

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GRANT OF EASEMENT**

**THE STATE OF TEXAS**                   §  
  §  
**COUNTY OF BEXAR**                   §

**Grantor:**       TCP III Straus Medina, LLC  
                  c/o Timbervest, LLC  
                  3715 Northside Parkway, STE 2-500  
                  Atlanta, GA 30327

**Grantee:**       Texas Land Conservancy  
                  P.O. Box 162481  
                  Austin, TX 78716

**Consideration:** TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Grantor's Property:** An approximately 729.582 acre tract comprised of all that called 47.155 acre "Tract A", and 682.4 acres out of that called 1094.62 acre tract, 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, of Bexar County, Texas, all as more particularly described in deed recorded in Book 15212, Page 1628, Official Public Records of Real Property, Bexar County, Texas (the "Grantor's Property").

**Grant of Easement:**

For the consideration described above, Grantor, by this instrument, grants to Grantee, and Grantee's successors-in-interests to, and assigns of, the rights of the "grantee" in, to or under the Conservation Easement (as hereinafter defined), a non-exclusive easement upon and across those five (5) portions of the Grantor's Property more fully described in Exhibits A-1 through A-5 attached hereto, incorporated herein and made a part hereof for all purposes (each, an "Access Easement Area" and collectively, the "Access Easement Areas"), solely for the purposes described below (the "Access Easement").

**Purpose of the Easement:**

The Access Easement, with its rights and privileges, and the Access Easement Areas shall be used solely for the purpose of pedestrian and passenger and light truck vehicular ingress and egress (a) to and from certain portions of the "Property," as such term is defined in the herein-described Conservation Easement, to and from WT Montgomery Road (f/k/a Montgomery Road) as it exists and is configured as of the date hereof, and (b) between certain other portions of the Property, as applicable, all to allow Grantee the aforesaid access to, from and between such portions of the Property to exercise thereon

Grantee's rights and obligations as granted in that certain Conservation Easement dated on or about the date hereof, from Grantor, as grantor, to Grantee, as grantee, and recorded on or about the date on which this Grant of Easement is recorded in the Official Public Records of Real Property of Bexar County, Texas (as at any time amended, modified or assigned, the "Conservation Easement"), concerning the Final Mitigation Banking Instrument, Straus Medina Mitigation Bank, Bexar County, Texas, SWF-2011-00271, dated Revised June 10, 2014, and executed on or about September 16, 2014, by the Department of Army, Fort Worth District, Corps of Engineers. Grantor shall have and retain, and hereby reserves, all of Grantor's right, title and interest in and to the Access Easement Areas incident to the fee simple estate thereof, and for any and all purposes not inconsistent with Grantee's use of the Access Easement Areas as expressly permitted herein, including without limitation the right to publicly dedicate from time to time all or certain portions of the Access Easement Areas (or rights-of-way or areas substantially the same as the applicable portions of such Access Easement Areas) (each such dedication, a "Dedication").

**Duration of Easement:**

The Access Easement shall be perpetual; provided, however, that if the Conservation Easement ever expires or is ever terminated in its entirety, then the Access Easement and this Grant of Easement shall automatically terminate on the effective date of such expiration or termination of the Conservation Easement, so that the Access Easement, this Grant of Easement and the Conservation Easement shall be co-terminous. Without limiting the foregoing, upon each and every Dedication and the acceptance thereof from time to time, the Access Easement granted herein shall automatically terminate and be of no further force or effect as to each and every portion of the Access Easement Areas which is or are the subject of such Dedication (or as to the rights-of-way or areas so dedicated which are substantially the same as the applicable portions of such Access Easement Areas), which termination Grantor and Grantee agree to evidence in writing upon the written request of either party.

**Grantor's Representation and Covenant:**

Grantor represents as of the date hereof that Grantor has all requisite limited liability company power and authority to enter into this Grant of Easement and to grant the Access Easement as set forth herein. Further, for so long as this Grant of Easement is in effect Grantor covenants to refrain from granting voluntarily any further estate or interest in the Access Easement Areas after the date hereof that would materially interfere with Grantee's exercise of the Access Easement as expressly permitted herein and subject to the terms and conditions hereof; provided, however, that for avoidance of doubt (but without limitation or modification of the foregoing), the grant to other persons, parties and entities of non-exclusive rights of access, ingress and egress in, on, over or across all or any portion of the Access Easement Areas, or any of them, similar in nature to the Access Easement, including without limitation each Dedication, shall not be construed or deemed to interfere materially with Grantee's exercise of the Access Easement.

*[Remainder of page intentionally left blank; signature is on next page.]*

**GRANTOR:**

**TCP III Straus Medina, LLC**

By: TCP III Holdings, LLC, its Manager

By: Timbervest Crossover Partners III, L.P., its  
Manager

By: Timbervest, LLC, as Manager

By: *Gardner Jones*  
Name: *Gardner Jones*, Manager

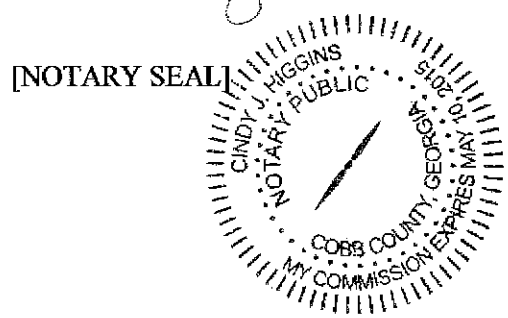
STATE OF GEORGIA           §  
  §  
COUNTY OF FULTON       §

Before me, the undersigned authority, on this day personally appeared *Gardner Jones*, a manager of Timbervest, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as manager of Timbervest, LLC, as manager for Timbervest Crossover Partners III, L.P., as manager of TCP III Holdings, LLC, as manager of TCP III Straus Medina, LLC, for the consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this *29<sup>th</sup>* day of *October*, 2014.

*Cindy J. Higgins*  
Notary Public, State of Georgia

My commission expires on: *May 10, 2015*



After Recording, Please Return To:

Texas Land Conservancy  
P.O. Box 162481  
Austin, TX 78716  
Attn: Mark Steinbach, Ph.D.

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**EXHIBIT A-1**

**Description of Access Easement Area A**

[See attached.]



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR ACCESS EASEMENT A

A 3.759 acre, or 163,745 square feet more or less, easement tract located on a 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Pages 1628-1643, and being that same 3.759 acre easement tract recorded in Volume 16389, Pages 1314-1337, all of the Official Public Records of Real Property of Bexar County, Texas, out of the Rafael Alderite Survey No. 12, Abstract 21, County Block 4320 and the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319, both of Bexar County, Texas. Said 3.759 acre easement tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found MAG nail in concrete rip-rap with washer stamped "Pape-Dawson", on the east right-of-way line of WT Montgomery Road, (formerly known as Montgomery Road), an 86-foot public right-of-way, being 6,857 feet south of the south right-of-way line of U.S. Highway 90 West, at the westernmost northwest corner of said 729.582 acre tract and the southwest corner of a 610.544 acre tract described in deed to Luckey Ranch Global Associates recorded in Volume 12452, Pages 419-428 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°01'19" W, with the east right-of-way line of said WT Montgomery Road, (formerly known as Montgomery Road), and the west line of said 729.582 acre tract, a distance of 352.15 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Continuing with the east right-of-way line of said WT Montgomery Road, (formerly known as Montgomery Road), and the west line of said 729.582 acre tract, along a tangent curve to the right, said curve having a radius of 1,258.00 feet, a central angle of 01°47'34", a chord bearing and distance of S 00°55'06" W, 39.36 feet, for an arc length of 39.36 feet to a found ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 01°48'53" W, continuing with the east right-of-way line of said WT Montgomery Road, (formerly known as Montgomery Road), and the west line of said 729.582 acre tract, a distance of 495.36 feet to a found ½" iron rod with cap marked "Pape-Dawson", being the POINT OF BEGINNING for the herein described easement tract;

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THENCE: Departing said east right-of-way line of WT Montgomery Road, (formerly known as Montgomery Road), and the west line of said 729.582 acre tract, over and across said 729.582 acre tract the following bearings and distances:

S 43°45'34" E, over and across a 1.666 acre, 14-foot wide Electric Easement recorded in Volume 16389, Pages 1314-1337 of the Official Public Records of Real Property, Bexar County, Texas at a distance of 19.64 feet, and continuing over and across said 729.582 acre tract a distance of 51.22 feet, for a total distance of 70.86 feet to a point;

S 89°02'12" E, a distance of 122.82 feet to a point;

N 83°39'50" E, a distance of 72.15 feet to a point;

S 86°08'18" E, a distance of 184.16 feet to a point;

S 89°34'22" E, at a distance of 306.20 feet passing a set ½" iron rod with yellow cap stamped "Pape-Dawson" for a south corner of a 14.351 acre easement tract surveyed concurrently as Conservation Easement Tract 1, and continuing along the south line of said Conservation Easement Tract 1 a distance of 410.05 feet, for a total distance of 716.25 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Continuing over and across said 729.582 acre tract and with the south and east lines of said Conservation Easement Tract 1, the following bearings and distances:

N 87°12'17" E, a distance of 117.74 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Easterly, along a tangent curve to the right, said curve having a radius of 398.45 feet, a central angle of 19°08'05", a chord bearing and distance of S 83°13'40" E, 132.45 feet, for an arc length of 133.07 feet to set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 73°39'38" E, a distance of 110.59 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 56°35'40" E, a distance of 32.31 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 06°50'58" E, a distance of 71.18 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 83°09'02" W, a distance of 8.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

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N 02°59'28" E, a distance of 118.96 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, at an arc length of 135.66 feet passing a set ½" iron rod with yellow cap stamped "Pape-Dawson" at a north corner of said Conservation Easement Tract 1, departing said east line of said Conservation Easement Tract 1 and continuing a distance of 46.52 feet over and across said 729.582 acre tract for a total curve having a radius of 190.00 feet, a central angle of 54°56'20", a chord bearing and distance of N 30°27'38" E, 175.28 feet, a total arc length of 182.18 feet to a point;

THENCE: Continuing over and across said 729.582 acre tract, the following bearings and distances:

N 57°55'48" E, a distance of 45.66 feet to a point;

Easterly, along a tangent curve to the right, said curve having a radius of 215.00 feet, a central angle of 37°33'02", a chord bearing and distance of N 76°42'19" E, 138.40 feet, for an arc length of 140.91 feet to a point;

S 84°31'10" E, a distance of 150.32 feet to a point;

N 89°48'34" E, a distance of 134.64 feet to a point;

N 80°41'25" E, a distance of 281.17 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 165.00 feet, a central angle of 44°20'30", a chord bearing and distance of S 77°08'20" E, 124.53 feet, for an arc length of 127.69 feet to a point;

S 54°58'05" E, a distance of 141.03 feet to a point;

S 64°00'50" E, a distance of 125.39 feet to a point;

S 67°46'33" E, a distance of 731.47 feet to a point;

S 85°47'39" E, a distance of 28.93 feet to a point;

Easterly, along a non-tangent curve to the right, said curve having a radius of 75.00 feet, a central angle of 153°45'58", a chord bearing and distance of S 87°22'26" E, 146.09 feet, for an arc length of 201.28 feet to a point;

S 88°57'14" E, a distance of 43.62 feet to a point;

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S 01°02'46" W, at a distance of 5.00 feet passing the northwest corner of a 1.460 acre access easement surveyed concurrently as Access Easement B, and continuing along the west line of said Access Easement B, a distance of 20.00 feet to the southwest corner of said Access Easement B and continuing a distance of 5.00 feet over and across said 729.582 acre tract, for a total distance of 30.00 feet to a point;

N 88°57'14" W, a distance of 50.00 feet to a point;

S 42°17'26" W, a distance of 65.93 feet to a point;

S 06°27'53" E, a distance of 120.56 feet to a point;

S 14°46'44" E, a distance of 127.74 feet to a point;

S 02°02'28" E, a distance of 47.88 feet to a point;

S 01°08'20" E, a distance of 50.00 feet to a point;

S 87°41'47" W, a distance of 119.38 feet to a point;

N 05°37'28" E, a distance of 62.79 feet to a point;

N 89°53'11" W, a distance of 19.78 feet to a point

N 00°06'49" E, a distance of 30.00 feet to a point on a south line of a 25.113 acre easement tract surveyed concurrently as Conservation Easement Tract 4;

THENCE: With the said south and east lines of said Conservation Easement Tract 4, over and across the aforementioned 729.582 acre tract the following bearings and distances:

S 89°53'11" E, a distance of 22.68 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 05°37'28" E, a distance of 69.62 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 82°33'23" E, at a distance of 14.92 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at a corner on an east line of said Conservation Easement Tract 4, departing said east line of said Conservation Easement Tract 4 and continuing a distance of 39.52 feet to a point, for a total distance of 56.44 feet;

THENCE: Over and across said 729.582 acre tract the following bearings and distances:

N 14°46'44" W, a distance of 68.41 feet to a point;



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N 06°27'53" W, at a distance of 88.14 feet passing a set ½" iron rod with cap marked "Pape-Dawson" for a corner on an east line of said Conservation Easement Tract 4 and continuing a distance of 39.27 feet with said east line of said Conservation Easement Tract 4, over and across said 729.582 acre tract, for a total distance of 127.41 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a corner on said east line of said Conservation Easement Tract 4;

THENCE: With said east, northeast and north lines of said Conservation Easement Tract 4, over and across said 729.582 acre tract the following bearings and distances:

N 46°07'46" W, a distance of 76.98 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 85°47'39" W, a distance of 44.73 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 67°46'33" W, a distance of 737.21 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 64°00'50" W, a distance of 128.74 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 54°58'05" W, a distance of 143.40 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the left, said curve having a radius of 135.00 feet, a central angle of 44°20'30", a chord bearing and distance of N 77°08'20" W, 101.89 feet, for an arc length of 104.48 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 80°41'25" W, at a distance of 271.22 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a corner on said north line of said Conservation Easement Tract 4, departing said north line of said Conservation Easement Tract 4 and continuing over and across said 729.582 acre tract a distance of 12.34 feet, for a total distance of 283.56 feet to a point;

THENCE: Over and across said 729.582 acre tract the following bearings and distances:

S 89°48'34" W, a distance of 138.52 feet to a point;

N 84°31'10" W, a distance of 151.81 feet to a point;

Along a tangent curve to the left, said curve having a radius of 185.00 feet, a central angle of 37°33'02", a chord bearing and distance of S 76°42'19" W, 119.09 feet, for an arc length of 121.25 feet to a point;

S 57°55'48" W, a distance of 45.66 feet to a point;

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Along a tangent curve to the left, at an arc length of 14.44 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at a northwest corner of said Conservation Easement Tract 4 and continuing with a west line of said Conservation Easement Tract 4 an arc distance of 138.98 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a corner on said west line of said Conservation Easement Tract 4, for a total curve having a radius of 160.00 feet, a central angle of 54°56'20", a chord bearing and distance of S 30°27'38" W, 147.61 feet, for a total arc length of 153.42 feet;

THENCE: With said west line of said Conservation Easement Tract 4, over and across said 729.582 acre tract, the following bearings and distances:

S 02°59'28" W, a distance of 119.97 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 83°09'02" W, a distance of 8.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 06°50'58" W, a distance of 72.20 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 42°17'53" E, a distance of 32.60 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 73°39'38" E, a distance of 42.79 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a non-tangent curve to the right, said curve having a radius of 75.00 feet, a central angle of 83°58'41", a chord bearing and distance of S 38°51'26" W, 100.35 feet, for an arc length of 109.93 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 02°23'00" W, a distance of 27.97 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of a 1.088 acre access easement surveyed concurrently as Access Easement E, on said west line of said Conservation Easement Tract 4;

THENCE: N 87°37'00" W, departing said west line of said Conservation Easement Tract 4, with the north line of said Access Easement E, over and across said 729.582 acres, a distance of 30.00 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle point on the east line of a 0.735 acre easement tract surveyed concurrently as Conservation Easement Tract 2, at the northwest corner of said Access Easement E;

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Access Easement A  
Job No. 9371-13

THENCE: With the east, northeast and north lines of said Conservation Easement Tract 2, over and across said 729.582 acre tract the following bearings and distances:

N 02°23'00" E, a distance of 39.73 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 35°38'19" W, a distance of 78.78 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 73°39'38" W, a distance of 83.46 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the left, said curve having a radius of 368.45 feet, a central angle of 19°08'05", a chord bearing and distance of N 83°13'40" W, 122.48 feet, for an arc length of 123.05 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 87°12'17" W, a distance of 118.58 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 89°34'22" W, at a distance of 220.90 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the west corner of said Conservation Easement Tract 2, departing said north line of Conservation Easement Tract 2 and continuing over and across said 729.582 acre tract a distance of 497.81 feet to point, for a total distance of 718.00 feet;

THENCE: Over and across said 729.582 acre tract, the following bearings and distances:

N 86°08'18" W, a distance of 182.38 feet to a point;

S 83°39'50" W, a distance of 71.39 feet to a point;

THENCE: N 89°02'12" W, at a distance of 100.63 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at a north corner of a 10.510 acre easement tract surveyed concurrently as Conservation Easement Tract 3, and continuing with a north line of said Conservation Easement Tract 3 a distance of 23.39 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a north corner of said Conservation Easement Tract 3, for a total distance of 124.02 feet;

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Access Easement A  
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THENCE: S 45°29'58" W, with said north line of said Conservation Easement Tract 3, over and across said 728.582 acre tract at a distance of 50.50 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at a northwest corner of said Conservation Easement Tract 3, on the east line of that aforementioned 14-foot wide Electric Easement, and continuing over and across said 729.582 acre tract a distance of 19.64 feet to a point on the east right-of-way line of said WT Montgomery Road, (formerly known as Montgomery Road), and the west line of said 729.582 acre tract, for a total distance of 70.14 feet;

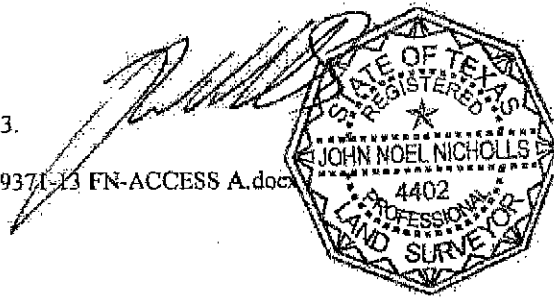
THENCE: With the east right-of-way line of said WT Montgomery Road, (formerly known as Montgomery Road), and the west line of said 729.582 acre tract, the following bearings and distances:

N 00°02'08" E, a distance of 88.97 feet to a found iron rod;

With 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 ½" iron rod found with yellow cap stamped "Pape-Dawson";

THENCE: N 01°48'53" E, a distance of 4.99 feet to the POINT OF BEGINNING, and containing 3.759 acres in Bexar County, Texas. Said easement tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9371-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 6, 2013, December 31, 2013.  
JOB NO. 9371-13  
DOC. ID. N:\Survey13\13-9300\9371-13\Word\9371-13 FN-ACCESS A.doc  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





- LEGEND:**
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - FIR FOUND 1/2" IRON ROD
  - ⊙ SET 1/2" IRON ROD (PD)

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
  2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00.
  3. SEE SHEET 10 OF 10 FOR THE LINE AND CURVE TABLES.

GIL RODRIGUEZ SURVEY 11  
 ABSTRACT 615  
 COUNTY BLOCK 4319

610.544 ACRES  
 LUCKEY RANCH GLOBAL ASSOCIATES,  
 (VOL. 12452 PGS. 419-428 O.P.R.)

729.582 ACRES  
 TOP III STRAUS MEDINA, LLC  
 (VOL. 15212, PGS 1628-1643 O.P.R.)

1.668 ACRES  
 14' ELECTRIC EASEMENT  
 (VOL. 16389 PGS. 1314-1337 O.P.R.)  
 RAFAEL ALDERITE  
 SURVEY 12  
 ABSTRACT 21  
 COUNTY BLOCK 4320

25.113 ACRES  
 CONSERVATION ESMT. TRACT 4  
 (SURVEYED CONCURRENTLY)  
 GIL RODRIGUEZ  
 SURVEY 11  
 ABSTRACT 615  
 COUNTY BLOCK 4319

10.510 ACRES  
 CONSERVATION ESMT. TRACT 3  
 (SURVEYED CONCURRENTLY)

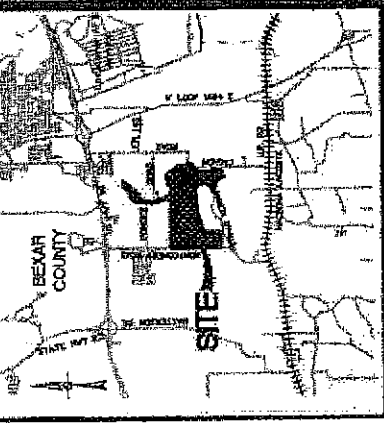
1.088 ACRES  
 ACCESS EASEMENT E  
 (SURVEYED CONCURRENTLY)

14.351 ACRES  
 CONSERVATION ESMT. TRACT 1  
 (SURVEYED CONCURRENTLY)

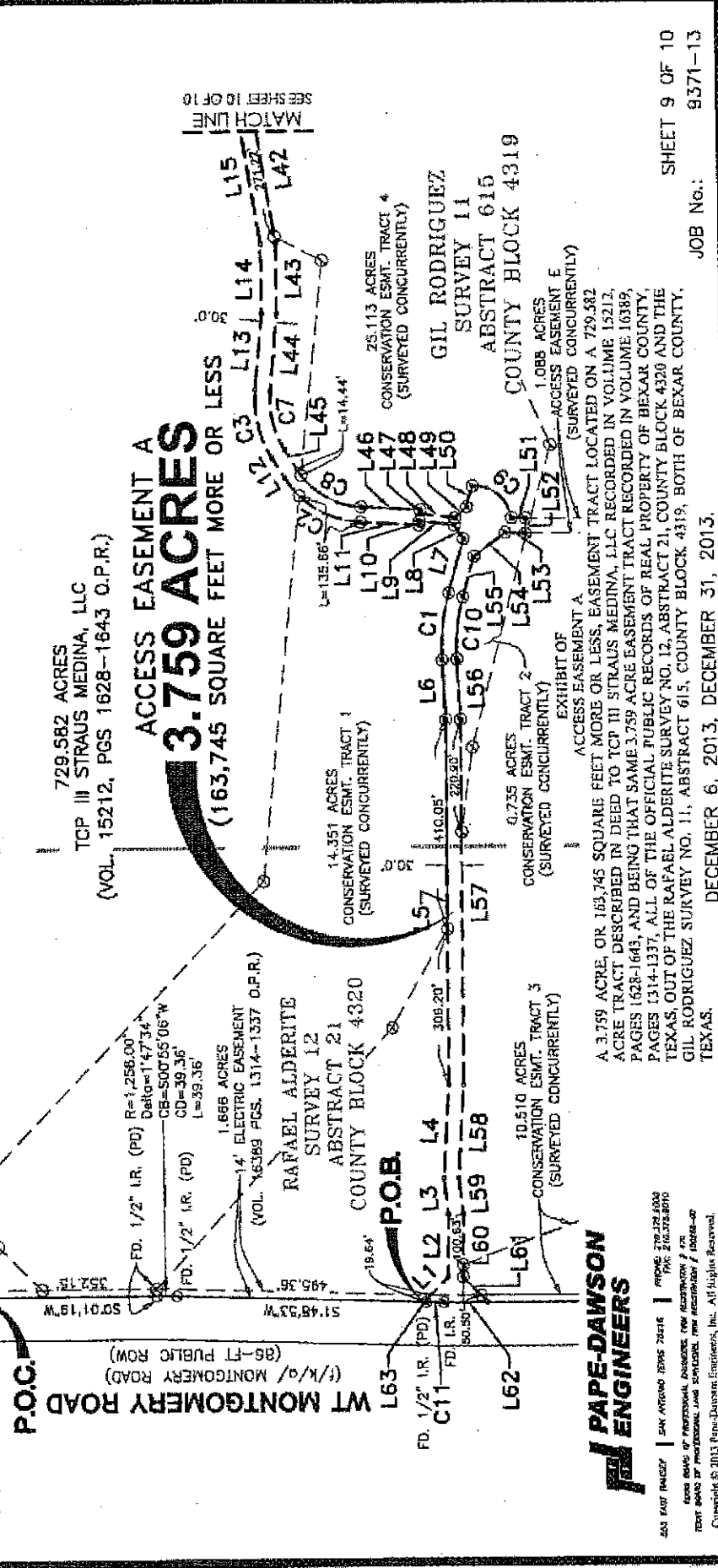
0.735 ACRES  
 CONSERVATION ESMT. TRACT 2  
 (SURVEYED CONCURRENTLY)

1.088 ACRES  
 ACCESS EASEMENT A  
 (SURVEYED CONCURRENTLY)

A 3.759 ACRE, OR 163,745 SQUARE FEET MORE OR LESS, EASEMENT TRACT LOCATED ON A 729.582 ACRE TRACT DESCRIBED IN DEED TO TOP III STRAUS MEDINA, LLC RECORDED IN VOLUME 15212, PAGES 1628-1643, AND BEING THAT SAME 3.759 ACRE EASEMENT TRACT RECORDED IN VOLUME 16389, PAGES 1314-1337, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NO. 12, ABSTRACT 21, COUNTY BLOCK 4320 AND THE GIL RODRIGUEZ SURVEY NO. 11, ABSTRACT 615, COUNTY BLOCK 4319, BOTH OF BEXAR COUNTY, TEXAS.



**LOCATION MAP**  
 MAPSCO MAP GRID AREA 7  
 NORTH-SOUTH SCALE

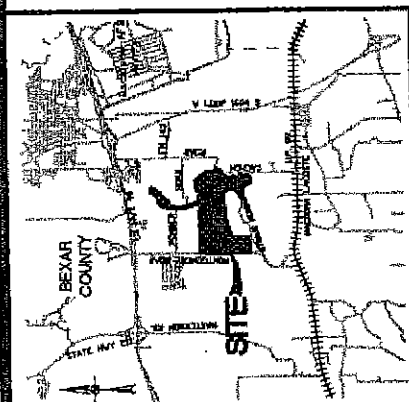


503 EAST BENDER | SAN ANTONIO TEXAS 78261 | PHONE 210.272.0003  
 FAX 210.272.8910  
 OFFICE HOURS: MONDAY THROUGH FRIDAY 8:00 AM - 5:00 PM  
 SATURDAY 9:00 AM - 12:00 PM  
 SUNDAY 12:00 PM - 5:00 PM  
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**PAPE-DAWSON ENGINEERS**

Date: Feb 27, 2014, 5:14pm User ID: 010966  
 File: A:\Survey\13-83001\9371-13\Easement Exhibit-Access\9371-13X ACRES-ESMT A.dwg

DECEMBER 6, 2013, DECEMBER 31, 2013.  
 JOB No.: 9371-13  
 SHEET 9 OF 10

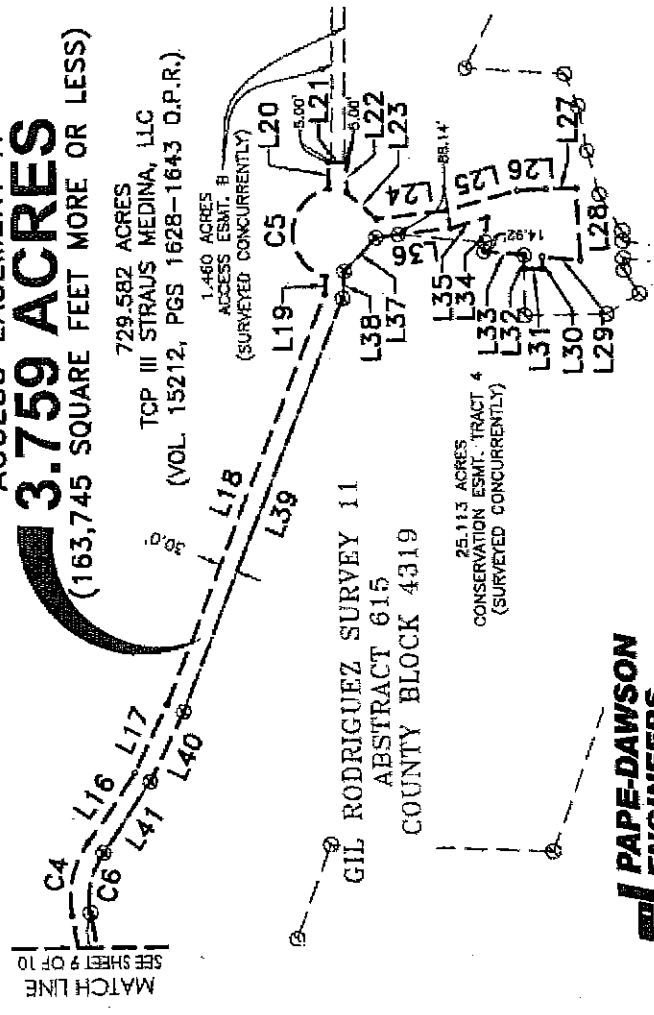


**LOCATION MAP**  
 MANSOUR MAP GRID: 4457-7  
 NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	398.45'	19°08'05"	S83°13'40"E	132.45'
C2	190.00'	54°56'20"	N30°27'38"E	175.28'
C3	215.00'	37°33'02"	N76°42'18"E	138.40'
C4	165.00'	44°20'30"	S77°08'20"E	124.53'
C5	75.00'	153°45'58"	S87°22'26"E	146.09'
C6	135.00'	44°20'30"	N77°58'20"W	101.89'
C7	185.00'	37°33'02"	S76°42'18"W	119.09'
C8	160.00'	54°56'20"	S30°27'38"W	147.61'
C9	75.00'	83°58'41"	S38°51'26"W	100.35'
C10	368.45'	19°08'05"	N83°13'40"W	122.48'
C11	1172.00'	1°46'45"	N0°55'50"E	36.39'

**ACCESS EASEMENT A**  
**3.759 ACRES**  
 (163,745 SQUARE FEET MORE OR LESS)

729.582 ACRES  
 TOP III STRAUS MEDINA, LLC  
 (VOL. 15212, PGS 1628-1643 O.P.R.)



**PAPE-DAWSON ENGINEERS**

505 EAST BAILEY | SAN ANTONIO TEXAS 78216 | PHONE 214.243.8100  
 FAX 214.273.5010

THIS DRAWING IS THE PROPERTY OF PAPE-DAWSON ENGINEERS, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS, INC.

Date: Jan 17, 2014, 11:02am User: JB: D:\Torrence  
 File: N:\Survey\13-9-300\9371-13\Easement Exhibits-Access-ESMT A.dwg

**LEGEND:**  
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD  
 O SET 1/2" IRON ROD (PD)

**NOTES:**  
 1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.  
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S43°48'34"E	70.86'	L22	N88°57'14"W	50.00'	L43	S89°48'34"W	138.52'
L2	S89°02'12"E	122.82'	L23	S42°17'28"W	65.93'	L44	N84°31'10"W	151.81'
L3	N63°39'50"E	72.15'	L24	S06°27'53"E	120.56'	L45	S57°55'48"W	45.66'
L4	S86°08'18"E	184.18'	L25	S14°46'44"E	127.74'	L46	S02°59'28"W	119.97'
L5	S89°34'22"E	716.25'	L26	S02°02'28"E	47.88'	L47	N83°09'02"W	8.00'
L6	N87°12'17"E	117.74'	L27	S01°08'20"E	50.00'	L48	S06°50'58"W	72.20'
L7	S73°39'38"E	110.59'	L28	S87°41'47"W	119.38'	L49	S42°17'53"E	32.60'
L8	N56°35'40"E	32.31'	L29	N05°37'28"E	62.79'	L50	S73°39'38"E	42.79'
L9	N06°50'58"E	71.18'	L30	N89°53'11"W	19.78'	L51	S02°23'00"W	27.97'
L10	N83°09'02"W	8.00'	L31	N00°06'49"E	30.00'	L52	N87°37'00"W	30.00'
L11	N02°58'28"E	118.96'	L32	S89°53'11"E	22.88'	L53	N02°23'00"E	39.73'
L12	N57°49'48"E	45.66'	L33	N05°37'28"E	69.62'	L54	N35°38'19"W	76.76'
L13	S84°31'10"E	150.32'	L34	S82°33'23"E	56.44'	L55	N73°39'38"W	83.46'
L14	N89°48'34"E	134.64'	L35	N14°46'44"W	68.41'	L56	S87°12'17"W	118.58'
L15	N80°41'25"E	281.17'	L36	N06°27'53"W	127.41'	L57	N89°34'22"W	716.00'
L16	S54°58'05"E	141.03'	L37	N48°07'45"W	76.88'	L58	N88°08'18"W	182.38'
L17	S64°09'50"E	129.39'	L38	N85°47'39"W	44.73'	L59	S83°39'50"W	71.39'
L18	S87°48'33"E	731.47'	L39	N67°46'33"W	737.21'	L60	N89°02'12"W	124.02'
L19	S85°47'39"E	28.93'	L40	N64°00'50"W	128.74'	L61	S45°29'58"W	70.14'
L20	S88°57'14"E	43.62'	L41	N54°58'05"W	143.40'	L62	N00°02'08"E	88.97'
L21	S01°02'46"W	30.00'	L42	S80°41'25"W	283.56'	L63	N01°48'53"E	4.98'

SHEET 10 OF 10  
 JOB No.: 9371-13

A-1-11

---

**EXHIBIT A-2**

**Description of Access Easement Area B**

[See attached.]



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

ACCESS EASEMENT B

A 1.460 acre, or 63,602 square feet more or less, easement tract located on a 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Pages 1628-1643 of the Official Public Records of Real Property of Bexar County, Texas, out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319 and the Asa Wikson Survey No. 68, Abstract 793, County Block 4318, both of Bexar County, Texas. Said 1.460 acre easement tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found MAG nail in concrete rip-rap with washer stamped "Pape-Dawson", on the east right-of-way line of WT Montgomery Road (formerly known as Montgomery Road), an 86-foot public right-of-way, being 6,857 feet south of the south right-of-way line of U.S. Highway 90 West, at the westernmost northwest corner of said 729.582 acre tract and the southwest corner of a 610.544 acre tract described in deed to Luckey Ranch Global Associates recorded in Volume 12452, Pages 419-428 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 74°26'07" E, departing the east right-of-way line of said WT Montgomery Road (formerly known as Montgomery Road), over and across said 729.582 acre tract, a distance of 3,721.50 feet to a point on the easternmost east line of an access easement surveyed concurrently as Access Easement A, being that same 3.759 acre access easement recorded in Volume 16389, Pages 1314-1337 of the Official Public Records of Real Property of Bexar County, Texas, said point bears S 01°02'46" W 5.00 feet from the easternmost northeast corner of said Access Easement A, said point also being the POINT OF BEGINNING for the herein described easement tract;

THENCE: Departing said easternmost east line of said Access Easement A, over and across said 729.582 acre tract the following bearings and distances:

- S 89°05'42" E, a distance of 1096.37 feet to a point;
- S 72°16'37" E, a distance of 214.39 feet to a point;
- S 67°56'13" E, a distance of 223.86 feet to a point;
- S 52°27'46" E, a distance of 68.50 feet to a point;
- S 41°22'46" E, a distance of 254.78 feet to a point;



1.460 Acres  
Access Easement B  
Job No. 9371-13

S 71°23'29" E, a distance of 71.57 feet to a point;  
S 84°44'17" E, a distance of 45.39 feet to a point;  
S 89°53'46" E, a distance of 159.95 feet to a point;  
N 87°56'28" E, a distance of 461.40 feet to a point;  
S 85°59'50" E, a distance of 31.10 feet to a point;  
S 69°29'05" E, a distance of 55.35 feet to a point;  
S 61°16'11" E, a distance of 157.35 feet to a point;  
S 65°06'48" E, a distance of 135.71 feet to a point;

THENCE: S 66°53'41" E, a distance of 205.26 feet to a point on a west line of a 53.193 acre easement tract surveyed concurrently as Conservation Easement Tract 6;

THENCE: S 06°19'06" W, with said west line of said Conservation Easement Tract 6 a distance of 20.89 feet to a point;

THENCE: Departing said west line of said Conservation Easement Tract 6 and over and across said 729.582 acre tract the following bearings and distances:

N 66°53'41" W, a distance of 211.61 feet to a point;  
N 65°06'48" W, a distance of 136.69 feet to a point;  
N 61°16'11" W, a distance of 156.58 feet to a point;  
N 69°29'05" W, a distance of 51.01 feet to a point;  
N 85°59'50" W, a distance of 27.14 feet to a point;  
S 87°56'28" W, a distance of 460.72 feet to a point;  
N 89°53'46" W, a distance of 161.23 feet to a point;

N 84°44'17" W, a distance of 48.63 feet to a point on a north line of said Conservation Easement Tract 6;

THENCE: With the said north and northeast lines of said Conservation Easement Tract 6 the following bearings and distances:

N 71°23'29" W, a distance of 79.27 feet to a set ½" iron rod with cap marked "Pape-Dawson";  
N 41°22'46" W, a distance of 258.21 feet to a set ½" iron rod with cap marked "Pape-Dawson";

1.460 Acres  
Access Easement B  
Job No. 9371-13

N 52°27'46" W, a distance of 63.84 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 67°56'13" W, a distance of 220.38 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 72°16'37" W, a distance of 210.84 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 89°07'22" W, a distance of 102.67 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle of said Conservation Easement Tract 6;

THENCE: N 89°05'42" W, departing said north line of said Conservation Easement Tract 6 a distance of 990.63 feet to a point on said easternmost east line of Access Easement A;

THENCE: N 01°02'46" E, with said easternmost east line of said Access Easement A, a distance of 20.00 feet to the POINT OF BEGINNING, and containing 1.460 acres in Bexar County, Texas. Said easement tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9371-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

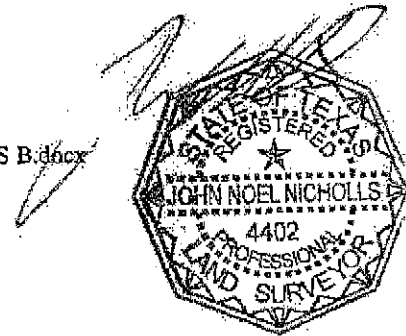
DATE: December 6, 2013, December 31, 2013

JOB NO. 9371-13

DOC. ID. N:\Survey\13\13-9300\9371-13\Word\9371-13 FN-ACCESS B.docx

TBPE Firm Registration #470

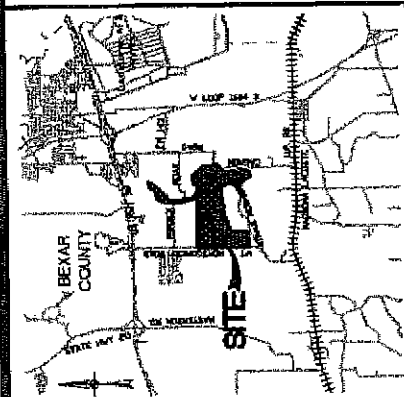
TBPLS Firm Registration #100288-00





- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
  2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00.
  3. SEE SHEET 5 OF 5 FOR CONTINUATION OF TIES FROM P.O.C TO THE P.O.B. AND THE LINE TABLES.

- LEGEND:**
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - PIR FOUND 1/2" IRON ROD
  - O SET 1/2" IRON ROD (PD)



**LOCATION MAP**  
 MAPSCO MAP GRID: 445E7  
 NORTH-SCALE

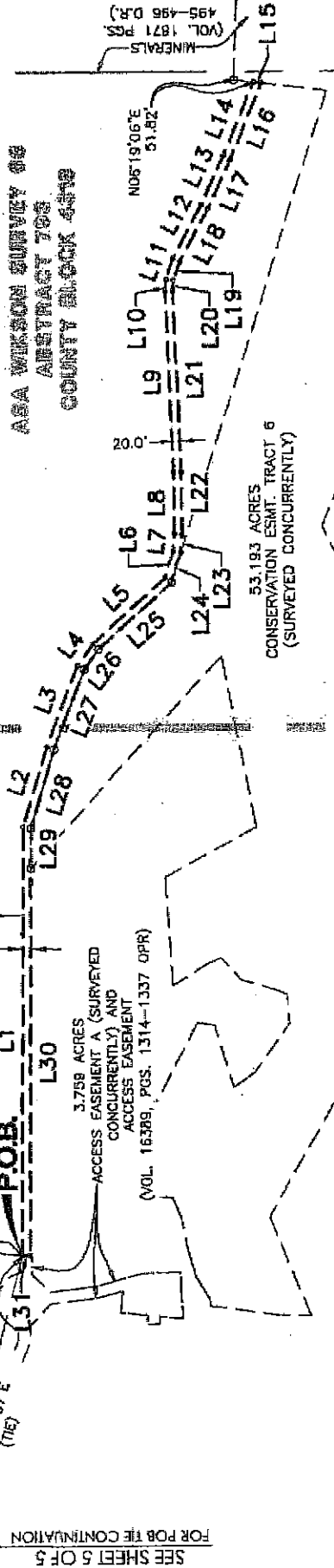
# ACCESS EASEMENT B

## 1.460 ACRES

(63,602 SQUARE FEET MORE OR LESS)

GIL RODRIGUEZ SURVEY 11  
 ABSTRACT 685  
 COUNTY BLOCK 4318

729.582 ACRES  
 TCP III STRAUS MEDINA, LLC  
 (VOL. 15212, PGS 1628-1643 O.P.R.)



FOR P.O.B THE CONTINUATION  
 SEE SHEET 5 OF 5

**EXHIBIT OF**

**ACCESS EASEMENT B**

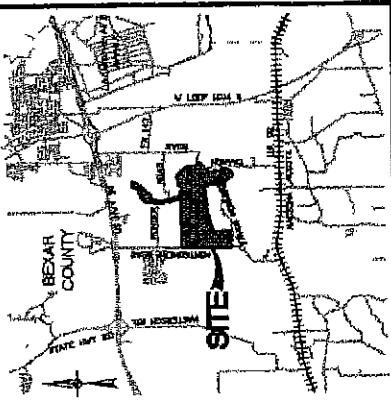
A 1.460 ACRE, OR 63,602 SQUARE FEET MORE OR LESS, EASEMENT TRACT LOCATED ON A 729.582 ACRE TRACT DESCRIBED IN DEED TO TCP III STRAUS MEDINA, LLC RECORDED IN VOLUME 15212, PAGES 1628-1643 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GIL RODRIGUEZ SURVEY NO. 11, ABSTRACT 615, COUNTY BLOCK 4319 AND THE ASA WILSON SURVEY NO. 68 ABSTRACT 793, COUNTY BLOCK 4318, BOTH OF BEXAR COUNTY, TEXAS.

DECEMBER 6, 2013, DECEMBER 31, 2013

JOB No.: 9371-13  
 SHEET 4 OF 5



655 EAST RUSKEY | SAN ANTONIO TEXAS 78215 | PHONE 210.218.8888  
 1205 NORTH OF INTERNATIONAL, DALLAS, TX 75201 | FAX 214.763.8170  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, PWS 0000000000 / 03  
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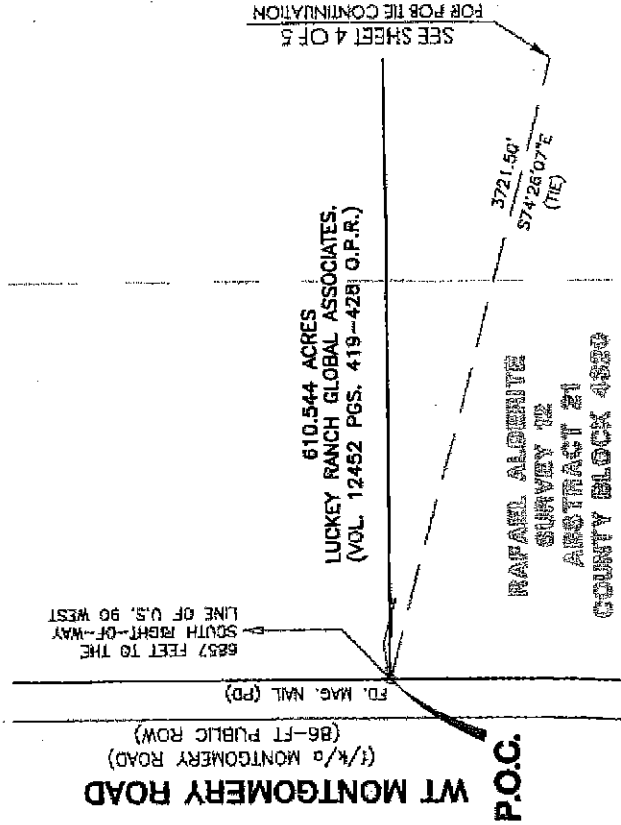
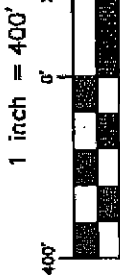
**LOCATION MAP**  
 MAPSCO MAP GRID: 448/47  
 NORTH-SOUTH SCALE

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DFR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD
- O SET 1/2" IRON ROD (PD)

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAZ2011) EPOCH 2010.00.
3. SEE SHEET 4 OF 5 FOR CONTINUATION OF P.O.C. TO P.O.B. TIES.



FOR THE CONTINUATION  
 SEE SHEET 4 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°05'42"E	1096.37'
L2	S72°16'37"E	214.39'
L3	S67°56'13"E	223.86'
L4	S52°27'45"E	68.50'
L5	S41°22'45"E	254.78'
L6	S77°23'29"E	71.57'
L7	S84°44'17"E	45.39'
L8	S89°53'46"E	159.95'
L9	N87°56'28"E	461.40'
L10	S85°59'50"E	31.10'
L11	S68°29'05"E	55.35'
L12	S81°16'11"E	157.35'
L13	S65°06'48"E	135.71'
L14	S66°53'41"E	205.28'
L15	S08°19'06"W	20.89'
L16	N66°53'41"W	211.61'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N65°06'48"W	138.69'
L18	N61°16'11"W	156.58'
L19	N89°29'05"W	51.01'
L20	N65°59'50"W	27.14'
L21	S87°56'28"W	460.72'
L22	N89°53'46"W	161.23'
L23	N84°44'17"W	48.63'
L24	N77°23'29"W	79.27'
L25	N41°22'46"W	258.21'
L26	N52°27'46"W	63.84'
L27	N67°56'13"W	220.38'
L28	N72°16'37"W	210.84'
L29	N89°07'22"W	102.67'
L30	N89°05'42"W	990.63'
L31	N01°02'48"E	20.00'



844 EAST HANLEY | SAN ANTONIO TEXAS 78211 | PHONE 214.588.8560  
 FAX 214.588.8561  
 THIS OFFICE OF PROFESSIONAL ENGINEERS HAS RECEIVED A P.E. LICENSE  
 FROM THE STATE OF TEXAS. LICENSE NUMBER: 9371-13  
 Copyright © 2013 Pape-Dawson Engineers, Inc. All Rights Reserved.

Date: Jan 07, 2014, 7:11am User: JD\_NICHOLS  
 File: N:\Survey\13-9300\9371-13\ExamEnt Exhibits - Access\9371-13EX-ACCESS-ESMT B.dwg

DECEMBER 6, 2013, DECEMBER 31, 2013.

JOB No.: 9371-13  
 SHEET 5 OF 5

---

**EXHIBIT A-3**

**Description of Access Easement Area C**

[See attached.]



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
ACCESS EASEMENT C

A 0.047 of an acre, or 2,046 square feet more or less, easement tract located on a 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Pages 1628-1643 of the Official Public Records of Real Property of Bexar County, Texas, out of the Asa Wikson Survey No. 68, Abstract 793, County Block 4318, of Bexar County, Texas. Said 0.047 of an acre easement tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson", on the east right-of-way line of WT Montgomery Road (formerly known as Montgomery Road), an 86-foot public right-of-way, at the westernmost southwest corner of said 729.582 acre tract, said iron rod is 11,955 feet south of the south right-of-way line of U.S. Highway 90 West;

THENCE: Departing said east right-of-way line of said WT Montgomery Road and with the south line of said 729.582 acre tract the following bearings and distances:

N 88°49'03" E, a distance of 1,144.77 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

N 67°31'08" E, a distance of 438.05 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

N 00°05'01" W, a distance of 1,729.14 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

N 72°26'11" E, a distance of 2,053.06 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

N 85°26'30" E, a distance of 733.09 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

N 84°45'57" E, a distance of 1,376.57 feet to a found iron rod marked "BMWD";

N 85°02'04" E, a distance of 700.13 feet to a found  $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

S 36°03'41" E, a distance of 619.70 feet to a point on a west line of a 100-foot wide Permanent Sanitary Sewer Easement, recorded in Volume 14598, Pages 1294-1312 of the Official Public Records of Real Property of Bexar County, Texas;

0.047 Acres  
Access Easement C  
Job No. 9371-13

THENCE: Departing the south line of said 729.582 acre tract and with said west and northwest lines of said Permanent Sanitary Sewer Easement, the following bearings and distances:

N 02°34'18" E, at 96.10 feet passing a set ½" iron rod with cap marked "Pape-Dawson" for a southern corner of a 53.193 acre easement tract surveyed concurrently as Conservation Easement Tract 6, and continuing with the common line of said Conservation Easement Tract 6 and said Permanent Sanitary Sewer Easement a total distance of 300.77 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle point;

N 55°10'06" E, with the common line of said Conservation Easement Tract 6 and said Permanent Sanitary Sewer Easement a distance of 497.93 feet to the POINT OF BEGINNING for the northwest corner of the herein described easement tract;

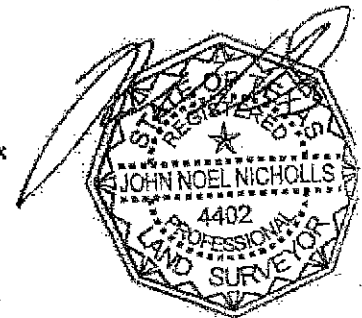
THENCE: N 55°10'06" E, continuing with the common line of said Conservation Easement Tract 6 and said Permanent Sanitary Sewer Easement, a distance of 20.46 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the easternmost southeast corner of said Conservation Easement Tract 6;

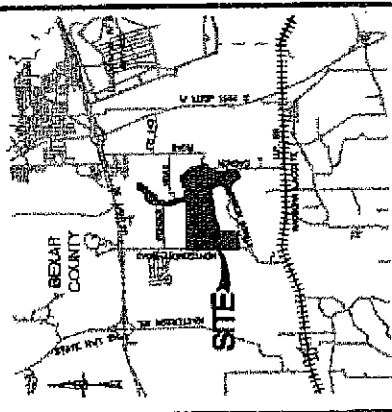
THENCE: S 22°37'06" E, departing the common line of said Permanent Sanitary Sewer Easement and said Conservation Easement Tract 6, and over and across said Permanent Sanitary Sewer Easement, a distance of 102.32 feet to a set ½" iron rod with cap marked "Pape-Dawson" on a southeast line of said Permanent Sanitary Sewer Easement and an angle on a northwest line of a 35.904 acre easement tract surveyed concurrently as Conservation Easement Tract 7;

THENCE: S 55°10'06" W, with the common line of said Permanent Sanitary Sewer Easement and said Conservation Easement Tract 7, a distance of 20.46 feet to a point;

THENCE: N 22°37'06" W, departing said common line and over and across said Permanent Sanitary Sewer Easement, a distance of 102.32 feet to the POINT OF BEGINNING, and containing 0.047 of an acre in Bexar County, Texas. Said easement tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9371-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 6, 2013, December 31, 2013.  
JOB NO. 9371-13  
DOC. ID. N:\Survey13\13-9300\9371-13\Word\9371-13 FN-ACCESS C.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





**LOCATION MAP**  
NAD83 MAP GRID: 6456-7  
NORTH-SOUTH SCALE

- LEGEND:**
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - FR FOUND 1/2" IRON ROD
  - O SET 1/2" IRON ROD (PD)

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
  2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00.
  3. SEE SHEET 4 OF 4 FOR CONTINUATION OF TIES FROM THE P.O.C. TO THE P.O.B.



LINE	BEARING	LENGTH
L1	N55°10'06"E	20.46'
L2	S22°37'06"E	102.32'
L3	S55°10'06"W	20.46'
L4	N22°37'06"W	102.32'

**ASA WIKSON**  
**SURVEY 68**  
**ABSTRACT 793**  
**COUNTY BLOCK 4318**

**729.582 ACRES**  
**TCP III STRAUS MEDINA, LLC**  
**(VOL. 15212, PGS 1628-1643 O.P.R.)**

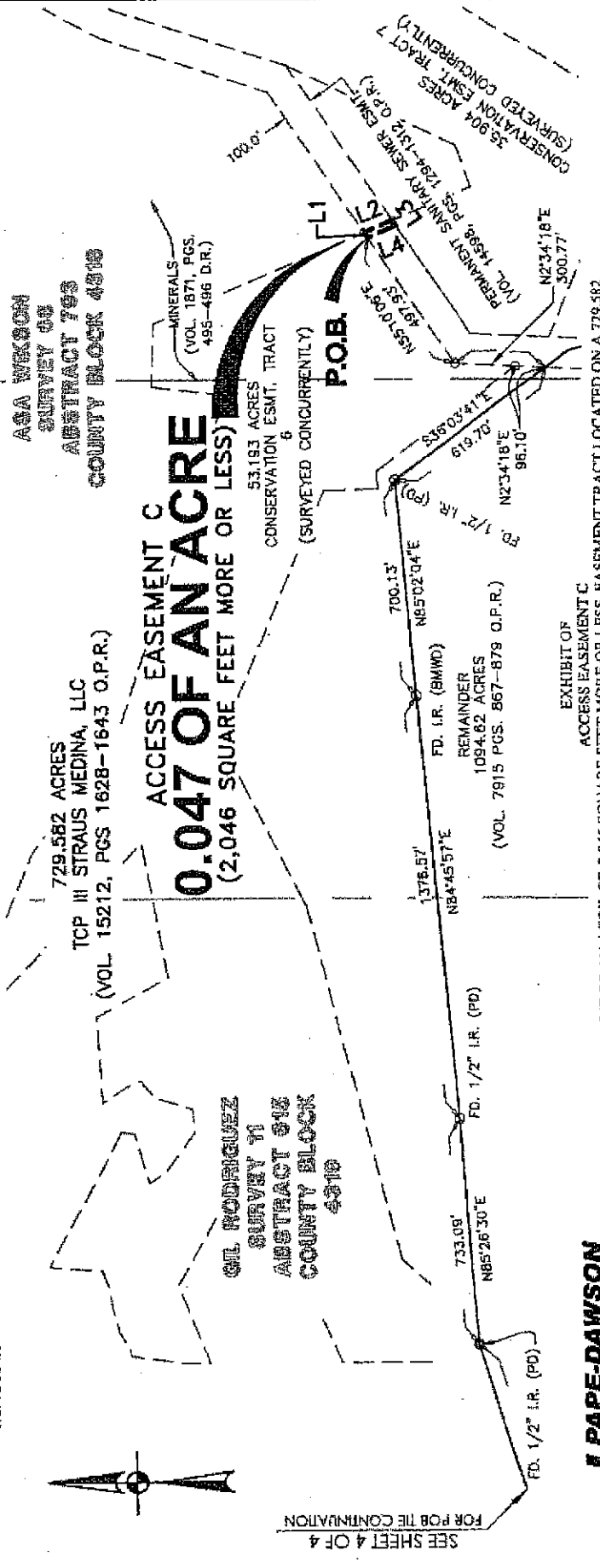
**ACCESS EASEMENT C**  
**0.047 OF AN ACRE**  
**(2,046 SQUARE FEET MORE OR LESS)**

**GIL RODRIGUEZ**  
**SURVEY 71**  
**ABSTRACT 918**  
**COUNTY BLOCK**  
**4318**

**53.193 ACRES**  
**CONSERVATION ESMT. TRACT**  
**6**  
**(SURVEYED CONCURRENTLY)**

**MINERALS**  
**(VOL. 1871, PGS.**  
**495-496 D.R.)**

**P.O.B.**



**EXHIBIT OF**  
**ACCESS EASEMENT C**  
A 0.047 OF AN ACRE OR 2,046 SQUARE FEET MORE OR LESS, EASEMENT TRACT LOCATED ON A 729.582 ACRE TRACT DESCRIBED IN DEED TO TCP III STRAUS MEDINA, LLC RECORDED IN VOLUME 15212, PAGES 1628-1643 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ASA WIKSON SURVEY NO. 68 ABSTRACT 793, COUNTY BLOCK 4318 OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON**  
**ENGINEERS**

1001 EAST BRADLEY | 944 ARIZONA TEXAS 78216 | PHONE 214.237.2000  
2345 ROAD OF PROFESSIONAL LIABILITY INSURANCE | 214.237.2141  
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DECEMBER 6, 2013, DECEMBER 31, 2013.

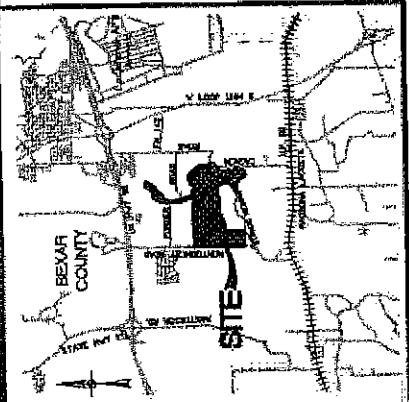
SHEET 3 OF 4

JOB No.: 9371-13

FOR THE CONTINUATION  
SEE SHEET 4 OF 4

A-3-4

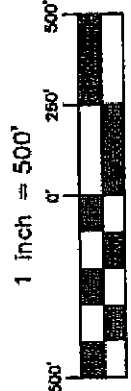




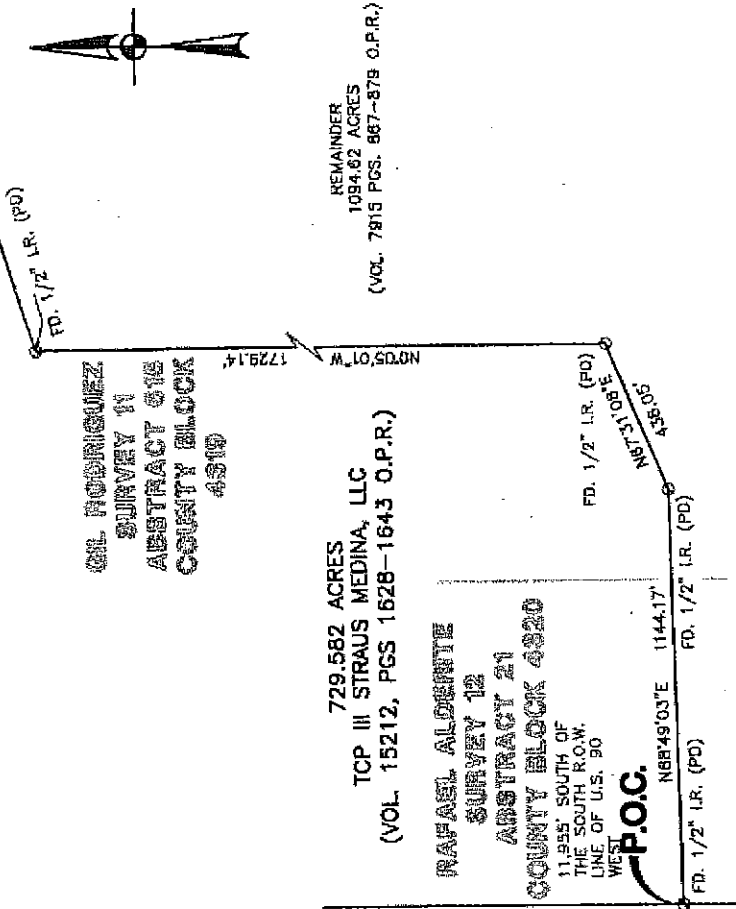
**LOCATION MAP**  
 MAP/PCO MAP GRID: 445767  
 100'-0.00 SCALE

**LEGEND:**  
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD  
 O SET 1/2" IRON ROD (FD)

**NOTES:**  
 1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.  
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00.  
 3. SEE SHEET 3 OF 4 FOR CONTINUATION OF P.O.C. TO P.O.B. TIES.



FOR P.O.B. CONTINUATION  
 SEE SHEET 3 OF 4



**WT MONTGOMERY ROAD**  
 (86'-FT PUBLIC ROW)  
 (1/4 MONTGOMERY ROAD)

729.582 ACRES  
 TCP III STRAUS MEDINA, LLC  
 (VOL. 15212, PGS 1628-1643 O.P.R.)

RAFABL ALDENITE  
 SURVEY 12  
 ABSTRACT 21  
 COUNTY BLOCK 4820  
 11,955' SOUTH OF  
 THE SOUTH R.O.W.  
 LINE OF U.S. 90  
 WEST

REMAINDER  
 1094.62 ACRES  
 (VOL. 7915 PGS. 967-979 O.P.R.)

**P.O.C.**  
 N89°49'03"E 1144.17'

255 EAST HANCOCK | SAN ANTONIO TEXAS 78116 | PHONE 210.228.4400  
 FAX 210.228.3010  
 THESE SERVICES ARE PROVIDED BY PROFESSIONAL ENGINEERS AND SURVEYORS  
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 AND SURVEYOR. THIS DOCUMENT IS THE PROPERTY OF PAPE-DAWSON  
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 FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,  
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**PAPE-DAWSON ENGINEERS**

Date: Sep 02 2014 7:57am User: J.C. MICHOLLS  
 File: H:\Survey\13-9300\9371-1\1\Exhibit-A\Access\9371-10EX ACCESS-EDMT C.dwg

DECEMBER 6, 2013, DECEMBER 31, 2013.

JOB No.: 9371-13  
 SHEET 4 OF 4

---

**EXHIBIT A-4**

**Description of Access Easement Area D**

[See attached.]



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
ACCESS EASEMENT D

A 0.069 of an acre, or 2,997 square feet more or less, easement tract located on a 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Pages 1628-1643 of the Official Public Records of Real Property of Bexar County, Texas, out of the Asa Wikson Survey No. 68, Abstract 793, County Block 4318, of Bexar County, Texas. Said 0.069 of an acre easement tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found iron rod marked "BMWD" on an east line of the remainder 1473.4201 acre tract described in deed of trust to Hayden Grona, Trustee recorded in Volume 4216, Pages 495-509 of the Official Public Records of Bexar County, Texas at its intersection with a north line of said 729.582 acre tract and a south line of a 189.01 acre tract described in deed to Bexar County recorded in Volume 6326, Pages 1093-1098 of the Official Public Records of Real Property of Bexar County, Texas, said point being an angle of a 40.634 acre Conservation Easement Tract 8 surveyed concurrently and located on said 729.582 acre tract;

THENCE: Departing said east line of the remainder 1473.4201 acre tract and with north, northeast and east lines of said 729.582 acre tract and said Conservation Easement Tract 8 and south, southwest and west lines of said 189.01 acre tract, the following bearings and distances:

N 82°00'56" E, a distance of 972.57 feet to a found 1/2" iron rod;

S 39°23'21" E, a distance of 1,309.20 feet to a found iron rod marked "BMWD";

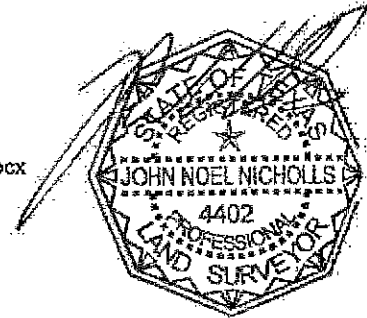
S 04°41'35" E, a distance of 257.21 feet to a point on a north line of a 50-foot sanitary sewer easement recorded in Volume 4474, Pages 1619-1625 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°44'04" W, departing said east line of said 729.582 tract and a west line of said 189.01 acre tract and with a north line of said 50-foot sanitary sewer easement and a south line of said Conservation Easement Tract 8, a distance of 317.49 feet to the POINT OF BEGINNING for the herein described easement tract;

0.069 Acres  
Access Easement D  
Job No. 9371-13

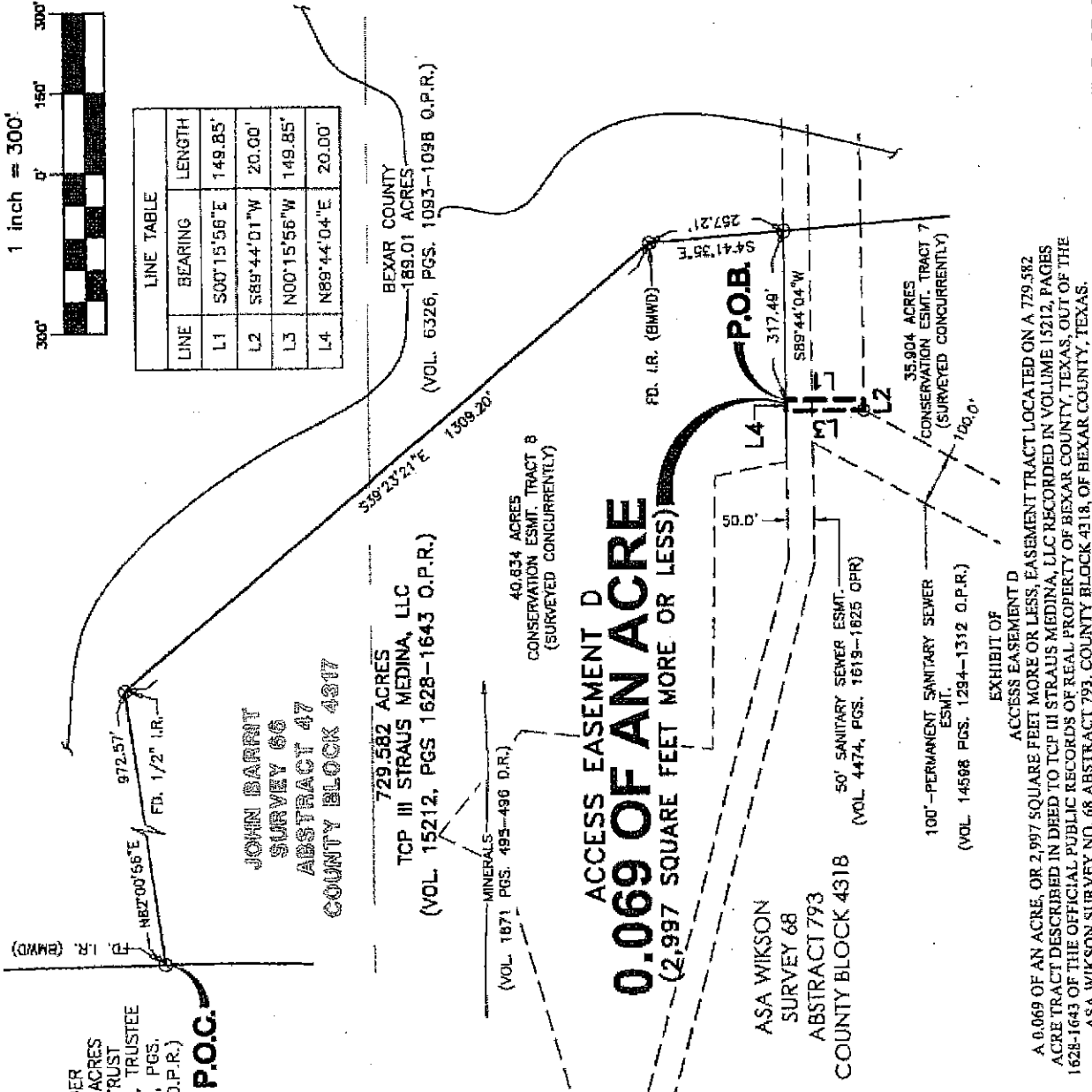
- THENCE: S 00°15'56" E, departing said north line of said 50-foot sanitary sewer easement and said south line of said Conservation Easement Tract 8, a distance of 149.85 feet to a point on a south line of, a 100-foot wide Permanent Sanitary Sewer Easement recorded in Volume 14598, Pages 1294-1312 of the Official Public Records of Real Property of Bexar County, Texas and on a north line of a 35.904 acre easement tract surveyed concurrently as Conservation Easement Tract 7;
- THENCE: S 89°44'01" W, with said south line of said 100-foot wide Permanent Sanitary Sewer Easement and north line of said Conservation Easement Tract 7, a distance of 20.00 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle of said 100-foot wide Permanent Sanitary Sewer Easement and said Conservation Easement Tract 7;
- THENCE: N 00°15'56" W, departing said south line of said 100-foot wide Permanent Sanitary Sewer Easement and north line of said Conservation Easement Tract 7, a distance of 149.85 feet to a point on a north line of said 50-foot sanitary sewer easement and south line of said Conservation Tract 8;
- THENCE: N 89°44'04" E, with said north line of said 50-foot sanitary sewer easement and south line of said Conservation Easement Tract 8, a distance of 20.00 feet to the POINT OF BEGINNING, and containing 0.069 of an acre in Bexar County, Texas. Said easement tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9371-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 6, 2013, December 31, 2013.  
JOB NO. 9371-13  
DOC. ID. N:\Survey\13\13-9300\9371-13\Word\9371-13 FN-ACCESS D.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





LINE	BEARING	LENGTH
L1	S00°15'56"E	149.85'
L2	S89°44'01"W	20.00'
L3	N00°15'56"W	149.85'
L4	N89°44'04"E	20.00'



REMAINDER  
1473.4201 ACRES  
DEED OF TRUST  
HAYDEN GROHA, TRUSTEE  
(VOL. 4216, PGS.  
495-508 O.P.R.)

JOHN BARRY  
SURVEY 66  
ABSTRACT 47  
COUNTY BLOCK 4317

729.582 ACRES  
TCP III STRAUS MEDINA, LLC  
(VOL. 15212, PGS 1628-1643 O.P.R.)

MINERALS  
(VOL. 1871 PGS. 495-496 D.R.)

40,834 ACRES  
CONSERVATION ESMT. TRACT 8  
(SURVEYED CONCURRENTLY)

# ACCESS EASEMENT D 0.069 OF AN ACRE (2,997 SQUARE FEET MORE OR LESS)

ASA WIKSON  
SURVEY 68  
ABSTRACT 793  
COUNTY BLOCK 4318

50' SANITARY SEWER ESMT.  
(VOL. 4474, PGS. 1619-1625 OPR)

100'-PERMANENT SANITARY SEWER  
ESMT.  
(VOL. 14598 PGS. 1294-1312 O.P.R.)

35,904 ACRES  
CONSERVATION ESMT. TRACT 7  
(SURVEYED CONCURRENTLY)

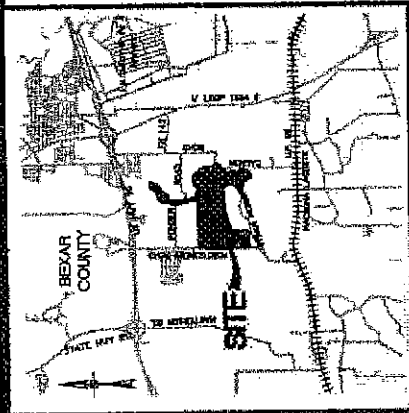
EXHIBIT OF  
ACCESS EASEMENT D

A 0.069 OF AN ACRE, OR 2,997 SQUARE FEET MORE OR LESS, EASEMENT TRACT LOCATED ON A 729.582  
ACRE TRACT DESCRIBED IN DEED TO TCP III STRAUS MEDINA, LLC RECORDED IN VOLUME 15212, PAGES  
1628-1643 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE  
ASA WIKSON SURVEY NO. 68 ABSTRACT 793, COUNTY BLOCK 4318, OF BEXAR COUNTY, TEXAS.

DECEMBER 6, 2013, DECEMBER 31, 2013.

JOB No.:

SHEET 3 OF 3  
9371-13



LOCATION MAP  
MAPSCO MAP GRID: 845/857  
NOT TO SCALE



LEGEND:  
DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD  
O SET 1/2" IRON ROD (PDI)

NOTES:  
1. THE PROFESSIONAL SERVICES PROVIDED  
HEREWITH INCLUDE THE PREPARATION OF A  
FIELD NOTE DESCRIPTION.  
2. THE BEARINGS ARE BASED ON THE TEXAS  
COORDINATE SYSTEM ESTABLISHED FOR THE  
SOUTH CENTRAL ZONE FROM THE NORTH  
AMERICAN DATUM OF 1983 NAD83 (NAD2011)  
EPOCH 2010.00.

**PAPE-DAWSON  
ENGINEERS**

303 EAST GANSEY | 501 JENNIFER TOWER 26116 | PHONE: 210.376.0000  
FAX: 210.375.9010  
THIS OFFICE OF PROFESSIONAL ENGINEERS, NEW REGISTRATION / RPL  
THIS OFFICE OF PROFESSIONAL LAND SURVEYORS, NEW REGISTRATION / RPL  
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A-4-4

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**EXHIBIT A-5**

**Description of Access Easement Area E**

[See attached.]



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
ACCESS EASEMENT E

A 1.088 acre, or 47,377 square feet more or less, easement tract located on a 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Pages 1628-1643 of the Official Public Records of Real Property of Bexar County, Texas, out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319, of Bexar County, Texas. Said 1.088 acre easement tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found MAG nail in concrete rip-rap with washer stamped "Pape-Dawson", on the east right-of-way line of WT Montgomery Road, (formerly known as Montgomery Road), an 86-foot public right-of-way, being 6,857 feet south of the south right-of-way line of U.S. Highway 90 West, at the westernmost northwest corner of said 729.582 acre tract and the southwest corner of a 610.544 acre tract described in deed to Luckey Ranch Global Associates recorded in Volume 12452, Pages 419-428 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 53°43'54" E, departing said right-of-way line of said WT Montgomery Road, over and across said 729.582 acre tract, a distance of 1887.80 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southernmost southeast corner of an access easement surveyed concurrently as Access Easement A (said Access Easement A being that same 3.759 acre access easement recorded in Volume 16389, Pages 1314-1337 of the Official Public Records of Real Property of Bexar County, Texas) and being the POINT OF BEGINNING for the herein described easement tract;

THENCE: Departing said corner and southernmost south line of said Access Easement A, over and across said 729.582 acre tract, the following bearings and distances:  
S 00°06'51" E, at 9.49 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at a southwest corner of a 25.113 acre easement tract surveyed concurrently as Conservation Easement Tract 4, and at 836.02 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at a northwest corner of a 21.646 acre easement tract surveyed concurrently as Conservation Easement Tract 5, and continuing for a total distance of 1,578.84 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a southwest corner of said 21.646 acre Conservation Easement Tract 5;

1.088 Acres  
Access Easement E  
Job No. 9371-13

S 89°53'09" W, a distance of 30.00 feet to a point;

N 00°06'51" W, at a distance of 204.45 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the southernmost southeast corner of a 10.510 acre easement tract surveyed concurrently as Conservation Easement Tract 3, and continuing for a total distance of 935.64 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle of said Conservation Easement Tract 3;

N 00°06'43" W, a distance of 642.03 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a southeast corner of a 0.735 acre easement tract surveyed concurrently as Conservation Easement Tract 2;

N 00°03'18" W, with the east line of said Conservation Easement Tract 2 a distance of 2.49 feet to a set ½" iron rod with cap marked "Pape-Dawson", being the southernmost southwest corner of said Access Easement A;

THENCE: S 87°37'00" E, with said southernmost south line of said Access Easement A, a distance of 30.00 feet to the POINT OF BEGINNING, and containing 1.088 acres in Bexar County, Texas. Said easement tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9371-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

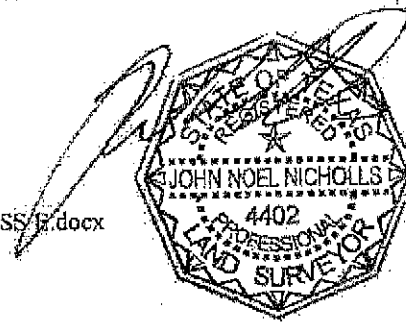
DATE: December 6, 2013, December 31, 2013.

JOB NO. 9371-13

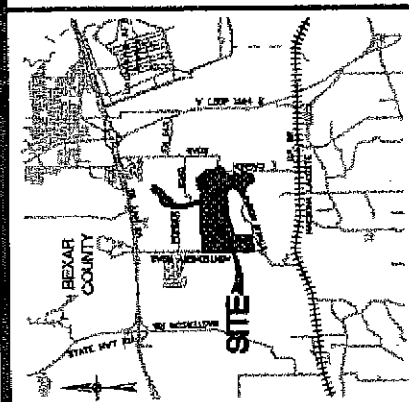
DOC. ID. N:\Survey\13\13-9300\9371-13\Word\9371-13 FN-ACCESS E.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00







**LOCATION MAP**  
 NAD83 MAP GRID, 445627  
 NOT TO SCALE



- LEGEND:**
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - FIR FOUND 1/2" IRON ROD
  - O SET 1/2" IRON ROD (PDI)

**NOTES:**

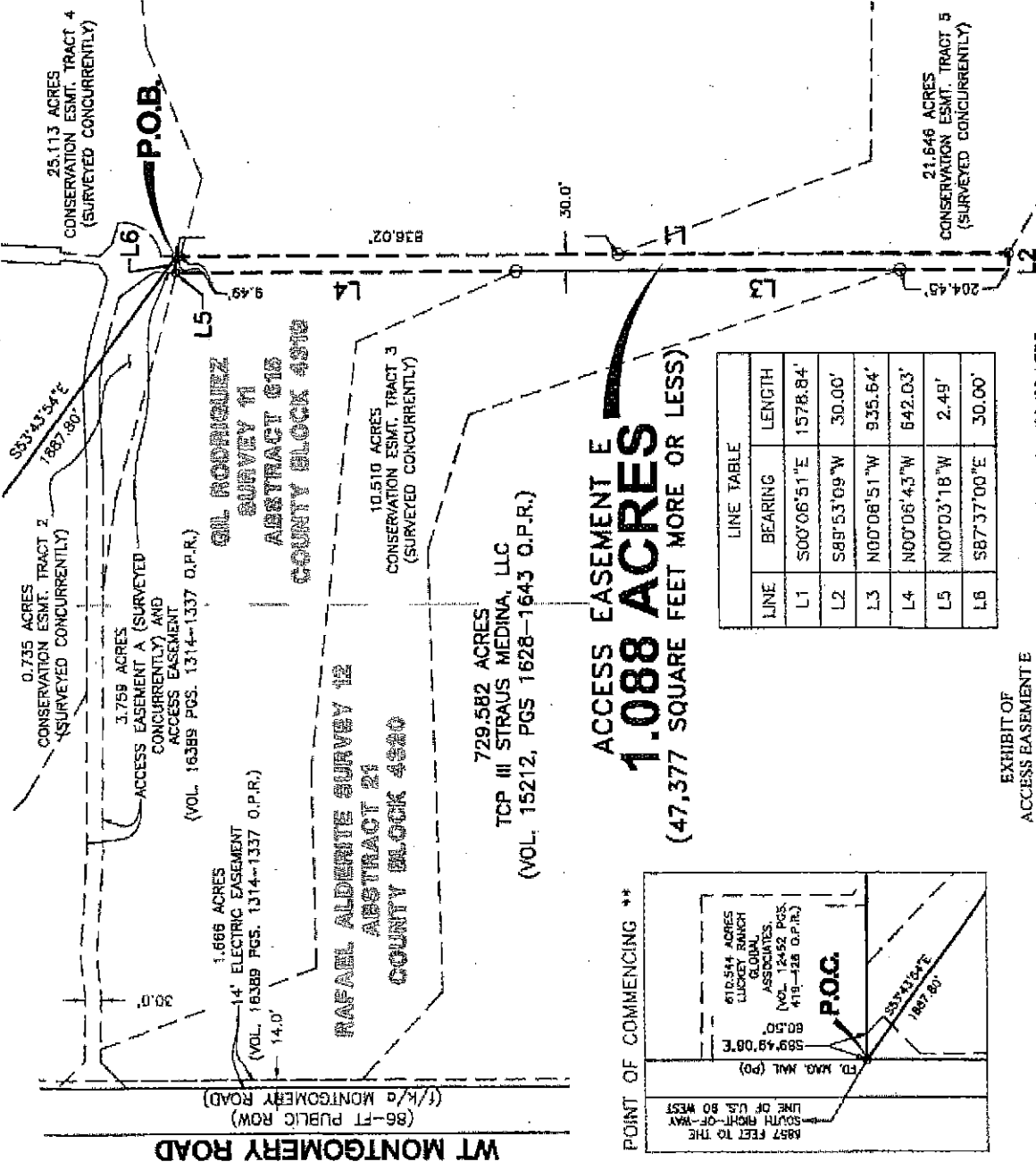
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00.



445 PACE AVENUE  
 SUITE 200  
 SAN ANTONIO, TEXAS 78216 | PHONE: 214.242.8000  
 FAX: 214.242.8010  
 WWW.PAPE-DAWSON.COM  
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Date: Jan 16, 2014, 11:43am User: JR: NWC/HLLS  
 File: N:\Survey\13\13-9300\9371-13\Access-Esmt E.dwg

SEE POINT OF COMMENCING \*\*



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S00°06'51"E	1578.84'
L2	S89°53'09"W	30.00'
L3	N00°08'51"W	935.64'
L4	N00°06'43"W	642.03'
L5	N00°03'18"W	2.49'
L6	S87°37'00"E	30.00'

**ACCESS EASEMENT E**  
**1.088 ACRES**  
 (47,377 SQUARE FEET MORE OR LESS)

POINT OF COMMENCING \*\*

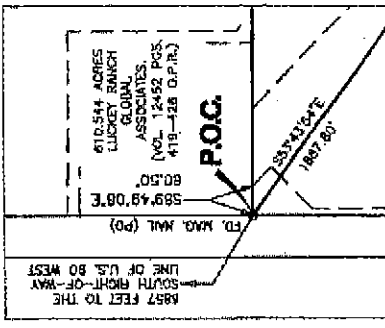


EXHIBIT OF

ACCESS EASEMENT E  
 A 1.088 ACRE, OR 47,377 SQUARE FEET MORE OR LESS, EASEMENT TRACT LOCATED ON A 729.582 ACRE TRACT DESCRIBED IN DEED TO TCP III STRAUS MEDINA, LLC RECORDED IN VOLUME 15212, PAGES 1628-1643 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE OIL RODRIGUEZ SURVEY NO. 11, ABSTRACT 615, COUNTY BLOCK 4319, OF BEXAR COUNTY, TEXAS.

DECEMBER 6, 2013, DECEMBER 31, 2013

SHEET 3 OF 3  
 JOB No.: 9371-13

A-5-4



Doc# 20140191664  
# Pages 35  
11/05/2014 3:43PM  
e-Filed & e-Recorded in the  
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BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$158.00

STATE OF TEXAS  
COUNTY OF BEXAR  
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was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
11/05/2014 3:43PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*