DEED/PLAT REFERENCE

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

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 BIRD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.

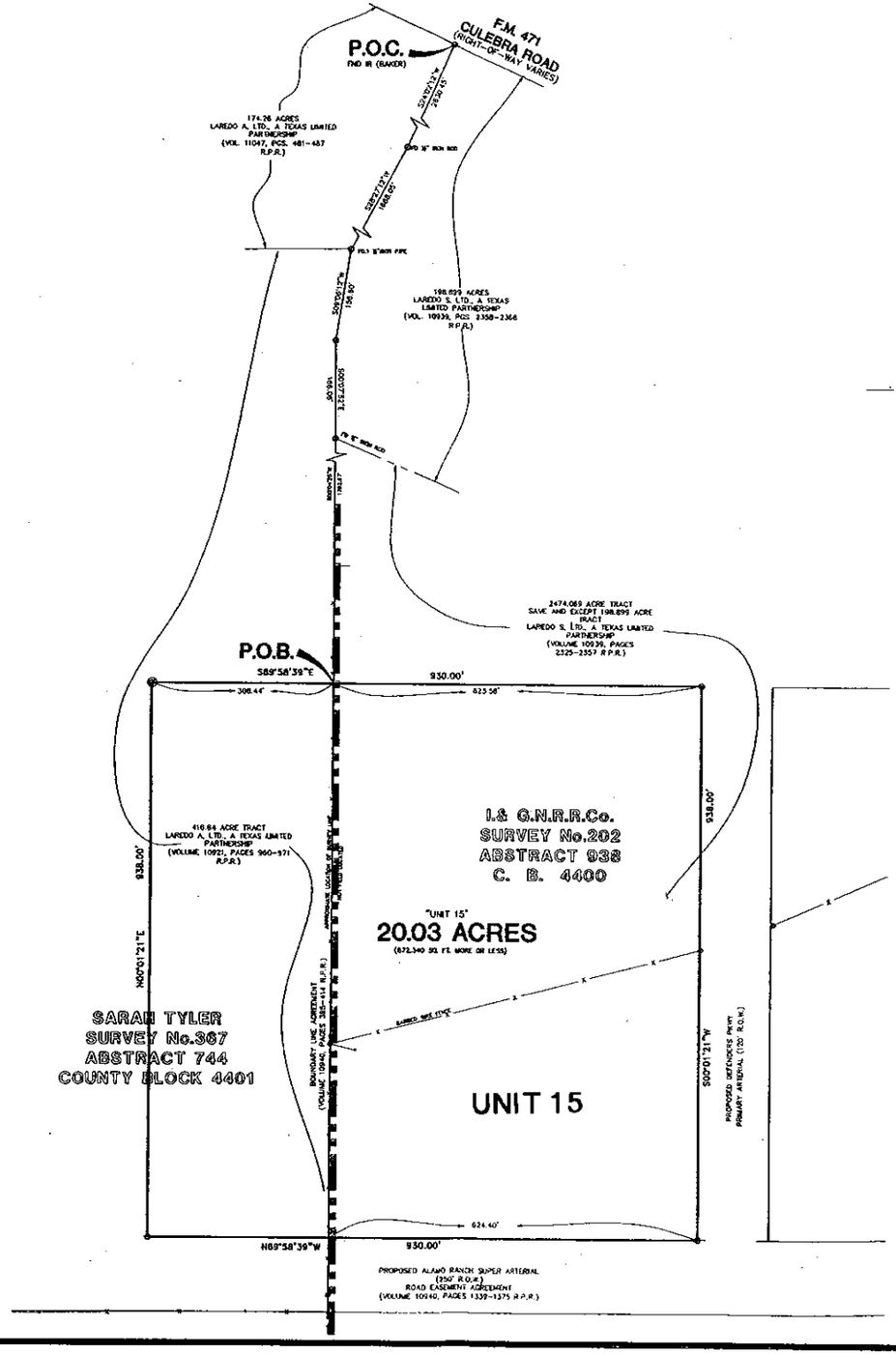
REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: GF # 200106 (v) Chicago Title Insurance Company
Date Issued: February 23, 2005
Addendum Date: March 9, 2005

Only those matters 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 6949 Page 329-333 30-foot Wide Pipeline Right-of-way Agreement (not plottable)

Official Public Records of Real Property of Bexar County, Texas:
Volume 10721 Pages 1673-1680 Variable Water Easement (Unit 15)
Volume 10722 Pages 1687-1690 25-foot Temporary Water Easement (Unit 15)
Volume 10910 Pages 501-514 Boundary Line Agreement (Unit 15)
Volume 11016 Pages 1128-1131 Road Easement Agreement (Unit 15 & Unit 16)
Volume 10940 Pages 1176-1184 Land Development and Escrow Agreement (Unit 15 & Unit 16)
Volume 10940 Pages 1326-1332 Infrastructure Agreement (Impacting Road Construction Easement (Unit 15 & Unit 16)
Volume 10940 Pages 1087-1093 Sewer Facility Development Agreement
Volume 10940 Pages 1433-1445 Sewer Facility Development and Escrow Agreement
Volume 10940 Pages 1094-1100 Infrastructure Agreement (Impacting Sewer Construction Easement
Volume 11180 Pages 1464-1469 Infrastructure Agreement (Impacting Sewer Easement (Note not equal)
Volume 10940 Pages 1517-1525 Water Facility Development and Escrow Agreement
Volume 11390 Pages 1365-1402 Road Easement Agreement (Unit 12 & Unit 17)



LOCATION MAP
N.T.S.

(IN FEET)
1 inch = 100 ft.

LINE LEGEND

BARBED WIRE FENCE

FIELD NOTES
FOR

A 20.03 acre, or 872,340 square feet more or less, tract of land being out of the 416.64 acre tract described in conveyance to Laredo A. LTD., a Texas limited partnership in Special Warranty Deed with Vendor's Lien recorded in Volume 10921, Pages 960-971 of the Official Public Records of Real Property of Bexar County, Texas and out of a 2474.069 acre tract (save and except 198.899 acre tract) described in conveyance to Laredo S, LTD., a Texas limited partnership in Special Warranty Deed with Vendor's Lien recorded in Volume 10939, Pages 2325-2357 of the Official Public Records of Real Property of Bexar County, Texas being all out of the I. & G. N.R.R. Co. Survey No. 202, Abstract 938, County Block 4400, and the Sarah Tyler Survey No. 367, Abstract 744, County Block 4401, all in Bexar County, Texas, said 20.03 acres being more fully described as follows, with bearings rotated from coordinates of the Texas Coordinate System for the South Central Zone, established from the North American Datum of 1983(NAD83):

COMMENCING At a found ½" iron rod with cap marked "Baker" at 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 a 198.899 acre tract recorded in Volume 10939, Pages 2358-2364 of the Official Public Records of Real Property of Bexar County, Texas, on the south right-of-way line of Farm to Market Highway 471 (F.M. 471), also known as Culebra Road, a variable width right-of-way;

THENCE: Departing the south right-of-way line of said Culebra Road, along and with the west line of said 198.899 acre tract, the east line of said 174.26 acre tract the following calls and distances:

S 24°07'12"W, a distance of 2638.45 feet to a found ½" iron rod;

S 28°27'15"W, a distance of 1648.05 feet to a found 1 ½" iron pipe, the southeast corner of said 174.26 acre tract, an angle point of said 198.899 acre tract;

THENCE: Along and with the west line of said 198.899 acre tract, the east line of said 416.64 acre tract, the following calls and distances:

S 00°00'12"W, a distance of 156.90 feet to a point;

S 00°07'57"E, a distance of 166.06 feet to found ½" iron rod, the southwest corner of said 198.899 acre tract, the northwest corner of said 2474.069 acre tract;

THENCE: S 00°01'21"W, along and with the west line of said 2474.069 acre tract, the east line of said 416.64 acre tract, a distance of 1362.67 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Departing the west line of said 2474.069 acre tract, the east line of said 416.64 acre tract, crossing said 2474.069 acre tract, the following calls and distances:

S 89°58'39"E, a distance of 623.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 00°01'21"W, a distance of 938.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 89°58'39"W, at a distance of 624.40 feet passing the west line of said 2474.069 acre tract, the east line of said 416.64 acre tract, and continuing over and across said 416.64 acre tract, for a total distance of 930.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 00°01'21"E, a distance of 938.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 89°58'39"E, a distance of 308.44 feet to the POINT OF BEGINNING and containing 20.03 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, in Texas both.

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 (Areas determined to be outside the 500-year floodplain) as scaled from the F.E.M.A. Flood Insurance Rate Map 485 of 950, Community Panel Number 48029C0085F, dated January 6, 2002 for Bexar County, Texas and incorporated town.

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

STATE OF TEXAS
G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.E. Buchanan
Registered Professional Land Surveyor No. 4999

REVISIONS:

PAPE-DAWSON ENGINEERS
1955-2005 • 40 YEARS OF EXCELLENCE
SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
* SAFT NUMBER:

LAND TITLE SURVEY OF

A 20.03 ACRE, OR 872,340 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THE 416.64 ACRE TRACT DESCRIBED IN CONVEYANCE TO LAREDO A, LTD., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10921, PAGES 960-971 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF A 2474.069 ACRE TRACT (SAVE AND EXCEPT 198.899 ACRE TRACT) DESCRIBED IN CONVEYANCE TO LAREDO S, LTD., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALL OUT OF THE I. & G.N.R.R. CO. SURVEY NO. 202, ABSTRACT 938, COUNTY BLOCK 4400, AND SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, ALL IN BEXAR COUNTY, TEXAS.

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JOB NO.	9064-05
DATE	APRIL 2005
DESIGNER	GEB
CHECKED	DRAWN N
SHEET	1 OF 1

Date: Apr 08, 2005, 11:54am User ID: 10470
File: N:\Survey05\9-9100\9064-05\959064-05-UNIT 15.dwg

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