

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Tract 1

Being a **20.247 acre** tract, a part of the John Willet Survey, Abstract 345, and being part of a 50 acre tract conveyed to Weldon Noel Clark by deed recorded in volume 287, page 73 of the Real Property Records of Lee County, Texas, LESS a 3.065 acre Right of Way conveyed to the State of Texas by Right of Way Deed recorded in volume 118, page 398, a 5.000 acre tract conveyed to Micheal V. Schane by deed recorded in volume 824, page 455, a 0.183 acre Tract One and a 9.617 acre Tract Two conveyed to Alcoa, Inc. by deed recorded in volume 890, page 344, INCLUDING a 0.183 acre Tract 1 and a 9.617 acre Tract 2 conveyed to Weldon Noel Clark et ux by deed recorded in volume 946, page 166, LESS a 9.772 acre Tract 1 and a 0.091 acre Tract 2 conveyed to Alcoa, Inc. by deed recorded in volume 947, page 874, INCLUDING a 1.501 acre tract abandoned by Resolution of the Lee County Commissioners Court in Agenda Item No. 11 of September 12, 2005 recorded in volume 12, page 360 of the Commissioners' Court Minutes of Lee County, Texas, same being all of that tract which is inadequately described, however known by the undersigned to be one and the same tract referred to as Parcel 27 in a Release from the Sate of Texas, recorded in volume 969, page 289 of the Real Property Records of Lee County, Texas. Said **20.247 acre** tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in the North margin of FM 696, the East line of a 39.125 acre tract conveyed to the City of San Antonio by deed recorded in volume 437, page 910, the Northwest corner of a 6.125 acre tract conveyed to the State of Texas by deed recorded in volume 969, page 244, (FM 696), the Northeast corner of a 3.942 acre tract conveyed to the State of Texas by deed recorded in volume 969, page 257, the Southwest corner of said 50 acre Clark tract and the Southwest corner hereof; Said 5/8 inch rebar found bears North 21 deg. 33 min. 30 sec. West- 232.39 feet from the Southwest corner of said 50 acre Clark tract which bears South 49 deg. 45 min. 33 sec. East – 0.19 feet from a ½ inch pipe found for reference hereof;

THENCE with the East line of said 39.125 acre City of San Antonio tract the West line of said 50 acre Clark tract **North 21 deg. 26 min. 44 sec. West- 108.74 feet** to a point for the Southwest corner of a 1.501 acre tract released to Weldon Noel Clark by Commissioners' Court Minutes recorded in volume 12, page 360, the Southeast corner of a 0.427 acre tract released to City of San Antonio by Commissioners' Court Minutes recorded in volume 12, page 360, the Northeast corner of said 39.125 acre City of San Antonio tract, and an angle corner hereof; said point bears North 21 deg. 26 min. 27 sec. West – 1.22 feet from a ½ inch pipe found for reference hereof;

THENCE with the East line of said 0.427 acre City of San Antonio tract, the West line of said 1.501 acre Clark tract, **North 21 deg. 30 min. 02 sec. West- 117.01 feet** to a point for the Northwest corner of said 1.501 acre Clark tract, the Northeast corner of said 0.427 acre City of San Antonio tract, the Southeast corner of a 81.735 acre tract conveyed to City of San Antonio by deed recorded in volume 437, page 910, and an angle corner hereof; said point bears South 21 deg. 40 min. 44 sec. East – 0.60 feet from a ½ inch pipe found for reference hereof;

THENCE with the East line of said 81.735 acre City of San Antonio tract, the West line of said 50 acre Clark tract, **North 21 deg. 40 min. 44 sec. West** at 741.57 feet past a 3/4 inch pipe found for a Southeast corner of a 217.437 acre tract conveyed to Joyce Bostic by Suit No. 10787 recorded in volume 57, page 978 in the District Court of Lee County, Texas, at 1209.50 feet pass a point for the Southwest corner of an access easement recorded in volume 807, page 918, and continuing for a total distance of **1225.07 feet** to a 5/8 inch rebar with cap marked "4428" set in the South line of the J. C. Price Survey, Abstract 263, the Easterly North line of said Willet Survey, for a Southerly Northeast corner of said 217.437 acre Bostic tract, the Southeast corner of a 10.56 acre tract conveyed to Lewis Bostic by deed recorded in volume 744, page 323, the Easterly Southwest corner of a 160 acre tract conveyed to Allen P. Hobbs by deed

recorded in volume 113, page 622, the Northwest corner of said 50 acre Clark tract and the Northwest corner hereof;

THENCE within the margins of said access easement, with the South line of said Price Survey, the Easterly North line of the John Willet Survey, Abstract 345, the South line of said 160 acre Hobbs tract, the North line of said 50 acre Clark tract **North 68 deg. 06 min. 33 sec. East-1019.15 feet** to a 5/8 inch rebar with cap marked "4428" set in the curving West margin of FM 619, the curving West line of a 3.065 acre tract conveyed to the State of Texas by right of way deed recorded in volume 118, page 398, for the Northeast corner hereof;

THENCE across said 50 acre Clark tract, with the West margin of FM 619, with a curve to the right with the following curve data: Radius= 2251.83 feet, Length= 283.63 feet, Tangent= 142.00 feet, Delta= 07 deg. 13 min. 00 sec., chord distance and bearing= **South 07 deg. 58 min. 47 sec. West- 283.44 feet** to a TxDot Type II concrete monument found for the North corner of a 0.091 acre tract conveyed to the State of Texas by deed recorded in volume 969, page 239 and an angle corner hereof;

THENCE continuing across said 50 acre Clark tract, with the Northwest line of said 0.091 acre State of Texas tract, **South 20 deg. 36 min. 33 sec. West- 150.02 feet** to a TxDot Type II concrete monument found for an angle corner hereof;

THENCE continuing across said 50 acre Clark tract, with the Southwest line of said 0.091 acre State of Texas tract, **South 13 deg. 20 min. 25 sec. West** at 219.50 feet pass a TxDot Type II concrete monument found, at 219.76 feet pass the North corner of said 1.501 acre Clark tract, (Old FM 619), and continuing for a total distance of **230.26 feet** to a TxDot Type II concrete monument found for the point of curvature of a curve to the left;

THENCE continuing across said 50 acre Clark tract, across said 3.065 acre State of Texas tract, with the Southeast line of said 1.501 acre Clark tract, the West margin of FM 619, with a curve to the left with the following curve data: Radius= 1265.00 feet, Length= 301.92 feet, Tangent= 151.68 feet, Delta= 13 deg. 40 min. 30 sec., chord distance and bearing= **South 06 deg. 30 min. 10 sec. West- 301.21 feet** to a TxDot Type II concrete monument found in the Southeast margin of Old FM 619, for the Southeast corner of said 1.501 acre Clark tract, the Northerly Northwest corner of said 6.125 acre State of Texas tract, (FM 619), and an angle corner hereof;

THENCE continuing across said 50 acre Clark tract, with the West line of said 6.125 acre State of Texas tract, (FM 619), with a curve to the left with the following curve data: Radius= 1265.00 feet, Length= 486.12 feet, Tangent= 246.09 feet, Delta= 22 deg. 01 min. 04 sec., chord distance and bearing= **South 11 deg. 20 min. 37 sec. East- 483.13 feet** to a TxDot Type II concrete monument found for the point of termination of said curve and an angle corner hereof;

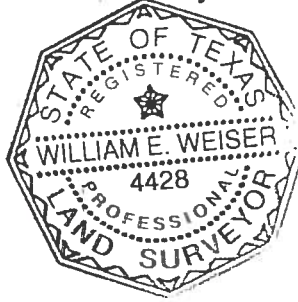
THENCE continuing across said 50 acre Clark tract, with the West line of said 6.125 acre State of Texas tract, (FM 619), **South 22 deg. 21 min. 08 sec. East- 35.74 feet** to a TxDot Type II concrete monument found for an interior corner of said 6.125 acre State of Texas, (FM 619), and an angle corner hereof;

THENCE continuing across said 50 acre Clark tract, with a Northwest line of said 6.125 acre State of Texas tract, (FM 619), **South 22 deg. 38 min. 52 sec. West- 180.00 feet** to a TxDot Type II concrete monument found at the intersection of the West margin of FM 619 and the North margin of FM 696, for the Southeast corner hereof;

THENCE with the North line of said 6.125 acre State of Texas tract, (FM 696), the South line of said 50 acre Clark tract **North 67 deg. 38 min. 52 sec. East- 292.35 feet** to the **PLACE OF BEGINNING** and containing **20.247 acres** of land.

Bearings are Grid NAD 27, Texas Coordinate System Central zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in November 2007 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 11-6-07

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Tract 2

Being a **14.160 acre** tract, a part of the John Willet Survey, Abstract 345, and being part of a 50 acre tract conveyed to Weldon Noel Clark by deed recorded in volume 287, page 73 of the Real Property Records of Lee County, Texas, LESS a 3.065 acre Right of Way conveyed to the State of Texas by Right of Way Deed recorded in volume 118, page 398, a 5.000 acre tract conveyed to Micheal V. Schane by deed recorded in volume 824, page 455, a 0.183 acre Tract One and a 9.617 acre Tract Two conveyed to Alcoa, Inc. by deed recorded in volume 890, page 344, INCLUDING a 0.183 acre Tract 1 and a 9.617 acre Tract 2 conveyed to Weldon Noel Clark et ux by deed recorded in volume 946, page 166, LESS a 9.772 acre Tract 1 and a 0.091 acre Tract 2 conveyed to Alcoa, Inc. by deed recorded in volume 947, page 874, INCLUDING a 1.501 acre tract abandoned by Resolution of the Lee County Commissioners Court in Agenda Item No. 11 on September 12, 2005 recorded in volume 12, page 360 of the Commissioners' Court Minutes of Lee County, Texas, same being all of that tract which is inadequately described, however known by the undersigned to be one and the same tract referred to as Parcel 27 in a Release from the State of Texas, recorded in volume 969, page 289 of the Real Property Records of Lee County, Texas. Said **14.160 acre** tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in the West line of the J. A. Tanner Survey, Abstract 316, the East line of said Willet Survey, the Southwest corner of a 10.56 acre Tract One conveyed to The James M.P. Springer and Gwendolyn Kay Springer Living Trust by deed recorded in volume 837, page 895, the Northeast corner of a 0.136 acre tract conveyed to the County of Lee by deed recorded in volume 982, page 187, the Northwest corner of a 8.386 acre tract conveyed to County of Lee by deed recorded in volume 982, page 196, the Southeast corner of said 50 acre Clark tract and the Southeast corner hereof; Said 5/8 inch rebar bears North 22 deg. 06 min. 00 sec. West- 250.44 feet from a point which bears North 36 deg. 29 min. 07 sec. West – 0.15 feet from a 1/2 inch pipe found for the Southeast corner of said 9.772 acre tract conveyed to Alcoa Inc. by deed recorded in volume 947, page 874, and reference hereof;

THENCE with the North line of said 0.136 County of Lee tract, the South line of said 50 acre Clark tract, **South 68 deg. 02 min. 08 sec. West** at 411.41 feet pass a 5/8 inch rebar found in the North line of a 6.125 acre tract conveyed to the State of Texas by deed recorded in volume 969, page 244, (FM 696), and continuing for a total distance of **540.18 feet** to a TxDot Type II concrete monument found for an angle corner hereof;

THENCE with the North line of said 6.125 acre State of Texas tract, (FM 696), and the South line of said 50 acre Clark tract, **South 67 deg. 38 min. 52 sec. West- 202.23 feet** to a TxDot Type II concrete monument found at the intersection of the East margin of FM 619 and the North margin of FM 696, for the Southwest corner hereof;

THENCE across said 50 acre Clark tract, with the East lines of said 6.125 acre State of Texas tract (FM 619), **North 67 deg. 21 min. 08 sec. West- 50.00 feet** to a TxDot Type II concrete monument found, **North 22 deg. 21 min. 08 sec. West- 127.66 feet** to a TxDot Type II concrete monument found for the point of curvature of a curve to the right and an angle corner hereof;

THENCE continuing across said 50 acre Clark tract, with the East line of said 6.125 acre State of Texas tract (FM 619), with said curve to the right with the following curve data: Delta = 35 deg. 41 min. 34 sec., Radius = 1145.00 feet, Tangent = 368.64 feet, Length = 713.28 feet, chord bearing and distance = **North 04 deg. 30 min. 22 sec. West- 701.81 feet** to a TxDot Type II concrete monument found for an angle corner hereof;

THENCE continuing across said 50 acre Clark tract, with the East line of said 6.125 acre State of Texas tract (FM 619), **North 13 deg. 20 min. 25 sec. East -44.95 feet** to a 5/8 inch rebar found for the Southeast corner of a 0.159 acre tract conveyed to the State of Texas by deed

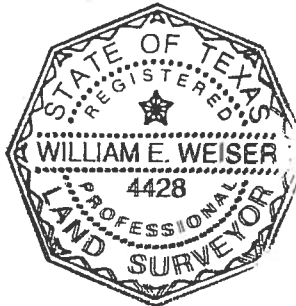
recorded in volume 969, page 252, the Southwest corner of a 5.000 acre tract conveyed to Micheal V. Schane by deed recorded in volume 824, page 455, and the Northwest corner hereof;

THENCE continuing across said 50 acre Clark tract, with the South line of said 5.000 acre Schane tract, **North 69 deg. 53 min. 32 sec. East -540.61 feet** to a 5/8 inch rebar found in the West line of said Tanner Survey, the East line of said Willet Survey, the East line of said 50 acre Clark tract, the West line of said 10.56 acre Springer tract, for the Southeast corner of said 5.000 acre Schane tract, and the Northeast corner hereof;

THENCE with the West line of said Tanner Survey, the East line of said Willet Survey, the West line of said 10.56 acre Springer tract, the East line of said 50 acre Clark tract, **South 22 deg. 06 min. 00 sec. East -850.05 feet** to the **PLACE OF BEGINNING** and containing **14.160** acres of land.

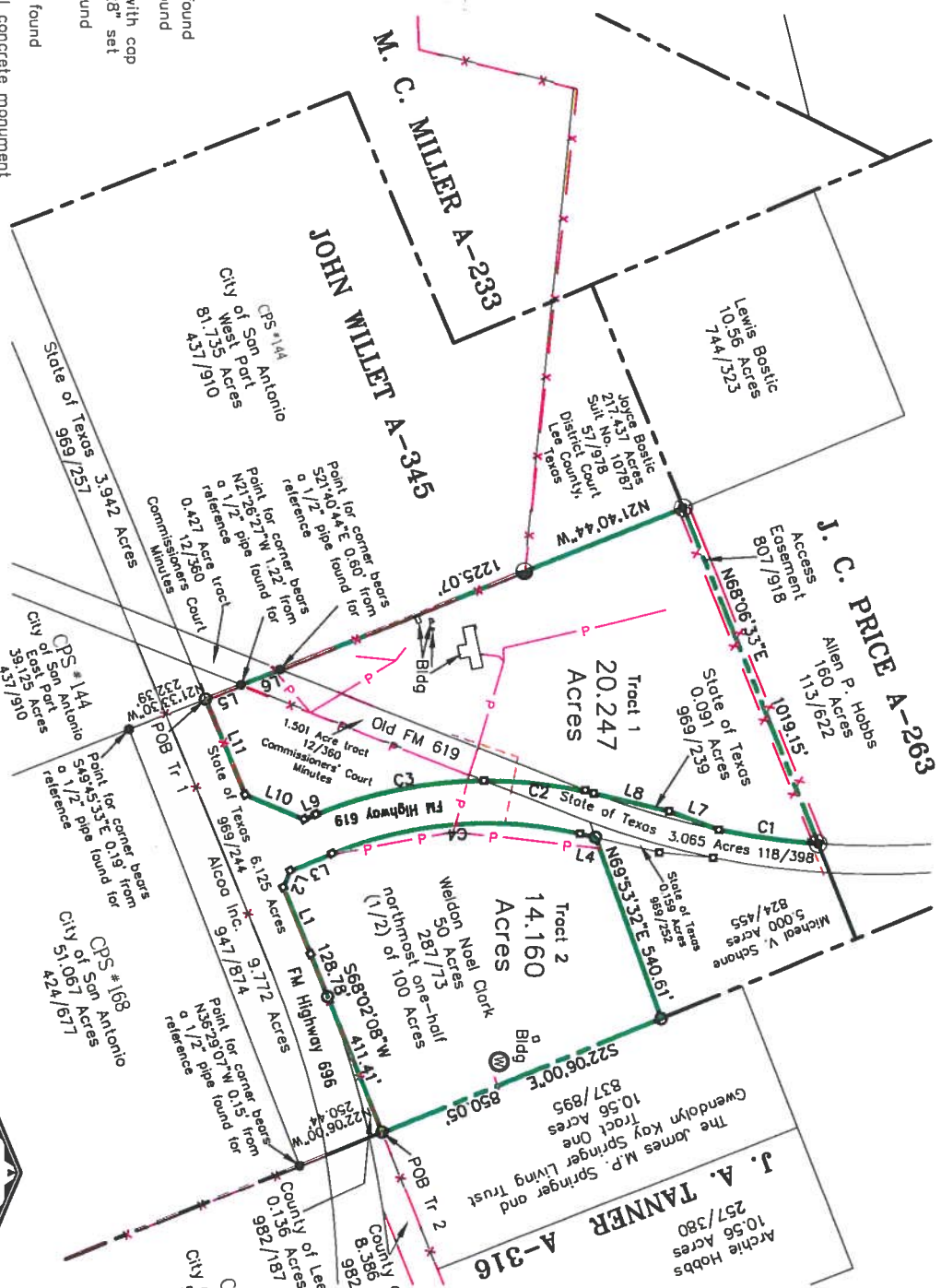
Bearings are Grid NAD 27, Texas Coordinate System Central zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in November 2007 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 11-6-07

Lee County, Texas



- 5/8" rebar found
- 3/4" pipe found
- 5/8" rebar with cap marked "4428" set
- 1/2" pipe found
- Water Well
- 1" Iron Pipe found
- 1xDot Type II concrete monument found
- x fence
- P- power
- Verizon

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	7°13'00"	2251.83	142.00	283.63
C2	13°40'30"	1265.00	151.68	301.92
C3	22°01'04"	1265.00	246.09	486.12
C4	35°41'34"	1145.00	368.64	713.28

Survey Notes:
1) Bearings are Grid NAD 27, Texas Coordinate System Central Zone.
2) No attempt has been made to locate any improvements, easements, utility installations, or rights of way not shown hereon.
3) Reference is hereby made to a description attached hereto and made a part hereof.



Prepared By: Weiser Becker Surveyors, P. C.
P. O. Box 706 Giddings, Texas 78942 979-542-4444

Survey plat showing a 20.247 acre Tract 1 and a 14.160 acre Tract 2, a part of the John Willet Survey, Abstract 345, and being all of a 50 acre tract conveyed to Weldon Noel Clark by deed recorded in volume 287, page 73 of the Real Property Records of Lee County, Texas.

Less a 3.065 acre Right of Way conveyed to the State of Texas by Right of Way Deed recorded in volume 118, page 398, a 5.000 acre tract conveyed to Micheal V. Schone by deed recorded in volume 824, page 455, a 0.183 acre Tract One and a 9.617 acre Tract Two conveyed to Alcoa, Inc. by deed recorded in volume 890, page 344,

Including a 0.183 acre Tract 1 and a 9.617 acre Tract 2 conveyed to Weldon Noel Clark et ux by deed recorded in volume 946, page 166,
Less a 9.772 acre Tract 1 and a 0.091 acre Tract 2 conveyed to Alcoa, Inc. by deed recorded in volume 947, page 874,

Including a 1.501 acre tract abandoned by Resolution of the Lee County Commissioners Court in Agenda Item No. 11 on September 12, 2005 recorded in volume 12, page 360 of the Commissioners Court Minutes of Lee County, Texas, same being all of that tract which is inadequately described, however known by the undersigned to be one and the same tract referred to as Parcel 27 in a Release from the State of Texas, recorded in volume 969, page 289 of the Real Property Records of Lee County, Texas.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°38'52"W	202.23
L2	N67°21'08"W	50.00
L3	N22°21'08"W	127.66
L4	N13°20'25"E	44.95
L5	N21°26'44"W	108.74
L6	N21°30'02"W	117.01
L7	S20°36'33"W	150.02
L8	S13°20'25"W	230.26
L9	S22°21'08"E	35.74
L10	S22°38'52"W	180.00
L11	N67°38'52"E	292.35

I hereby certify that this plat is an accurate representation of on the ground survey completed under my supervision in October 2007 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.

William E. Weiser
Professional Land Surveyor
Number 4428

By: AB	Date: 11-6-07	Scale: 1" = 500'	Book: 366
Rev:	File # 4908	WO # 4908	