



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 729.582 acre, or 31,780,583 square feet more or less, tract of land comprised of all that called 47.155 acre "Tract A" conveyed to Bexar Metropolitan Water District in Warranty Deed recorded in Volume 7178, Pages 277-295, and re-recorded in Volume 7219, Pages 171-191; and 682.4 acres out of that called 1094.62 acre tract conveyed to Bexar Metropolitan Water District in General Warranty Deed recorded in Volume 7915, Pages 867-879, all of the Official Public Records of Bexar County, Texas, out of the John Barrit Survey 66, Abstract 47, County Block 4317, the Asa Wickson Survey 68, Abstract 793, County Block 4318, the Gil Rodriguez Survey 11, Abstract 615, County Block 4319, and the Rafael Alderite Survey 12, Abstract 21, County Block 4320, all in Bexar County, Texas. Said 729.582 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found mag nail in concrete rip-rap with washer stamped "Pape-Dawson" on the east right-of-way line of Montgomery Road, an 86-foot right-of-way, being 6,857 feet south of the south right-of-way line of U.S. Highway 90 West, at the southwest corner of a 447.66 acre tract out of 610.71 acres as surveyed for that called 610.544 acres conveyed to Luckey Ranch Global Associates in Special Warranty Deed recorded in Volume 12452, Pages 419-428 of the Official Public Records of Bexar County, Texas, being the westernmost northwest corner of the herein described 729.582 acre tract, and the northwest corner of said 1094.62 acre tract;

THENCE: Along and with the south line of said 447.66 acre tract, and a north line of said 1094.62 acre tract the following calls and distances:

S 89°49'08" E, a distance of 952.51 feet to a found iron rod with cap marked "BMWD";

N 89°42'20" E, a distance of 1800.08 feet to a found iron rod with cap marked "BMWD";

S 89°47'48" E, a distance of 2068.02 feet to a found ½" iron rod;

S 74°17'51" E, a distance of 374.66 feet to a found iron rod with cap marked "BMWD", being the southwest corner of said 47.155 acre tract, and the southeast corner of said 447.66 acre tract;

THENCE: Departing the north line of said 1094.62 acre tract, and along and with the common line between said 447.66 acre tract, and said 47.155 acre tract the following calls and distances:

N 14°55'24" E, a distance of 44.58 feet to a found iron rod with cap marked "BMWD";

N 18°50'03" W, a distance of 168.83 feet to a found iron rod with cap marked "BMWD";

N 08°27'34" W, a distance of 141.33 feet to a found iron rod with cap marked "BMWD";

N 00°32'56" E, a distance of 339.96 feet to a found iron rod with cap marked "BMWD";

N 06°50'49" W, a distance of 143.51 feet to a found iron rod with cap marked "BMWD";

N 11°26'08" W, a distance of 96.76 feet to a found iron rod with cap marked "BMWD";

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N 18°07'30" W, a distance of 908.54 feet to a found iron rod with cap marked "BMWD";
N 10°01'21" W, a distance of 316.44 feet to a found iron rod with cap marked "BMWD";
N 02°29'20" E, a distance of 10.46 feet to a found iron rod with cap marked "FFW", being the southeast corner of a 7.63 acre remainder portion of that 1473.4201 acre tract recorded in Volume 4216, Pages 495-509 of the Official Public Records of Bexar County, Texas, an angle of said 447.66 acre tract;

THENCE: Continuing along and with the west line of said 47.155 acre tract the following calls and distances:

N 01°18'40" W, a distance of 21.87 feet to a found iron rod with cap marked "BMWD";
N 01°25'55" E, a distance of 481.52 feet to a found iron rod with cap marked "BMWD";
N 00°23'55" E, a distance of 90.24 feet to a found iron rod with cap marked "BMWD";
N 03°35'01" E, a distance of 257.37 feet to a found iron rod with cap marked "BMWD";
N 07°07'22" E, a distance of 19.04 feet to a found iron rod with cap marked "BMWD", at the northeast corner of said 7.63 acre remainder portion, an angle of a 90.20 acre tract out of the aforementioned 610.71 acres as surveyed for that called 610.544 acres conveyed to Luckey Ranch Global Associates in Special Warranty Deed recorded in Volume 12452, Pages 419-428 of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the west line of said 47.155 acre tract and the east line of said 90.20 acre tract with the calls of said 90.20 acre tract the following calls and distances:

N 05°55'20" E, a distance of 292.83 feet to a found iron rod with cap marked "BMWD";
N 07°18'24" E, a distance of 115.59 feet to a found iron rod with cap marked "BMWD";
N 08°37'41" E, a distance of 374.64 feet to a found iron rod with cap marked "BMWD";
N 18°15'24" E, a distance of 76.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" from which a found iron rod with cap marked "BMWD" bears S 11°58'32"W, 0.48 feet;
N 20°30'37" E, a distance of 104.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" from which a found iron rod with cap marked "BMWD" bears N 11°30'05"E, 0.90 feet;
N 26°56'13" E, a distance of 178.24 feet to a found iron rod with cap marked "BMWD";
N 32°37'39" E, a distance of 53.48 feet to a found iron rod with cap marked "BMWD";
N 37°44'22" E, a distance of 98.82 feet to a found iron rod with cap marked "BMWD";
N 37°33'23" E, a distance of 67.19 feet to a found ½" iron rod;
N 47°06'09" E, a distance of 56.03 feet to a found iron rod with cap marked "KCE S";

N 49°02'39" E, a distance of 194.11 feet to a found ½" iron rod, being a northeast corner of said 90.20 acre tract, and on a south line of that 400.00 acre tract conveyed to Bexar County in Warranty Deed recorded in Volume 6053, Pages 898-915 of the Official Public Records of Bexar County, Texas ;

THENCE: Along and with a south line of said 400.00 acre tract, and a north line of said 47.155 acre tract the following calls and distances:

N 81°09'49" E, a distance of 283.92 feet to a found iron rod with cap marked "BMWD";

N 74°51'50" E, a distance of 290.51 feet to a found ½" iron rod;

N 55°53'17" E, a distance of 260.80 feet to a found ½" iron rod, from which a found iron rod with cap marked "BMWD" bears N 04°23'21" W 2.37 feet;

N 39°28'01" E, a distance of 242.33 feet to a found ½" iron rod;

N 26°16'55" E, a distance of 412.06 feet to a found ½" iron rod;

S 88°22'53" E, a distance of 437.04 feet to a found ½" iron rod;

THENCE: Departing said south line of said 400.00 acre tract and over and across said 1473.4201 acre tract with the east line of said 47.155 acre tract as monumented the following calls and distances:

S 30°21'30" W, a distance of 588.83 feet to a found iron rod with cap marked "BMWD";

S 39°31'49" W, a distance of 357.70 feet to a found iron rod with cap marked "BMWD";

S 51°48'39" W, a distance of 213.58 feet to a found iron rod with cap marked "FFW";

S 48°27'59" W, a distance of 423.64 feet to a found iron rod with cap;

S 40°33'19" W, a distance of 109.44 feet to a found ½" iron rod;

S 42°10'10" W, a distance of 72.68 feet to a found ½" iron rod;

S 27°46'02" W, a distance of 314.59 feet to a found iron rod with cap marked "FFW";

S 65°35'40" W, a distance of 145.93 feet to a found iron rod with cap marked "FFW";

S 25°56'11" W, a distance of 92.37 feet to a found ½" iron rod;

N 62°28'21" W, a distance of 389.40 feet to a found ½" iron rod ;

S 12°38'00" W, a distance of 995.52 feet to a found ½" iron rod;

S 10°57'42" W, a distance of 125.95 feet to a found iron rod with cap marked "BMWD";

S 02°59'41" W, a distance of 298.46 feet to a found iron rod with cap marked "BMWD";

S 03°47'39" E, a distance of 217.08 feet to a found iron rod with cap marked "BMWD";

S 20°28'17" E, a distance of 132.96 feet to a found iron rod with cap marked "BMWD";

S 03°31'03" W, a distance of 174.66 feet to a found iron rod with cap marked "BMWD";

S 19°56'55" E, a distance of 300.13 feet to a found iron rod with cap marked "BMWD";
S 16°56'20" E, a distance of 561.64 feet to a found iron rod with cap marked "BMWD";
S 08°39'57" E, a distance of 221.31 feet to a found iron rod with cap marked "BMWD";
S 00°06'36" W, a distance of 265.80 feet to a found iron rod with cap marked "BMWD";
S 28°32'35" E, a distance of 128.67 feet to a found iron rod with cap marked "BMWD";
N 86°08'24" E, a distance of 95.58 feet to a found iron rod with cap marked "BMWD";
S 71°00'54" E, a distance of 627.31 feet to a found iron rod with cap marked "BMWD";
S 75°46'41" E, a distance of 357.30 feet to a found iron rod with cap marked "BMWD";
S 89°48'59" E, a distance of 328.20 feet to found ½" iron rod for a corner of said 47.155
acre tract, an angle of said 1094.62 acre tract;

THENCE: N 00°38'01" E, along and with a line of said 1094.62 acre tract, a distance of 295.76 feet to
found ½" iron rod for an angle, from which a found iron rod with cap marked "BMWD"
bears N 62°16'18" E, 4.75 feet;

THENCE: N 00°51'24" W, along and with a line of said 1094.62 acre tract, a distance of 101.95 feet
to a found iron rod with cap marked "BMWD" at an angle of said 1094.62 acre tract, being
the northernmost southwest corner of a 189.01 acre tract conveyed to Bexar County in
Special Warranty Deed in lieu of Condemnation recorded in Volume 6326, Pages 1093-
1098 of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the north and east lines of said 1094.62 acre tract and the southwest line of
said 189.01 acre tract the following calls and distances:

N 82°00'56" E, a distance of 972.57 feet to a found ½" iron rod;

S 39°23'21" E, a distance of 1309.20 feet to a found iron rod with cap marked "BMWD";

S 04°41'35" E, a distance of 966.39 feet with the east line of said 1094.62 acre tract to a
point;

S 30°22'23" E, a distance of 2.69 feet to found ½" iron rod at fence post, an angle;

S 66°48'47" E, a distance of 12.36 feet to found ½" iron rod at fence post, an angle;

THENCE: S 51°32'31" E, passing along the south line of that 29.022 acre tract out of said 189.01 acre
tract, said 29.022 acre tract conveyed to Lone Star Growers Co. in Special Warranty Deed
recorded in Volume 6723, Pages 353-358 of the Official Public Records of Bexar County,
Texas, and continuing for a total distance of 393.08 feet to a point on the north bank of the
Medina River, being the easternmost corner of said 1094.62 acre tract and the
southernmost southwestern corner of said 189.01 acre tract;

THENCE: Along and with the meanders of the Medina River north bank the following calls and distances:

S 15°37'08" W, a distance of 136.69 feet to a point;
S 81°22'22" W, a distance of 44.35 feet to a point;
N 61°30'14" W, a distance of 56.28 feet to a point;
S 09°08'25" E, a distance of 106.07 feet to a point;
S 23°32'31" W, a distance of 101.99 feet to a point;
S 37°19'01" W, a distance of 136.03 feet to a point;
S 77°44'54" W, a distance of 129.92 feet to a point;
S 70°22'24" W, a distance of 159.07 feet to a point;
S 45°03'23" W, a distance of 156.92 feet to a point;
S 33°10'02" W, a distance of 185.09 feet to a point;
S 23°59'10" W, a distance of 206.68 feet to a point;
S 29°57'30" W, a distance of 197.89 feet to a point;
S 27°29'57" W, a distance of 142.79 feet to a point;
S 07°10'14" W, a distance of 103.64 feet to a point;
S 10°11'56" E, a distance of 131.22 feet to a point;
S 13°32'14" E, a distance of 108.96 feet to a point;
S 28°22'13" E, a distance of 135.66 feet to a point;
S 22°20'34" E, a distance of 87.31 feet to a point;
S 06°36'13" W, a distance of 186.19 feet to a point;
S 12°58'03" W, a distance of 64.20 feet to a point;
S 11°59'39" W, a distance of 189.95 feet to a point;
S 26°59'41" W, a distance of 95.57 feet to a point;
S 11°41'14" W, a distance of 34.85 feet to a point;
S 13°16'27" E, a distance of 134.26 feet to a point;
S 37°47'11" E, a distance of 114.56 feet to a point;
S 46°09'10" E, a distance of 45.01 feet to a point;
S 75°26'43" E, a distance of 77.73 feet to a point;
N 61°07'44" E, a distance of 18.39 feet to a point;

S 71°57'21" E, a distance of 120.77 feet to a point;
S 13°45'47" W, a distance of 263.98 feet to a point;
S 09°26'05" W, a distance of 95.09 feet to a point;
S 30°42'23" W, a distance of 188.07 feet to a point;
S 14°49'25" E, a distance of 63.09 feet to a point;
S 04°49'49" E, a distance of 111.72 feet to a point;
S 30°27'03" W, a distance of 168.74 feet to a point;
S 64°26'03" W, a distance of 368.55 feet to a point;
S 83°47'04" W, a distance of 179.89 feet to a point;
N 72°21'55" W, a distance of 22.47 feet to a point;
N 26°40'05" W, a distance of 453.62 feet to a point;
N 36°06'02" W, a distance of 360.41 feet to a point;
N 47°27'07" W, a distance of 84.17 feet to a point;
N 36°45'52" W, a distance of 148.13 feet to a point;
N 76°22'35" W, a distance of 81.38 feet to a point;
N 82°33'59" W, a distance of 141.96 feet to a point;
N 89°33'40" W, a distance of 194.42 feet to a point;
N 64°19'22" W, a distance of 175.44 feet to a point;
S 80°51'53" W, a distance of 277.54 feet to a point;
N 74°16'09" W, a distance of 149.26 feet to a point;

THENCE: Departing the north bank of the Medina River and over and across said 1094.62 acre tract the following calls and distances:

N 20°12'00" E, a distance of 26.43 feet to a 2" steel fencepost ;
N 26°12'20" W, a distance of 36.75 feet to a 2" steel fencepost;
N 12°39'24" W, crossing a cattleguard, a distance of 22.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in fence for a corner;

THENCE: Continuing over and across said 1094.62 acre tract along and with a monumented line the following calls and distances, which line is approximately 15-foot offset to the north of the current location of the centerline of the Straus Medina Ranch Road:

N 85°41'20" E, a distance of 126.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 66°33'26" E, a distance of 83.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 52°54'01" E, a distance of 138.54 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" ;

N 60°36'23" E, a distance of 163.67 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 53°38'17" E, a distance of 111.26 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 47°24'18" E, a distance of 305.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" ;

N 32°59'25" E, a distance of 92.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 19°10'27" E, a distance of 146.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 07°41'24" E, a distance of 104.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 00°31'07" W, a distance of 497.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 15°30'25" W, a distance of 62.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 36°03'41" W, a distance of 713.56 feet to a 3" steel fence post;

THENCE: Continuing over and across said 1094.62 acre tract the following calls and distances:

S 85°02'04" W, generally with fence, a distance of 700.13 feet to a found iron rod with cap marked "BMWD" in fence set for a corner of the herein described 729.582 acre tract;

S 84°45'57" W, generally with fence, a distance of 1376.57 feet to an 8" wood fencepost in concrete;

S 85°26'30" W, generally with fence, a distance of 733.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a wire fence corner post;

S 72°26'11" W, leaving said fence, a distance of 2053.06 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" located in the east fence running generally along and parallel to the aforementioned Straus Medina Ranch Road as currently located, which Straus Medina Ranch Road and fenced-in area is 30-feet wide;

S 00°05'01" E, generally with said fence, a distance of 1729.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Straus Medina Ranch
Job 9260-10
729.582 Acres

S 67°31'08" W, leaving said fence, crossing the Straus Medina Ranch Road as currently located, and generally following an interior fence, a distance of 438.05 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the south side of a fence post at an angle;

THENCE: S 88°49'03" W, generally following an interior fence, a distance of 1144.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of the aforementioned Montgomery Road, and the west line of said 1094.62 acre tract;

THENCE: Along and with the east right-of-way line of Montgomery Road the following calls and distances:

N 00°02'08" E, a distance of 4,256.32 feet to a found ½" iron rod at a point of curvature;

Along a tangent curve to the right, said curve having a radius of 1172.00 feet, a central angle of 01°46'45", a chord bearing and distance of N 00°55'30" E, 36.39 feet, for an arc length of 36.39 feet to a point of tangency from which a found ½" iron rod bears N 07°09'53" W, 3.00 feet;

N 01°48'53" E, a distance of 500.35 feet to a point of curvature, from which a found ½" iron rod bears N 29°57'59" E, 1.23 feet;

Along a tangent curve to the left, said curve having a radius of 1258.00 feet, a central angle of 01°47'34", a chord bearing and distance of N 00°55'06" E, 39.36 feet, for an arc length of 39.36 feet to a point of tangency from which a found iron rod with cap marked "BMWD" bears N 89°58'41" W, 1.66 feet;

N 00°01'19" E, a distance of 352.15 feet to the POINT OF BEGINNING, and containing 729.582 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 16th, 2011, October 27th, 2011
Job No.: 9260-11
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