

2009-09-10-0696

**AN ORDINANCE**

**AUTHORIZING THE TRANSFER OF APPROXIMATELY 3,000 ACRES ADJACENT TO THE GOVERNMENT CANYON STATE NATURAL AREA IN BEXAR COUNTY, TEXAS TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT WHILE RESERVING AN AQUIFER-PROTECTION CONSERVATION EASEMENT AND NEGOTIATING THE TRANSFER OF U.S. FISH AND WILDLIFE DEPARTMENT ENDANGERED-SPECIES MITIGATION CREDITS FOR THE USE AND BENEFIT OF CAMP BULLIS.**

\* \* \* \* \*

**WHEREAS**, the City has previous acquired fee-simple title to several tracts (“Properties,” as hereinafter defined) for the purpose of protecting and enhancing quantity and quality of aquifer recharge arising from the Properties; and

**WHEREAS**, the City does not currently have resources to protect and manage the Properties for the purposes of protecting and enhancing aquifer recharge or opening the lands for park uses; and

**WHEREAS**, the Properties are all adjacent to the Government Canyon State Natural Area managed by the Texas Parks and Wildlife Department (“TPWD”); and

**WHEREAS**, TPWD is better equipped than the City to manage the Properties consistent with the City’s goals and has offered to manage the Properties if they are conveyed to TPWD in fee; and

**WHEREAS**, while not imperiling quantity and quality of aquifer recharge from the Properties, if TPWD acquires the Properties, it can also integrate them with the Government Canyon State Natural Area so as to provide enhanced recreational opportunities for the citizens of the state; and

**WHEREAS**, while not imperiling quantity and quality of aquifer recharge from the Properties, if TPWD acquires the Properties, it can also take steps to protect endangered species habitat on the Properties, thereby giving rise to the potential for endangered-species-mitigation credits arising from the Properties, which the City could then use to further other public purposes; and

**WHEREAS**, the City of San Antonio wishes to enter into an arrangement such as that described above with TPWD; **NOW THEREFORE**,

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

**SECTION 1.** The City Manager and her designee, severally, are authorized to convey to the Texas Parks and Wildlife Department the following tracts (“Properties”):

**SECTION 3.** The City Manager and her designee, severally, are authorized to negotiate with the U.S. Fish and Wildlife Service, the U.S. Army, and other interested parties regarding use of the endangered-species-mitigation credits arising from the Properties, including but not limited to their use to compensate for endangered-species habitat disruption arising from military activities at Camp Bullis.

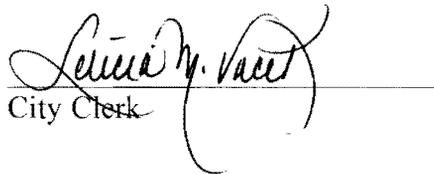
**SECTION 4.** This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under City Code of San Antonio § 1-15, in which case it becomes effective immediately.

**PASSED AND APPROVED** this 10<sup>th</sup> day of September 2009.

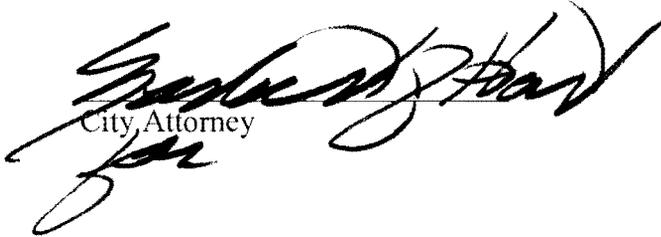


M A Y O R

**Attest:**

  
City Clerk

**Approved As To Form:**

  
City Attorney

|                        |   |                    |            |            |                |               |               |
|------------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| <b>Agenda Item:</b>    | <b>5</b>  |                    |            |            |                |               |               |
| <b>Date:</b>           | 09/10/2009  |                    |            |            |                |               |               |
| <b>Time:</b>           | 09:49:51 AM   |                    |            |            |                |               |               |
| <b>Vote Type:</b>      | Motion to Approve   |                    |            |            |                |               |               |
| <b>Description:</b>    | An Ordinance authorizing the transfer of approximately 3,000 acres adjacent to the Government Canyon State Natural Area in Bexar County, Texas to the Texas Parks and Wildlife Department while reserving an aquifer-protection conservation easement and negotiating the transfer of U.S. Fish and Wildlife Department endangered-species mitigation credits for the use and benefit of Camp Bullis. [Pat DiGiovanni, Deputy City Manager; Xavier Urrutia, Director, Parks & Recreation] |                    |            |            |                |               |               |
| <b>Result:</b>         | Passed  |                    |            |            |                |               |               |
| <b>Voter</b>           | <b>Group</b>  | <b>Not Present</b> | <b>Yea</b> | <b>Nay</b> | <b>Abstain</b> | <b>Motion</b> | <b>Second</b> |
| Julián Castro          | Mayor   |                    | x          |            |                |               |               |
| Mary Alice P. Cisneros | District 1  |                    | x          |            |                |               |               |
| Ivy R. Taylor          | District 2  |                    | x          |            |                |               |               |
| Jennifer V. Ramos      | District 3  |                    | x          |            |                |               |               |
| Philip A. Cortez       | District 4  |                    | x          |            |                | x             |               |
| David Medina Jr.       | District 5  |                    | x          |            |                |               |               |
| Ray Lopez              | District 6  |                    | x          |            |                |               |               |
| Justin Rodriguez       | District 7  |                    | x          |            |                |               |               |
| W. Reed Williams       | District 8  |                    | x          |            |                |               |               |
| Elisa Chan             | District 9  |                    | x          |            |                |               | x             |
| John G. Clamp          | District 10   |                    | x          |            |                |               |               |

- A. A 709.6-acre tract, more or less, out of a 906.71 acre tract as recorded in Volume 7034, Page 350 of the Official Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment A** (Gallagher Tract A).
- B. A 0.689-acre tract, more or less, being a portion of State Highway 211 right of way, as recorded in Volume 4628, Page 1979 of the Official Records of Real Property, Bexar County, Texas, as more particularly described on **Attachment B** (Gallagher Tract B).
- C. A 50-acre tract, more or less, out of Mrs. S.E. Thomason Survey No. 403, Abstract No. 1189, and out of the R. Hernandez Survey No. 401 ½, Abstract No. 331, as recorded in Volume 7354, Page 1044 of the Real Property Records of Bexar County, Texas, as more particularly described on **Attachment C** (Hampton Tract).
- D. A 592.9-acre tract, more or less, out of a 1,229.15-acre tract described in a conveyance to Iron Horse Canyon, Ltd and recorded at Volume 8061, Page 1257, Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment D** (Iron Horse Tract).
- E. An access easement over and across a 0.8394-acre tract, more or less, out of a 1,229.15-acre tract described in a conveyance to Iron Horse Canyon, Ltd and recorded at Volume 8061, Page 1257 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment E** (Iron Horse Access Easement Tract).
- F. A 110.448-acre tract, more or less, out of the P. De La Garza Survey No. 373, Abstract No. 449, H. Dahme Survey No. 256 ¾, Abstract No. 205, Bexar County, Abstract No. 1899, Medina County, as recorded in Volume 11348, Page 1330 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment F** (Laredo Culebra Tract A).
- G. A 55.477-acre tract, more or less, out of the H. Dahme Survey No. 256 ¾, Abstract No. 205, Bexar County and Abstract No. 1899, Medina County, C. Zitelmann Survey No. 386, Abstract No. 989, Bexar County; S.E. Thomson Survey No. 403, Abstract 680, Bexar County; S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County, as recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment G** (Laredo Culebra Tract B).
- H. An ingress-egress easement over and across a 0.56-acre tract, more or less, out of the S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County and the S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County, as recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment H** (Laredo Culebra Ingress-Egress Easement Tract).
- I. A 169-acre tract, more or less, out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County), as recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas, as more particularly described on **Attachment I** (Mayberry Tract A).

- J. A 176.11-acre tract, more or less, out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County), as recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas, as more particularly described on **Attachment J** (Mayberry Tract B).
- K. An undivided 15% interest in a 400.168-acre tract, more or less, conveyed to Mabe-4444 Belfort, LC in a general warranty deed recorded at Volume 8825, Pages 797-803, Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment K** (Trust for Public Land Tract ).
- L. A nonexclusive vehicular and pedestrian access easement over and across a 20.834-acre tract, more or less, being out of the remainder of a 436.95-acre tract conveyed to Mabe-Canyon Ranch, LC, recorded in Volume 8394, Pages 952-960, Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment L** (Trust for Public Land Access Easement Tract).
- M. A 1,023.889-acre tract, more or less, located partially within the Mrs. S.E. Thomason Survey, Abstract No. 1189, County Block No. 4454, partially within the Hrs. French S. Gray Survey, Abstract No. 850, County Block 4461, partially within the Tyler Tap Railroad Company Survey, Abstract No. 917, County Block 4455, partially within the C. Zizelmann Survey, Abstract No. 986, County Block 4456, partially within the C. Zizelmann Survey, Abstract No. 989, County Block 4453 and partially within the William F. Mead Survey, Abstract No. 508, County Block 4452, as recorded in Volume 2882, Page 2315 of the Bexar County Real Property Records, as more particularly described on **Attachment M** (Windgate Tract A).
- N. A 9.347-acre tract, more or less, located partially within the William F. Mead Survey, Abstract No. 507, County Block 4499, partially within the J.J. Sanchez Survey, Abstract No. 666, County Block 4451, and partially within the William F. Mead Survey, Abstract No. 508, County Block 4452, as recorded in Volume 3135, Page 253 of the Bexar County Real Property Records, as more particularly described on **Attachment N** (Windgate Tract B).
- O. A nonexclusive, perpetual ingress-egress easement over a 0.873-acre tract, more or less, located wholly within the J.J. Sanchez Survey, Abstract No. 666, County Block 4451, as recorded in Volume 3218, Page 1758 of the Bexar County Real Property Records, as more particularly described on **Attachment O** (Windgate Access Easement Tract).
- P. A 6.439-acre tract, more or less, out of the H. Dahme Survey No. 256 ¾, Abstract No. 1899, Medina County, Texas, as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas, as more particularly described on **Attachment P** (Dreiss Tract).

**SECTION 2.** The conveyances to Texas Parks and Wildlife must be subject to a conservation easement designed to protect the quantity and quality of aquifer recharge from the Properties and must reserve to the City the right to use or direct the use of endangered-species-mitigation credits arising from the Properties.

FIELD NOTES FOR A 709.6 ACRE TRACT

BEING A 709.6 acre tract of land out of a 906.71 acre tract as recorded in Volume 7034, Page 350 of the Official Records of Real Property of Bexar County, Texas being out of the George W. Gamett Survey No. 176 1/2, Abstract No. 287, County Block 4494, Alexander Ewing Survey No. 176, Abstract No. 322, County Block 4505, SA & MG Railroad Survey No. 176 1/4, Abstract No. 1185, County Block 4493, William Eyerly Survey No. 172, Abstract No. 86, County Block 4490, and the Pablo Solis Survey No. 176 3/4, Abstract 700, County Block 4489, Bexar County, Texas, said 709.6 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with yellow "ACES" cap at 12" cedar fence post for the southeast corner of a called 631.64 acre tract and southwest corner of a called 731.15 acre tract both recorded in Volume 6969, Page 1618 of the Official Records of Real Property of Bexar County, Texas and the northeast corner of a called 2179.29 acre tract recorded in Volume 3679, Page 1480 of the Official Records of Real Property of Bexar County, Texas, and also being the northwest corner of said 906.71 acre tract and the herein described tract;

THENCE South 78° 50' 50" East, a distance of 1398.00 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to set MAG nail in rock at 12" cedar fence post;

THENCE North 84° 44' 57" East, a distance of 634.00 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to a set 1/2" iron rod with yellow "ACES" cap at T-post;

THENCE North 84° 35' 10" East, a distance of 1305.44 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to a set 1/2" iron rod with yellow "ACES" cap at 6" cedar post;

THENCE North 61° 09' 57" East, a distance of 141.45 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to a set 1/2" iron rod with "ACES" cap at 3-way fence corner for the northeast corner of the herein described tract;

THENCE South 33° 39' 31" East, a distance of 3255.67 feet crossing said 906.71 acre tract with fence to a set 1/2" iron rod with "ACES" cap on the west right-of-way line of State Highway 211, a variable width right-of-way, minimum of 400 feet, as recorded in Volume 4628, Page 1979 of the Official Records of Real Property of Bexar County, Texas (and basis of bearings) for the east corner of the herein described tract;

THENCE South 20° 50' 07" West, a distance of 66.71 feet along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 01' 23" West, a distance of 695.14 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being a corner of the herein described tract;

THENCE South 64° 11' 32" West, a distance of 173.28 feet continuing along and with the west right-of-way of said State Highway 211 to a Type 1 Texas Department of Transportation monument being an angle point of the herein described tract;

THENCE South 18° 01' 23" West a distance of 120.00 feet continuing along and with the west right-of-way of said State Highway 211 to a Type 1 Texas Department of Transportation monument being an angle point of the herein described tract;

THENCE South 28° 08' 46" East a distance of 173.28 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 01' 23" West a distance of 2040.00 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 10° 25' 42" West a distance of 378.32 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 43' 09" West a distance of 825.06 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 42' 49" West a distance of 494.34 feet continuing along and with the west right-of-way of said State Highway 211 to a found 1/2" iron rod with "ACES" cap being the east corner of a 20.00 acre tract as recorded in Volume 7967, Page 1957 of the Official Records of Real Property of Bexar County, Texas and being the southeast corner of the herein described tract;

THENCE North 71° 18' 06" West a distance of 1394.40 feet departing the west right-of-way of said State Highway 211 and with fence and northeast line of said 20.00 acre tract to a found 1/2" iron rod with "ACES" cap at fence corner for the north corner of said 20.00 acre tract;

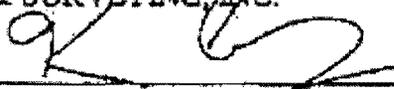
THENCE South 18° 39' 15" West a distance of 597.69 feet with fence and northwest line of said 20.00 acre tract to a found 1/2" iron rod with "ACES" cap at 3-way fence corner for the northeast corner of a called 162.13 acre tract as recorded in Volume 6680, Page 1094 the Official Records of Real Property of Bexar County, Texas for an interior corner of said 906.71 acre tract and the south corner of the herein described tract;

THENCE North 71° 20' 02" West a distance of 2313.63 feet with fence and common line of said 162.13 acre tract and said 906.71 acre tract, to found 1/2" iron rod with Simpson cap at 3-way fence post being on the east line of a called 2179.29 acre tract as recorded in Volume 3679, Page 1480 of the Official Records of Real Property of Bexar County, Texas, the northwest corner of said 162.13 acre tract and the southwest corner of said 906.71 acre tract and the herein described tract;

THENCE North 00° 27' 27" West, a distance of 6737.20 feet with fence and the common line of said 2179.29 acre tract and said 906.71 acre tract to the POINT OF BEGINNING and containing 709.6 acres, more or less, in Bexar County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

  
Kevin Conroy, R.P.L.S. #4198

June 19, 2003  
Revised: 7/21/03  
Job No: 12109



Attachment B

DESCRIPTION OF TRACT 3

A 0.689 of one acre of land being a portion of State Highway 211 right-of-way, being a portion of that certain tract of land conveyed to the State of Texas of record in Volume 4628, Page 1979 of the Official Public Records of Real Property, Bexar County, Texas, and being a portion of the George W. Garnett Survey No. 176 1/2, Abstract No. 287, C.B. 4494, Bexar County, Texas and more particularly described by metes and bounds as follows

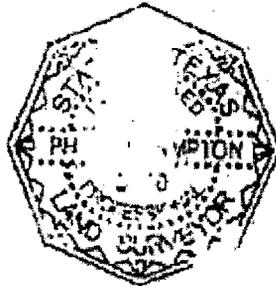
**COMMENCING** at 1/2 inch iron rod found in the west Right-of-way of State Highway 211 (500' Right-of-way), for the northeast corner of that certain 709.6 acre tract of land described in Volume 10382, Page 2315, to the City of San Antonio, Official Public Records of Bexar County, Texas;

- 1) **THENCE** South 20°50'07" West, 66.71 Feet, along the west Right-of-way of State Highway 211, and the east line of said 709.6 acre tract, to a Texas Department of Transportation type III monument found;
- 2) **THENCE** South 18°01'23" West, 695.14 Feet, continuing along the west Right-of-way of State Highway 211, and the east line of said 709.6 acre tract, to a Texas Department of Transportation type III monument found and being the **POINT OF BEGINNING** of herein described tract, which point is left 250.00 feet from and at right angle to State Highway 211 centerline station 944+00.00;;
- 3) **THENCE** South 18°01'23" West, 360.00 Feet, over and across said State Highway 211 to a Texas Department of Transportation Type III monument found for the southeast corner of herein described tract, which point is left 250.00 feet from and at right angle to State Highway 211 centerline station 940+40.00;
- 4) **THENCE** North 28°08'46" West, 173.28 Feet, along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract, to a Texas Department of Transportation Type III right-of-way monument found for an angle point of this tract;
- 5) **THENCE** North 18°01'23" East, 120.00 Feet, continuing along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract, to a Texas Department of Transportation Type III right-of-way monument found for an angle point of this tract;

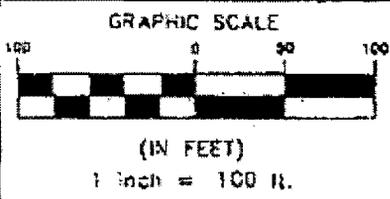
February 28 2005  
Job No. 054660192.0001

- 6) THENCE North  $64^{\circ}11'32''$  East, 173.28 Feet continuing along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract, to the POINT OF BEGINNING and containing a calculated area of 0.689 of one acre of land.

The basis of bearing recited herein is based on Texas Department of Transportation R.O.W. map. This description was prepared from a survey made on the ground by employees of SURVCON, INC. and is accompanied by a survey plat with like job number.

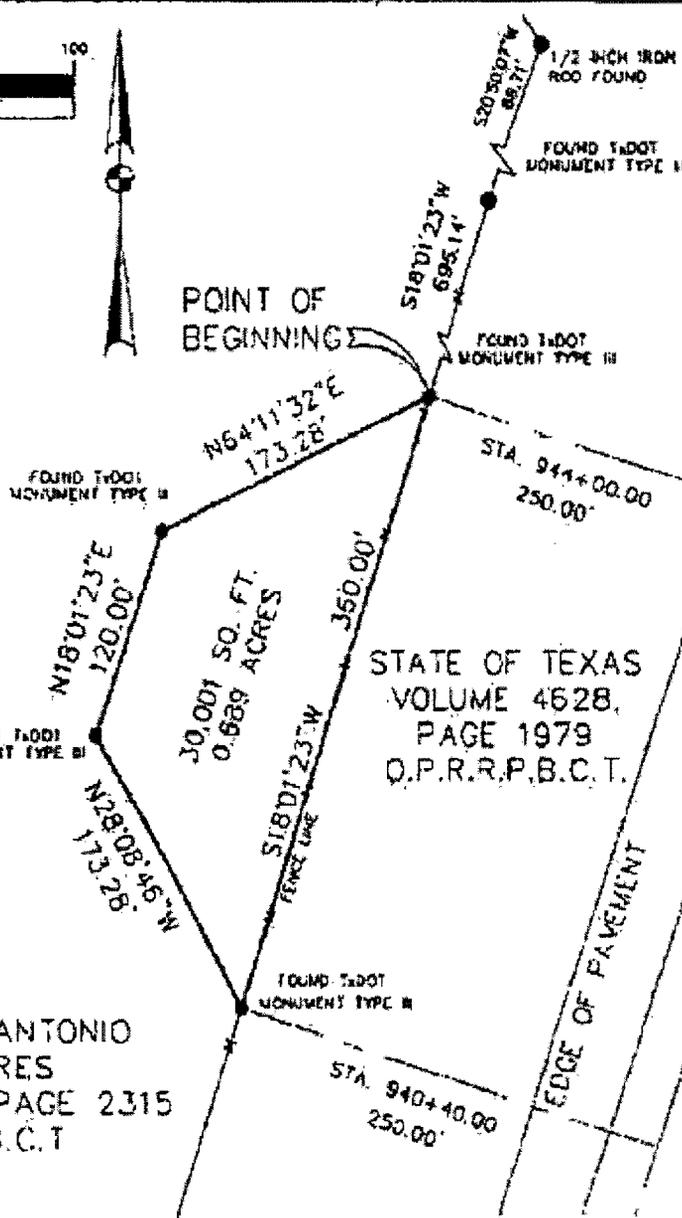


*Philip V. Hampton* 2/28/05  
Philip V. Hampton, RPLS 5520



GEORGE W. GARNETT  
 SURVEY NO. 176 1/2  
 ABSTRACT NO 287  
 C.B. 4494

POINT OF BEGINNING



30,001 SQ. FT.  
 0.689 ACRES

STATE OF TEXAS  
 VOLUME 4628,  
 PAGE 1979  
 O.P.R.R.P.B.C.T.

CITY OF SAN ANTONIO  
 709.6 ACRES  
 VOLUME 10382, PAGE 2315  
 O.P.R.R.P.B.C.T.

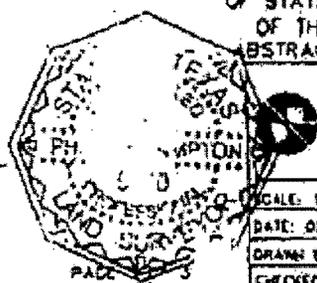
STATE HWY. 211  
 (500' RIGHT OF WAY)

**NOTES:**

1. BEARINGS BASED ON A TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP, 3544-04-02
2. MONUMENTATION AS SHOWN
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT
4. THIS MAP IS AN INTERNAL PLOTTING DOCUMENT ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE

I HEREBY CERTIFY THAT THIS PLAT, AND ACCOMPANYING LEGAL DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PHILIP V. HAMPTON, RPLS 3320  
 SURVCON, INC.  
 5500 Park Ten Boulevard, Suite 180 S  
 San Antonio, Texas, 78213



**LEGEND**

- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- C.B. COUNTY BLOCK

**SURVEY PLAT FOR**

TRACT 3  
 BEING 0.689 OF ONE ACRE OF LAND, BEING A PORTION OF STATE HIGHWAY 211 RIGHT-OF-WAY, AND A PORTION OF THE GEORGE W. GARNETT SURVEY NO. 176 1/2, ABSTRACT NO. 287, C.B. 4494, BEXAR COUNTY, TEXAS.

**SURVCON INC.**  
 PROFESSIONAL SURVEYORS

SAN ANTONIO, TEXAS 78213  
 5500 PARK TEN BLVD., SUITE 180-S (210) 256-2000

|                  |                              |
|------------------|------------------------------|
| SCALE: 1"=100'   | JOB #: 051660192.0091        |
| DATE: 02/28/2005 | F.B. # SA MSC 23             |
| DRAWN BY: PVM    | CAD DATE: 02/28/05           |
| CHECKED BY: JGO  | CAD FILE: HLL SH211 WEST.DWG |

STATE - FILE SHEET - ORIGINAL SHEET - YELLOWING 62/24/2005 10042 and 10043

## Attachment C

Being 50.00 acres of land, more or less, located in Bexar County, Texas being out of and part of the Mrs. S. E. Thomason Survey No. 403, Abstract No. 1189 and out of and part of the R. Hernandez Survey no. 401 1/2, Abstract No. 331. Said 50.00 acres being out of a 176.50 acre tract described in Volume 7354 Page 1044 of the Real Property Records of Bexar County, Texas. Said 50.00 acres being more particularly described as follows:

BEGINNING at a found concrete nail on the Northwest right-of-way line of State Highway 211. Said point being at the easternmost corner of said 176.50 acre tract;

THENCE along said Northwest right-of-way line, South 20 degrees 43 minutes 24 seconds West, a distance of 237.76 feet to a found right-of-way monument (type III);

THENCE continuing along said right-of-way line, South 12 degrees 08 minutes 23 seconds West, a distance of 177.52 feet to a set 1/2 inch iron pin with a red cap stamped "Overby Descamps";

THENCE departing said right-of-way line, North 77 degrees 55 minutes 14 seconds West, a distance of 2269.43 feet to a set 1/2 inch iron pin with a red cap stamped "Overby Descamps" on the common line between this tract and a 169.00 acre tract described in Volume 9352 Page 1920 of the Real Property Records of Bexar County, Texas;

THENCE along said common line for the following calls:

North 00 degrees 27 minutes 19 seconds West, a distance of 967.49 feet to a fence corner;

North 48 degrees 37 minutes 53 seconds East, a distance of 274.83 feet to a found concrete nail;

South 82 degrees 16 minutes 55 seconds East, a distance of 664.17 feet to a found 1/2 inch iron pin with a red cap stamped "Overby Descamps";

South 60 degrees 16 minutes 57 seconds East, a distance of 320.00 feet to a found concrete nail;

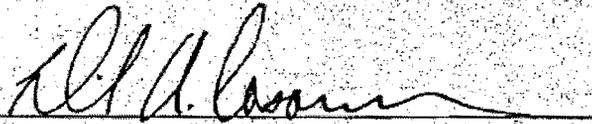
South 45 degrees 27 minutes 45 seconds East, a distance of 1213.81 feet to a found 1/2 inch iron pin with a red cap stamped "Overby Descamps";

THENCE continuing along said common line, South 69 degrees 16 minutes 47 seconds East, a distance of 364.39 feet to the POINT OF BEGINNING and containing 50.00 acres of land, more or less.

A survey drawing of this description has been prepared.

Bearings are based on the Deed for an 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas.

October 31, 2000



David A. Casanova  
Registered Professional Land Surveyor No. 4251



Attachment D

A 592.9 acre, or 25,825,000 square feet, tract of land out of a 1229.15 acre tract described in conveyance to Iron Horse Canyon Ltd. in Volume 8061, Page 1257 of the Official Public Records of Real Property of Bexar County, Texas out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the T.C. Railroad Survey No.9, Abstract 1026, County Block 4519, the F. Marin Survey No. 224 <sup>1</sup>/<sub>3</sub>, Abstract 972, County Block 4521, and the J. Hoffman Survey No. 10, Abstract 1209, County Block 4520 all in Bexar County, Texas. Said 592.9 acres being more particularly described as follows:

BEGINNING: at a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" on the east line of said 1229.15 acre tract, on the west line of Lot 37 of the Helotes Ranch Acres recorded in Volume 2575, Page 208 of the Deed and Plat Records of Bexar County, Texas, said point being the southeast corner of this tract at State Plane Coordinate North:13,756,435.6 feet, East:2,063,309.7 feet, established from the NAD83 positions of Miller Oblate and Bitters, from which a found 1" iron pipe, the south corner of said Lot 37, the south corner of the Santiago Marino Survey No. 222 $\frac{1}{2}$ , bears S 12°48'37", a distance of 419.37 feet;

THENCE: N 39°33'18"W, bearings established from the State Plane Coordinate system established for the Texas South Central Zone from the North American Datum of 1983 (NAD83), departing said line, a distance of 1620.81 feet to a set  $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: N 71°42'21" W, a distance of 1012.47 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 70°34'51" W, a distance of 743.01 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°06'37" W, a distance of 1195.79 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 62°27'25" W, a distance of 717.56 feet to a set nail in rock;

THENCE: S 26°09'41" W, a distance of 490.83 feet to a set nail in rock;

THENCE: S 03°24'45" W, a distance of 1109.79 feet to a found  $\frac{1}{2}$ " iron rod at the northeast corner of that 1396.06 acre tract described in conveyance to Milton Davis and Ruth Dakin Davis in Volume 1931, Page 199.201 of the Deed Records of Bexar County, Texas, a reentrant corner of said 1229.15 acre tract;

THENCE: Generally with fence, following the calls for said 1229.15 acre tract, said 1396.06 acre tract calling for "with fence S 66° 10' E, 1680 varas the following calls and distances:

N 66°51'10"W, a distance of 429.43 feet to a fence post, called 60d nail not found;

N 65°43'36"W, a distance of 1791.33 feet to a found 60d nail;

N 66°36'12"W, a distance of 361.18 feet to a found 60d nail;

N 65°38'55"W, a distance of 750.93 feet to a found 60d nail;

- THENCE: N 66°09'08"W, a distance of 1272.45 feet to a 3" pipe post found in the east line of a 400.00 acre tract described in conveyance to Criswell, Thomas and Woods in Volume 2276, Page 574-578 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: N 14°39'19"E, generally with fence a distance of 3733.71 feet to a found ½" iron rod at fence corner, an angle point in the south line of that 436.95 acres conveyed to Texas Realty Advisors in Volume 5356, Page 1553-1557 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: S 84°31'56"E, a distance of 3303.05 feet to a found ½" iron rod, no cap found, by deed for said 436.95 acre tract a called distance of 3300.96 feet, ;
- THENCE: S 84°31'44"E, a distance of 1733.70 feet to a found ½" iron rod at the southeast corner of that 114.068 acre tract described in conveyance to Los Reyes, Inc. in Volume 7702, Page 368-377 of the Official Public Records of Real Property of Bexar County, Texas, by said deed a distance of 1733.65 feet, at the southwest corner of Lot 95 of the Los Reyes Subdivision Unit 6 recorded in Volume 9538, Page 185-188 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 85°45'03"E, along and with the south line of said Lot 95 a distance of 112.93 feet to a found railroad spike at the northwest corner of Lot 81 of said Unit 6 ;
- THENCE: S 38°20'35"E, a distance of 649.44 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the north corner of Lot 147 of the Los Reyes Canyon Unit 10A recorded in Volume 9541, Page 186 of the Deed and Plat Records of Bexar County, Texas
- THENCE: Along and with the west line of Lot 147 of said Los Reyes Unit 10A the following calls and distances:
- S 51°47'04"W, a distance of 151.59 feet to a found ½" iron rod;
- S 05°14'04"W, a distance of 199.72 feet to a found railroad spike, by plat a called distance of 200.00 feet;
- S 24°38'12"W, a distance of 300.24 feet to a found ½" iron rod, by plat a called distance of 300.00 feet;
- S 32°14'39"E, a distance of 230.09 feet a found ½" iron rod, by plat a called distance of 230.00 feet, the northwest corner of Lot 157 of the Los Reyes Canyons Unit 10B recorded in Volume 9543, Page 201-203 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: Along and with the west line of said Unit 10B the following calls and distances:
- S 21°29'43"W, a distance of 639.80 feet to a found ½" iron rod, by plat a called distance of 640.00 feet;
- S 13°57'41"E, a distance of 339.85 feet to a found ½" iron rod, by plat a called distance of 340.00 feet;
- S 25°55'16"E, a distance of 660.31 feet to a found PK nail, by plat a called distance of 660.00 feet;

S 87°24'57"E, a distance of 1500.17 feet to a found ½" iron rod, by plat a distance of 1500.37 feet, at the southwest corner of Lot 137 of the Los Reyes Canyons Unit 2 recorded in Volume 9541, Page 38 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 87°27'05"E, a distance of 368.54 feet to a found ½" iron rod at the southeast corner of Lot 136 of said Unit 2, an angle point in the west line of Lot 40 of the aforementioned Helotes Ranch Acres;

THENCE: Along and with the west line of Helotes Ranch Acres the following calls and distances:  
N 73°56'00"E, a distance of 26.34 feet to a found ½" iron rod, by plat a called distance of 26.5 feet;

THENCE: S 74°48'49"E, a distance of 67.98 feet to a fence post, by plat a called distance of 67.5 feet;

THENCE: S 49°02'44"E, a distance of 82.10 feet to a found ½" iron rod, by plat a called distance of 82.1 feet;

THENCE: S 47°05'44"E, a distance of 93.69 feet to a 16" Live Oak, by plat a called distance of 93.0 feet;

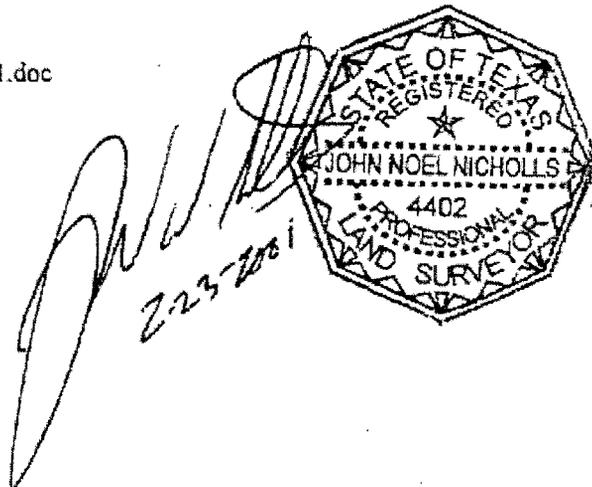
THENCE: S 12°48'37"E, at the called 170.0 feet passing an iron pipe found for the southwest corner of said Lot 40 and continuing for a total distance of 1829.08 feet to the POINT OF BEGINNING and containing 592.9 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: February 19, 2001

JOB No.: 9120-01

DOC.ID.: N:\Survey01\1-9200\9120-01\9120-01.doc



Attachment E

A 0.8394 acre, or 36,565 square feet, tract of land out of a 1229.15 acre tract described in conveyance to Iron Horse Canyon Ltd. in Volume 8061, Page 1257 of the Official Public Records of Real Property of Bexar County, Texas out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the T.C. Railway Company Survey No.9, Abstract 1026, County Block 4519, the F. Marin Survey No. 224 1/3, Abstract 972, County Block 4521, and the J. Hoffman Survey No. 10, Abstract 1209, County Block 4520 all in Bexar County, Texas. Said 0.8394 acres being more particularly described as follows:

COMMENCING at a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the east line of said 1229.15 acre tract, on the west line of Lot 37 of the Helotes Ranch Acres recorded in Volume 2575, Page 208 of the Deed and Plat Records of Bexar County, Texas, said point being at State Plane Coordinate North:13,756,435.6 feet, East:2,063,309.7 feet, established from the NAD83 positions of Miller Oblate and Bitters, from which a found 1" iron pipe, the south corner of said Lot 37, the south corner of the Santiago Marino Survey No. 222 1/2, bears S 12°48'37", a distance of 419.37 feet;

THENCE: N 39°33'18"W, bearings established from the State Plane Coordinate system established for the Texas South Central Zone from the North American Datum of 1983 (NAD83), departing said line, a distance of 1620.81 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 71°42'21" W, a distance of 1012.47 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 70°34'51" W, a distance of 743.01 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°06'37" W, a distance of 931.81 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson" for the POINT OF BEGINNING at the northeast corner of the herein described easement;

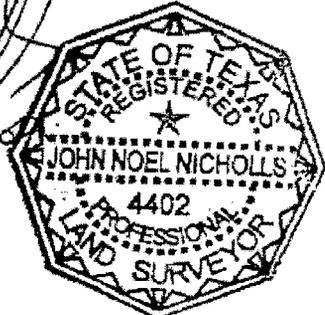
THENCE: S 03°51'58"W, 355.68 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson" on the north line of a proposed 50-foot right of way;

THENCE: Along and with the north line of said right-of-way and the arc of a curve to the left, said curve having a radial bearing of S 08°37'30" W, a radius of 650.00 feet, a central angle of 8°49'25", a chord bearing and distance of N 85°47'12" W, 100.00 feet, a distance of 100.10 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 03°51'58"E, departing the north line of said proposed right-of-way, a distance of 378.21 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 73°06'37"E, 102.64 feet to the POINT OF BEGINNING and containing 0.8394 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 9, 2001  
JOB No.: 9120-01  
DOC.ID.: n:\Survey01\1-9120\9120-01\esmt.doc

*[Handwritten Signature]*  
3-9-2001  


VOL 8819 P00082

## Attachment F

BEING A 110.448 ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS, AND BEING OUT OF P. DE LA GARZA SURVEY NO. 373, ABSTRACT NO. 449, H. DAHME SURVEY NO. 256  $\frac{3}{4}$ , ABSTRACT NO. 205, BEXAR COUNTY, ABSTRACT NO. 1899, MEDINA COUNTY, AND BEING A PART OF THAT CERTAIN 266.993 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAREDO CULEBRA, LTD. AS DESCRIBED IN VOLUME 11348, PAGE 1330 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found in the east line of S.H. 211, for the northwest corner of said 266.993 acre tract, same being the southwest corner of that certain 90.735 acre tract of land described in Volume 8823, Page 1378 of the Official Public Records of Real Property, Bexar County, Texas;

THENCE NORTH 89° 50' 49" EAST, leaving the east line of S.H. 211, along the said southerly line of the 90.735 acre tract, a distance of 794.51 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for the northwest corner of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas same being the northeast corner hereof;

THENCE South 00° 23' 55" East, leaving the south line of said 90.735 acre tract, along the west line of said 55.477 acre tract, a distance of 3405.36 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for the southwest corner of said 55.477 acre tract and the southeast corner hereof;

THENCE leaving the southeast line of said 55.477 acre tract, over and across said 266.993 acre tract, the following five (5) courses and distances:

- 1) South 39° 35' 54" West, for a distance of 399.12 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 2) South 49° 09' 57" West, a distance of 315.60 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 3) South 44° 15' 17" West, a distance of 662.80 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 4) South 28° 57' 35" West, a distance of 118.76 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 5) Thence, South 46° 03' 16" West, a distance of 148.01 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set in the east line of S.H. 211 same being the west line of said 266.993 acre tract, for the southwest corner hereof;

THENCE, along the east line of S.H. 211, same being the west line of said 266.993 acre tract, the following three (3) courses and distances:

- 1) NORTH 07° 49' 46" WEST along the said easterly line of S.H. 211, a distance of 1386.03 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set;
- 2) NORTH 06° 38' 32" WEST along the said easterly line of S.H. 211, a distance of 965.21 feet to a TxDOT Type II Monument found;
- 3) NORTH 06° 28' 54" EAST, a distance of 593.33 feet to a 1/2 inch iron rod found for the southwesterly corner of a 6.418 acre tract described in deed, as recorded in Volume 423, Page 679 of the Deed Records of Medina County, Texas;

THENCE, leaving the east line of S.H. 211, along the east line of said 6.418 acre tract, same being the west line of said 266.993 acre tract, the following five (5) courses and distances:

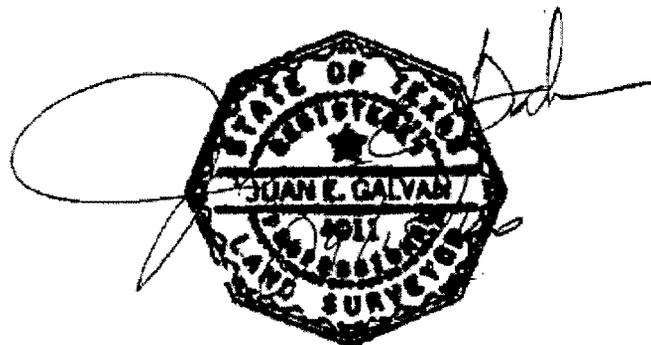
- 1) NORTH 57° 14' 21"E, a distance of 387.04 feet to a 80d nail found at the southeasterly corner of the said 6.418 acre tract;
- 2) NORTH 11° 41' 13" WEST, a distance of 215.95 feet to a 5/8-inch iron rod found;
- 3) NORTH 20° 42' 36" EAST, a distance of 67.17 feet to a 5/8-inch iron rod found;
- 4) SOUTH 65° 04' 47" EAST, a distance of 30.35 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set;
- 5) NORTH 00° 14' 28" WEST, a distance of 931.02 feet to a 1/2-inch iron rod found in the said easterly line of S.H. 211;

THENCE, NORTH 36° 49' 37" EAST, along the said east line of S.H. 211, a distance of 343.63 feet to the POINT OF BEGINNING and containing a computed area of 110.448 acres.

Note: Bearings used in this description are referenced to the west line of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas

This Metes and Bounds description is accompanied by a survey plat of a 110.448 acre tract.

SURVCON Job No. 60017563  
 JULY 2006



Attachment G

**METES AND BOUNDS DESCRIPTION OF A 55.477 ACRE TRACT, BEING TRACT 2**

BEING A 55.477 ACRE TRACT OF LAND SITUATED BEXAR COUNTY, TEXAS, AND BEING A PART OF THE H. DAHME SURVEY NO. 256  $\frac{3}{4}$ , ABSTRACT NO. 205 (BEXAR), ABSTRACT NO. 1899 (MEDINA), C. ZITELMANN SURVEY NO. 386, ABSTRACT NO. 989 (BEXAR), S. E. THOMSON SURVEY NO. 403, ABSTRACT 680 (BEXAR), S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), ALSO BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CULEBRA 1686 LTD. AS RECORDED IN VOLUME 4071, PAGE 1790 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND VOLUME 62, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped 1/2-inch iron rod set stamped "SURVCON, INC." in the southerly line of that certain 90.735 acre tract described in deed, as recorded in Volume 8823, Page 1378 of the O.P.R.R.P.B.C.T., said capped 1/2-inch iron rod bears NORTH 89° 50' 49" EAST a distance of 794.67 feet from a 1/2-inch iron rod found at the southwesterly corner of the said 90.735 acre tract, and the easterly line of S.H. 211 as described in deed, recorded in Volume 4628, Page 1834 of the O.P.R.R.P.B.C.T.;

THENCE, NORTH 89° 50' 49" EAST (NORTH 89° 50' 06" EAST) along the said southerly line of the 90.735 acre tract, a distance of 936.37 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.", in the westerly line of that certain 1023.752 acre tract described in deed, as recorded in Volume 8698, Page 264 of the O.P.R.R.P.B.C.T.;

THENCE, SOUTH 05° 35' 05" WEST (SOUTH 05° 46' 58" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 191.37 feet (191.37 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 06° 13' 24" EAST (SOUTH 06° 07' 30" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 177.28 feet (176.99 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 04° 31' 37" WEST (SOUTH 04° 26' 17" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 59.73 feet (60.42 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 00° 11' 51" EAST (SOUTH 00° 02' 24" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 817.27 feet (817.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 04° 11' 45" EAST (SOUTH 04° 06' 09" EAST) ) along the westerly line of the said 1023.752 acre tract, a distance of 165.51 feet (165.70 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 32° 04' 52" WEST (SOUTH 32° 17' 49" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 199.03 feet (199.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 25° 38' 37" WEST (SOUTH 25° 48' 31" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 28.97 feet (29.09 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 14' 30" WEST (SOUTH 22° 39' 56" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 41.69 feet (41.52 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 19° 39' 33" WEST (SOUTH 19° 48' 46" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 105.04 feet (105.39 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 18° 06' 57" WEST (SOUTH 17° 55' 39" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 140.90 feet (140.74 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 11° 56' 07" WEST (SOUTH 12° 57' 27" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 58.67 feet (58.47 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 10° 20' 15" WEST (SOUTH 10° 32' 18" WEST) along the westerly line of the said 1023.752-acre tract, a distance of 52.81 feet (52.90 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 02° 20' 39" WEST (SOUTH 02° 15' 25" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 77.70 feet (77.20 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 10° 17' 21" EAST (SOUTH 09° 45' 17" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 71.28 feet (71.56 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 25° 03' 14" EAST (SOUTH 24° 24' 37" EAST) along the westerly line of the said 1023.752-acre tract, a distance of 92.38 feet (92.01 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 15° 01' 03" WEST (SOUTH 15° 08' 11" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 95.23 feet (95.21 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 27° 25' 52" WEST (SOUTH 27° 28' 27" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 33.90 feet (33.86 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 32° 30' 04" WEST (SOUTH 33° 02' 40" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 70.61 feet (69.88 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 34° 28' 32" WEST (SOUTH 34° 09' 47" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 84.45 feet (85.10 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 50° 13' 12" WEST (SOUTH 50° 56' 59" WEST) along the westerly line of the said 1023.752-acre tract, a distance of 94.90 feet (94.65 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 23° 25' 48" WEST (SOUTH 22° 45' 01" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 54.72 feet (55.63 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 44° 28' 06" WEST (SOUTH 44° 42' 27" WEST) along the westerly line of the said 1023.752 acre tract, passing the southwesterly corner of the said 1023.752 acre tract at 94.9 feet and continuing in all, a distance of 255.16 feet (255.10 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 64° 12' 37" EAST (SOUTH 65° 13' 07" WEST) along the easterly line of the herein described tract, a distance of 20.01 feet (19.85 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 39° 47' 33" EAST (SOUTH 39° 00' 37" EAST) continuing along the said easterly line of herein described tract, a distance of 40.54 feet (41.22 feet) to a 80d nail found at a northwesterly corner of the Geronimo Forest Subdivision (Correction Plat) as recorded in Volume 6100, Page 174-176 of the Deed and Plat Records of Bexar County, Texas;

THENCE, SOUTH 43° 35' 38" WEST (SOUTH 45° 10' 48" WEST) along the said westerly line of the Geronimo Forest Subdivision, a distance of 26.26 feet (24.77 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 75° 41' 32" WEST (SOUTH 76° 20' 42" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 27.90 feet (28.42 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 02° 48' 14" WEST (SOUTH 04° 04' 13" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 44.33 feet (44.94 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 07° 01' 09" EAST (SOUTH 05° 27' 28" EAST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 48.26 feet (48.23 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 14° 30' 09" WEST (SOUTH 16° 03' 50" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 115.57 feet (115.57 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 11' 50" WEST (SOUTH 23° 45' 31" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 74.17 feet (74.17 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 19° 41' 45" WEST (SOUTH 21° 15' 26" EAST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 26.01 feet (26.01 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 10° 39' 06" WEST (SOUTH 12° 12' 47" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 77.76 feet (77.76 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 24° 05' 14" WEST (SOUTH 25° 38' 55" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 22.09 feet (22.09 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 41° 26' 04" WEST (SOUTH 42° 59' 45" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 56.41 feet (56.41 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 54° 01' 25" WEST (SOUTH 55° 35' 06" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 59.63 feet (59.63 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 43° 26' 00" WEST (SOUTH 44° 59' 41" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 152.33 feet (152.33 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 89° 36' 10" WEST through the said Calebra 1686 LTD. tract, a distance of 61.01 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, NORTH 00° 23' 55" WEST continuing through the said Calebra 1686 LTD. tract, a distance of 3405.36 feet to the POINT OF BEGINNING containing 55.477 acres.

Note: Bearings used in this description are referenced to the Texas State Plane Coordinate System, South Central Zone. Distances shown are surface and can be converted to grid by using a combined scale factor of 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 and a 55.477 acre tract of the same date. Calls in parenthesis denote record information.

Job No. 660083-0005

February 2005

## Attachment H

BEING A 0.56 ACRE TRACT OF LAND SITUATED MEDINA COUNTY, TEXAS, AND BEING A PART OF THE S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT 1899 (MEDINA), S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), ALSO BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CULEBRA 1686 LTD. AS RECORDED IN VOLUME 4071, PAGE 1790 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND VOLUME 62, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the easterly line of S.H. 211 as described in deed, recorded in Volume 4628, Page 1834 of the O.P.R.R.P.B.C.T. and the southerly line of that certain 90.735 acre tract described in deed, as recorded in volume 8823, page 1378 of the O.P.R.R.P.B.C.T.;

THENCE, NORTH 89° 50' 49" EAST (NORTH 89° 50' 06" EAST) along the said southerly line of the 90.735 acre tract a distance of 794.67 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 00° 23' 55" EAST through the said Culebra 1686 LTD. tract, a distance of 30.00 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 89° 50' 49" WEST continuing through the said Culebra 1686 LTD. tract, a distance of 817.45 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC." in the said easterly line of S.H. 211;

THENCE, NORTH 36° 48' 40" EAST (NORTH 36° 49' 07") along the said easterly line of S.H. 211, a distance of 57.55 feet to the POINT OF BEGINNING containing 0.56 acres;

Note: Bearings used in this description are referenced to the Texas State Plane Coordinate System, South-Central Zone. Distances shown are surface and can be converted to grid by using a combined scale factor of 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 acre tract of the same date. Calls in parenthesis denote record information.

Job No. 660083-0005

February 2005

## Attachment I

Being 169.00 acres of land, more or less, located in Bexar County, Texas and being out of and part of the S.E. Thomason Survey No. 403, Abstract 1189 (Bexar County), Abstract 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract 1945 (Medina County). Said 169.00 acres being out of the remaining portion of a 854.95 acre tract described in Volume 7157 Page 44 of the Real Property Records of Bexar County Texas and in Volume 301 Page 001 of the Official Records of Medina County, Texas and also being all of that certain 0.040 acre tract described in Volume 7479 Page 1196 of the Real Property Records of Bexar County, Texas. Said 169.00 acres being more particularly described as follows:

BEGINNING at a found ½ inch iron pin with a red cap stamped Overby Descamps at the Southern most Southeast corner of said 854.95 acre tract. Said iron pin being the East corner of said 0.040 acre tract and the Northeast corner of a 440.65 acre tract described in Volume 8092, Page 1266 of the Real Property Records of Bexar County, Texas. Said POINT OF BEGINNING being referenced by a ½ inch iron pin with a yellow cap which bears North 62 degrees 36 minutes 12 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 00 degrees 27 minutes 19 seconds West a distance of 10.00 feet;

THENCE with the South line of said 0.040 acre tract, a northerly line of said 440.65 acre tract North 64 degrees 11 minutes 59 seconds West, a distance of 261.97 feet to a found PK nail at fence corner;

THENCE continuing with the South line of the 0.040 acre tract, North 60 degrees 42 minutes 05 seconds West a distance of 219.86 feet to a found ½ inch iron pin with red cap stamped Overby Descamps at the West corner of said 0.040 acre tract and being in the common line between said 854.95 acre tract and said 440.65 acre tract, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 62 degrees 36 minutes 12 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 54 degrees 47 minutes 23 seconds West a distance of 10.00 feet.

THENCE continuing with said common line, South 54 degrees 47 minutes 23 seconds West, a distance of 165.54 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 54 degrees 47 minutes 23 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 87 degrees 18 minutes 02 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 87 degrees 18 minutes 02 seconds West, a distance of 514.01 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 87 degrees 18

minutes 02 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 73 degrees 18 minutes 29 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 73 degrees 18 minutes 29 seconds West, a distance of 346.32 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 73 degrees 18 minutes 29 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 82 degrees 08 minutes 39 seconds West a distance of 10.00 feet;

THENCE continuing with the said common line, South 82 degrees 08 minutes 39 seconds West, a distance of 317.35 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 82 degrees 08 minutes 39 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 87 degrees 20 minutes 22 seconds West a distance of 10.00 feet;

THENCE leaving the south line of said 854.95 acre tract and with the North line of a 0.003 acre tract described in Volume 7479 Page 1188 of the Real Property Records of Bexar County and Volume 324 Page 1186 of the Official County Records of Medina County also being the North line of said 440.65 acre tract, South 87 degrees 27 minutes 38 seconds West, a distance of 324.11 feet to a found PK nail at the West corner of said 0.003 acre tract and in the South line of the said 854.95 acre tract, said PK nail being referenced by a ½ inch iron pin with a red cap which bears South 88 degrees 44 minutes 16 seconds East a distance of 10.00 feet;

THENCE continuing with the common line between said 854.95 acre tract and said 440.65 acre tract, North 88 degrees 44 minutes 16 seconds West, a distance of 5.24 feet to a point on the County Line between Bexar and Medina Counties, Bexar County being on the East side of the line and Medina County being on the West side of the line. Said point bears North 00 degrees 07 minutes 29 seconds West a distance of 1149.31 feet from County Line Monument Number 21;

THENCE leaving the common line between said 854.95 acre tract and said 440.65 acre tract and with the County Line between Bexar County and Medina County, North 00 degrees 07 minutes 29 seconds West, a distance of 3563.31 feet to a point on the South line of a 222.36 acre tract of land described in Volume 8214 Page 1191 of the Real Property Records of Bexar County, Texas. Said point bears South 00 degrees 07 minutes 29 seconds East a distance of 592.23 feet from County Line Monument Number 22;

THENCE with the South line of said 222.36 acre tract of land, South 89 degrees 27 minutes 58 seconds East a distance of 1323.22 feet to a found iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 74 degrees 57 minutes 32 seconds East a distance of 733.78 feet to a set ½ inch iron pin with a red cap stamped Overby Descamps;

THENCE continuing with the South line of the 222.36 acre tract, South 49 degrees 17 minutes 07 seconds East a distance of 934.44 feet to a found ½ inch iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 82 degrees 18 minutes 58 seconds East a distance of 184.34 feet to a found ½ iron pin with red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 60 degrees 16 minutes 10 seconds East a distance of 339.53 feet to a found ½ inch iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract South 45 degrees 27 minutes 45 seconds East a distance of 1208.91 feet to a found ½ inch iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 69 degrees 17 minutes 56 seconds East a distance of 351.79 feet to a found ½ iron pin with red cap stamped Voelkel in the West right-of-way line of State Highway 211;

THENCE with the West right-of-way line of State Highway 211, South 20 degrees 43 minutes 24 seconds West a distance of 60.16 feet to a found concrete nail in fence post at the Eastern most Southeast corner of said 854.95 acre tract, said nail being referenced by a ½ inch iron pin with a red cap which bears North 20 degrees 43 minutes 24 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 69 degrees 16 minutes 47 seconds West a distance of 10.00 feet;

THENCE departing said right-of-way line and along a south line of said 854.95 acre tract and the North line of a 177.86 acre tract described in Volume 7034, Page 350 of the Real Property Records of Bexar County, Texas, North 69 degrees 16 minutes 47 seconds West, a distance of 364.39 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a red cap which bears South 69 degrees 16 minutes 47 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 45 degrees 27 minutes 45 seconds West a distance of 10.00 feet;

THENCE continuing along the common line between said 854.95 acre tract and said 177.86 acre tract, North 45 degrees 27 minutes 45 seconds West, a distance of 1213.81 feet to a found concrete nail, said nail being referenced by a ½ inch iron pin with a red cap which bears South 45 degrees 27 minutes 45 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 60 degrees 16 minutes 57 seconds West a distance of 10.00 feet;

THENCE continuing along said common line, North 60 degrees 16 minutes 57 seconds West, a distance of 320.00 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a red cap which bears South 60 degrees 16

minutes 57 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 82 degrees 16 minutes 55 seconds West a distance of 10.00 feet;

THENCE continuing along said common line, North 82 degrees 16 minutes 55 seconds West, a distance of 664.17 feet to a found concrete nail, said nail being referenced by a ½ inch iron pin with a yellow cap which bears South 82 degrees 16 minutes 55 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 48 degrees 37 minutes 53 seconds West a distance of 10.00 feet;

THENCE continuing along said common line, South 48 degrees 37 minutes 53 seconds West, a distance of 274.83 feet to a fence post, said fence post being referenced by a ½ inch iron pin with a yellow cap which bears North 48 degrees 37 minutes 53 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 00 degrees 27 minutes 19 seconds East a distance of 10.00 feet;

THENCE continuing along said common line, South 00 degrees 27 minutes 19 seconds East, a distance of 2569.26 feet to the POINT OF BEGINNING and containing 169.00 acres of land, more or less.

Bearings are based on the deed for the 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas and Volume 301, Page 1 of the Medina County Official Public Records.

All distances are surface horizontal.

A survey drawing of this description has been prepared.

November 14, 2001



David A. Casanova  
Registered Professional Land Surveyor No. 4251  
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## Attachment J

Being 176.11 acres of land, more or less, located in Medina County, Texas being out of and part of the S.E. Thomason Survey No. 403, Abstract 1189 (Bexar County), Abstract 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract 1945 (Medina County). Said 176.11 acres being out of the remaining portion of a 854.95 acre tract described in Volume 7157 Page 44 of the Real Property Records of Bexar County Texas and in Volume 301 Page 001 of the Official Records of Medina County, Texas. Said 176.11 acres being more particularly described as follows:

COMMENCING at a found ½ inch iron pin with a red cap stamped Overby Descamps at the Southern most Southeast corner of said 854.95 acre tract. Said iron pin being the East corner of a 0.040 acre tract described in Volume 7479 Page 1196 of the Real Property Records of Bexar County, Texas and the Northeast corner of a 440.65 acre tract described in Volume 8092, Page 1266 of the Real Property Records of Bexar County, Texas. Said POINT OF COMMENCEMENT being referenced by a ½ inch iron pin with a yellow cap which bears North 62 degrees 36 minutes 12 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 00 degrees 27 minutes 19 seconds West a distance of 10.00 feet;

THENCE with the South line of said 0.040 acre tract, a northerly line of said 440.65 acre tract North 64 degrees 11 minutes 59 seconds West, a distance of 261.97 feet to a found PK nail at fence corner;

THENCE continuing with the South line of the 0.040 acre tract, North 60 degrees 42 minutes 05 seconds West a distance of 219.86 feet to a found ½ inch iron pin with red cap stamped Overby Descamps at the West corner of said 0.040 acre tract and being in the common line between said 854.95 acre tract and said 440.65 acre tract, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 62 degrees 36 minutes 12 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 54 degrees 47 minutes 23 seconds West a distance of 10.00 feet.

THENCE continuing with said common line, South 54 degrees 47 minutes 23 seconds West, a distance of 165.54 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 54 degrees 47 minutes 23 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 87 degrees 18 minutes 02 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 87 degrees 18 minutes 02 seconds West, a distance of 514.01 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 87 degrees 18 minutes 02 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 73 degrees 18 minutes 29 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 73 degrees 18 minutes 29 seconds West, a distance of 346.32 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 73 degrees 18 minutes 29 seconds

East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 82 degrees 08 minutes 39 seconds West a distance of 10.00 feet;

THENCE continuing with the said common line, South 82 degrees 08 minutes 39 seconds West, a distance of 317.35 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 82 degrees 08 minutes 39 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 87 degrees 20 minutes 22 seconds West a distance of 10.00 feet;

THENCE leaving the south line of said 854.95 acre tract and with the North line of a 0.003 acre tract described in Volume 7479 Page 1188 of the Real Property Records of Bexar County and Volume 324 Page 1186 of the Official County Records of Medina County also being the North line of said 440.65 acre tract, South 87 degrees 27 minutes 38 seconds West, a distance of 324.11 feet to a found PK nail at the West corner of said 0.003 acre tract and in the South line of the said 854.95 acre tract, said PK nail being referenced by a ½ inch iron pin with a red cap which bears South 88 degrees 44 minutes 16 seconds East a distance of 10.00 feet;

THENCE continuing with the common line between said 854.95 acre tract and said 440.65 acre tract, North 88 degrees 44 minutes 16 seconds West, a distance of 5.24 feet to the POINT OF BEGINNING of this tract, said point being on the County Line between Bexar and Medina Counties, Bexar County being on the East side of the line and Medina County being on the West side of the line. Said point bears North 00 degrees 07 minutes 29 seconds West a distance of 1149.31 feet from County Line Monument Number 21;

THENCE continuing with the common line between said 854.95 acre tract and said 440.65 acre tract, North 88 degrees 44 minutes 16 seconds West, a distance of 432.14 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 88 degrees 44 minutes 16 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 82 degrees 49 minutes 32 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 82 degrees 49 minutes 32 seconds West, a distance of 388.87 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 82 degrees 49 minutes 32 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 81 degrees 53 minutes 02 seconds West a distance of 10.00 feet;

THENCE continuing with the said common line, North 81 degrees 53 minutes 02 seconds West, a distance of 327.04 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 81 degrees 53 minutes 02 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 75 degrees 24 minutes 48 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 75 degrees 24 minutes 48 seconds West, a distance of 565.71 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being

referenced by a ½ inch iron pin with a yellow cap which bears South 75 degrees 24 minutes 48 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 85 degrees 38 minutes 22 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 85 degrees 38 minutes 22 seconds West, a distance of 684.81 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps for the Southwest corner of the tract being described and the Southwest corner of said 854.95 acre tract and the Southeast corner of a 181.00 acre tract described in Volume 8092, Page 1266 of the Real Property Records of Bexar County, Texas, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 85 degrees 38 minutes 22 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 07 degrees 00 minutes 57 seconds East a distance of 10.00 feet;

THENCE with the West line of said 854.95 acre tract and an Easterly line of said 181.00 acre tract, North 07 degrees 00 minutes 57 seconds East, a distance of 339.56 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 07 degrees 00 minutes 57 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 13 degrees 17 minutes 41 seconds East a distance of 10.00 feet;

THENCE continuing with said common line, North 13 degrees 17 minutes 41 seconds East, a distance of 845.74 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 13 degrees 17 minutes 41 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 06 degrees 17 minutes 47 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 06 degrees 17 minutes 47 seconds West, a distance of 198.86 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 06 degrees 17 minutes 47 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 22 degrees 08 minutes 24 seconds East a distance of 10.00 feet;

THENCE continuing with said common line, North 22 degrees 08 minutes 24 seconds East, a distance of 484.76 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps at the South corner of a 0.015 acre tract described in Volume 7479 page 1191 of the Real Property Records of Bexar County, Texas and Volume 0324 Page 1189 of the Official Public Records of Medina County, Texas, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 22 degrees 08 minutes 24 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 22 degrees 22 minutes 31 seconds West a distance of 10.00 feet;

THENCE leaving the West line of the 854.95 acre tract and with the East line of the said 0.015 acre tract and the East line of said 181.00 acre tract, North 19 degrees 55 minutes 27 seconds West, a distance of 177.37 feet to a 2 inch diameter fence post;

THENCE continuing with the said East line of said 0.015 acre tract and the East line of said 181.00 acre tract, North 14 degrees 11 minutes 06 seconds West a distance of 156.71 feet to a found ½ inch iron pin

with a red cap stamped Overby Descamps in the North Corner of said 0.015 acre tract being in the West line of the 854.95 acre tract, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 13 degrees 42 minutes 44 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 30 degrees 47 minutes 14 seconds West a distance of 10.00 feet;

THENCE continuing with the West line of said 854.95 acre tract and the East line of said 181.00 acre tract, North 30 degrees 47 minutes 14 seconds West, a distance of 325.25 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 30 degrees 47 minutes 14 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 05 degrees 50 minutes 29 seconds East a distance of 10.00 feet;

THENCE continuing with said common line, North 05 degrees 50 minutes 29 seconds East, a distance of 1086.32 feet to a found ½ inch iron pin, being referenced by a ½ inch iron pin with a yellow cap which bears South 05 degrees 50 minutes 29 seconds West a distance of 10.00 feet and a ½ inch iron pin in concrete which bears North 06 degrees 54 minutes 18 seconds East a distance of 10.10 feet;

THENCE leaving the West line of the 854.95 acre tract and with the South line of a 222.36 acre tract of land described in Volume 8214 Page 1191 of the Real Property Records of Bexar County, Texas, South 89 degrees 27 minutes 58 seconds East a distance of 2122.18 feet to a point on the County Line between Bexar County and Medina County. Said point bears South 00 degrees 07 minutes 29 seconds East a distance of 592.23 feet from County Line Monument Number 22;

THENCE leaving said 222.36 acre tract and with the county line between Bexar County and Medina County, South 00 degrees 07 minutes 29 seconds East, a distance of 3563.31 feet to the POINT OF BEGINNING and containing 176.11 acres of land, more or less.

Bearings are based on the deed for the 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas and Volume 301, Page 1 of the Medina County Official Public Records.

All distances are surface horizontal.

A survey drawing of this description has been prepared.

November 14, 2001



David A. Casanova

Registered Professional Land Surveyor No. 4251

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## Attachment K

A 400.168 acre, or 14,431,326 square feet more or less, tract of land being that called 400.001 acre tract conveyed to Mabe-4444 Belfort, LC in General Warranty Deed recorded in Volume 8825 Pages 797-803 of the Official Public Records of Real Property of Bexar County, Texas, also out of the D.S. Alvey Survey Number 5, Abstract 1036, County Block 4484, the W.D. Roussavall Survey Number 3, Abstract 1065, County Block 4485 and the Manuel Gomez Survey Number 7, Abstract 1045, County Block 4518 of Bexar County Texas. Said 400.168 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (CORS 96), from the Texas Coordinate System established for the south central zone):

**BEGINNING** At a found  $\frac{1}{2}$ " iron rod with cap stamped "Baker" at the south corner of a 75.00 acre tract recorded in Volume 9150 Page 664, on the east line of a 1121.668 acre tract conveyed to the Texas Department of Parks and Wildlife in Volume 6706 Pages 54-69 of the Official Public Records of Real Property of Bexar County, Texas, and angle point in the northwest line of said 400.001 acre tract, said point having State Plane Coordinates for said zone of N 13.760,594.52 and E 2,052,893.28 and Geographic Coordinates of 29°35'08.50" North and 98° 44'04.07" West;

**THENCE:** N 65°06'22"E, along and with the northwest line of said 400.001 acre tract, the southeast line of said 75.00 acres, at a distance of 622.25 feet passing the southeast corner of said 75.00 acre tract and continuing with the remaining portion of that 436.95 acre tract recorded in Volume 8394 Pages 952-960 of the Official Public Records of Real Property of Bexar County, Texas for a total distance of 2643.87 feet to a found  $\frac{1}{2}$ " iron rod at the north corner of said 400.001 acre tract, the northwest corner of a 592.9 acre tract recorded in Volume 8819 Pages 72-83 of the Official Public Records of Real Property of Bexar County, Texas.

**THENCE:** S 14°39'19"W, along and with the west line of said 592.9 acre tract a distance of 3733.71 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said 592.9 acre, the northwest corner of 804.618 acre tract recorded in Volume 7876 Pages 806-811 of the Official Public Records of Real Property of Bexar County, Texas.

**THENCE:** Along and with the west line of said 804.618 acre tract the following calls and distances:

S 14°52'54"W, a distance of 1890.72 feet to a found  $\frac{1}{2}$ " iron rod;

S 15°15'31"W, a distance of 566.74 feet to a found 60D nail;

S 14°35'21"W, a distance of 1749.58 feet to a found  $\frac{1}{2}$ " iron rod marked "Baker", an exterior angle point in the west line of said 804.618 acre tract, an interior angle on the northeast line of a 4702.929 acre tract recorded in Volume 5766 Pages 505-512 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** N 30°31'15"W, along and with the northeast line of said 4702.929 acre tract a distance of 6399.69 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at the south corner of the aforementioned 1121.668 acre tract, the west corner of said 400.001 acre tract;

**THENCE:** N 73°22'10"E, along and with the southeast line of said 1121.668 acre tract a distance of 3117.11 feet to a found  $\frac{1}{2}$ " iron rod marked "Baker" for an exterior angle in said line;

**THENCE:** N 35°24'36"W, along and with the northeast line of said 1121.668 acre tract, a distance of 198.11 feet to the POINT OF BEGINNING and containing 400.168 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

## Attachment L

A 20.834 acre, or 907,529 square feet more or less, tract of land being out of the remainder of that 436.95 acre tract conveyed to Mabe-Canyon Ranch, LC recorded in Volume 8394, Page 952-960 of the Official Public Records of Real Property of Bexar County, Texas, out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518 of Bexar County Texas. Said 20.834 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (CORS 96), from the Texas Coordinate System established for the south central zone):

**BEGINNING:** At a found  $\frac{1}{4}$ " iron rod at the northwest corner of a 592.9 acre tract recorded in Volume 8819 Pages 72-83 of the Official Public Records of Real Property of Bexar County, Texas, the north corner of a 400.001 acre tract recorded in Volume 8825 Pages 797-803 of the Official Public Records of Real Property of Bexar County, Texas, said point having State Plane Coordinates for said zone of N 13,761,707.23 and E 2,055,291.10 and Geographic Coordinates of 29°35'19.46" North and 98°43'36.88" West;

**THENCE:** S 65°06'22"W, along and with the northwest line of said 400.001 acre tract a distance of 2021.62 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" in the southeast line of a 75.00 acre tract recorded in Volume 9150 Pages 664-670 of the Official Public Records of Real Property of Bexar County, Texas from which a found  $\frac{1}{2}$ " iron rod marked "Baker" at the south corner of said 75.00 acres bears S65°06'22"W a distance of 622.25 feet.

**THENCE:** Departing said line, along and with the southeast line of said 75.00 acre tract, the following calls and distances:

N 24°53'38"W, a distance of 71.00 feet to a set  $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" of curvature;

Along the arc of a curve to the right, said curve having a radius of 330.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 20°06'22" E, 466.69 feet, for an arc length of 518.36 feet to a found  $\frac{1}{2}$ " iron rod marked "Baker";

N 67°48'19"E, a distance of 1293.06 feet to a found "+" in rock;

N 15°50'41"W, a distance of 418.79 feet to a set  $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";

**THENCE:** S 79°45'04"E, departing the east line of said 75.00 acre tract, over and across said 436.95 acre tract a distance of 642.50 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

**THENCE:** N 86°15'50"E, a distance of 102.16 feet to a set  $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";

**THENCE:** S 14°39'19"W, 450.00 feet to the POINT OF BEGINNING and containing 20.834 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

## Attachment M

A Metes and Bounds description of a 1023.889 acre tract of land situated in Bexar County, Texas: located partially within the Mrs. S. E. Thomason Survey, Abstract No. 1189, County Block No. 4454; partially within the Hrs. French S. Gray Survey, Abstract No. 850, County Block No. 4461; partially within the Tyler Tap Railroad Company Survey, Abstract No. 917, County Block No. 4455; partially within the C. Zizelmann Survey, Abstract No. 986, County Block No. 4456; partially within the C. Zizelmann Survey, Abstract 989, County Block No. 4453; and partially within the William F. Mead Survey, Abstract 508, County Block No. 4452; containing a portion of that certain 3562.605 acre tract described in instrument to F. B. Rooke and Sons recorded in Volume 2882, Page 2315 of the Bexar County Real Property Records; containing a portion of that certain 1355.0276 acre tract described in instruments to F. B. Rooke and Sons, et al, recorded in Volume 3135, Page 253; Volume 3218, Page 1680; Volume 3218, Page 1732 and Volume 3218, Page 1758 of the Bexar County Real Property Records; containing a portion of that certain 345.22 acre tract described in instrument to Hawn Land, LTD, et al, recorded in Volume 8553, Page 1105 of the Bexar County Real Property Records; containing all of Wind Gate Bluff Subdivision, plat of which is recorded in Volume 9548, Page 123 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the easterly right-of-way line of State Highway 211 (width varies) marking the southwestern-most corner of that certain 830.16 acre tract described in instrument to Gallagher Headquarters Ranch Development, Ltd. recorded in Volume 7034, Page 250 of the Bexar County Deed Records, and being situated in the southerly line of the Pablo Solis Survey, Abstract No. 700, County Block No. 4489;

THENCE, along the southerly line of said Pablo Solis Survey and said 830.16 acre tract, generally following the meanders of an old barbed wire fence, the following six(6) courses and distances:

1. North 88°28'26" East, 700.81 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set marking the northern-most northwest corner of the aforesaid 1355.0276 acre tract;
2. South 89°24'57" East, 480.11 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;
3. North 85°40'06" East, 271.05 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;
4. South 85°52'05" East, 100.92 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;

5. South 89°42'01" East, 722.51 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;
6. North 89°27'31" East, 103.07 feet to a 1/2-inch iron rod found marking the northeastern-most corner of said 1355.0276 acre tract and the northwestern-most corner of that certain 2750 acre tract described in instrument to Suzzanna Neustadt Miller, et al, recorded in Volume 6055, Page 493 of the Bexar County Deed Records;

THENCE, along the easterly boundary of said 1355.0276 acre tract, same being the westerly boundary of said 2750 acre tract, generally following the meanders of an old barbed wire fence, the following four(4) courses and distances:

1. South 03°05'31" West, 181.83 feet to a railroad spike found at an angle point;
2. South 02°08'21" West, 5888.39 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the northeasterly line of that certain 75 foot wide gas pipeline easement described in instrument to Lo-Vaca Gathering Company recorded in Volume 6059, Page 304 of the Bexar County Deed Records and modified by instrument recorded in Volume 6483, Page 722 of the Bexar County Deed Records;
3. South 02°20'47" West, 2205.24 feet to a 1/2-inch iron rod found at an angle point;
4. South 02°08'44" West, 224.75 feet to a two inch diameter iron disk on a 1/2-inch iron rod found marking a southwesterly corner of said 2750 acre tract and the northern-most corner of that certain 215 acre tract described in instrument to Florine Nickle, et al recorded in Volume 6551, Page 1510 of the Bexar County Real Property Records;

THENCE, along the northwesterly boundary of said 215 acre tract the following two(2) courses and distances:

1. South 23°58'47" West, 426.30 feet to a 5/8-inch iron rod found at an angle point;
2. South 24°09'32" West, 39.13 feet to a "P-K" nail (with shiner stamped "BROWN ENG") set for corner in a ravine;

THENCE, North 82°30'08" West, 1786.30 feet to "P-K" nail (with shiner stamped "BROWN ENG") set at an angle point;

THENCE, South 74°05'24" West, 1103.67 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner;

THENCE, North 00°00'15" East, 132.32 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner;

THENCE, North 89°59'45" West, 215.17 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the easterly boundary of the aforementioned 345.22 acre tract;

THENCE, along the easterly boundary of said 345.22 acre tract the following two(2) courses and distances:

1. South 00°00'15" West, 1501.62 feet to a 5/8-inch iron rod found marking an angle point;
2. South 12°08'39" West, 2332.86 feet to 5/8-inch iron rod found marking an interior boundary corner of said 345.228 acre tract;

THENCE, North 74°30'24" West, 904.01 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set marking the eastern-most corner of Lot 47 in Block 5 of Geronimo Forest Subdivision, correction plat of which is recorded in Volume 6100, Pages 174-176 of the Bexar County Deed and Plat Records (the set 1/2-inch iron rod bears North 47° West, 0.41 feet to a found 1/2-inch iron rod);

THENCE, along the northeasterly boundary of said Block 5 the following six(6) courses and distances:

1. North 47°03'34" West, 445.80 feet to a 1/2-inch iron rod found at an angle point;
2. North 47°03'47" West, 847.30 feet to a 1/2-inch iron rod found at an angle point;
3. North 46°13'56" West, 386.97 feet to a 1/2-inch iron rod found at an angle point;
4. North 47°45'38" West, 733.90 feet to a 1/2-inch iron rod found at an angle point;
5. North 48°37'01" West, 114.49 feet to a 1/2-inch iron rod found at an angle point;
6. North 51°22'12" West, 180.42 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the easterly boundary of that certain 1143.467 acre tract described in instrument to Oscar Schuchart recorded in Volume 5389, Page 953 of the Bexar County Real Property Records;

THENCE, along the easterly and southeasterly boundaries of said 1143.467 acre tract the following twenty-nine (29) courses and distances:

1. North 44°27'13" East, 96.86 feet to a 5/8-inch iron rod found at an angle point;
2. North 22°39'07" East, 55.27 feet to a 5/8-inch iron rod found at an angle point;
3. North 50°36'33" East, 94.84 feet to a 5/8-inch iron rod found at an angle point;
4. North 33°53'53" East, 84.56 feet to a 5/8-inch iron rod found at an angle point;
5. North 32°58'40" East, 70.37 feet to a 1/2-inch iron rod found at an angle point;
6. North 27°26'54" East, 33.76 feet to a 5/8-inch iron rod found at an angle point;
7. North 14°51'29" East, 95.12 feet to a 1/2-inch iron rod found at an angle point;
8. North 24°31'22" West, 92.17 feet to a 5/8-inch iron rod found at an angle point;
9. North 10°00'21" West, 71.52 feet to a 5/8-inch iron rod found at an angle point;
10. North 02°05'58" East, 77.23 feet to a 5/8-inch iron rod found at an angle point;
11. North 10°20'30" East, 52.89 feet to a 1/2-inch iron rod found at an angle point;
12. North 12°38'32" East, 58.42 feet to a 1/2-inch iron rod found at an angle point;
13. North 17°46'36" East, 141.01 feet to a 1/2-inch iron rod found at an angle point;

14. North 19°38'52" East, 105.07 feet to a 5/8-inch iron rod found at an angle point;
15. North 22°21'22" East, 41.61 feet to a 5/8-inch iron rod found at an angle point;
16. North 25°38'37" East, 29.04 feet to a 1/2-inch iron rod found at an angle point;
17. North 32°04'28" East, 198.96 feet to a 5/8-inch iron rod found at an angle point;
18. North 04°13'11" West, 165.40 feet to a 5/8-inch iron rod found at an angle point;
19. North 00°10'12" West, 817.32 feet to a 5/8-inch iron rod found at an angle point;
20. North 04°13'30" East, 60.32 feet to a 5/8-inch iron rod found at an angle point;
21. North 06°14'19" West, 176.67 feet to a 5/8-inch iron rod found at an angle point;
22. North 05°29'31" East, 191.42 feet to a 5/8-inch iron rod found marking the northwestern-most corner of the aforementioned 345.22 acre tract;
23. North 89°35'59" East, 648.66 feet to an 18-inch diameter cedar tree fence post found marking an angle point;
24. South 59°19'28" East, 47.46 feet to an 18-inch diameter cedar tree fence post found marking an angle point;
25. South 77°07'02" East, 65.37 feet to a 12-inch diameter cedar tree fence post found marking an angle point;
26. North 79°13'29" East, 194.96 feet to a 12-inch diameter cedar tree fence post found marking an angle point;
27. North 86°38'15" East, 26.19 feet to a 10-inch diameter cedar tree fence post found marking an angle point;
28. North 88°07'13" East, 501.04 feet to a 1/2-inch iron rod found marking the eastern-most southeast corner of said 1143.467 acre tract;
29. North 00°18'24" West, at 1472.9 feet passing the southwest corner of Lot 1 of aforementioned Wind Gate Bluff Subdivision, continuing for a total distance of 2353.25 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the southeasterly right-of-way line of State Highway 211 (width varies) (the set iron rod bears South 57° West, 2.34 feet to a found 1/2-inch iron rod);

THENCE, along said southeasterly right-of-way line of State Highway 211 the following five(5) courses and distances:

1. North 53°59'37" East, at 2.75 feet passing a TxDOT monument found marking the corner of a drainage easement, continuing for a total distance of 162.72 feet to a TxDOT monument found at an angle point;
2. North 49°12'45" East, 269.65 feet to a TxDOT monument found at an angle point;
3. North 42°31'27" East, 467.66 feet to a TxDOT monument found at an angle point;
4. North 28°51'35" East, at 157.26 feet passing a TxDOT monument found marking the corner of a drainage easement, continuing for a total distance of 753.98 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;

5. North 20°43'04 East, at 66.00 feet passing a TxDOT monument found marking the corner of a drainage easement, at 2210.87 feet passing the northern-most corner of Lot 8 of said Wind Gate Bluff Subdivision, continuing for a total distance of 4543.83 feet to the POINT OF BEGINNING, containing 1023.889 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 346-016-00 in the office of Brown Engineering Co. in San Antonio, Texas.

Note: All bearings referenced herein are based upon the Texas State Plane Coordinate System, South Central Zone (NAD'83) as established by Global Positioning System (GPS).

BROWN ENGINEERING COMPANY

*Michael A. Romans*

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: 11-22-2000



## Attachment N

A Metes and Bounds description of a 9.947 acre (407,147 square feet) strip of land situated in Bexar County, Texas: located partially within the William F. Mead Survey, Abstract No. 507, County Block No. 4499; partially within the J.J. Sanchez Survey, Abstract No. 666, County Block No. 4451; and partially within the William F. Mead Survey, Abstract No. 508, County Block No. 4452; containing a portion of that certain 1355.0276 acre tract described in instruments to F. B. Rooke and Sons, et al, recorded in Volume 3135, Page 253; Volume 3218, Page 1680; Volume 3218, Page 1732 and Volume 3218, Page 1758 of the Bexar County Real Property Records; containing a portion of that certain 345.22 acre tract described in instrument to Hawn Land, LTD, et al, recorded in Volume 6553, Page 1105 of the Bexar County Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (with cap stamped "BROWN ENG") set in the northeasterly right-of-way line of F.M. 471 (Culebra Road - 80 feet wide) marking the southern-most corner of Lot 11 in Block 1 of Geronimo Forest Subdivision, correction plat of which is recorded in Volume 6100, Pages 174-176 of the Bexar County Deed and Plat Records; and marking the southern-most southwest corner of said 1355.0276 acre tract (the set iron bears North 25° East, 0.16 feet to a found 1/2-inch rod);

THENCE, North 24°06'04" East, along the southeasterly boundary of said Geronimo Subdivision, at 1703.81 feet passing the southwesterly right of way line of Geranimo Loop (60 feet wide), at 1763.81 feet passing the northeasterly right-of-way line of said Geronimo Loop, continuing for a total distance of 1948.94 feet to a 1/2-inch iron rod found marking the eastern-most corner of Lot 1, in Block 9 of said Geronimo Forest Subdivision;

THENCE, North 46°58'07" West, 2751.13 feet along the northeasterly boundary of said Block 9 to a 1/2-inch iron rod found marking the eastern-most common corner of Lots 18 and 19 in said Block 9;

THENCE, North 24°05'48" East, along the southeasterly boundary of said Block 9, at 454.50 feet passing the southwesterly right-of-way line of Big Geronimo (60 feet wide), at 517.92 feet passing a 1/2-inch iron rod found situated in the northeasterly right-of-way line of said Big Geronimo, continuing for a total distance of 834.15 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set marking the eastern-most corner of Lot 47 in Block 5 of said Geronimo Forest Subdivision (the set iron rod bears North 47° West, 0.41 feet to a found 1/2-inch iron rod);

THENCE, South 74°30'24" East, 86.98 feet along the southwesterly boundary of a 1023.889 acre out tract to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner;

THENCE, South 24°05'48" West, 707.19 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set a point of curvature;

THENCE, along the arc of a tangent curve to the left having a radius 110.00 feet, a central angle of 71°03'54", a long chord bearing South 11°26'09" East, 127.86 feet, a total arc length of 136.44 feet to 1/2-inch iron rod (with cap stamped "BROWN ENG") set at a point of tangency;

THENCE, South 46°58'07" East, 2313.53 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at a point of curvature;

THENCE, along the arc of a tangent curve to the left having a radius of 110.00 feet, a central angle of 40°24'35", a long chord bearing South 67°10'24" East, 75.98 feet, a total arc length of 77.58 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set a point of reverse curvature;

THENCE, along the arc of a tangent curve to the right having a radius of 193.00 feet, a central angle of 111°28'45", a long chord bearing South 31°38'19" East, 319.02 feet, a total arc length of 375.52 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at a point tangency;

THENCE, South 24°06'04" West, 99.01 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the northeasterly boundary of that certain 4.000 acre tract described as PARCEL: SAWS-E-W-RW-6942B in instrument recorded in Volume 8282, Page 845 of the Bexar County Real Property Records;

THENCE, along the boundary of said 4.000 acre tract the following two(2) courses and distances:

1. North 65°53'38" West, 25.86 feet to a 1/2-inch iron rod found for corner;
2. South 24°06'41" West, 599.94 feet to a 1/2-inch iron rod found marking the western-most corner of said 4.000 acre tract and being situated in the northeasterly boundary of that certain 15.860 acre tract described in instrument to Northside Independent School District recorded in Volume 8422, Page 1544 of the Bexar County Real Property Records;

THENCE, along the boundary of said 15.860 acre tract the following three(3) courses and distances:

1. North 65°53'56" West, 30.03 feet to a 1/2-inch iron rod found for corner;
2. South 24°06'04" West, 1225.50 feet to a 1/2-inch iron rod found marking a point of curvature;
3. along the arc of a tangent curve to the right having a radius of 25.00 feet, a central angle of 101°08'12", a long chord bearing South 74°40'10" West, 38.62 feet, a total arc length of 44.13 feet to a 1/2-inch iron rod found marking the western-most corner of said 15.860 acre tract situated in the northeasterly right-of-way line of aforementioned F.M. 471 (Culebra Road);

THENCE, North 54°45'44" West, 0.18 feet to the POINT OF BEGINNING, containing 9.347 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 348-017-00 in the office of Brown Engineering Co. in San Antonio, Texas.

Note: All bearings referenced herein are based upon the Texas State Plane Coordinate System, South Central Zone (NAD'83) as established by Global Positioning System (GPS).



BROWN ENGINEERING COMPANY

*Michael A. Romans*

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: 12-1-2000



## Attachment O

A Metes and Bounds description of a 0.873 acre (38,009 square feet) strip of land situated in Bexar County, Texas: located wholly within the J.J. Sanchez Survey, Abstract No. 666, County Block No. 4451; being the portion of that certain 60 feet wide private road and utility easement described in instrument recorded in Volume 3218, Page 1758 of the Bexar County Real Property Records which lies within that certain 15.860 acre tract described in instrument to Northside Independent School District recorded in Volume 8422, Page 1544 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch Iron rod (with cap stamped "BROWN ENG") set in the northeasterly right-of-way line of F.M. 471 (Culebra Road - 85 feet wide) marking the southern-most corner of Lot 11 in Block 1 of Geronimo Forest Subdivision, correction plat of which is recorded in Volume 6100, Pages 174-176 of the Bexar County Deed and Plat Records, and marking the southern-most southwest corner of said 1355.0276 acre tract (the set iron rod bears North 25° East, 0.16 feet to a found 1/2-inch iron rod);

THENCE, South 54°45'44" East, 0.18 feet along said northeasterly right-of-way line of F.M. 471 to a 1/2-inch iron rod found marking the western-most corner of said 15.860 acre tract and the POINT OF BEGINNING of the herein described strip of land;

THENCE, along the boundary of said 15.860 acre tract the following three(3) courses and distances:

1. in an easterly direction, along the arc of a curve to the left having a radius 25.00 feet, a central angle of 101°08'12", a long chord bearing North 74°40'10" East, 38.62 feet, a total arc length of 44.13 feet to a 1/2-inch iron rod found at a point of tangency;
2. North 24°06'04" East, 1225.50 feet to a 1/2-inch iron rod found marking the northern-most corner of said 15.860 acre tract;
3. South 65°53'56" East, 30.03 feet to a 1/2-inch iron rod found marking the western-most corner of that certain 4.000 acre tract described as PARCEL: SAWS-E-W-RW-6942B in instrument recorded in Volume 8282, Page 845 of the Bexar County Real Property Records (said 1/2-inch iron rod bears South 65°53'56" East, 290.38 feet to a 1/2-inch iron rod found marking the southern-most corner of said 4.000 acre tract);

THENCE, South 24°06'04" West, 1261.81 feet along the southeast line of the  
aforementioned 60 foot wide road and utility easement to a point for corner situated in the  
aforesaid northeasterly right-of-way line of Culebra Road;

THENCE, North 54°45'44" West, 61.01 feet along said northeasterly right-of-way line to the  
POINT OF BEGINNING, containing 0.873 acre of land in Bexar County, Texas as shown on  
exhibit filed under Job No. 346-017-00 in the office of Brown Engineering Co. in  
San Antonio, Texas.

Note: All bearings referenced herein are based upon the Texas State Plane Coordinate  
System, South Central Zone (NAD'83) as established by Global Positioning System  
(GPS).



BROWN ENGINEERING COMPANY

*Michael A. Romans*

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: 12-22-2000

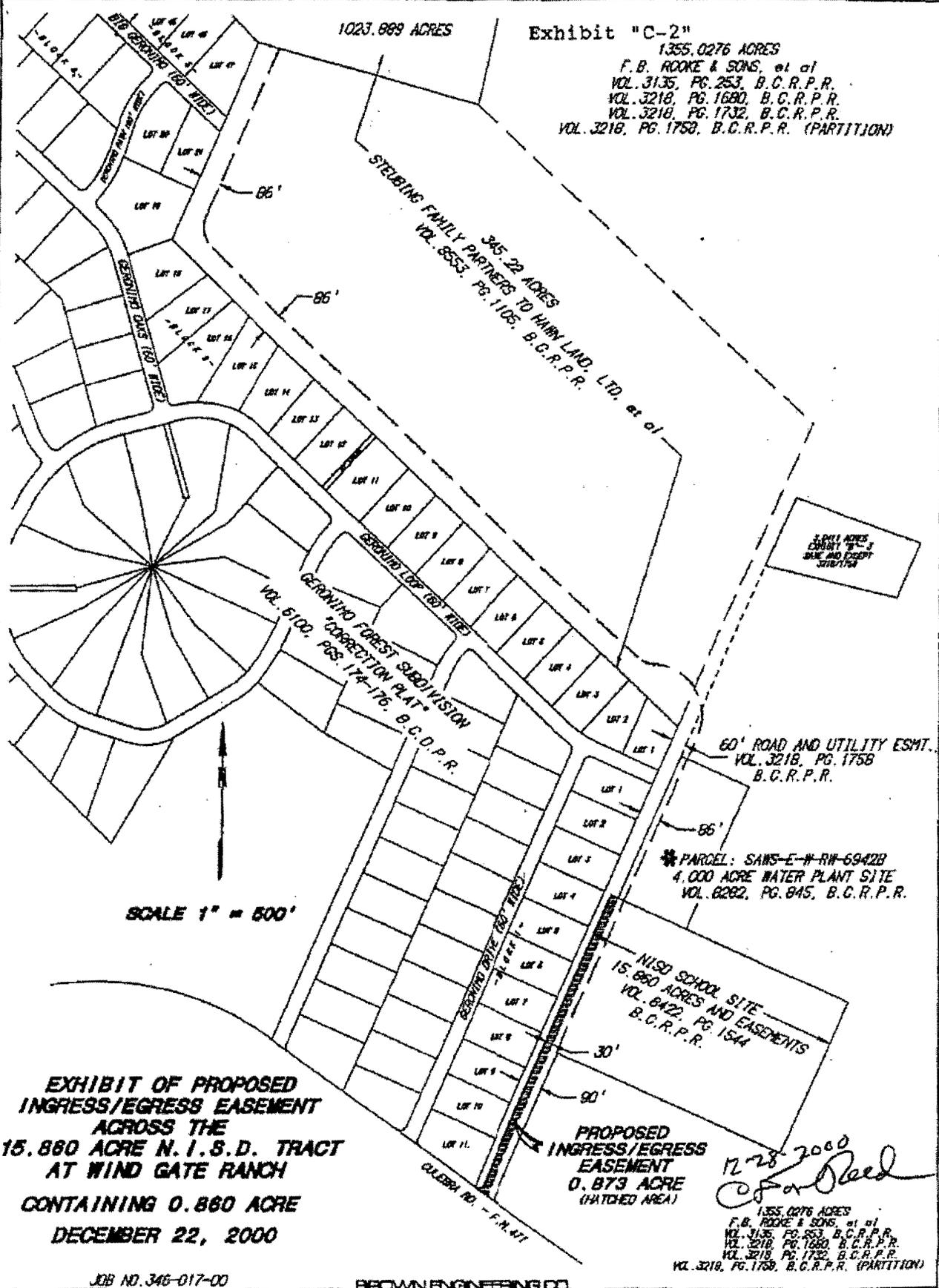


Exhibit "C-2"  
 1,355.0276 ACRES  
 F.B. ROOKE & SONS, et al  
 VOL. 3135, PG. 253, B.C.R.P.R.  
 VOL. 3218, PG. 1680, B.C.R.P.R.  
 VOL. 3218, PG. 1732, B.C.R.P.R.  
 VOL. 3218, PG. 1758, B.C.R.P.R. (PARTITION)

1023.989 ACRES

345.32 ACRES  
 STUBBING FAMILY PARTNERS TO HAIN LAND, LTD. et al  
 VOL. 8553, PG. 1105, B.C.R.P.R.

1.001 ACRES  
 EXHIBIT "B-2"  
 BONE AND ESCOTT  
 3/18/1984

60' ROAD AND UTILITY ESMT.  
 VOL. 3218, PG. 1758  
 B.C.R.P.R.

PARCEL: SANS-E-W-RW-6942B  
 4,000 ACRE WATER PLANT SITE  
 VOL. 6262, PG. 845, B.C.R.P.R.

N.I.S.D. SCHOOL SITE  
 15.860 ACRES AND EASEMENTS  
 VOL. 8422, PG. 1544  
 B.C.R.P.R.

PROPOSED INGRESS/EGRESS EASEMENT  
 0.873 ACRE  
 (HATCHED AREA)

12-28-2000  
*[Signature]*

1,355.0276 ACRES  
 F.B. ROOKE & SONS, et al  
 VOL. 3135, PG. 253, B.C.R.P.R.  
 VOL. 3218, PG. 1680, B.C.R.P.R.  
 VOL. 3218, PG. 1732, B.C.R.P.R.  
 VOL. 3218, PG. 1758, B.C.R.P.R. (PARTITION)

**EXHIBIT OF PROPOSED INGRESS/EGRESS EASEMENT ACROSS THE 15.860 ACRE N.I.S.D. TRACT AT WIND GATE RANCH CONTAINING 0.860 ACRE DECEMBER 22, 2000**

SCALE 1" = 500'

Attachment P

A 6.439 acre tract of land situated in Medina County, Texas, and being out of the H. Dahme Survey No. 256 3/4, Abstract No. 1899, Medina County, Texas, and being the same tract of land described as a 6.418 acre tract in deed to Thomas E. Dreiss, Trustee, in Volume 423, Page 679 of the Official Public Records Medina County, Texas, (O.P.R.M.C.T.) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found in the east line of State Highway (S.H.) 211 for the Northwest corner of that certain 110.448 acre tract described in deed to City of San Antonio, Texas, a Texas Municipal Corporation. in Volume 642, Page 310 of the Official Records, Medina County, Texas, (O.R.M.C.T.), same being the southwest corner of that certain 90.704 acre tract of land described in Volume 9967, Page 1216 of the Official Public Records of Real Property, Bexar County, Texas (O.P.R.R.P.B.C.T.);

Thence South  $36^{\circ}49'37''$  West, along the east line of S.H. 211, same being the west line of said 110.448 acre tract, a distance of 343.63 feet, for the **POINT OF BEGINNING** of herein described tract;

Thence: Leaving the east line of S.H. 211, along the west line of said 110.448 acre tract, same being the east line of said 6.439 acre tract, the following five (5) courses and distances:

- 1) South  $00^{\circ}14'28''$  East, 931.05 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap found;
- 2) North  $65^{\circ}04'47''$  West, 30.35 feet to a 5/8-inch iron rod found;
- 3) South  $20^{\circ}42'36''$  West, 67.17 feet to a 5/8-inch iron rod found;
- 4) South  $11^{\circ}41'13''$  East, 215.95 feet to a 80D nail found for the southeast corner;
- 5) South  $57^{\circ}14'21''$  West, 387.04 feet to a 1/2 inch iron rod found in the east line of State Highway 211, for the southwesterly corner;

Thence: Along the east line of S.H. 211, same being the west line of said 6.439 acre tract, the following three (3) courses and distances:

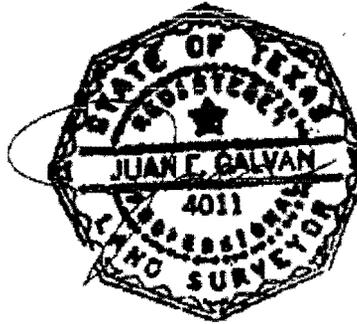
- 1) North  $06^{\circ}29'00''$  East, 1029.81 feet to a 1/2 inch iron rod found;
- 2) North  $26^{\circ}26'16''$  East, 314.26 feet to a TxDOT Type II monument found;

- 3) North 36°49'03" East, 121.64 feet to the **POINT OF BEGINNING** and containing a computed area of 6.439 acres.

Note: Bearings used in this description are referenced to the west line of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas

This Metes and Bounds description is accompanied by a survey plat of a 6.439 acre tract.

SURVCON Job No. 60017563  
October 2006



*J. Galvan*

10/24/06

## Kenneth Bennight

---

**From:** Kenneth Appedole  
**Sent:** Tuesday, September 08, 2009 11:19 AM  
**To:** Kenneth Bennight  
**Cc:** Paula Stallcup; Kelly Rafferty  
**Subject:** FW: Agreement Among City, Landry's, and UT re Hemisfair

**Attachments:** Hemisfair Parking Lot Agreement 2009-09-04.doc



Hemisfair Parking  
Lot Agreemen...

Ken,

Couple of items:

1. There are five (5) lots within the City's property. They are numbers four, five, six, seven, and eight. I will send you a map that was attached to the 2005 agreement.
2. UT has use of lots 7 & 8. Your draft, in several sections, only mentions Lot 8.
3. There is a schedule that references ITC's use of the lots during Folklife. I will also send you that.
4. Should there be some mention about Landry's vacating the property during New Years Eve or other fireworks displays.

-----Original Message-----

**From:** Kenneth Bennight  
**Sent:** Tuesday, September 08, 2009 9:55 AM  
**To:** Paula Stallcup  
**Cc:** Kelly Rafferty; Kenneth Appedole  
**Subject:** FW: Agreement Among City, Landry's, and UT re Hemisfair

Today is the day this was promised to UT and Landry's. Do any of you have feedback for me?

Thanks.

Kenneth L. Bennight, Jr.  
Assistant City Attorney  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
210-207-6168

-----Original Message-----

**From:** Kenneth Bennight  
**Sent:** Friday, September 04, 2009 9:24 AM  
**To:** Paula Stallcup  
**Cc:** Kelly Rafferty; Kenneth Appedole  
**Subject:** Agreement Among City, Landry's, and UT re Hemisfair

Paula:

I enclose a draft of the agreement promised to UT and Landry's next Tuesday. I wanted to get this to you today so that, if you wanted any changes, we could get them made before sending it to the other sides.

Please look it over and let me have your comments.

Thanks.

Kenneth L. Bennight, Jr.



**Land Transfer  
from  
City of San Antonio  
to  
Texas Parks and Wildlife  
– Government Canyon**

**City Council  
Agenda Item #5  
September 10, 2009**



## **Action**

- **Authorizes the transfer of approximately 3,000 acres to the Texas Parks and Wildlife Department (TPWD)**
- **Authorizes the negotiation of endangered species mitigation credit issued by U.S. Fish & Wildlife be transferred for the use and benefit of Ft. Sam Houston on their Camp Bullis site**

## **Background**

- In May, 2000, voters approved **Proposition 3** to purchase lands over the Edwards Aquifer Recharge Zone for water quality and quantity protection
- Approximately 3,000 acres of those properties acquired with Proposition 3 funds are adjacent to Government Canyon State Natural Area (GCSNA)

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## **Background**

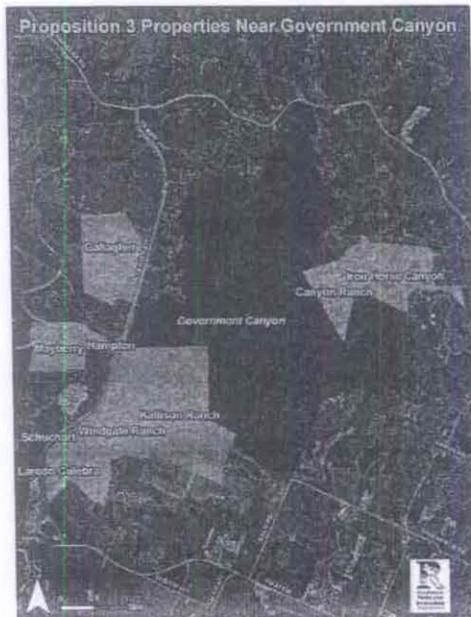
- August 7, 2008 - City Council directed City staff to undertake 7 short-term initiatives to preserve and protect the integrity of Camp Bullis
  - An 8<sup>th</sup> initiative was added as work began on these issues
- The 8<sup>th</sup> initiative dealt with habitat mitigation credits for immediate use by Camp Bullis to facilitate continued critical operations

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## Background

- In January, 2009, City of San Antonio and TPWD signed a letter of intent to transfer properties adjacent to GCSNA to TPWD
- Benefits of the transfer include:
  - Consistent land management practice
  - Additional protections for endangered species not currently in place
  - Mitigation credits for use by COSA
  - Expedited public access to natural area
  - Cost savings

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Government Canyon State Natural area are red. Properties in green will be transferred to TPWD.

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## **Public Meetings**

- **April 16, 2009 – Public meeting held at John Igo library**
- **May 27, 2009 – Conservation Advisory Board voted unanimously to transfer property**
- **June 22, 2009 – Parks Board briefed on land transfer**
- **September 9, 2009 – Planning Commission briefed on land transfer**

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## **Results**

- **COSA will maintain a conservation easement over all properties transferred to TPWD**
- **Agreement requires TPWD to manage properties and ensure:**
  - **Original open space and water protection goals are preserved**
  - **Additional protections are provided for endangered species**
- **COSA receives mitigation credits for immediate benefit of Camp Bullis**

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# Recommendation

## Staff recommends

- Approval of the land transfer to TPWD
- Transfer of associated mitigation credits to Ft. Sam Houston for their Camp Bullis site