

**FIELD NOTES FOR**

A 200.0 acre, (8,710,000 square foot), tract of land being the same tract recorded in Volume 8111, Pages 157-163 of the Official Public Records of Real Property of Bexar County, Texas, being also out of the Mrs. S.C. Craig Survey Number 13 3/4, Abstract 1077, County Block 4345, and the Precilla Tarkington Survey Number 5, Abstract 1029, County Block 4347 Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** At a found P.K. nail on the east right-of-way line of State Highway 211, a variable width right-of-way, the southeast corner of a 23.84 acre tract described in the instrument recorded in Volume 8189, Page 1774 of the Official Public Records of Real Property of Bexar County, Texas, the northeast corner of the herein described tract.

**THENCE:** N 89°23'44" E, coincident with the south line of the 33.68 acre tract, a distance of 1700.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", an angle;

**THENCE:** S 15°10'54" E, a distance of 1142.15 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", an angle;

**THENCE:** S 23°28'14" E, a distance of 1071.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", an angle;

**THENCE:** S 30°18'23" E, a distance of 1987.25 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", an angle;

**THENCE:** S 49°37'54" E, a distance of 249.96 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of the herein described tract.

**THENCE:** S 42°09'02" W, a distance of 1727.92 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", a non-tangent point on a curve to the right on the northeast right-of-way line of State Highway 211.

**THENCE:** Coincident with the northeast and east right-of-way lines of State Highway 211 the following:

842.45 feet, with the curve to the right, said curve having a radial bearing of N 40°59'26" E, a radius of 2664.79 feet, a central angle of 18°06'48", and a chord bearing and distance of N 39°57'10" W, 838.94 feet, to a found concrete monument, the end of the curve.

N 27°44'35" W, a distance of 905.64 feet to a found concrete monument, an angle;

N 30°53'21" W, a distance of 769.89 feet to a found concrete monument, an angle;

N 23°40'48" E, a distance of 174.19 feet to a found concrete monument, an angle;

N 12°20'04" E, a distance of 110.19 feet to a found concrete monument, an angle;

S 79°55'20" W, a distance of 83.59 feet to a found concrete monument, an angle;

N 65°55'18" W, a distance of 173.75 feet to a found concrete monument, an angle;

N 27°54'51" W, a distance of 390.47 feet to a found concrete monument, an angle;

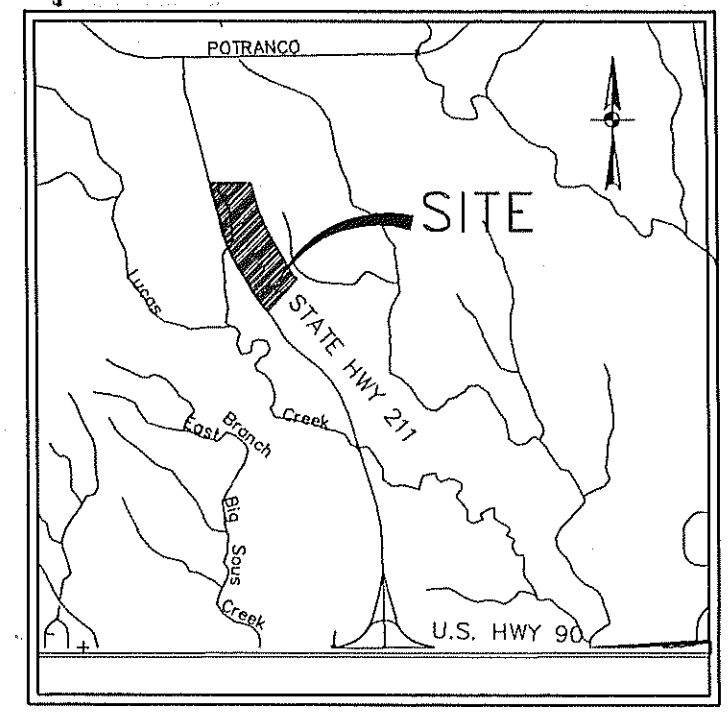
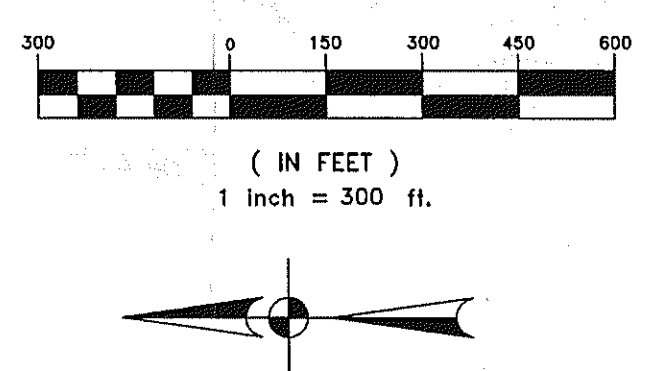
N 25°04'11" W, a distance of 754.98 feet to a found concrete monument, an angle;

N 17°15'10" W, a distance of 424.21 feet to a found concrete monument, an angle;

N 13°42'11" W, a distance of 573.93 feet to a found concrete monument, an angle;

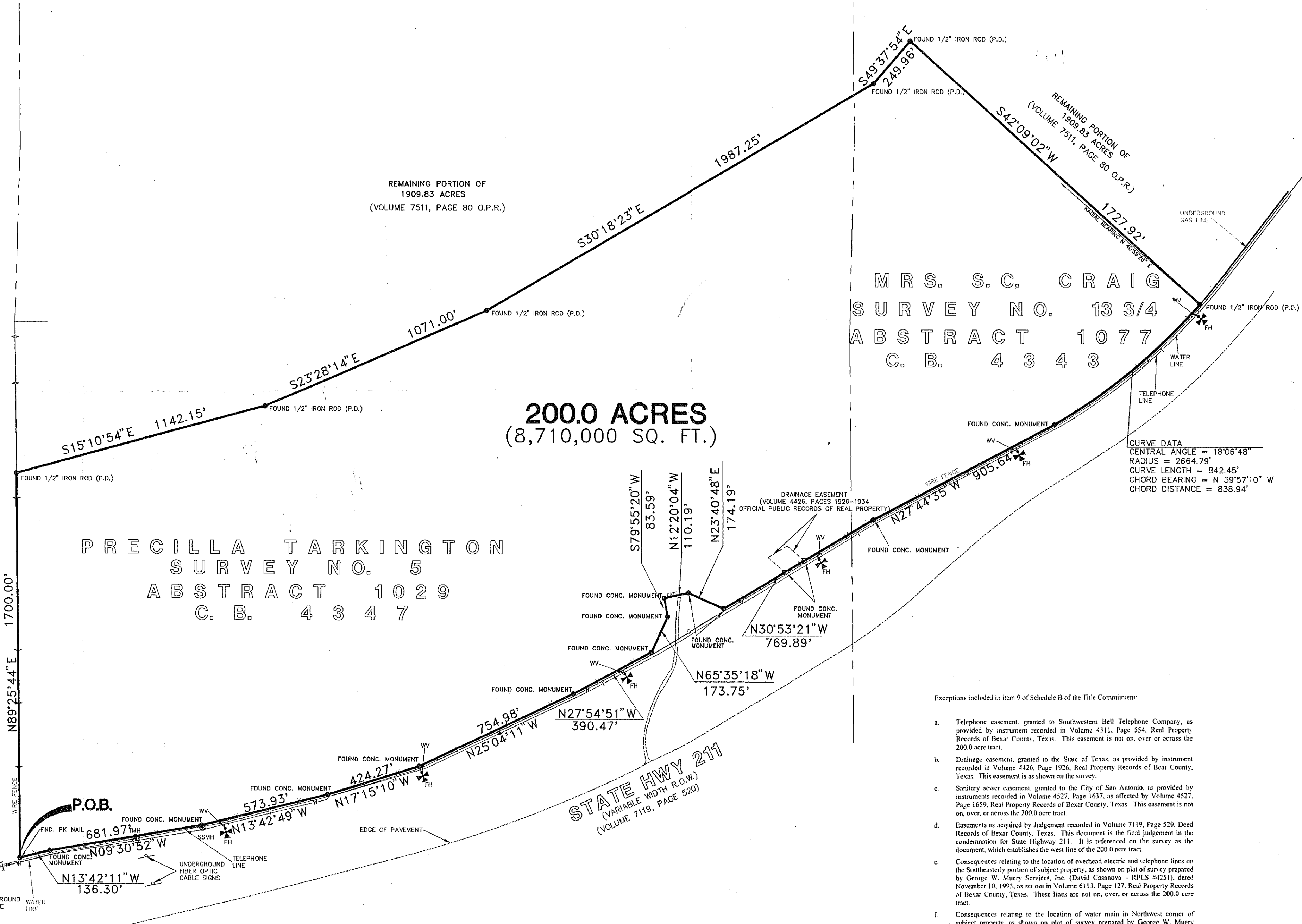
N 09°30'52" W, a distance of 681.97 feet to a found concrete monument, an angle;

N 13°42'11" W, coincident with the east right-of-way line of State Highway 211, a distance of 136.30 feet to the POINT OF BEGINNING, containing 200.0 acres, said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.



JOHANN PFEIFER SURVEY NO. 7  
ABSTRACT 1018  
C.B. 4348

POTRANCO PROPERTIES, LTD.  
33.68 ACRES  
(VOLUME 6058, PAGE 1774 O.P.R.)



LEGEND		LINE LEGEND	
—	SIGN	— X — X —	BARBED WIRE FENCE
—	BH	—	CHAIN LINK FENCE
—	BUILDING HYDRANT	—	POST & RAIL FENCE
—	BUILDING NUMBER	—	WOOD FENCE
—	BASEMENT VENT	—	WROUGHT IRON/ORNAMENTAL FENCE
—	CURB INLET	—	WATER LINE
—	C.P.S.B. MANHOLE	—	GAS LINE
—	CABLE TV/PEDESTAL	—	SANITARY SEWER LINE
—	ELECTRIC METER	—	STORM DRAIN LINE
—	ELECTRIC SERVICE POLE	—	TELEPHONE LINE
—	ELECTRIC TRANSFORMER	—	ELECTRIC LINE
—	FLUOR	—	OVERHEAD ELECTRIC
—	GRATE INLET	—	UNDERGROUND UTILITY
—	GAS VALVE	—	UNDERGROUND ELECTRIC
—	ANCHOR GUY	—	UNDERGROUND FIBER OPTIC
—	LAMP POST	—	
—	PAY PHONE		
—	PARKING METER		
—	POWER POLE		
—	POWER POLE (X ARM)		
—	POWER-POLE W/ TRANSFORMER		
—	ROOF DRAIN		
—	ST. SIGN		
—	STREET LIGHT		
—	SPRINKLER		
—	SANITARY CLEANOUT		
—	SANITARY SEWER MANHOLE		
—	SPRINKLER VALVE		
—	STORM WATER MANHOLE		
—	TRAFFIC LIGHT		
—	TRAFFIC LIGHT POLE		
—	U/P TELEPHONE LINE SIGN		
—	TELEPHONE MANHOLE		
—	TELEPHONE POLE		
—	TRAFFIC MANHOLE		
—	UNKNOWN VALVE		
—	WHEELCHAIR RAMP		
—	WATER METER		
—	WESTERN UNION MANHOLE		
—	WATER VALVE		
—	UNKNOWN MANHOLE		

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

Ticor Title Agency of San Antonio

Title Commitment: G.F. # 00030662D-JR  
Date Issued: April 14, 2000  
Effective Date: March 30, 2000

**Deed Records of Bexar County, Texas:**

Volume 7119 Page 520  
Final Judgement Easement (For State Highway 211)

**Official Public Records of Real Property of Bexar County, Texas:**

Volume 4311 Page 534  
Southwestern Bell Telephone Easement (does not apply)  
Easement is not on, over, or across this property

Volume 4426 Page 1926  
Drainage Easement

Volume 4527 Page 1659  
Sanitary Sewer Easement (does not apply)  
Easement is not on, over, or across this property

Volume 6113 Page 127  
Consequences relating to location of overhead electric, Floodplain/water main

Volume 8111 Page 157  
200.00 Acre Deed

Volume 8184 Page 807  
Southwestern Bell Telephone Easement (does not apply)  
Easement is not on, over, or across this property

**References:**  
The following instruments were used by the survey in the determination of the boundary of this property, but are not shown on the Title Commitment.

**Official Public Records of Real Property of Bexar County, Texas:**

Volume 7511 Page 80  
1909.83 Acre Tract

Volume 6189 Page 1774  
33.68 Acre Tract

**Notes:**  
1) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND  
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID HEARINGS FOR THE TEXAS SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983

Exceptions included in item 9 of Schedule B of the Title Commitment:

- Telephone easement, granted to Southwestern Bell Telephone Company, as provided by instrument recorded in Volume 4311, Page 534, Real Property Records of Bexar County, Texas. This easement is not on, over or across the 200.0 acre tract.
- Drainage easement, granted to the State of Texas, as provided by instrument recorded in Volume 4426, Page 1926, Real Property Records of Bexar County, Texas. This easement is as shown on the survey.
- Sanitary sewer easement, granted to the City of San Antonio, as provided by instruments recorded in Volume 4527, Page 1637, as affected by Volume 4527, Page 1659, Real Property Records of Bexar County, Texas. This easement is not on, over, or across the 200.0 acre tract.
- Easements as acquired by judgement recorded in Volume 7119, Page 520, Deed Records of Bexar County, Texas. This document is the final judgement in the condemnation for State Highway 211. It is referenced on the survey as the document, which establishes the west line of the 200.0 acre tract.
- Consequences relating to the location of overhead electric and telephone lines on the Southwestern portion of subject property, as shown on plat of survey prepared by George W. Muery Services, Inc. (David Casanova - RPLS #4251), dated November 10, 1993, as set out in Volume 6113, Page 127, Real Property Records of Bexar County, Texas. These lines are not on, over, or across the 200.0 acre tract.
- Consequences relating to the location of water main in Northwest corner of subject property, as shown on plat of survey prepared by George W. Muery Services, Inc. (David Casanova - RPLS #4251), dated November 10, 1993, as set out in Volume 6113, Page 127, Real Property Records of Bexar County, Texas. The water main shown on the referenced survey does not cross the 200.0 acre tract. The water main has been extended to the highway right-of-way, and passes west of the west line of this tract as shown on this survey.
- Consequences relating to the location of portion of subject property within the boundaries of Lucas Creek under a Flood Plain, as shown on plat of survey prepared by George W. Muery Services, Inc. (David Casanova - RPLS #4251), dated November 10, 1993, as set out in Volume 6113, Page 127, Real Property Records of Bexar County, Texas. This property is not within the boundaries of Lucas Creek. Refer to the flood certification in the surveyor's certification.
- Conveyance effective April 24, 1998, from 8343 Bl. San Antonio, Ltd., to Casey Land Company, conveying thirty percent (30%) of all transferor's rights (i) to and to Edwards Aquifer Authority Proposed Initial Regular Permit No. 807-1998-BE00195, dated April 24, 1998, and any extension, renewal or replacement thereof, (ii) transferor's rights to withdraw, utilize and/or market groundwater recoverable from the property and/or by virtue of such permit, recorded in Volume 8111, Page 157, Real Property Records of Bexar County, Texas. This document is referenced but, as it affects the entire property, it is not shown on the survey.
- Easement to Southwestern Bell Telephone as provided by instrument recorded in Volume 8184, Page 807, Real Property Records of Bexar County, Texas. This easement is not on, over, or across the 200.0 acre tract.

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify

1) that the above plat is true and correct according to an actual survey made on the ground under my supervision; that there are no visible encroachments, discrepancies, conflicts, encroachments, overlapping of improvements except as shown on the plat; that the easements or rights-of-way shown hereon were determined either from visual observation or from matters of records of which the undersigned has knowledge.

2) that the above referenced property is within Zone X - Areas determined to be outside the 500-year floodplain as scaled from the F.E.M.A. Flood Insurance Rate Map 395 of 900, Community Panel Number 48029C0395 E, dated February 16, 1996 for Bexar County, Texas and incorporated areas.

This 9<sup>th</sup> day of May, 2000, A.D.

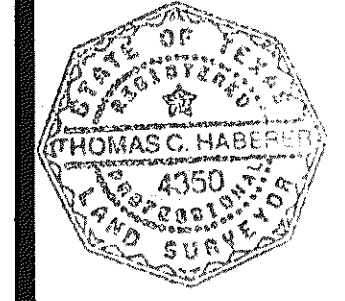
*Thomas C. Haber*  
Thomas C. Haber  
Registered Professional Land Surveyor No. 4350

REVISIONS:

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO, TEXAS 78216  
TEL: 210-375-8000  
FAX: 210-375-8070  
555 EAST RAMSEY

**A LAND TITLE SURVEY OF**

A 200.0 acre, (8,710,000 square foot), tract of land being the same tract recorded in Volume 8111, Pages 157-163 of the Official Public Records of Real Property of Bexar County, Texas, being also out of the Mrs. S.C. Craig Survey Number 13 3/4, Abstract 1077, County Block 4345, and the Precilla Tarkington Survey Number 5, Abstract 1029, County Block 4347 Bexar County, Texas.



JOB NO. 9541-00  
DATE MAY 2000  
DESIGNER T.C.H.  
CHECKED D.G. DRAWN A.P.  
SHEET 1 OF 1