

EXHIBIT B
Description of Kendall 3B

679.849 ACRES

679.849 ACRES



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SPRING BRANCH, TX 78070
830.228.5788 P | 830.885.2170 F
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FN NO. 16BDC001
DECEMBER 1, 2016

FIELDNOTE DESCRIPTION

OF A 1012.262 ACRE TRACT OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING TRACTS: (TRACT 1) 16.042 ACRES CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 352, AS CORRECTED IN VOLUME 1153, PAGE 52, (TRACT 2) 15.906 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 368, (TRACT 3) 2.00 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 4) 8.00 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 5) 3.944 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 6) 31.823 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 889, PAGE 795, (TRACT 7) 27.94 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 846, PAGE 709, (TRACT 8) 76.957 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1409, PAGE 661, (TRACT 9) 11.411 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 10) 97.23 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 13781, PAGE 1071, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (TRACT 11) 203.026 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 12) 40.0289 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 13) 390.8354 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 14) 1.0097 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 15) 67.886 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, ALL OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, EXCEPT (TRACT 10), SAID 1012.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND ½ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 203.026 ACRE TRACT SITUATED ON THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF LOT 7, BLUEGRASS SUBDIVISION RECORDED IN VOLUME 1 PAGE 259, PLAT RECORDS, KENDALL COUNTY, TEXAS;
THENCE, N 88° 43' 53" E, ALONG THE COMMON NORTHERLY LINE OF SAID 203.026 ACRE TRACT, THE SOUTHERLY LINE OF SAID BLUEGRASS SUBDIVISION AND THE

SOUTHERLY LINE OF THAT CERTAIN 11.939 ACRE TRACT CONVEYED TO JOSEPH F. ALDERETE AND SUNNIE G. ALDERETE, VOLUME 13181 PAGE 686, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, A DISTANCE OF 2403.97 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 11.939 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, N 01° 58' 14" E, ALONG THE COMMON EASTERLY LINE OF SAID 11.939 ACRE TRACT AND THE WESTERLY LINE OF SAID 11.411 ACRE TRACT, A DISTANCE OF 563.88 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE FOR THE NORTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT AND A NORTHERLY CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE AND THE NORTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES;

S 85° 54' 52" E, A DISTANCE OF 90.13 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 81° 18' 20" E, A DISTANCE OF 159.61 FEET TO A FOUND ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 35° 30' 11" E, A DISTANCE OF 96.80 FEET TO A FOUND ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 63° 01' 09" E, A DISTANCE OF 209.90 FEET TO A FOUND ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 52° 37' 18" E, A DISTANCE OF 160.01 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 26° 32' 38" E, A DISTANCE OF 525.06 FEET TO A FOUND ½ INCH IRON ROD AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE AND THE NORTHERLY RIGHT OF WAY LINE OF VALERIE LANE FOR A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON NORTHERLY AND EASTERLY LINE OF VALERIE LANE AND THE SOUTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES:

N 89° 20' 05" W, A DISTANCE OF 241.15 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT;

S 01° 04' 09" E, A DISTANCE OF 224.75 FEET TO A FOUND PK NAIL FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN 2.00 ACRE TRACT DESCRIBED AS A SAVE AND EXCEPT TRACT IN VOLUME 1145, PAGE 349 OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS;

THENCE, S 89° 29' 44" W, ALONG THE NORTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 367.05 FEET TO A FOUND ½ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, S 00° 13' 21" E, ALONG THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 236.47 FEET TO A FOUND 8 INCH WOOD POST FOR THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, N 89° 47' 41" E, ALONG THE SOUTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 365.48 FEET TO A FOUND 6 INCH CEDAR POST SITUATED ON THE WESTERLY LINE OF VALERIE LANE FOR THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND A CORNER OF THIS TRACT;

THENCE, S 00° 10' 18" W, ALONG THE COMMON WESTERLY LINE OF SAID VALERIE LANE AND THE EASTERLY LINE OF SAID 203.026 ACRE TRACT, A DISTANCE OF 2520.79 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" AT THE INTERSECTION OF THE WESTERLY LINE OF VALERIE LANE AND THE NORTHERLY LINE OF COREY ROAD FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON SOUTHERLY LINE OF SAID 203.026 ACRE TRACT, PARTIALLY ALONG THE SOUTHERLY LINE OF SAID 390.8354 ACRE TRACT AND THE NORTHERLY LINE OF COREY ROAD, THE FOLLOWING COURSES;

S 89° 23' 37" W, A DISTANCE OF 2220.90 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

N 81° 11' 50" W, A DISTANCE OF 1868.37 FEET TO A FOUND 6 INCH WOOD POST AT THE NORTHWESTERLY CORNER OF THE TERMINUS OF CORLEY ROAD;

THENCE, S 01° 30' 22" E, ALONG THE WESTERLY TERMINUS OF CORLEY ROAD, A DISTANCE OF 28.23 FEET TO A FOUND ¾ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT;

THENCE, S 81° 24' 55" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, BEING THE NORTHERLY LINE OF SAID 76.957 ACRE TRACT, A DISTANCE OF 1169.43 FEET TO A FOUND 6 INCH WOOD POST MARKING THE NORTHEASTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.794 ACRE TRACT CONVEYED TO CAROLYN G. BIEDENHARN BY DEED OF RECORD IN VOLUME 1455, PAGE 283 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957 ACRE TRACT AND SAID 5.794 ACRE TRACT, THE FOLLOWING COURSES:

S 00° 14' 59" E, A DISTANCE OF 352.90 FEET TO A FOUND 6 INCH WOOD POST;
S 66° 35' 17" W, A DISTANCE OF 55.14 FEET TO A FOUND ½ INCH IRON ROD;
S 25° 31' 49" W, A DISTANCE OF 63.64 FEET TO A FOUND 6 INCH WOOD POST;
S 00° 16' 44" E, A DISTANCE OF 181.07 FEET TO A FOUND ½ INCH IRON ROD
MARKING THE SOUTHWESTERLY CORNER OF SAID 5.794 ACRE TRACT;

N 88° 44' 30" E, A DISTANCE OF 616.61 FEET TO A FOUND ½ INCH IRON ROD
IN THE WESTERLY LINE OF AN EXISTING 1.418 ACRE ACCESS EASEMENT OF RECORD
IN VOLUME 8375, PAGE 676 OF SAID OFFICIAL PUBLIC RECORDS, BEING AN
EASTERLY CORNER OF SAID 76.957 ACRE TRACT;

THENCE, S 08° 49' 02" W, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957
ACRE TRACT AND SAID 1.418 ACRE ACCESS EASEMENT, A DISTANCE OF 1740.36
FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF
SAID 76.957 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 40.0289
ACRE TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 40.0289 ACRE TRACT AND
SAID 1.418 ACRE ACCESS EASEMENT, THE FOLLOWING COURSES:

S 08° 45' 27" W, A DISTANCE OF 1711.94 FEET TO A FOUND 2 INCH METAL
POST;

S 28° 28' 37" W, A DISTANCE OF 48.72 FEET TO A 6 INCH WOOD POST MARKING
THE SOUTHEASTERLY CORNER OF SAID 40.0289 ACRE TRACT, BEING THE
NORTHEASTERLY CORNER OF SAID 2.1303 ACRE TRACT;

THENCE, S 27° 25' 24" W, ALONG THE SOUTHEASTERLY LINE OF SAID 2.1303
ACRE TRACT, A DISTANCE OF 133.99 FEET TO A FOUND "X" ON CONCRETE DAM
MARKING THE SOUTHERLY CORNER OF SAID 2.1303 ACRE TRACT, BEING IN THE
NORTHERLY LINE OF THAT CERTAIN REMAINDER OF 236.272 ACRE TRACT CONVEYED
TO BALCONES CREEK, LTD. BY DEED OF RECORD IN VOLUME 1194, PAGE 227 OF
SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 2.1303 ACRE TRACT AND
SAID REMAINDER OF 236.272 ACRE TRACT, BEING THE APPROXIMATE CENTERLINE
OF BALCONES CREEK, THE FOLLOWING COURSES:

N 52° 10' 12" W, A DISTANCE OF 235.12 FEET TO A POINT;

N 42° 58' 10" W, A DISTANCE OF 452.26 FEET TO A POINT MARKING THE
NORTHEASTERLY CORNER OF SAID 97.23 ACRE TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINES OF SAID 97.23 ACRE TRACT AND SAID REMAINDER OF 236.272 ACRE TRACT, THE FOLLOWING COURSES:

S 43° 26' 22" W, A DISTANCE OF 45.12 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 26° 12' 45" W, A DISTANCE OF 160.75 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 19° 12' 45" W, A DISTANCE OF 202.73 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 86° 10' 45" W, A DISTANCE OF 14.30 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 08° 50' 15" E, A DISTANCE OF 27.58 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 22° 15' 30" W, A DISTANCE OF 1741.52 FEET TO FOUND ½ INCH IRON ROD WITH SCHWARTZ 4760 RED CAP MARKING THE SOUTHEASTERLY CORNER OF SAID 97.23 ACRE TRACT;

S 89° 59' 22" W, A DISTANCE OF 1293.60 FEET TO A FOUND ½ INCH IRON ROD WITH SCHWARTZ 4760 RED CAP MARKING THE SOUTHWESTERLY CORNER OF SAID 97.23 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF SAID REMAINDER OF 236.272 ACRE TRACT, SAME BEING IN THE EASTERLY LINE OF THAT CERTAIN 186.360 ACRE TRACT CONVEYED TO ROBERT B. CALDER BY DEED OF RECORD IN VOLUME 4632, PAGE 1394 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHERNMOST SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE COMMON BOUNDARY LINES OF SAID 97.23 ACRE TRACT AND SAID 186.360 ACRE TRACT, THE FOLLOWING COURSES:

N 00° 18' 50" W, A DISTANCE OF 594.05 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 08' 26" W, A DISTANCE OF 492.67 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 05' 03" E, A DISTANCE OF 412.91 FEET A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 15' 34" E, A DISTANCE OF 569.88 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 26' 43" E, A DISTANCE OF 121.10 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF BALCONES CREEK MARKING THE NORTHWESTERLY CORNER OF SAID 97.23 ACRE TRACT AND BEING THE NORTHEASTERLY CORNER OF SAID 186.360

ACRE TRACT, BEING A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 36.430 ACRE TRACT CONVEYED TO STANLEY OWENS AND KATIE A. OWENS BY DEED OF RECORD IN VOLUME 1428, PAGE 515 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S 70° 14' 35" E, ALONG THE COMMON BOUNDARY LINE OF SAID 36.430 ACRE TRACT AND SAID 97.23 ACRE TRACT, A DISTANCE OF 2.12 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF SAID 1.0097 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID 36.430 ACRE TRACT;

THENCE, N 00° 12' 33" W, ALONG THE EASTERLY LINE OF SAID 36.430 ACRE TRACT, BEING THE WESTERLY LINES OF SAID 1.0097 ACRE TRACT AND SAID 390.8354 ACRE TRACT, A DISTANCE OF 1317.77 FEET TO A FOUND ½ INCH IRON ROD;

THENCE, N 00° 00' 45" W, ALONG THE EASTERLY LINE OF SAID 36.430 ACRE TRACT AND THE EASTERLY LINE OF THAT CERTAIN 95.268 ACRE TRACT CONVEYED TO SUELTFENFUSS RANCH LP BY DEED OF RECORD IN VOLUME 1135, PAGE 820 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE WESTERLY LINE OF SAID 390.8354 ACRE TRACT, A DISTANCE OF 1460.15 FEET TO A FOUND 8 INCH WOOD POST MARKING THE NORTHEASTERLY CORNER OF SAID 95.268 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 62.886 ACRE TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 95.268 ACRE TRACT AND SAID 62.886 ACRE TRACT, THE FOLLOWING COURSES:

S 80° 52' 53" W, A DISTANCE OF 858.86 FEET TO A FOUND 8 INCH WOOD POST;

N 85° 33' 03" W, A DISTANCE OF 980.80 FEET TO A FOUND 8 INCH WOOD POST;

S 78° 21' 51" W, A DISTANCE OF 1594.30 FEET TO A FOUND ½ INCH IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF UPPER BALCONES ROAD FOR THE WESTERNMOST SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF UPPER BALCONES ROAD, THE FOLLOWING COURSES:

N 21° 24' 28" W, A DISTANCE OF 702.03 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 10° 04' 11" W, A DISTANCE OF 69.72 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 08° 00' 25" W, A DISTANCE OF 297.59 FEET TO A FOUND ½ INCH IRON ROD;

N 08° 10' 05" W, A DISTANCE OF 43.41 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 03° 52' 51" W, A DISTANCE OF 107.16 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 03° 16' 49" W, A DISTANCE OF 119.06 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 22' 45" W, A DISTANCE OF 151.30 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 05° 31' 35" W, A DISTANCE OF 281.80 FEET TO A FOUND ½ INCH IRON ROD;

N 05° 14' 21" W, A DISTANCE OF 491.54 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID 31.823 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 96.338 ACRE TRACT CONVEYED TO WILLIAM ROBERT SMITH III BY DEED OF RECORD IN VOLUME 1365, PAGE 681 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE WESTERNMOST NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF UPPER BALCONES ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 96.338 ACRE TRACT AND SAID 31.823 ACRE TRACT, THE FOLLOWING COURSES:

N 84° 12' 22" E, A DISTANCE OF 488.79 FEET TO A FOUND ½ INCH IRON ROD WITH PFIEFFER SURVEY CAP;

S 89° 32' 02" E, A DISTANCE OF 1078.27 FEET TO A FOUND ½ INCH IRON ROD WITH PFIEFFER SURVEY CAP;

N 79° 52' 56" E, A DISTANCE OF 898.04 FEET TO A FOUND ½ INCH IRON ROD WITH PFIEFFER SURVEY CAP MARKING THE NORTHEASTERLY CORNER OF SAID 31.823 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF SAID 27.94 ACRE TRACT;

THENCE, N 73° 11' 05" E, ALONG THE COMMON BOUNDARY LINE OF SAID 96.338 ACRE TRACT AND SAID 27.94 ACRE TRACT, A DISTANCE OF 1400.68 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF SAID 96.338 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 27.94 ACRE TRACT, SAME BEING IN THE WESTERLY LINE OF SAID 390.8354 ACRE TRACT AND AN INTERIOR ELL CORNER HEREOF;

THENCE, N 00° 19' 46" E, ALONG THE EASTERLY LINES OF SAID 96.338 ACRE TRACT AND THE EASTERLY LINE OF THAT CERTAIN 183.328 ACRE TRACT CONVEYED TO DOLORES ANN HOLMAN BY DEED OF RECORD IN VOLUME 92, PAGE 259 OF SAID DEED RECORDS, BEING THE WESTERLY LINE OF SAID 390.8354 ACRE TRACT, A DISTANCE OF 2888.59 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID 390.8354 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 40.592 ACRE TRACT CONVEYED TO PATRICK EITTER AND SPOUSE GISELLE EITTER BY DEED OF RECORD IN VOLUME

1381, PAGE 542 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHERNMOST NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 390.8354 ACRE TRACT AND SAID 40.592 ACRE TRACT, THE FOLLOWING COURSES:

S 89° 59' 55" E, A DISTANCE OF 377.50 FEET TO A FOUND ½ INCH IRON ROD;

N 89° 38' 49" E, A DISTANCE OF 842.65 FEET TO A FOUND ½ INCH IRON ROD;

S 89° 14' 25" E, A DISTANCE OF 1323.68 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF LOT 6 OF SAID BLUEGRASS SUBDIVISION, BEING THE NORTHEASTERLY CORNER OF SAID 390.8354 ACRE TRACT;

THENCE, ALONG THE A PORTION OF THE COMMON BOUNDARY LINE OF SAID 390.8354 ACRE TRACT AND SAID BLUEGRASS SUBDIVISION, THE FOLLOWING COURSES:

S 00° 48' 52" E, A DISTANCE OF 753.20 FEET TO A FOUND ½ INCH IRON ROD;

S 00° 50' 20" E, A DISTANCE OF 736.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1012.262 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



SAVE AND EXCEPT 332.413 acres as follows:



6477 FM 311 | PO BOX 992
SPRING BRANCH, TX 78070
830.228.5788 P | 830.885.2170 F
WWW.MSENGR.COM | TBPLS #10044200

FN NO. 17RPLSM098
OCTOBER 17, 2017

FIELDNOTE DESCRIPTION

BEING A 332.413 ACRE TRACT OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, BEING DESCRIBED IN TWO (2) TRACTS AS FOLLOWS: TRACT A - BEING A 212.337 ACRE TRACT OUT OF THAT CERTAIN (TRACT 11) 203.026 ACRE TRACT, AND THAT CERTAIN (TRACT 13) 390.8354 ACRE TRACT, CONVEYED TO LTB INTERESTS, LTD, VOLUME 1145, PAGE 349, AND THAT CERTAIN (TRACT 9) 11.411 ACRE TRACT, CONVEYED TO LTB INTERESTS, LTD, VOLUME 1145, PAGE 357, ALL OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, AND TRACT B - BEING A 120.076 ACRE TRACT OF LAND OUT OF THAT CERTAIN (TRACT 8) 76.957 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1409, PAGE 661, THAT CERTAIN (TRACT 12) 40.0289 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, AND THAT CERTAIN 2.1303 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, ALL OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, SAID 332.413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A - 212.337 ACRES

BEGINNING, AT A FOUND ¼ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 203.026 ACRE TRACT SITUATED ON THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF LOT 7, BLUEGRASS SUBDIVISION RECORDED IN VOLUME 1 PAGE 259, PLAT RECORDS, KENDALL COUNTY, TEXAS;

THENCE, N 88° 43' 53" E, ALONG THE COMMON NORTHERLY LINE OF SAID 203.026 ACRE TRACT, THE SOUTHERLY LINE OF SAID BLUEGRASS SUBDIVISION AND THE SOUTHERLY LINE OF THAT CERTAIN 11.939 ACRE TRACT CONVEYED TO JOSEPH F. ALDERETE AND SUNNIE G. ALDERETE, VOLUME 13181 PAGE 686, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, A DISTANCE OF 2403.97 FEET TO A ¼ INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 11.939 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, N 01° 58' 14" E, ALONG THE COMMON EASTERLY LINE OF SAID 11.939 ACRE TRACT AND THE WESTERLY LINE OF SAID 11.411 ACRE TRACT, A DISTANCE OF 563.88 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE FOR THE NORTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT AND A NORTHERLY CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE AND THE NORTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES;

S 85° 54' 52" E, A DISTANCE OF 90.13 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 81° 18' 20" E, A DISTANCE OF 159.61 FEET TO A FOUND ¼ IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 35° 30' 11" E, A DISTANCE OF 96.80 FEET TO A FOUND ¼ IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 63° 01' 09" E, A DISTANCE OF 209.90 FEET TO A FOUND ¼ IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 52° 37' 18" E, A DISTANCE OF 160.01 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 26° 32' 38" E, A DISTANCE OF 525.06 FEET TO A FOUND ¼ IRON ROD AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE AND THE NORTHERLY RIGHT OF WAY LINE OF VALERIE LANE FOR A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON NORTHERLY AND EASTERLY LINE OF VALERIE LANE AND THE SOUTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES;

N 89° 20' 05" W, A DISTANCE OF 241.15 FEET TO A ¼ INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT;

S 01° 04' 09" E, A DISTANCE OF 224.75 FEET TO A FOUND PK NAIL FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN 2.00 ACRE TRACT DESCRIBED AS A SAVE AND EXCEPT TRACT IN VOLUME 1145, PAGE 349 OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS;

THENCE, S 89° 29' 44" W, ALONG THE NORTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 367.05 FEET TO A FOUND ¼ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, S 00° 13' 21" E, ALONG THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 236.47 FEET TO A FOUND 8 INCH WOOD POST FOR THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, N 89° 47' 41" E, ALONG THE SOUTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 365.48 FEET TO A FOUND 6 INCH CEDAR POST SITUATED

ON THE WESTERLY LINE OF VALERIE LANE FOR THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND A CORNER OF THIS TRACT;

THENCE, S 00° 10' 18" W, ALONG THE COMMON WESTERLY LINE OF SAID VALERIE LANE AND THE EASTERLY LINE OF SAID 203.026 ACRE TRACT, 2520.79 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" AT THE INTERSECTION OF THE WESTERLY LINE OF VALERIE LANE AND THE NORTHERLY LINE OF COREY ROAD FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON SOUTHERLY LINE OF SAID 203.026 ACRE TRACT, PARTIALLY ALONG THE SOUTHERLY LINE OF SAID 390.8354 ACRE TRACT AND THE NORTHERLY LINE OF COREY ROAD, THE FOLLOWING COURSES;

S 89° 23' 37" W, A DISTANCE OF 2220.90 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING",

N 81° 11' 50" W, A DISTANCE OF 288.39 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE SOUTHERLY LINE OF A SAID 390.8354, FOR THE SOUTHWESTERLY CORNER OF THE HERBIN DESCRIBED TRACT;

THENCE, ACROSS SAID 390.8354 & 203.026 ACRE TRACT, THE FOLLOWING COURSES:

N 04° 20' 54" W, A DISTANCE OF 412.25 FEET TO A FOUND 3" STEEL POST;

N 21° 31' 01" W, A DISTANCE OF 1431.33 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 01° 17' 23" W, A DISTANCE OF 1372.81 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 212.337 ACRES OF LAND, MORE OR LESS.

TRACT B - 120.076 ACRES

BEGINNING, AT A FOUND ¼ INCH IRON ROD AT THE SOUTHWESTERLY CORNER OF THE TERMINUS OF CORLEY ROAD, MARKING THE NORTHWESTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT AND THE NORTHWESTERLY CORNER HEREOF;

THENCE, S 81° 24' 55" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, BEING THE NORTHERLY LINE OF SAID 76.957 ACRE TRACT, A DISTANCE OF 1169.43 FEET TO A FOUND 6 INCH WOOD POST MARKING THE NORTHEASTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.794 ACRE TRACT CONVEYED TO CAROLYN G. BIEDENHARN BY DEED OF RECORD IN VOLUME 1455, PAGE 283 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957 ACRE TRACT AND SAID 5.794 ACRE TRACT, THE FOLLOWING COURSES:

S 00° 14' 59" E, A DISTANCE OF 352.90 FEET TO A FOUND 6 INCH WOOD POST;

S 66° 35' 17" W, A DISTANCE OF 55.14 FEET TO A FOUND ¼ INCH IRON ROD;

S 25° 31' 49" W, A DISTANCE OF 63.64 FEET TO A FOUND 6 INCH WOOD POST;

S 00° 16' 44" E, A DISTANCE OF 181.07 FEET TO A FOUND ¼ INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF SAID 5.794 ACRE TRACT;

N 88° 44' 30" E, A DISTANCE OF 616.61 FEET TO A FOUND ¼ INCH IRON ROD IN THE WESTERLY LINE OF AN EXISTING 1.418 ACRE ACCESS EASEMENT OF RECORD IN VOLUME 8375, PAGE 676 OF SAID OFFICIAL PUBLIC RECORDS, BEING AN EASTERLY CORNER OF SAID 76.957 ACRE TRACT;

THENCE, S 08° 49' 02" W, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957 ACRE TRACT AND SAID 1.418 ACRE ACCESS EASEMENT, A DISTANCE OF 1740.36 FEET TO A FOUND ¼ INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 40.0289 ACRE TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 40.0289 ACRE TRACT AND SAID 1.418 ACRE ACCESS EASEMENT, THE FOLLOWING COURSES:

S 08° 45' 27" W, A DISTANCE OF 1711.94 FEET TO A FOUND 2 INCH METAL POST;

S 28° 28' 37" W, A DISTANCE OF 48.72 FEET TO A 6 INCH WOOD POST MARKING THE SOUTHEASTERLY CORNER OF SAID 40.0289 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 2.1303 ACRE TRACT;

THENCE, S 27° 25' 24" W, ALONG THE SOUTHEASTERLY LINE OF SAID 2.1303 ACRE TRACT, A DISTANCE OF 133.99 FEET TO A FOUND "X" ON CONCRETE DAM MARKING THE SOUTHERLY CORNER OF SAID 2.1303 ACRE TRACT, BEING IN THE NORTHERLY LINE OF THAT CERTAIN REMAINDER OF 236.272 ACRE TRACT CONVEYED TO BALCONES CREEK, LTD. BY DEED OF RECORD IN VOLUME 1194, PAGE 227 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 2.1303 ACRE TRACT AND SAID REMAINDER OF 236.272 ACRE TRACT, BEING THE APPROXIMATE CENTERLINE OF BALCONES CREEK, THE FOLLOWING COURSES:

N 52° 10' 12" W, A DISTANCE OF 235.12 FEET TO A POINT;

N 42° 58' 10" W, A DISTANCE OF 452.26 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THAT CERTAIN 97.23 ACRE TRACT OF RECORD IN

VOLUME 13781, PAGE 1071 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS;

N 37° 08' 21" W, A DISTANCE OF 262.16 FEET TO A POINT;

N 41° 15' 27" W, A DISTANCE OF 350.62 FEET TO A POINT;

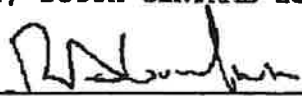
N 50° 49' 44" W, A DISTANCE OF 245.38 FEET TO THE SOUTHWESTERLY CORNER
HEREOF;

THENCE, N 00° 11' 47" W, LEAVING THE APPROXIMATE CENTERLINE OF BALCONES
CREEK, ALONG THE COMMON BOUNDARY LINE OF SAID 40.0289 ACRE TRACT AND
SAID 76.957 ACRE TRACT WITH SAID 390.8354 ACRE TRACT, A DISTANCE OF
3245.19 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 120.076
ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM
A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS
NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

 10/17/17
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS

