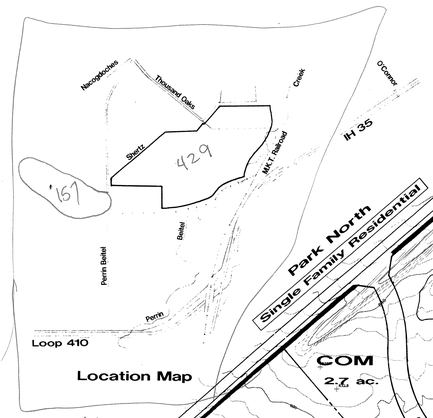
longhorn quarry

Preliminary Overall Area Development Plan

Land Use Summary

Code	Description	Acreage
COM	Commercial	92.6
CR	Convenience Retail	16.2
	Golf Course	228.8
HDR	High Density Residential	27.8
	Hotel / Clubhouse	5.8
SPU	Special Use	11.2
	Specialty Adaptive Reuse	33.2
City of San Antonio North East Service Center		21.7
Total Developable Acreage		437.3



Developer: Alamo Gardens, Inc. / Bitterblue, Inc.

Agent: Lloyd A. Denton Jr.
11 Lynn Batts Ln.
Suite 100
San Antonio, Texas 78218

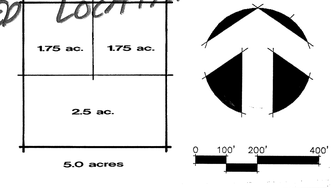
Water Supply - San Antonio Water System
Sewer Services - San Antonio Water System
Gas & Electric - City Public Service

* Approximate Locations of 60' Access / Egress Points to be Specifically Located With Each Tracts Development Plan in Conformance With TxDot and the City of San Antonio Regulations

NOTE: This POADP supersedes POADP number 429 that was approved by the city on Febuary 17, 1995

NEED TO SHOW PHASING

NEED LOCATION MAP



Dixie Watkins III & Associates
Natural & Cultural Resource Management
Landscape Architecture
Land Planning
11 Lynn Batts Lane, Suite 110
San Antonio, Texas 78218
(210) 824-7836 Fax (210) 824-0128

October 28, 1999

FIELD NOTES FOR

A 6.226 acre, or 271,200 square feet, tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block 14941, in the City of San Antonio, Bexar County, Texas, said 6.226 acres of land, being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas. Said 6.226 acres of land being further described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod in the existing north right-of-way line of Schertz Road and the west right-of-way line of the Missouri Pacific Railroad, a 100-foot right-of-way, said point also being the southeast corner of said 11.052 acre tract and the southeast corner of the herein described tract;

THENCE: S 89°07'49" W, a distance of 472.26 feet along the said north right-of-way line of Schertz Road to a Found ½" iron rod for the southwest corner of said 11.052 acre tract, the southeast corner of a 6.627 acre tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway), a variable width right-of-way, as recorded in Volume 6492, Pages 1763-1769 of the Official Public Records of Real Property of Bexar County, Texas, same being in the east line of a 110-foot Drainage Easement as described in instrument recorded in Volume 4142, Pages 731-745 in said records and the southwestern corner of the herein described tract;

THENCE: N 16°47'25" E, departing said north line, a distance of 368.87 feet, along the east line of said 6.627 acre tract, to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south line of said Wurzbach Parkway, a 100-foot right-of-way for the point of curvature of a non-tangent curve to the right;

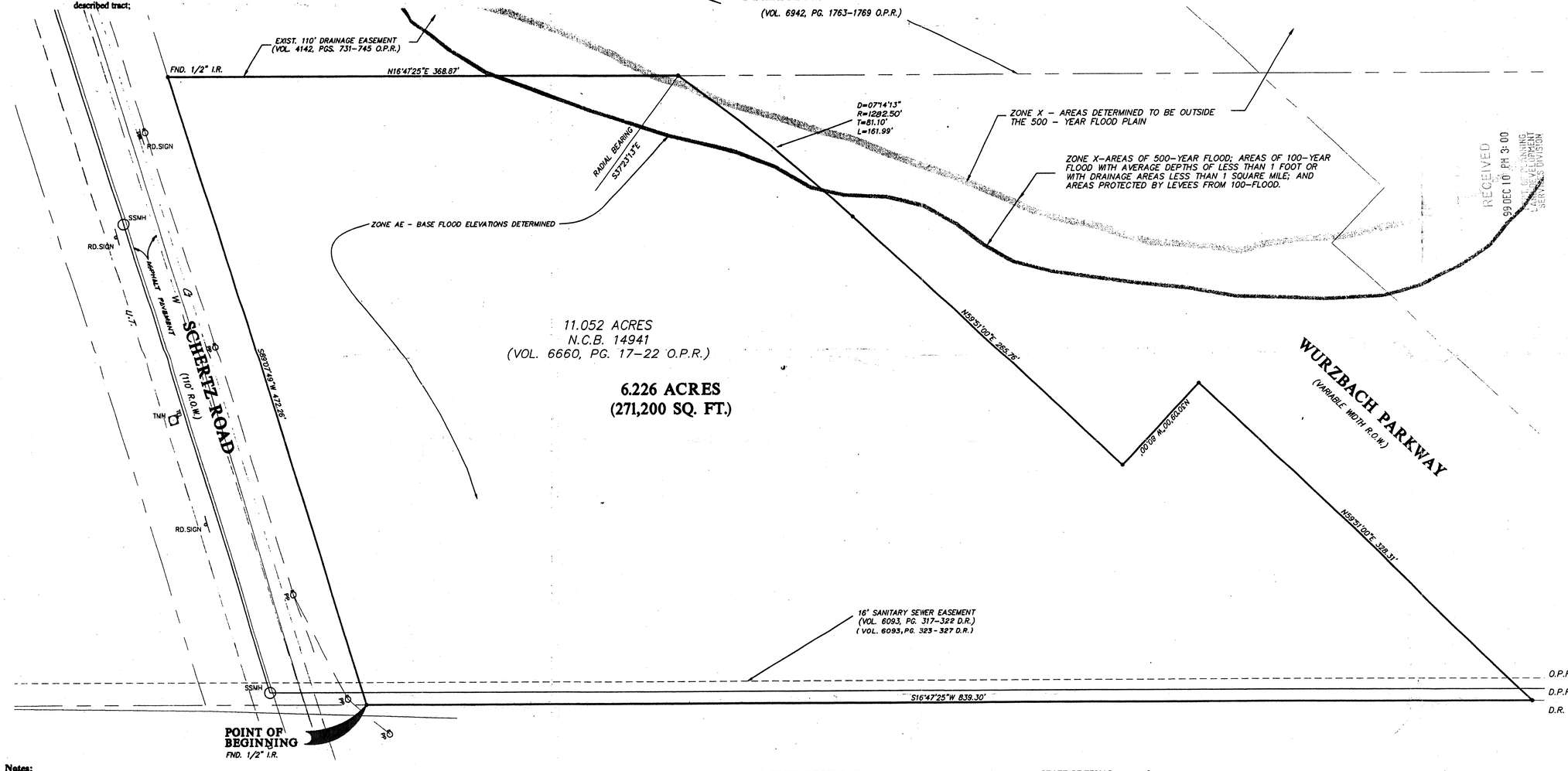
THENCE: Northeasterly and easterly, along said south right-of-way line with a curve to the right, said curve having a radial bearing of S 37°23'13" E, a radius of 1282.50 feet, a central angle of 7°14'13", a chord bearing and distance of N 56°13'53" E, 161.88 feet, and an arc length of 161.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the point of tangency;

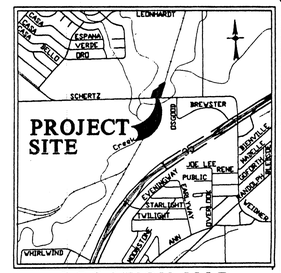
THENCE: N 59°51'00" E, along said south right-of-way line, a distance of 265.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 30°09'00" W, a distance of 80.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 59°51'00" E, a distance of 328.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in said west right-of-way line of the said Missouri Pacific Railroad, a 100-foot right-of-way;

THENCE: S 16°47'25" W, a distance of 839.30 feet along said west line of Missouri Pacific Railroad to the POINT OF BEGINNING and containing 6.226 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.





LOCATION MAP
N.T.S.

40 0 20 40 60 80
(IN FEET)
1 inch = 40 ft.

LEGEND

AD.SIGN	ADVERTISING SIGN
BH	BUILDING HYDRANT
BV	BASEMENT VENT
CB24	24" CHINABERRY
CPSB	CITY PUBLIC SERVICE
CPSMH	C.P.S.B. MANHOLE
CTV	CABLE TV PEDESTAL
EJB	ELECTRIC JUNCTION BOX
EL-OH	ELECTRIC LINE OVERHEAD
EL-UG	ELECTRIC LINE UNDERGROUND
ELM	CEDAR ELM
EM	ELECTRIC METER
ESP	ELECTRIC SERVICE POLE
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
FLD	FLOODLIGHT
GI	GRATE INLET
GM	GAS METER
GUY	ANCHOR GUY
GV	GAS VALVE
HK12X9	12" AND 9" HACKBERRY (HK)
LO9X9	2-9" LIVE OAKS (LO)
LP	LAMP POST
MK9	9" MESQUITE
PALM10	10" PALM TREE
PCN12	12" PECAN
PM	PARKING METER
PP	POWER POLE
PP2	POWER POLE ¢ 1 ARM
PPT	POWER-POLE w TRANSFORMER
RD	ROOF DRAIN
RD.SIGN	ROAD SIGN
RO8	8" RED OAK
SL	STREET LIGHT
SO6	6" SPANISH OAK
SP	SPRINKLER
SSCO	SANITARY CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SV	SPRINKLER VALVE
SWMH	STORM WATER MANHOLE
TCB	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT
TLP	TRAFFIC LIGHT POLE
TLP	TELEPHONE PEDESTAL
TLS	U/G TELEPHONE LINE SIGN
TMH	TELEPHONE MANHOLE
TP	TRAFFIC POLE
TP	TELEPHONE POLE
TRMH	TRAFFIC MANHOLE
TSP	TRAFFIC SIGNAL POST
UKV	UNKNOWN VALVE
WM	WATER METER
WUMH	WESTERN UNION MANHOLE
WV	WATER VALVE

O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNT, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR CONUNTY, TEXAS.
D.R. = DEED 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 AS FOUND.
3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PREVIOUS SURVEYS PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND ALSO TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION P.A.S.S. PROJECT 1502-03 (WURZBACH PARKWAY).
4) ALL EXISTING UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND AND INFORMATION PROVIDED BY UTILITY COMPANIES.
5) PROPERTY IS ZONED I-1 (LIGHT INDUSTRY DISTRICT)

References:
This survey was prepared in conjunction with the Title Commitment listed below; no independent title research was performed.
Alamo Title Insurance Company
Title Commitment: G.F. # 9710410479
Date Issued: October 19, 1998
Effective Date: September 27, 1998

Volume 6660, Pages 17-22	(11.052 Acres) O.P.R.
Volume 6093, Pages 317-327	(16' Sanitary Sewer Esmt.) D.R.
Volume 4142, Pages 731-745	(Terms and Provisions of Agreement between Kaiser Cement Corp. and The Wallace Group) O.P.R.
Volume 7961, Pages 576-585	(Restrictions) D.R.

STATE OF TEXAS §
COUNTY OF BEXAR §

I hereby certify to Alamo Park Inc., City of San Antonio and Alamo Title Company:

1) That this map or plat and the survey on which it is based were made
(i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM and NSPS in 1997, and includes Items 1-4 and 6-10 of Table A thereof, and
(ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

Adopted by the American Land Title Association on September 27, 1997.
Adopted by the Board of Directors American Congress on Surveying and Mapping on April 10, 1997.
Adopted by the Board of Directors National Society of Professional Surveyors on April 5, 1997
American Land Title Association , 1828 L St., N.W. Suite 903, Washington DC 20036
American Congress on Surveying and Mapping, 5410 Grosvenor Lane, Bethesda Maryland MD 20814
National Society of Professional Surveyors, 5410 Grosvenor Lane, Bethesda Maryland MD 20814
Document available at http://www.law.cornell.edu/ftlaland

2) That the above referenced property is within Zone X - Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood and Zone AE - Base flood elevations determined as scaled from the F.E.M.A. Flood Insurance Rate Map 292 of 900, Community Panel Number 48029CO292 E, dated February 16, 1996 for Bexar County, Texas and Incorporated areas.

This 25 day of October, 1998, A.D.

John Noel Nicholls
Registered Professional Land Surveyor No. 4402

STATE OF TEXAS
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISIONS:
OCTOBER 1998 REVISED TITLE COMMITMENT

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY SAN ANTONIO TEXAS 78216
TEL. 210-375-9000
FAX. 210-375-9010

ALTA/ACSM LAND TITLE SURVEY OF

A 6.226 acre, or 271,200 square feet, tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block 14941, in the City of San Antonio, and Bexar County, Texas, said 6.226 acres of land, being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas.

JOB NO. 3633-03
DATE SEPTEMBER, 1998
DESIGNER S.W
CHECKED ____ DRAWN R.J.A
SHEET 3 OF 6

429 C

FIELD NOTES FOR

A 1.808 acre tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block (N.C.B.) 14941, in the City of San Antonio, Bexar County, Texas, said 1.808 acre tract being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas. Said 1.808 acre of land, being more further described by metes and bounds as follows:

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" in the existing west right-of-way line of the Missouri Pacific Railroad, a 100' right-of-way, said point being the southeast corner of Lot 16, N.C.B. 14941, known as Northeast Industrial Park Unit-1A, as recorded in Volume 9508, Page 29 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 11.052 acre tract and also the northeast corner of the herein described tract;

THENCE: S 16°47'25" W, a distance of 24.72 feet, along the west common right-of-way line of the Missouri Pacific Railroad and east line of said 11.052 acre tract, to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the proposed north right-of-way line of P.A.S.S. Project 1502-03 (Wurzbach Parkway);

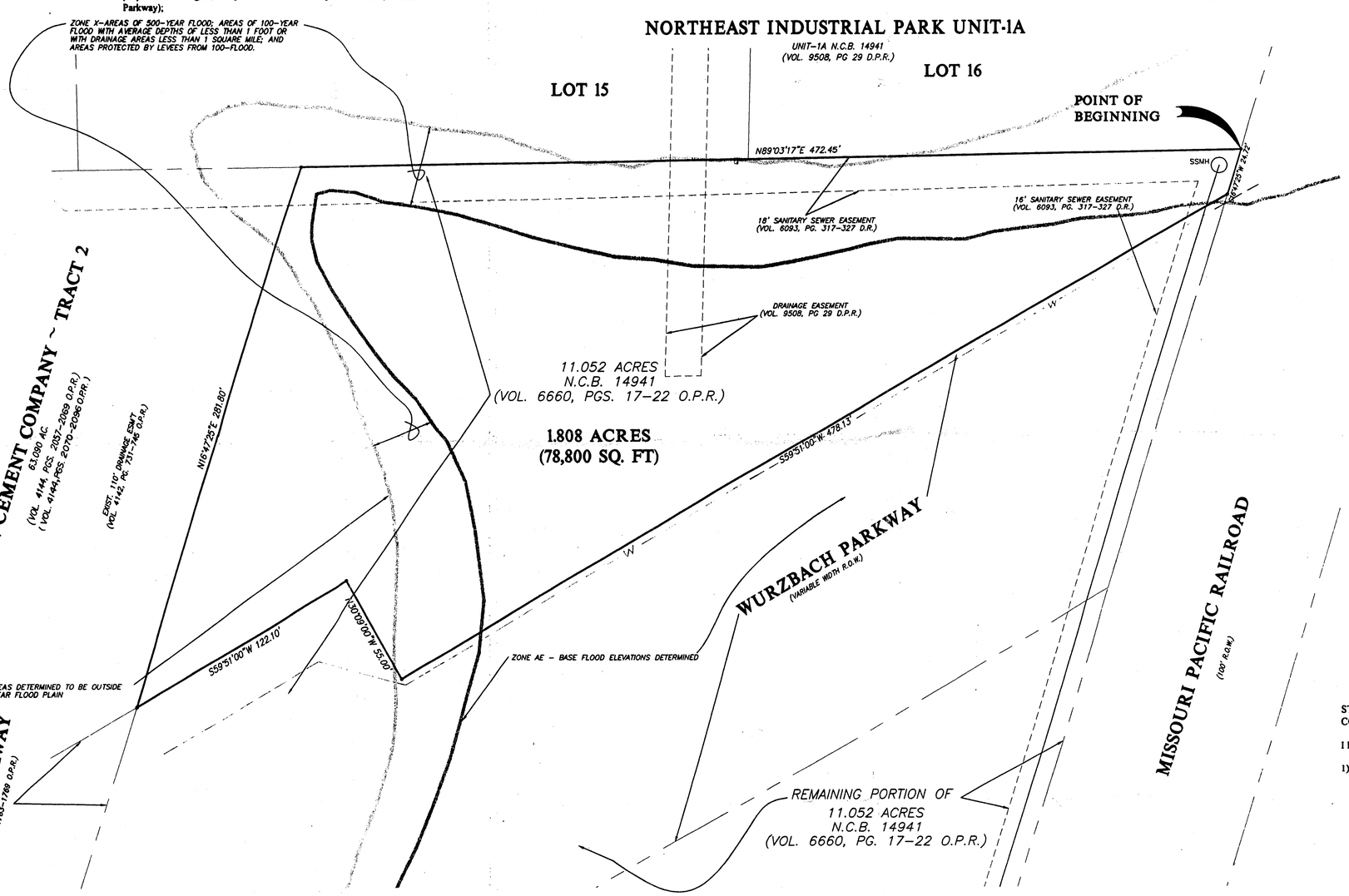
THENCE: S 59°51'00" W, along said proposed north right-of-way line, a distance of 478.13 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

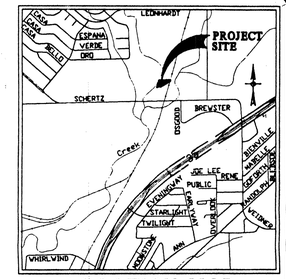
THENCE: N 30°09'00" W, a distance of 55.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 59°51'00" W, a distance of 122.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the east property line of a tract referred to as Tract 2, a 63.090 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas, for the northeast property corner of a tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway) as described in instrument recorded in Volume 6942, Pages 1763-1769, same being in the east line of a 110-foot Drainage Easement as described in instrument recorded in Volume 4142, Pages 731-745 in said records;

THENCE: N 16°47'25" E, a distance of 281.80 feet, along said east property line to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south property line of Lot 15, N.C.B. 14941, Northeast Industrial Park, Unit 1A recorded in Volume 9508, Page 29 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the herein described tract;

THENCE: N 89°03'17" E, a distance of 472.45 feet along said south property line to the POINT OF BEGINNING and containing 1.808 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.





LOCATION MAP
N.T.S.

30 0 15 30 45 60
(IN FEET)
1 inch = 30 ft.

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

RECEIVED
99 DEC 10 PM 3:00
CITY OF SA PLANNING AND DEVELOPMENT SERVICES DIVISION

LEGEND

AD.SIGN	ADVERTISING SIGN
BH	BUILDING HYDRANT
BV	BASEMENT VENT
CB24	24" CHINABERRY
CPSB	CITY PUBLIC SERVICE
CPSMH	C.P.S.B. MANHOLE
CTV	CABLE TV.PEDESTAL
EJB	ELECTRIC JUNCTION BOX
EL-OH	ELECTRIC LINE OVERHEAD
EL-UG	ELECTRIC LINE UNDERGROUND
ELM	CEDAR ELM
EM	ELECTRIC METER
ESP	ELECTRIC SERVICE POLE
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
FLD	FLOODLIGHT
GI	GRATE INLET
GM	GAS METER
GUY	ANCHOR GUY
GV	GAS VALVE
HK12X9	12" AND 9" HACKBERRY (HK)
LO9X9	2-9" LIVE OAKS (LO)
LP	LAMP POST
MK9	9" MESQUITE
PALM10	10" PALM TREE
PCN12	12" PECAN
PM	PARKING METER
PP	POWER POLE
PP2	POWER POLE 1 ARM
PPT	POWER-POLE w TRANSFORMER
RD	ROOF DRAIN
RD.SIGN	ROAD SIGN
RO8	8" RED OAK
SL	STREET LIGHT
SO6	6" SPANISH OAK
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SSMH	SANITARY SEWER MANHOLE
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TP	TELEPHONE POLE
TRMH	TRAFFIC MANHOLE
TSP	TRAFFIC SIGNAL POST
UKV	UNKNOWN VALVE
WM	WATER METER
WUMH	WESTERN UNION MANHOLE
WV	WATER VALVE

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COUNTY OF BEXAR §

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(i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM and NSPS in 1997, and includes Items 1-4 and 6-10 of Table A thereof; and
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Adopted by the American Land Title Association on September 27, 1997.
Adopted by the Board of Direction American Congress on Surveying and Mapping on April 10, 1997.
Adopted by the Board of Directors National Society of Professional Surveyors on April 8, 1997
American Land Title Association , 1828 L St., N.W. Suite 705, Washington DC 20036.
American Congress on Surveying and Mapping, 5410 Grosvenor Lane, Bethesda Maryland MD 20814
National Society of Professional Surveyors, 5410 Grosvenor Lane, Bethesda Maryland MD 20814
Document available at http://www.hrp.com/alta97.html

2) That the above referenced property is within **Zone X** – Areas determined to be outside the 500-year floodplain, **Zone X** – Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood and **Zone AE** – Base flood elevations determined as scaled from the F.E.M.A. Flood Insurance Rate Map 292 of 900, Community Panel Number 48029C0292 E, dated February 16, 1996 for Bexar County, Texas and Incorporated areas.

This 2nd day of October, 1998, A.D.

JOHN NOEL NICHOLLS 4402 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

John Noel Nicholls
Registered Professional Land Surveyor No. 4402

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 AS FOUND.
3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PREVIOUS SURVEYS PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND ALSO TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION P.A.S.S. PROJECT 1502-03 (WURZBACH PARKWAY).
4) ALL EXISTING UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND AND INFORMATION PROVIDED BY UTILITY COMPANIES.
5) PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL DISTRICT).

References:
This survey was prepared in conjunction with the Title Commitment listed below; no independent title research was performed.
Alamo Title Insurance Company
Title Commitment: G.F. # 9710410479
Date Issued: October 19, 1998
Effective Date: September 27, 1998

Volume 6660, Pages 17-22	(11.052 Acres) O.P.R.
Volume 6093, Pages 317-327	(16' Sanitary Sewer Esmt.) D.R.
Volume 4142, Pages 731-745	(Terms and Provisions of Agreement between Kaiser Cement Corp. and The Wallace Group) O.P.R.
Volume 7961, Pages 576-585	(Restrictions) D.R.
Volume 9508, Page 29	(18' Drainage Esmt.) D.P.R.

REVISIONS:
OCTOBER 1998 REVISED TITLE COMMITMENT

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY SAN ANTONIO, TEXAS 78216
TEL: 210-375-9000
FAX: 210-375-9010

ALTA/ACSM LAND TITLE SURVEY OF

A 1.808 acre tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block (N.C.B.) 14941, in the City of San Antonio, Bexar County, Texas, said 1.808 acre tract being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas.

JOB NO. 3633-03
DATE SEPTEMBER, 1998
DESIGNER S.W
CHECKED D.G DRAWN R.J.A
SHEET 2 OF 6

POADP LONGHORN QUARRY

ALAMO PARK INC

ST. OF TEXAS
1494100010000

COSA
1494100000072

acquired by Destin Co per Dixie

SCHERTZ RD

may be quit claimed ? DIXIE will CHECK

SCHERTZ

FRIDAY PIPELINE CO
14945001016

PETRIN - BELTEL

FRIDAY
140620000084

WURZBACH

PARKWAY

U.P.R.R.

POST OFFICE

DOUGLAS

HARMAN SCI. FARMS

COSA
149450001021

U.P.R.R.

FRIDAY

COSA

429 Color copy

CITY OF SAN ANTONIO
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 10.28.99 Name of POADP: LONGHORN QUARRY

Owners: LLOYD A. DENTON JR. Consulting Firm: DIXIE WATKINS III & ASSOCIATES

Address: 11 LYNN BATTS LN. STE 100 Address: 11 LYNN BATTS LN. STE 110

SAN ANTONIO TX. 78218 SAN ANTONIO TX 78218

Phone: 828-6131 Phone: 824-7836

Existing zoning: VARIES Proposed zoning: VARIES

Texas State Plane Coordinates: X: 620 Y: 2187.5

Site is over/within/includes:
- San Antonio City Limits? ☑ Yes ☐ No
- Edwards Aquifer Recharge Zone: ☐ Yes ☑ No
- Projected # of Phases: ☑ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	0	0
Multi-family (MF)	2	27.80
Commercial and non-residential	31	409.5

Is there a previous POADP for this Site? Name LONGHORN QUARRY No. 4-29

Is there a corresponding PUD for this site? Name — No. —

Plats associated with this POADP or site? Name — No. —

Name — No. —

Name — No. —

Contact Person and authorized representative:

Print Name: JASON GEORGE Signature:

Date: 10.28.99 Phone: 824-7836 Fax: 824-0128

☑ name of the POADP and the subdivision;

☑ indication of development phases on the POADP;

☑ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☑ north arrow and scale of the map;

☑ proposed land use by location, type and acreage;

☑ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☑ contour lines at intervals no greater than ten (10) feet;

☑ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☑ existing adjacent or perimeter streets;

☑ one hundred year flood plain limits;

☑ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☑ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☑ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☑ the POADP ☑ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☑ The POADP ☐ is ☑ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: DIXIE WATKINS Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900

99 OCT 28 PM 1:17

DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

November 2, 1999

P.O.A.D.P REVIEW

Longhorn Quarry

Located on the Wurzbach Parkway, From Perrin Beitel to Union Pacific Railroad

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None
Access Limits/Restrictions	The Wurzbach Parkway is a controlled access facility. Access to the Parkway is limited to the locations established on the roadway schematic, right of way maps and deeds. **See additional comments below for restrictions**. All access locations and permitting will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that an approved plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: The future street intersection adjacent to the tracts identified as "Commercial 2.2 acres" and "Hotel Clubhouse 5.8 acres" does not correspond to the permissible location shown on the schematic and right of way maps. Complete copies of the approved Wurzbach Parkway schematic and right of way maps, which will be of assistance in relocating the proposed street to the proper location, may be obtained from the Texas Department of Transportation.

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
99 NOV -4 PM 3:11
RECEIVED

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1651534

AMT ENCLOSED _____

AMOUNT DUE 381.10
INVOICE DATE 11/03/1999
DUE DATE 11/03/1999

50-04-5573
BITTER BLUE INC.
11 LYNN BATTS LAND, STE. 100
S.A. TX. 78218

PHONE: 000 - 0000

POADP
LONGHORN QUARRY
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/03/1999	1651534	50-04-5573	11/03/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	11/02/1999		CK# 004897	LONGHORN QUARRY
END	11/02/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

TELEPHONE: 210/224-5575
FACSIMILE: 210/270-7205

WRITER'S INTERNET ADDRESS:
lcaldwell@fulbright.com

WRITER'S DIRECT DIAL NUMBER:
210/270-7194

FULBRIGHT & JAWORSKI L.L.P.
A REGISTERED LIMITED LIABILITY PARTNERSHIP
300 CONVENT STREET, SUITE 2200
SAN ANTONIO, TEXAS 78205

HOUSTON
WASHINGTON, D.C.
AUSTIN
SAN ANTONIO
DALLAS
NEW YORK
LOS ANGELES
LONDON
HONG KONG

RECEIVED
99 DEC 10 PM 2:59
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

December 9, 1999

VIA HAND DELIVERY

Mr. Laddie Denton
Denton Communities
11 Lynn Batts Lane, Suite 100
San Antonio, Texas 78218

Re: POADP of Longhorn site

Dear Laddie:

In response to your memorandum of December 2, 1999 requesting materials to assist you in establishing to the satisfaction of the City of San Antonio that Alamo Park, Inc. is the owner of certain portions of the Longhorn site, enclosed are the following materials:

1. Deed Without Warranty from the City of San Antonio, Texas to Alamo Park, Inc., conveying, among other parcels, a 6.226 acre tract and a 1.808 acre tract which, I believe, include the areas highlighted on the site plan depiction that you enclosed with your December 2, 1999 memorandum;

2. Survey of the 6.226 acre tract;

3. Survey of the 1.808 acre tract; and

4. Special Warranty Deed dated December 31, 1998, pursuant to which Alamo Park, Inc. conveyed to Alamo Garden, Inc. all of the land included within the proposed Longhorn Golf Course "envelope." Based upon the property depiction in Schedule 1 of such Deed, it would appear that all of the property you are concerned with is now owned by Alamo Garden, Inc.

I hope that these materials are of some assistance to you. Should you have any questions whatsoever, please do not hesitate to give me a call.

Very truly yours,

Les Caldwell

LC:rf
Enclosures

cc: Allen Walsh (Via Facsimile) (w/out encl.)
James M. Summers (Firm) (w/out encl.)

FILED BY
ALAMO TITLE

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That CITY OF SAN ANTONIO, TEXAS a Municipal Corporation incorporated under the laws of the State of Texas, hereinafter called "**GRANTOR**" acting by and through the City Manager, Assistant City Manager or an assistant to the City Manager pursuant to Ordinance Number 88045 dated the 25th day of June, 1998, duly adopted by the City Council of said City, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, as more particularly described in that certain Contract dated 16 July 1998, approved by and incorporated into Ordinance No. 88045, by and between the **GRANTOR** and **GRANTEE**, to which reference is made for all purposes, in hand paid by the **GRANTEE** herein named, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, and CONVEYED and by these presents does GRANT, BARGAIN, and CONVEY unto **ALAMO PARK, INC.** herein called "**GRANTEE**", the following described three tracts or parcels of real property situated in Bexar County, Texas to wit:

A 25.78 acre tract out of the Mario Antonio De Los Santos Survey No. 306, Abstract 135, County Block 5034, now in New City Block (N.C.B.) 14945 of the City of San Antonio, as more particularly described in Exhibit A-1 attached hereto and made a part hereof for all purposes;

A 6.226 acre tract out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block 14941, in the City of San Antonio, as more particularly described in Exhibit A-2 attached hereto and made a part hereof for all purposes; and

A 1.808 acre tract out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block (N.C.B.) 14941, in the City of San Antonio, as more particularly described by metes and bounds in Exhibit A-3 attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **GRANTEE**, its successors and assigns forever. This conveyance is made subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes and is made without warranty, express or implied and all warranties that might arise by common law and the warranties in Section 5.023 of

the Texas Property Code (or its successor) are excluded.

EXECUTED this 10th day of December, 1998.

ATTEST:

CITY OF SAN ANTONIO,
A Texas Municipal Corporation

City Clerk

By: _____
City Manager

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 10th day of December, 1998, by Christopher J. Brady, Assistant to the City Manager on behalf of the City of San Antonio, a Texas Municipal Corporation.

MARY SUSAN VALDEZ
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
Jan. 16, 2002

Mary Susan Valdez
Notary Public, State of Texas

My Commission Expires:
Jan. 16, 2002

GRANTEE's Name and Mailing Address:

ALAMO PARK, INC.
P.O. Box 34807
San Antonio, Texas 78265

6055 W. Green Mountain Road
San Antonio, Texas 78266
ATTN: Mr. Allen Walsh

EXHIBIT A-1

FIELD NOTES
FOR

25.78 acre, or 1,123,000 square feet, tract of land, being out of the Mario Antonio De los Santos Survey No. 306, Abstract 135, County Block 5034 now in New City Block (N.C.B.) 14945 of the City of San Antonio, Bexar County, Texas, said 25.78 acres being out of a 23.822 acre tract and a 1.960 acre tract as described in instrument recorded in Volume 6660, Pages 9-16 of the Official Public Records of Real Property of Bexar County, Texas. Said 25.78 acres being further described by metes and bounds as follows:

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" in the existing south right-of-way line of Schertz Road, a 110-foot right-of-way, said point also being in the west right-of-way line of the Missouri Pacific Railroad, a 100-foot right-of-way, the northeastern corner of said 23.822 acre tract and the northeastern corner of the herein described tract;

THENCE: S 16°47'25" W, departing from said south line, along the west right-of-way line of the Missouri Pacific Railroad and the common east line of said 23.822 acre tract, a distance of 438.81 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature;

THENCE: Southerly, and southwesterly, with a curve to the right, said curve having a radius of 3,069.13 feet, a central angle of 12°43'27", a chord bearing and distance of S 23°09'08" W, 680.18 feet, and an arc length of 681.58 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

THENCE: S 29°30'51" W, a distance of 1,178.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of said 23.822 acre tract and the southeast corner of the herein described tract;

THENCE: S 89°34'44" W, departing from said Missouri Pacific Railroad right-of-way line, and along the north line of the Longhorn Spur of the Missouri Pacific Railroad, a 100-foot right-of-way, and the common south line of said 23.822 acre tract, a distance of 54.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature of a non-tangent curve at the east property corner of said 1.960 acre tract;

THENCE: Southwesterly and westerly, departing from the south line of said 23.822 acre tract, along the south line of said 1.960 acre tract and the common north line of said Longhorn Spur, with a curve to the right, said curve having a radial bearing of N 38°51'26" W, a radius of 619.64 feet, a central angle of 17°13'02", a chord bearing and distance of S 59°45'05" W, 185.50 feet, and an arc length of 186.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

THENCE: S 68°21'36" W, a distance of 377.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature of a non-tangent curve, said point being the southwest corner of said 1.960 acre tract and the herein described tract and also in the east line of an existing 256.80-foot drainage easement as recorded in Volume 4212, Page 731-745 of the Official Public Records of Real Property of Bexar County, Texas, and the common east property line of a tract referred to as Tract I, a 433.341 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas;

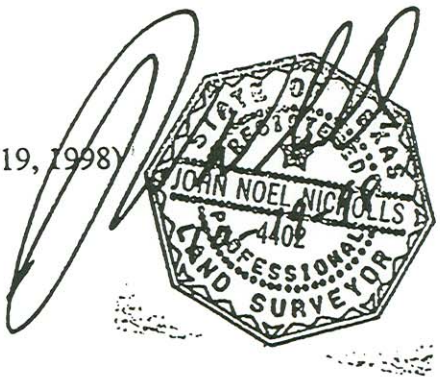
THENCE: Northerly and northeasterly, departing from said north right-of-way line and along said common property line, with a curve to the right, said curve having a radial bearing of N 74°27'05" E, a radius of 471.60 feet, a central angle of 75°32'07", a chord bearing and distance of N 22°13'09" E, 577.67 feet, and an arc length of 621.73 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of intersection with a non-tangent line at the most northern corner of said 1.960 acre tract in the west line of said 23.822 acre tract;

THENCE: N 29°32'29" E, departing from said east easement line and continuing along the east line of said 433.341 acre tract and the common west line of said 23.822 acre tract, a distance of 1,114.24 feet to a point of curvature;

THENCE: Northeasterly and northerly, with a curve to the left, said curve having a radius of 2,364.93 feet, a central angle of 12°45'29", a chord bearing and distance of N 23°09'45" E, 525.51 feet, and an arc length of 526.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of intersection with a non-tangent line;

THENCE: N 16°47'02" E, a distance of 323.08 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the said existing south right-of-way line of Schertz Road and the common north property line of said 433.341 acre tract for the northwest corner of the herein described tract;

THENCE: N 89°07'49" E, along said common line, a distance of 472.01 feet to the POINT OF BEGINNING and containing 25.78 acres in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.



Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 9, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A5

EXHIBIT A-2

FIELD NOTES
FOR

A 6.226 acre, or 271,200 square feet, tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block 14941, in the City of San Antonio, Bexar County, Texas, said 6.226 acres of land, being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas. Said 6.226 acres of land being further described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod in the existing north right-of-way line of Schertz Road and the west right-of-way line of the Missouri Pacific Railroad, a 100-foot right-of-way, said point also being the southeast corner of said 11.052 acre tract and the southeast corner of the herein described tract;

THENCE: S 89°07'49" W, a distance of 472.26 feet along the said north right-of-way line of Schertz Road to a Found ½" iron rod for the southwest corner of said 11.052 acre tract, the southeast corner of a 6.627 acre tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway), a variable width right-of-way, as recorded in Volume 6492, Pages 1763-1769 of the Official Public Records of Real Property of Bexar County, Texas, same being in the east line of a 110-foot Drainage Easement as described in instrument recorded in Volume 4142, Pages 731-745 in said records and the southwestern corner of the herein described tract;

THENCE: N 16°47'25" E, departing said north line, a distance of 368.87 feet, along the east line of said 6.627 acre tract, to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south line of said Wurzbach Parkway, a 100-foot right-of-way for the point of curvature of a non-tangent curve to the right;

THENCE: Northeasterly and easterly, along said south right-of-way line with a curve to the right, said curve having a radial bearing of S 37°23'13" E, a radius of 1282.50 feet, a central angle of 7°14'13", a chord bearing and distance of N 56°13'53" E, 161.88 feet, and an arc length of 161.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the point of tangency;

THENCE: N 59°51'00" E, along said south right-of-way line, a distance of 265.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 30°09'00" W, a distance of 80.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 59°51'00" E, a distance of 328.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in said west right-of-way line of the said Missouri Pacific Railroad, a 100-foot right-of-way;

THENCE: S 16°47'25" W, a distance of 839.30 feet along said west line of Missouri Pacific Railroad to the POINT OF BEGINNING and containing 6.226 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 24, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A2

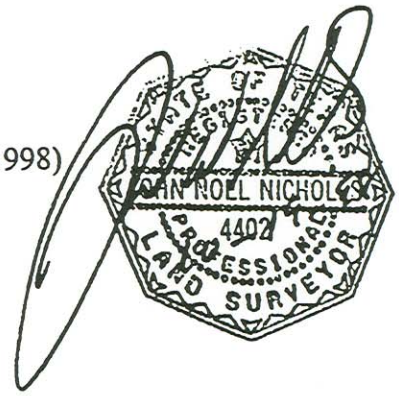


EXHIBIT A-3

FIELD NOTES
FOR

A 1.808 acre tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block (N.C.B.) 14941, in the City of San Antonio, Bexar County, Texas, said 1.808 acre tract being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas. Said 1.808 acre of land, being more further described by metes and bounds as follows:

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" in the existing west right-of-way line of the Missouri Pacific Railroad, a 100' right-of-way, said point being the southeast corner of Lot 16, N.C.B. 14941, known as Northeast Industrial Park Unit-1A, as recorded in Volume 9508, Page 29 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 11.052 acre tract and also the northeast corner of the herein described tract;

THENCE: S 16°47'25" W, a distance of 24.72 feet, along the west common right-of-way line of the Missouri Pacific Railroad and east line of said 11.052 acre tract, to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the proposed north right-of-way line of P.A.S.S. Project 1502-03 (Wurzbach Parkway);

THENCE: S 59°51'00" W, along said proposed north right-of-way line, a distance of 478.13 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 30°09'00" W, a distance of 55.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 59°51'00" W, a distance of 122.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the east property line of a tract referred to as Tract 2, a 63.090 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas, for the northeast property corner of a tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway) as described in instrument recorded in Volume 6942, Pages 1763-1769, same being in the east line of a 110-foot Drainage Easement as described in instrument recorded in Volume 4142, Pages 731-745 in said records;

THENCE: N 16°47'25" E, a distance of 281.80 feet, along said east property line to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south property line of Lot 15, N.C.B. 14941, Northeast Industrial Park, Unit 1A recorded in Volume 9508, Page 29 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the herein described tract;

THENCE: N 89°03'17" E, a distance of 472.45 feet along said south property line to the POINT OF BEGINNING and containing 1.808 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 24, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A3

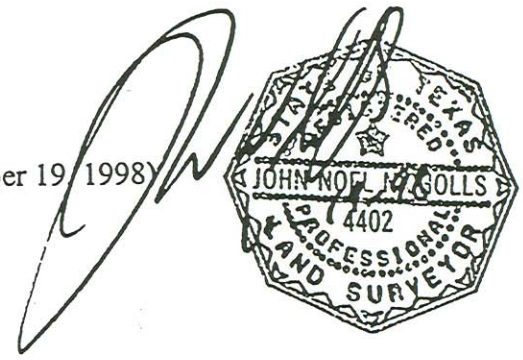


EXHIBIT B

1. Sanitary Sewer Easement granted to the City of San Antonio, by instrument recorded in Volume 6093, Page 317 and Volume 6093, Page 323, of the Deed Records of Bexar County, Texas.

2. Terms and provisions of Agreement between Kaiser Cement Corp. and The Wallace Group, dated July 28, 1987, recorded in Volume 4142, Page 731, Deed Records of Bexar County, Texas.

3. Easement concerning drainage and construction of drainage facilities, as provided by Volume 7961, Page 576, Deed Records of Bexar County, Texas.

4. Easement concerning drainage and construction of drainage facilities, as provided by Volume 7961, Page 581, Deed Records of Bexar County, Texas.

5. Drainage Easement, 18 feet wide, as shown on plat recorded in Volume 9508, Page 29, Deed and Plat Records of Bexar County, Texas.

6. Terms and provisions of Easement Agreement by and between the City of San Antonio, as grantor, and Alamo Park, Inc., as grantee, recorded contemporaneously herewith in the Real Property Records of Bexar County, Texas, granting an easement beneath a portion of the roadway known as the "Wurzbach Parkway" appurtenant to the 6.226 acre and the 1.808 acre tracts described herein and conveyed hereby.

98- 0238159

Longhorn Golf Course Tract

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT ALAMO PARK, INC., a Texas corporation ("Grantor"), acting herein by and through its hereunto duly authorized officer, for TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by ALAMO GARDEN, INC., a Texas corporation ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, that certain parcel of real property situated in Bexar County, Texas (which property is located within the boundaries of the property that is described in Exhibits A through G attached hereto and made a part hereof for all purposes), as more particularly depicted on Schedule 1 attached hereto and made a part hereof for all purposes, together with all improvements, if any, situated on, in, or under such real property and all rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent roads, alleys, rights-of-way, drainage facilities, easements, and utility facilities, together with all permits, authorities, consents, and bonds, if any, pertaining to such real property (collectively herein referred to as the "Property").

This Deed is executed by Grantor and accepted by Grantee subject to all restrictions, covenants, encumbrances, conditions, rights-of-way, easements, mineral reservations, and royalty reservations, of record, if any, to the extent that the same are validly existing and affect the Property (herein collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, Grantor's successors and legal representatives, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, and subject, however, to the Permitted Exceptions.

[*Signatures contained on next page*]

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Dec 31 1998
At 4:14pm
Receipt #: 190314
Recording: 51.00
Doc/Mgmt : 6.00
Doc/Num : 98- 0238159
Deputy -Janie Sanchez

EXECUTED on the 31st day of December, 1998.

ALAMO PARK, INC., a Texas corporation

By _____
Allen Walsh, President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 31st day of December, 1998, by Allen Walsh, President of Alamo Park, Inc., a Texas corporation, on behalf of said corporation.

SHERYL K. QUINONEZ
Notary Public
State of Texas
My Comm. Exp. 03-12-2000

_____
Notary Public, State of Texas

Sheryl K. Quiñonez
(Printed Name of Notary)

My Commission expires: 3-12-2000

Address of the Grantee:

Alamo Garden, Inc.
6055 W. Green Mountain Road
San Antonio, Texas 78266

After recording, please return to:

James M. Summers
Fulbright & Jaworski L.L.P.
300 Convent, Suite 2200
San Antonio, Texas 78205

EXHIBIT A

Tract I: Being a 433.341 acre (18,876,320 square feet) tract of land out of the M. D. Eggleston Survey No. 302, the John Neil Survey No. 305, the John Hefferman Survey No. 101, the M. A. de Los Santos Coy Survey No. 306, and the D. J. Davis Survey No. 103, N.C.B. 14945, San Antonio, Bexar County, Texas; said 433.341 acre tract being out of the tract of land conveyed to Republic Portland Cement Company Deed Recorded in Volume 1129, Pages 589 - 591, Deed Records of said County; said 433. 341 acre tract also being a portion of the 27.78 acre tract described by deed recorded in Volume 5549, Page 660 and a portion of the 39.887 acre tract described by deed recorded on Volume 5549, Page 653-654, Deed Records of said County; said 433. 341 acre tract being more particularly described in Annex 1, attached hereto and made a part hereof.

TRACT II: Being a 63.090 acre (2,748,190 square feet) tract of land out of the N. D. Eggleston Survey No. 302, The John Neill Survey No. 305, the John Hefferman Survey No. 101, the M.A. de Los Santos Coy Survey No. 306, and the D. J. Davis Survey No. 103, N.C.B. 14941, San Antonio, Bexar County, Texas; said 63.090 acre tract also being a portion of that certain tract described by Deed Recorded in Volume 1129, Pages 589-591, Deed Records of said county; said 63.090 acre tract being more particularly described in Annex 2, attached hereto and made a part hereof.

TRACT III: Being 1.724 acres (75110 square feet) of land out of the Eggleston Survey No. 302, N.C.B. 14945, San Antonio, Bexar County, Texas, said 1.724 acre tract also being out of the 0.877 acre tract conveyed to Kaiser Cement and Gypsum Corporation by Deed Recorded in Volume 6535, Page 504, of the Deed Records of Bexar County and a tract of land conveyed to Republic Portland Cement company by Deed Recorded in Volume 1129, Page 589-591 of said Deed Records, said 1.724 acres being that area bounded on the northeast by the new Schertz Road Right-of-Way as described by Deed recorded in Volume 7527, Page 809-814 of said Deed Records, on the south by the north line of a 60 foot underground telephone, sanitary sewer, gas, water, and drainage easement described by subdivision plat of the Hills, Unit 9 in Volume 6500, Page 184 of said Plat Records, and on the northwest by Chapala Way Right-of Way as described by said subdivision plat of the Hills, Unit 9, said 1.724 acre tract being more particularly described in Annex 3, attached hereto and made a part hereof.

ANNEX 1

FIELDNOTE DESCRIPTION OF 498.155 ACRE TRACT OF LAND

BEING 498.155 acres 21,699,620.52 square feet of land situated in San Antonio, Bexar County, Texas, said 498.155 acres being comprised of Tract I, Tract II, and Tract III, each of which is more particularly described by metes and bounds herein.

FIELDNOTE DESCRIPTION FOR A 433.341 ACRE TRACT OF LAND (TRACT I)

BEING a 433.341 acre (18,876,320 square feet) tract of land out of the M. D. Eggleston Survey No. 302, the John Neil Survey No 305, the John Hefferman Survey No. 101, the M. A. de Los Santos Coy Survey No. 306, and the O. J. Davis Survey No. 103, N.C.B. 14945, San Antonio, Bexar County, Texas; said 433.341 acre tract being out of the tract of land conveyed to Republic Portland Cement Company Deed Recorded in Volume 1129, Pages 589 - 591, Deed Records of said County; said 433.341 acre tract also being a portion of the 27.78 acre tract described by deed recorded in Volume 5549, Page 660 and a portion of the 39.887 acre tract described by deed recorded in Volume 5549, Page 653-654, Deed Records of said County; said 433.341 acre tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the east right-of-way line of Perrin Beitel Road (100' right-of-way); said point being at the intersection of the said east right-of-way line with the North right-of-way line of Post Office Drive (60' Right-of-Way) as described by Plat recorded in Volume 8600, Page 84, Plat Records, Bexar County, Texas;

THENCE, along said east right-of-way line North 00° 11' 32" West, 317.45 feet to a 1/2" iron pin set at the south end corner of the southeast cutback line at the intersection of the east Rignt-of-Way line of Perrin Beitel Road with the Southwest Right-of-Way line of Schertz Road (60' right-of-way);

THENCE, along said southeast cutback line North 24° 25' 17" East 182.21 feet to a 1/2" iron pin set at the north end of corner of said cutback line;

THENCE, along the southeast and south Right-of-Way lines of Schertz Road the following calls:

THENCE, North 49° 02' 06" East 2214.12 feet to a 1/2" iron pin set for angle;

THENCE, North 49° 48' 52" East 832.76 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the right whose radius point bears South 40° 11' 08" East 543.00 feet and whose central angle is 39° 12' 41";

Annex 1

FIELDNOTES FOR 433.341 ACRE TRACT OF LAND (TRACT I)

THENCE, along the arc of said curve to the right 371.61 feet to a 1/2" iron pin set for point-of-tangency;

THENCE, North 89 ° 01' 33" East 560.63 feet to a 1/2" iron pin set for angle;

THENCE, North 88 ° 59' 39" East 488.35 feet to a 1/2" iron pin set; said point being at the southwest corner of the Hills Unit 9 Subdivision, Recorded in Volume 6500, Page 184, Plat Records, Bexar County, Texas;

THENCE, departing the Schertz Road Right-of-Way line, along the south line of a 60' drainage, sanitary sewer, water, gas, telephone, and electrical easement, shown on plat of said Hills Subdivision North 88° 59' 39" East 401.39 feet to a 1/2" iron pin set for angle;

THENCE, North 89 ° 30' 57" East 658.48 feet to a 1/2" iron pin set for angle; said point being the southeast corner of the aforementioned Hills Unit 9 Subdivision;

THENCE, North 89 ° 06' 05" East 1711.17 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the right whose radius point bears South 00 53' 55" East 1145.00 feet and whose central angle is 08 ° 16' 37";

THENCE, along the arc of said curve to the right 165.41 feet to a 1/2" iron pin set for the point-of-reverse-curvature of a curve to the left whose radius point bears North 07 ° 22' 42" East 1255.00 feet and whose central angle is 08 16' 37";

THENCE, along the arc of said curve to the left 181.30 feet to a 1/2" iron pin set for point-of-tangency;

THENCE, North 89 ° 06' 05" East 390.88 feet to a 1/2" iron pin found for corner; said point being the northwest corner of a 23.844 acre tract, designated as Tract #5 by Deed Recorded Recorded in Volume 7961, Page 585, Deed Records, Bexar County, Texas;

THENCE, along the west property line of said 23.844 acre tract the following calls:

THENCE, South 16 ° 45' 16" West 323.08 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the right whose radius point bears North 73 14' 44" West 2364.93 feet and whose central angle is 12 ° 45' 29";

THENCE, along the arc of said curve to the right 526.60 feet to a 1/2" iron pin set for point-of-tangency;

THENCE, South 29 ° 30' 45" West 1114.24 feet to a 1/2" iron pin set at the north corner of a 1.960 acre tract conveyed to the Wallace Group by written agreement executed July 28, 1987; said point being the intersection of the west line of the 23.844 acre tract of a curve to the left whose radius point bears South 30 ° 02' 32" East 471.60 feet and whose central angle is 75 ° 32' 07";

Annex 1

FIELDNOTES FOR 433.341 ACRE TRACT OF LAND (TRACT I)

THENCE, along the arc of said curve 621.73 feet to a 1/2" iron pin set for corner, in the north line of a railroad spur easement described by Deed Recorded in Volume 1061, Page 393 of said Deed Records;

THENCE, with the southeast line of said 1.960 acre tract and North 68° 19' 52" East 494.82 East 494.82 feet to an iron pin set for the point-of-curvature of a curve to the left whose radius point bears North 21° 40' 08" West 619.64 feet and whose central angle is 17° 13' 02";

THENCE, along the arc of said curve 186.20 feet to a 1/2" iron pin set in the south line of the 23.844 acre tract;

THENCE; along the south line of said 23.844 acre tract, North 89° 33' 00" East 53.65 feet to a 2" iron pipe found for corner; said point being in the west right-of-way line of the M.K.T.R.R. (100' right-of-way);

THENCE, along said west right-of-way line South 29° 27' 04" West 1719.00 feet to a 2" iron pipe found for angle;

THENCE, continuing along said west right-of-way line, South 29° 36' 34" West 159.00 feet to a 2" iron pipe found for corner;

THENCE, departing said west right-of-way line; South 89° 44' 31" West 1429.74 feet to a 1/2" iron pin set for corner;

THENCE, South 89° 44' 34" West 1807.30 feet to a 2" iron pipe found for corner;

THENCE, North 00° 18' 55" West 825.28 to a 1/2" iron pin found for angle; said point being the southeast corner of a 5.0 acre tract described by Deed recorded in Volume 1638, Page 163, Deed Records, Bexar County, Texas;

THENCE, along the east property line of said 5.0 acre tract, North 00° 02' 52" West 379.78' to a 2" iron pipe found for corner;

THENCE, along the North property line of said 5.0 acre tract, South 89° 57' 08" West 560.99 feet to a 1-1/2" iron pipe found for angle; said point being the northwest corner of the said 5.0 acre tract and the northeast corner of acre tract described by Deed recorded in Volume 1637, Page 983, Deed Records, Bexar County, Texas;

THENCE, along the North property line of said 1.5 acre tract South 89° 15' 35" West 176.76 feet to a 1/2" iron pin found for angle;

THENCE, North 80° 57' 53" West 57.61 feet to a 1/2" iron pin found for angle;

THENCE, South 86° 26' 16" West 58.65 feet to a 1/2" iron pin found for the northeast corner of Post Office Drive;

Annex 1

FIELDNOTES FOR 433.341 ACRE TRACT OF LAND (TRACT I)

THENCE, along the North right-of-way line of Post Office Drive South 89° 44' 57" West 1762.52 feet to the POINT OF BEGINNING and containing 433.341 acres (18,876,320 square feet) of land, said 433.341 acres containing and including entirely the property described by Subdivision Plat of Tract 9 N.C.B. 14945 recorded in Volume 7600, Pages 157 and 158;

NOTE: This description was based on a Standard Land Survey and Plat made by Civil Engineering Consultants.

ANNEX 2

FIELDNOTE DESCRIPTION OF A 63.090 ACRE TRACT OF LAND (TRACT II)

BEING a 63.090 acre (2,748,190 square feet) tract of land out of the N.D. Eggleston Survey No. 302, The John Neill Survey No. 305, The John Hefferman Survey No. 101, The M. A. de Los Santos Coy Survey No. 306, and the O. J. Davis Survey No. 103, N.C.B. 14941, San Antonio, Bexar County, texas; said 63.090 acre tract also being a portion of that certain tract described by Deed Recorded in Volume 1129, Pages 589-591, Deed Records of said county; said 63.090 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the new north Right-of-Way line of Schertz Road (110 foot Right-of-Way); said point being the southwest corner of the 11.034 acre tract described by Deed recorded in Volume 7961, Pages 576-580, Deed Records, Bexar County, Texas;

THENCE, along the new north Right-of-Way line of Schertz Road the following calls:

THENCE, South 89° 06' 05" West 425.88 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the right whose radius point bears North 00° 53' 55" West 1145.00 feet and whose central angle is 08° 16' 37";

THENCE, along the arc of said curve to the right 165.41 feet to a 1/2" iron pin set for the point-of-reverse-curvature of a curve to the left whose radius point bears South 07° 22' 42" West 1255.00 feet and whose central angle is 08° 16' 37";

THENCE, along the arc of said curve to the left 181.30 feet to a 1/2" iron pin set for the point-of-tangency;

THENCE, South 89° 06' 05" West 1641.30 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the right whose radius point bears North 00° 53' 55" West 600.00 feet and whose central angle is 41° 55' 43";

THENCE, along the arc of said curve to the right 439.08 feet to a 1/2" iron pin set for the point-of-tangency;

THENCE, North 48° 58' 12" West 111.45 feet to a 1/2" iron pin set for corner; said point being in the northwest property line of that certain tract described by Deed Recorded in Volume 1129, Pages 589-591;

THENCE, along said northwest property line, North 41° 02' 05" East 1015.16 feet to a 1/2" iron pin found for angle; said point being the southwest corner of Lot 26, Block 14, N.C.B. 14421, Sierra North Subdivision, Unit 9; recorded in Volume 6600, Page 187, Plat Records, Bexar County, Texas;

THENCE, departing said Schertz Road Right-of-Way and proceding along the southern boundary line of said Sierra North Subdivision, North 88° 47' 15" East, 1460.15 feet to an iron pin found for angle;

Annex 2

FIELDNOTE DESCRIPTION FOR A 63.090 ACRE TRACT OF LAND (TRACT II)

THENCE, North 89 ° 14' 14" East 452.07 feet to a 2" chain link fence post found for angle; said point being the southeast corner of Lot 18, Block 16, N.C.B. 14423, Sierra North Subdivision, Unit 7, recorded in Volume 6600, Page 42, Plat Records, Bexar County, Texas;

THENCE, North 88 ° 44' 59" East 518.53 feet to a 1/2" iron pin found for angle; said point being the southeast corner of Lot 15, N.C.B. 14941, Northeast Industrial Park, Unit 1-A, recorded in Volume 9508, Page 29, Plat Records, Bexar County, Texas;

THENCE, along the southern property line of said Lot 15 North 89 ° 04' 32" East 111.50 feet to a 1/2" iron pin found for corner; said point being the northwest corner of the aforementioned 11.034 acre tract;

THENCE, along the west boundary line of said 11.034 acre tract South 16 ° 45' 16" West 1068.78 feet to the POINT OF BEGINNING and containing 63.090 acres (2,748,190 square feet) of land.

ANNEX 3

FIELDNOTE DESCRIPTION FOR A 1.724 ACRE TRACT OF LAND (TRACT III)

BEING 1.724 acres (75110 square feet) of land out of the Eggleston Survey No. 302, N.C.B. 14945, San Antonio, Bexar County, Texas, said 1.724 acre tract also being out of the 0.877 acre tract conveyed to Kaiser Cement and Gypsum Corporation by Deed Recorded in Volume 6535, Page 504 of the Deed Records of Bexar County and a tract of land conveyed to Republic Portland Cement Company by Deed Recorded in Volume 1129, Page 589-591 of said Deed Records, said 1.724 acres being that area bounded on the northeast by the new Schertz Road Right-of-Way as described by Deed Recorded in Volume 7527, Page 809-814 of said Deed Records, on the south by the north line of a 60 foot underground telephone, sanitary sewer, gas, water, and drainage easement described by subdivision plat of the Hills, Unit 9 in Volume 6500, Page 184 of said Plat Records, and on the northwest by Chapala Way Right-of-Way as described by said subdivision plat of The Hills, Unit 9, said 1.724 acre tract being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southeast line of Chapala Way with the new southwest line of Schertz Road (110 foot Right-of-Way);

THENCE, with said southwest Right-of-Way line South 48° 58' 12" East 210.97 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the left whose radius point bears North 41° 01' 48" East 710.00 feet and whose central angle is 17° 48' 39";

THENCE, along the arc of said curve 220.71 feet to a 1/2" iron pin set for the east corner of the herein described tract, said point being at the intersection of the new southwest Right-of-Way line of Schertz Road with the north line of said 60 foot telephone, drainage, sewer, gas, and water easement;

THENCE, with the north line of said 60 foot easement South 89° 36' 57" West 438.23 feet to a 1/2" iron pin set for angle;

THENCE, South 88° 59' 39" West 182.40 feet to a 1/2" iron pin set for the west corner of the herein described tract said point being the intersection of the north line of said 60 foot easement with the southeast line of Chapala Way (60 foot Right=of-Way); said Right-of-Way line being described by a curve to the left whose radius point bears North 31° 38' 13" West 430.00 feet and whose central angle is 17° 19' 42" for the portion of the curve which constitutes a boundary for this tract;

THENCE, 130.05 feet with said portion of curve to the left to a 1/2" iron pin set for point-of-tangency;

THENCE, continuing with the southeast Right-of-Way line of Chapala Way North 41° 02' 05" East 217.60 feet to a 1/2" iron pin set for the point-of-curvature of a curve to the right whose radius point bears South 48° 57' 55" East 40.00

Annex 3

FIELDNOTE DESCRIPTION FOR TRACT III

THENCE, along the arc of said curve 37.64 feet to the POINT OF BEGINNING and containing 1.724 acres or 75,110 square feet.

CIVIL ENGINEERING CONSULTANTS

Don Durden R.P.S. 7-31-87

Don Durden, Registered Public Surveyor #4200

(2049)

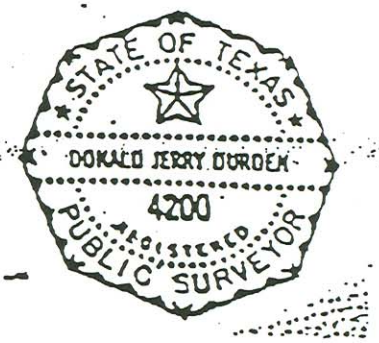


EXHIBIT B

FIELD NOTES
FOR

A 25.78 acre, or 1,123,000 square feet, tract of land, being out of the Mario Antonio De Los Santos Survey No. 306, Abstract 135, County Block 5034 now in New City Block (N.C.B.) 14945 of the City of San Antonio, Bexar County, Texas, said 25.78 acres being out of a 23.822 acre tract and a 1.960 acre tract as described in instrument recorded in Volume 6660, Pages 9-16 of the Official Public Records of Real Property of Bexar County, Texas. Said 25.78 acres being further described by metes and bounds as follows:

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" in the existing south right-of-way line of Schertz Road, a 110-foot right-of-way, said point also being in the west right-of-way line of the Missouri Pacific Railroad, a 100-foot right-of-way, the northeastern corner of said 23.822 acre tract and the northeastern corner of the herein described tract;

THENCE: S 16°47'25" W, departing from said south line, along the west right-of-way line of the Missouri Pacific Railroad and the common east line of said 23.822 acre tract, a distance of 438.81 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature;

THENCE: Southerly, and southwesterly, with a curve to the right, said curve having a radius of 3,069.13 feet, a central angle of 12°43'27", a chord bearing and distance of S 23°09'08" W, 680.18 feet, and an arc length of 681.58 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

THENCE: S 29°30'51" W, a distance of 1,178.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of said 23.822 acre tract and the southeast corner of the herein described tract;

THENCE: S 89°34'44" W, departing from said Missouri Pacific Railroad right-of-way line, and along the north line of the Longhorn Spur of the Missouri Pacific Railroad, a 100-foot right-of-way, and the common south line of said 23.822 acre tract, a distance of 54.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature of a non-tangent curve at the east property corner of said 1.960 acre tract;

THENCE: Southwesterly and westerly, departing from the south line of said 23.822 acre tract, along the south line of said 1.960 acre tract and the common north line of said Longhorn Spur, with a curve to the right, said curve having a radial bearing of N 38°51'26" W, a radius of 619.64 feet, a central angle of 17°13'02", a chord bearing and distance of S 59°45'05" W, 185.50 feet, and an arc length of 186.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

THENCE: S 68°21'36" W, a distance of 377.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature of a non-tangent curve, said point being the southwest corner of said 1.960 acre tract and the herein described tract and also in the east line of an existing 256.80-foot drainage easement as recorded in Volume 4212, Page 731-745 of the Official Public Records of Real Property of Bexar County, Texas, and the common east property line of a tract referred to as Tract I, a 433.341 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Northerly and northeasterly, departing from said north right-of-way line and along said common property line, with a curve to the right, said curve having a radial bearing of N 74°27'05" E, a radius of 471.60 feet, a central angle of 75°32'07", a chord bearing and distance of N 22°13'09" E, 577.67 feet, and an arc length of 621.73 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of intersection with a non-tangent line at the most northern corner of said 1.960 acre tract in the west line of said 23.822 acre tract;

THENCE: N 29°32'29" E, departing from said east easement line and continuing along the east line of said 433.341 acre tract and the common west line of said 23.822 acre tract, a distance of 1,114.24 feet to a point of curvature;

THENCE: Northeasterly and northerly, with a curve to the left, said curve having a radius of 2,364.93 feet, a central angle of 12°45'29", a chord bearing and distance of N 23°09'45" E, 525.51 feet, and an arc length of 526.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of intersection with a non-tangent line;

THENCE: N 16°47'02" E, a distance of 323.08 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the said existing south right-of-way line of Schertz Road and the common north property line of said 433.341 acre tract for the northwest corner of the herein described tract;

THENCE: N 89°07'49" E, along said common line, a distance of 472.01 feet to the POINT OF BEGINNING and containing 25.78 acres in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 9, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A5

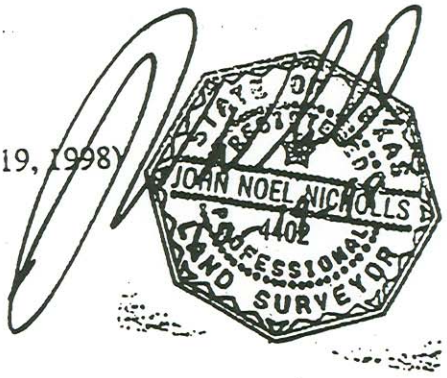


EXHIBIT C

FIELD NOTES
FOR

A 6.226 acre, or 271,200 square feet, tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block 14941, in the City of San Antonio, Bexar County, Texas, said 6.226 acres of land, being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas. Said 6.226 acres of land being further described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod in the existing north right-of-way line of Schertz Road and the west right-of-way line of the Missouri Pacific Railroad, a 100-foot right-of-way, said point also being the southeast corner of said 11.052 acre tract and the southeast corner of the herein described tract;

THENCE: S 89°07'49" W, a distance of 472.26 feet along the said north right-of-way line of Schertz Road to a Found ½" iron rod for the southwest corner of said 11.052 acre tract, the southeast corner of a 6.627 acre tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway), a variable width right-of-way, as recorded in Volume 6492, Pages 1763-1769 of the Official Public Records of Real Property of Bexar County, Texas, same being in the east line of a 110-foot Drainage Easement as described in instrument recorded in Volume 4142, Pages 731-745 in said records and the southwestern corner of the herein described tract;

THENCE: N 16°47'25" E, departing said north line, a distance of 368.87 feet, along the east line of said 6.627 acre tract, to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south line of said Wurzbach Parkway, a 100-foot right-of-way for the point of curvature of a non-tangent curve to the right;

THENCE: Northeasterly and easterly, along said south right-of-way line with a curve to the right, said curve having a radial bearing of S 37°23'13" E, a radius of 1282.50 feet, a central angle of 7°14'13", a chord bearing and distance of N 56°13'53" E, 161.88 feet, and an arc length of 161.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the point of tangency;

THENCE: N 59°51'00" E, along said south right-of-way line, a distance of 265.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 30°09'00" W, a distance of 80.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 59°51'00" E, a distance of 328.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in said west right-of-way line of the said Missouri Pacific Railroad, a 100-foot right-of-way;

THENCE: S 16°47'25" W, a distance of 839.30 feet along said west line of Missouri Pacific Railroad to the POINT OF BEGINNING and containing 6.226 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 24, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A2

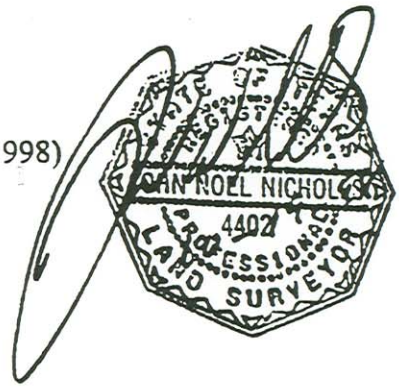


EXHIBIT D

FIELD NOTES
FOR

A 1.808 acre tract of land out of the John Neill Survey No. 305, Abstract 551, County Block 5035, New City Block (N.C.B.) 14941, in the City of San Antonio, Bexar County, Texas, said 1.808 acre tract being out of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas. Said 1.808 acre of land, being more further described by metes and bounds as follows:

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" in the existing west right-of-way line of the Missouri Pacific Railroad, a 100' right-of-way, said point being the southeast corner of Lot 16, N.C.B. 14941, known as Northeast Industrial Park Unit-1A, as recorded in Volume 9508, Page 29 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 11.052 acre tract and also the northeast corner of the herein described tract;

THENCE: S 16°47'25" W, a distance of 24.72 feet, along the west common right-of-way line of the Missouri Pacific Railroad and east line of said 11.052 acre tract, to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the proposed north right-of-way line of P.A.S.S. Project 1502-03 (Wurzbach Parkway);

THENCE: S 59°51'00" W, along said proposed north right-of-way line, a distance of 478.13 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 30°09'00" W, a distance of 55.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 59°51'00" W, a distance of 122.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the east property line of a tract referred to as Tract 2, a 63.090 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas, for the northeast property corner of a tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway) as described in instrument recorded in Volume 6942, Pages 1763-1769, same being in the east line of a 110-foot Drainage Easement as described in instrument recorded in Volume 4142, Pages 731-745 in said records;

THENCE: N 16°47'25" E, a distance of 281.80 feet, along said east property line to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south property line of Lot 15, N.C.B. 14941, Northeast Industrial Park, Unit 1A recorded in Volume 9508, Page 29 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the herein described tract;

THENCE: N 89°03'17" E, a distance of 472.45 feet along said south property line to the POINT OF BEGINNING and containing 1.808 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 24, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A3

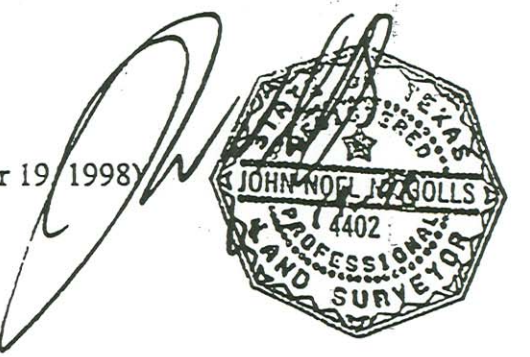


EXHIBIT E

FIELD NOTES
FOR

A 4.893 acre, or 213,150 square feet, tract of land out of Schertz Road, a 110-foot right-of-way, situated within the City of San Antonio, Bexar County, Texas. Said 4.893 acres being further described by metes and bounds as follows:

BEGINNING: At a found TxDOT monument with Brass Plate and "+" for a point of curvature in the existing south right-of-way line of Schertz Road, said point also being in the existing northwest right-of-way line of a tract referred to as Parcel 83 of P.A.S.S. Project 1502-03 (Wurzbach Parkway), a variable width right-of-way, as recorded in Volume 6942, Pages 1750-1762 of the Official Public Records of Real Property of Bexar County, Texas, and the north line of a tract referred to as Tract 1, a 433.341 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Westerly with a curve to the right, along said south right-of-way-line of Schertz Road and the common north line of said 433.341 acre tract, said curve having a radial bearing of N 07°05'14" E, a radius of 1255.00 feet, a central angle of 00°19'12", a chord bearing and distance of N 82°45'10" W, 7.01 feet, and an arc length of 7.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of reverse curvature;

THENCE: Westerly with a curve to the left, said curve having a radius of 1145.00 feet, a central angle of 08°16'37", a chord bearing and distance of N 86°43'53" W, 165.26 feet, and an arc length of 165.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

THENCE: S 89°07'49" W, a distance of 1711.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at an angle point;

THENCE: S 89°38'41" W, a distance of 43.40 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point in the east line of a tract referred to as Parcel C97, proposed Thousand Oaks Drive (North), a variable width right-of-way, as described in instrument recorded in Volume 6715, Pages 1226-1240 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°21'19" W, departing said common line, a distance of 120.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the north right of way line of Schertz Road, a 120-foot right-of-way, and the common south line of a tract referred to as Tract 2, a 63.090 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Southeasterly and easterly, with a curve to the left, along said common line, said curve having a radial bearing of N 09°54'26" E, a radius of 600.00 feet, a central angle of 10°46'37", a chord bearing and distance of S 85°28'53" E, 112.69 feet, and an arc length of 112.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

THENCE: N 89°07'49" E, a distance of 1641.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of curvature;

THENCE: Easterly, with a curve to the right, said curve having a radius of 1255.00 feet, a central angle of 08°16'37", a chord bearing and distance of S 86°43'53" E, 181.14 feet, and an arc length of 181.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of reverse curvature;

THENCE: Easterly, with a curve to the left, said curve having a radius of 1145.00 feet, a central angle of 00°19'12", a chord bearing and distance of S 82°45'10" E, 6.39 feet, and an arc length of 6.39 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of intersection with a non-tangent line;

THENCE: S 07°05'14" W, departing said common line, a distance of 110.00 feet to the POINT OF BEGINNING and containing 4.893 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3633-03
Date: September 25, 1998 (Revised October 19, 1998)
Doc Id: 3633\03\WORD\FIELD NOTES\980909A1

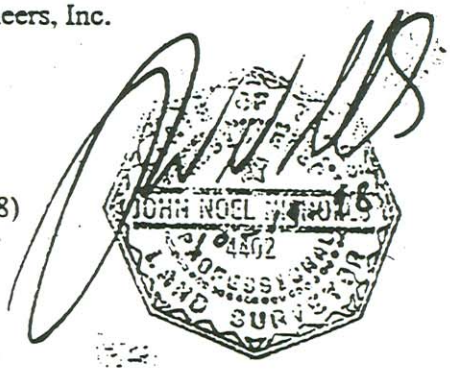


EXHIBIT F

FIELD NOTES
FOR

A 2.015 acre, or 87,750 square feet, tract of land out of Schertz Road, a 110-foot right-of-way in the City of San Antonio, Bexar County, Texas. Said 2.015 acres, being further described by metes and bounds as follows:

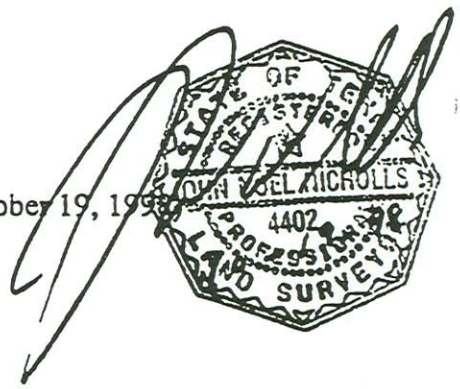
BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" set in the existing north right-of-way line of Schertz Road, said point also being in the west right-of-way line of the Missouri Pacific Railroad, a 100-foot right-of-way, and the southwest property corner of an 11.052 acre tract as described in instrument recorded in Volume 6660, Pages 17-22 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 16°47'25" W, along the said west right-of-way line of the Missouri Pacific Railroad, a distance of 115.44 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south right-of-way line of Schertz Road for the northeast property corner of a 23.822 acre tract as described in instrument recorded in Volume 6660, Pages 9-16 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°07'49" W, along said south line and the common north line of said 23.822 acre tract, a distance of 606.75 feet and continuing along the north property line of a tract referred to as Tract 1, a 433.341 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas, for a total distance of 805.56 feet to a found TxDOT monument with Brass Plate and "+", said point being the northeast corner of a tract referred to as Parcel 83 of P.A.S.S. Project 1502-03 (Wurzbach Parkway) as described in instrument recorded in Volume 6942, Pages 1750-1762 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 23°44'42" E, crossing said Schertz Road, along the east right-of-way of Wurzbach Parkway, a distance of 120.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the north right-of-way line of Schertz Road and the south line of a tract referred to as Parcel 84 of P.A.S.S. Project 1502-03 (Wurzbach Parkway) as described in instrument recorded in Volume 6942, Pages 1763-1769 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°07'49" E, a distance of 317.93 feet to a found ½" iron rod for the southwest property corner of said 11.052 acre tract and continuing for a total distance of 790.18 feet to the POINT OF BEGINNING and containing 2.015 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.



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Date: September 25, 1998 (Revised October 19, 1998)
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EXHIBIT G

FIELD NOTES
FOR

A 0.8589 acre, or 37,415 square feet, tract of land out of a 60-foot underground telephone, sanitary sewer, gas, water, and drainage easement as recorded in Volume 6500, Page 184 of the Deed and Plat Records of Bexar County, Texas, all situated within the City of San Antonio, Bexar County, Texas. Said 0.8589 acre of land being further described by metes and bounds as follows:

BEGINNING: At a set "x" in concrete in the existing southwest right-of-way line of Thousand Oaks Drive (right-of-way varies), same point being the northwest corner of a 4.483 acre tract referred to as Parcel C 97, Proposed Thousand Oaks Drive (North), a variable right-of-way, as recorded in Volume 6715, Pages 1226-1240, of the Official Public Records of Real Property of Bexar County, Texas, same being the southeastern corner of a 60-foot telephone, sanitary sewer, gas, water and drainage easement out of The Hills, Unit-9 Subdivision, as recorded in Volume 6500, Page 184 of the Deed and Plat Records of Bexar County, Texas, and also in the north line of a tract referred to as Tract 1, a 433.341 acre tract out of a certain 498.155 acre tract as described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°38'41" W, along the common south line of said easement and the north line of said Tract 1, a distance of 391.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

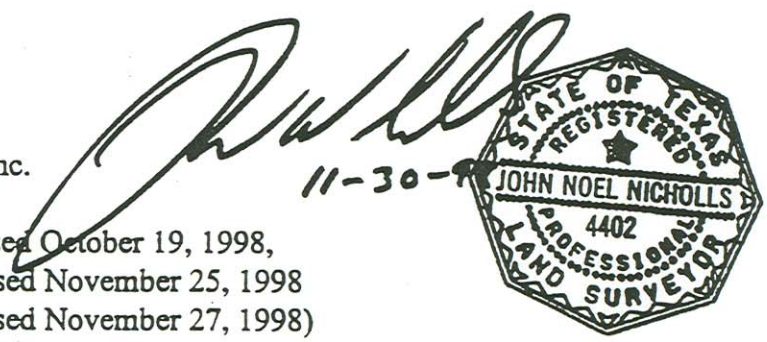
THENCE: S 89°01'23" W, a distance of 401.39 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in the south right of way line of Chapala Way, a 60-foot right-of-way;

THENCE: Westerly and northerly, with a curve to the left, along said south line of Chapala Way, said curve having a radial bearing of N 00°56'00" W, a radius of 430.00 feet, a central angle of 30°40'26", a chord bearing and distance of N 73°43'47" E, 227.47 feet, and an arc length of 230.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" to the point of intersection of a non-tangent point for the southwestern property corner of a tract referred to as Tract 3, a 1.724 acre tract out of a certain 498.155 acre tract described in instrument recorded respectively in Volume 4144, Pages 2057-2069 and Volume 4144, Pages 2070-2096 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°01'23" E, departing from said south line of Chapala Way, along the common north line of said easement and the south line of said Tract 3, a distance of 182.63 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 89°38'41" E, continuing along said common line, a distance of 348.33 feet to the said west right of way line of said Thousand Oaks Drive (North), a variable width right of way to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the point of intersection of a non-tangent line;

THENCE: Departing from said north line, along said west right-of-way line with a curve to the right, said curve having a radial bearing of S 52°22'38" W, a radius of 1,550.00 feet, a central angle of 02°44'18", a chord bearing and distance of S 36°15'13" E, 74.07 feet, and an arc length of 74.08 feet to the POINT OF BEGINNING and containing 0.8589 acre of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.



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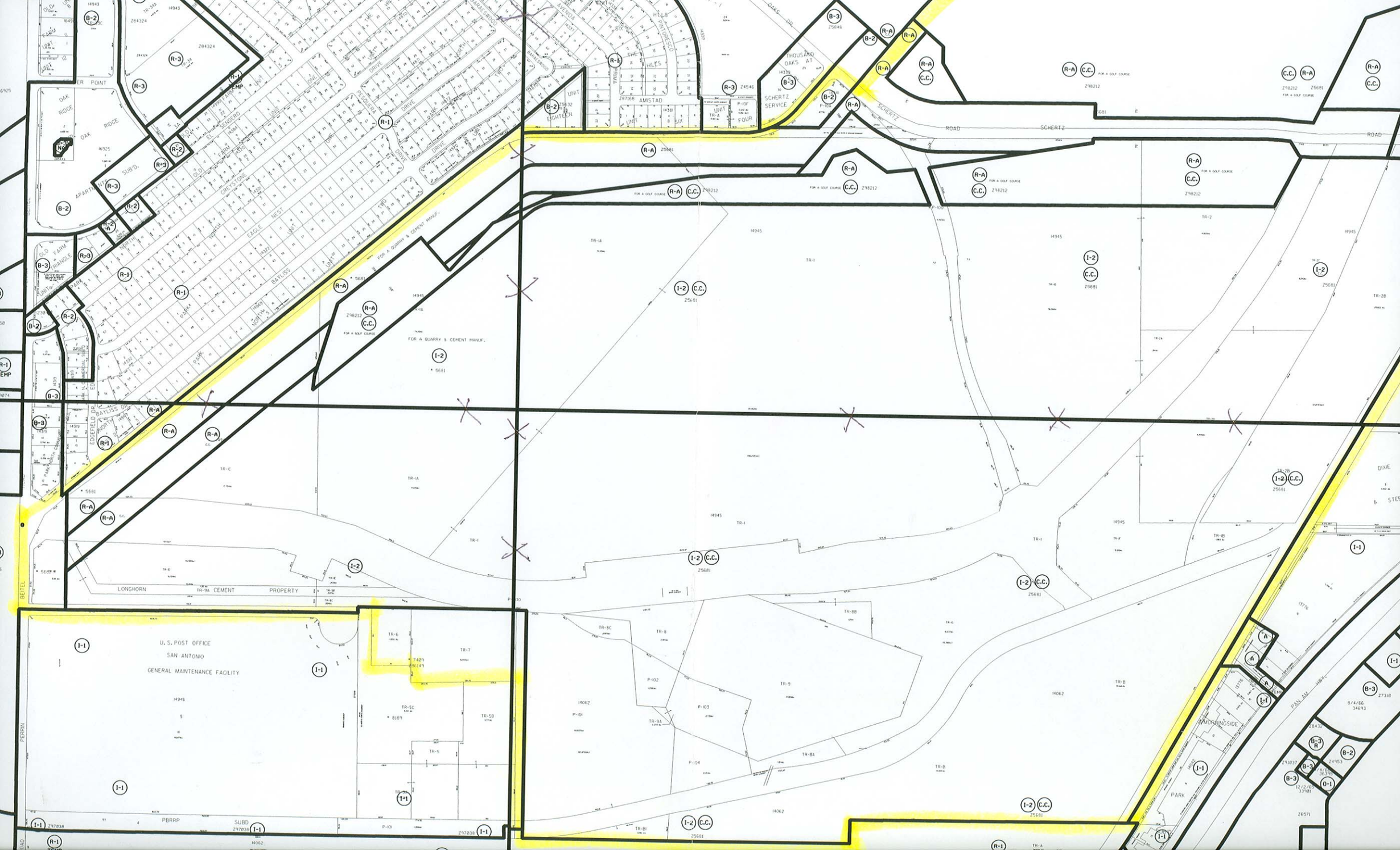

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