertz Ordinance No. 87-A-07 to an angle point for a corner of Ordinance No. 87-A-07, for a corner of this 2722.41 acres;

**THENCE:** S 86°16'53" E - 2740.00 feet continuing along the Southeastern line of the established City of Schertz Ordinance No. 87-A-07 to an angle point for a corner of Ordinance No. 87-A-07, for a corner of this 2722.41 acres

**THENCE:** N 59°23'07" E - 4473.21 feet continuing along the Southeastern line of established City of Schertz Ordinance No. 87-A-07 to an angle point for a corner of Ordinance No. 87-A-07, for a corner of this 2722.41 acres;

**THENCE:** S 42°06'52" E - 761.74 feet continuing along a line of the established City of Schertz Ordinance No. 87-A-07 to an angle point for a corner of Ordinance No. 87-A-07, for a corner of this 2722.41 acres;

**THENCE:** S 78°06'53" E - 631.66 feet continuing along a line of the established City of Schertz Ordinance No. 87-A-07 to a point for a corner of said Ordinance No. 87-A-07, at near the centerline of the Cibolo Creek, the same being the common line of Bexar and Guadalupe Counties, Texas, for a corner of this 2722.41 acres;

**THENCE:** Along the Centerline of Cibolo Creek, the same being the recognized common line of Bexar and Guadalupe Counties as follows:

S 09°20'44" E – 181.15 feet;  
S 11°54'42" E – 328.60 feet;  
S 02°39'53" W – 178.20 feet;  
S 06°46'33" W – 171.30 feet;  
S 19°10'13" W – 201.30 feet;  
S 50°19'03" W – 108.50 feet;  
S 26°33'43" W – 15.60 feet;  
S 03°45'17" E – 102.20 feet;  
S 03°10'43" W – 143.00 feet;  
S 02°28'07" E – 112.30 feet;  
S 30°36'02" E – 115.40 feet;  
S 56°12'55" E – 101.44 feet;  
S 45°55'28" E – 103.16 feet;  
N 68°40'36" E – 279.87 feet;  
S 73°23'21" E – 155.57 feet;

**THENCE:** N 43°48'15" E – 90.65 feet continuing along the centerline of Cibolo Creek, to a point on the Western line of Weir Road, a corner of a 176.439 acre tract conveyed to Krickhahn ETC Enterprises, LLC in Volume 11319, Page 762, for a corner of this 2722.41 acres;

**THENCE:** N 43°44'49" E – 75.97 feet crossing Weir Road to a point for a corner of a 10.126 acre tract conveyed to Krickhahn ETC Enterprises, LLC in Volume 11319, Page 762, for a corner of this 2722.41 acres;

**THENCE:** Along the Centerline of Cibolo Creek, the same being the recognized common line of Bexar and Guadalupe Counties as follows:

N 30°44'44" E – 103.17 feet  
N 52°04'12" E – 161.30 feet  
S 82°06'19" E – 73.48 feet  
S 63°29'34" E – 95.68 feet  
S 62°59'21" E – 127.39 feet  
S 53°06'24" E – 114.67 feet  
S 48°49'07" E – 135.39 feet  
S 41°38'09" E – 107.18 feet  
S 34°19'58" E – 110.48 feet  
S 55°37'20" E – 102.46 feet  
S 64°03'56" E – 97.60 feet  
S 82°59'04" E – 145.74 feet



S 89°06'17" E – 142.44 feet  
 N 83°40'22" E – 106.67 feet  
 N 73°46'40" E – 122.69 feet  
 N 67°52'03" E – 201.85 feet  
 N 70°55'35" E – 225.44 feet  
 N 72°07'22" E – 129.72 feet  
 S 83°32'31" E – 106.21 feet  
 S 73°47'33" E – 178.34 feet  
 S 66°58'14" E – 180.51 feet  
 S 62°35'02" E – 284.48 feet  
 S 66°44'03" E – 171.80 feet  
 S 64°50'34" E – 115.08 feet  
 S 79°42'04" E – 99.28 feet  
 N 88°55'55" E – 267.89 feet  
 N 84°42'33" E – 97.82 feet  
 S 83°15'24" E – 100.89 feet  
 S 76°47'06" E – 119.22 feet  
 S 78°30'05" E – 221.00 feet  
 S 53°05'05" E – 308.37 feet  
 S 43°43'03" E – 337.76 feet  
 S 51°20'09" E – 335.61 feet  
 S 36°25'12" E – 38.57 feet  
 S 25°52'04" E – 20.80 feet  
 S 58°42'02" E – 144.41 feet  
 S 61°01'41" E – 206.45 feet  
 S 25°38'33" E – 32.83 feet  
 S 16°51'27" E – 66.66 feet  
 S 06°30'54" E – 110.04 feet  
 S 07°43'28" W – 41.70 feet  
 S 79°44'09" W – 120.87 feet  
 S 57°37'10" W – 154.67 feet  
 S 17°11'22" W – 112.17 feet  
 S 36°42'58" W – 133.81 feet  
 S 75°47'49" W – 67.20 feet  
 S 33°53'43" W – 76.54 feet  
 S 11°33'32" E – 57.14 feet  
 S 69°41'00" E – 47.93 feet  
 S 45°40'48" E – 51.30 feet  
 S 45°23'28" E – 61.81 feet  
 S 37°35'50" E – 50.13 feet  
 S 12°48'20" E – 89.50 feet  
 S 38°58'20" E – 97.75 feet  
 S 51°32'20" E – 130.00 feet

S 78°01'20" E – 134.50 feet  
 N 85°28'40" E – 93.68 feet  
 S 89°41'00" E – 90.28 feet  
 N 88°27'40" E – 111.18 feet  
 N 74°19'40" E – 86.20 feet  
 N 44°49'40" E – 133.95 feet  
 N 65°44'40" E – 168.78 feet  
 N 78°01'40" E – 127.68 feet  
 N 88°26'40" E – 110.32 feet  
 S 77°26'20" E – 55.70 feet  
 S 02°57'20" E – 107.05 feet  
 S 27°19'20" W – 79.06 feet  
 S 56°03'20" E – 85.10 feet  
 S 67°09'20" E – 185.11 feet  
 S 40°32'20" E – 264.50 feet  
 S 22°33'20" E – 98.66 feet  
 S 11°33'20" E – 158.13 feet  
 S 26°20'40" W – 100.89 feet  
 S 50°12'40" W – 204.62 feet  
 N 81°01'20" W – 117.69 feet  
 S 66°28'40" W – 90.94 feet  
 S 78°54'40" W – 209.76 feet  
 S 69°31'40" W – 92.30 feet  
 S 56°26'40" W – 157.60 feet  
 S 37°53'40" W – 121.62 feet  
 S 18°19'40" W – 141.33 feet  
 S 14°14'45" E – 88.77 feet  
 S 08°33'19" W – 329.09 feet  
 S 18°59'40" W – 381.94 feet  
 S 14°55'47" E – 176.91 feet  
 S 19°26'32" E – 107.16 feet  
 S 27°38'27" E – 95.39 feet  
 S 30°30'07" E – 148.06 feet  
 S 32°40'27" E – 129.94 feet  
 S 48°27'06" E – 128.70 feet  
 S 84°38'53" E – 151.02 feet  
 S 88°11'34" E – 299.61 feet  
 N 80°21'44" E – 119.70 feet  
 N 74°25'35" E – 83.91 feet  
 N 61°24'51" E – 372.57 feet  
 N 35°01'27" E – 121.05 feet  
 N 38°20'07" E – 121.46 feet  
 N 65°33'29" E – 185.86 feet

N 88°50'35" E - 152.31 feet  
 S 65°52'52" E - 112.92 feet  
 S 42°23'11" E - 70.09 feet  
 S 44°40'17" E - 149.14 feet  
 S 86°08'13" E - 316.89 feet  
 S 75°48'09" E - 167.83 feet  
 S 65°12'24" E - 216.55 feet  
 S 61°34'34" E - 242.95 feet  
 S 49°48'38" E - 148.83 feet  
 S 04°32'54" E - 173.03 feet  
 S 02°53'39" E - 220.83 feet

**THENCE:** S 01°24'41" W - 119.38 feet continuing along the centerline of Cibolo Creek, the recognized common line of Bexar and Guadalupe Counties to a point for the Southeastern corner of the remainder of a 78.49 acre tract conveyed to Joe W. Craft in Volume 4119, Page 221, the same being the Northeastern corner of that certain tract of land conveyed to Michael Z. Kalinowski in Volume 6160, Page 1686 for the Southeastern corner of this 2722.41 acres;

**THENCE:** S 60°43'07" W - 2060.56 feet along the Northern line of the said Michael Z. Kalinowski tract to a point for the Southwestern corner of the said Joe W. Craft tract, the same being the Southeastern corner of the remainder of 80.00 acre tract conveyed to Betty Jean Schmidt in Volume 5824, Page 1313, for a corner of this 2722.41 acres;

**THENCE:** S 60°40'14" W - 933.08 feet continuing along the Northern line of the said Michael Z. Kalinowski tract, to a point for a corner of the said Betty Jean Schmidt tract, for a corner of this 2722.41 acres;

**THENCE:** N 45°18'45" W - 348.04 feet continuing along a line of the said Michael Z. Kalinowski tract, a line of the said Betty Jean Schmidt tract to a point for a corner of the said Kalinowski and the Schmidt tract, for a corner of this 2722.41 acres;

**THENCE:** S 59°35'14" W - 586.38 feet continuing along the Northern line of the said Michael Z. Kalinowski tract, the Southern line of the said Betty Jean Schmidt tract to a point on the Northeastern line of Trainer Hale Road, for the Northwestern corner of the said Kalinowski tract, the Southwestern corner of the remainder of the said Schmidt tract, for a corner of this 2722.41 acres;

**THENCE:** S 53°20'29" W - 70.60 feet across said Trainer Hale Road to a point for the Southeastern corner of a 101.396 acre tract conveyed to Reagan Rawe in Volume 14612, Page 1869, the Northeastern corner of a 10.00 acre tract conveyed to William H. Wheelis in Volume 2537, Page 1617, for a corner of this 2722.41 acres;

*THENCE:* S 59°32'13" W – 1015.66 feet along the Southern line of the said Reagan Rawe tract to a point for the Northwestern corner of the said Wheelis tract in Volume 2537, Page 1617, the Northeastern corner of the William H. Wheelis 10.00 acre tract in Volume 7909, Page 251, for a corner of this 2722.41 acres;

*THENCE:* S 59°20'22" W – 2157.79 feet continuing along the Southern line of the said Reagan Rawe tract to a point for the Northwestern corner of the remainder of a 14.829 acre tract conveyed to Joe James Vrana in Volume 5183, Page 997, the Northeastern corner of a 3.018 acre tract conveyed to Jerome Gary Kiolbassa in Volume 5295, Page 1214, for a corner of this 2722.41 acres;

*THENCE:* S 60°29'31" W – 304.98 feet continuing along the Southern line of the said Reagan Rawe tract to a point for the Northwestern corner of the said Kiolbassa tract, the Northeastern corner of the Gerald Clayton 19.612 acre tract in Volume 7546, Page 1187, for a corner of this 2722.41 acres;

*THENCE:* S 59°03'28" W – 901.48 feet continuing along the Southern line of the said Reagan Rawe tract, to a point for the Northwestern corner of the said Clayton tract, the Northeastern corner of the Harold Baue 14.309 acre tract in Volume 11609, Page 1681, for a corner of this 2722.41 acres;

*THENCE:* S 59°28'18" W – 459.48 feet continuing along the Southern line of the said Reagan Rawe tract to a point for the Northwestern corner of the Harold Bauer 10.635 acre tract in Volume 11705, Page 32, the Northeastern corner of the Evelyn Zuercher 35.00 acre tract in Volume 8733, Page 748, for a corner of this 2722.41 acres;

*THENCE:* S 59°29'36" W – 1014.00 feet continuing along the Southern line of the said Reagan Rawe tract to a point for the Northwestern corner of the said Evelyn Zuercher tract, the Northeastern corner of the Sally Jo & Julian Cano tract in Volume 14072, Page 1354, for a corner of this 2722.41 acres;

*THENCE:* S 59°27'48" W – 450.27 feet to a point for the Southwestern corner of the said Reagan Rawe tract, the Southeastern corner of the Dirt Dealers XV, Ltd 51.390 acre tract in Volume 13010, Page 304, for a corner of this 2722.41 acres;

*THENCE:* S 59°28'05" W – 2580.47 feet along the Southern line of the said Dirt Dealers XV, Ltd tract to a point on the Northeastern line of Farm Market Road No. 1518, the Northeastern line of the established City of Schertz Ordinance No. 86-A-15, for the Southwestern corner of the said Dirt Dealers XV, Ltd tract, for the Southwestern corner of this 2722.41 acres;

*THENCE:* N 30°28'05" W – 8410.17 feet along the Northeastern line of Farm Market Road No. 1518, the Northeastern line of the established City of Schertz Ordinance No. 86-

A-15 to a point for the Northwestern corner of the Shekinah Learning Institute, Inc. 9.42 acre tract, a corner of Woman Hollering Road; for a corner of this 2722.41 acres;

*THENCE:* N 78°40'59" E – 390.86 feet along the Southern line of Woman Hollering Road, the Northern line of the said Shekinah Learning Institute tract to a point for a corner of the Shekinah Learning Institute tract, a corner of Woman Hollering Road, for a corner of this 2722.41 acres;

*THENCE:* S 77°14'01" E – 293.33 feet continuing along the Southern line of said Woman Hollering Road to a point for the Northeastern corner of the said Shekinah Learning Institute tract, the Northwestern corner of the Crosby L. Spruill Revocable Living Trust 1.08 acre tract in Volume 8423, Page 1320, for a corner of this 2722.41 acres;

*THENCE:* S 15°57'16" E – 588.84 feet along the Eastern line of the said Shekinah Learning Institute tract to a point for the Southeastern corner of the Shekinah Learning Institute tract, a corner of the Gary W. McCall 7.36 acre tract in Volume 4666, Page 1416, the Northeastern corner of the James Watson 6.10 acre tract in Volume 14308, Page 1250, for a corner of this 2722.41 acres;

*THENCE:* S 30°30'05" E – 610.03 feet along the Eastern line of the said James Watson Tract, the Western line of the said Gary W. McCall tract to a point for the Southeastern corner of the said Watson tract, the Southern corner of the said McCall tract, the Northeastern corner of the Edward E. Minter, III 5.63 acre tract in Volume 7142, Page 72, for a corner of this 2722.41 acres;

*THENCE:* S 77°14'03" E – 688.99 feet along the Southwestern line of the Troy A. Miedema 9.16 acre tract in Volume 12474, Page 1366, the Northeastern line of the said Edward E. Minter, III tract to a point for the Southernmost corner of the Rodney Ellison 2.35 acre tract in Volume 13522, Page 339, a corner of the Donald W. Walker 4.91 acre tract in Volume 6603, Page 720, for a corner of this 2722.41 acres;

*THENCE:* S 70°57'14" E – 900.73 feet to a point for the Southwestern corner of the Philip Sweet 3.994 acre tract in Volume 14976, Page 1437, the Southeastern corner of the George A. Jones 7.9897 acre tract in Volume 6629, Page 1642, for a corner of this 2722.41 acres;

*THENCE:* N 59°06'18" E – 556.48 feet along the Southern line of the said Philip Sweet tract, to a point for the Southeastern corner of the said Philip Sweet tract, the Northeastern corner of the John V. Scott 12.50 acre tract in Volume 12335, Page 1985 on the Western line of the Lenora Duggar 9.43 acre tract in Volume 7593, Page 687 for a corner of this 2722.41 acres;

*THENCE:* S 16°37'53" E – 286.89 feet to a point for the Southeastern corner of the said John V. Scott tract, the Southwestern corner of the said Lenora Duggar tract on the Northern line of the Brycap Farm Properties, LLC 112.939 acre tract in Volume 13921, Page 157, for a corner of this 2722.41 acres;

*THENCE:* N 59°30'10" E – 690.83 feet along the Northern line of the said Brycap Farm Properties tract to a point for the Southeastern corner of the said Lenora Duggar Tract, the Southwestern corner of the Wiederstein Trust Fund 182.91 acre tract being a remainder of a 188.68 acre tract in Volume 2043, Page 460, for a corner of this 2722.41 acres;

*THENCE:* N 30°35'07" W – 2267.17 feet to a point for the Northwestern corner of the said Wiederstein Trust Fund tract, the Southwestern corner of the Krickhahn ETC Enterprises, LLC 176.439 acre tract in Volume 11319, Page 762, for a corner of this 2722.41 acres;

*THENCE:* N 30°23'17" W – 201.54 feet along the Western line of the said Krickhahn ETC Enterprises tract, to a point for the Northeastly corner of the Stanley Mosley 4.90 acre tract in Volume 4702, Page 1925, for a corner of this 2722.41 acres;

*THENCE:* N 30°36'03" W – 836.86 feet continuing along the Western line of the said Krickhahn ETC Enterprises tract to a point for the Northeastern corner of the Harry A. Krawetz 9.547 acre tract in Volume 5826, Page 774, for a corner of this 2722.41 acres;

*THENCE:* N 30°22'11" W – 338.20 feet continuing along the Western line of the said Krickhahn ETC Enterprises tract to a point for the Northwestern corner of the said Krickhahn ETC Enterprises tract, the Southwestern corner of the Seanna Fraser Holtz 194.101 acre tract in Volume 5813, Page 450, for a corner of this 2722.41 acres;

*THENCE:* N 30°29'12" W – 272.00 feet along the Western line of the said Holtz tract to a point for the Northeastern corner of the Raymond Youngblood 11.3 acre tract in Volume 11363, Page 1253, for a corner of this 2722.41 acres;

*THENCE:* S 59°34'56" W – 735.00 feet along the Southern line of the Heather and Courtney Fey 12.532 acre tract in Volume 12652, Page 577 to a point for the Northwestern corner of the said Raymond Youngblood tract, the Northeastern corner of the Crosby L. Spruill Revocable Living Trust 6.08 acres in Volume 8423, Page 1322, for a corner of this 2722.41 acres;

*THENCE:* S 59°56'10" W – 514.10 feet continuing along the Southern line of the Heather and Courtney Fey tract to a point for the Northwestern corner of the said Crosby L Spruill Revocable Living Trust tract, the Northeastern corner of the John E. Lundquist 9.08 acre tract in Volume 7223, Page 1302, for a corner of this 2722.41 acres;

**THENCE:** S 01°17'07" E – 719.36 feet along the Eastern line of the said John E. Lundquist tract to point for the Southeastern corner of the Philip E. Jacobson 9.47 acre tract in Volume 7021, Page 731, a corner of the Christa S. Carmack 20.48 acre tract in Volume 14565, Page 329, for a corner of this 2722.41 acres;

**THENCE:** S 59°16'19" W – 1095.55 feet along the Northern line of the said Christa S. Carmack tract, the Southern line of the said Philip E. Jacobson tract to a point for the Southwestern corner of the said Jacobson tract, the Westernmost Northwestern corner of the said Carmack tract on the Northeastern line of Farm Market Road No. 1518, the Northeastern line of the Established City of Schertz Ordinance No. 86-A-15, for a corner of this 2722.41 acres;

**THENCE:** N 30°28'05" W – 3483.08 feet along the Northeastern line of Farm Market Road No. 1518, the Northeastern line of the Established City of Schertz Ordinance No. 86-A-15 to a point for a corner of said Farm Market Road No. 1518, for a corner of this 2722.41 acres;

**THENCE:** Continuing along the Northeastern line of Farm Market Road No. 1518, the Northeastern line of the Established City of Schertz Ordinance No. 86-A-15, a curve to the right having a Delta angle of 20°05'00", a Radius of 2824.88 feet, an Arc length of 990.18 feet and a Chord bearing of N 20°25'35" W – 985.12 feet to a point for a corner of said Farm Market Road No. 1518, a corner of the Established City of Schertz Ordinance No. 86-A-15, for a corner of this 2722.41 acres;

**THENCE:** N 10°23'05" W – 18.58 feet continuing along the Northeastern line of Farm Market Road No. 1518, the Northeastern line of the Established City of Schertz Ordinance No. 86-A-15 to the **POINT OF BEGINNING** and containing 2719.31 acres of land.

*This document was prepared under 22TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*

Save and Except those properties described on the attached Schedules 1 – 51.

*[ The remainder of the page is intentionally left blank. ]*



**SCHEDULE 1**

**ASHER PROPERTY**

ALL THAT CERTAIN 15.00 ACRES, MORE OR LESS, IN THE JULIAN DIAZ SURVEY NO 66, A-187, BLOCK NO. 5039, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED JANUARY 23, 1969, RECORDED IN VOLUME 6107, PAGE 378, DEED RECORDS OF BEXAR COUNTY, TEXAS; AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED JANUARY 22, 1969, RECORDED IN VOLUME 6107, PAGE 406, DEED RECORDS OF BEXAR COUNTY, TEXAS.

MORE commonly known as: 12605 Lower Seguin Road  
Behertz, Texas 78184

Prior Recorded Doc. Ref.: Deed: Recorded March 13, 2003; Book 9885, Page 2102,  
Instrument No. 20030062845

## SCHEDULE 2

### BARR PROPERTY

#### Tract One:

A 5.05 acre tract, out of the Julian Diaz Survey No. 66, Abstract 187, Bexar County, Texas, being the same 5.00 acre tract described deed recorded in Volume 7205, Page 300 Deed Records of Bexar County, Texas, said 5.05 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 Inch Iron Rod Found, for the east corner of the said 5.00 acre tract and the herein described tract, being also the south corner of a called 5.00 acre tract conveyed to Joe H. Reinhard, et ux, and being in the northwest line of Trainer Hale Road;

**THENCE**, leaving the said Reinhard Tract with the northwest line of the said Trainer Hale Road, and the southeast line of the said 5.00 acre tract and the herein described tract, **S 59°15'00" W, (Bearing Basis)**, a distance of 212.01 Feet to a 1/2 Inch Iron Rod Found for the south corner of the said 5.00 acre tract and the herein described tract, said iron rod being also the east corner of a called 5.00 acre tract conveyed to James W. Barr Jr., et ux;

**THENCE**, leaving the said Trainer Hill Road with the northeast line of the said Barr Tract and the southwest line of the said 5.00 acre tract and the herein described tract, **N 31°01'47" W**, a distance of 1025.67 Feet to a 1/2 Inch Iron Rod Found for the north corner of the said Barr Tract, being also the west corner of the said 5.00 acre tract and the herein described tract, said iron rod being also in the southeast line of a tract of land conveyed to Margaret Kneupper Family Trust, recorded in Volume 8775, Page 1406 Real Property Records of Bexar County, Texas;

**THENCE**, leaving the said Barr Tract with the southeast line of the said Kneupper Tract and the northwest line of the said 5.00 acre tract and the herein described tract, **N 58°51'05" E**, a distance of 216.73 Feet to a 1/2 Inch Iron Rod Set for north corner of the said 5.00 acre tract and the herein described tract, said iron rod being also the west corner of the said Reinhard Tract;

**THENCE**, leaving the said Kneupper Tract with the southwest line of the said Reinhard Tract and the northeast line of the said 5.00 acre tract and the herein described tract, **S 30°46'00" E**, a distance of 1027.17 Feet to the **POINT OF BEGINNING** and containing 5.05 acres of land, more or less.

Tract Two:

Being 5,000 acres of land out of the Julian Diaz Survey No. 66, Bexar County, Texas, and being 5,000 acres of land out of that certain 112.59 acre tract of land conveyed by A. Mattes to W. H. Muenchow by deed dated September 28, 1945, and recorded in Volume 2182 on pages 119-123 of the Deed Records of Bexar County, Texas and described more particularly by notes and bounds as follows:

FROM a concrete monument in the point of intersection of the East line of P. M. Road 1318 with the North line of Trainer-Hale Road, the Southwest corner of the W. H. Muenchow tract; THENCE with the North line of Trainer-Hale Road, the South line of the W. H. Muenchow tract as fenced, N. 58° 58' E. 1,330.10 feet, N. 59° 04' E. 205.9 feet, N. 59° 35' E. 2,114.26 feet, and N. 59° 15' E. 424.78 feet to an iron pin set for the Southeast corner of 5,000 Acre Tract 4, for the Southwest corner and POINT OF BEGINNING of the herein described 5,000 acre Tract 3;

THENCE with the East line of 5,000 acre Tract 4, N. 30° 45' W. 1,026.81 feet to an iron pin in the fence, the North line of the said W. H. Muenchow tract, set for the Northeast corner of 5,000 acre Tract 4, for the Northwest corner of this tract;

THENCE with the fence, the North line of the said W. H. Muenchow tract, N. 59° 13' E. 212.24 feet to an iron pin set for the Northwest corner of 5,000 acre tract 2, for the Northeast corner of this tract;

THENCE with the West line of 5,000 acre Tract 2, S. 30° 44' E. 1,026.93 feet to an iron pin in the North line of Trainer-Hale Road, the South line of the W. H. Muenchow tract, set for the Southwest corner of 5,000 acre Tract 2, for the Southeast corner of this tract;

THENCE with the North line of Trainer-Hale Road, the South line of the W. H. Muenchow tract, S. 59° 15' W. 212.24 feet to the place of beginning.

SCHEDULE 3

BAUMANN PROPERTY

TRACT ONE:

**WILLIAM J. KOLODZIE SURVEYING COMPANY**

*Exhibit "A"*

REGISTERED PROFESSIONAL LAND SURVEYORS  
197 EAST MILL STREET  
NEW BRAUNFELS, TEXAS 78130  
830-625-8484 FAX 830-620-8484

WILLIAM J. KOLODZIE, R.P.L.S. 1462

GERARD S. SCHOLLER, R.P.L.S. 1876

(TRACT I)

May 21, 2004

Description of a 27.800 acre tract of land out of the William Bracken Survey No. 65, Abstract 48 and the Julian Diaz Survey No. 66, Abstract 187, Bexar County, Texas, and being all of that oalled 27.842 acre tract conveyed by Alfonso Chiscano to Frances Keresztury by Substitute Trustee's Deed dated April 7, 1987 and recorded as Document No. 1365170 in Volume 3990 on pages 963-968 of the Official Public Records of Bexar County, Texas, said 27.800 acre tract described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" re-bar rod found in the Northwest line of Lower Seguin Road, for the East corner of an 11.651 acre tract conveyed to Milton Friesenhahn and wife, Billie Friesenhahn by deed dated April 26, 1991 and recorded in Volume 5058 on pages 182-186 of the Official Public Records of Bexar County, Texas, for the South corner of the above cited Frances Keresztury called 27.842 acre tract, for the South corner of the herein described 27.800 acre tract;

THENCE with an unfenced line, the Northeast line of the Friesenhahn 11.651 acre tract, the Southwest line of the Keresztury called 27.842 acre tract, N. 28° 19' 00" W. (REFERENCE BEARING) 1,498.26 feet to a 1/2" re-bar rod found at a fence corner post for the North corner of the Friesenhahn 11.651 acre tract, for an East corner of a 127.7 acre tract in the name of Larry Baumann, referenced at the Bexar County Appraisal District as Account No. 05055-000-0100, for a point on the Southwest line of the Keresztury called 27.842 acre tract;

THENCE with a fence, a Northeast line of the Larry Baumann tract, the Southwest line of the Keresztury called 27.842 acre tract, N: 28° 21' 13" W. 572.85 feet to a 1/2" re-bar rod set at a fence corner post for an interior corner of the Larry Baumann tract, for the West corner of the Keresztury called 27.842 acre tract, for the West corner of this 27.800 acre tract;

THENCE with a fenced line, a Southeast line of the Larry Baumann tract, the Northwest line of the Keresztury called 27.842 acre tract, N. 60° 20' 00" E. 1,846.80 feet to a 1/2" re-bar rod set, and N. 68° 56' 00" E. 20.70 feet to a 1/2" re-bar rod set on the West bank of the Cibolo Creek, for the North corner of the Keresztury called 27.842 acre tract, for the North corner of this 27.800 acre tract;

THENCE with the West bank of the Cibolo Creek, the East line of the Keresztury called 27.842 acre tract, as follows:  
S. 06° 51' 00" E. 85.80 feet to a point,  
S. 19° 34' 00" W. 209.20 feet to a point, and  
S. 14° 00' 00" E. 136.20 feet to a 1/2" re-bar rod set for the North corner of

50429724.1

Schedule 3-1

27.800 ACRE TRACT, PAGE 2.

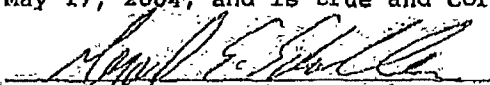
a 40.611 acre tract conveyed to Tony Forchione Living Trust by deed dated June 29, 1998 and recorded in Volume 7530 on pages 972-974 of the Official Public Records of Bexar County, Texas, for the Northernmost East corner of the Keresztury called 27.842 acre tract, for the Northernmost East corner of this 27.800 acre tract;

THENCE with the deeded Northwest line of the Forchione Living Trust 40.611 acre tract, with the deeded Southeast line of the Keresztury called 27.842 acre tract, with a line approximately 3 feet to 6 feet Northwest of a fence, S. 60° 24' 28" W. 1,296.68 feet to a 1/2" re-bar rod set for the West corner of the Forchione Living Trust 40.611 acre tract, for an interior corner of the Keresztury called 27.842 acre tract, for an interior corner of this 27.800 acre tract;

THENCE partially with a fenced line, the Southwest line of the Forchione Living Trust 40.611 acre tract, the Northeast line of the Keresztury called 27.842 acre tract, S. 28° 19' 00" E, at 6.76 feet a fence corner post, in all a total distance of 1,719.26 feet to a 1/2" re-bar rod found in the Northwest line of Lower Seguin Road, for the South corner of the Forchione Living Trust 40.611 acre tract, for the East corner of the Keresztury called 27.842 acre tract, for the East corner of this 27.800 acre tract;

THENCE with the Northwest line of Lower Seguin Road, the Southeast line of the Keresztury called 27.842 acre tract, S. 59° 45' 26" W. 350.03 feet to the Place of Beginning.

I hereby state that this survey was made on the ground and completed on May 17, 2004, and is true and correct to the best of my knowledge and belief.

  
GERARD S. SCHOLLER  
TEXAS R.P.L.S. 1876

TRACT TWO:

BEGINNING at a point on the SW bank of the Cibolo Creek, said point being the North corner of a Tract of 170 1/2 acres conveyed by Heinrich Schulz, Executor of the Wilhelmine Schulz Estate of Adolph Weyel by deed dated June 15, 1895, and recorded in the Deed Records of Bexar County in Volume 139, Page 597, for the North corner of the Tract herein described;

THENCE down with the meanders of the SW bank of said Creek as follows, to wit: South 73 deg. and 44 min. East 337.8 vrs; South 81 deg. and 15 min. East, 74.5 vrs; South 54 deg. and 30 min. East 89.6 vrs; South 46 deg. and 30 min. East, 114.8 vrs; South 38 deg. and 15 min. East 89.3 vrs; South 33 deg. and 15 min. East, 97.6 vrs. and South 15 deg. West 96.1 vrs. to a point, the North corner of the Gustav Achterberg Tract, for East corner;

THENCE South 60 deg. West with the N.W. line of the said Achterberg Tract, 659.7 vrs. to a corner of fence for corner;

THENCE South 28 deg. and 34 min. East with line of fence 205.9 vrs. to another corner of fence;

THENCE South 59 deg. and 44 min. West with NW line of the Julian Diaz Survey 321 vrs. to a stake for South corner;

THENCE North 30 deg. West 827.9 vrs. to a stake on the NW line of said 170 1/2A. tract, for West corner;

THENCE North 50 deg. and 16 min. East with NW line of said 170 1/2A. Tract, 684 vrs. to the PLACE OF BEGINNING containing 127.7 acres.

SCHEDULE 4  
BEUTNAGEL PROPERTY

Field notes of a 70.146 acre tract of land situated in Bexar County, Texas, out of the Julian Wmz Curry No. 56, being out of that 148.05 acre tract conveyed to Martha Lee Gorth Beutnagel, and husband Delvin E. Beutnagel, and Thurnholda Gorth Timmermann and husband, Hubie H. Timmermann, by deed dated December 17, 1975, and recorded in Volume 7729, Page 330, Deed Records of Bexar County, Texas, and being more particularly described by notes and courses as follows: (Notes: All set from pins are 1/2" round with a Brown Surveying Plastic Cap)

Beginning at an iron pin set in the northwest right-of-way line of Trainer-Hale Road for the east corner of this tract and the south corner of a 68.145 acre tract this day surveyed and being S 50° 52' 00" W, 1389.28 feet along said right-of-way line from the cutoff to the southwest right-of-way line of Hale Road.

Thence along the northwest right-of-way line of Trainer-Hale Road as follows: S 58° 52' 00" W, 1050.72 feet to an iron pin set at the beginning of a curve to the left.

Southwest along the arc of said curve to the left having a radius of 2003.23 feet and a central angle of 94° 07' 48" a distance of 202.03 feet (Chord S 56° 48' 06" W, 202.03 feet) to an iron pin set at the end of said curve and the beginning of a curve to the right.

Southwest along the arc of said curve to the right having a radius of 2651.88 feet and a central angle of 03° 18' 47" a distance of 153.30 feet (Chord S 55° 56' 40" W, 153.30 feet) to an iron pin found at the end of said curve.

S 50° 52' 00" W, 64.93 feet to an iron pin found at the east corner of a 1.0 acre tract, being a south corner of this tract.

Thence N 31° 08' 32" W, 208.13 feet generally along fence and with the east line of said 1.0 acre tract to an iron pin found at the north corner, being an interior corner of this tract.

Thence S 59° 01' 11" W, 200.84 feet generally along fence and with the northwest line of the 1.0 acre tract and the southwest line of this tract to an iron pin found at fence corner, in the southwest line of the 140.05 acre tract, for a south corner of this tract.

Thence N 31° 05' 30" W, 1058.25 feet generally along fence and with the southwest line of the 140.05 acre tract and this tract to an iron pin set at the west corner of the 140.05 acre tract for the west corner of this tract.

Thence N 33° 00' 52" E, 1678.08 feet along the northeast line of the 148.05 acre tract to an iron pin set for the north corner of this tract and the west corner of the 70.146 acre tract.

Thence S 31° 08' 00" E, 2047.03 feet along the northeast line of this tract and the southwest line of the 70.146 acre tract to the place of beginning and containing 70.146 acres of land, according to a survey on the ground on April 16, 1892, by Baker Surveying, Inc.

52.710 acres of land, more or less, together with all improvements thereon, in Bexar County, Texas, being a portion of Survey No. 66 in the name of Julian Diaz. Said 52.710 acres being part of an original tract described as 112.39 acres of land, more or less, in deed dated August 6, 1945, duly filed on August 1, 1945, and recorded on September 26, 1945, in Volume 2157, Page 105, Deed Records of Bexar County, Texas.



**SCHEDULE 5**

**DEELEY PROPERTY**

**Tract No. One (1)**

BEING 4.354 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas, and also being out of the remaining portion of a 119 acre tract described in Volume 1897, Page 93 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the existing northwest line of a 40' Road Easement described in Volume 1897, Page 225 of the Real Property Records of Bexar County, Texas, for the most southerly corner of this tract, said point also being the most easterly corner of a 6.000 acre tract described in Volume 2902, Page 118 of the Real Property Records of Bexar County, Texas;

THENCE, N 30° 23' 30" W, 216.87 feet along the common line with said 6.000 acre tract to an iron rod found in same for the most westerly corner of this tract, said point also being the most southerly corner of a 5.058 acre tract described in Volume 1163, Page 655 of the Real Property Records of Bexar County, Texas;

THENCE, N 48° 22' 58" E, 681.55 feet along the common line with said 5.058 acre tract described in Volume 1163, Page 655 and the common line with a 5.058 acre tract described in Volume 6779, Page 1758 of the Real Property Records of Bexar County, Texas, to an iron rod set for the most northerly corner of this tract;

THENCE, S 30° 16' 29" E, 350.91 feet along the existing southwest line of said 40' Road Easement to an iron rod set for the most easterly corner of this tract.

THENCE, S 59° 43' 31" W, 667.80 feet along the existing northwest line of said 40' Road Easement to the POINT OF BEGINNING and containing 4.354 acres of land, more or less.

Tract No. Two (2).

BEING 3.889 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas, and also being out of the remaining portion of a 119 acre tract described in Volume 1897, Page 93 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the existing northeast R.O.W. line of F. M. Highway 1518 for the most westerly corner of this tract, said point also being the most southerly corner of a 0.7227 acre tract described in Volume 7461, Page 94 of the Real Property Records of Bexar County, Texas;

THENCE, N 61° 27' 40" E, 272.42 feet along the common fence line with said 0.7227 acre tract to an iron rod found for an angle point of this tract and the most easterly corner of said 0.7227 acre tract;

THENCE, N 61° 49' 04" E, 161.27 feet along the common fence line with a 5.095 acre tract described in Volume 10337, Page 840 of the Real Property Records of Bexar County, Texas, to an iron rod found for an angle point of this tract and the most easterly corner of said 5.095 acre tract;

THENCE, N 61° 44' 18" E, 257.23 feet along the common fence line with the remaining portion of a 16.86 acre tract described in Volume 2975, Page 149 of the Real Property Records of Bexar County, Texas, to a wood fence corner post found for the most northerly corner of this tract;

THENCE, S 30° 49' 19" E, 53.09 feet along the common fence line with a 40.556 acre tract described in Volume 8666, Page 492 of the Real Property Records of Bexar County, Texas to an iron rod found for an angle point of this tract, said point also being the interior corner

of the above referenced 119 acre tract;

THENCE, along the common line with a 5.058 acre tract described in Volume 1163, Page 655 of the Real Property Records of Bexar County, Texas, as follows:

S 29° 14' 35" E, 226.68 feet to an iron rod set for a corner of this tract,  
N 62° 03' 57" E, 102.25 feet to an iron rod found for a corner of this tract,  
S 36° 59' 47" E, 145.68 feet to an iron rod set for a corner of this tract,  
S 54° 41' 25" W, 77.28 feet to an iron rod found for a corner of this tract, and  
S 30° 56' 26" E, 71.06 feet to an iron rod found for the most easterly corner of this tract and the most northerly corner of a 4.000 acre tract described in Volume 3365, Page 1018 of the Real Property Records of Bexar County, Texas;

THENCE, S 59° 37' 53" W, 73.88 feet along the common fence line with said 4.000 acre tract to an iron rod set in same for a corner of this tract;

THENCE, N 29° 02' 37" W, 305.89 feet along the common line with a 4.768 acre tract, surveyed this day, to an iron rod set for an interior corner of this tract;

THENCE, S 61° 12' 17" W, 662.97 feet along the common line with said 4.768 acre tract to an iron rod set in the existing northeast R.O.W. line of F. M. Highway 1518 for a corner of this tract;

THENCE, N 30° 16' 00" W, (Ref. Brg.) 206.78 feet along said northeast R.O.W. line to the POINT OF BEGINNING and containing 3.889 acres of land, more or less.

Tract Three:

FIELD NOTES describing 5.058 acres of land situated in a tract called 119 acres in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pin set for a re-entrant corner of the called 119 acre tract and also marking the west corner of this 5.058 acre tract;

THENCE with the fenced northwest line of the called 119 acre tract N 59° 44' 49" E 314.54' to an iron pin set for the north corner of this 5.058 acre tract;

THENCE S 29° 59' 13" E 780.23' to an iron pin set for the east corner of this 5.058 acre tract;

THENCE S 48° 27' 20" W 277.27' to an iron pin set for the south corner of this 5.058 acre tract;

THENCE N 30° 16' 00" W 451.30' to an iron pin set, N 54° 25' 40" E 77.29' to an iron pin set, N 37° 33' 31" W 145.68' to an iron pin set, S 61° 51' 11" W 102.25' to an iron pin set and N 29° 02' 12" W 227.84' to the PLACE OF BEGINNING and containing 5.058 acres of land.

There is hereby conveyed an easement for the purpose of ingress and egress on, over and across the following described property:

FIELD NOTES describing a 40' road easement situated in a tract called 119 acres in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at the west corner of a 4.00 acre tract conveyed out of the above called 119 acres and situated in the northeast R.O.W of F.M. 1518 and the southwest corner of the called 119 acre tract bears S 30° 16' E 596.71';

THENCE with the northeast R.O.W. of F.M. Road 1518 N 30° 16' W 40';

THENCE N 59° 44' E 730.0' to a point in the southwest line of a 5.058 acre tract;

THENCE S 30° 16' E 40' to the north corner of the 4.00 acre tract;

THENCE S 59° 44' W 730.0' with the northwest line of the 4.00 acre tract to the PLACE OF BEGINNING.

**SCHEDULE 6**  
**FAIRLEY I PROPERTY**

Being 34.335 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, City of Schertz (1.161 acres), Bexar County, Texas and also being out of a 119 acre tract described in Volume 1463, Page 190 of the Deed Records of Bexar County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

*[ Continued on the following page ]*

EXHIBIT "A"

FIELD NOTES  
October 26, 2000

BEING 34.335 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, City of Schertz (1.161 acres), Bexar County, Texas and also being out of a 119-acre tract described in Volume 1463, page 190 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing south R.O.W. line of Lower Seguin Road for a corner of this tract, said point being N 59°44'32" E, 528.17 feet and S 85°30'00" E, 440.26 feet from the intersection of the southwest line of the above referenced 119-acre tract and the southeast R.O.W. line of Lower Seguin Road;

THENCE, S 85°30'00" E, (Ref. Brg.) 252.82 feet along said south R.O.W. to an iron rod found in same for the most northerly corner of this tract and the most westerly corner of a 20.000 acre tract, surveyed the 28<sup>th</sup> day of June, 2000;

THENCE, S 29°20'12" E, 950.18 feet along the common line with said 20.000 acre tract to an iron rod found for an interior corner of this tract;

THENCE, S 85°30'00" E, 1110.11 feet continuing along the common line with said 20.000 acre tract to an iron rod found for a corner of this tract;

THENCE, S 29°52'34" E along the common fence line with a 15.00 acre tract described in Volume 6409, Page 519 of the Deed Records of Bexar County, Texas passing the corner of same at a computed 183.66 feet and continuing along the common fence line with a 21.58 acre tract described in Volume 7061, Page 586 of the Real Property Records of Bexar County, Texas, a total distance of 844.36 feet to an iron rod found for an angle point of this tract;

THENCE, S 29°30'48" E, 171.58 feet along the common fence line with a 194.101 acre tract described in Volume 5813, Page 450 of the Deed Records of Bexar County, Texas to an iron rod found at a fence corner post for the most easterly corner of this tract and the most easterly corner of said 119-acre tract;

THENCE, S 59°58'17" W, along the common fence line with the remaining portion of a 119-acre tract described in Volume 1897, Page 93 of the Deed Records of Bexar County, Texas passing the corner of same at a computed 491.83 feet and continuing along the common fence line with a 5.058 acre tract described in Volume 1124, Page 225 of the Deed Records of Bexar County, Texas a total distance of 960.64 feet to an iron rod set in same for the most southerly corner of this tract;

THENCE, N 29°20'12" W, 1645.36 feet along the common line with a 40.556 acre tract, surveyed this day, to an iron rod set for an interior corner of this tract;

THENCE, S 60°07'17" W, 180.01 feet along the common line with said 40.556 acre tract to an iron rod set for a corner of this tract;

THENCE, N 29°20'12" W, 1092.95 feet along the common line with said 40.556 acre tract to the POINT OF BEGINNING and containing 34.335 acres of land, more or less.

Note: Plat also prepared this day.

J. M. Hutz, Jr.  
Registered Professional Land Surveyor  
No. 2024

FN00-185.D



Save and except any portion of the above-described property that was annexed by the City of Schertz, Texas pursuant to City of Schertz Ordinance No. 11-A-09.

## SCHEDULE 7

### FAIRLEY II PROPERTY

Being 40.536 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, City of Schertz, (0.166 acre), Bexar County, Texas and also being out of a 119-acre tract described in Volume 1463, Page 190 of the Deed Records of Bexar County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

*[ Continued on the following page ]*



EXHIBIT "A"

FIELD NOTES  
October 26, 2000

BEING 40.556 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, City of Schertz (0.166 acre), Bexar County, Texas and also being out of a 119-acre tract described in Volume 1463, Page 190 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing south R.O.W. line of Lower Seguin Road for a corner of this tract, said point being N 59°44'32" E, 528.17 feet and S 85°30'00" E, 404.14 feet from the intersection of the southwest line of the above referenced 119-acre tract and the southeast R.O.W. line of Lower Seguin Road;

THENCE, S 85°30'00" E, (Ref. Brg.) 36.12 feet along said south R.O.W. line to an iron rod set in same for the most northerly corner of this tract;

THENCE, S 29°20'12" E, 1092.95 feet along the common line with a 34.335 acre tract, surveyed this day, to an iron rod set for an interior corner of this tract;

THENCE, S 60°07'17" W, 180.01 feet continuing along the common line with said 34.335 acre tract to an iron rod set for a corner of this tract;

THENCE, S 29°20'12" E, 1645.36 feet continuing along the common line with said 34.335 acre tract to an iron rod set for the most easterly corner of this tract;

THENCE, S 59°58'17" W, 116.85 feet along the common fence line a 5.058 acre tract described in Volume 1124, Page 225 of the Deed Records of Bexar County, Texas to an iron rod found for an angle point of this tract;

THENCE, S 60°06'39" W, along the common fence line with a 5.058 acre tract described in Volume 1227, Page 768 of the Deed Records of Bexar County, Texas passing an iron rod found for a corner of same at 729.75 feet and continuing along the common fence line with a 5.058 acre tract described in Volume 1163, Page 655 of the Deed Records of Bexar County, Texas a total distance of 928.77 feet to a fence corner post for the most southerly corner of this tract and the most southerly corner of said 119-acre tract;

THENCE, N 29°52'43" W, along the common line with the remaining portion of a 119-acre tract described in Volume 1897, Page 93 of the Deed Records of Bexar County, Texas passing a fence corner post for a corner of same at 52.36 feet and continuing along the common line with a 16.86 acre tract described in Volume 2975, Page 149 of the Deed Records of Bexar County, Texas passing an iron rod found for a corner of same at 1060.49 feet, and continuing along the common line of Lot 1 of Fey Subdivision as recorded in Volume 9539, Page 43 of the Deed and Plat Records of Bexar County, Texas passing an iron rod found for a corner of same at 1249.38 feet and continuing along the common line of Lot 2 of said Fey Subdivision passing an iron rod found for a corner of same at 1138.11 feet and continuing along the common line with a 3.00 acre tract described in Volume 6979, Page 1428 of the Real Property Records of Bexar County, Texas passing an iron rod found for a corner of same at 1626.73 feet and continuing along the common line with a 3.00 acre tract described in Volume 6870, Page 1173 of the Real Property Records of Bexar County, Texas a total distance of 1645.76 feet to an iron rod set in same for the most westerly corner of this tract;

THENCE, N 60°07'17" E, along the common line with a 12.754 acre tract, surveyed this day, passing an iron rod set for a corner of same at 414.80 feet and continuing along the common line of a 12.754 acre tract also surveyed this day, a total distance of 851.17 feet to an iron rod set for an interior corner of this tract;

THENCE, N 29°20'12" W, 1113.34 feet along the common line with said 12.754 acre tract to the POINT OF BEGINNING and containing 40.556 acres of land, more or less.

Note: Plat also prepared this day.

J. M. Butz, Jr.  
Registered Professional Land Surveyor  
No. 2024

FN00-185.C



Schedule 7-2

50429724.1

**Save and except any portion of the above-described property that was annexed by the City of Schertz, Texas pursuant to City of Schertz Ordinance No. 11-A-09.**

i

## SCHEDULE 8

### FERNANDEZ PROPERTY

The following three parcels of land:

1. Tract One - a 2.00 acre tract of land owned by Rosendo Zambrano Fernandez and Sally Fedor, which is more particularly described below.
2. Tract Two - a 38.611 acre tract of land owned by Rosendo Zambrano Fernandez, which is more particularly described below.
3. Tract Three - A 3.49 acre tract of land owned by Rosendo Zambrano, Sally Zambrano, and Yolanda Zambrano Fernandez, which is more particularly described below.

Tract One

A 2.00 ACRE TRACT OF LAND OUT OF A CALLED 40.611 ACRE TRACT (40.5604 ACRES PER FIELD) ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 7530, PAGE 972, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 40.611 ACRE TRACT BEING 4.208 ACRES OF LAND OUT OF THE WM. BRACKEN SURVEY NO. 65, 17.238 ACRES OF LAND OUT OF THE JULIAN DIAZ SURVEY NO. 66, AND 19.165 ACRES OF LAND OUT OF THE F. RODRIGUEZ SURVEY NO. 84, BEXAR COUNTY, TEXAS; SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" WHICH IS ATTACHED TO THIS INSTRUMENT AND MADE A PART OF IT BY REFERENCE FOR ALL PURPOSES.

TOGETHER WITH A 20' INGRESS AND EGRESS EASEMENT OUT OF A CALLED 40.611 ACRE TRACT (40.5604 ACRES PER FIELD) ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 7530, PAGE 972, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 40.611 ACRE TRACT BEING 4.208 ACRES OF LAND OUT OF THE WM. BRACKEN SURVEY NO. 65, 17.238 ACRES OF LAND OUT OF THE JULIAN DIAZ SURVEY NO. 66, AND 19.165 ACRES OF LAND OUT OF THE F. RODRIGUEZ SURVEY NO. 84, BEXAR COUNTY, TEXAS; SAID 20' INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" WHICH IS ATTACHED TO THIS INSTRUMENT AND MADE A PART OF IT BY REFERENCE FOR ALL PURPOSES.

**EXHIBIT "A"**

**PAGE 1 OF 2**

**LEGAL DESCRIPTION**

**BEING** a 2,000 acre tract out of a 40,611 acres of land more or less (40,5604 Acres field), recorded in Volume 7530, Page 972, Real Property Records of Bexar County, Texas, and being originally out of the Francisco Rodriguez Survey No. 84, Abstract No. 609, the William Bracken Survey No. 65, Abstract No. 48, the Julian Diaz Survey No. 66, Abstract No. 187, Bexar County, Texas, said 2,000 acre tract being more particularly described as follows:

**COMMENCING:** from a 1/2" iron pin found on the northwest right-of-way line of Lower Seguin Road (60 feet wide) for the south corner of said 40,611 acre tract and also being the most southerly eastern corner of a 15,792 acre tract of land recorded in Volume 2384, Page 392, Real Property Records of said County; said pin also being along said right-of-way line N.60°00'00"E, 350.15 feet from a 1/2" iron pin found for the south corner of said 15,792 acre tract;

**THENCE:** N.28°07'53"W., departing said right-of-way line along the common line of said 15,792 acre tract and said 40,611 acre tract, a distance of 1,717.94 feet (Call: N.28°19'W., 1,719.26 feet) to a 1/2" iron pin set (with a yellow cap marked "Dye Ent, SA Tx") for the west corner of said 40,611 acre tract, and N.74°43'50"E., into said 40,611 acre tract, a distance of 743.44 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Ent, SA Tx") for the west corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE:** N.62°56'22"E., a distance of 295.16 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Ent, SA Tx") for the north corner of the herein described tract;

**THENCE:** S.27°03'38"E., a distance of 295.16 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Ent, SA Tx") for the east corner of the herein described tract;

**THENCE:** S.62°56'22"W., a distance of 295.16 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Ent, SA Tx") for the south corner of the herein described tract;

**THENCE:** N.27°03'38"W., a distance of 295.16 feet to the **POINT OF BEGINNING** and containing 2,000 acres, more or less.

EXHIBIT "A"

PAGE 2 OF 2

TOGETHER WITH  
A 20' Ingress and Egress Easement

BEING a 20 feet wide Ingress and Egress Easement out of a called 40.611 acre tract (40.5604 acres per field) according to the Deed thereof recorded in Volume 7530, Page 972, Real Property Records of Bexar County, Texas; said 40.611 acre tract being 4.208 acres of land out of the Wm. Bracken Survey No. 65, 17.238 acres of land out of the Julian Diaz Survey No. 66, and 19.165 Acres of land out of the F. Rodriguez Survey No. 84 Bexar County, Texas; said 2.000 acre tract being more particularly described as follows:

COMMENCING: from a 1/2" iron pin found on the northwest right-of-way line of Lower Seguin Road (60 feet wide) for the south corner of said 40.611 acre tract and also being the most southerly eastern corner of a 15.792 acre tract of land recorded in Volume 2384, Page 392, Real Property Records of said County; said pin also being along said right-of-way line N.60°00'00"E., 350.15 feet from a 1/2" iron pin found for the south corner of said 15.792 acre tract;

THENCE: N.60°00'00"E., along said right-of-way line, a distance of 13.73 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: upon over and across said 40.611 acre tract the following 15 (fifteen) courses along the centerline of the herein described tract:

N.30°00'00"W., a distance of 12.96 feet to an angle point;  
N.17°39'21"E., a distance of 23.96 feet to an angle point;  
N.70°18'32"E., a distance of 126.69 feet to an angle point;  
N.60°25'56"E., a distance of 126.69.96 feet to an angle point;  
N.44°09'46"E., a distance of 56.41 feet to an angle point;  
N.05°36'32"E., a distance of 63.62 feet to an angle point;  
N.13°49'03"W., a distance of 409.75 feet to an angle point;  
~~N.16°21'49"W., a distance of 219.16 feet to an angle point;~~  
N.06°17'29"W., a distance of 168.91 feet to an angle point;  
N.03°28'23"E., a distance of 113.57 feet to an angle point;  
N.06°52'12"W., a distance of 128.58 feet to an angle point;  
N.02°05'05"W., a distance of 84.45 feet to an angle point;  
N.18°17'06"W., a distance of 56.60 feet to an angle point; and  
N.27°02'23"W., a distance of 295.00 feet to a point of termination of the herein described easement;

Tract Two:

Being a ~~38.5604 acre tract~~ described as:

A ~~40.5604 acre tract~~ of land out of a called ~~40.611 acre tract~~ of land, more or less, recorded in Volume 7530, Page 972, Real Property Records of Bexar County, Texas; said ~~40.611 acre tract~~ being 4.208 acres of land out of the Wm. Bracken Survey No. 65, 17.238 acres of land out of the Jullan Diaz Survey No. 66, and 19.165 Acres of land out of the F. Rodriguez Survey No. 84, Bexar County, Texas; said 2.000 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; SAVE AND EXCEPT

A 2.000 acre tract of land out of a called 40.611 acre tract (40.5604 acres per field notes) according to the Deed thereof recorded in Volume 7530, Page 972, Real Property Records of Bexar County, Texas; said 40.611 acre tract being 4.208 acres of land out of the Wm. Bracken Survey No. 65, 17.238 acres of land out of the Jullan Diaz Survey No. 66, and 19.165 Acres of land out of the F. Rodriguez Survey No. 84, Bexar County, Texas; said 2.000 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

*[ Continued on the following page ]*

EXHIBIT "A"  
PAGE 1 OF 2

LEGAL DESCRIPTION  
OF A  
38.560 ACRE TRACT  
(40.560 ACRES SAVE AND EXCEPT A 2.000 ACRE TRACT)

BEING a 40.5604 acre tract out of a 40.611 acres of land more or less (40.5604 Acres field), recorded in Volume 7530, Page 972, Real Property Records of Bexar County, Texas, and being originally out of the Francisco Rodriguez Survey No. 84, Abstract No. 609, the William Bracken Survey No. 65, Abstract No. 48, the Julian Diaz Survey No. 66, Abstract No. 187, Bexar County, Texas, said 38.560 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron pin found on the northwest right-of-way line of Lower Seguin Road (60 feet wide) for the south corner the herein described tract and said 40.611 acre tract and also being the most southerly eastern corner of a 15.792 acre tract of land recorded in Volume 2384, Page 392, Real Property Records of said County; said pin also being along said right-of-way line N:60°00'00"B., 350.15 feet from a 1/2" iron pin found for the south corner of said 15.792 acre tract;

**THENCE:** N.28°07'53"W., departing said right-of-way line along the common line of said 15.792 acre tract and said 40.611 acre tract, a distance of 1,717.94 feet (Called: N.28°19'W., 1,719.26 feet) to a 1/2" iron pin set (with a yellow cap marked "Dye Bnt, SA Tx") for the west corner of said 40.611 acre tract, said pin also being a reentrant corner of said 15.792 acre tract;

**THENCE:** N.60°30'56"E., with the common line between the said 15.792 acre and said 40.611 acre tract, passing at a distance of 1,224.90 feet a 1/2" iron pin found (with a yellow cap marked "Dye Bnt, SA Tx") for reference point on said common line and continuing for a total distance of 1,296.90 feet (Called: 60°20'00"E., 1,296.90 feet) to a point at the water's edge and West bank of the Cibolo Creek, for the Northernmost East corner of the 15.792 acre tract and the north corner of said 40.611 acre tract and the herein described tract;



EXHIBIT "A"

PAGE 2 OF 2

THENCE: S.58°44'00"W., with the southeast line of the said 40.611 acre tract, a distance of 482.03 feet (Called: S.58°44'W, 481.40 feet) to an iron pin found in the above mentioned northwest right-of-way line of the Lower Seguin Road;

THENCE: S.60°00'00"W., with said right-of-way line of the Lower Seguin Road, a distance of 367.23 feet to the POINT OF BEGINNING and containing 38.560 acres, more or less.

SAVE AND EXCEPT

A 2.000 acre tract out of a called 40.611 acre tract (40.5604 acres per field) according to the Deed thereof recorded in Volume 7530, Page 972, Real Property Records of Bexar County, Texas; said 40.611 acre tract being 4.208 acres of land out of the Win. Bracken Survey No. 65, 17.238 acres of land out of the Julian Diaz Survey No. 66, and 19.165 Acres of land out of the F. Rodriguez Survey No. 84 Bexar County, Texas; said 2.000 acre tract being more particularly described as follows:

COMMENCING: from a 1/2" iron pin found on the northwest right-of-way line of Lower Seguin Road (60 feet wide) for the south corner of said 40.611 acre tract and also being the most southerly eastern corner of a 15.792 acre tract of land recorded in Volume 2384, Page 392, Real Property Records of said County; said pin also being along said right-of-way line N.60°00'00"E., 350.15 feet from a 1/2" iron pin found for the south corner of said 15.792 acre tract;

THENCE: N.28°07'53"W., departing said right-of-way line along the common line of said 15.792 acre tract and said 40.611 acre tract, a distance of 1,717.94 feet (Call: N.28°19'W., 1,719.26 feet) to a 1/2" iron pin set (with a yellow cap marked "Dye Bnt, SA Tx") for the west corner of said 40.611 acre tract, and N.74°43'50"E., into said 40.611 acre tract, a distance of 743.44 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Bnt, SA Tx") for the west corner and POINT OF BEGINNING of the herein described tract;

THENCE: N.62°56'22"E., a distance of 295.16 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Bnt, SA Tx") for the north corner of the herein described tract;

THENCE: S.27°03'38"E., a distance of 295.16 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Bnt, SA Tx") for the east corner of the herein described tract;

THENCE: S.62°56'22"W., a distance of 295.16 feet to a 1/2" iron pin set (with a yellow cap marked "Dye Bnt, SA Tx") for the south corner of the herein described tract;

THENCE: N.27°03'38"W., a distance of 295.16 feet to the POINT OF BEGINNING and containing 2.000 acres, more or less.

Tract Three:

All that certain tract or parcel of land containing 52.00 acre tract In the Counties of Bexar and Guadalupe comprised of that certain tract called 3.49 in Bexar County, Texas out of the Julian Diaz Survey No. 66, Abstract 609, County Block 5066 described in conveyance from Walter F. Marx and Edgar Marx to Theodore Reinhard and wife, Margie Fay Reinhard recorded in Volume 4235, Page 1971, Official Public Records of Bexar County, Texas, and being a portion of that certain tract called 99.45 acre tract owned by Walter F. Marx and Edgar Marx and being a part of the Southwest portion of that certain tract called 97.2 acre tract described in conveyance from Albert Grobe and Emma Grobe, husband and wife, to Theodore Reinhard and wife, Margie Fay Reinhard, recorded in Volume 255, Page 540, Deed Records of Guadalupe County, Texas, in Guadalupe County, Texas, out of the Francisco Rodriguez Survey No. 84,

Said 52.00 acre tract, being more particularly described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron pin set in fence line on the Southeast line of said Reinhard 97.2 acre tract and same being the Northwest boundary line of Arthur Katt tract recorded in Volume 197, Page 316, Deed Records of Guadalupe County, Texas, for the most Easterly corner of this herein described tract; **BEING:** South 60 deg. 00 min. 00 sec., East, approximately 3860.20 feet from the East corner of said Reinhard 97.2 acre tract on the Southwest line of Hackerville Road;

**THENCE:** along with fence line on the Southeast line of said Reinhard 97.2 acre tract, to 1/2" iron pins set at the following courses and distances:  
South 60 deg. 00 min. 00 sec. West, 1878.61 feet to a 1/2" iron pin set at the West corner of Houston C. Cross 12.61 acre tract recorded In Volume 438, Page 547, Deed Records of Guadalupe County, Texas;  
South 29 deg. 46 min. 17 sec. East, 480.25 feet to a 1/2" iron pin set at the North corner of James Luttrell and Maxine Watts 1.71 acre tract recorded in Volume 394, Page 345, Deed Records of Guadalupe County, Texas;  
South 60 deg. 16 min. 56 sec. West, 329.46 feet to a 1/2" iron pin set at the West corner of said 1.71 acre tract;  
South 34 deg. 59 min. 18 sec. East, 250.96 feet a 1/2" iron pin set on the Northwest right-of-way line of Lower Seguin Road at the Southeast corner of said Reinhard 97.2 acre tract, for the Southeast corner of this herein described 48.51 acre tract;

**THENCE** along with fence line on the South line of this herein described tract and same being the Northwest right-of-way line of said Lower Seguin Road to 1/2" iron pin set, at the following courses and distances:  
South 59 deg. 40 min. 45 sec. West, 311.26 feet;  
North 84 deg. 17 min. 12 sec. West, 133.91 feet;  
South 89 deg. 29 min. 31 sec. West, 170.37 feet;  
North 79 deg. 58 min. 14 sec. West, 117.85 feet;

North 63 deg. 04 min. 40 sec. West, 155.06 feet;  
North 50 deg. 05 min. 41 sec. West, 97.52 feet;  
North 38 deg. 27 min. 42 sec. West, 98.36 feet;  
North 37 deg. 19 min. 28 sec. West, 276.34 feet;  
North 38 deg. 19 min. 55 sec. West, 164.04 feet;  
North 50 deg. 49 min. 06 sec. West, 100.84 feet;  
North 60 deg. 26 min. 09 sec. West, 114.32 feet to a 1/2" iron pin found on the North line of  
said Marx 99.45 acre tract and same being the Southeast boundary line of Terry E. and  
Nancy  
Alleman 38.61 acre tract recorded in Volume 6547, Page 55, Real Property Records of  
Bexar  
County, Texas, for the Northwest corner of this herein described 3.49 acre tract;

THENCE: North 60 deg. 00 min. 00 sec. East, a distance of 442.64 feet along with  
Northwest boundary line of said Marx 99.45 acre tract and same being the Southeast  
boundary line of said 38.61 acre tract to point in the centerline of Cibolo Creek, for a  
corner of this herein described tract;

THENCE: North 10 deg. 35 min. 00 sec. West, a distance of 95.29 feet along with centerline  
of said Cibolo Creek to a point at the South corner of Benjamin E. Schneider 59.19 acre  
tract, for a corner of this herein described tract;

THENCE: North 60 deg. 00 min. 00 sec. East, a distance of 2657.76 feet along with fence  
line on the Northwest boundary line of said Reinhard 97.2 acre tract and same being the  
Southeast boundary line of said Schneider 59.19 acre tract to a 1/2" iron pin set, for the  
North corner of this herein described tract;

THENCE: South 30 deg. 00 min. 00 sec. East, a distance of 545.35 feet across said 97.20  
acre tract to the POINT OF BEGINNING.

SCHEDULE 9

FEY I PROPERTY

FIELD NOTES describing 5.058 acres of land situated in a tract called 119 acres in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pin set for the east corner of this 5.058 acre tract and a re-entrant corner of the called 119 acre tract bears N 29° 59' 15" W 338.41' and S 59° 44' 49" W 314.54';

THENCE N 59° 44' 49" E 572.93' to an iron pin set for the north corner of this 5.058 acre tract;

THENCE S 29° 59' 15" E 327.31' to an iron pin set for the west corner of this 5.058 acre tract;

THENCE S 48° 27' 20" W 581.29' to an iron pin set for the south corner of this 5.058 acre tract;

THENCE N 29° 59' 15" W 441.81' to the PLACE OF BEGINNING and containing 5.058 acres of land,

There is hereby conveyed an easement for the purpose of ingress and egress on, over and across the following described property:

FIELD NOTES describing a 40.0' easement situated in a tract called 119 acres in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at the present southwest corner of the called 119 acre tract and situated in the northeast R.O.W. of F.M. 1518;

THENCE with the northeast R.O.W. of F.M. 1518 N 30° 16' 00" W 40.0';

THENCE with the southeast line of a 6.00 acre tract N 59° 44' 00" E at 730.0' the east corner of the 6.00 acre tract and in all 1398.13';

THENCE N 30° 16' 00" W 350.13' to an iron pin set;

THENCE N 48° 27' 20" E 260.02', S 41° 32' 40" E 40.0' and S 48° 27' 20" W 227.21';

THENCE S 30° 16' 00" E 357.32' to a point in the fenced southeast line of the called 119 acre tract;

THENCE with the fenced southeast line S 59° 44' 00" W 1438.13' to the PLACE OF BEGINNING.

## SCHEDULE 10

### FEY II PROPERTY

BEING 11.077 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas, and also being out of the remaining portion of a 119 acre tract described in Volume 1897, Page 93 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for the most northerly corner of this tract and a corner of the above referenced 119 acre tract, said point also being the most easterly corner of a 34.335 acre tract described in Volume 8664, Page 687 of the Real Property Records of Bexar County, Texas;

THENCE, S 30° 22' 24" E, 633.56 feet along the common fence line with a 194.101 acre tract described in Volume 5813, Page 450 of the Real Property Records of Bexar County, Texas, to an iron rod set in same for the most easterly corner of the tract;

THENCE, S 59° 37' 36" W, 400.29 feet along the common line with an 12.532 acre tract, surveyed this day, to an iron rod set for an angle point of this tract;

THENCE, S 54° 28' 25" W, 638.73 feet along the common line with said 12.532 acre tract to an iron rod set for the most southerly corner of this tract, said point also being a corner of a 40' Road Easement described in Volume 1124, Page 225 of the Real Property Records of Bexar County, Texas;

THENCE, N 41° 35' 50" W, 40.00 feet along said easement line to an iron rod set in the common line with a 5.058 acre tract described in Volume 1124, Page 225 of the Real Property Records of Bexar County, Texas, for a corner of this tract;

THENCE, N 48° 24' 10" E, 323.06 feet along the common line with said 5.058 acre tract to an iron rod for an interior corner of this tract and the most easterly corner of said 5.058 acre tract;

THENCE, N 30° 14' 44" W, 586.99 feet along the common line with said 5.058 acre tract to an iron rod set in the common line with said 34.335 acre tract for the most westerly corner of this tract;

THENCE, N 59° 28' 57" E, 726.04 feet along the common line with said 34.335 acre tract to POINT OF BEGINNING and containing 11.077 acres of land, more or less.

## SCHEDULE 11

### FEY III PROPERTY

FIELD NOTES describing 5.058 acres of land situated in a tract called 119 acres in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93. County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pin set in the fenced northwest line of the called 119 acre tract and a re-entrant corner of the called 119 acre tract bears S 59° 44' 49" W 1281.46';

THENCE with a field fence S 29° 59' 15" E 586.99' to an iron pin set at a field fence corner and marking the east corner of this 5.058 acre tract;

THENCE with a fence S 48° 27' 20" W 361.35' to an iron pin set for the south corner of this 5.058 acre tract;

THENCE N 29° 59' 15" W 657.74' to an iron pin set in the fenced northwest line of the called 119 acre tract;

THENCE with the fenced northwest line of the called 119 acre tract N 59° 44' 49" E 354.02' to the PLACE OF BEGINNING and containing 5.058 acres of land.

There is hereby conveyed an easement for the purpose of ingress and egress on, over and across the following described property:

FIELD NOTES describing a 40.0' easement situated in a tract called 119 acre in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at the present southwest corner of the called 119 acre tract and situated in the northeast R.O.W. of F.M. 1518;

THENCE with the northeast R.O.W. of F.M. 1518 N 30° 16' 00" W 40.0';

THENCE with the southeast line of a 6.00 acre tract N 59° 44' 00" E at 730.0' the east corner of the 6.00 acre tract and in all 1398.13';

THENCE N 30° 16' 00" W 350.13' to an iron pin set;

THENCE N 48° 27' 20" E 260.02', S 41° 32' 40" E 40.0' and S 48° 27' 20" W 227.21';

THENCE S 30° 16' 00" E 357.32' to a point in the fenced southeast line of the called 119 acre tract;

THENCE with the fenced southeast line S 59° 44' 00" W 1438.13' to the PLACE OF BEGINNING.

FIELD NOTES describing 5.058 acre of land situated in a tract called 119 acre in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pin set in the fenced northwest line of the called 119 acre tract and a remnant corner of the called 119 acre tract bears S 59° 44' 49" W 314.54';

THENCE with the fenced northwest line of the called 119 acre tract N 59° 44' 49" E 612.9' to an iron pin set for the north corner of this 5.058 acre tract;

THENCE S 29° 59' 15" E 657.74' to an iron pin set;

THENCE S 48° 27' 20" W 40.79' to an iron pin set;

THENCE N 29° 59' 15" W 327.31' to an iron pin set at a remnant corner of this 5.058 acre tract;

THENCE S 59° 44' 49" W 872.93' to an iron pin set for the south corner of this 5.058 acre tract;

THENCE N 29° 59' 15" W 338.41' to the PLACE OF BEGINNING and containing 5.058 acre of land.

There is hereby conveyed an easement for the purpose of ingress and egress on, over and across the following described property:

FIELD NOTES describing a 40.0' easement situated in a tract called 119 acre in a conveyance to Monroe Hillert from Mrs. Bertha Hillert, Vol. 1897, page 93, County Block 5059, Julian Diaz Survey No. 66, A-187, Bexar County, Texas, and described by metes and bounds as follows:

BEGINNING at the present southwest corner of the of the called 119 acre tract and situated in the northwest R.O.W. of the F.M. 1518;

THENCE with the northeast R.O.W. of F.M. 1518 N 30° 16' 00" W 40.0';

THENCE with the southeast line of a 6.00 acre tract N 59° 44' 00" E at 730.0' the east corner of the 6.00 acre tract and in all 1398.13';

THENCE N 30° 16' 00" W 350.13' to an iron pin set;

THENCE N 48° 27' 20" E 260.02', S 41° 32' 40" E 40.0' and S 48° 27' 20" W 227.21';

THENCE S 30° 16' 00" E 357.32' to a point in the fenced southeast line of the called 119 acre tract;

THENCE with the fenced southeast line S 59° 44' 00" W 1438.13' to the PLACE OF BEGINNING.

## SCHEDULE 12

### FEY IV PROPERTY

BEING 12.532 acres of land, more or less, out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059, Bexar County, Texas, and also being out of the remaining portion of a 119 acre tract described in Volume 1897, Page 93 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pipe found for the most easterly corner of this tract and the most easterly corner of the above referenced 119 acre tract, said point also being the most northerly corner of an 11.30 acre tract described as "Tract 22" in Volume 8765, Page 1139 of the Real Property Records of Bexar County, Texas;

THENCE, S 59° 36' 01" W, 734.09 feet along the common fence line with said 11.30 acre tract to an iron pipe found for an angle point of this tract and the most westerly corner of said 11.30 acre tract;

THENCE, S 59° 57' 17" W, 515.06 feet along the common fence line with a 6.08 acre tract described in Volume 8423, Page 1322 of the Real Property Records of Bexar County, Texas, to an iron pipe found for an angle point of this tract and the most westerly corner of said 6.08 acre tract;

THENCE, S 59° 43' 31" W, 10.60 feet along the common fence line with a 9.08 acre tract described in Volume 7223, Page 1302 of the Real Property Records of Bexar County, Texas, to an iron rod set in same for the most southerly corner of this tract;

THENCE, along the common line with a 40' Road Easement described in Volume 1124, Page 225 of the Real Property Records of Bexar County, Texas as follows:

N 30° 16' 29" W, 358.14 feet to an iron rod set for a corner of this tract,  
N 48° 22' 58" E, 188.75 feet to an iron rod set for an angle point of this tract, and  
N 48° 24' 10" E, 38.29 feet to an iron rod set for an angle point of this tract;

THENCE, N 54° 28' 25" E, 638.73 feet along the common line with an 11.077 acre tract, surveyed this day, to an iron rod set for an angle point of this tract;

THENCE, N 59° 37' 36" E, 400.29 feet along the common with said 11.077 acre tract to an iron rod set in the common fence line with a 194.101 acre tract described in Volume 5813, Page 450 of the Real Property Records of Bexar County, Texas, for the most northerly corner of this tract;

THENCE, S 30° 22' 24" E, 462.39 feet along the common fence line with said 194.101 acre tract to the POINT OF BEGINNING and containing 12.532 acres of land, more or less.



SCHEDULE 13

FEY V PROPERTY



*Ace Surveying, Inc.*

RHONDA K. BUTLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #5409

P. O. BOX 597,  
DEVINE, TEXAS 78016  
Phone: 830-334-7264  
Fax: 830-665-5796

Email: [acesurveying@sbcbglobal.net](mailto:acesurveying@sbcbglobal.net)

TRACT A  
3.768 ACRES  
BEXAR COUNTY, TEXAS

A field note description of a 3.768 acre tract of land situated in Bexar County, Texas, out of the Julian Diaz Survey 66, Abstract 187, being out of and a part of a 119 acre tract of land described in deed recorded in Volume 1897, Page 93 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are 1/2" rebar with a pink plastic cap stamped "RKB 5409")

Beginning at an iron pin found for the south corner of the herein described tract and the west corner of a 4.000 acre tract of land described in deed recorded in Volume 14704, Page 176 of the Official Public Records of Bexar County, Texas, in the northeast right-of-way line of F. M. Highway 1518;

Thence N 30°22'22" W, 323.74 feet along the southwest line of the herein described tract and the northeast right-of-way line of said F. M. Highway 1518 to an iron pin found for the west corner of the herein described tract and the most westerly south corner of a 3.889 acre tract of land described in deed recorded in Volume 12747, Page 2445 of the Official Public Records of Bexar County, Texas;

Thence N 61°15'03" E, 628.19 feet along the northwest line of the herein described tract and a southeast line of said 3.889 acre tract to an iron pin set for the north corner of the herein described tract and the northwest corner of a 0.990 of an acre tract of land this day surveyed and known as Tract B;

Thence S 14°51'19" W, 198.49 feet along an interior line of the herein described tract and the west line of said Tract B to an iron pin set for the re-entrant corner of the herein described tract and the west corner of said Tract B;

Thence S 28°47'18" E, 166.59 feet along the northeast line of the herein described tract and the southwest line of said Tract B to an iron pin set for the east corner of the herein described tract and the south corner of said Tract B, in the northwest line of aforesaid 4.000 acre tract;

Thence S 59°40' 23" W, 482.42 feet along the southeast line of the herein described tract and the northwest line of said 4.000 acre tract to the place of beginning and containing 3.768 acres of land according to a survey made on the ground on July 7, 2011 by Ace Surveying, Inc.

Rhonda K. Butler  
Registered Professional  
Land Surveyor #5409  
File: GT Strain\_Gerald  
Corresponding Drawing Prepared





*Ace Surveying, Inc.*

RHONDA K. BUTLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #5409

P. O. BOX 597  
DEVINE, TEXAS 78016

Phone: 830-334-7264

Fax: 830-665-5796

Email: [acesurveying@sbcglobal.net](mailto:acesurveying@sbcglobal.net)

TRACT B  
0.990 OF AN ACRE  
BEXAR COUNTY, TEXAS

A field note description of a 0.990 of an acre tract of land situated in Bexar County, Texas, out of the Julian Diaz Survey 66, Abstract 187, being out of and a part of a 119 acre tract of land described in deed recorded in Volume 1897, Page 93 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are 1/2" rebar with a pink plastic cap stamped "RKB 5409")

Beginning at an iron pin found for the north corner of the herein described tract and a re-entrant corner of a 3.889 acre tract of land described in deed recorded in Volume 12747, Page 2445 of the Official Public Records of Bexar County, Texas;

Thence S 29°01'22" E, 305.57 feet along the northeast line of the herein described tract and an interior line of said 3.889 acre tract to an iron pin found for the east corner of the herein described tract and the most easterly south corner of said 3.889 acre tract, in the northwest line of a 4.000 acre tract of land described in deed recorded in Volume 14704, Page 176 of the Official Public Records of Bexar County, Texas;

Thence S 59°40'23" W, 172.65 feet along the southeast line of the herein described tract and the northwest line of said 4.000 acre tract to an iron pin set for the south corner of the herein described tract and the east corner of a 3.768 acre tract of land this day surveyed and known as Tract A;

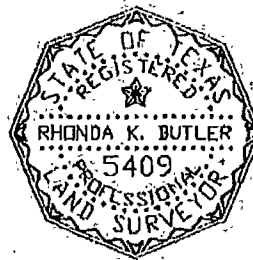
Thence N 28°47'18" W, 166.59 feet along the southwest line of the herein described tract and the northeast line of said Tract A to an iron pin set for the west corner of the herein described tract and the re-entrant corner of said Tract A;

Thence N 14°51'19" E, 198.49 feet along the west line of the herein described tract and an interior line of said Tract A to an iron pin set for the northwest corner of the herein described tract and the north corner of said Tract A, in a southeast line of aforesaid 3.889 acre tract;

Thence N 61°15'03" E, 34.35 feet along the northwest line of the herein described tract and the southeast line of said 3.889 acre tract to the place of beginning and containing 0.990 of an acre of land according to a survey made on the ground on July 7, 2011 by Ace Surveying, Inc.



Rhonda K. Butler  
Registered Professional  
Land Surveyor #5409  
File: GT Strain\_Gerald  
Corresponding Drawing Prepared



## SCHEDULE 14

### FISCHER PROPERTY

Being 8.132 acres of land, more or less, out of the Julian Diaz Survey No. 66 and also being out of a 93.45 acre tract of land described in Volume 2243, Page 712 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin found at a fence corner post for the most southwesterly corner of this tract, said point also being the most southwesterly corner of the above referenced 93.45 acre tract;

THENCE N 29 degrees 33' 06" W, 1,262.86 feet along the southwest fence line of said 93.45 acre tract to an iron pin set at a fence corner post in the southeast R.O.W. line of Lower Seguin Road for the most northwesterly corner of this tract;

THENCE along said southeast R.O.W. line N. 60 degrees 00' 00" E, 309.82 feet to an iron pin set in same for the most northeasterly corner of this tract;

THENCE along the northeast line of this tract as follows:

8. 29 degrees 32' 31" E, 641.52 feet to an iron pin;

9. 24 degrees 55' 42" W, 75.21 feet to an iron pin;

9. 29 degrees 24' 15" E, 580.05 feet to an iron pin set in the southeast fence line of said 93.45 acre tract for the most southeasterly corner of this tract;

THENCE S 60 degrees 26' 37" W, 246.98 feet along said fence line to the PLACE OF BEGINNING and containing 8.132 acres of land, more or less and all of the improvements located on said property.

# SCHEDULE 15

## FLUITT PROPERTY

All that certain tract or parcel of land containing 21.58 acres in Bexar County, Texas, out of the Julian Diaz Survey No. 86, Abstract 187, County Block 3059, being the same tract called 24.466 acres described in Contract of Sale and Purchase between the Veterans Land Board of The State of Texas and Christopher Scaparra, of record in Volume 2428, Page 745, Real Property Records of Bexar County, Texas.

Said 21.58 acre tract, being more particularly described by meter and bounds as follows:

- BEGINNING:** At a 1/2" Iron pin found on the South boundary line of Lower Seguin Road, (a county road), at the North corner of Rudy Asher, 15.00 acre tract described in Volume 6107, Page 406-409, Real Property Records of Bexar County, Texas, for the Northwest corner of this herein described tract;
- THENCE:** along with the common line of said Lower Seguin Road and same being the Northwest boundary line of this herein described tract, South 88 deg. 34 min. 47 sec. East, 52.60 feet (Deed Call - South 85 deg. 56 min. East, 52.8 feet) to a 1/2 inch iron pin found and North 60 deg. 04 min. 46 sec. East, 293.22 feet (Deed Call - North 59 deg. 44 min. East, 291.2 feet) to a 1/2 inch iron pin found at the West corner of Joy Lee Rutlman, 17.99 acre tract, for the North corner of this herein described tract;
- THENCE:** South 30 deg. 08 min. 00 sec. East, (Byed Recorded Deed Bearing) 1255.04 feet (Deed Call - South 30 deg. 08 min. East, 1255.0 feet) along with the Southwest boundary line of said Rutlman, 17.99 acre tract to a 1/2 inch diameter iron pin found on the Northwest boundary line of Joe Frazier Brown, 190.30 acre tract, of record in Volume 3357, Page 341, Deed Records of Bexar County, Texas, at the South corner of said Rutlman 17.99 acre tract, for the East corner of this herein described tract;
- THENCE:** South 60 deg. 00 min. 40 sec. West, 1098.48 feet (Deed Call - South 60 deg. 00 min. West, 1094.2 feet) along with fence line on the Northwest boundary line of said Brown, 190.30 acre tract, to a 1/2 inch iron pin found on the Northeast boundary line of Ika Beck, 117.00 acre tract at the West corner of said Brown, 190.30 acre tract, for the South corner of this herein described tract;
- THENCE:** North 29 deg. 58 min. 37 sec. West, 655.26 feet (Deed Call - North 30 deg. 04 min. West, 654.89 feet) along with fence line on the Northeast boundary line of said Beck, 117.00 acre tract to a 1/2 inch iron pin found at the South corner of said Asher, 15.00 acre tract, for the West corner of this herein described tract;
- THENCE:** North 59 deg. 56 min. 00 sec. East, 704.44 feet (Deed Call - North 59 deg. 56 min. East, 704.45 feet) along with fence line to a 1/2 inch iron pin found next to fence corner post, a corner of this herein described tract;
- THENCE:** North 25 deg. 12 min. 00 sec. West, 628.52 feet (Deed Call - North 25 deg. 12 min. West, 629.67 feet) along with fence line to the POINT OF BEGINNING.

Save and Except the following described property:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES IN BEXAR COUNTY, TEXAS, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK 5059, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 21.58 ACRES DESCRIBED IN WARRANTY DEED WIT VENDOR'S TO SUE N. FLUITT, A MARRIED PERSON NOT JOINED HEREIN BY SPOUSE, RECORDED IN VOLUME 8472, PAGE 1941, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING: AT A 1/2" IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD, AT THE NORTHWEST CORNER OF SAID 21.58 ACRE TRACT AND SAME THE NORTHEAST CORNER OF RUDY ASHER 15.00 ACRE TRACT RECORDED IN VOLUME 6107 PAGE 406-409, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;**

**THENCE: ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOWER SEGUIN ROAD AND THE NORTH LINE OF SAID 21.58 ACRE TRACT AS FOLLOWS:  
SOUTH 88 DEG. 54 MIN. 47 SEC. EAST; 52.60 FEET TO A 1/2" IRON PIN FOUND;  
NORTH 60 DEG. 04 MIN. 46 SEC. EAST; 104.98 FEET TO A 1/2" IRON PIN SET;**

**THENCE: SOUTH 23 DEG. 37 MIN. 55 SEC. EAST; A DISTANCE OF 602.57 FEET INTO SAID 21.58 ACRE TRACT TO A 1/2" IRON PIN SET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;**

**THENCE: SOUTH 59 DEG. 56 MIN. 00 SEC. WEST; A DISTANCE OF 135.79 FEET TO A 1/2" IRON PIN FOUND AT AN INTERIOR CORNER OF SAID 21.58 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;**

**THENCE: NORTH 25 DEG. 12 MIN. 00 SEC. WEST; (BEARING BASIS-VOLUME 8472 PAGE 1941, REAL PROPERTY RECORDS) A DISTANCE OF 628.52 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.**

**A.P.N. 05059-000-0101**

**SCHEDULE 16**

**FRIESENHAHN PROPERTY**

BEING 76.365 acres of land, more or less; being approximately 67.210 acres out of the Julian Diaz Survey No. 66, Abstract 187, County Block 5059 and approximately 9.155 acres out of the F. Rodriguez Survey No. 84, Abstract 609, County Block 5066, Bexar County, Texas of which approximately 16.24 acres are in the City of Schertz, Bexar County, Texas; and also being out of a 93.45 acre tract described in Volume 2243, Page 712 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the common line with a 194.101 acre tract described in Volume 5813, Page 450 of the Deed Records of Bexar County, Texas for the most southwesterly corner of this tract, and the most southeasterly corner of an 8.132 acre tract described in Volume 4704, Page 497 of the Real Property Records of Bexar County, Texas, said point also being N 60°26'37" E, 246.98 feet from the most southwesterly corner of the above referenced 93.45 acre tract;

THENCE, N 29°24'15" W, 580.05 feet along the common line with said 8.132 acre tract to an iron rod found for an angle point of this tract;

THENCE, N 24°55'41" E, 75.21 feet along the common line with said 8.132 acre tract to an iron rod found for an angle point of this tract;

THENCE, N 29°32'31" W, 188.62 feet along the common line with said 8.132 acre tract to an iron rod found in same for a corner of this tract;

THENCE, N 60°40'44" E, 525.43 feet along the common line with a 5.500 acre tract described in Volume 5995, Page 216 of the Real Property Records of Bexar County, Texas to an iron rod found for an interior corner of this tract;

THENCE, N 29°33'06" W, 459.12 feet along the common line with said 5.500 acre tract to an iron rod found in the existing southeast R.O.W. line of Lower Seguin Road for a corner of this tract;

THENCE, N 60°00'00" E, (Ref. Brg.) 303.71 feet along said southeast R.O.W. line to an iron rod found for an angle point of this tract and the most northeasterly corner of a 25.00 acre tract described in Volume 4704, Page 507 of the Real Property Records of Bexar County, Texas;

THENCE, N 59°55'23" E, 1718.35 feet along said southeast R.O.W. line to a 4" iron pipe found in same for the most northeasterly corner of this tract;

THENCE, along the existing south R.O.W. line of Lower Seguin Road as follows:

S 69°06'25" E, 69.59 feet to an iron rod set,

S 51°40'11" E, 94.35 feet to an iron rod set,

S 39°13'44" E, 157.35 feet to an iron rod set,

S 38°10'16" E, 276.28 feet to an iron rod set,

S 39°11'47" E, 105.22 feet to an iron rod set,

S 51°04'29" E, 110.45 feet to an iron rod set, and

S 63°58'04" E, 161.89 feet to an iron set at the bank of the Cibolo Creek for a corner of this tract;

THENCE, along the bank of the Cibolo Creek as follows:

S 74°05'19" E, 122.76 feet,

S 60°43'36" E, 102.18 feet,

S 31°51'06" E, 79.55 feet,

S 31°52'19" E, 54.47 feet, and

S 06°32'01" E, 75.02 feet to a point in same for the most southeasterly corner of this tract;

THENCE, S 60°26'37" W, along the common line with said 194.101 acre tract, passing an iron rod set in same at 198.95 feet and continuing a total distance of 3022.54 feet to the POINT OF BEGINNING and containing 76.365 acres of land, more or less.



## SCHEDULE 17

### HAECKER PROPERTY

S. CRAIG HOLLMIG, INC.  
CONSULTING ENGINEERS & SURVEYORS  
410 N. SEQUIN STREET  
NEW Braunfels, TEXAS 78130-4088

TEXAS SOCIETY OF PROFESSIONAL ENGINEERS  
AMERICAN SOCIETY OF CIVIL ENGINEERS

TEXAS SURVEYORS ASSOCIATION  
TELEPHONE (817) 423-8384

WATER SYSTEMS • SEWER SYSTEMS • SUBDIVISIONS • LAND PLANNING • STREETS • DRAINAGE • SURVEYING

#### REVISED FIELD NOTES FOR

A 62.970 acre tract of land out of the E. Gortari Survey No. 2, and also being the same tract of land, called 63 acres, described in the Office of the County Clerk of Bexar County, Texas, under File #23711, said 62.970 acre tract being more particularly described as follows:

BEGINNING: At an iron pin found on the Southwest line of Trainer-Haile Road, said point being N 36° 01' 19" W 3983.22 feet from the intersection of the Southwest line of Trainer-Haile Road with the Northwest line of Interstate Highway No. 10, said point being the Southeast corner of the above referenced tract, for the Southeast corner of this tract;

THENCE: Leaving said Road, partially with fence, S 59° 59' 33" W 6,285.84 feet to a corner post for the Southwest corner of this tract, said point also being the Southwest corner of the above referenced tract;

THENCE: Partially with fence and the West line of the above referenced 63 acre tract, N 29° 07' 47" W 437.58 feet to a point, said point being the Northwest corner of the above referenced tract, for the Northwest corner of this tract;

THENCE: Partially with fence, N 60° 00' 00" E 6,248.77 feet to an iron pin found on the Southwest line of Trainer-Haile Road, for the Northeast corner of this tract, said point also being the occupational Northeast corner of the above referenced 63 acre tract;

THENCE: With the Southwest line of said Road, S 40° 04' 00" E 144.58 feet to an iron pin found and S 31° 00' 07" E 294.42 feet to the Point of Beginning and containing 62.970 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, November 11, 1983.



  
S. Craig Hollmig  
Registered Public Surveyor

**SCHEDULE 18**  
**HART PROPERTY**

A 12.748 acre tract of land situated in Bexar County, Texas and being out of the Julian Survey No. 66, Abstract No. 187, County Block 5059 and being the same 12.754 acres of land recorded in Volume 11199, Page 2215 of the Official Public Records of Bexar County, Texas.

SCHEDULE 19

HERRERA PROPERTY

All that certain tract and parcel of land conveyed to Herman Schmoekel by Elbert R. Jandt, Trustee on December the 2nd, 1952 and which conveyance is recorded in Volume 3267, Page 504-506 of the Deed Records of Bexar County, Texas and which is described by metes and bounds as follows:

**FIRST TRACT:** Being 69.4 acres of land out of the E. Gortari League, and being the S. E. half of the tract of land conveyed by Dorothea Stapper, et al, to Fritz and Rudolph Radeleff by deed dated the 9th day of October, A.D. 1912, and recorded in the Deed Records of Bexar County, Texas, in Volume 414, pages 426-8 and more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a corner of fence on the East line of the Ed. Stapper land, said corner of fence being the S. W. corner of the tract of land conveyed by Dorothea Stapper, et al, to Fritz and Rudolph Radeleff for the S. W. corner of the tract herein described;

**THENCE** North 11 deg. and 4 min. West with line of fence on the East line of the Ed. Stapper tract and on the West line of the tract of land conveyed by Dorothea Stapper, et al, to Fritz and Rudolph Radeleff 484 feet (174.24 vrs.) to a stake for N. W. corner;

**THENCE** North 59 deg. and 59 min. East 6342.2 feet (2283.23 vrs.) to a stake on line of fence on the S. W. side of the Trainer-Haile Road; for N. E. corner;

**THENCE** South 73 deg. and 26 min. East 245.1 feet (88.24 vrs.), south 70 deg. and 59 min. East 341.9 feet (123.08 vrs.) and South 30 deg. East 20 feet (7.2 vrs.) to a corner of fence, the N. E. corner of the G. W. Stapper tract and on the S. W. side of the Trainer-Haile Road, for S. E. corner;

THENCE South 60 deg. West with line of fence on the North line of the G. W. Stapper land and on the South line of the land conveyed by Dorothea Stapper, et al, to Fritz and Rudolph Radeleff, 6892 feet (2481.12 vrs.) to the place of beginning.

**SECOND TRACT:** All that certain tract or parcel of land, lying and being in the County of Bexar and State of Texas, and a part of the E. Gortari Survey No. 2, and a part of One Hundred Twenty-nine (129) acre tract, known as subdivision No. 4, on the map of the land, owned by the Estate of William Theo. Stapper, and which was conveyed to Edward Stapper by deed from Robert A. Stapper dated June 13, 1912, and which said deed is duly recorded in the Records of Bexar County, Texas, in Volume 403, pages 311-13. The land called Second Tract being twenty (20) acres, and is more fully described the following metes and bounds;

**BEGINNING** at the Northeast corner of said subdivision No. 4;

THENCE South 30 deg. East with the East line of said subdivision No. 4, 330 varas, to its Southeast corner;

THENCE South 60 deg. West with the South line of said subdivision No. 4, 342 varas to a stake;

THENCE North 30 deg. West 330 varas to stake in fence, on the South line of said subdivision No. 4;

THENCE North 60 deg. East with North line of said subdivision No. 4, 342 varas, to the place of beginning;

And being the same property more fully described in Warranty Deed with Vendor's Lien dated the 10th day of January, 1956, from Herman Schmoekel to Clarence Schmoekel and Adeline Schmoekel, as recorded under clerk's file no. 21476, in Volume 3813, Pages 72-74, of the Bexar County, Texas Deed Records, said deed and its record reference is incorporated herein and made a part hereof for all purposes.

**LESS, SAVE AND EXCEPT:** Any part or portions conveyed by Clarence Schmoekel and Adeline Schmoekel for county roadway widening.

SCHEDULE 20

HOLTZ PROPERTY

A 194.101 acre tract of land, more or less, out of the JULIAN DIAZ O.S. 66, A-187, C.B. 5059, and out of the F. RODRIGUEZ O.S. 84, A-609, C.B. 5066, Bexar County, Texas, and being the same land described in that certain Warranty Deed from ELEANOR RICHARDSON, a feme sole, to JOE FRAZIER BROWN, dated August 22, 1967, and recorded in Volume 5813, Page 450, Deed Records of Bexar County, Texas.

SCHEDULE 21

HULETT PROPERTY

BRING 100.939 acres of land, more or less, out of the Eligio Gortari Survey No. 2, Abstract 5, County Block 5193, Bexar County, Texas and being comprised of approximately 98 acres out of a 100.00 acre tract and approximately 2.939 acres originally being a 20' Ingress-Egress Easement, both described in Volume 1427, Page 76 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron pipe found in the existing west R.O.W. line of Trainer-Hale Road for the southeast corner of this tract and the southeast corner of the above referenced 100.00 acre tract, said point also being the northeast corner of a 101.23 acre tract described in Volume 7729, Page 109 of the Deed Records of Bexar County, Texas;

THENCE, S 60°18'24" W, (Ref. Brg.) 6276.28 feet along the common line with said 101.23 acre tract to an iron pipe found in an existing fence line for the southwest corner of this tract and the southwest corner of said 100.00 acre tract;

THENCE, N 30°19'16" W, along the common line with a 57.00 acre tract described in Volume 7370, Page 941 of the Real Property Records of Bexar County, Texas crossing the approximate center line of Woman Hollering Creek at 105.70 feet and continuing a total distance of 236.29 feet to an iron pipe found for the a corner of this tract and the northeast corner of said 57.00 acre tract;

THENCE, S 60°01'21" W, 17.56 feet along the common line with said 57.00 acre tract to an iron pin set in same for a corner of this tract and the southeast corner of a 20 acre tract described in Volume 6795, Page 1895 of the Real Property Records of Bexar County, Texas;

THENCE, N 30°19'16" W, 475.38 feet along the common line with said 20 acre tract and the west line of said 20' Ingress-Egress Easement to an iron pin set at a fence corner post for the northwest corner of this tract;

THENCE, N 60°16'12" E, 5867.44 feet along the common line with the north line of said 20' Ingress-Egress Easement and the south line of a 62.970 acre tract described in Volume 3003, Page 575 of the Real Property Records of Bexar County, Texas to an iron pin set in same for a corner of this tract;

THENCE, S 31°02'13" E, 207.79 feet along the common line with a 2.00 acre tract described in Volume 1179, Page 932 of the Real Property Records of Bexar County, Texas to an iron pin set for an interior corner of this tract;

THENCE, N 60°16'12" E, 417.42 feet along the common line with said 2.00 acre tract to an iron pin set in the existing west R.O.W. line of Trainer-Hale Road for northeast corner of this tract;

THENCE, S 31°02'13" E, 507.96 feet along said west R.O.W. line to the POINT OF BEGINNING and containing 100.939 acres of land, more or less.

BEING 11.000 acres of land, more or less, out of the Eligio Gortari Survey No. 2, Abstract 5, County Block 5193, Bexar County, Texas and also being out of a 100.939 acre tract described in Volume 7849, Page 1553 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the north line of an existing 30' Ingress-Egress Easement described in Volume 7849, Page 1553 of the Real Property Records of Bexar County, Texas for the most southeasterly corner of this tract, said point being S 60°18'24" W, 669.83 feet and N 31°02'13" W, 30.01 feet from an iron pipe found in the existing west R.O.W. line of Trainer-Hale Road for the most southeasterly corner of the above referenced 100.939 acre tract;

THENCE, S 60°18'24" W, (Ref. Brg.) 1004.37 feet along the north line of said 30' Ingress-Egress Easement to an iron rod set in same for the most southwesterly corner of this tract;

THENCE, N 31°02'13" W, 476.88 feet into said 100.939 acre tract to an iron rod set for the most northwesterly corner of this tract;

THENCE, N 60°16'12" E, 1004.36 feet to an iron rod set for the most northeasterly corner of this tract;

THENCE, S 31°02'13" E, 477.53 feet to the POINT OF BEGINNING and containing 11.000 acres of land, more or less.

SCHEDULE 22

JACOBSON PROPERTY

A Tract of land containing 9.47 acres of land, more or less situated in the Julian Bias Survey, Abstract 187, in Bexar County, Texas, said 9.47 acre tract is part of a tract called 848.82 acres in subdivision from OSCAR GERTH to NAN BENKE by deed recorded in Volume 3137, Page 35, Deed Records of Bexar County, Texas, and is described by metes and bounds as follows:

BEGINNING at the west corner of the tract herein described, said corner being in the northeast right-of-way line of Farm-to-Market Road Number 1518 and situated S 29° 03' E 290.0 feet from the west corner of the parent tract;

THENCE N 60° 32' E 1292.1 feet;

THENCE S 396.4 feet;

THENCE S 60° 32' N 1098.4 feet to the northeast right-of-way line of Farm-to-Market Road Number 1518;

THENCE with fence along said line, N 29° 15' W 345.0 feet to the PLACE OF BEGINNING, all corners of the tract herein described being marked with iron stakes.



**KRUEGER PROPERTY**

- Any moralist must first establish the right of one of the parties to property because of race is a valid and enforceable claim under the state laws.

**SCHEDULE 24**

**LINDORFER PROPERTY**

**A 15.977 acre tract (called 15.998 acres) out of a 19.998 acre tract, situated in the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, being all of the 19.998 acre tract save and except a tract containing 4.00 acres recorded in Volume 1063, Page 551, Real Property Records, Bexar County, Texas, said 15.977 acre tract (called 15.998 acres) being more fully described by metes and bounds in Exhibit "A" which is attached hereto and made a part hereof for all purposes.**

*[ Continued on the following page ]*

EXHIBIT "A"

Date : October 13, 1999

Project No: 7444.00

**FIELDNOTES DESCRIBING A 15.977 ACRE TRACT**

Fieldnotes describing a 15.977 acre tract (called 15.998 acres) out of a 19.998 acre tract, situated in the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, being all of the 19.998 acre tract save and except a tract containing 4.00 acres recorded in Volume 1063, Page 551, Real Property Records, Bexar County, Texas;

**BEGINNING** at a 1/2" rebar found at a fence corner in the southeast right-of-way line of Lower Seguin Road at the west corner of this tract and the north corner of a 2.005 acre tract recorded in Volume 6653, Page 1704, Real Property Records, Bexar County, Texas, situated for reference approximately N 59°55' E, 957.3 feet; S 85°16' E, 2721.5 feet and N 59°44' E, 1124.0 feet from the flare corner of the south right-of-way of Lower Seguin Road into the east right-of-way line of F.M. 1518;

**THENCE**, N 59°44'00" E, 551.46 feet with the southeast right-of-way line of Lower Seguin Road to a 1/2" rebar found at a fence corner for north corner of this tract and the west corner of a 0.55 acre tract recorded in Volume 743, Page 503, Deed Records, Bexar County, Texas;

**THENCE**, S 30°33'27" E, 1261.41 feet with a fence to a 3/4" pipe set at a fence corner for the east corner of this tract in the northwest line of a 194.101 acre tract recorded in Volume 3357, Page 541, Deed Records, Bexar County, Texas;

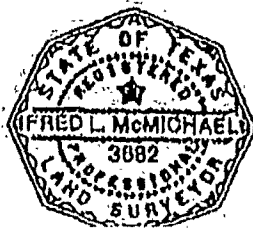
**THENCE**, S 59°31'27" W, 551.14 feet with a fence and the northwest line of the 194.101 acre tract to a 1/2" rebar found at the south corner of this tract and the east corner of a 2.003 acre tract recorded in Volume 6541, Page 812, Real Property Records, Bexar County, Texas;

**THENCE**, N 30°34'19" W, at 631.76 feet passing a 1/2" rebar found for the north corner of the 2.003 acre tract and the east corner of the 2.005 acre tract, in all 1263.42 feet to the **POINT OF BEGINNING** and containing 15.977 acres of land according to a survey made under my supervision.

Bearing reference is southeast line of Lower Seguin Road

Corresponding plat prepared.

7344TN.doc



*Fred McMichael*  
Fred McMichael, R.P.L.S. No. 3682

# SCHEDULE 25

## LUDWIG I PROPERTY

6.000 acres of land more or less out of the Julian Diaz O.S. No. 56, Abstract 187 and also being 6.000 acres of land out of the Monroe Hillert 119 acres, County Block 5059, Bexar County, Texas, said 119 acres being described in deed from Emil Hillert, et al to Monroe Hillert, dated February 12, 1942, recorded in Volume 1897, page 93 of the Deed Records of Bexar County, Texas. Said (6) acres being described as follows:

BEGINNING at an iron pin set for the Northwest corner of this tract of land and from which the intersection of the south right-of-way line the lower Seguin Road with the East right-of-way line of P.H. Hwy. 1518, bears northwesterly a distance of 2741.57 feet; and also from which the most southerly corner of the Monroe Hillert 119 acre tract bears: S. 30° -16' E., a distance of 358.03 feet;

THENCE: N 59° -44' E., a distance of 730.00 feet to an iron pin set for the northeast corner of this tract of land;

THENCE: S 30° -16' E., a distance of 358.03 feet to an iron pin set for the southeast corner of this tract of land;

THENCE: S 59° -44' W., a distance of 730.00 feet to an iron pin set for the southwest corner of this tract of land;

THENCE N. 30° -16' W., a distance of 358.03 feet to an iron pin set for the northwest corner of this tract of land and also being the point of BEGINNING, and containing six (6.000) acres of land, more or less.

TRACT II: Being an ingress and egress easement appurtenant to Tract I as described in Deed recorded in Volume 1173, Page 64, Official Public Records of Real Property of Bexar County, Texas.

**SCHEDULE 26**

**LUDWIG II PROPERTY**

A tract of land lying and being situated in Bexar County, Texas, being four acres out of the William Bracken Survey No. 65 and 75.02 acres out of the William Bracken Survey No. 74, and described by metes and bounds as follows:

Beginning at a corner of fence on the S.E. side of the Schaefer Road N.59° 44' East 433 varas from the West Line of the William Bracken Survey No. 74, this corner of fence being also the N.E. corner of the Alwin Schulz Tract, for the N.W. corner of the tract herein described:

Thence N 59° 56' East with the S.E. side of Schaefer Road 691.5 varas to a stake, South 16° 33' East 3.7 varas from corner of fence being the N.W. corner of the Bruno Schulz tract, for the N.E. Corner;

Thence South 16° 33' East with fence on the West line of the Bruno Schulz tract 713.5 varas to a corner of fence on the N.W. line of the Adolph Weyel tract, for S.E. corner;

Thence South 500° 8' West with the fence on the N.W. Line of the Adolph Weyel tract 535.3 varas to a corner of fence, the S.E. corner of the Alwin Schulz tract for the S.W. corner;

Thence North 29° 52' west with fence on the N.E. line of the Alwin Schulz tract 784.8 varas to the place of beginning, containing 79.02 acres, being the same property conveyed to Walter Schultz in deed dated April 2, 1927 and filed of record in Volume 949, page 503, Deed Records of Bexar County, Texas.

**SCHEDULE 27**

**LUENSMANN PROPERTY**

One Hundred (100) acres of land more or less out of the E. Gortari Survey, Abstract No. 5, Certificate DV-1-B, County Block 5193 in Bexar County, Texas, more particularly described as follows:

**BEGINNING** at a corner of fence on the S.W. side of the Ware-Seguin Road, said corner being the N.E. corner of the Rudolph Radleff land for the S.E. corner of the tract herein described;

**THENCE** with fence on the S.W. side of said Road, north 66 deg. 50 min. West 52.2 Vrs. and North 29 deg. 50 min. West, 150.7 Vrs. to a point at turn in said road, for N.E. corner;

**THENCE** south 61 deg. West, with fence on the S.E. side of said road, 2889.9 Vrs. to an iron pipe for N.W. corner;

**THENCE** South 29 deg. East, 199.8 Vrs. To an iron pipe for S.W. corner;

**THENCE** North 60 deg. 51 Min. East, 1091.7 Vrs. North 60 deg. 40 Min. East 864 Vrs. and North 61 deg. East 968.4 Vrs. with the N.W. line of the Edward Stapper and Rudolph Radleff tracts to the place of beginning, containing 100 acres of land.

**LESS AND EXCEPT** all of that certain 3.317 acre tract conveyed to Bexar County, Texas by Warranty Deed dated April 6, 1979, more particularly described in the attached Exhibit "A".

**LESS AND EXCEPT** all of that certain 0.004 acre tract conveyed to Bexar County, Texas by Warranty Deed dated August 30, 1982, more particularly described in the attached Exhibit "B".

**LESS AND EXCEPT** all of that certain 2.50 acre tract conveyed to Charles O. Luensmann and Janice M. Luensmann by Deed of Gift dated November 21, 1986, more particularly described in the attached Exhibit "C".

## Exhibit "A"

All those certain tracts or parcels of land, situated in Bexar County, Texas out of the Eljio Gortari Survey No. 2, Abstract No. 5, County Block 5193 being a part of a 100 acre tract of land conveyed to Henry W. Luensmann and wife Helen Luensmann by Deeds dated 1 October 1951 and 7 June 1974 and recorded in Volume 3084, page 243 and Volume 7361, page 382 respectively of the Deed Records of Bexar County, Texas and being more particularly described in three parts as follows:

Part 1 - 3.267 acres of land out of the Luensmann 100 acre tract.

Beginning at a concrete monument found in the existing southeast line of Trainer Hale Road at a cut-off corner to the northeast line of Farm Road #1518.

Thence with the existing southeast line of Trainer Hale Road as follows:

N. 58° 52' 50" E. 3219.67 feet to an angle in said line.

N. 59° 23' 31" E. 1269.65 feet to an angle in said line.

N. 58° 52' 20" E. 852.12 feet to a point in the proposed southeast right of way line of Trainer Hale Road.

Thence with the proposed southeast right of way line of Trainer Hale Road as follows:

Southwesterly along the arc of a curve to the left having a radius of 2743.23 feet and a central angle of 04° 07' 49", a distance of 197.75 feet to the end of said curve.

S. 54° 41' 11" W. 20.53 feet to the beginning of a curve to the right.

Southwesterly along the arc of said curve to the right having a radius of 2711.88 feet and a central angle of 04° 16' 15", a distance of 202.14 feet to the end of said curve.

S. 59° 00' 26" W. 2700.50 feet to an angle point in said line.

S. 47° 41' 50" W. 107.98 feet to an angle point in said line.

S. 59° 00' 26" W. 2118.55 feet to a point on a proposed cut-off line.

Thence S. 13° 44' 21" W. 70.38 feet with said proposed cut-off line to a point on the northeast line of F.M. Road 1518;

Thence N. 31° 31' 45" W. 36.76 feet along the northeast line of F.M. Road 1518 to the place of Beginning and containing 3.267 acres of land, more or less.

Part 2, 0.029 of an acre of land out of the Luensmann 100 Acre Tract.

Beginning at the intersection of the existing south east right of way line of Trainer Hale Road with the existing south west right of way line of Trainer Hale Road at a 90° turn to the south east in Trainer Hale Road, said point being S 31° 03' E. 30.00 feet from Engineers Survey Line Station 79 +31.34 as staked on the ground.

Thence S 31° 07' 37" E. 50.00 feet with the existing south west right of way line of Trainer Hale Road to a point in the proposed south right of way line of Trainer Hale Road.

Thence N 76° 07' 49" W. 70.71 feet with the proposed south right of way line of Trainer Hale Road to a point in the existing south east right of way line of Trainer Hale Road.

## Exhibit "B"

All of that certain 0.004 acre tract or parcel of land situated in Bexar County, Texas, out of the E. Cortari Survey No. 2, Abstract 5, County Block 5193, and being part of a 100 acre tract conveyed to Henry W. Luensmann and wife Helen Luensmann by Deed dated October 1, 1951 and recorded in Volume 3084, page 243, Deed records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point at fence corner in the existing southeast right of way line of Ware-Seguin Road for the west corner of said 100 acre tract and this tract, said point being 18.68 feet right of and at 90° to the Engineers Survey Line Station 224 + 16.27.

Thence N 65° 21' 36" E. 15.71 feet along the existing southeast right of way line of Ware-Seguin Road to a concrete Highway monument found at an existing cut off line between Ware-Seguin Road and Farm to Market Road 1518.

Thence S 75° 04' 37" E. 11.69 feet along said cut off line to an iron pin set at its intersection with the proposed southeast right of way line of Ware-Seguin Road, for the east corner of this tract.

Thence S 59° 44' 27" W. 23.85 feet along the proposed southeast right of way line of Ware-Seguin Road to an iron pin set in fence line in the southwest line of said 100 acre tract, for the south corner of this tract.

Thence N 30° 26' 20" W. 9.83 feet with fence along the southwest line of said 100 acre tract to the place of beginning and containing 0.004 of an acre of land, more or less.

A plat showing the herein described tract of land is on file in the Office of the Bexar County Director of Public Works under File No. B-1106.



# Exhibit "C"

727 PAGE 509

## 2.50 ACRE TRACT

Being all that certain 2.50 acre tract situated in the Eligio Cortari Survey, Abst. 5, Certificate DY-1, B, County Block 5193 Bexar County, Texas. Said 2.50 acre tract being part of a tract called 100 acres in conveyance from Edda Phail, et al to Henry W. Luensmann, et al recorded in Bexar County Deed Record Volume 3084 on Page 243, said 2.50 acres being more fully described by metes and bounds as follows:

BEGINNING at an iron stake set marking the east corner of the tract herein described and lying in the southeast line of said 100 acre tract, said iron stake bears, South 60 degrees 32 minutes West 655.3 feet from an iron stake found marking the east corner of said 100 acre tract;

THENCE with the southeast line of the tract herein described, same being a segment of the southeast line of said 100 acre tract, South 60 degrees 32 minutes West 201.1 feet to an iron stake set marking the south corner of the tract herein described, said iron stake bears, North 60 degrees 32 minutes East 140.1 feet from a "T" post found;

THENCE into and across said 100 acre tract, North 26 degrees 18 minutes West 533.3 feet to an iron stake set marking the west corner of the tract herein described and lying in the southeast line of Trainer Hale Rd. and being the approximate location of the common line of the Eligio Cortari Survey, Abst. 5 and the Julian Diaz Survey, Abst. 187, said iron stake bears, North 60 degrees 29 minutes East 1221.1 feet from a fence post found;

THENCE with the common line of the tract herein described and said Trainer Hale Rd. same being the common survey line, North 60 degrees 29 minutes East 204.1 feet to an iron stake set marking the north corner of the tract herein described;

THENCE into and across said 100 acre tract, South 26 degrees 18 minutes East 533.5 feet to the PLACE OF BEGINNING and containing 2.50 acres of land.

## SCHEDULE 28

### LUENSMANN II PROPERTY

#### 2.50 ACRE TRACT

Being all that certain 2.50 acre tract situated in the Eligio Gortari Survey, Abst. 5, Certificate DV-1 B, County Block 5193 Bexar County, Texas. Said 2.50 acre tract being part of a tract called 100 acres in conveyance from Edda Pheil, et al to Henry W. Luensmann, et al recorded in Bexar County Deed Record Volume 3084 on Page 243, said 2.50 acres being more fully described by metes and bounds as follows:

BEGINNING at an iron stake set marking the east corner of the tract herein described and lying in the southeast line of said 100 acre tract, said iron stake bears, South 60 degrees 32 minutes West 555.3 feet from an iron stake found marking the east corner of said 100 acre tract;

THENCE with the southeast line of the tract herein described, same being a segment of the southeast line of said 100 acre tract, South 60 degrees 32 minutes West 204.1 feet to an iron stake set marking the south corner of the tract herein described, said iron stake bears, North 60 degrees 32 minutes East, 140.1 feet from a "T" post found;

THENCE into and across said 100 acre tract, North 26 degrees 18 minutes West 533.3 feet to an iron stake set marking the west corner of the tract herein described and lying in the southeast line of Trainer Hale Rd. and being the approximate location of the common line of the Eligio Gortari Survey, Abst. 6 and the Julian Diaz Survey, Abst. 187, said iron stake bears, North 60 degrees 29 minutes East 1221.1 feet from a fence post found;

THENCE with the common line of the tract herein described and said Trainer Hale Rd. same being the common survey line, North 60 degrees 29 minutes East 204.1 feet to an iron stake set marking the north corner of the tract herein described;

THENCE into and across said 100 acre tract, South 26 degrees 18 minutes East 533.5 feet to the PLACE OF BEGINNING and containing 2.50 acres of land.

SCHEDULE 29

LUNDQUIST PROPERTY

A Tract of land containing 9.08 acres of land, more or less, situated in the Julian Diaz Survey, Abstract 187, in Bexar County, Texas, said 9.08 acre tract is part of a tract called 245.23 acres in conveyance from OSCAR GERTH to NAN BENKE by Deed recorded in Volume 3137, Page 35, Deed Records of Bexar County, Texas, and is described by metes and bounds as follows:

BEGINNING at the west corner of the parent tract and the west corner of the tract herein described; THENCE with fence along the northwest line of the parent tract as follows:  
THENCE N 60° 26' E 746.4 feet;  
THENCE N 61° 26' E 702.0 feet;  
THENCE S 322.0 feet;  
THENCE S 60° 32' W 1292.1 feet to the northeast right-of-way line of Farm-to-Market Road Number 1518;  
THENCE with fence along said line, N 29° 03' W 290.0 feet to the PLM.F. OF BEGINNING, all corners of the tract herein described being marked with iron stakes.

## SCHEDULE 30

### MARSHALL PROPERTY

A certain tract of land containing FIVE (5.00) ACRES out of the West part of E. M. Rumpf, Jr. tract of 76.39 acres. The said 5.00 acres is out of Miles S. Bennett Survey 75, Abstract 61, County Block 5057, and fronts on the South side of Schaeffer Road, being about 15 miles in an Easterly direction from the Courthouse in Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pipe on the South line of Schaeffer Road for the Northwest corner of this tract, being also the Northwest corner of said E. M. Rumpf, Jr. 76.39 acres tract; THENCE with South line of Schaeffer Road, North 59°49' East, 132.52 feet to an iron pipe, the Northeast corner of this tract, being the Northwest corner of a tract of 10.00 acres; THENCE with line of stakes along the East line of this tract, being the West line of said 10.00 acres, South 29°42' East, 1643.87 feet to an iron pipe, the Southeast corner of this tract; THENCE South 59°49' West, 132.52 feet to an iron pipe, the Southwest corner of this tract; THENCE with fence along the West line of this tract, being also the West line of 76.39 acres tract, North 29°42' West, 1643.87 feet to the place of BEGINNING.

PROPERTY: All that certain 10.0 acres, more or less in the West part of E.M. Rumpf, Jr. Tract of 76.39 acres with 6.73 acres out of Miles S. Bennett Survey 75, Abstract 61, County Block 5057 and 3.27 acres out of William Brackett Survey 74, Abstract 43, County Block 5056, more fully described in the Warranty Deed to the Veterans Land Board dated January 16, 1978, recorded in Volume 1086, Page 138 of the Official Public Records of Bexar County, Texas; and further described in that Contract of Sale and Purchase dated March 20, 1978, recorded in Volume 1086, Page 141 of the Official Public Records of Bexar County, Texas

SCHEDULE 31

OBEARLE PROPERTY

County, Texas, to-wit:

Being 8.300 acres of land out of the Julian Diaz Survey No. 66, in Bexar County, Texas, and being out of that certain 11.166 acre Tract Two conveyed by Wm. H. Muenchow, et ux to Willard S. Barnes, et ux, by deed dated November 1, 1972, and recorded in Vol. 6039, on Page 642 of the Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as more fully shown on Exhibit "A" attached hereto and made a part hereof as though copied herein verbatim.

Being 8.300 acres of land out of the Julian Diaz Survey No. 66, Bexar County, Texas, and being out of that certain 11.166 acre Tract Two conveyed by Wm. H. Muenchow, et ux to Willard S. Barnes, et ux by Deed dated November 1, 1972, and recorded in Volume 6939 on Page 642 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

FROM A concrete monument in the point of intersection of the East line of F. M. Road 1518 with the North line of Trainor-Hale Road, at a flare corner; THENCE with the East line of F. M. Road 1518, N. 30 deg. 49' W. at 304.3 feet the West corner of a 11.171 acre Tract One, the South corner of the above described 11.166 acre Tract Two, a total distance of 394.05 feet to the South corner and Point of Beginning of the herein described 8.300 acre tract;

THENCE with the East line of F. M. Road 1518, the West line of 11.166 acre Tract Two, N. 30 deg. 49' W. 262.75 feet to an iron pin found set for the South corner of a 10.000 acre tract, for West corner of the 11.166 acre Tract Two, for the West corner of this tract;

THENCE with the fence, the Southeast line of the 10.000 acre tract, the Northwest line of the 11.166 acre Tract Two N. 59 deg. 06' E. 1,379.8 feet to an iron pin found set for the east corner of the 10.000 acre tract for the North corner of the 11.166 acre Tract Two, for the north corner of this tract;

THENCE with the Northeast line of the 11.166 acre Tract Two, S. 30 deg. 49' E. 261.30 feet to an iron pin set for the east corner of this tract;

THENCE severing the land of the subject owner, partially with a fence, S. 59 deg. 02' 30" W, 1,379.8 feet to the Place of Beginning.

SCHEDULE 32

PENSHORN PROPERTY

A certain tract of land containing Thirty-Nine and Five Hundred Six Thousandths (39.506) acres out of the North part of a tract of 157.18 acres owned by the Waldo Stapper estate out of E. Gortari Survey 2, Abstract 5, County Block 5193, and fronts on the East side of Weir Road and extending Eastward to the West bank of Cibolo Creek, about 20 miles in a Easterly direction from the Court House, Bexar County, Texas and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

A CERTAIN TRACT OF LAND CONTAINING THIRTY NINE AND FIVE HUNDRED SIX THOUSANDTHS (39.506) ACRES OUT OF THE NORTH PART OF A TRACT OF 157.18 ACRES OWNED BY THE WALDO STAPPER ESTATE OUT OF E. GORTARI SURVEY 2, ABSTRACT 5, COUNTY BLOCK 5193, AND FRONTS ON THE EAST SIDE OF WEIR ROAD AND EXTENDING EASTWARD TO THE WEST BANK OF CIBOLO CREEK, ABOUT 20 MILES IN A EASTERLY DIRECTION FROM THE COURT HOUSE, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF TRAINER HALE ROAD AND THE EAST RIGHT-OF-WAY (ROW) LINE OF WEIR ROAD;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE EAST ROW OF WEIR ROAD A DISTANCE OF 1,226.12 FEET TO THE POINT OF BEGINNING;

THENCE WITH FENCE ALONG THE NORTH LINE OF WALDO STAPPER ESTATE TRACT, NORTH 60°00'00" EAST, 3200.00 FEET TO A POINT ON THE WEST BANK OF CIBOLO CREEK BEING THE NORTHEAST CORNER OF THIS TRACT AND THE 157.18 ACRE TRACT;

THENCE WITH THE WEST OR RIGHT BANK OF CIBOLO CREEK WITH ITS MEANDERS AS FOLLOWS:

SOUTH 37°20'30" EAST, 50.13 FEET;  
SOUTH 12°33'00" EAST, 89.50 FEET;  
SOUTH 38°43'00" EAST, 97.75 FEET;  
SOUTH 51°17'00" EAST, 130.00 FEET;  
SOUTH 77°46'00" EAST, 134.50 FEET;  
SOUTH 85°44'00" EAST, 93.68 FEET;  
NORTH 81°47'00" EAST, 91.24 FEET TO A POINT, THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE SOUTH LINE OF THE 39.506 ACRE TRACT, SOUTH 60°00'00" WEST, 3497.10 FEET TO AN IRON PIPE ON THE EAST LINE OF WEIR ROAD, THE SOUTHWEST CORNER OF SAID 39.506 ACRE TRACT;

THENCE WITH FENCE ALONG THE EAST LINE OF WEIR ROAD AS FOLLOWS:

NORTH 30°01'00" WEST, 37.28 FEET TO AN ANGLE POINT;

THENCE NORTH 30°43'00" WEST, 492.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.506 ACRES (1,720,865 SQUARE FEET).

A certain tract of land containing Twenty-Three and Nine-Tenths (23.900) acres out of the East part of a tract of 157.18 acres, formerly owned by the Waldo Stapper Estate, out of the E. Gortari Survey No. 2, Abstract 5, County Block 5193, and the E. Gortari Survey No. 1, Abstract 5, County Block 5067, Bexar County, Texas, and borders on the West bank of the Cibola Creek, about 20 miles in an Easterly direction from the Courthouse in Bexar County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

*[ Continued on the following page ]*

A CERTAIN TRACT OF LAND CONTAINING TWENTY THREE AND NINE TENTHS (23.900) ACRES OUT OF THE EAST PART OF A TRACT OF 157.18 ACRES, FORMERLY OWNED BY THE WALDO STAPPER ESTATE, OUT OF THE E. GORTARI SURVEY NO. 2, ABSTRACT 6, COUNTY BLOCK 5193, AND BORDERS ON THE WEST BANK OF THE CIBOLO CREEK, ABOUT 20 MILES IN AN EASTERLY DIRECTION FROM THE COURT HOUSE IN BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT FENCE CORNER ON THE EAST LINE OF TRAINER HAILE ROAD, BEING THE SOUTHWEST CORNER OF SAID 157.18 ACRES TRACT;

THENCE WITH FENCE ALONG THE EAST LINE OF TRAINER HAILE ROAD AND WEIR ROAD, AS FOLLOWS:

NORTH 61°15'30" WEST, 89.70 FEET TO AN ANGLE;

NORTH 54°14'00" WEST, 48.63 FEET TO AN ANGLE;

NORTH 47°22'00" WEST, 32.15 FEET TO AN ANGLE;

NORTH 40°59'00" WEST, 48.00 FEET TO AN ANGLE;

NORTH 33°30'00" WEST, 49.23 FEET TO AN ANGLE;

NORTH 30°01'00" WEST, 1,002.22 FEET TO AN IRON PIPE, BEING THE SOUTHWEST CORNER OF HOWARD WEIR STAPPER 39.504 ACRES TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 39.504 ACRES TRACT, NORTH 60°00'00" EAST, 3,306.62 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID 23.900 ACRE TRACT;

THENCE, NORTH 60°00'00" EAST, 190.48 FEET TO THE WEST OR RIGHT BANK OF THE CIBOLO CREEK, BEING THE SOUTHEAST CORNER OF SAID 39.504 ACRES TRACT;

THENCE ALONG THE WEST OR RIGHT BANK OF THE CIBOLO CREEK WITH ITS MEANDERS, AS FOLLOWS:

NORTH 81°47'00" EAST, 4.16 FEET TO AN ANGLE;

NORTH 88°43'00" EAST, 111.18 FEET TO AN ANGLE;

NORTH 74°35'00" EAST, 86.20 FEET TO AN ANGLE;



SOUTH 77°11'00" EAST, 55.70 FEET TO AN ANGLE;  
 SOUTH 02°42'00" EAST, 107.05 FEET TO AN ANGLE;  
 SOUTH 27°04'00" EAST, 79.06 FEET TO AN ANGLE;  
 SOUTH 55°48'00" EAST, 85.10 FEET TO AN ANGLE;  
 SOUTH 86°54'00" EAST, 105.11 FEET TO AN ANGLE;  
 SOUTH 40°17'00" EAST, 284.50 FEET TO AN ANGLE;  
 SOUTH 22°18'00" EAST, 90.66 FEET TO AN ANGLE;  
 SOUTH 11°18'00" EAST, 158.13 FEET TO AN ANGLE;  
 SOUTH 26°36'00" WEST, 100.89 FEET TO AN ANGLE;  
 SOUTH 50°28'00" WEST, 204.02 FEET TO AN ANGLE;  
 NORTH 80°46'00" WEST, 117.89 FEET TO AN ANGLE;  
 SOUTH 66°44'00" WEST, 90.94 FEET TO AN ANGLE;  
 SOUTH 79°10'00" WEST, 209.70 FEET TO AN ANGLE;  
 SOUTH 69°47'00" WEST, 92.30 FEET TO AN ANGLE;  
 SOUTH 56°42'00" WEST, 157.60 FEET TO AN ANGLE;  
 SOUTH 38°09'00" WEST, 121.62 FEET TO AN ANGLE;  
 SOUTH 18°35'00" WEST, 75.88 FEET TO AN ANGLE BEING THE  
 SOUTHWEST CORNER OF SAID 23.900 ACRE TRACT;  
 THENCE WITH FENCE NORTH 24°42'17" WEST, 1,090.85 FEET TO AN  
 IRON PIN SET FOR ANGLE;  
 THENCE NORTH 67°04'43" WEST, 44.32 FEET TO THE POINT OF  
 BEGINNING BEING 23.900 ACRES.

A certain tract of land containing Twenty-Three and Nine-Tenths (23.900) acres out of the Southwest part of Howard Weir Stapper 39.504 acre tract being out of the North part of a tract of 157.18 acres, formerly owned by the Waldo Stapper Estate, out of the E. Gortari Survey No. 1, Abstract 5, County Block 5067, Bexar County, Texas, and fronts on the East side of Weir Road, about 20 miles in an Easterly direction from the Courthouse in Bexar County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

A CERTAIN TRACT OF LAND CONTAINING TWENTY THREE AND NINE TENTHS (23.900) ACRES OUT OF THE SOUTHWEST PART OF HOWARD WEIR STAPPER 39.504 ACRE TRACT BEING OUT OF THE NORTH PART OF A TRACT OF 157.18 ACRES, FORMERLY OWNED BY THE WALDO STAPPER ESTATE, OUT OF THE E. GORTARI SURVEY NO. 1, ABSTRACT 5, COUNTY BLOCK 5067, BEXAR COUNTY, TEXAS AND FRONTS ON THE EAST SIDE OF WEIR ROAD, ABOUT 20 MILES IN AN EASTERLY DIRECTION FROM THE COURT HOUSE IN BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT FENCE CORNER ON THE EAST LINE OF TRAINER HAILE ROAD, BEING THE SOUTHWEST CORNER OF SAID 157.18 ACRES TRACT, BEING SOUTH 39°03'39" EAST, 560.90 FEET FROM THE INTERSECTION OF THE CENTER LINE OF TRAINER HAILE ROAD AND THE EAST RIGHT-OF-WAY LINE OF WEIR ROAD;

THENCE WITH FENCE ALONG THE EAST LINE OF TRAINER HAILE ROAD AND WEIR ROAD, AS FOLLOWS:

NORTH 61°15'30" WEST, 89.70 FEET TO AN ANGLE;  
NORTH 54°14'00" WEST, 48.53 FEET TO AN ANGLE;  
NORTH 47°22'00" WEST, 32.15 FEET TO AN ANGLE;  
NORTH 40°59'00" WEST, 48.00 FEET TO AN ANGLE;  
NORTH 33°30'00" WEST, 49.23 FEET TO AN ANGLE;  
NORTH 30°01'00" WEST, 1,002.22 FEET TO AN IRON PIPE, FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF SAID 23.900 ACRE TRACT BEING THE SOUTHWEST CORNER OF HOWARD WEIR STAPPER 39.504 ACRE TRACT;

THENCE WITH FENCE ALONG THE EAST LINE OF WEIR ROAD AS FOLLOWS:

NORTH 30°01'00" WEST, 37.28 FEET TO AN ANGLE;  
NORTH 30°43'00" WEST, 289.63 FEET TO AN IRON PIN SET FOR THE NORTHWEST CORNER OF SAID 23.900 ACRE TRACT;

THENCE, NORTH 80°00'00" EAST, 3,063.22 FEET ALONG THE NORTH LINE OF THIS TRACT TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF SAID 23.900 ACRE TRACT;

THENCE, SOUTH 67°04'43" EAST, 409.73 FEET TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF SAID 23.900 ACRE TRACT;

THENCE, SOUTH 80°00'00" WEST, 3,306.62 FEET ALONG THE SOUTH LINE OF THIS TRACT, ALSO BEING THE SOUTH LINE OF HOWARD WEIR STAPPER 39.504 ACRE TRACT, TO THE POINT OF BEGINNING BEING 23.900 ACRES.

A tract of land containing 93.776 acres, more or less, being the remainder of a 117.676 acre tract, more particularly described by Field Notes attached hereto as Exhibit "A", SAVE AND EXCEPT a 23.900 acre tract, more particularly described by Field Notes attached hereto as Exhibit "B".

*[Continued on the following page]*

A certain tract of land containing ONE HUNDRED SEVENTEEN and SIX HUNDRED SEVENTY-SIX THOUSANDTHS (117.676) ACRES out of the South part of a tract of 157.18 acres, formerly owned by the Waldo Stapper Estate, out of the E. Cortari Survey No. 2, Abstract 5, County Block 5193, and fronts on the east side of Weir Road and Trainer Halls Road and extending eastward to the west bank of the Cibolo Creek, about 20 miles in an Easterly direction from the Court House in Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pipe at fence corner on the east line of Trainer Halls Road, being the southwest corner of said 157.18 acres tract and also the southwest corner of said 117.676 acres tract;

THENCE with fence along the east line of Trainer Halls Road and Weir Road, as follows:

North 61°-15'-30" West, 89.70 feet to an angle;  
 North 54°-11' West, 40.63 feet to an angle;  
 North 47°-22' West, 32.15 feet to an angle;  
 North 40°-59' West, 48.00 feet to an angle;  
 North 33°-30' West, 49.23 feet to an angle;  
 North 30°-01' West, 1,002.22 feet to an iron pipe, being the northwest corner of this tract and the southwest corner of Howard ~~Weir~~ Stapper 39.504 acres tract;  
 Weir

THENCE with line of stakes along the north line of this tract, being the south line of said 39.504 acres tract, North 60°-00' East, 3497.10 feet to an iron pipe on the West or Right bank of the Cibolo Creek, being the southeast corner of said 39.504 acres tract;

THENCE along the West or Right bank of the Cibolo Creek with its meanders, as follows:

North 81°-47' East, 4.16 feet to an angle;  
 North 88°-43' East, 111.18 feet to an angle;  
 North 74°-35' East, 86.20 feet to an angle;  
 North 45°-05' East, 133.95 feet to an angle;  
 North 66°-00' East, 160.78 feet to an angle;  
 North 70°-17' East, 127.68 feet to an angle;  
 North 88°-42' East, 110.32 feet to an angle;  
 South 77°-11' East, 55.70 feet to an angle;  
 South 02°-42' East, 107.05 feet to an angle;  
 South 27°-04' East, 79.06 feet to an angle;  
 South 55°-48' East, 85.10 feet to an angle;  
 South 66°-54' East, 105.11 feet to an angle;  
 South 40°-17' East, 264.50 feet to an angle;  
 South 22°-18' East, 90.66 feet to an angle;  
 South 11°-10' East, 150.13 feet to an angle;  
 South 26°-36' West, 100.89 feet to an angle;  
 South 50°-20' West, 201.62 feet to an angle;