

AN ORDINANCE 101274

AUTHORIZING PROPOSITION 3 CREEKWAY LINEAR PARKS LAND ACQUISITION AND PARK EXPANSION FUNDS IN THE AMOUNT OF \$1,142,222.00 FOR THE ACQUISITION OF FEE SIMPLE TITLE AND EASEMENT INTERESTS AND FOR OTHER MISCELLANEOUS EXPENSES IN CONNECTION WITH THIRTY-TWO (32) PARCELS OF REAL PROPERTY LOCATED IN COUNCIL DISTRICTS 2 AND 6, AND DECLARING THE PROPOSITION 3 CREEKWAY LINEAR PARKS LAND ACQUISITION AND PARK EXPANSION PROJECT (PROJECT) TO BE A PUBLIC PROJECT; DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF THE FEE SIMPLE TITLE INTEREST TO PRIVATELY OWNED REAL PROPERTY DESCRIBED BELOW, BY NEGOTIATIONS AND/OR CONDEMNATION, IF NECESSARY, FOR PUBLIC IMPROVEMENTS FOR USE AS A PART OF THE PROJECT, ALL PROPERTIES BEING IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, FOR A PUBLIC PURPOSE; ESTABLISHING JUST COMPENSATION FOR THE PROPERTY; APPROPRIATING FUNDS FOR THE ACQUISITION OF THE PROPERTIES AND OTHER MISCELLANEOUS EXPENSES ASSOCIATED WITH THE PROJECT SUCH AS APPRAISALS AND ATTORNEY'S FEES; AUTHORIZING THE CITY ATTORNEY AND/OR DESIGNATED SPECIAL COUNSEL TO FILE EMINENT DOMAIN PROCEEDINGS, IF NECESSARY; AND AUTHORIZING NEGOTIATIONS AND ACQUISITION OF THE FOLLOWING PROPERTIES ON THE APPROVED TERMS:

Lot	Block	NCB or County Block
	Gonafacio Rodriguez Survey No. 131 Tract A - 7.018 acre tract of land being the remaining portion of that 10.44 acre tract described in volume 3864, page 1431 of the real property records of Bexar County, Texas, "Exhibit D", said tract being in the Bonafacio Rodriguez Survey NO. 131, County Block 5078, Bexar County Texas	5078
	G. Rodriguez survey, No. 131, Tract A - 2.2.80 acre tract called 2.3075 acres recorded in volume 2449, page 1430 of the real property records of Bexar County, Texas, being a part of a 10.44 acre tract conveyed in volume 3864, page 1431 of the real property records of Bexar County, Texas, County Block 5078, G. Rodriguez survey, No. 131, Bexar County, Texas.	5078
	Guillermo Nunez Survey No. 151 & S.A. M.G.R.R., A 17.991 acre tract of land situation in the C.F. King Survey No. 15, abstract 395, the G. Nunez Survey No. 151 abstract 548 and the S.A. & M.G.R.R. Survey No. 152, abstract 719, Bexar County, Texas, and being all of a 17.507 acre tract of land as described in Volume 3364, page 182, Official Public Records of Real Property of Bexar County, Texas.	10573
17	23	10704
25	32	10713
7	34	10715

25 & 28	41	10722
1, 38, 39, 44, & 45	45	10726
20	4	10730
4	5	10731
	South irregular .130 of Tract A, Block 22 New City Blck 10732 an addition to the City of San Antonio, Bexar County, Texas, being known as 3640 Martin Luther King Dr.	10732
	Arb D .149 acres out of the East irregular 127.8 of Abr D (.611) Blk 22 New City Block 10732, Grandview Addition, an addition to the City of San Antonio, Bexar County, Texas according to the map or plat thereof, recorded in Volume 105, page 13, Deed and Plat Records of Bexar County, Texas	10732
	The west 50 ft of north irregular 404.7 ft of Tract D or Arb Tract- D1, Block 22, New City Block 10732, Grandview Addition, an addition to the City of San Antonio, Bexar County, Texas according to the map or plat thereof, recorded in Volume 105, page 13,	10732
	The west 6.9309 acres out of Tract 2, Kahn and Gray Subdivision, as recorded in Volume 105, page 227, Deed and Plat records of of Bexar County and being out of New City Block 10749, an addition to the City of San Antonio, Texas	10749
	Being 22.55 acres out of Tract 3 & 4, Kahn and Gray Subdivision, New City Block 10749, an addition to the City of San Antonio, Bexar County, Texas according to the map or plat thereof, recorded in Volume 105, Page 327, Deed and Plat Records of Bexar County	10749
	All that certain tract or parcel containing 1.04 acres of land in the City of San Antonio, Bexar County, Texas, New City Block 10770, being a portion of that certain tract called 11 acres being a portion of that certain 12.95 acre tract described in conveyance from John H. Covington to Henry F. Hein of record in Volume 2391, Page 295, Deed Records of Bexar County, Texas	10770
	8.76 Acres out of Maria Gertrudis De Alanis Survey Number 20, Abstract Number 22, New City Block 10770, in the City of San Antonio, Bexar County, Texas	10770
	Being 20.991 acres out of Maria G. De Alanis Survey Number 20, Abstract Number 22, New City Block 10832, in the City of San Antonio, Bexar County, Texas	10832
	Tract A - 4.654 acres, called 4.7213 acres in volume 5207, page 1407 of the official property records of Bexar County, Texas, said tract being in the Gonafacio Rodriguez survey no. 131, New County Block 12174, Bexar County, Texas.	12174

	Tract 9 - 1.690 acres, tract out of that original 104.83 acre tract recorded in volume 1803, page 593 of the deed records of Bexar County, Texas, said tract being in the Gonafacio Rodriguez survey no. 131, New County Block 12174, Bexar County, Texas.	12174
	Tract 10 - 0.733 acre tract, the remainder of a 1.232 acre tract recorded in volume 10933, page 2027 of the official property records of Bexar County, Texas, said tract being in the Gonafacio Rodriguez survey no. 131, New County Block 12175, Bexar County.	12175
	Tract A - 4.579 acre tract out of that original remainder 30.55 acre tract recorded in volume 2867, page 84 of the deed records of Bexar County, Texas, said tract being in the Gonafacio Rodriguez survey No. 131, New County Block 12175, Bexar County, Texas.	12175
6	3	16513
	Being 81.714 acres, more or less, out of Elizabeth Plunkett Survey Number 72, Abstract Number 573, New City Block 18083, San Antonio, Bexar County, Texas	18083
	Tract A - 0.802 acre of land being a variable width drainage easement as shown in volume 9529, page 144, of the plat records of Bexar County, Texas.	
	Tract 6 - 5.888 acres being the remaining portion of an 8.61 acre tract described in volume 3864, page 1431 of the real property records of Bexar County, Texas, "Exhibit A" said tract being in the Gonagacio Rodriguez Survey No. 131, Bexar County, Texas.	
	Tract 7 - 0.853 acre tract, the remainder of a 1.3916 acre tract recorded in volume 4168, page 550 of the deed records of Bexar County, Texas.	

* * * * *

WHEREAS, it is necessary to obtain and acquire the fee simple title to certain parcels of land as authorized under the Proposition Three Linear Creekway Program approved in May 2000 and the properties to be acquired is described in Section 3 below, and more fully described in **Attachment I** attached hereto and incorporated herein for all purposes; and

WHEREAS, in order to proceed with the acquisition of the property, it is also deemed necessary and appropriate to establish just compensation for the Property to be acquired; and

WHEREAS, values for the Property to be acquired have been completed and reviewed by the City's staff and a fair market value determined for the Property; and

WHEREAS, title fees, legal fees, appraisal fees, right of entry fees, miscellaneous expenses to prepare each parcel for use, and lender fees will have to be paid as necessary expenses for the completion of the Project; and

WHEREAS, funds are available to acquire the necessary right of way and pay the necessary expenses for this project; **NOW THEREFORE**,

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

SECTION 1. The Proposition Three Creekway Linear Parks Acquisition and Park Expansion Project is hereby declared to be a necessary public project.

SECTION 2. The City Council of the City of San Antonio finds a public necessity exists to acquire the fee simple title to certain privately owned real property, by negotiation and/or condemnation, if necessary, for linear parks and flood management as part of the Proposition Three Creekway Linear Parks Acquisition and Park Expansion Project in San Antonio, Bexar County, Texas.

SECTION 3. A specific public necessity exists to acquire by negotiation and/or condemnation; if necessary, the property more specifically described in Attachment I incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property".

SECTION 4. The approved compensation for the Property is shown in Attachment I which is attached hereto and incorporated herein for all purposes.

SECTION 5. The following financial adjustments are hereby authorized to affect this Ordinance:

- a) Section 1: The amount of \$1,142,222.00 is appropriated in SAP fund 41028000, Parks Development Expansion Commercial Property Funds, SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to **26-00437-90-14**. The amount of \$1,142,222.00 is authorized to be transferred to SAP fund 41099000.
- b) Section 2: The budget in SAP fund 41099000, Project Definition 26-00437, Creekway Project - Salado, shall be revised by increasing WBS element **26-00437-90-14**, entitled "TRF FR Parks Development Expansion Commercial Property Funds, SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$ 1,142,222.00.
- c) Section 3: The amount of \$189,176.00 is appropriated in Fund 41099000 Project Definition 26-00308, Creekway Project -Salado, WBS element 26-00308-03-01-09 and is authorized to be encumbered and made payable for closing costs when a purchase orders are issued.
- d) Section 4: The amount of \$953,046.00 is appropriated in Fund 41099000 Project Definition 26-00308, Creekway Project -Salado, WBS element 26-00308-03-01-09 and is authorized to be encumbered and made payable for land acquisition when a purchase orders are issued.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of San Antonio, City of San Antonio. The Director of Finance, may subject to concurrence by the City Manager, or his designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP

Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

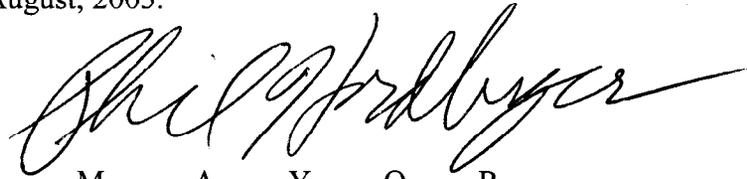
SECTION 7. The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value as found in Section 4, above, to execute sales agreements purchasing the Property from the owners as the owner's are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 8. In the event that the City staff is unable to acquire one of more parcels of the Property by negotiation by reason of its inability to agree with the owners thereof as to the value of the parcels, or is unable to acquire the parcels for any other reason, the City Manager, through the Acting City Attorney and/or designated special counsel under the direction of the Acting City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The Acting City Attorney is hereby authorized to retain the services of the law firm of Davidson & Troilo, P.C. and the law firm of Bracewell & Giuliani, L.L.P., and the law firm of Oppenheimer, Blend, Harrison + Tate, Inc. as special counsel as may be needed from time to time and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

SECTION 9. Staff is authorized to transfer funds within the project budget to accomplish the project, in accordance with established financial procedures.

SECTION 10. This ordinance shall be effective on the September 4, 2005.

PASSED AND APPROVED this the 25th day of August, 2005.



M A Y O R

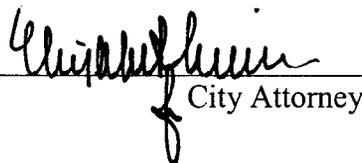
PHIL HARDBERGER

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 3

0.802 ACRE OF LAND, BEING A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN IN VOLUME 9529, PAGE 144 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set $\frac{1}{2}$ " iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set $\frac{1}{2}$ " iron pin), at the east end of a curve of radius 35.00 feet at the intersection of Austin Highway and Holbrook Road, same point being a corner of the herein described easement;

THENCE, 74.51 feet along the west right of way line of Holbrook road, same being a curve to the left, having a radius of 590.00 feet, a tangent of 37.30 feet and a central angle of $07^{\circ}14'09''$, to a set iron pin for an angle point of the herein described easement;

THENCE, South $17^{\circ}32'08''$ East, a distance of 100.73 feet, continuing along the west right of way of Holbrook Road, to a set $\frac{1}{2}$ " iron pin in the north line of a 10.44 acre tract recorded in Volume 3864, Page 1431 of the Official Public Records of Bexar County, Texas and the south line of a 40 foot wide City Public Service easement, same point being the east corner of the herein described easement;

THENCE, North $89^{\circ}57'19''$ West, a distance of 258.26 feet, following the south line of said 0.802 acre easement and the north line of said 10.44 acre tract, to a set iron pin for the southwest corner of said 0.802 acre easement, same point being an internal corner of said 10.44 acre tract;

THENCE, North $02^{\circ}43'12''$ East, a distance of 80.60 feet, (called 80.87 feet on plat) along the common line of said 0.802 acre easement and a variable width drainage easement recorded in Volume 4900, Page 251 of the Plat Records of Bexar County, Texas, to a set iron pin in the south right of way of Austin Highway, for a corner of said 0.802 acre easement and the north corner of said variable width drainage easement;

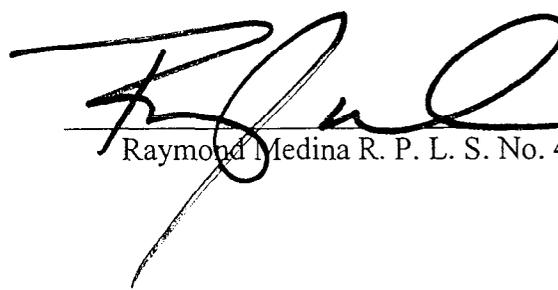
THENCE, North $54^{\circ}02'24''$ East, a distance of 186.78 feet, following the northwest line of said 0.802 acre easement, along the south right of way of Austin Highway, to a set iron pin at the west end of said curve of radius 35.00 feet, at the intersection of Austin Highway and Holbrook Road;

THENCE, 70.65 feet along the west right of way line of Holbrook Road, Same being a curve to the right of radius 35.00 feet, a tangent of 70.65 feet and a central angle of 115°39'20", to the **Point of Beginning** and containing 0.802 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

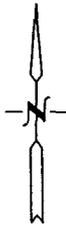
Plat prepared this day, June 24, 2005.

Surveyed on the ground the 24 Day of June, 2005



Raymond Medina R. P. L. S. No. 4794





CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	70.65	35.00	115°39'20"	70.65
C2	74.51	590.00	7°14'09"	37.30

TRACT No. 3

SCALE: 1" = 100'

NOTE:

[] - DENOTES CALL OF RECORD VOL. 9529
PG. 144 PLAT RECORDS, BEXAR COUNTY, TEXAS.
BEXAR COUNTY, TEXAS.

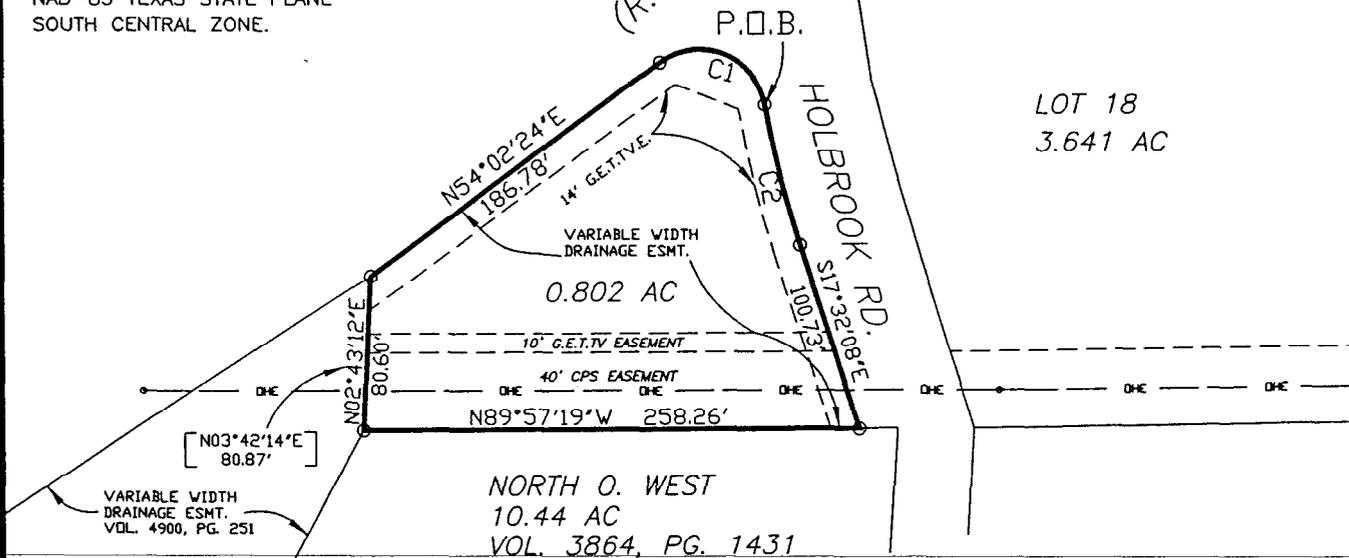
O - DENOTES SET 1/2" IRON PIN W/ORANGE CAP
STAMPED "BAIN, MEDINA, BAIN".

BEARING SOURCE:
NAD-83 TEXAS STATE PLANE
SOUTH CENTRAL ZONE.

AUSTIN HIGHWAY
(R.O.W. ~ VARIES)

D.M.V. SUBDIVISION
4.524 AC
VOL. 9529, PG. 144

LOT 18
3.641 AC



SUBJECT PROPERTY LIES ENTIRELY WITHIN
ZONE "AE" ACCORDING TO FIRM MAP No.
48029C0456 F, DATED JANUARY 4, 2002.

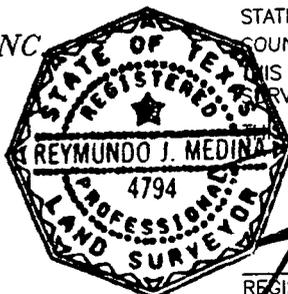
SURVEY PLAT SHOWING:
0.802 ACRES OF LAND BEING A VARIABLE WIDTH
ESMT. AS SHOWN IN VOL. 9529, PG. 144 PLAT RECORDS
BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 6-24-05
DRAWN BY: G.B.



STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
24TH DAY OF JUNE, 2005 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND
SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN
CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.;
BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE
USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS
FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS
RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. ©

[SHEET 1 OF 1]

JOB NO.: S-4611

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 4

7.018 ACRE TRACT OF LAND BEING THE REMAINING PORTION OF THAT 10.44 ACRE TRACT DESCRIBED IN VOLUME 3864, PAGE 1431 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, "EXHIBIT D", SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, COUNTY BLOCK 5078, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set ½" iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set ½" iron pin), at the southeast corner of the herein described tract, same point being Due West, 58.70 feet from the intersection of the north right of way of Eisenhower Road and the west right of way of Holbrook Road, same point being the southwest corner of a 2.3075 acre tract recorded in Volume 2449, Page 1430 of the Real Property Records of Bexar County, Texas;

THENCE, Due west, 336.05 feet along the north right of way line of Eisenhower Road and the south line of said 10.44 acre tract, to a point in the centerline of the Salado Creek and the east line of a creek easement recorded in Volume 4181, Page 157 of the Plat Records of Bexar County, Texas, same point being the southwest corner of the herein described tract and said 10.44 acre tract;

THENCE, along the west line of said 10.44 acre tract and the east line of said Creek easement and the east line of a drainage easement recorded in Volume 4900, Page 251 of the Plat Records of Bexar County, Texas, following the centerline of the Salado Creek with its meanders the following four calls:

North 03° 00' 00" East, 258.02 feet;

North 06° 28' 37" East, 411.08 feet;

North 16° 06' 00" East, 295.59 feet;

North 28° 27' 50" East, 126.56 feet, to a set iron pin for the southwest corner of a

0.810 acre variable width drainage easement recorded in Volume 9529, Page 144 of the Plat Records of Bexar County, Texas and the northwest corner of a 50 foot wide sewer line easement recorded in Volume 2881, Page 121 and the northwest corner of the herein described tract and said 10.44 acre tract;

THENCE, South 89° 57' 19" East, 278.07 feet, leaving the centerline of the Salado Creek and following the south line of said 0.810 acre easement and the north line of said 10.44 acre tract and said 50 foot wide sewer line easement, to a set iron pin in the west right of way line of Holbrook Road, for the northeast corner of said 10.44 acre tract and said 50 foot wide sewer line easement;

THENCE, South 03° 46' 10" West, 50.45 feet, along the west right of way line of Holbrook road and the east line of said 10.44 acre tract and said 50 foot wide sewer line easement, to a set iron pin for the southeast corner of said 50 foot wide sewer line easement and the northeast corner of said 2.3075 acre tract, same point being a corner of the herein described tract;

THENCE, North 89° 52' 58" West, 108.98 feet, crossing said 10.44 acre tract along the south line of said 50 foot wide sewer line easement and the north line of said 2.3075 acre tract, to a set iron pin for an interior corner of the herein described tract and the northwest corner of said 2.3075 acre tract;

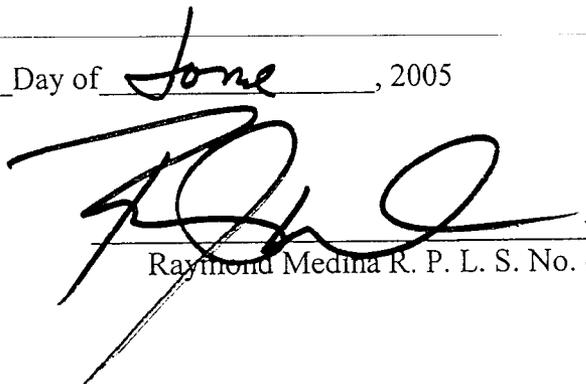
THENCE, South 03° 40' 00" West, 593.79 feet, continuing across said 10.44 acre tract, along the west line of said 2.3075 acre tract, to a set iron pin, for an angle point of the herein described tract;

THENCE, South 00° 50' 00" East, 418.51 feet continuing across said 10.44 acre tract, along the west line of said 2.3075 acre tract, to the **Point of Beginning** and containing 7.018 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 24, 2005.

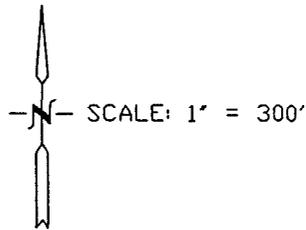
Surveyed on the ground the 24 Day of June, 2005



Raymond Medina R. P. L. S. No. 4794



TRACT 4



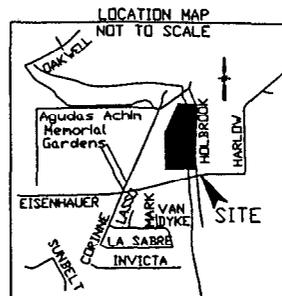
○ DENOTES SET I.P. W/ORANGE CAP (BAIN MEDINA BAIN)

BEARING SOURCE MAD 83 TEXAS STATE PLANE SOUTH CENTRAL ZONE

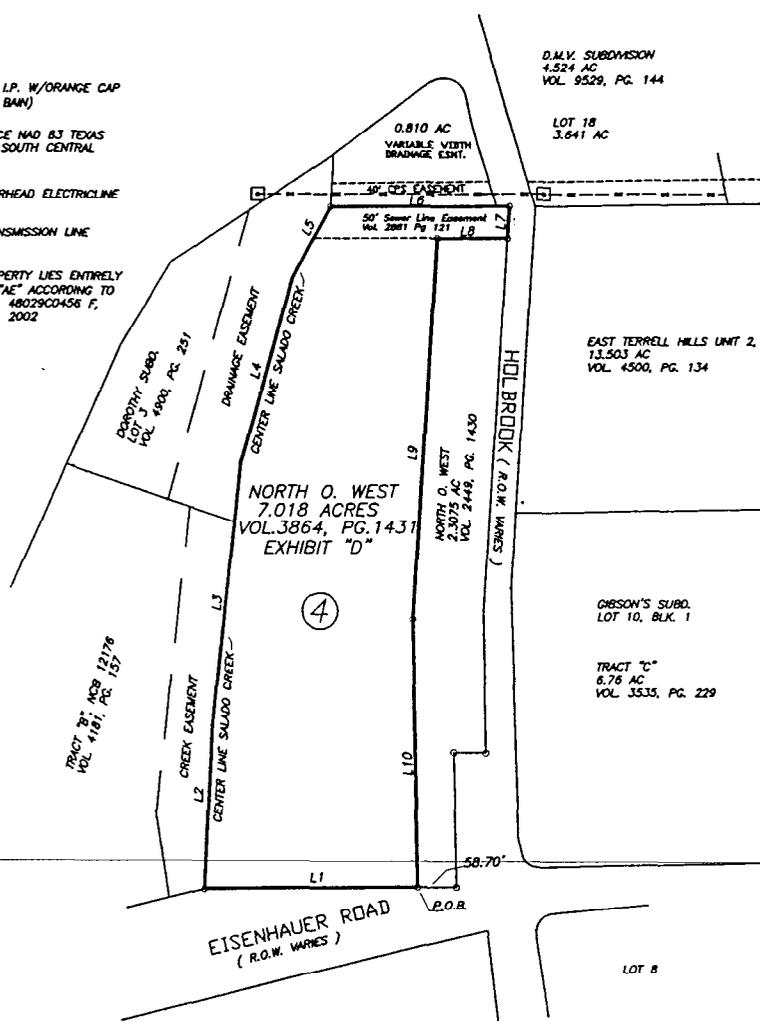
--- ONE --- DENOTES OVERHEAD ELECTRICLINE

--- [] --- DENOTES TRANSMISSION LINE TOWER LEG

SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "AE" ACCORDING TO FIRM MAP NO. 48029CD456 F, DATED JAN. 4, 2002



LINE	LENGTH	BEARING
L1	336.05	S89°00'00"W
L2	258.02	N03°00'00"E
L3	411.08	N06°28'37"E
L4	295.59	N16°06'00"E
L5	126.56	N28°27'50"E
L6	278.07	S89°27'19"E
L7	50.45	S03°46'10"W
L8	108.98	N89°52'58"W
L9	593.79	S03°40'00"W
L10	418.51	S00°50'00"E



SURVEY PLAT SHOWING:
 7.018 ACRES OF LAND BEING THE REMAINING PORTION OF THAT 10.77 ACRE TRACT DESCRIBED IN VOL. 3864, PG. 1431 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS EXHIBIT "D" SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY NO. 131, C.B. 5078, BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.



BAIN MEDINA BAIN,
 ENGINEERS & SURVEYORS
 7073 San Pedro Avenue
 San Antonio, Texas 78216
 210/494-7223



STATE OF TEXAS
 COUNTY OF BEXAR
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
 24 DAY OF JUNE, 20 05 A.D.

DATE: 6-24-05
 DRAWN BY: RC

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. C

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

JOB NO.: S-4611

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 5

2.280 ACRE TRACT, CALLED 2.3075 ACRES RECORDED IN VOLUME 2449, PAGE 1430 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING A PART OF A 10.44 ACRE TRACT CONVEYED IN VOLUME 3864, PAGE 1431 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK 5078, G. RODRIGUEZ SURVEY No. 131, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set ½" iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set ½" iron pin), at the northwest corner of the intersection of the north right of way of Eisenhower Road and the west right of way of Holbrook Road, same point being the southeast corner of the herein described tract;

THENCE, Due west, 58.70 feet along the north right of way line of Eisenhower Road and the south line of this tract and said 10.44 acre tract, to a set iron pin for the southwest corner of the herein described tract;

THENCE, North 00° 50' 00" West, 418.51 feet, leaving the north right of way of Eisenhower Road and crossing said 10.44 acre tract along the west line of this tract, to a set iron pin for an angle point of the herein described tract;

THENCE, North 03° 40' 00" East, 593.79 feet, continuing across said 10.44 acre tract along the west line this tract, to a set iron pin in the south line of a 50 foot wide sewer line easement recorded in Volume 2881, Page 121 of the Deed Records of Bexar County, Texas, for the northwest corner of this tract;

THENCE, South 89° 52' 58" East, 108.98 feet, continuing across said 10.44 acre tract along the common line of this tract and said 50 foot wide sewer line easement, to a set iron pin in the west right of way of Holbrook Road and the east line of this tract and said 10.44, same point being the northeast corner of this tract and the southeast corner of said 50 foot sewer line easement;

THENCE, South 03° 46' 10" West, 584.23 feet, along the west right of way line of Holbrook Road and the east line of said 10.44 acre tract and said 2.3075 acre tract, to a set iron pin for an angle point of the herein described tract;

THENCE, South 00° 50' 00" East, 217.12 feet, continuing along the west right of way of Holbrook Road and the east line of this tract and said 10.44 acre tract, to a set iron pin, for a corner of the herein described tract;

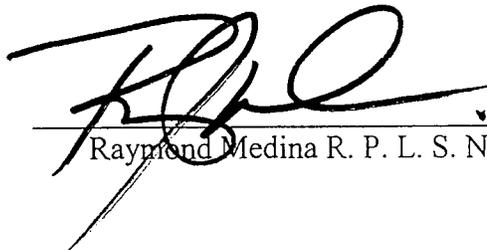
THENCE, North 89° 10' 00" West, 50.00 feet, continuing along the west right of way of Holbrook Road and the east line of this tract and said 10.44 acre tract, to a set iron pin, for a interior corner of the herein described tract;

THENCE, South 00° 50' 00" East, 211.51 feet continuing along the west right of way line of Holbrook Road and the east line of this tract and said 10.44 acre tract, to the **Point of Beginning** and containing 2.280 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 24, 2005.

Surveyed on the ground the 24 Day of June, 2005



Raymond Medina R. P. L. S. No. 4794



TRACT 5

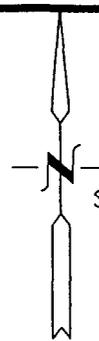
D.M.V. SUBMISION
4.524 AC
VOL. 9529, PG. 144

LOT 18
3.641 AC

EAST TERRELL HILLS UNIT 2, SEC. 4
13.503 AC
VOL. 4500, PG. 134

GIBSON'S SUBD.
LOT 10, BLK. 1

TRACT "C"
6.76 AC
VOL. 3535, PG. 229



SCALE: 1" = 200'

LINE TABLE	
LENGTH	BEARING
L11	593.79 N03°40'00"E
L12	108.98 S89°52'58"E
L13	584.23 N03°46'10"E
L14	217.12 N00°50'00"W
L15	50.00 N89°10'00"W
L16	211.51 S00°50'00"E
L17	58.70 N90°00'00"E
L18	418.51 N00°50'00"W

○ DENOTES SET I.P. W/ORANGE CAP
(BAIN MEDINA BAIN)

BEARING SOURCE NAD 83 TEXAS
STATE PLANE SOUTH CENTRAL
ZONE

SUBJECT PROPERTY LIES ENTIRELY
WITHIN ZONE "AE" ACCORDING TO
FIRM MAP NO. 48029C0456 F,
DATED JAN. 4, 2002

NORTH O. WEST
10.44 AC
VOL. 3864, PG. 1431
EXHIBIT "D"

0.810 AC
VARIABLE WIDTH
DRAINAGE ESMT.

50' Sewer Line Easement
Vol. 2081 Pg 121

HOLBROOK (R.O.W. VARIES)
NORTH O. WEST
2.280 AC
VOL. 2449, PG. 1430

EISENHOWER ROAD
(R.O.W. VARIES)

SURVEY PLAT SHOWING:

2.280 ACRE TRACT, CALLED 2.3075 ACRES RECORDED IN VOLUME 2449, PAGE. 1430, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING A PART OF A BLOCK 10.44 ACRE TRACT CONVEYED IN VOLUME 3864, PAGE 1431 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK 5078, G. RODRIGUEZ No. 131, BEXAR COUNTY, TEXAS

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 6-24-05
DRAWN BY: RC

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. C



STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JUNE 24 DAY OF JUNE 20 05 A.D.

[Handwritten Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 6

5.888 ACRES BEING THE REMAINING PORTION OF AN 8.61 ACRE TRACT DESCRIBED IN VOLUME 3864, PAGE 1431 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, "EXHIBIT A", SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set ½" iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set ½" iron pin), in the south right of way line of Eisenhower Road, for the north east corner of the herein described tract and the north west corner of a 1.3916 acre tract, same point being South 76° 46' 25" West, 40.97 feet from the southwest corner of the intersection of the south right of way line of Eisenhower Road and the west right of way line of Holbrook Road;

THENCE, South 05° 38' 07" East, 367.93 feet, following the east line of this tract and said 1.3916 acre tract, to a set iron pin for an angle point of the herein described tract;

THENCE, South 03° 34' 38" East, 290.95 feet, following the east line of this tract, along the west line of said 1.3916 acre tract, and the west line of a 0.523 acre tract recorded in Volume 4295, Page 613 of the Deed Records of Bexar County, Texas, to a set iron pin for an angle point of the herein described tract;

THENCE, South 02° 30' 38" East, 241.97 feet, following the east line of this tract, along the west line of said 0.523 acre tract, to a set iron pin for an interior corner of the herein described tract and the south west corner of said 0.523 acre tract;

THENCE, North 89° 18' 00" East, 110.55 feet, along the common line of this tract and said 0.523 acre tract, to a set iron pin in the west right of way line of Holbrook Road, for the southeast corner of said 0.523 acre tract same point being a corner of the herein described tract;

THENCE, South 10° 10' 00" East, 50.82 feet, following the east line of this tract, along the west right of way line of Holbrook Road to a set iron pin for the southeast corner of this tract and the northeast corner of a tract belonging to The City of San Antonio;

THENCE, South 89° 18' 00" West, 133.33 feet along the south line of this tract and the north line of said City of San Antonio tract, to a point in the centerline of the Salado Creek, for the northwest corner of said City of San Antonio tract and a corner of a 10.938 acre drainage right of way recorded in Volume 4181, Page 258 of the Plat Records of Bexar County, Texas, Same point being a corner of the herein described tract;

THENCE, along the west line of this tract and the east line of said drainage right of way, following the centerline of the Salado Creek with its meanders the following four calls:

North 65° 20' 34" West, 185.24 feet;

North 16° 39' 39" West, 280.57 feet;

North 56° 07' 13" West, 109.84 feet;

North 03° 37' 06" West, 332.12 feet;

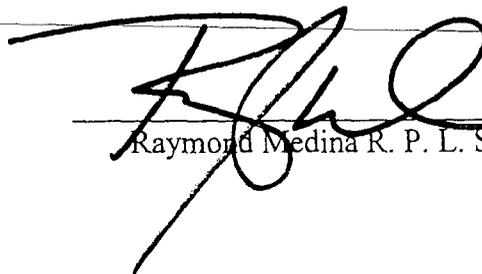
North 03° 30' 00" West, 135.12 feet, to a set iron pin in the south right of way line of Eisenhower Road, for the northeast corner of said drainage easement and the northwest corner of the herein described tract;

THENCE, North 76° 46' 25" East, 326.80 feet, leaving the centerline of the Salado Creek and following the north line of this tract, along the south right of way line of Eisenhower Road, to the **Point of Beginning** and containing 5.888 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 24, 2005.

Surveyed on the ground the 24 Day of June, 2005

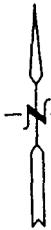


Raymond Medina R. P. L. S. No. 4794

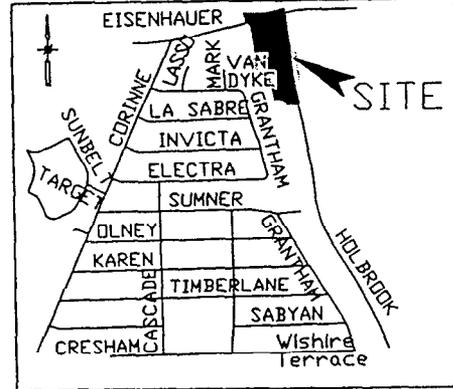


TRACT 6

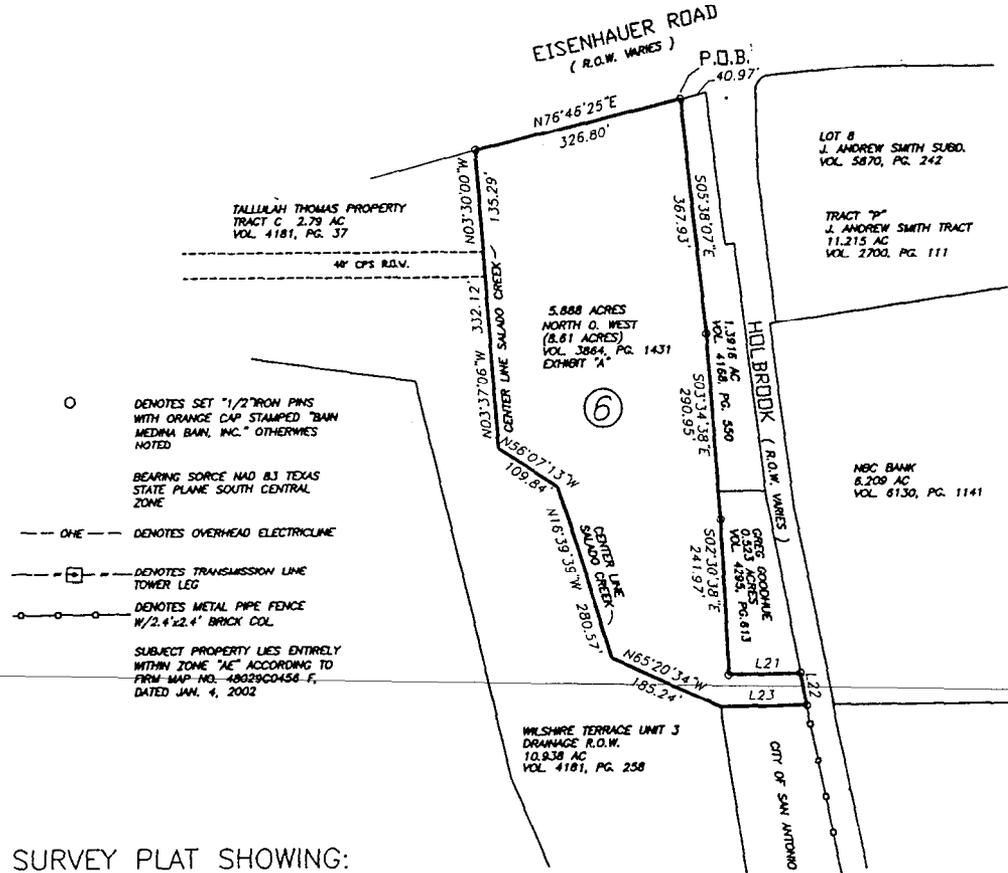
LINE	LENGTH	BEARING
L21	110.55'	N89°18'00" E
L22	50.82'	S10°10'00" E
L23	133.33'	S89°18'00" W



SCALE: 1" = 300'



LOCATION MAP NOT TO SCALE



- DENOTES SET 1/2" IRON PINS WITH ORANGE CAP STAMPED "BAIN MEDINA BAIN, INC." OTHERWISE NOTED
- BEARING SOURCE HAD BJ TEXAS STATE PLANE SOUTH CENTRAL ZONE
- OHE --- DENOTES OVERHEAD ELECTRIC LINE
- □ --- DENOTES TRANSMISSION LINE TOWER LEG
- ○ --- DENOTES METAL PIPE FENCE W/2.4"x2.4" BRICK COL.
- SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "A" ACCORDING TO FIRM MAP NO. 4802900456-F, DATED JAN. 4, 2002

SURVEY PLAT SHOWING:
 5.888 ACRES BEING THE REMAINING PORTION OF AN 8.61 ACRE TRACT DESCRIBED IN VOLUME 3864 PAGE 1431, EXHIBIT "A" REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING IN COUNTY BLOCK 5078, THE GONAFACIO RODRIGUEZ SURVEY No. 131 BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.



BAIN MEDINA BAIN, INC
 ENGINEERS & SURVEYORS
 7073 San Pedro Avenue
 San Antonio, Texas 78216
 210/494-7223



STATE OF TEXAS
 COUNTY OF BEXAR
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
 24 DAY OF JUNE, 20 05 A.D.

DATE: 6-24-05
 DRAWN BY: RC

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2004, BAIN MEDINA BAIN, INC. C

REGISTERED PROFESSIONAL LAND SURVEYOR
 SHEET 1 OF 1
 JOB NO.: S-4611

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 7

0.853 ACRE TRACT, THE REMAINDER OF A 1.3916 ACRE TRACT RECORDED IN VOLUME 4168, PAGE 550 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set $\frac{1}{2}$ " iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set $\frac{1}{2}$ " iron pin), at the southwest corner of the intersection of the south right of way of Eisenhower Road and the west right of way of Holbrook Road, same point being the northeast corner of the herein described tract;

THENCE, South $06^{\circ} 37' 00''$ East, 238.37 feet along the west right of way line of Holbrook road and the east line of said 0.853 acre tract, to a set iron pin for an interior corner of the herein described tract;

THENCE, North $83^{\circ} 23' 00''$ East, 14.08 feet, continuing along the west right of way of Holbrook Road and the east line of said 0.853 acre tract, to a set iron pin for a corner of the herein described tract;

THENCE, South $06^{\circ} 28' 35''$ East, 401.82 feet, continuing along the west right of way of Holbrook Road and the east line of said 0.853 acre tract, to a set iron pin for an angle point of the herein described tract;

THENCE, South $10^{\circ} 10' 00''$ East, 16.87 feet, continuing along the west right of way of Holbrook Road and the east line of said 0.853 acre tract, to a set iron pin for the southeast corner of the herein described tract, same point being the northeast corner of a 0.523 acre tract recorded in Volume 4292, Page 613 of the Deed Records of Bexar County, Texas;

THENCE, South $89^{\circ} 08' 42''$ West, 76.23 feet, leaving the west right of way of Holbrook Road and following the common line of said 0.853 acre tract and said 0.523 acre tract, to a set iron pin in the east line of a 8.61 acre tract recorded in Volume 3864, Page 1431 of the Deed records of Bexar County, Texas, for the southwest corner of said 0.853 acre tract, same point being the northwest corner of said 0.523 acre tract;

THENCE, North $03^{\circ} 34' 38''$ West, 277.17 feet, along the common line of said 0.853 acre tract and said 8.61 acre tract, to a set iron pin in the south right of way of Austin Highway, for a angle point of the herein described tract;

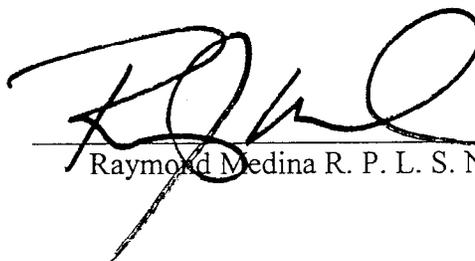
THENCE, North 05° 38' 07" West, 367.93 feet, continuing along the common line of said 0.853 acre tract and said 8.61 acre tract, to a set iron pin in the south right of way line of Eisenhower Road for the northwest corner of the herein described tract;

THENCE, North 76° 46' 25" East, 40.97 feet along the south right of way line of Eisenhower Road and the north line of said 0.853 acre tract to the **Point of Beginning** and containing 0.853 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

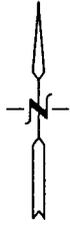
Plat prepared this day, June 24, 2005.

Surveyed on the ground the 24 Day of June, 2005



Raymond Medina R. P. L. S. No. 4794





TRACT No. 7

SCALE: 1" = 200'

NOTE:

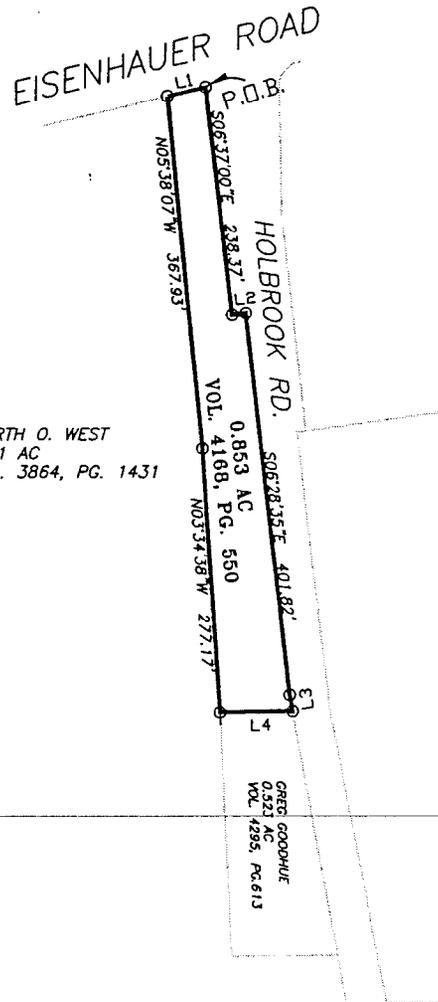
O - DENOTES SET 1/2" IRON PIN W/ORANGE CAP
STAMPED "BAIN, MEDINA, BAIN".

BEARING SOURCE:

NAD-83 TEXAS STATE PLANE
SOUTH CENTRAL ZONE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.97	N76°46'25"E
L2	14.08	N83°23'00"E
L3	16.87	S10°10'00"E
L4	76.23	S89°08'42"W

NORTH O. WEST
8.61 AC
VOL. 3864, PG. 1431



SUBJECT PROPERTY LIES ENTIRELY WITHIN
ZONE "AE" ACCORDING TO FIRM MAP No.
48029C0456 F, DATED JANUARY 4, 2002.

SURVEY PLAT SHOWING:

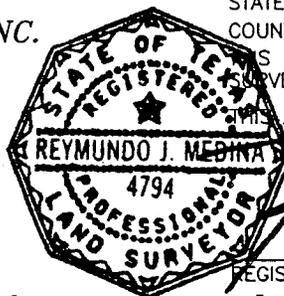
0.853 ACRE TRACT, BEING THE REMAINDER OF A
1.3916 ACRE TRACT RECORDED IN VOL. 4168, PAGE
550 OF THE DEED RECORDS OF BEAXR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.

MB **BAIN MEDINA BAIN, INC.**
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 6-24-05
DRAWN BY: G.B.

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND
SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN
CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.;
BAIN MEDINA BAIN INC. ACCEPTS NO RESPONSIBILITY FOR THE
USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS
FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS
RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. ©



STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

24TH DAY OF JUNE, 20 05 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

[SHEET 1 OF 1]

JOB NO.: S-4611

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 8

4.654 ACRES, CALLED 4.7213 ACRES IN VOLUME 5207, PAGE 1407 OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, NEW COUNTY BLOCK 12174, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set ½" iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set ½" iron pin), in the west right of way line of Holbrook Road, for the southeast corner of the herein described tract and in the north line of a 1.690 acre remainder of a 104.83 acre tract recorded in Volume 1803, Page 593 of the Deed Records of Bexar County, Texas, same point being the southeast corner of a 0.1309 acre drainage easement shown on a plat of the Holbrook Hill Subdivision in Volume 8500, Page 12 of the Plat Records of Bexar County, Texas;

THENCE, North 89° 22' 05" West, 106.62 feet, following the south line of this tract, along the north line said 1.690 tract, to a set iron pin in the center line of the Salado Creek being the west line of this tract and the east line of the Preston Hollow Subdivision Unit 1 as shown on plat thereof recorded in Volume 3025, Page 285 and the east line of the Wilshire Terrace Subdivision Unit 2 as shown on plat thereof recorded in Volume 3700, Page 2 for the south west corner of the herein described tract;

THENCE, leaving the north line of said 1.690 acre tract and following the west line of this tract along the east line of said Preston Hollow Subdivision and said Wilshire Terrace Subdivision, with the centerline of the Salado Creek and it's meanders the following nine calls

North 20° 35' 00" West, 94.00 feet;

North 21° 02' 00" West, 229.20 feet;

North 24° 10' 00" West, 179.50 feet;

North 25° 27' 00" West, 188.40 feet;

North 30° 36' 38" West, 380.81 feet;

North 40° 44' 34" East, 24.31 feet;

North 23° 35' 06" West, 271.32 feet;

North 33° 10' 34" West, 281.62 feet;

North 22° 54' 37" West, 60.11 feet to a point, for the northwest corner of this tract and the southeast corner of a 0.25 acre tract belonging to the City of San Antonio;

THENCE, South 89° 48' 59" East, 121.19 feet, leaving the centerline of the Salado Creek and following the north line of this tract, along the south line of said City of San Antonio Tract, to a set iron pin in the west right of way of Holbrook Road, for the northeast corner of this tract, same being the southeast corner of said City of San Antonio Tract;

THENCE, South 29°12'19" East, 1025.07 feet, leaving the south line of said City of San Antonio tract, following the east line of this tract, along the west right of way of Holbrook Road to a set iron pin for an angle point of the herein described tract;

THENCE, South 69°00'43" West, 9.84 feet, following the east line of this tract, along the west right of way of Holbrook Road to a set iron pin for an angle point of the herein described tract;

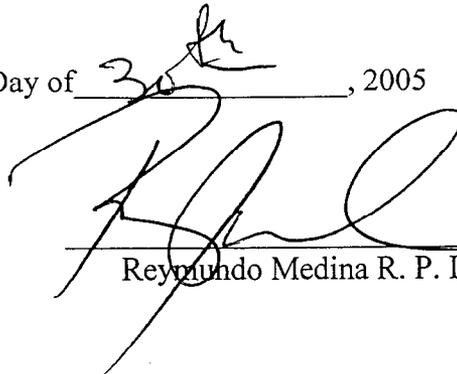
THENCE, South 20°58'55" East, 258.04 feet, following the east line of this tract, along the west right of way of Holbrook Road to a set iron pin for an angle point of the herein described tract;

THENCE, South 20°38'07" East, 465.13 feet, following the east line of this tract, along the west right of way of Holbrook Road to the **Point of Beginning** and containing 4.654 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 30, 2005.

Surveyed on the ground the June Day of 30th, 2005



Reymundo Medina R. P. L. S. No. 4794



TRACT No. 8

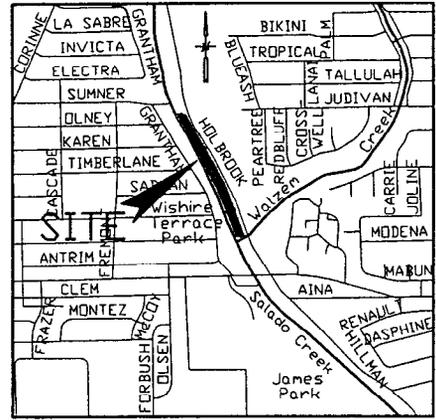
WILSHIRE TERRACE UNIT 3
DRAINAGE R.O.W.
10.938 AC
VOL. 4181, PG. 258

LOT 17, BLOCK 29
NCB. 13285
VOL. 9506, PG. 211

TRACT II
14.0141 AC
VOL. 5207, PG. 1409

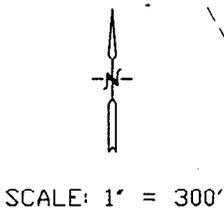
WILSHIRE TERRACE UNIT 2
VOL. 3700, PG. 2

JD ANN MARKS RIVERA
4.654 AC. (4.7213 AC.)
VOL. 5207, PG. 1407



LOCATION MAP
NOT TO SCALE

LINE TABLE		
LENGTH	BEARING	
L11	9.84	S69°00'43"W
L12	24.31	N40°44'34"E
L13	60.11	N22°54'37"W
L14	59.06	N28°18'25"W



SCALE: 1" = 300'

BEARING SOURCE:
NAD-83 TEXAS STATE PLANE
SOUTH CENTRAL ZONE.

PRESTON HOLLOW
SUBDIVISION UNIT 1
VOL. 3025, PG. 285

SUBJECT PROPERTY LIES ENTIRELY WITHIN
ZONE "AE" ACCORDING TO FIRM MAP No.
48029C0456 F, DATED JANUARY 4, 2002.

NOTE:

○ - DENOTES SET 1/2" IRON PIN W/ORANGE CAP
STAMPED "BAIN, MEDINA, BAIN".

SURVEY PLAT SHOWING:

4.654 ACRES CALLED 4.7213 ACRES IN VOLUME
5207, PAGE 1407, OFFICIAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS, SAID TRACT BEING IN THE
GONAFACIO RODRIGUEZ SURVEY No. 131, OFFICIAL
NEW CITY BLOCK 12174, BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 6-30-05
DRAWN BY: VMM

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND
SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN
CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.;
BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE
USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS
FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS
RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. ©



STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

30 DAY OF JUNE, 20 05 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

[SHEET 1 OF 1]

JOB NO.: S-4611

Holbrook

Laura
Hecem

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 9

1.690 ACRE TRACT OUT OF THAT ORIGINAL 104.83 ACRE TRACT RECORDED IN VOLUME 1803, PAGE 593 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, NEW CITY BLOCK 12174, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set $\frac{1}{2}$ " iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set $\frac{1}{2}$ " iron pin), at the northwest corner of the intersection of the west right of way of Holbrook Road and the north right of way of Rittiman Road, for the southeast corner of the herein described tract;

THENCE, South $89^{\circ} 56' 12''$ West, 196.29 feet, following the south line of this tract, along the north right of way line of Rittiman Road, to a point in the centerline of the Salado Creek, for the southwest corner of the herein described tract, same point being the southeast corner of land dedicated to the City of San Antonio for a park site as shown on a plat of Preston Hollow Subdivision Unit 1 in Volume 3025, Page 285 of the Plat Records of Bexar County, Texas;

THENCE, following the west line of this tract, along the east line of said City of San Antonio park site, with the centerline of the Salado Creek and it's meanders, the following four calls:

North $35^{\circ} 19' 00''$ West, 63.34 feet;

North $27^{\circ} 20' 00''$ West, 216.80 feet;

North $20^{\circ} 51' 00''$ West, 142.90 feet;

North $23^{\circ} 55' 00''$ West, 118.74 feet, to a point for the northwest corner of this tract and the southwest corner of a 4.7213 acre tract recorded in Volume 5207, Page 1407 of the Official Property Records of Bexar County, Texas;

THENCE, South $89^{\circ} 22' 20''$ East, 117.23 feet, following the north line of this tract, along the south line of said 4.7213 acre tract to a set iron pin in the west right of way of Holbrook Road, for the northeast corner of the herein described tract;

THENCE, South $23^{\circ} 20' 56''$ East, 150.87 feet following the east line of this tract, with the west right of way line of Holbrook Road, to a set iron pin for an angle point of the herein described tract;

THENCE, South 36° 18' 06" East, 429.76 feet continuing along the east line of this tract, with the west right of way line of Holbrook Road, to the **Point of Beginning** and containing 1.690 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 30, 2005.

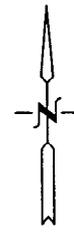
Surveyed on the ground the five Day of 30th, 2005



Reymundo Medina R. P. L. S. No. 4794



TRACT NO. 9



SCALE: 1' = 100'

0.1309 ACRES
WALZEM CREEK
DRAINAGE EASEMENT

MEHREN HOUSE
SUBD. 13.3637 AC
VOL. 8800, PG. 110

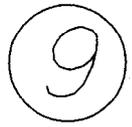
JD ANN MARKS RIVERA
4.7213 AC
VOL. 5207, PG. 11407

4.09 AC
VOL. 5247, PG. 509

DEDICATED TO CITY FOR PARK SITE

PRESTON HOLLOW
SUBDIVISION UNIT 1
VOL. 3025, PG. 285

1.690 ACRE TRACT
VOL. 1803, PG. 593



HOLBROOK (R.O.W. VARIES)
535'18.05"E
429.76'

CENTER LINE OF SALADO CREEK
N27°20'00"W
216.80'

NOTE:
○ - DENOTES SET 1/2" IRON PIN W/ORANGE CAP
STAMPED "BAIN,MEDINA,BAIN".

BEARING SOURCE:
NAD-83 TEXAS STATE PLANE
SOUTH CENTRAL ZONE.

P.O.B.

RITTIMAN RD. (R.O.W. VARIES)

SURVEY PLAT SHOWING:

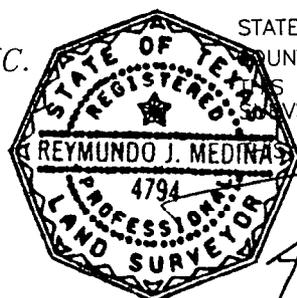
1.690 ACRE TRACT, OUT OF THAT ORIGINAL 104.83 TRACT RECORDED
IN VOLUME 1803, PAGE 593, OF THE DEED RECORDS OF BEXAR
COUNTY, TEXAS, SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ
SURVEY No. 131, NEW CITY BLOCK 12174, BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 6-30-05
DRAWN BY: VM



STATE OF TEXAS
COUNTY BEXAR
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
30 DAY OF JUNE, 20 05 A.D.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND
SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN
CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.:
BAIN MEDINA BAIN INC. ACCEPTS NO RESPONSIBILITY FOR THE
USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS
FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS
RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. ©

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 10

0.773 ACRE TRACT, THE REMAINDER OF A 1.232 ACRE TRACT RECORDED IN VOLUME 10933, PAGE 2027 OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, NEW COUNTY BLOCK 12175, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set 1/2" iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set 1/2" iron pin), at the southwest corner of the intersection of the south right of way of Rittiman Road and the west right of way of Holbrook Road, same point being the northeast corner of the herein described tract;

THENCE, South 38° 14' 12" East, 248.98 feet along the west right of way line of Holbrook road and the east line of said 0.773 acre tract, to a set iron pin for the southeast corner of the herein described tract, same point being the northeast corner of a 1.1918 acre tract recorded in Volume 1766, Page 877 of the Real Property Records of Bexar County, Texas;

THENCE, South 89° 10' 25" West, 178.49 feet, leaving the west right of way of Holbrook Road and following the common line of said 0.773 acre tract and said 1.1918 acre tract, to a point in the centerline of the Salado Creek, for the southwest corner of the herein described tract, same point being in the east line of a 41.137 acre tract recorded in Volume 7053, Page 85 of the official Property Records of Bexar County, Texas;

THENCE, North 39° 06' 49" West, 24.93 feet, following the meanders of the Salado Creek and the east line of said 41.137 acre tract, to a point in the centerline of the Salado Creek, for a angle point of the herein described tract;

THENCE, North 33° 43' 49" West, 214.79 feet, continuing along the meanders of the Salado Creek and the east line of said 41.137 acre tract, to a point in the south right of way line of Rittiman Road, for the northwest corner of the herein described tract;

THENCE, North 89° 56' 27" East, 159.37 feet, leaving the centerline of the Salado Creek and following the south right of way line of Rittiman Road to the **Point of Beginning** and containing 0.773 acres of land, more or less.

A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 30, 2005.

Surveyed on the ground the 30th Day of June, 2005

[Handwritten Signature]

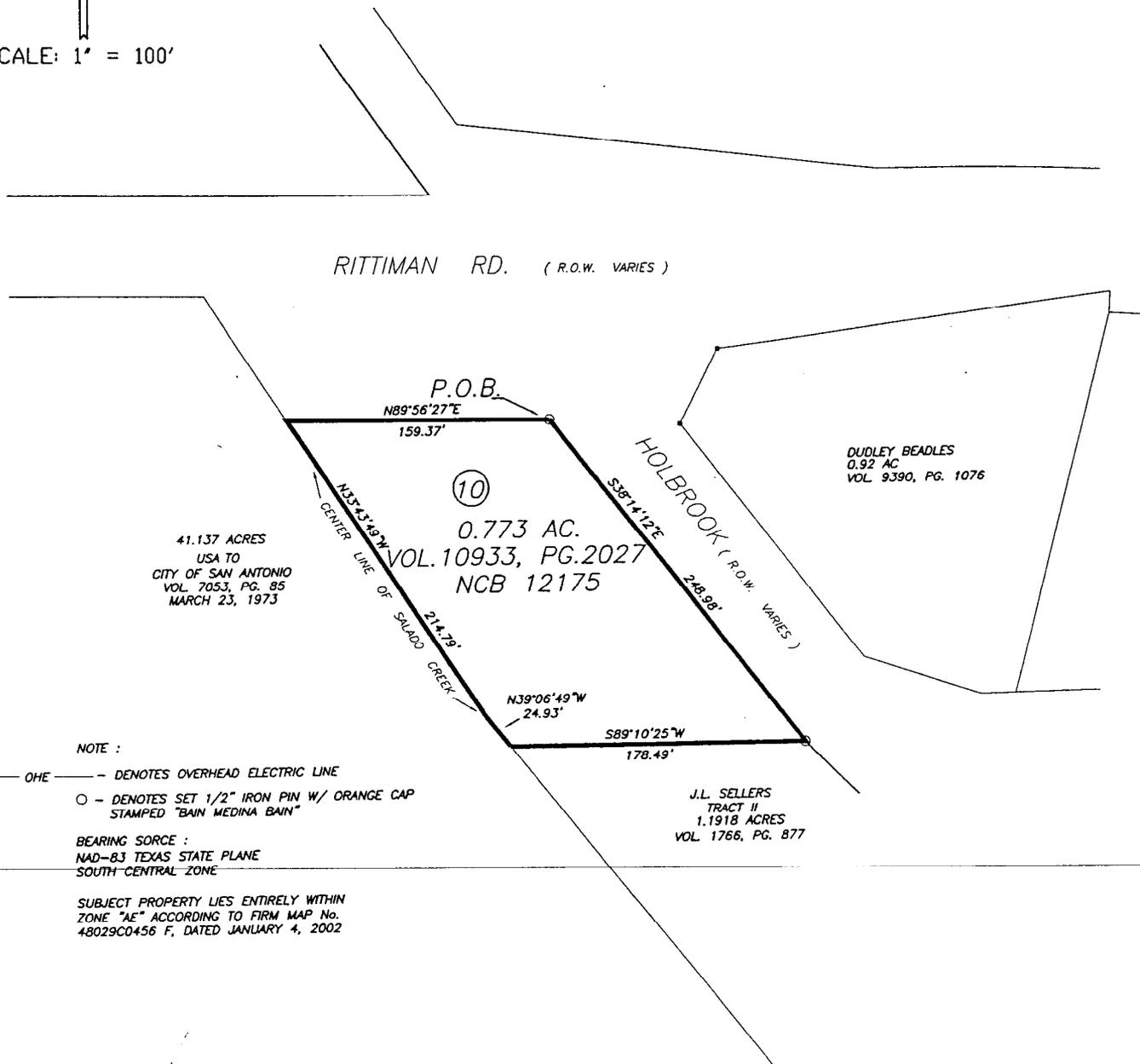
Raymundo Medina R. P. L. S. No. 4794



TRACT NO. 10



SCALE: 1" = 100'



NOTE :

- OHE — DENOTES OVERHEAD ELECTRIC LINE
- - DENOTES SET 1/2" IRON PIN W/ ORANGE CAP STAMPED "BAIN MEDINA BAIN"

BEARING SOURCE :
NAD-83 TEXAS STATE PLANE
SOUTH-CENTRAL ZONE

SUBJECT PROPERTY LIES ENTIRELY WITHIN
ZONE "AE" ACCORDING TO FIRM MAP No.
48029C0456 F, DATED JANUARY 4, 2002

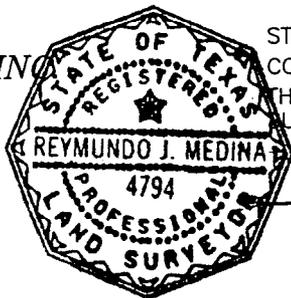
SURVEY PLAT SHOWING:

0.773 ACRE TRACT, THE REMAINING PORTION OF A 1.232 ACRE TRACT RECORDED IN VOLUME 10933, PAGE 2027, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, NEW CITY BLOCK 12175, BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

DATE: 6-30-05
DRAWN BY: RC



STATE OF TEXAS
COUNTY BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 30 DAY OF JUNE, 20 05 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.: BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. ©

[SHEET 1 OF 1]

JOB NO.: S-4611

THE STATE OF TEXAS:
COUNTY OF BEXAR:

TRACT 12

4.579 ACRE TRACT OUT OF THAT ORIGINAL 30.55 ACRE TRACT RECORDED IN VOLUME 2867, PAGE 84 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, NEW CITY BLOCK 12175, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a set ½" iron pin with orange plastic cap stamped "Bain Medina Bain" (hereinafter called set ½" iron pin), in the west right of way line of Holbrook Road, for the northeast corner of the herein described tract and the southeast corner of a 1.243 acre tract belonging to the City of San Antonio;

THENCE, South 56° 12' 18" East, 56.43 feet, following the east line of this tract, along the west right of way line of Holbrook Road, to a set iron pin for an angle point of the herein described tract;

THENCE, South 56° 29' 19" East, 265.83 feet continuing along the east line of this tract, following the west right of way line of Holbrook Road, to a set iron pin for an angle point of the herein described tract;

THENCE, following a curve to the right of radius 582.11, a delta angle of 56° 41' 22", a distance of 575.95 feet continuing along the east line of this tract, following the west right of way line of Holbrook Road, to a set iron pin for an angle point of the herein described tract;

THENCE, South 00° 15' 29" West, 262.90 feet continuing along the east line of this tract, following the west right of way line of Holbrook Road, to a set iron pin for the southeast corner of the herein described tract, same point being the northwest corner of a 2.613 acre tract belonging to the City of San Antonio;

THENCE, South 89° 41' 38" West, 105.19 feet, leaving the west right of way line of Holbrook Road and following the south line of this tract along the north line of said City of San Antonio tract to a point in the center line of the Salado Creek and the east line of the Fort Sam Houston Military Reservation, for a corner of the herein described tract;

THENCE, North 03° 17' 09" West, 18.81 feet, following the south line of this tract and the east line of said Fort Sam Houston Military Reservation, along the center line of the Salado Creek with it's meanders, to a point for the northeast corner of said Fort Sam Houston Military Reservation tract and a corner of this tract;

THENCE, South 89° 52' 35" West, 35.49 feet, following the south line of this tract and the north line of said Fort Sam Houston Military Reservation, along the center line of the Salado Creek with it's meanders, to a point for the southeast corner of a 41.137 acre tract recorded in Volume 7053, Page 85 and a corner of the herein described tract;

THENCE, North 15° 23' 34" West, 503.90 feet, leaving the north line of said Fort Sam Houston Military Reservation and following the west line of this tract and the east line of said 41.137 acre tract, along the center line of the Salado Creek with it's meanders, to a point for an angle point of the herein described tract;

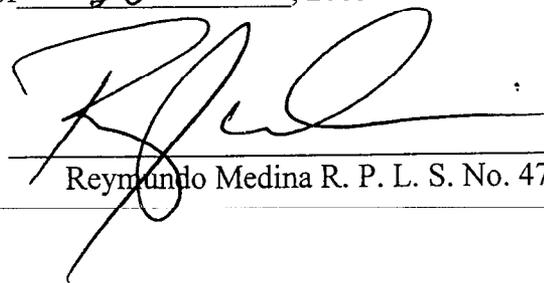
THENCE, North 45° 20' 51" West, 556.95 feet, following the west line of this tract and the east line of said 41.137 acre tract, along the center line of the Salado Creek with it's meanders, to a point for the northwest corner of the herein described tract;

THENCE, North 76° 52' 42" East, 145.00 feet, leaving the centerline of the Salado Creek and following the north line of this tract, along the south line of said 1.243 acre tract, to the **Point of Beginning** and containing 4.579 acres of land, more or less.

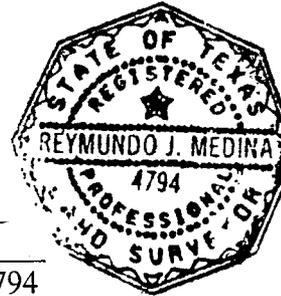
A survey plat of even date herewith accompanies this metes and bound description.

Plat prepared this day, June 30, 2005.

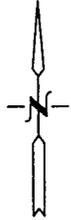
Surveyed on the ground the 30th Day of June, 2005



Reymundo Medina R. P. L. S. No. 4794



TRACT NO. 12



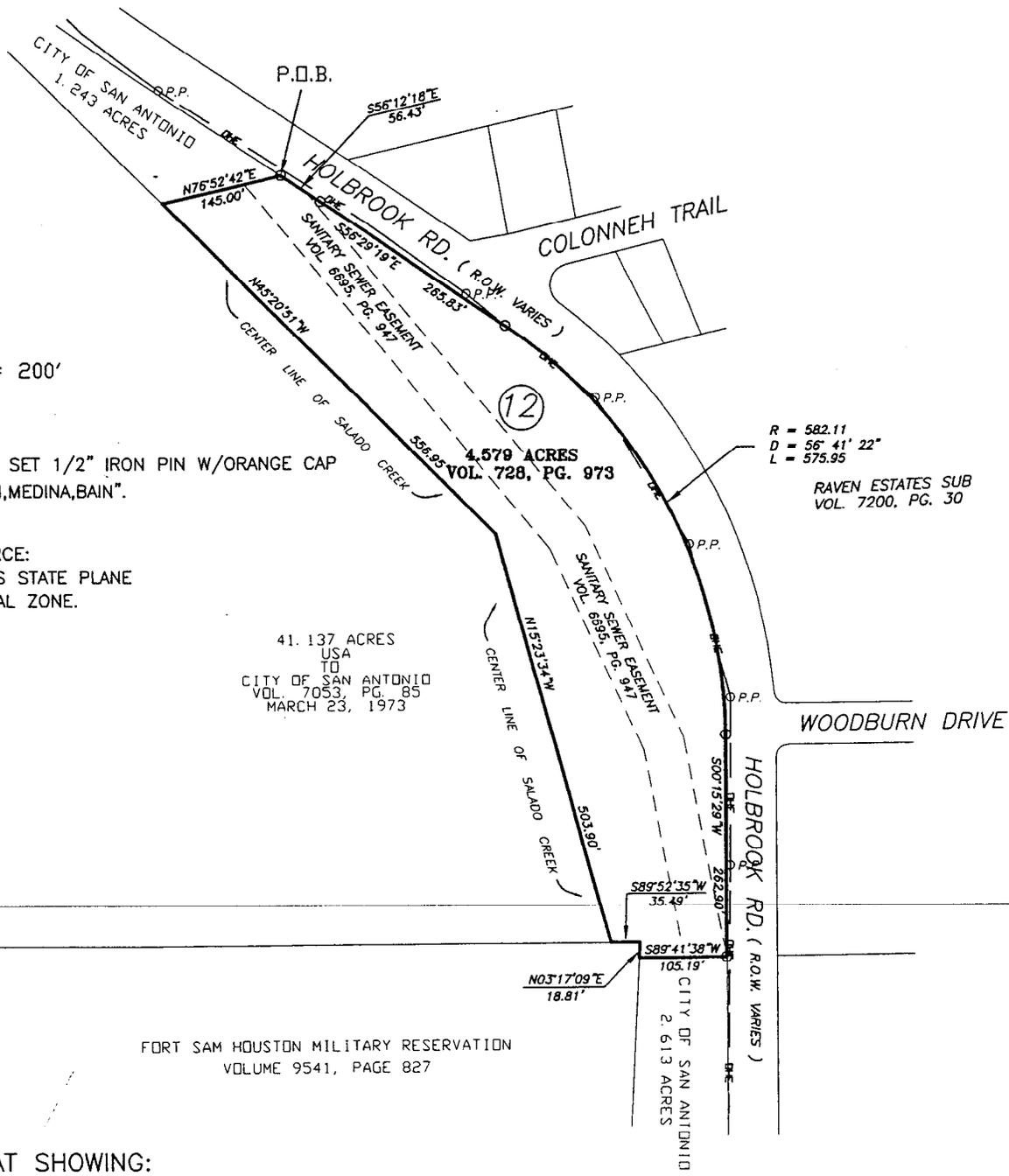
SCALE: 1" = 200'

NOTE:

○ - DENOTES SET 1/2" IRON PIN W/ORANGE CAP STAMPED "BAIN, MEDINA, BAIN".

BEARING SOURCE:

NAD-83 TEXAS STATE PLANE
SOUTH CENTRAL ZONE.



41.137 ACRES
USA
TO
CITY OF SAN ANTONIO
VOL. 7053, PG. 85
MARCH 23, 1973

R = 582.11
D = 56° 41' 22"
L = 575.95

RAVEN ESTATES SUB
VOL. 7200, PG. 30

FORT SAM HOUSTON MILITARY RESERVATION
VOLUME 9541, PAGE 827

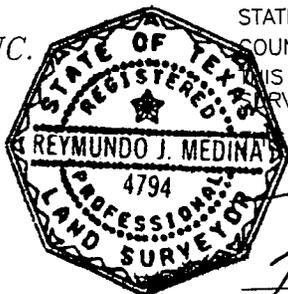
SURVEY PLAT SHOWING:

4.579 ACRE TRACT, OUT OF THAT ORIGINAL 30.55 TRACT RECORDED IN VOLUME 2867, PAGE 84, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. SAID TRACT BEING IN THE GONAFACIO RODRIGUEZ SURVEY No. 131, NEW CITY BLOCK 12175, BEXAR COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223



STATE OF TEXAS
COUNTY BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

30 DAY OF JUNE, 20 05 A.D.

DATE: 6-30-05
DRAWN BY: VM

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2004. BAIN MEDINA BAIN, INC. ©

[Handwritten Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

[SHEET 1 OF 1]

JOB NO.: S-4611

FIELD NOTE DESCRIPTION
17.991 ACRE TRACT
BEXAR COUNTY, TEXAS

BEING a 17.991 acre tract of land situated in the C.F. King Survey No. 15, abstract 395, the G. Nunez Survey No. 151, abstract 548 and the S.A. & M.G.R.R. Survey No. 152, abstract 719, Bexar County, Texas, same being all of a 17.507 acre tract of land as described in volume 3364, page 182, Official Public Records of Real Property of Bexar County, Texas, same also being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northwest right-of-way line of Old Seguin Road for the south corner of the aforementioned 17.507 acre tract, the northeast corner of Lot 14 of the Overmyer Subdivision, Unit 4, as described in volume 5502, page 225, Deed and Plat Records of Bexar County, Texas and the most southerly south corner of the herein described 17.991 acre tract;

THENCE leaving the north right-of-way line of the aforementioned Old Seguin Road, along a southwest line of the aforementioned 17.507 acre tract and the northeast line of the aforementioned Lot 14, N41°47'09"W a distance of 30.50 feet (Record N41°48'16"W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the south corner of a 0.031 of an acre tract as described in volume 8217, page 507, Official Public Records of Real Property of Bexar County, Texas, a northwest corner of the aforementioned 17.507 acre tract and a northwest corner of the herein described 17.991 acre tract;

THENCE leaving the northeast line of the aforementioned Lot 14, along the south line of the aforementioned of 0.031 of an acre tract and a north line of the aforementioned 17.507 acre tract, N63°12'51"E a distance of 21.77 feet (Record N63°11'44"E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the southeast corner of the aforementioned 0.031 of an acre tract, an interior corner of the aforementioned 17.507 acre tract and an interior corner of the herein described 17.991 acre tract;

THENCE along the east line of the aforementioned 0.031 of an acre tract and a west line of the aforementioned 17.507 acre tract, N26°47'09"W a distance of 55.00 feet (Record N26°48'16"W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northeast corner of the aforementioned 0.031 of an acre tract, an interior corner of the aforementioned 17.507 acre tract and an interior corner of the herein described 17.991 acre tract;

THENCE along the north line of the aforementioned 0.031 of an acre tract and a south line of the aforementioned 17.507 acre tract, S63°12'51"W a distance of 25.00 feet (Record S63°11'44"E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the west corner of the aforementioned 0.031 of an acre tract, an interior corner of the aforementioned 17.507 acre tract and the an interior corner of the herein described 17.991 acre tract;

THENCE along the west line of the aforementioned 0.031 of an acre tract and an east line of the aforementioned 17.507 acre tract, S26°47'09"E a distance of 42.93 feet (Record S26°48'16"E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the northeast line of the aforementioned Lot 14 for an angle point of the aforementioned 0.031 of an acre tract, a south corner of the aforementioned 17.507 acre tract and a south corner of the herein described 17.991 acre tract;

THENCE along a southwest line of the aforementioned 17.507 acre tract and the northeast line of the aforementioned Lot 14, N41°47'09"W a distance of 111.00 feet (Record N41°48'16"W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle corner of the aforementioned Lot 14, an interior angle corner of the aforementioned 17.507 acre tract and an interior angle corner of the herein described 17.991 acre tract;

THENCE along a south line of the aforementioned 17.507 acre tract and the north line of Lots 14 & 15 of the aforementioned Overmyer Subdivision, Unit 4, N80°05'18"W a distance of 916.00 feet (Record N80°06'25"W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the east line of Lot 7 of the Friedrich Industrial Park Subdivision as described in volume 5580, page 178 Deed and Plat Records of Bexar County, Texas for the northwest corner of the aforementioned Lot 15, a southwest corner of the aforementioned 17.507 acre tract and a southwest corner of the herein described 17.991 acre tract;

THENCE along the east line of the aforementioned Lot 7 and a west line of the aforementioned 17.507 acre tract, N09°55'02"E a distance of 21.36 feet (Record N09°53'35"E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an interior corner of the aforementioned 17.507 acre tract, the northeast corner of the aforementioned Lot 7 and an interior corner of the herein described 17.991 acre tract;

THENCE along the north line of the aforementioned Friedrich Industrial Park Subdivision and a south line of the aforementioned 17.507 acre tract the following five (5) courses:

an arc distance of 31.14 feet (Record 31.12') along a curve to the right having a radius of 361.98 feet, a central angle of $04^{\circ}55'46''$ (Record $04^{\circ}55'32''$) and a chord which bears $N82^{\circ}33'11''W$ a distance of 31.13 feet, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point of tangency;

$N80^{\circ}05'18''W$ a distance of 344.20 feet (Record $N80^{\circ}06'25''W$) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point of curvature;

an arc distance of 126.99 feet along a curve to the right having a radius of 361.98 feet, a central angle of $20^{\circ}06'00''$ and a chord which bears $N70^{\circ}02'18''W$ a distance of 126.34 feet, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point of tangency;

$N59^{\circ}59'18''W$ a distance of 813.00 feet (Record $N60^{\circ}00'25''W$) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point of curvature;

an arc distance of 293.38 feet (Record 294.63') along a curve to the left having a radius of 401.98 feet, a central angle of $41^{\circ}49'01''$ (Record $41^{\circ}59'42''$) and a chord which bears $N80^{\circ}53'49''W$ a distance of 286.91 feet, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the southeast right-of-way line of a Union Pacific Railroad (170' wide right-of-way) as described in volume 194, page 139, Deed Records of Bexar County, Texas for the southwest corner aforementioned 17.507 acre tract and southwest corner herein described 17.991 acre tract;

~~THENCE along the southeast right-of-way line of the aforementioned Union Pacific Railroad and the northwest line of the aforementioned 17.507 acre tract, $N39^{\circ}00'50''E$, passing a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at a distance of 236.00 feet, a total distance of 311.55 feet (Record $N38^{\circ}52'30''E$ 91.65' and $N40^{\circ}09'47''E$ 204.03') to a point in the centerline of Salado Creek for the northwest corner of the aforementioned 17.507 acre tract and the northwest corner of herein described 17.991 acre tract;~~

THENCE leaving the southeast right-of-way line of the aforementioned Union Pacific Railroad, along the north line of the aforementioned 17.507 acre tract, the south line of a 53.887 acre tract as described in volume 10754, page 1377, Official Public Records of Real Property of Bexar County, Texas and the centerline of the aforementioned Salado Creek the following twenty-seven (27) courses;

S56°48'27"E a distance of 72.07 feet to a point;
S52°25'53"E a distance of 83.66 feet to a point;
S56°04'49"E a distance of 85.57 feet to a point;
S61°01'42"E a distance of 196.54 feet to a point;
S65°55'20"E a distance of 84.36 feet to a point;
S61°30'47"E a distance of 125.67 feet to a point;
S69°17'04"E a distance of 64.20 feet to a point;
S62°53'25"E a distance of 186.76 feet to a point;
S72°02'25"E a distance of 169.93 feet to a point;
S84°36'24"E a distance of 105.07 feet to a point;
N62°16'10"E a distance of 60.00 feet to a point;
N74°05'42"E a distance of 44.78 feet to a point;
S89°07'57"E a distance of 38.28 feet to a point;
S80°24'38"E a distance of 98.84 feet to a point;

S87°34'34"E a distance of 110.03 feet to a point;
S83°55'06"E a distance of 129.95 feet to a point;
S61°15'48"E a distance of 48.36 feet to a point;
S89°25'25"E a distance of 92.15 feet to a point;
S80°51'51"E a distance of 110.18 feet to a point;
S76°29'34"E a distance of 191.78 feet to a point;
S62°24'35"E a distance of 38.30 feet to a point;
S83°24'33"E a distance of 111.92 feet to a point;

S78°49'04"E a distance of 140.89 feet to a point;

S72°49'26"E a distance of 113.32 feet to a point;

S74°46'30"E a distance of 122.09 feet to a point;

S60°51'34"E a distance of 70.97 feet to a point;

S52°01'40"E a distance of 81.39 feet to a point in the northwest right-of-way line of the aforementioned Old Seguin Road for the northeast corner of the aforementioned 17.507 acre tract, the southeast corner of the aforementioned 53.887 acre tract and the northeast corner of the herein described 17.991 acre tract;

THENCE along the northwest right-of-way line of the aforementioned Old Seguin Road and the southeast line of the aforementioned 17.507 acres tract, S40°58'55"W a distance of 202.44 feet (Record S40°54'50"W 196.39') to a Texas Department of Transportation Type III monument found for an angle point of the said 17.507 acres tract and an angle point of the herein described 17.991 acre tract;

THENCE continuing along the north right-of-way line of Old Seguin Road and the southeast line of the aforementioned 17.507 acres tract, S48°15'47"W a distance of 230.69 feet (Record S48°11'44"W 230.62') to the PLACE OF BEGINNING and containing 17.991 acre of land.

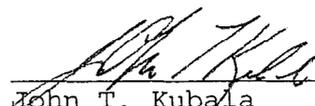
The bearing basis for this survey is Grid North, NAD 83/93 HARN, Texas State Plane Coordinate System, Texas South Central Zone.

THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, John T. Kubala, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in May, 2005.

Date 10th day of June, 2005, A.D.





John T. Kubala
Registered Professional Land Surveyor
No. 4505 - State of Texas