

Exhibit A



METES AND BOUNDS DESCRIPTION FOR TRACT 1

A 324.155 acre, or 14,120,213 square feet more or less, tract of land, being a remaining portion of a called 1909.83-acre tract described in deed to Briggs Ranch, Ltd recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, out of the Precilla Tarkington Survey No. 5, Abstract 1029 and the Mrs. S.C. Craig Survey No. 13 $\frac{3}{4}$, Abstract 1077, Bexar County, Texas. Said 324.155-acre 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:

- BEGINNING:** At a found $\frac{1}{2}$ " iron rod, on the south line of a called 33.68-acre tract recorded in Volume 8818, Pages 1638-1644 of the Official Public Records of Bexar County, Texas, the northeast corner of a 200.0-acre tract recorded in Volume 16474, Pages 1079-1082 of the Official Public Records of Bexar County, Texas, from which the northwest corner of said 200.0-acre tract on the east right-of-way line of State Highway 211, a variable width right-of-way bears S 89°25'44" W, a distance of 1700.00 feet;
- THENCE:** N 89°25'44" E, with the north line of said remaining portion of a called 1909.83-acre tract, same being the south of said called 33.68-acre tract, a distance of 671.50 feet to a found iron rod with a cap marked "KFW", the southwest corner of the remainder of a called 5.0016-acre tract, same being the southeast corner of said called 33.68-acre tract;
- THENCE:** S 88°32'49" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said remainder of a called 5.0016-acre tract, a distance of 86.70 feet to a found iron rod with a cap marked "KFW", the southwest corner of the Arcadia Ridge Phase 1, Unit 5B-2 Subdivision recorded in Volume 9709, Pages 99-100 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 88°21'27" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, a distance of 418.59 feet to a found $\frac{1}{2}$ " iron rod;
- THENCE:** S 88°19'33" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, at a distance of 58.69 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 5D Subdivision recorded in Volume 20001, Pages 1705-1709 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, for a total distance of 270.57 feet to a found $\frac{1}{2}$ " iron rod;

THENCE: N 89°30'53" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, at a distance of 510.26 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-2 Subdivision recorded in Volume 20001, Pages 305-306 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5D Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, at a distance of 1333.39 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-1 Subdivision recorded in Volume 9710, Pages 24-26 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, at a distance of 1913.51 feet passing the southwest corner of the Rancho Del Lago Elementary School Subdivision recorded in Volume 20001, Pages 1343-1345 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, for a total distance of 2204.53 feet to a found ½" iron rod;

THENCE: N 89°37'12" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, at a distance of 868.03 feet passing the southwest corner of the remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being the southeast corner of said Rancho Del Lago Elementary School Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of the said remaining portion of a 691.094-acre tract, for a total distance of 3350.91 feet to a found 1" iron pipe, the northwest corner of the remainder of a 547.7-acre tract recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, same being the northeast corner of said remaining portion of a called 1909.83-acre tract;

THENCE: Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said remainder of a 547.7-acre tract, same being the east line of said remaining portion of a called 1909.83-acre tract, the following bearings and distances:
S 00°23'47" E, a distance of 1229.52 feet to a found ½" iron rod;
S 00°16'43" E, a distance of 1162.00 feet to a found ½" iron rod;
S 00°18'50" E, a distance of 1756.48 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 00°14'28" E, at a distance of 1796.18 feet passing a found ½" iron rod with a yellow cap marked "Pape Dawson", a northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 Official Public Records of Bexar County, Texas, continuing with the east line of said remaining portion of a called 1909.83-acre tract, same being the west line of said called 487.6-acre tract, for a total distance of 2380.70 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of the Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A recorded in Volume 9581, Pages 75-81 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the west line of said called 487.6-acre tract, with the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A, the following bearings and distances:

N 47°52'39" W, a distance of 44.20 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 24°38'17" W, a distance of 268.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 20°55'52" W, a distance of 177.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°06'06" W, a distance of 236.82 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 33°42'42" W, a distance of 132.41 feet to a found iron rod with a cap marked "SCCE";

N 43°03'56" W, a distance of 60.00 feet to a found ½" iron rod, a southeast corner of a remaining portion of a 285.9-acre tract recorded in Volume 18557, Pages 873-886 of the Official Public Records of Bexar County, Texas;

THENCE: N 22°57'01" W, departing the said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A with an east line of said remaining portion of a 285.9-acre tract, a distance of 279.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

THENCE: N 22°58'01" W, continuing with the common east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A and said remaining portion of a 285.9-acre tract, a distance of 241.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an interior corner of said remaining portion of a 285.9-acre tract, same being a northeast corner of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

THENCE: N 81°38'23" E, with a south line of said remaining portion of a 285.9-acre tract, a distance of 196.13 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: With an east line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

N 11°36'57" W, a distance of 1593.68 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°27'13" E, a distance of 80.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 34°35'35" E, a distance of 547.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 09°24'05" E, a distance of 376.80 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 03°00'55" E, a distance of 355.20 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°05'24" E, a distance of 384.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 07°14'55" W, a distance of 124.14 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 09°17'47" W, a distance of 98.84 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 62°56'15" W, a distance of 187.29 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 52°09'29" W, a distance of 46.83 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 54°05'59" W, a distance of 266.94 feet to a found ½" iron rod;

S 52°59'16" W, a distance of 174.41 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°53'32" W, a distance of 437.37 feet to a found ½" iron rod;

N 15°05'51" W, a distance of 177.87 feet to a found ½" iron rod, and;

N 03°33'41" W, a distance of 596.66 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northeast corner of said 285.9-acre tract;

- THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
- N 38°47'17" W, a distance of 249.52 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 87°15'14" W, a distance of 95.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 59°09'11" W, a distance of 298.88 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 31°09'50" W, a distance of 267.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;
- S 58°41'26" W, a distance of 344.90 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the easterly corner of Lot 69 of the Trails of Briggs Ranch, Unit-2 Replat recorded in Volume 20001, Pages 2575-2576 of the Plat Records of Bexar County, Texas;
- THENCE: N 17°36'23" W, with the east line of said Lot 69, a distance of 416.70 feet to a found ½" iron rod, the northeast corner of said Lot 69;
- THENCE: With the north line of said Lot 69, the following bearings and distances:
- S 73°39'16" W, a distance of 14.66 feet to a found ½" iron rod, a point of non-tangent curvature;
- Southwesterly, with a non-tangent curve to the right, having a radial bearing of N 16°21'12" W, a radius of 449.80 feet, a central angle of 33°08'29", a chord bearing and distance of N 89°46'57" W, 256.56 feet, for an arc length of 260.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency, and;
- N 73°12'42" W, a distance of 221.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said Lot 69;
- THENCE: S 25°16'40" W, with the west line of Lot 69, a distance of 251.73 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the west line of said Lot 69, a point in the north line of the aforementioned remaining portion of a 285.9-acre tract;
- THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
- N 65°32'35" W, a distance of 386.04 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 80°59'41" W, a distance of 139.45 feet to a found "+" in rock;

N 85°58'00" W, a distance of 271.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 84°45'28" W, a distance of 442.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 73°20'32" W, a distance of 267.87 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the west line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

S 31°13'50" W, a distance of 247.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 13°43'04" W, a distance of 76.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 48°35'46" W, a distance of 69.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 05°28'43" W, a distance of 71.83 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°12'31" W, a distance of 61.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 19°23'53" E, a distance of 66.35 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 04°54'19" W, a distance of 75.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°02'16" W, a distance of 334.12 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 44°33'26" W, a distance of 115.40 feet to a found ½" iron rod;

S 73°12'50" W, a distance of 97.70 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 89°16'06" W, a distance of 258.58 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 64°00'28" W, a distance of 94.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°10'18" W, a distance of 235.86 feet to a found ½" iron rod;

S 39°18'24" W, a distance of 128.81 feet to a found ½" iron rod;

S 79°36'12" W, a distance of 137.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 22°38'58" W, a distance of 196.24 feet to a found ½" iron rod;

S 66°40'47" W, a distance of 107.28 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 11°12'57" E, a distance of 556.23 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 67°59'28" E, a distance of 224.94 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 89°46'02" E, a distance of 134.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 59°35'01" E, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 41°43'14" E, a distance of 79.97 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 25°37'03" E, a distance of 153.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 08°58'35" E, a distance of 32.08 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 54°56'17" E, a distance of 95.79 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 34°08'52" E, a distance of 379.90 feet to a found ½" iron rod;

S 00°31'24" W, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 24°02'06" W, a distance of 283.21 feet to a found ½" iron rod with a yellow cap marked "UK";

S 08°46'58" E, a distance of 70.17 feet to a found ½" iron rod with a yellow cap marked "UK";

S 16°02'16" W, a distance of 214.29 feet to a found ½" iron rod;

S 35°35'57" W, a distance of 179.10 feet to a found ½" iron rod;

S 50°12'25" W, a distance of 122.05 feet to a found ½" iron rod;

S 29°35'19" W, a distance of 78.20 feet to a found ½" iron rod with a yellow cap marked "UK";

S 14°12'23" E, a distance of 311.02 feet to a found ½" iron rod;

S 14°02'28" E, a distance of 237.90 feet to a found ½" iron rod;

S 29°57'24" E, a distance of 121.61 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 21°00'03" E, a distance of 240.01 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 19°25'10" E, a distance of 204.13 feet to a found ½" iron rod, the southwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the south line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

THENCE: S 60°48'48" E, a distance of 162.12 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°40'52" E, a distance of 161.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 17°54'01" E, a distance of 131.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 67°49'58" E, a distance of 200.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the southwest corner of Lot 124 of the Trails of Briggs Ranch, Unit-1 Subdivision recorded in Volume 9547, Pages 35-47 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: S 60°18'53" E, with the south line of said Lot 124, a distance of 362.60 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the west right-of-way line of Rustler's Trail (Lot 131), a variable width private street, dedicated in the said Trails of Briggs Ranch, Unit-1 Subdivision, the southeast corner of said Lot 124, same being a point of non-tangent curvature;

THENCE: With the west right-of-way line of said Rustler's Trail, the following bearings and distances:

Southwesterly, with a non-tangent curve to the left, having a radial bearing of N 84°43'15" W, a radius of 90.00 feet, a central angle of 00°42'00", a chord bearing and distance of S 07°25'41" W, 1.10 feet, for an arc length of 1.10 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

THENCE: Southwesterly, with a reverse curve to the right, having a radius of 35.00 feet, a central angle of 29°45'38", a chord bearing and distance of S 21°57'30" W, 17.98 feet, for an arc length of 18.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the right, having a radius of 220.00 feet, a central angle of 02°48'47", a chord bearing and distance of S 38°14'42" W, 10.80 feet, for an arc length of 10.80 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

Southwesterly, with a reverse curve to the left, having a radius of 330.00 feet, a central angle of 13°50'57", a chord bearing and distance of S 32°43'37" W, 79.57 feet, for an arc length of 79.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the left, having a radius of 1240.00 feet, a central angle of 00°41'12", a chord bearing and distance of S 25°27'32" W, 14.86 feet, for an arc length of 14.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point falling in the centerline of Briggs Ranch Creek (Tributary B) as shown of the F.E.M.A. Flood Insurance Rate Map Number 48029C0345F, dated September 29, 2010 for Bexar County, Texas and Incorporated areas;

THENCE: Departing the west right-of-way line of said Rustler's Trail, with the centerline of said Briggs Ranch Creek (Tributary B), over and across the aforementioned 1909.83-acre tract, the following bearings and distances:

S 75°41'51" W, a distance of 60.36 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 77°04'44" W, a distance of 174.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 68°00'42" W, a distance of 108.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 73°00'58" W, a distance of 46.38 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 87°43'14" W, a distance of 195.91 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 86°18'14" W, a distance of 89.25 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 83°57'16" W, a distance of 128.62 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 89°59'59" W, a distance of 56.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 75°44'59" W, a distance of 70.13 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 60°05'30" W, a distance of 78.14 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 50°01'33" W, a distance of 55.47 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 51°09'30" W, a distance of 94.56 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 52°59'29" W, a distance of 138.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 59°46'47" W, a distance of 80.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 85°03'34" W, a distance of 112.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 82°43'36" W, a distance of 183.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 78°42'01" W, a distance of 138.26 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 67°45'02" W, a distance of 102.58 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 71°06'01" W, a distance of 149.51 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 43°28'19" W, a distance of 137.55 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 36°33'38" W, a distance of 189.28 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

N 52°42'01" W, a distance of 129.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the south line of the aforementioned 200.0 acre tract;

THENCE:

N 42°09'02" E, departing the centerline of said Briggs Ranch Creek (Tributary B), with the south line of said 200.0-acre tract, a distance of 1269.11 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the southeast corner of said 200.0-acre tract;

Briggs Ranch
324.155 Acres
Job No. 11412-04

THENCE: With the east line of said 200.0-acre tract, the following bearings and distances:
N 49°37'54" W, a distance of 249.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 30°18'23" W, a distance of 1987.25 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 23°28'14" W, a distance of 1071.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;
THENCE: N 15°10'54" W, a distance of 1142.15 feet to the POINT OF BEGINNING and containing 324.155 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_324.155 AC.docx



METES AND BOUNDS DESCRIPTION
FOR
TRACT 2

A 60.198 acre, or 2,622,213 square feet more or less, tract of land, being the remainder of a 547.7-acre tract described in deed to Gilbert W. Hodge recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, out of the Robert Lewis Survey No. 63, Abstract 422, Bexar County, Texas. Said 60.198-acre 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:

- BEGINNING:** At a found 1" pipe, an angle point in the south line of a remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being a northeast corner of a remaining portion of a called 1909.83-acre tract recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, same being the northwest corner of said remainder of a 547.7-acre tract;
- THENCE:** N 89°38'59" E, with the south line of said remaining portion of a 691.094-acre tract, same being the north line of said remainder of a 547.7-acre tract, a distance of 708.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 of the Official Public Records of Bexar County, Texas, from which a found iron rod with a cap marked "Cude" bears N 00°10'47" E, a distance of 0.59 feet;
- THENCE:** Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said called 487.6-acre tract, the following bearings and distances:
- S 42°26'56" W, a distance of 510.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", from which a found iron rod with a cap marked "Cude" bears N 00°52'09" E, a distance of 0.81 feet;
- S 00°17'54" E, a distance of 952.33 feet to a found iron rod with a cap marked "Cude";
- S 35°57'00" E, a distance of 136.92 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 25°45'02" E, a distance of 294.22 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 17°41'53" E, a distance of 288.10 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 04°46'57" E, a distance of 654.32 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

Briggs Ranch
60.198 Acres
Job No. 11412-04

S 16°11'24" W, a distance of 704.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°20'43" W, a distance of 552.99 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 03°55'12" W, a distance of 173.13 feet to a found ½" iron rod;

S 14°09'53" E, a distance of 1073.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 07°10'42" W, a distance of 436.07 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 28°16'18" W, a distance of 464.77 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 60°15'58" W, a distance of 216.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", on an east line of the aforementioned remaining portion of a called 1909.83-acre tract, same being the west line of the aforementioned remainder of a 547.7-acre tract, same being an angle point in the west line of said called 487.6-acre tract;

THENCE: With an east line of said called 1909.83-acre tract, same being the west line of said remainder of a 547.7-acre tract, the following bearings and distances:

N 00°14'28" W, a distance of 1796.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°18'50" W, a distance of 1756.48 feet to a found ½" iron rod;

N 00°16'43" W, a distance of 1162.00 feet to a found ½" iron rod, and;

THENCE: N 00°23'47" W, a distance of 1229.52 feet to the POINT OF BEGINNING and containing 60.198 acres in the Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_60.198 AC.docx



NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF NAD 83 (NAD01) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
2) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEFINED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0345F, DATED SEPTEMBER 29, 2010 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV. ZONE "X" (OUT), DEFINED AS: "OTHER AREAS" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "AE" AREAS OF 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED; AND ZONE "A" AREAS OF 1% ANNUAL CHANCE FLOOD NO BASE FLOOD ELEVATIONS DETERMINED.
FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
5) THE 60.198 ACRE TRACT DOES NOT HAVE ACCESS DIRECT ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

DEED/PLAT REFERENCE

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

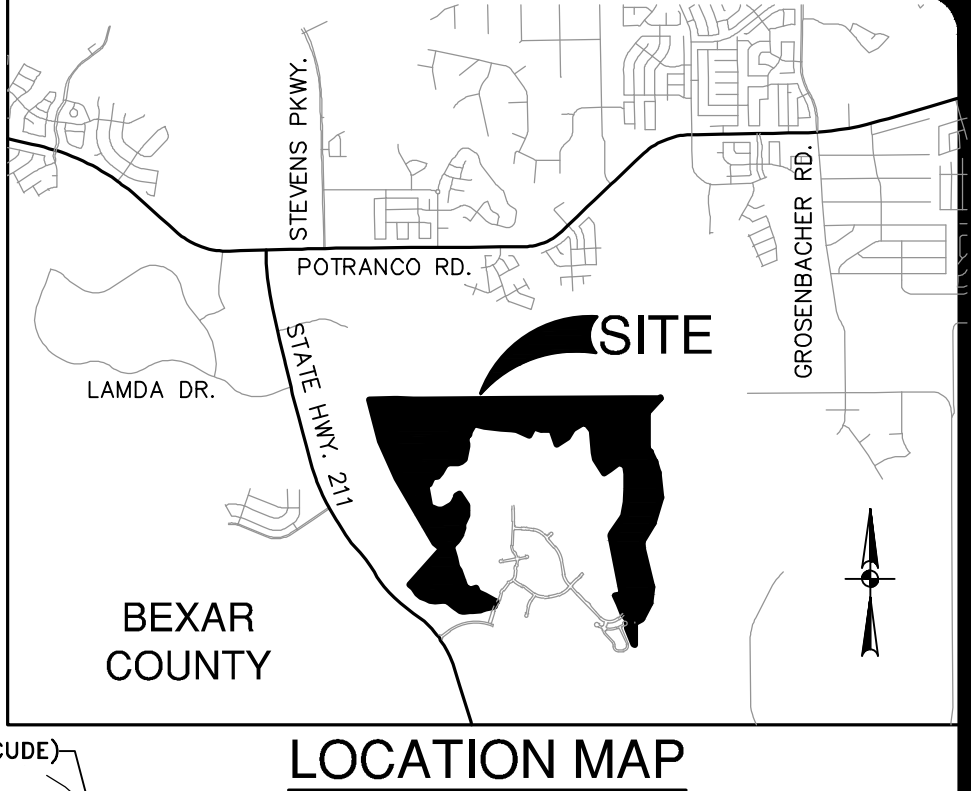
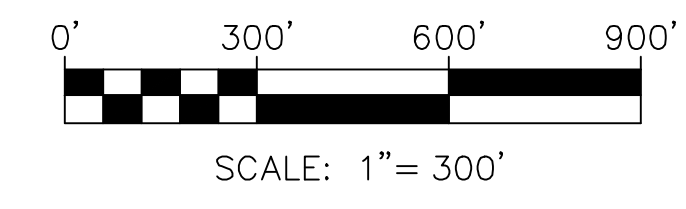
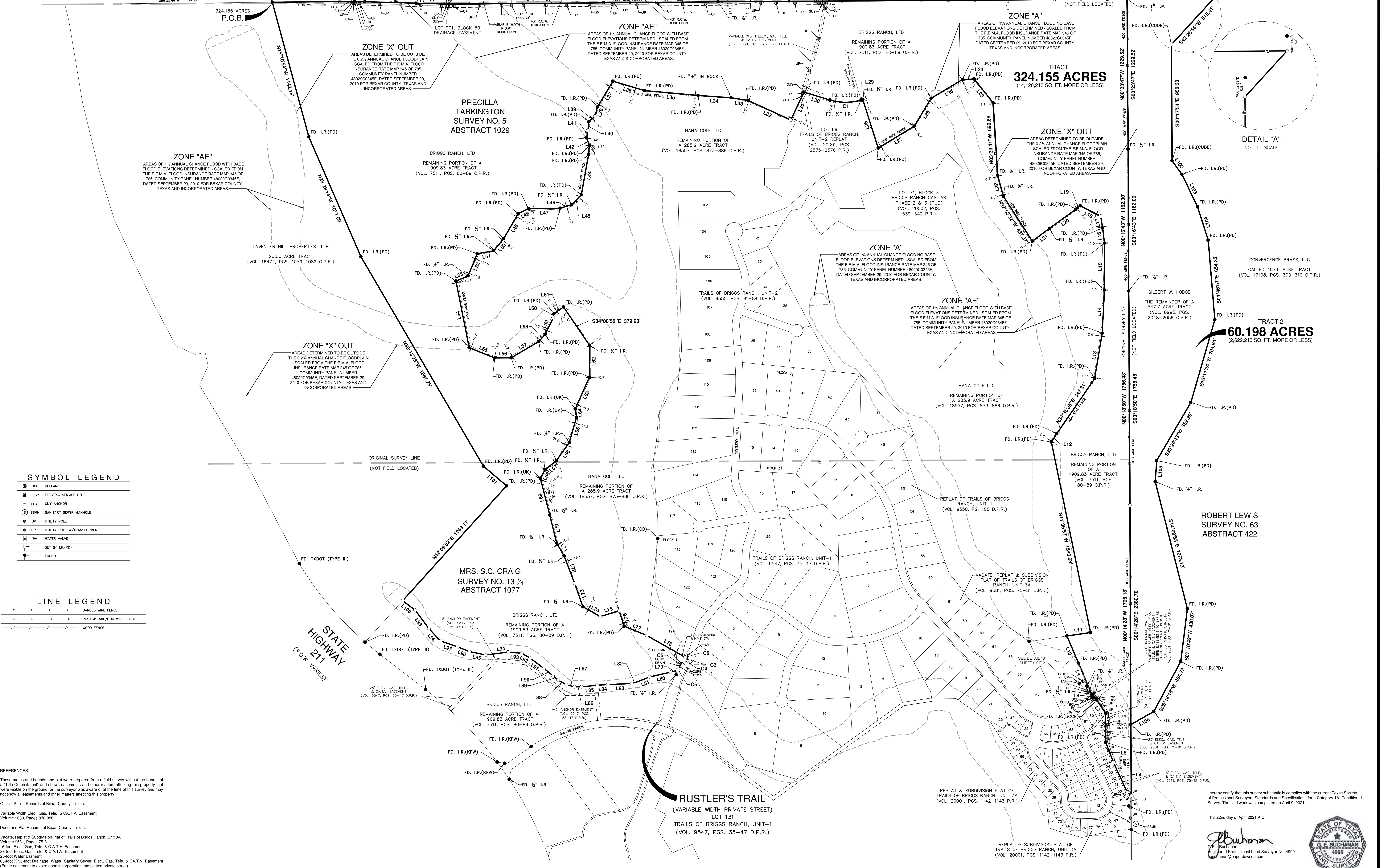


Exhibit B

LEGEND

- C.A.T.V. CONCRETE
ELEC. ELECTRIC
FOUN. FOUNDATION
I.P. IRON PIPE
P.C.P. PAPE-DAWSON CAP TELEPHONE



LOCATION MAP

NOT TO SCALE

DETAIL "A"

NOT TO SCALE

SYMBOL LEGEND table with symbols for BOLLARD, ESP, GUY ANCHOR, SSMH, UP, UPT, WV, SET, and FOUND.

LINE LEGEND table with symbols for BARBED WIRE FENCE, POST & RAIL/HOD WIRE FENCE, and WOOD FENCE.



PAPE-DAWSON ENGINEERS
SAN ANTONIO, AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HWY LOOP 410 | SAN ANTONIO, TX 78213 | 210.255.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #102800

LAND TITLE SURVEY OF

TRACT 1, A 324.155 ACRE OR 14,120,213 SQ. FT. MORE OR LESS, TRACT OF LAND, BEING A REMAINING PORTION OF A CALLED 547.7 ACRE TRACT DESCRIBED IN DEED OF BRIGGS RANCH, LTD, RECORDED IN VOLUME 751, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, AND THE MRS. S.C. CRAIG SURVEY NO. 13 3/4 OF BEAR COUNTY, TEXAS, AND TRACT 2, A 60.198 ACRE OR 2,622,213 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING THE REMAINDER OF A 547.7-ACRE TRACT DESCRIBED IN DEED TO GILBERT W. HODGE RECORDED IN VOLUME 8995, PAGES 2048-2056 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT 422, BEAR COUNTY, TEXAS.

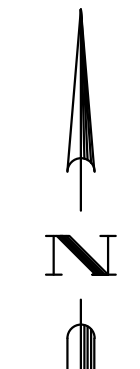
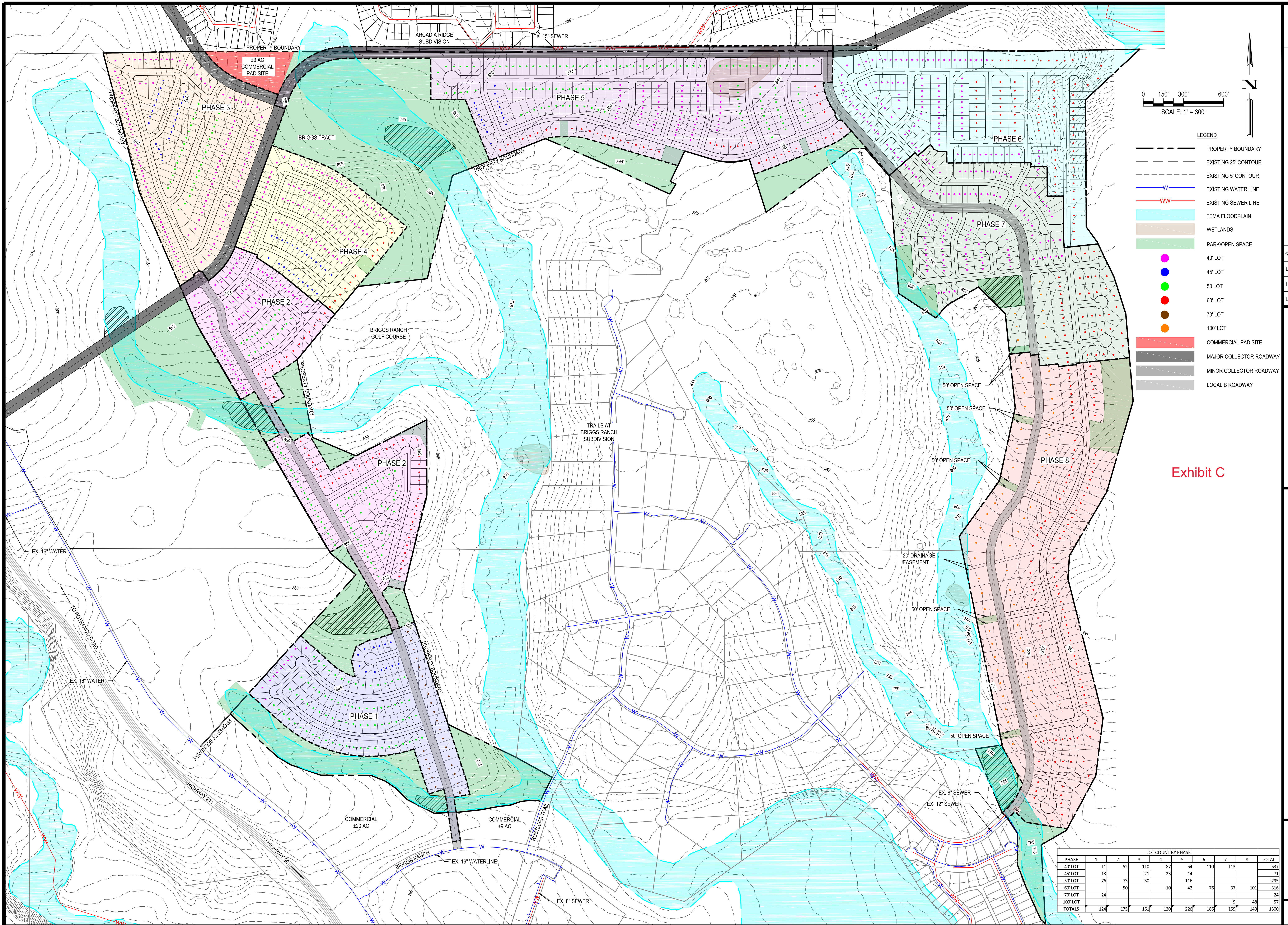
Table with columns for JOB NO. (11412-04), DATE (APRIL 2021), CHECKED (GEB, DRAWN (AAH), CIVIL JOB NO. (11412-04), and SHEET 1 OF 2.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on April 9, 2021.
This 22nd day of April 2021 A.D.
G. E. Buchanan
Registered Professional Land Surveyor No. 4999
ge@pape-dawson.com



PROJECT NAME: BRIGGS RANCH

G:\TXC\Projects\San Antonio Projects\8495-00 - Briggs Ranch\04 - Entitlements\03_CADD\04_ Exhibits\FIG 1.0 - LAND PLAN.dwg Layout: FIG 1 Plotted: 6/23/2021 1:51:27 PM By: Srodriguez



LEGEND

- PROPERTY BOUNDARY
- EXISTING 25' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE
- FEMA FLOODPLAIN
- WETLANDS
- PARK/OPEN SPACE
- 40' LOT
- 45' LOT
- 50' LOT
- 60' LOT
- 70' LOT
- 100' LOT
- COMMERCIAL PAD SITE
- MAJOR COLLECTOR ROADWAY
- MINOR COLLECTOR ROADWAY
- LOCAL B ROADWAY


Exhibit C

LOT COUNT BY PHASE									
PHASE	1	2	3	4	5	6	7	8	TOTAL
40' LOT	11	52	110	87	54	110	113		537
45' LOT	13		21	23	14				71
50' LOT	76	73	30		116				295
60' LOT		50		10	42	76	37	101	316
70' LOT	24								24
100' LOT							9	48	57
TOTALS	124	175	161	120	226	186	159	149	1300

DATE	REV	DESCRIPTION
APR		
	DESIGNED BY:	SAR
	REVIEWED BY:	CLO
	DRAWN BY:	SAR

BRIGGS RANCH

LAND PLAN



BROWN & GAY ENGINEERS, INC.
 7330 San Pedro, Suite 202
 San Antonio, TX 78216
 Tel: 214-366-0000 www.bgeinc.com
 FEPE Registration No. P-1049

FIG. 1.0

SP-2016-0178C-SH