SG/cla
01/28/2016
Z-14

CASE NO. Z2015248

AN ORDINANCE 2016-01-28-0055

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 384.431 acres of land out of NCB 18088, CB 4005, CB 4283, CB 4284 and CB 4285, save and except a 2.00 acre parcel conveyed to the City of San Antonio, a 24.66 Acre parcel conveyed to C.Z Realty, and two 5.00 acre parcels conveyed to The Texas A&M University System, from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District.

SECTION 2. A description of the property, including that 2.00 acre parcel conveyed to the City of San Antonio as described in Document No. 20080198270 and recorded as Document No. 20120055877 in Volume 13673 Page 534 of the Official Public Record of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.); and that 24.66 acre parcel referenced in the description in Document No. 20070162086 recorded in Volume 12988 Page 651 of the Official Public Record of Bexar County, Texas O.P.R.B.C.T. (not attached), and conveyed to C.Z Realty by deeds recorded in Volume 4751 Page 7 (for 20.670 Ac.) and Volume 4753 Page 5723 (for 4.108 Ac.) of the Deed Records of Bexar County, Texas; and those two 5.00-acre parcels referenced as Tract 1 and Tract 2 as described in Document No. 20080169420 (sic.) and conveyed to The Texas A&M University System in Document No. 20080169450 of the O.P.R.B.C.T. recorded in the deed at Volume 13624 Page 512, Official Public Records of Bexar County, Texas, which are saved and excepted in Section 1 above, are attached as **Attachment "A" (except as noted)** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SG/cla
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CASE NO. Z2015248

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective February 7, 2016.

PASSED AND APPROVED this 28th day of January, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-14 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22)**
Date:	01/28/2016
Time:	02:04:47 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015248 (Council Districts 3 and 4): An Ordinance amending the Zoning District Boundary from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, CB 4284, CB 4285 and CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2015248

D·A·MAWYER
LAND SURVEYING

----ZONING----

METES AND BOUNDS DESCRIPTION
FOR A
384.431 ACRE TRACT OF LAND

Being 384.431 acres of land out of the S. Gusman Jr Survey No.1, Abstract No. 1111, the S. Wilson Survey No. 51, Abstract No. 804, the J.M. Urriegus Survey No. 32, Abstract No. 769, the F. Rodgriguez Survey No. 6, Abstract No. 15, New City Block 18088, County Block No. 4005, County Block 4283, County Block 4284 and County Block 4285, and being comprised of a called 15.21 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document No. 20070162101 in the Official Public Records Of Bexar County, Texas (O.P.R.B.C.T.), a called 3.964 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document No. 20070162196 of the O.P.R.B. C. T., a called 1.764 acre tract described in deed to VERANO LAND GROUP, LP as recorded in Document No. 20070249347 of the O.P.R.B.C.T., a called 4.612 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document No. 20070162188 in the O.P.R.B.C.T., a called 2.008 acre tract described in deed to VERANO LAND GROUP, LP as recorded in Document No. 20070162186 of the O.P.R.B.C.T., a portion of a called 8.033 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document No. 20070162178 of the O.P.R.B.C.T., a called 4.003 acre tract of land as described in the deed to VERANO LAND GROUP, LP, and recorded in Document No. 20070162222 in the O.P.R.B.C.T., a called 9.782 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document 20070162153 of the O.P.R.B.C.T., a portion of a called 416.5 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document No. 20070162145 of the O.P.R.R.P.B.C., a portion of a called 423.65 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document No. 20070162086 in the O.P.R.B.C.T., a called 2.000 acre tract of land as described in deed to VERANO LAND GROUP, LP, as recorded in Document 20080198269 of the O.P.R.B.C.T., and said 384.431 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin with cap found on the Southerly Right-of-Way line of Loop 410 (Varying ROW), being the Northeast corner of a 2.2479 acre tract of land conveyed to US Real III Watson and Taylor in Volume 3653, Page 242 of the Official Records of Bexar County, Texas, and being the Northwest corner of this herein described 384.431 acre tract of land;

THENCE along the south right-of-way line of Loop 410, the following calls:

N 89° 46' 53" E, a distance of 415.28 to a found 1 inch iron pipe,

N 89° 35' 28" E, a distance of 3630.43 feet to corner,

S 82° 08' 23" E, a distance of 412.16 feet to a corner on the West right-of-way line of M.P.R.R. Co. (100' ROW) and being the Northeast Corner of this herein described 384.431 acre tract of land.

THENCE along the West line of said M.P.R.R. Co., with a curve to the right, with a Radius of 5679.65, an arc distance of 645.66 feet, a Delta Angle of 6° 30' 48", and a chord bearing and distance of S 14° 37' 12" E, 645.30 feet, to a corner;

THENCE continuing along the West line of the M.P.R.R. Co. (100' ROW), S 11° 23' 17" E, a distance of 1488.09 feet, to a corner;

THENCE continuing along the West line of said M.P.R.R. Co. (100' ROW), with a curve to the right, with a Radius of 3769.83 feet, an arc distance of 1257.10 feet, a delta angle of 19° 06' 22", and a chord bearing and distance of S 01° 51' 12" E, 1251.30 feet to a point for the Southeasterly corner of this herein described 384.431 acre tract of land;

Attachment A

THENCE departing said West line of the M.P.R.R. Co. (100' ROW), and across said 416.5 acre tract the following calls:

N 70° 56' 17" W, a distance of 62.49 feet to a corner of this herein described 384.431 acre tract of land;

S 88° 04' 21" W, a distance of 1496.11 feet to a corner of this herein described 384.431 acre tract of land;

N 00° 25' 00" W, a distance of 159.08 feet to a corner of this herein described 384.431 acre tract of land;

S 89° 41' 19" W, a distance of 1057.25 feet to a corner of this herein described 384.431 acre tract of land;

N 00° 25' 00" W, a distance of 234.43 feet to a corner of this herein described 384.431 acre tract of land;

S 89° 35' 00" W, a distance of 731.75 feet to a corner of this herein described 384.431 acre tract of land;

S 00° 25' 00" E, a distance of 270.15 feet to a corner of this herein described 384.431 acre tract of land;

and S 88° 56' 18" W, a distance of 2123.95 feet, to the Easterly Right-of-Way of S. Zarzamora Rd, and being the Southwesterly corner of this herein described 384.431 acre tract of land;

THENCE with the Easterly Right-of-Way of S. Zarzamora Rd, a Westerly line of said 416.5 acre tract of land, and with a curve to the left having a Radius of 1256.57 feet, a delta angle of 13° 49' 55", with a total arc distance of 303.35 feet, and chord bearing and distance of N 06° 13' 45" E, 302.61 feet to a ½" iron pin found for the Southwesterly corner of said 9.782 acre tract of land;

THENCE continuing along the Easterly Right-of-Way of S. Zarzamora Rd, the Westerly line of said 9.782 acre tract of land, N 00° 23' 57" W, a distance of 254.71 feet to a corner for the Northwesterly corner of said 9.782 acre tract of land, the Southwesterly corner of a 2.00 acre tract conveyed to Sylvia Ramon Mora in Volume 6623, Page 800 of the Official Records of Bexar County, Texas;

THENCE departing said Easterly Right-Of-Way line of S. Zarzamora and with the Southerly, Easterly, and Northerly lines of said Sylvia Ramon Mora 2.00 acre tract of land the following calls:

N 89° 37' 47" E, a distance of 435.62 feet to the Southeast corner of said Mora tract,

N 00° 22' 48" W, a distance of 199.48 feet to the Northeast corner of said Mora tract,

and S 89° 40' 32" W, a distance of 435.69 feet to the Northwest corner of said 2.00 acre tract of land, being the Southwesterly corner of said 2.008 acre tract of land, found in the Easterly line of S. Zarzamora Rd.;

Thence continuing with the East Right-of-Way line of S. Zarzamora Rd., the Westerly lines of said 2.008 acre tract of land, said 4.162 acre tract of land, N 00° 23' 35" W, a distance of 1135.35 feet to ½" iron pin with cap found for the Northwesterly corner of said 4.162 acre tract of land, the Southwest corner of a 3.20 acre tract conveyed to Lyndon Wade Cook in Volume 17087, Page 1586, for a corner;

THENCE with the Southerly and Easterly lines of said 3.2 acre Cook tract the following calls:

N 82° 55' 26" E, a distance of 317.84 feet to a ½" iron pin capped found for a corner;

N 87° 54' 32" E, a distance of 232.59 feet to a ½" iron rod found for the Southeast corner of said Cook tract;

N 02° 11' 53" W, a distance of 271.41 feet to the Northeast corner of said Cook tract;

And departing said Northeast corner, N 89° 57' 22" W, a distance of 355.45 feet to Southeasterly corner of a 0.239 acre tract of land conveyed to Dora Linda Wong in Volume 7590, Page 772, of the Official records of Bexar County, Texas;

THENCE with the East line of said 0.239 acre Wong tract, N 00° 22' 33" E, a distance of 55.90 feet to the Northeast corner of said 0.239 acre Wong tract, and interior corner of said 1.764 acre tract of land;

THENCE with the North line of said 0.239 acre Wong tract, N 89° 31' 36" W, a distance of 182.52 feet to the Northwest corner of said 0.239 acre Wong tract, the Southwest corner of said 1.764 acre tract of land in the Easterly Right-of-Way line of S. Zarzamora Rd.;

THENCE continuing with the Easterly Right-of-Way line of S. Zarzamora Rd. the following call:

N 00° 23' 43" W, a distance of 104.67 feet to the Northwest corner of said 1.764 acre tract of land, a Southwesterly corner of said 15.21 acre tract of land for a corner;

THENCE with the Westerly line of said 15.21 acre tract of land, N 00° 21' 13" E, a distance of 330.10 feet to ½" iron pin with cap found for the Southwest corner of a 4.95 acre tract of land conveyed to Brazos de Santos Partners LTD in Volume 9879, Page 2373, of the Official Public Records of Bexar County, Texas, and being the most Westerly Northwest corner of this herein described 384.431 acre tract of land;

THENCE departing said S. Zarzamora and with the Southerly line of said 4.95 acre tract of land, and a 0.924 acre tract of land as conveyed to US Real III Watson and Taylor and described in Document No. 2014022905 of the Official Public Records of Bexar County, Texas, and continuing along the South line of said 2.2479 acre tract of land conveyed to US Real III Watson and Taylor, N 89° 49' 41" E, a distance of 517.33 feet to the Southwest corner of said 2.2479 acre tract, and being an interior corner of this herein described 384.431 acre tract of land;

THENCE with the East line of said 2.2479 acre tract, N 02° 11' 53" W, a distance of 616.62 feet to the POINT OF BEGINNING and containing 384.431 acres of land.

SAVE AND EXCEPT a 2.00 acre tract of land as conveyed to City Of San Antonio, (SAWS) and recorded in Document No. 20120055877 of the O.P.R.B.C.T. and described in Document No. 20080198270 of the O.P.R.B.C.T.

AND

SAVE AND EXCEPT a 24.66 acre SAVE AND EXCEPT tract of land as described in Document No. 200710162086 and conveyed to C.Z. Realty in Volume 4751, Page 7 and Volume 4753, Page 572 of the Deed Records of Bexar County, Texas.

AND

SAVE AND EXCEPT a called 5.00 acre tract of land referenced as Tract No. 1 and a 5.00 acre tract of land referenced as TRACT 2 and both tracts being conveyed to The Texas A&M University System in Document No. 20080169420 of the O.P.R.B.C.T.

"This document was prepared under 22 TAC §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."

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Prepared this the 5th day of August 2015.

Revised this the 30th day of October 2015

11/3/15

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell, New Braunfels, Tx 78130
Job: BRD042 – VERANO Zoning

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR

Z2015248

LT1-81-20080198270-1

SCANNED

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT VERANO LAND GROUP, LP, a Texas limited partnership ("Grantor"), for TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid and caused to be paid to Grantor by the BEXAR METROPOLITAN WATER DISTRICT, a governmental agency of the State of Texas and a municipal corporation created by special act of the Texas Legislature in 1945 ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee as of July 31, 2008 (the "Effective Date"), the real property located in Bexar County, Texas (the "Property", being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes), together with all improvements situated thereon and all rights and appurtenances pertaining thereto.

This Special Warranty Deed is expressly made subject to all matters of record with respect to the Property including, without limitation, any and all restrictions, reservations or exceptions to title, and any and all liens and encumbrances, to the extent the same are valid and subsisting and affect all or any part of the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

[Signature and Acknowledgment of Grantor on Next Page]

LT2-13673-534-3

EXECUTED on the date of the acknowledgment of Grantor set forth below, to be effective for all purposes, however, as of the Effective Date.

GRANTOR:

VERANO LAND GROUP, LP
a Texas limited partnership

By: San Antonio Management, LLC,
a Nevada limited liability company,
its General Partner

By: Triple L Management, LLC,
a Nevada limited liability
company, its Manager

By: The Fidelity Trust, dated
6/26/1992, its Manager

By: _____
Ralph J. Lampman
Trustee

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 1st day of August, 2008, by Ralph J. Lampman, Trustee of The Fidelity Trust, dated 6/26/1992, Manager of Triple L Management, LLC, the Manager of San Antonio Management, LLC, the General Partner of Verano Land Group, LP, a Texas limited partnership, with full authority and on behalf of said limited partnership.

Witness my hand and official seal this the 1st day of August, 2008.

(PERSONALIZED SEAL)

Sandra A. Gutierrez
Notary Public in and for the State of Texas

My commission expires: 10-19-2010

SANDRA A. GUTIERREZ
Notary Public
State of Texas
My Comm. Exp. 10-19-2010

Exhibit "A"

Legal Description

METES AND BOUNDS DESCRIPTION
OF 2.000 ACRES OF LAND IN SANTOS GUSMAN SURVEY NO. 1,
ABSTRACT NO. 1111, BEXAR COUNTY, TEXAS

All that certain 2.000 acres of land in the Santos Gusman Survey No. 1, Abstract No. 1111, Bexar County Texas, which is a portion of the land, called 8.033 acres, described in the deed from Southern Coast Fund, LLC and Triple L Management, LLC to Verano Land Group, LP recorded under Document No. 20070162178, Official Property Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at a 1 inch iron pipe found common to an angle point on the southerly line of said 8.033 acre tract said iron pipe is common to the northeast corner of a 4.003 acre tract described in deed from SA Land Partners V, LLC and Triple L Management, LLC to Verano Land Group, LP recorded under Document No. 20070162222, Official Property Records, Bexar County, Texas;

THENCE N 76° 47' 42" E – 55.74' to a 3/4 inch iron rod set common to the southwest corner of this 2.000 acre tract and the **POINT OF BEGINNING** of the tract herein described;

THENCE N 01° 04' 28" W – 358.03' to a 3/4 inch iron rod set common to the northwest corner of the herein described tract;

THENCE N 88° 55' 32" E – 243.33' to a 3/4 inch iron rod set common to the northeast corner of the herein described tract;

THENCE S 01° 04' 28" E – 358.03' to a 3/4 inch iron rod set common to the southeast corner of the herein described tract;

THENCE S 88° 55' 32" W – 243.33' to the **POINT OF BEGINNING** of the herein described tract and containing 2.000 acres of land.

Doc# 20080198270 Fees: $24.00
09/09/2008 2:04PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

After recording, return to:

Bexar Metropolitan Water District
2047 West Malone
San Antonio, Texas 78225

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 09 2008

COUNTY CLERK BEXAR COUNTY, TEXAS

SCANNED

PI2-20120055877-3

Z 2015248

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE

DEED, WATER DEED AND TRANSFER OF REAL PROPERTY INTERESTS

KNOW ALL BY THESE PRESENTS that the **TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**, an agency of the State of Texas, acting pursuant to Section 50(c), Chapter 306, Acts of the 49th Texas Legislature, Regular Session, 1945, set forth in Article 4, Section 4.01 of Senate Bill 341, 2011 Regular Session, enacted into law on or about June 19, 2011 (the "Legislation") concerning the **BEXAR METROPOLITAN WATER DISTRICT**, a governmental agency, municipal corporation, political subdivision of the State of Texas and water district created by a special act of the Texas Legislature pursuant to Article XVI, Section 50 of the Texas Constitution (together, for purposes herein, with all interests held by its Board of Trustees, "BexarMet"), has, in connection with the dissolution of the Bexar Metropolitan Water District Board of Trustees, TRANSFERRED, GRANTED, and CONVEYED, and by these presents does hereby TRANSFER, GRANT, and CONVEY unto the **CITY OF SAN ANTONIO, A TEXAS MUNICIPAL CORPORATION, FOR THE USE, BENEFIT AND CONTROL OF ITS SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES** as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992 ("Grantee"), all of the following real property and water rights interests (being collectively, the "Property"):

A. Land: All real property, including all improvements thereon, owned in fee-simple, fee-simple determinable or similar estate by BexarMet and located in Bexar, Medina or Atascosa Counties, or any other county in the State of Texas (all of the foregoing being collectively the "Land"), together with all BexarMet's right, title and interest in and to (i) all water rights and claims of water rights of any nature related to the Land, (ii) all oil, gas and other minerals in and under and that may be produced from said Land, and (iii) all appurtenances including, but not limited to, reversionary rights or rights of reverter related to said Land, strips between the Land and abutting properties, and in any street, highway, alley, easement or right of way, existing or proposed, on or adjacent to or benefitting the Land.

B. Water Rights: All water rights, permits to withdraw groundwater, leases of water rights or permits to withdraw groundwater, and permits for the use, withdrawal, diversion or detention of surface water, owned or held by BexarMet (all of the foregoing being collectively the "Water Rights"), together with all BexarMet's right, title and interest in and to (i) all successor rights of or relating to the Water Rights, (ii) all real or personal property rights appurtenant to the Water Rights, and (iii) all historical rights, claims, permits, easements, and licenses relating to the Water Rights.

C. Easements: All easements and rights of way owned by, held by or for the use and benefit of BexarMet, whether by express grant, plat, implication or prescription, and located in Bexar, Medina or Atascosa Counties, or any other county in the State of Texas, together with all improvements, facilities, pipelines and other infrastructure owned by BexarMet and located on,

across or under any of the foregoing, together with all rights and appurtenances thereto.

E. Miscellaneous: All right, title and interest of BexarMet in and to all leases, licenses, and any other rights to real property, as well as and including all rights derived by adverse possession or time periods of adverse possession of any real property interest by BexarMet.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever.

This instrument is being executed pursuant to the requirements of the Legislation and to put third parties on notice that the real property interests of BexarMet are under the ownership, benefit, use and control of the Grantee, and this instrument shall not constitute an assignment or other transfer that would require consent by any third party or terminate or otherwise prejudice any interest to any of the Property under any agreement applicable to the Property.

All of the rights and privileges, of every kind and nature, previously enjoyed by the former BexarMet, and related in any way to the Property, shall immediately inure to the benefit of Grantee so that Grantee can effectively own, control, manage and operate that system. The Property is initially being held by Grantee related to the District Special Project, as defined in City of San Antonio City Council Ordinance No. 2011-10-20-0845, and as allowed by Section 52 (c) the Legislation.

This instrument shall be effective as of, and relate back to, the Texas Commission on Environmental Quality's Order dated March 1, 2012 for TCEQ Docket No. 2012-0421-MLM, In the Matter of the Transfer of Bexar Metropolitan Water District to the San Antonio Water System in Bexar, Medina and Atascosa Counties, Texas.

Signature and acknowledgement on following page

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, an agency of the State of Texas:

By: _____
Printed Name: Mark Vickery
Title: Executive Director

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this 23rd day of March, 2012, by Mark Vickery, Executive Director of the Texas Commission on Environmental Quality, an agency of the State of Texas, on behalf of said agency.

[Seal]

REBECCA LOU WALKER
Notary Public, State of Texas
My Commission Expires
JANUARY 11, 2016

Notary without Bond

Rebecca Walker
Notary Public, State of Texas

After recording, return to:
San Antonio Water System
Attn: Mark Brewton, Corporate Counsel
P.O. Box 2449
San Antonio, Texas 78298-2449

Doc# 20120055877 Fees: $24.00
03/27/2012 10:18AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 27 2012

COUNTY CLERK BEXAR COUNTY, TEXAS

Z2015248

419317 VOL 4751 PAGE 7

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF BEXAR } KNOW ALL MEN BY THESE PRESENTS:

That I, R. J. COFFEY,

of the County of Bexar State of Texas for and in consideration of the sum of Ten and no/100 ($10.00) - - - - - - - - - - - - DOLLARS and other valuable consideration to the undersigned cash in hand paid by the grantee herein named, the

receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of its promissory note of even date herewith in the principal sum of Twenty-Two Thousand Five Hundred Dollars ($22,500.00), bearing interest at the rate of four per cent (4%) per annum, payable to the order of the Grantor, in nine (9) consecutive annual installments of $2,500.00 each, plus accrued interest, the first installment to be due on April 13, 1963, and a like installment to be due on the 13th day of April of each year thereafter to and including April 13, 1971; said note containing the usual acceleration and attorney's fee clauses.

the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to W. G. COFFEY Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

C-Z REALTY COMPANY, a Texas corporation,

of the County of Bexar State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

20.670 acres of land in Bexar County, Texas, being 7.650 acres more or less out of the Juan Manuel Urriegas Survey No. 32, Abstract 769, and 13.020 acres more or less out of the Fernando Rodriguez Grant. Said 20.670 acre tract being out of the central portion of 216.40 acres of land deed to R. J. Coffey by R. W. Patton described in Warranty Deed filed Sept. 29, 1941 and recorded in Vol. 1863, page 27, Deed Records of Bexar County, Texas, said land being more fully described as follows:

BEGINNING at an iron stake the southeast corner of the Samuel Wilson Survey No. 51 Abstract 804; also being the most northern southwest corner of the Juan Manuel Urriegas Survey No. 32 and in the north line of the Fernando Rodriguez Grant.
THENCE with the south line of the Urriegas Survey No. 32 and the north line of the Rodriguez Grant North 83 deg. 27 min. 35 sec. East 41.55 ft. to an iron stake the beginning point in the west line of this 20.670 acre tract being described;
THENCE North 0 deg. 20. min. 00 sec. West 405.18 ft. to an iron stake the northwest corner of this 20.670 acre tract being described.
THENCE North 87 deg. 52 min. 40 sec. East 900.00 ft. to an iron stake the northeast corner, said corner being South 87 deg. 52 min. 40 sec. West 111.0 ft. from the center line of the San Antonio-Uvalde and Gulf Railroad right-of-way;
THENCE South 0 deg. 25 min. 35 sec. East at 335.38 ft. more or less the south line of Juan Manuel Urriegas Survey No. 32, continuinga total distance of 1,000.00 ft. to an iron stake the southeast corner, said corner being 111.3 ft. South 87 deg. 52 min. 50 sec. West of the center line of the San Antonio-Uvalde & Gulf Railroad right-of-way.
THENCE South 87 deg. 52 min. 50 sec. West 901.63 ft. to an iron stake the southwest corner of this 20.670 acre tract being described.
THENCE North 0 deg. 20 min. 00 sec. West 594.82 ft. to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee , its successors and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee , its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Grantor hereby expressly retains for himself, his heirs, executors and administrators, for a period of twenty (20) years from this date, and for as long thereafter as oil, gas or other minerals may be produced from said above described lands in paying quantities, all of the oil, gas and other minerals in and under the same, it being understood that if at the expiration of twenty years from the date of this deed oil, gas or other minerals are not then being produced from said land in paying quantities, title to such oil, gas and other minerals shall thereupon vest in the Grantee, its successors and assigns. It is understood, however, that during the time that Grantor, his heirs, executors or administrators, own said oil, gas and other minerals he shall not have the right to enter in or upon said lands for the purpose of exploring, mining or removing the same, but shall have the right to remove the same only from adjacent land.

Grantee is accepting title to the above described land subject to oil and gas lease dated March 29, 1956, executed by R. J. Coffey to M. P. Wilson and recorded in Vol. 3853, page 375, of the Deed Records of Bexar County, Texas; and is also accepting title to said lands subject to outstanding royalty deed dated June 23, 1925, executed by Charlotte M. Cassin, individually and as Independent Executrix of the estate of Wm. Cassin, deceased, conveying to one G. C. Hollis an undivided 1/16th interest in the oil, gas and other minerals in and under a portion of the above described property, said royalty deed being filed for record in Vol. 839, page 329, of the Deed Records of Bexar County, Texas

EXECUTED this 13th day of April, 1962.

R. J. Coffey

(Single acknowledgment)

THE STATE OF TEXAS }
COUNTY OF BEXAR }

Before me, the undersigned authority, on this day personally appeared R. J. COFFEY

known to me to be the person..... whose name.....is.....subscribed to the foregoing instrument, and acknowledged to me that .....he.....executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 16th day of April, A. D. 19 62.

Fanny S. Hall
Notary Public in and for Bexar County, Texas.

VOL 4751 PAGE 9

Filed for record Apr 17, 1962, at 11:56 o'clock A M.

Recorded Apr 20, 1962, at 1:46 o'clock P M.

FRED HUNTRESS, County Clerk, Bexar County, Texas.

By Audrey Cary Deputy.

419319

STATE OF TEXAS }
COUNTY OF BEXAR }

Before me, the undersigned authority, on this day personally appeared R. J. COFFEY, known to me to be a credible person, who being by me first duly sworn, on oath deposes and says:

That I was married to Verna Marshall Coffey at the time I acquired title to certain properties out of the Juan M. Urriegas Survey No. 32 and the Fernando Rodriguez Survey in Bexar County, Texas. The date of this acquisition was September 17, 1941. Thereafter I was divorced from the said Verna Marshall Coffey on August 3, 1943. Thereafter, on September 4, 1943, I married Maxine E. Coffey and we were divorced on January 26, 1944. And thereafter I married Loraine K. Coffey and have remained married to her up to the present time.

That the oil and gas lease dated July 8, 1942, recorded in Vol. 1901, Page 634, of the Deed Records of Bexar County, Texas, to Philtop Oil and Gas Company has expired by its terms. There is no production under said lease and that the reservation and right to remove certain property from the lease has been complied with. That oil and gas lease dated May 17, 1930, recorded in Vol. 1187, Page 79, Bexar County Deed Records, to I. L. Dingman and various assignments thereunder have expired ty their terms. That there is no production under said lease and no rentals being paid.

R J Coffey

Sworn to and subscribed before me, this 16 day of April, 1962.

Fanny S. Hall
Notary Public, Bexar County, Texas.

State of Texas }
County of Bexar }

Before me, the undersigned authority, on this day personally appeared R. J. Coffey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Z2015248

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572

THE STATE OF ~~TEXAS~~ California
COUNTY OF Los Angeles }

Before me, the undersigned authority, on this day personally appeared Clifford F. Deininger ~~, of~~ known to me to be the person ~~and officer~~ whose name is subscribed to the foregoing instrument and acknowledged to me that ~~the same was the act of the said~~ ~~, a corporation, and that he~~ executed the same ~~as the act of such corporation~~ for the purposes and consideration therein expressed, ~~and in the capacity therein stated~~.

Given under my hand and seal of office, this the 23rd day of April, A. D. 19 62

Mae Rainey
Notary Public in and for Los Angeles County, ~~Texas~~ California.

Filed for record Apr 25, 1962, at 9:35 o'clock A M.
Recorded Apr 30, 1962, at 9:26 o'clock A M.
FRED HUNTRESS, County Clerk, Bexar County, Texas.
By Charles Coy Jr. Deputy.

420864

WARRANTY DEED

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR)

That I, R. J. COFFEY, of the County of Bexar, State of Texas, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to me in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto C-Z REALTY COMPANY, a Texas corporation, of the County of Bexar, State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

4.108 acres of land more or less out of the Juan Manuel Urriegas Survey No. 32, more particularly described by metes and bounds as follows:

BEGINNING at an iron stake which is the northeast corner of a 20.670 acre tract conveyed by R. J. Coffey to C-Z Realty Company by warranty deed dated April 13, 1962;
THENCE north 0 deg. 20 min. west 200.10 ft. to a point, the northwest corner of this tract;
THENCE north 87 deg. 52 min. 40 sec. east 889.67 ft. to a point, being the northeast corner of this tract;
THENCE south 3 deg. 17 min. 30 sec. east 200.40 ft. to an iron stake, such point being the southeast corner of this tract and the northeast corner of said 20.670 acre tract;
THENCE south 87 deg. 52 min. 40 sec. west along the north line of said 20.670 acre tract 900 feet to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor hereby expressly retains for himself, his heirs, executors and administrators, for a period of twenty (20) years from this date, and for as long thereafter as oil, gas or other minerals may be produced from said above described lands in paying quantities, all of the oil, gas and other minerals in and under the same, it being understood that if at the expiration of twenty years from the date of this deed oil, gas or other minerals are not then being produced from said land in paying quantities, title to such oil, gas and other minerals shall thereupon vest in the Grantee, its successors and assigns. It is understood, however, that during the time that Grantor, his heirs, executors or administrators, own said oil, gas and other minerals he shall not have the right to enter in or upon said lands for the purpose of exploring, mining or removing the same, but shall have the right to remove the same only from adjacent land.

Grantee is accepting title to the above described land subject to oil, and gas lease dated March 29, 1956, executed by R. J. Coffey to M. P. Wilson and recorded in Vol. 3853, page 375, of the Deed Records of Bexar County, Texas; and is also accepting title to said lands subject to outstanding royalty deed dated June 23, 1925, executed by Charlotte M. Cassin, individually and as Independent Executrix of the estate of Wm. Cassin, deceased, conveying to one G. C. Hollis an undivided 1/16th interest in the oil, gas and other minerals in and under a portion of the above described property, said royalty deed being filed for records in Vol. 839, page 329, of the Deed Records of Bexar County, Texas.

EXECUTED THIS 17th day of April, A. D. 1962.

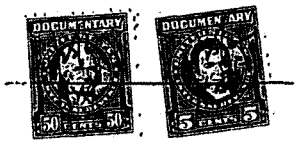
R J Coffey
R. J. COFFEY

THE STATE OF TEXAS)
)
COUNTY OF BEXAR)

Before me, the undersigned authority, on this day personally appeared R. J. Coffey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of April, 1962.

Fanny S. Hall
Notary Public, Bexar County, Texas



Filed for record Apr 25, 1962, at 9.56 o'clock A.M.
Recorded Apr 30, 1962, at 9.28 o'clock A.M.
FRED HUNTRESS, County Clerk, Bexar County, Texas.
By Audrey Coy Jr. Deputy.

Book 13624 Page 512 19pgs Doc# 20080169450

ATC-DOWNTOWN/E. PECAN
05007163

DONATION DEED

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

WHEREAS, pursuant to that certain Donation Agreement dated as of July 13, 2007, as amended by that certain First Amendment to Donation Agreement dated as of September 26, 2007 (the "Donation Agreement") by and between VERANO LAND GROUP, LP, a Texas limited partnership ("Grantor") and THE TEXAS A&M UNIVERSITY SYSTEM, an agency of the State of Texas ("TAMUS"), Grantor agreed to donate a total of approximately 694 acres of land in Bexar County, Texas (the "Donation Property") to TAMUS in two conveyances for the establishment and development of the Texas A&M University – San Antonio campus and an Irrigation Technology Center; and

WHEREAS, title to land belonging to TAMUS is held in the name of the BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM ("Grantee"); and

WHEREAS, pursuant to that certain Donation Deed dated September 26, 2007 and recorded in Volume 13142, Page 2383 of the Real Property Records of Bexar County, Texas, Grantor conveyed approximately fifty (50) acres of the Donation Property to Grantee (the "Initial Conveyance"); and

WHEREAS, the parties now desire to undertake the conveyance of the remaining portion of the Donation Property (the "Final Conveyance"), consisting of approximately six hundred forty-four and one-half (644.5) acres, subject to the terms of the Donation Agreement.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS THAT Grantor, for and in consideration of Grantor's desire to support the programs of Grantee and Grantee's acceptance of title to the Property (as defined below), has GRANTED, GIVEN, DONATED and CONVEYED, and by these presents does GRANT, GIVE, DONATE and CONVEY, unto Grantee as of August 1, 2008 (the "Effective Date") the following four (4) tracts of real property located in Bexar County, Texas:

1) Approximately 5.0 acres of land being more particularly described in Exhibit A-1 attached hereto and incorporated herein for all purposes; and

2) Approximately 5.0 acres of land being more particularly described in Exhibit A-2 attached hereto and incorporated herein for all purposes; and

3) Approximately 530.0 acres of land being more particularly described in Exhibit A-3 attached hereto and incorporated herein for all purposes; and

2) Approximately 104.5 acres of land being more particularly described in Exhibit A-4 attached hereto and incorporated herein for all purposes,

together with all rights and appurtenances belonging or appertaining thereto, except for and subject to the matters set forth herein (collectively, the "Property").

PROVIDED, Grantor specifically SAVES, EXCEPTS AND RESERVES unto Grantor and Grantor's successors, assigns and legal representatives all of Grantor's interest in and to all minerals (including oil, gas and all other minerals, whether similar or dissimilar) in and under and that may be produced from the Property (collectively, the "Reserved Minerals") for a period of twenty-five (25) years from the effective date of this deed.

PROVIDED FURTHER, Grantor, its successors, assigns, operators and legal representatives, hereby retains only such surface rights in the Property as are necessary to access, install, operate, test, maintain and dispose of any and all equipment and fixtures associated with the Reserved Minerals and the production of oil, gas and mineral products, subject, however, to Grantor's obligation to plug and abandon oil wells and remove associated equipment and fixtures in accordance with the Donation Agreement. Grantor agrees that Grantee shall have the right to determine, in its reasonable discretion, the routes of ingress and egress by which Grantor, its successors, assigns, operators and legal representatives, accesses the Property for operations regarding the Reserved Minerals and the production of oil, gas, and mineral products. Grantor further agrees that neither Grantor nor its successors, assigns, operators or legal representatives shall drill any wells in addition to the wells already existing on the Property at the time of this conveyance, and that Grantor, its successors, assigns, operators and legal representatives shall conduct operations regarding the Reserved Minerals in a manner which reasonably accommodates Grantee's use of the Property.

PROVIDED FURTHER, the Property shall only be used for the establishment and development of Texas A&M University – San Antonio as a four-year degree granting university and the establishment of an irrigation research facility, and for any other lawful purpose related to, permitted by, or in support of an institution of higher education including, without limitation, auxiliary uses, research parks, public-private partnership facilities, affiliated foundation facilities, and other supporting activities and facilities (collectively, the "Permitted Uses"). The limitations established by these Permitted Uses shall terminate fifty (50) years from the effective date of this deed.

PROVIDED FURTHER, Grantor hereby retains a right of reverter (the "Right of Reverter"), that if Grantee has not commenced construction of a campus for Texas A&M University – San Antonio on some portion of the Initial Conveyance on or before January 1, 2015, title to the Property may revert to Grantor at Grantor's election, provided that Grantor has given Grantee six (6) months written notice of Grantor's intent to exercise its Right of Reverter and Grantee fails to commence construction within that six month period. For purposes of this Right of Reverter, construction shall be deemed to have commenced when Grantee causes the foundation for the first academic building to be poured on a site within the boundaries of the Initial Conveyance. Upon the request of either Grantor or Grantee, the other party shall join in acknowledging whether or not construction shall have commenced by January 1, 2015, in a written document suitable for recording in the Real Property Records of Bexar County, Texas.

THE PROPERTY (INCLUDING IMPROVEMENTS, IF ANY, LOCATED THEREON) IS CONVEYED AS IS, WHERE IS, AND WITH ALL FAULTS, EXCEPT WITH REGARD

TO THE SPECIAL WARRANTY OF TITLE AND GRANTOR'S OBLIGATION TO PLUG AND ABANDON OIL WELLS. GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE, NOR ANY OTHER WARRANTY (EXPRESS OR IMPLIED).

This Donation Deed (this "Deed") is expressly made subject to those matters set forth on Exhibit B attached hereto and incorporated herein for all purposes, to the extent the same are valid and subsisting and affect all or any part of the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise; subject, however, to the Reserved Minerals, Permitted Uses, Right of Reverter and Permitted Exceptions.

[*Grantor's signature and acknowledgement on next page*]

EXECUTED as of the date set forth in the acknowledgment below, to be effective as of the Effective Date.

GRANTOR

VERANO LAND GROUP, LP
a Texas limited partnership

By: San Antonio Management, LLC,
a Nevada limited liability company,
its General Partner

By: Triple L Management, LLC,
a Nevada limited liability company,
its Manager

By: The Fidelity Trust, dated 6/26/1992,
its Manager

By: _____
Ralph J. Lampman
Trustee

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared Ralph J. Lampman, known to me through personal acquaintance or through a current identification card to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument for the purposes and considerations expressed in it, doing so as the Trustee of The Fidelity Trust, Manager of Triple L Management, LLC, a Nevada limited liability company, Manager of San Antonio Management, LLC, a Nevada limited liability company and general partner of Verano Land Group, LP, a Texas limited partnership, on behalf of said limited partnership.

Given under my hand and official seal this 1st day of August, 2008.

SANDRA A. GUTIERREZ
Notary Public
State of Texas
My Comm. Exp. 10-19-2010

Sandra A. Gutierrez
Notary Public in and for the State of Texas

Printed Name of Notary Sandra A. Gutierrez
My commission expires: 10-19-2010

[*Grantee's signature and acknowledgement on next page*]

Accepted and Agreed To:

GRANTEE

THE BOARD OF REGENTS OF THE
TEXAS A&M UNIVERSITY SYSTEM

By: _____
Michael D. McKinney, M.D.
Chancellor
The Texas A&M University System

THE STATE OF TEXAS §
§
COUNTY OF BRAZOS §

Before me, the undersigned Notary Public, on this day personally appeared Michael D. McKinney, M.D., known to me through personal acquaintance or through a current identification card to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument for the purposes and considerations expressed in it, doing so as the Chancellor of The Texas A&M University System, an agency of the State of Texas, on behalf of the Board of Regents of The Texas A&M University System.

Given under my hand and official seal this 4th day of August, 2008.

MARY JANE TOUNTAS
Notary Public, State of Texas
My Commission Expires
NOVEMBER 17, 2009

_____
Notary Public in and for the State of Texas

Printed Name of Notary MARY JANE TOUNTAS
My commission expires: 11/17/09

Exhibit A-1

TRACT 1

METES AND BOUNDS DESCRIPTION
OF 5.000 ACRES OF LAND IN THE SAMUEL WILSON SURVEY
NO. 51 ABSTRACT 804, BEXAR COUNTY, TEXAS

All that certain 5.000 acres of land in the Samuel Wilson Survey No. 51, Abstract 804, Bexar County Texas, which is a portion of the land described as Tract 1 in the deed from GV Zarzamora Road, LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC, to Verano Land Group, LP, recorded under Document No. 20070162086, Official Public Records Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone):

COMMENCING at a 1 inch iron pipe found in the southerly line of Loop 410 SW (variable width right-of-way) said iron pipe is common to the northwest corner of a called 423.65 acre tract described in a deed from GV Zarzamora Road, LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC, to Verano Land Group, LP, recorded under Document No. 20070162086, O.P.R.R.P.B.C.;

THENCE N 89° 35' 00" E – 1008.38' along the south line of said Loop 410 SW and the north line of said GV Zarzamora Road, LLC tract to the **POINT OF BEGINNING**;

THENCE N 89° 35' 00" E – 427.19' along the south line of said Loop 410 SW and the north line of said GV Zarzamora Road, LLC tract to a 3/4 inch iron rod set common to the Point of Curvature of a curve to the right, whose radius bears S 00° 25' 00" E – 40.00', with a central angle of 90° 00' 00";

THENCE along said curve to the right, an arc distance of **62.83'** to a 3/4 inch iron rod set common to the end of curve;

THENCE S 00° 25' 00" E – 426.93' along the easterly line of this tract to a 3/4 inch iron rod set common to the southeast corner of the tract herein described;

THENCE S 89° 35' 00" W – 467.19' along the southerly line of this tract to a 3/4 inch iron rod set common to the southwest corner of the tract herein described;

THENCE N 00° 25' 00" W – 466.93' along the westerly line of this tract to the **POINT OF BEGINNING** of the herein described tract and containing 5.000 acres of land.

Exhibit A-2

TRACT 2

METES AND BOUNDS DESCRIPTION
OF 5.000 ACRES OF LAND IN THE SAMUEL WILSON SURVEY
NO. 51 ABSTRACT 804, BEXAR COUNTY, TEXAS

All that certain 5.000 acres of land in the Samuel Wilson Survey No. 51, Abstract 804, Bexar County Texas, which is a portion of the land described as Tract 1 in the deed from GV Zarzamora Road, LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC, to Verano Land Group, LP, recorded under Document No. 20070162086, Official Public Records Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone):

COMMENCING at a 1 inch iron pipe found in the southerly line of Loop 410 SW (variable width right-of-way) said iron pipe is common to the northwest corner of a called 423.65 acre tract described in a deed from GV Zarzamora Road, LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC, to Verano Land Group, LP, recorded under Document No. 20070162086, O.P.R.R.P.B.C.;

THENCE N 89° 35' 00" E – 1639.57' along the south line of said Loop 410 SW and the north line of said GV Zarzamora Road, LLC tract to a 3/4 inch iron rod set common to the **POINT OF BEGINNING**;

THENCE N 89° 35' 00" E – 427.19' along the south line of said Loop 410 SW and the north line of said GV Zarzamora Road, LLC tract to a 3/4 inch iron rod set common to the northeast corner of the herein described tract;

THENCE S 00° 25' 00" E – 466.93' along the easterly line of this tract to a 3/4 inch iron rod set common to the southeast corner of the tract herein described;

THENCE S 89° 35' 00" W – 467.19' along the southerly line of this tract to a 3/4 inch iron rod set common to the southwest corner of the tract herein described;

THENCE N 00° 25' 00" W – 426.93' along the west line of this tract to a 3/4 inch iron rod set common to the Point of Curvature of a curve to the right, whose radius bears N 89° 35' 00" E – 40.00', with a central angle of 90° 00' 00";

THENCE along said curve to the right, an arc distance of **62.83'** to the **POINT OF BEGINNING** of the herein described tract and containing 5.000 acres of land.

Exhibit A-3

TRACT 3

METES AND BOUNDS DESCRIPTION
OF 530.0 ACRES OF LAND IN THE FERNANDO RODRIGUEZ
SURVEY NO. 6, ABSTRACT 15, COUNTY BLOCK 4005, BEXAR COUNTY, TEXAS

All that certain 530.0 acres of land (531.5 acres save and except 1.51 acres) in the Fernando Rodriguez Survey No. 6, Abstract 15, County Block 4005, Bexar County Texas, which is a portion of the land conveyed to Verano Land Group, LP described in deeds recorded under Document Nos. 20070162086, 20070162145, 20070162179 and 20070162221, O.P.R.R.P.B.C.; and being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone):

COMMENCING at a 1/2 inch iron rod found for the southwest corner of a tract described in a deed to Verano Land Group, LP recorded under Document No. 20070162179, O.P.R.R.P.B.C.;

THENCE N 33° 53' 55" E – 2145.59' through said Verano Land Group, LP tract to a 3/4 inch iron rod set for the **POINT OF BEGINNING**;

THENCE N 32° 22' 11" E – 200.00' to a 3/4 inch iron rod set common to a Point of Curvature of a curve to the left, whose radius bears N 57° 37' 49" W – 400.00', with a central angle of 33° 23' 32";

THENCE along said curve to the left, an arc distance of **233.12'** to a 3/4 inch iron rod set common to the end of curve;

THENCE N 01° 01' 21" W – 1057.76' to a 3/4 inch iron rod set common to the Point of Curvature of a curve to the left, whose radius bears S 88° 58' 39" W – 400.00', with a central angle of 60° 14' 07";

THENCE along said curve to the left, an arc distance of **420.52'** to a 3/4 inch iron rod set common to the end of curve;

THENCE N 61° 15' 28" W – 565.29' to a 3/4 inch iron rod set common to an angle point of the herein described tract;

THENCE N 25° 36' 38" E – 1979.32' to a 3/4 inch iron rod set common to the northwest corner of the herein described tract;

THENCE N 89° 36' 37" E – 295.47' along the north line of this tract to a 3/4 inch iron rod found common to the northwest corner of a 50.00 acre tract of land described in a deed to the Board of Regents of the Texas A&M University System from Verano Land Group, LP recorded under Document No. 20070232308, O.P.R.R.P.B.C., said iron rod is also common to an angle corner of the herein described tract;

THENCE S 00° 23' 23" E – 1043.00' along the west line of said 50.00 acre tract to a 3/4 inch iron rod found common to the southwest corner of said 50.00 acre tract and common to an angle corner of the herein described tract;

THENCE N 89° 36' 37" E – 2088.20' along the south line of said 50.00 acre tract to a 3/4 inch iron rod found common to the southeast corner of said 50.00 acre tract and common to an angle corner of the herein described tract;

THENCE N 00° 23' 23" W – 1043.00' along the east line of said 50.00 acre tract to a 3/4 inch iron rod found common to the northeast corner of said 50.00 acre tract and common to an angle corner of the herein described tract;

THENCE N 89° 36' 37" E – 2065.35' along the north line of this tract to a 3/4 inch iron rod set common to the northeast corner of the herein described tract;

THENCE S 08° 38' 23" W – 561.28' to a 3/4 inch iron rod set common to the Point of Curvature of a curve to the left, whose radius bears S 81° 22' 21" E – 2967.93', with a central angle of 38° 57' 30";

THENCE along said curve to the left, an arc distance of **2018.05'** to a 3/4 inch iron rod set common to the end of curve;

THENCE S 30° 21' 31" E – 2898.25' to a 3/4 inch iron rod set common to the southeast corner of the herein described tract;

THENCE S 89° 36' 37" W – 4685.40' to a 3/4 inch iron rod set common to an angle point of the herein described tract;

THENCE N 57° 37' 49" W – 2154.14' to a 3/4 inch iron rod set common the **POINT OF BEGINNING** of the herein described tract and containing 531.5 acres of land.

SAVE AND EXCEPT however a called 1.51 acre tract situated within the boundary of said 531.5 acre Tract 3 but not included in the acreage of said Tract 3, said 1.51 acre tract is all that certain tract of land described in deed from R.J. Coffey to United Gas Pipeline Co. recorded under Volume 3355, Page 530, D.R.B.C.T. and being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone):

COMMENCING at the northeast corner of said Tract 3;

THENCE S 09° 15' 00" W – 1290.66' to the **POINT OF BEGINNING** of the tract herein described;

THENCE S 30° 19' 08" W – 314.27' to a point common to the southeast corner of the tract herein described;

THENCE N 64° 34' 05" W – 208.07' to a point common to the southwest corner of the tract herein described;

THENCE N 30° 08' 43" E – 314.30' to a point common to the northwest corner of the tract herein described;

THENCE S 64° 32' 22" E – 209.02' to the **POINT OF BEGINNING** of the herein described tract and containing 1.499 acres (called 1.51 acres) of land.

Exhibit A-4

TRACT 4

METES AND BOUNDS DESCRIPTION
OF 104.5 ACRES OF LAND IN THE FERNANDO RODRIGUEZ
SURVEY NO. 6, ABSTRACT 15, COUNTY BLOCK 4005, BEXAR COUNTY, TEXAS

All that certain 104.5 acres of land (104.6 acres save and except 0.1646 acres) in the Fernando Rodriguez Survey No. 6, Abstract 15, County Block 4005, Bexar County Texas, which is a portion of the called 147.70 acre tract described in the deed from GV-Zarzamora Road LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC to Verano Land Group, LP recorded under Document No. 20070162086, Official Public Records Real Property, Bexar County, and being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at a 1/2 inch iron rod found in the south line of Mauermann Road (variable width right-of-way), said iron rod is common to the northeast corner of said 147.70 acre tract described in a deed from GV-Zarzamora Road LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC to Verano Land Group, LP recorded under Document No. 20070162086, O.P.R.R.P.B.C.;

THENCE N 89° 47' 40" W – 1733.83' along the south line of said Mauermann Road and the north line of said GV-Zarzamora Road LLC tract to the **POINT OF BEGINNING;**

THENCE S 00° 12' 20" W – 87.87' leaving the south line of said Mauermann Road and into said GV-Zarzamora Road LLC tract to a 3/4 inch iron rod set common to a Point of Curvature of a curve to the left, whose radius bears S 89° 47' 40" E – 400.00', with a central angle of 38° 47' 28";

THENCE along said curve to the left, an arc distance of **270.81'** to a 3/4 inch iron rod set common to the end of curve;

THENCE S 38° 35' 09" E – 1196.57' along the easterly line of this tract to a 3/4 inch iron rod set common to a Point of Curvature of a curve to the left, whose radius bears N 51° 24' 51" E – 400.00', with a central angle of 26° 03' 06";

THENCE along said curve to the left, an arc distance of **181.87'** to a 3/4 inch iron rod set common to the end of curve;

THENCE S 64° 38' 15" E – 838.50' along the easterly line of this tract to a 3/4 inch iron rod set common to a point on the east line of the beforementioned GV-Zarzamora Road LLC tract, common to an angle point of the herein described tract;

THENCE S 00° 02' 58" W – 1959.37' along the east line of said GV-Zarzamora Road LLC tract to a point common to the approximate center of Leon Creek, said point is common to the southeast corner of the herein described tract;

THENCE with the meanders of Leon Creek the following:

> **N 73° 29' 34" W – 211.84'** to a point common to an angle point of the herein described tract;
>
> **N 72° 09' 30" W – 140.67'** to a point common to an angle point of the herein described tract;
>
> **N 75° 35' 07" W – 125.73'** to a point common to an angle point of the herein described tract;

THENCE N 63° 24' 03" W – 139.81' to a point at the approximate intersection of said Leon Creek with the center of Comanche Creek;

THENCE with the meanders of Comanche Creek the following:

N 00° 31' 11" W – 157.91' to a point common to an angle point of the herein described tract;

N 10° 23' 04" W – 18.20' to a point common to an angle point of the herein described tract;

N 09° 55' 42" E – 47.61' to a point common to an angle point of the herein described tract;

N 18° 38' 13" E – 63.43' to a point common to an angle point of the herein described tract;

N 15° 00' 01" E – 84.69' to a point common to an angle point of the herein described tract;

N 06° 37' 50" W – 57.69' to a point common to an angle point of the herein described tract;

N 27° 19' 38" W – 125.17' to a point common to an angle point of the herein described tract;

N 18° 06' 41" W – 21.78' to a point common to an angle point of the herein described tract;

N 26° 44' 55" W – 61.70' to a point common to an angle point of the herein described tract;

N 00° 06' 47" W – 15.30' to a point common to an angle point of the herein described tract;

N 36° 10' 37" W – 45.59' to a point common to an angle point of the herein described tract;

N 25° 35' 42" W – 61.76' to a point common to an angle point of the herein described tract;

N 54° 52' 20" W – 15.47' to a point common to an angle point of the herein described tract;

N 44° 10' 54" W – 31.65' to a point common to an angle point of the herein described tract;

N 53° 13' 06" W – 78.66' to a point common to an angle point of the herein described tract;

N 52° 03' 08" W – 26.67' to a point common to an angle point of the herein described tract;

N 52° 26' 26" W – 42.32' to a point common to an angle point of the herein described tract;

N 53° 58' 46" W – 55.77' to a point common to an angle point of the herein described tract;

N 42° 35' 41" W – 42.11' to a point common to an angle point of the herein described tract;

N 70° 05' 14" W – 70.46' to a point common to an angle point of the herein described tract;

N 80° 23' 29" W – 37.14' to a point common to an angle point of the herein described tract;

N 86° 24' 19" W – 43.05' to a point common to an angle point of the herein described tract;

N 84° 21' 19" W – 49.81' to a point common to an angle point of the herein described tract;

N 61° 18' 39" W – 90.82' to a point common to an angle point of the herein described tract;

N 46° 58' 12" W – 38.69' to a point common to an angle point of the herein described tract;

N 32° 28' 04" W – 53.93' to a point common to an angle point of the herein described tract;

N 05° 25' 24" W – 41.59' to a point common to an angle point of the herein described tract;

N 04° 34' 07" E – 50.46' to a point common to an angle point of the herein described tract;

N 22° 43' 42" W – 65.48' to a point common to an angle point of the herein described tract;

N 30° 04' 00" W – 39.40' to a point common to an angle point of the herein described tract;

N 79° 35' 11" W – 51.45' to a point common to an angle point of the herein described tract;

S 89° 31' 33" W – 48.40' to a point common to an angle point of the herein described tract;

S 81° 30' 02" W – 35.19' to a point common to an angle point of the herein described tract;

S 81° 18' 43" W – 68.19' to a point common to an angle point of the herein described tract;

N 81° 08' 12" W – 26.61' to a point common to an angle point of the herein described tract;

N 68° 15' 09" W – 39.94' to a point common to an angle point of the herein described tract;

N 55° 44' 47" W – 66.45' to a point common to an angle point of the herein described tract;

N 20° 39' 19" W – 62.63' to a point common to an angle point of the herein described tract;

N 38° 10' 12" W – 58.38' to a point common to an angle point of the herein described tract;

N 52° 33' 09" W – 95.88' to a point common to an angle point of the herein described tract;

N 29° 43' 56" W – 26.72' to a point common to an angle point of the herein described tract;

N 27° 21' 07" W – 77.57' to a point common to an angle point of the herein described tract;

N 19° 03' 01" W – 121.45' to a point common to an angle point of the herein described tract;

N 13° 14' 22" W – 101.39' to a point common to an angle point of the herein described tract;

N 21° 13' 19" W – 56.86' to a point common to an angle point of the herein described tract;

N 12° 29' 42" W – 68.32' to a point common to an angle point of the herein described tract;

N 10° 32' 15" W – 81.37' to a point common to an angle point of the herein described tract;

N 29° 42' 22" W – 73.80' to a point common to an angle point of the herein described tract;

N 27° 47' 17" W – 41.94' to a point common to an angle point of the herein described tract;

S 59° 20' 21" W – 109.03' to a point common to an angle point of the herein described tract;

S 54° 56' 16" W – 78.34' to a point common to an angle point of the herein described tract;

S 72° 21' 16" W – 56.41' to a point common to an angle point of the herein described tract;

N 88° 41' 03" W – 30.47' to a point common to an angle point of the herein described tract;

N 34° 48' 06" W – 63.81' to a point common to an angle point of the herein described tract;

N 23° 06' 11" W – 53.16' to a point common to an angle point of the herein described tract;

N 26° 49' 56" W – 55.81' to a point common to an angle point of the herein described tract;

N 20° 25' 48" W – 107.78' to a point common to an angle point of the herein described tract;

N 05° 24' 01" E – 71.82' to a point common to an angle point of the herein described tract;

N 24° 06' 54" W – 55.22' to a point common to an angle point of the herein described tract;

N 14° 14' 53" W – 34.25' to a point common to an angle point of the herein described tract;

N 40° 24' 21" W – 26.92' to a point common to an angle point of the herein described tract;

N 16° 17' 20" W – 42.71' to a point common to an angle point of the herein described tract;

N 11° 46' 19" W – 31.67' to a point common to an angle point of the herein described tract;

N 13° 38' 12" W – 65.96' to a point common to an angle point of the herein described tract;

N 15° 33' 52" W – 30.93' to a point common to an angle point of the herein described tract;

N 04° 35' 52" W – 14.85' to a point common to an angle point of the herein described tract;

N 00° 47' 23" W – 30.50' to a point common to an angle point of the herein described tract;

N 02° 58' 18" E – 5.21' to a point common to an angle point of the herein described tract;

N 31° 18' 21" W – 38.86' to a point common to an angle point of the herein described tract;

N 52° 56' 58" W – 19.58' to a point common to an angle point of the herein described tract;

N 79° 34' 10" W – 12.15' to a point common to an angle point of the herein described tract;

N 83° 26' 38" W – 7.01' to a point common to an angle point of the herein described tract;

S 79° 45' 28" W – 25.87' to a point common to an angle point of the herein described tract;

N 20° 51' 07" W – 24.08' to a point common to an angle point of the herein described tract;

N 28° 39' 53" W – 25.64' to a point common to an angle point of the herein described tract;

N 79° 29' 57" W – 10.42' to a point common to an angle point of the herein described tract;

N 55° 17' 30" W – 86.41' to a point common to an angle point of the herein described tract;

N 22° 42' 16" W – 58.97' to a point common to an angle point of the herein described tract;

N 33° 30' 54" W – 23.51' to a point common to an angle point of the herein described tract;

N 09° 26' 32" W – 18.04' to a point common to an angle point of the herein described tract;

N 16° 14' 24" W – 13.12' to a point common to an angle point of the herein described tract;

N 29° 17' 37" W – 45.29' to a point common to an angle point of the herein described tract;

N 64° 01' 18" W – 31.05' to a point common to an angle point of the herein described tract;

N 77° 05' 03" W – 4.97' to a point common to an angle point of the herein described tract;

THENCE S 13° 42' 01" W – 284.71' leaving the center of Comanche Creek, to a 1/4 inch iron rod found common to an angle corner of Lot 1, Block 1, N.C.B. 16458, C.B. 4005, Leon Creek WWTP Subdivision recorded under Volume 9547, Pages 157-161, Deed and Plat Records, Bexar County, Texas, said iron rod is common to an angle corner of the herein described tract;

THENCE N 84° 23' 36" W – 201.61' along the easterly line of said Lot 1, Block 1 to a 1 inch iron pipe found common to an angle point of the herein described tract;

THENCE N 03° 03' 02" E – 295.52' continuing along said easterly line to a 1/4 inch iron rod found common to an angle point of the herein described tract;

THENCE N 52° 26' 26" W – 293.80' along said easterly line to a 1/2 inch iron rod found common to an angle point of the herein described tract;

THENCE N 03° 57' 06" E – 411.13' along said easterly line to a 1/2 inch iron rod found in the south line of the beforementioned Mauermann Road and common to the northwest corner of the herein described tract;

THENCE S 89° 47' 40" E – 1418.97' along the south line of said Mauermann Road and the north line of this tract to the **POINT OF BEGINNING** of the herein described tract and containing 104.6 acres of land.

SAVE AND EXCEPT however a 0.1646 acre tract situated within the boundary of said 104.6 acre Tract 4 but not included in the acreage of said Tract 4, said 0.1646 acre tract is all that certain 0.16 acre tract of land described in deed from GV-Zarzamora Road LLC; SA Land Partners, LLC; SA 1650, LLC and Triple L Management, LLC to Verano Land Group, LP recorded under Document No. 20070162086, Official Public Records Real Property, Bexar County and being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at the northwest corner of said Tract 4;

THENCE S 54° 12' 23" E – 1009.42' to the **POINT OF BEGINNING** of the tract herein described;

THENCE S 25° 38' 16" E – 87.86' to a point common to the southeast corner of the tract herein described;

THENCE S 63° 41' 35" W – 81.58' to a point common to the southwest corner of the tract herein described;

THENCE N 25° 18' 31" W – 88.47' to a point common to the northwest corner of the tract herein described;

THENCE N 64° 06' 59" E – 81.07' to the **POINT OF BEGINNING** of the herein described tract and containing 0.1646 acres of land.

Exhibit B

Permitted Exceptions

TRACT 1

A 52 foot wide Right-of-Way and Easement as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165462 in the Real Property Records of Bexar County, Texas.

TRACT 2

A 52 foot wide Right-of-Way and Easement as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165462 in the Real Property Records of Bexar County, Texas.

TRACT 3

1. Pipeline easements granted to United Gas Pipeline Company and recorded in Volume 3319, Page 397; Volume 3305, Page 72; and Volume 3301, Page 315; Deed Records of Bexar County, Texas.

2. Easements for utilities, granted to United Gas Pipe Line Company, recorded in Volume 4835, Page 157 and Volume 4835, Page 159, Deed Records of Bexar County, Texas.

3. Right-of-way and easement for a fifty (50) foot wide roadway granted to United Gas Pipeline Company and recorded in Volume 3343, Page 449, Deed Records of Bexar County, Texas.

4. A 28 foot wide Electric Line Right-of-Way as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165466 in the Real Property Records of Bexar County, Texas.

5. Two 89 foot wide Rights-of-Way and Easements as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165462 in the Real Property Records of Bexar County, Texas.

6. Two 30 foot wide Rights-of-Way and Easements as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165462 in the Real Property Records of Bexar County, Texas.

TRACT 4

1. Sewer Line easement granted to the City of San Antonio and recorded in Volume 3119, Page 1445, Real Property Records of Bexar County, Texas.

2. Pole Line easement granted to the City of San Antonio and recorded in Volume 1837, Page 563, Deed Records of Bexar County, Texas.

3. Reservoir Lease And Easements Agreement, dated July 28, 1997, recorded in Volume 7181, Page 1649, Real Property Records of Bexar County, Texas, as affected by Amendment To Certificate Of Adjudication, filed for record May 22, 2006, recorded in Volume 12132, Page 1902, Real Property Records of Bexar County, Texas, as affected by Assignment & Assumption Agreement Concerning Reservoir Lease & Easements Agreement, dated July 12, 2006, recorded in Volume 12300, Page 2166, Real Property Records of Bexar County, Texas.

4. A 30 foot wide Right-of-Way and Easement as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165462 in the Real Property Records of Bexar County, Texas.

5. An 80 foot wide Electric Transmission Easement as set out in instrument dated July 31, 2008 and recorded under Document Number 20080165463 in the Real Property Records of Bexar County, Texas.

6. Implied easement for ingress and egress to a cemetery tract, being a 0.1646 acre tract reserved out of Tract 4.

BLANKET EASEMENTS (may apply to one or more tracts)

1. Easement granted to San Antonio Public Service Company and recorded in Volume 1307, Pages 549-550, Deed Records of Bexar County, Texas, as affected by Partial Release of Easement dated July 31, 2008 and recorded under Document Number 20080165464 in the Real Property Records of Bexar County, Texas.

2. Easement granted to the City of San Antonio and recorded in Volume 2887, Page 95, Deed Records of Bexar County, Texas, as affected by Partial Release of Easement dated July 31, 2008 and recorded under Document Number 20080165464 in the Real Property Records of Bexar County, Texas.

3. Electric easement granted to the City of San Antonio and recorded in Volume 3185, Page 1758, Real Property Records of Bexar County, Texas, as affected by Partial Release of Easement dated July 31, 2008 and recorded under Document Number 20080165464 in the Real Property Records of Bexar County, Texas.

4. Electric transmission and distribution line easement granted to the City of San Antonio and recorded in Volume 3192, Page 519, Real Property Records of Bexar County, Texas, as affected by Partial Release of Easement dated July 31, 2008 and recorded under Document Number 20080165464 in the Real Property Records of Bexar County, Texas.

5. Electric line right-of-way agreement recorded in Volume 3185, Page 1756; Volume 3185, Page 1782; and Volume 6480, Page 47; Real Property Records of Bexar County, Texas, as affected by Partial Release of Easement dated July 31, 2008 and recorded under Document Number 20080165464 in the Real Property Records of Bexar County, Texas.

6. Terms and provisions of that certain unrecorded Operating Contract dated July 12, 2006 with South Loop Operating LC, as amended and assigned to Verano Land Group, LP.

7. Terms and provisions of that certain unrecorded Agricultural & Grazing Lease dated July 12, 2006 with South Loop Land & Cattle, LLC, as amended and assigned to Verano Land Group, LP.

Grantee's Address and
After Recording Return To:
Jay Kimbrough
Deputy Chancellor
TAMUS Building, Suite 2079
200 Technology Way
College Station, Texas 77845

Doc# 20080169450
Pages 19
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e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 84.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
08/05/2008 15:14:21 PM
COUNTY CLERK, BEXAR COUNTY TEXAS