DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

FIELD NOTES
FOR

A 18.43 acre, or 802,765 square feet more or less, tract of land being out of that 198.899 acre tract of land described in conveyance to Laredo S, LTD., a Texas limited partnership in Special Warranty Deed with Vendor's Lien recorded in Volume 10939, Pages 2358-2368 of the Official Public Records of Real Property of Bexar County, Texas, out of the J. Rodriguez Survey No. 338, Abstract 639, County Block 4412 all in Bexar County, Texas, said 18.43 acres being more fully described in Exhibit, with bearings derived from coordinates of the Texas Coordinate System for the South Central Zone, established from the North American Datum of 1983(CORS96):

BEGINNING At a found ½" iron rod with cap marked "Walker" in the northeast corner of a 174.26 acre tract described in Volume 11047, Pages 481-487 of the Official Public Records of Real Property of Bexar County Texas, the northwest corner of said 198.899 acre tract, on the south right-of-way line of Pease in Martin Highway 471 (F.M. 471), also known as Culebra Road, a variable width right-of-way;

THENCE: Along and with the south right-of-way line of said Culebra Road, the north line of said 198.899 acre tract, the following calls and distances:

S 64°52'00"E, a distance of 175.55 feet to a found TxDOT monument with brass plate, the beginning of a tangent curve to the left;

Southeasterly, along the arc of said curve to the left, said curve having a radius of 11409.16 feet, a central angle of 1°04'36", a chord bearing and distance of S 65°54'22" E, 213.51 feet, an arc length of 213.51 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the south right-of-way line of said Culebra Road, crossing said 198.899 acre tract, the following calls and distances:

S 23°30'38"W, a distance of 513.87 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a tangent curve to the left;

Southwesterly, along the arc of a curve to the left, said curve having a radius of 1368.00 feet, a central angle of 10°31'22", a chord bearing and distance of S 18°14'37" W, 502.98 feet, a distance of 503.34 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

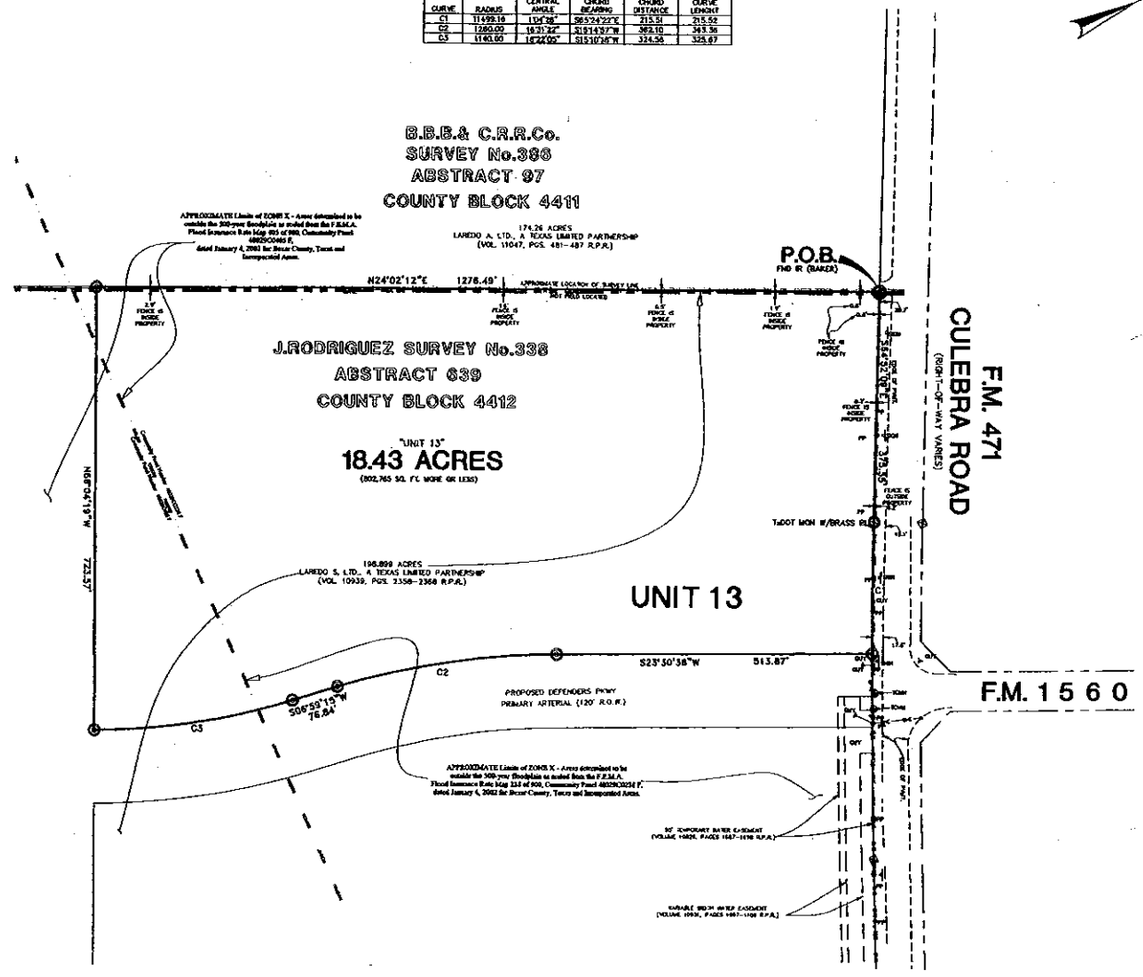
S 06°58'19"W, a distance of 76.84 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a tangent curve to the right;

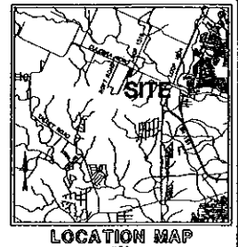
Southwesterly, along the arc of said curve to the right, said curve having a radius of 1140.00 feet, a central angle of 16°32'05", a chord bearing and distance of S 15°14'15" W, 324.56 feet, an arc length of 325.07 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 66°04'13"W, a distance of 723.57 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said 174.26 acre tract, the west line of said 198.899 acre tract;

THENCE: N 24°02'12"E, along and with the east line of said 174.26 acre tract, the west line of said 198.899 acre tract, a distance of 1276.49 feet to the POINT OF BEGINNING and containing 18.43 acres of land 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.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGHT
C1	11409.16	1°04'36"	S65°54'22"E	213.51	213.52
C2	1368.00	10°31'22"	S18°14'37"W	502.10	503.34
C3	1140.00	16°32'05"	S15°10'15"W	324.56	325.07





LOCATION MAP
N.T.S.

(IN FEET)
1 inch = 100 ft.

SYMBOL LEGEND

- SIGN — ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- GUY — GUY ANCHOR
- MB — MAILBOX
- PP — UTILITY POLE
- TCMH — TELE-COMM. MANHOLE

LINE LEGEND

- BARBED WIRE FENCE
- OVERHEAD ELECTRIC

SURVEYOR'S REFERENCE:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: GF. # 2002051642 Chicago Title Insurance Company
Date issued: March 8, 2005
Effective Date: February 15, 2005

Only those easements identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

Deed Records of Bexar County, Texas:
Volume 8808 Pages 297-303 30 foot Wide Ingress/Egress Easement (not plottable)

Official Public Records of Real Property of Bexar County, Texas:
Volume 10911 Pages 1607-1 160 Variable Water Easement (Exh 19)
Volume 10920 Pages 1679-1689 35 foot Temporary Water Easement (Exh 12)
Volume 10920 Pages 1695-1699 Boundary Line Agreement (Exh 13)
Volume 10940 Pages 1350-1351 Road Easement Agreement (Exh 15 & Unit 10)
Volume 10940 Pages 1354-1364 Road Development and Reserve Agreement (Exh 15 & Unit 10)
Volume 10940 Pages 1525-1526 Subordination Agreement Regarding Road Construction Easement (Exh 15 & Unit 10)
Volume 10940 Pages 2072-2073 Water Facility Easement Agreement
Volume 10940 Pages 1455-1463 Water Facility Development and Reserve Agreement
Volume 10940 Pages 2074-2080 Subordination Agreement Regarding Sewer Construction Easements
Volume 11100 Pages 1664-1669 Subordination Agreement Regarding Sewer Easement (plot not spatial)
Volume 10940 Pages 1543-1563 Water Facility Development and Reserve Agreement
Volume 11100 Pages 1663-1 663 Road Easement Agreement (Exh 15 & Unit 10)

NOTES:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4) ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
5) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
6) NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.
7) NO INFORMATION AS TO WETLANDS OR GOLD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.

STATE OF TEXAS §
COUNTY OF BEXAR §

I hereby certify

1) that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey;

2) that the above referenced property is within the special flood hazard area described as Zone X (Area determined to be outside the 500-year floodplain) as scaled from the F.E.M.A. Flood Insurance Rate Map 338 of 900, Community Panel Number 480035C0338 F, dated January 4, 2002 for Bexar County, Texas and Incorporated areas and F.E.M.A. Flood Insurance Rate Map 485 of 900, Community Panel Number 480035C485F, dated January 4, 2002 for Bexar County, Texas and Incorporated area.

This 8th day of April 2005, A.D.

STATE OF TEXAS REGISTERED G. E. BUCHANAN 4899 PROFESSIONAL LAND SURVEYOR

G.E. Buchanan
Registered Professional Land Surveyor No. 4899

REVISIONS:

PAPE-DAWSON ENGINEERS
1985-2005 • 10 YEARS OF EXCELLENCE
555 EAST RANDOLPH | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000 FAX: 210.375.9010

LAND TITLE SURVEY OF

A 18.43 ACRE, OR 802,765 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 198.899 ACRE TRACT OF LAND DESCRIBED IN CONVEYANCE TO LAREDO S, LTD., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2358-2368 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J. RODRIGUEZ SURVEY NO. 338, ABSTRACT 639, COUNTY BLOCK 4412 ALL IN BEXAR COUNTY, TEXAS.

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JOB NO. 9064-05
DATE APRIL 2005
DESIGNER GEB
CHECKED ORA BK. PG.
SHEET 1 OF 1

Date: Apr 08, 2005, 12:12pm User ID: dorna
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