

**PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT
TO BE NAMED POTRANCO RANCH PUBLIC IMPROVEMENT DISTRICT, FOR
APPOINTMENT OF DIRECTORS, AND ASSESSMENTS
AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF MEDINA §

TO THE HONORABLE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS:

The undersigned (hereinafter the "Petitioners"), being the entities which hold fee simple title to more than 50 percent of the appraised value of taxable property proposed to be included within the public improvement district (the "District") proposed in this petition (the "Petition"), with the intention to further the development of the land hereinafter described in metes and bounds, and to benefit Medina County, Texas (the "County") acting pursuant to the provisions of Subchapter A ("Subchapter A") of Chapter 372, Texas Local Government Code ("Chapter 372"), hereby respectfully petitions the Commissioner Court (the "Court") of the County, requesting the creation of the District, and would show the following:

**ARTICLE I
DISTRICT NAME**

The name of the District shall be the "Potranco Ranch Public Improvement District."

**ARTICLE II
PURPOSE**

The District shall be created and organized under the terms and provision of Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a, respectively, of the Constitution of the State of Texas, and Subchapter A of Chapter 372.

**ARTICLE III
NATURE OF IMPROVEMENTS**

This Petition requests that the County create the District and, on behalf thereof, engage in economic development projects and exercise the powers relative thereto, requested in this Petition. The Petitioners propose that the County enter into, on the District's behalf, development agreements as are deemed advisable to promote state and local economic development and to stimulate responsible and proper growth in the District as permitted and in accordance with Subchapter A. The general nature of the work proposed within this Petition to be completed within the boundaries of the proposed District includes, but is not limited to, construction and improvements to utilities; establishment of roads, bridges and associated drainage and trails; water, sewer, and recycled water facilities, demolition and land clearing; lighting improvements; construction of entry way features; signage; and other infrastructure improvements within the District; police, fire and emergency protection and security services; promotion of development within the District; and establishment of conservation easements,

including costs of acquisition of open space. The District may undertake the projects in conjunction with private or public entities. The District will comply with Subchapter A of Chapter 372 in determining its undertakings.

The area comprising the proposed District is not presently improved or promoted in a way that will lead to new properly restricted development in the District and the County. The proposed District is necessary in order to advance, upgrade and pay for or finance the construction improvements within the District. The proposed District and its projects appear feasible, necessary and will be a benefit to the land within the District, County and surrounding areas and assure the development and homes built therein are of appropriate value and quality.

ARTICLE IV ESTIMATED COSTS

The capital costs of the projects proposed to be constructed, acquired, or otherwise undertaken within or with respect to the District to induce, provide incentives and develop the proposed economic development project expected to be valued at approximately \$25,530,000.00.

ARTICLE V DISTRICT BOUNDARIES

The District shall contain an area of approximately 320 acres of land, situated entirely within the County. All of the land proposed to be included may properly be included within the District. None of the land proposed to be included within the District is within the corporate boundaries or extraterritorial jurisdiction of any municipality. The boundaries of the proposed District are described in the map or sketch, by metes and bounds, address, or by lot and block in Exhibit "A", attached hereto and incorporated herein for all purposes.

ARTICLE VI METHOD OF ASSESSMENT; ASSESSABLE PROPERTY

Petitioners request that the County impose within the District an assessment based on the per \$100 valuation as reflected in the official tax rolls of Medina County Appraisal District, for the year of each respective assessment, in an amount necessary to satisfy the budget of the District (anticipated to initially total \$0.18 per \$100 of the aforementioned valuation); provided, however, that if this methodology for imposing assessments within public improvement districts is ever invalidated under applicable Texas law, the County shall be permitted to implement a substitute assessment methodology that is permissible under applicable Texas law and most closely approximates the funding result of the then-invalidated methodology.

1) Petitioners request that the following classes of assessable property be excluded from the assessment rolls:

- a) Undeveloped property being property within the District that has not been converted into developed lots containing suitable sites for building single family residences.
- b) Public facilities, including but not limited to, schools, public parks, etc.

c) Property under an agricultural or open space tax exemption as reflected on the official tax roll of the Medina County Appraisal District, for the year in which the assessment is made.

2) Petitioners request that the following classes of assessable property be included in the assessment rolls:

Improved property being property within the District that has been converted into developed lots containing suitable sites for building single family residences.

ARTICLE VII APPORTIONMENT OF COSTS

Except as hereafter described, assessments collected within the District shall represent the sole source of funds to pay any and all costs of improvement, and operation and maintenance thereof, within the District that are the subject of this Petition. Additionally, Petitioners anticipate that the County will enter into a development agreement with Reinvestment Zone Number Two, Medina County, Texas (the "Zone"), if and when created, for contributions from the incremental County ad valorem tax collected from within the Zone and described in the aforementioned agreement in an amount not to exceed \$9,840,000 of the \$25,530,000 funded costs of public infrastructure within the Zone. The Board (defined below) shall be permitted to negotiate with other taxing entities regarding improvement costs outside the District boundaries, but that are essential to the execution of the District's Service Plan, being (generally) the District development plan as well as other elements of service plans recommended by the Board and approved by the Court, for presentation to the Court for consideration and, if determined thereby to be advisable and beneficial, appropriate action thereby.

ARTICLE VIII MANAGEMENT

Petitioners request that the day to day operations of the District (but not with respect to the exercise of any and all powers reserved to the County and/or the Court pursuant to the provisions of the Subchapter A of Chapter 372) be managed by the private sector through a partnership with the County, by and through a board of directors (the "Board") that the County appoints at the time it adopts the Order creating the District, with three directors being nominated by the Petitioners and two being nominated by the County.

ARTICLE IX DISTRICT REQUEST

Attached to this Petition as Exhibit "B", is a sworn statement of the holder of fee simple title to more than 50 percent of the appraised value of taxable real property proposed to be included within the proposed District, stating the owner's request for and consent to the creation of the District as set forth in this Petition.

ARTICLE X APPOINTMENT OF DIRECTORS

Petitioners request that the County appoint five (5) individuals, at the time that the County creates the District, who are qualified under Subsection 372.008(b) of Chapter 372, to

serve as members of the Board, and charge such Board with the responsibility of management of the District pursuant to Article III above.

ARTICLE XI GENERAL PROVISIONS

Petitioners are required to present a Service Plan, and an Assessment Plan or to prepare an Assessment Roll on or before the date of the Court's consideration of the order creating the District.

WHEREFORE, Petitioners pray that this Petition be heard and the Commissioners Court of Medina County, Texas set a hearing date, publish notice of and conduct a hearing, make findings, and enter an Order creating Potranco Ranch Public Improvement District, in the manner specified in Chapter 372, Local Government Code, as amended.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED this 7th day of December, 2012

POTRANCO 320, LLC,
a Texas limited liability company

POTRANCO RANCH, LP,
a Texas limited partnership

By: 320 Management, LLC,
a Texas limited liability company
General Partner

By: 

By: 

Name: David L. Earl

Name: Robert Trautmann

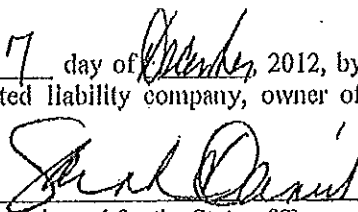
Title: Manager

Title: Partner

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 7 day of December, 2012, by David L. Earl, Manager, Potranco 320, LLC, a Texas limited liability company, owner of property proposed to be included within the proposed District.

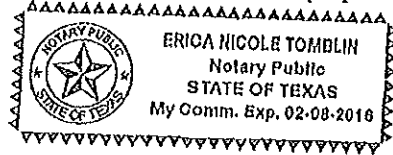



Notary in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 7 day of December, 2012, by Robert Trautmann, Partner, Potranco Ranch, LP, a Texas limited partnership, by 320

Management, LLC, a Texas limited liability company, its General Partner, owner of property proposed to be included within the proposed District.



Erica Nicole Tomblin
Notary in and for the State of Texas

EXHIBIT "A"
BOUNDARIES OF THE PROPOSED DISTRICT

EXHIBIT "A"
320.15 ACRES

STATE OF TEXAS
COUNTY OF MEDINA

Field notes for a 320.15 acre tract of land in Medina County, Texas and being out of the following surveys with their approximate acreage.

59.65 acres out of Survey Number 97, Abstract 1452;
142.49 acres out of Survey Number 96, Abstract 1327 and
118.01 acres out of Survey Number 38, Abstract 5 all in Medina County, Texas.

Said 320.15 acre tract of land being the same land as described in a deed from Ruth Stohls Auburn to Prokango Ranch, L.P., recorded in Volume 573, Page 741 of the Official Public Records of Medina County, Texas. Said 320.15 acre tract of land being more particularly described by notes and bounds as follows.

BEGINNING at a 5/8 inch steel pin found on the south Right-Of-Way line of FM Hwy 1937 (variable width 80' min) for the northwest corner of this tract and being the northwest corner of a called 320.00 acre tract as described in a deed from Ruth Stohls Auburn to Prokango Ranch, L.P., recorded in Volume 573, Page 741 of the Official Public Records of Medina County, Texas. Said point being the northwest corner of a called 619.4125 acre tract (VI Second Tract) from Marina R. Stohls to Spauldo Stohls Williams in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas. Said point also being the northeast corner of a called 722.7286 acre tract (VII Second Tract) from Marina R. Stohls to Ruth Stohls in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas.

THENCE along the South Right-Of-Way line of FM Hwy 1937 the following four calls: North 86° 32' 48" East, a distance of 126.51 feet to a Xdot Brass Disk found for an angle point; South 82° 51' 59" East, a distance of 33.15 feet to a Xdot Brass Disk found for an angle point; North 66° 51' 45" East, a distance of 176.50 feet to a Xdot Brass disk found for an angle point and North 86° 45' 28" East, a distance of 1735.16 feet to a Steel fence post found for the northeast corner of the herein described 320.15 acre tract.

THENCE running adroke the aforesaid 722.7286 acre tract, South 00° 03' 33" West, a distance of 6618.96 feet to a 5/8 inch steel pin found for the southeast corner of the herein described 320.15 acre tract and being on the north line of a called 264.583 acre tract as described in a deed from Sharon Alford Martin to Linda Steaton, recorded in Volume 93, Page 445 of the Official Public Records of Medina County, Texas.

THENCE with the south line of this tract the following three calls: South 89° 34' 06" West, a distance of 48.69 feet to a Cedar post found for an angle point; North 89° 30' 41" West, a distance of 875.53 feet to a steel pipe post found between two pines for an angle point and North 89° 12' 27" West, a distance of 1426.74 feet to a Pines Corner Post found for the southwest corner of the herein described 320.15 acre tract and being the southeast corner of the aforesaid 619.4125 acre tract.

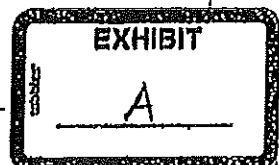
THENCE with the west line of this tract, North 00° 03' 55" East, a distance of 5858.20 feet to the place of the BEGINNING

I, Jerry D. Wilkio, Jr., hereby certify that these field notes were prepared from an actual survey made on the ground on August 29, 2011.

Working based on Geodetic Observations taken at the time of the survey and tied into the Elen Coors Network.

Reference is hereby made to all 11" x 17" Survey Drawings that accompanies these Field Notes.

Jerry D. Wilkio, Jr.
Registered Professional
Land Surveyor No. 4724
Exp. Date 2011123



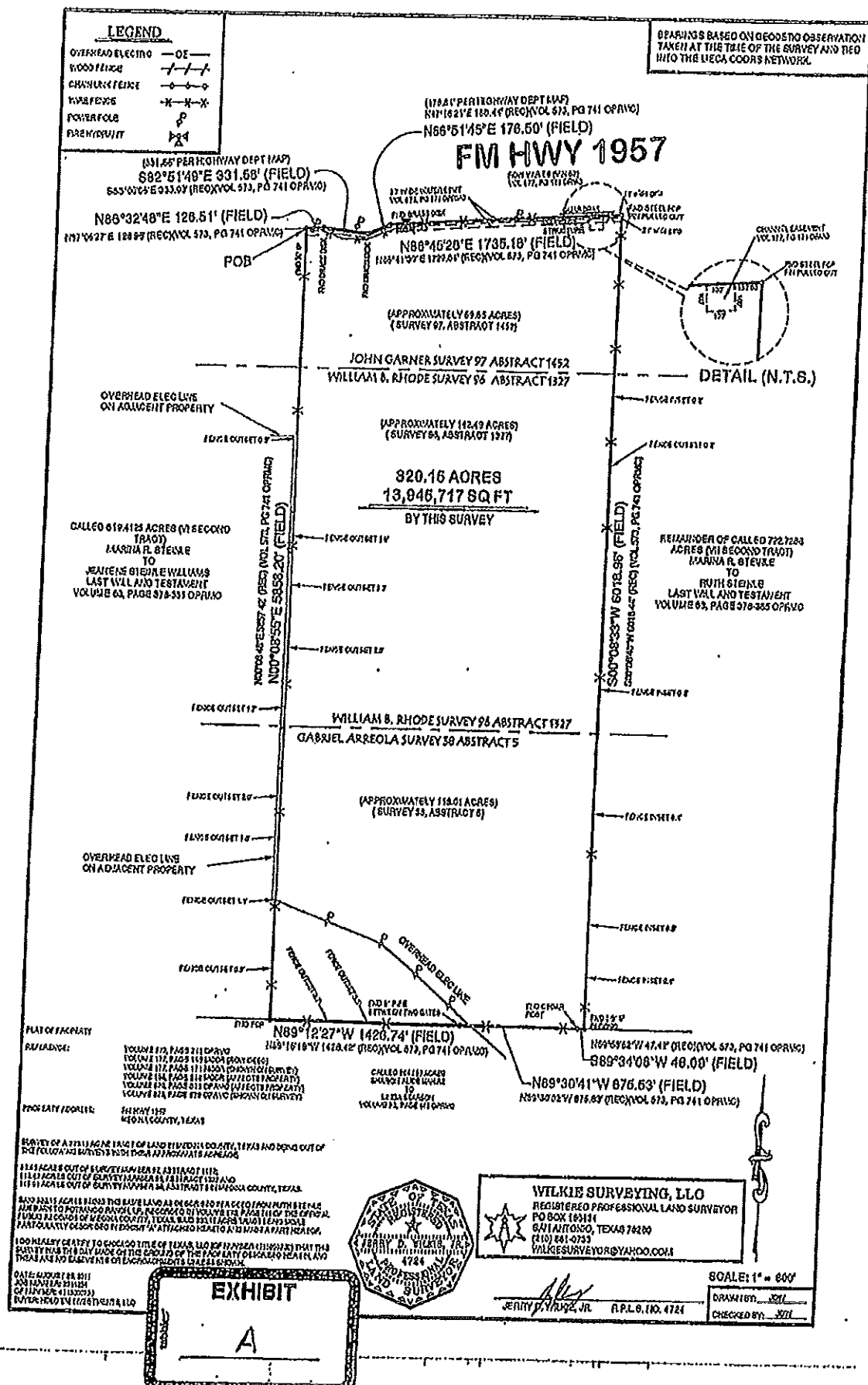


EXHIBIT "B-1"

SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION FOR, AND CONSENTING TO INCLUSION IN,
POTRANCO RANCH PUBLIC IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF MEDINA §

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Medina County. I am verifying, for purposes of Chapter 372, Local Government Code, that I am the owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property within the proposed District, and that I request the creation of the Potranco Ranch Public Improvement District and consent to the inclusion of said property within its boundaries. The description, by metes and bounds, of the real property that I own, and wish to include within the proposed District is attached as Exhibit "A-1" to the Petition for creation of the Potranco Ranch Public Improvement District.

POTRANCO 320, LLC,
a Texas limited liability company

By: [Signature]

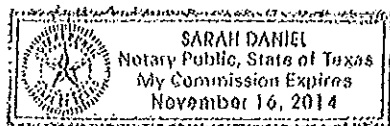
Name: Harry Hausman

Title: Manger

Executed December 7, 2012

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Subscribed and sworn to (or affirmed) before me this 7th day of December, 2012.



[Signature]
Notary in and for the State of Texas

EXHIBIT "A"
320.15 ACRES

STATE OF TEXAS
COUNTY OF MEDINA

Field notes for a 320.15 acre tract of land in Medina County, Texas, and being out of the following Surveys with their approximate acreage.

59.65 acres out of Survey Number 97, Abstract 1452;
142.49 acres out of Survey Number 96, Abstract 1327 and
118.01 acres out of Survey Number 38, Abstract 5 all in Medina County, Texas.

Said 320.15 acre tract of land being the same land as described in a deed from Ruth Stohle Auburn to Protanco Ranch, L.P., recorded in Volume 573, Page 741 of the Official Public Records of Medina County, Texas. Said 320.15 acre tract of land being more particularly described by notes and bounds as follows.

BEGINNING at a 5/8 inch steel pin found on the south Right-Of-Way line of FM Hwy 1957 (variable width 80' min) for the northwest corner of this tract and being the northwest corner of a called 320.00 acre tract as described in a deed from Ruth Stohle Auburn to Protanco Ranch, L.P., recorded in Volume 573, Page 741 of the Official Public Records of Medina County, Texas. Said point being the northwest corner of a called 619.4125 acre tract (VI Second Tract) from Marina R. Stohle to Juanito Stohle Williams in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas. Said point also being the northeast corner of a called 722.7286 acre tract (VII Second Tract) from Marina R. Stohle to Ruth Stohle in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas.

THENCE along the South Right-Of-Way line of FM Hwy. 1957 the following four calls: North 66° 32' 48" East, a distance of 126.51 feet to a Txdot Brass Disk found for an angle point; South 82° 51' 59" East, a distance of 331.58 feet to a Txdot Brass Disk found for an angle point; North 66° 51' 45" East, a distance of 176.50 feet to a Txdot Brass disk found for an angle point and North 86° 45' 28" East, a distance of 1735.16 feet to a Steel ferris post found for the northeast corner of the herein described 320.15 acre tract.

THENCE cutting across the aforesaid 722.7286 acre tract, South 00° 03' 33" West, a distance of 6618.96 feet to a 5/8 inch steel pin found for the southeast corner of the herein described 320.15 acre tract and being on the north line of a called 264.583 acre tract as described in a deed from Sharon Allen Manlio to Linda Sharon, recorded in Volume 93, Page 445 of the Official Public Records of Medina County, Texas.

THENCE with the south line of this tract the following three calls: South 89° 34' 06" West, a distance of 48.09 feet to a Cedar post found for an angle point; North 89° 30' 41" West, a distance of 875.33 feet to a steel pipe post found between two gates for an angle point and North 89° 12' 27" West, a distance of 1426.74 feet to a Fence Corner Post found for the southwest corner of the herein described 320.15 acre tract and being the southeast corner of the aforesaid 619.4125 acre tract.

THENCE with the west line of this tract, North 00° 08' 55" East, a distance of 5858.20 feet to the place of the **BEGINNING**.

I, Jerry D. Wilkie, Jr., hereby certify that these field notes were prepared from an actual survey made on the ground on August 29, 2011.

Heating based on Geodetic Observation taken at the time of the survey and tied into the Leica Coors Network.

Reference is hereby made to an 11" x 17" Survey Drawing that accompanies these Field Notes.

Jerry D. Wilkie, Jr.
Registered Professional
Land Surveyor No. 4724
Job Number 2011195



Barrera Land Surveying
7715 Mainland Drive, Suite 114
San Antonio, Texas 78250
(210) 444-9023
(210) 444-9479 (fax)
dhinsatx@yahoo.com

STATE OF TEXAS

COUNTY OF MEDINA

LEGAL DESCRIPTION
For
60.00 Acre Tract

Being a 60.00 acre tract of land out of the remainder of a 320.15 acre tract as recorded in Volume 573, Page 741, Official Public Records, Medina County, Texas, and also being out of the John Garner Survey No. 97, Abstract 1452, the William B. Rhode Survey No. 96, Abstract 1327, and the Gabriel Arreola Survey No. 38, Abstract 5, and being more particularly described as follows:

BEGINNING: At a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for the Northeast corner of the herein described tract and being on the South right-of-way line of Potranco Road (F.M. Hwy. 1957) and approximately 3,076 feet to the intersection of County Road No. 388;

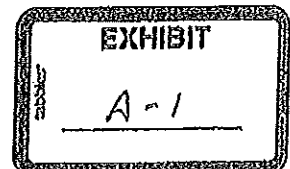
THENCE: departing said South right-of-way line of Potranco Road, S $00^{\circ}08'33''$ W, a distance of 4,326.78 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for the Southeast corner of the herein described tract;

THENCE: N $22^{\circ}24'06''$ W, a distance of 294.05 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;

THENCE: N $89^{\circ}51'27''$ W, a distance of 262.26 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;

THENCE: meandering the Western boundary line of the herein described tract the following twenty one (21) courses and distances:


- N $00^{\circ}08'33''$ E, a distance of 570.90 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $34^{\circ}42'36''$ W, a distance of 84.48 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $69^{\circ}33'45''$ W, a distance of 205.78 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $20^{\circ}26'15''$ E, a distance of 50.00 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- S $69^{\circ}33'45''$ E, a distance of 86.00 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $20^{\circ}26'15''$ E, a distance of 195.54 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $17^{\circ}54'32''$ W, a distance of 63.07 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $00^{\circ}08'33''$ E, a distance of 935.49 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N $38^{\circ}32'13''$ W, a distance of 45.52 feet to a set $\frac{1}{2}$ " steel rod with a yellow cap marked "RPLS 5286" for a corner;



- N 25°-48'-10" E, a distance of 33.28 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 00°-08'-33" E, a distance of 255.00 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- S 89°-51'-27" E, a distance of 88.75 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 00°-08'-55" E, a distance of 195.00 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 20°-08'-32" E, a distance of 31.93 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 00°-08'-33" E, a distance of 195.00 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 89°-51'-27" W, a distance of 15.65 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 00°-08'-33" E, a distance of 245.00 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 89°-51'-27" E, a distance of 754.28 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 44°-51'-16" W, a distance of 42.42 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 00°-08'-55" E, a distance of 1,012.01 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" for a corner;
- N 03°-14'-32" W, a distance of 50.00 feet to a set ½" steel rod with a yellow cap marked "RPLS 5286" on the South right-of-way of Potranco Road, for the Northwest corner of the herein described tract;

THENCE: along the South right-of-way line of Potranco Road, N 86°-45'-28" E, a distance of 1,189.20 feet to the POINT OF BEGINNING and containing 60.00 acres of land (2,613,586 SQ.FT.) more or less. Survey prepared this date.

Date: 03-22-2012
Revised: 03-29-2012


David Barrera, R.P.L.S. No. 5286



Job No. 056-12

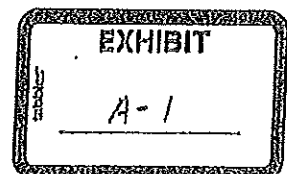


EXHIBIT "B-2"

SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION FOR, AND CONSENTING TO INCLUSION IN,
POTRANCO RANCH PUBLIC IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF MEDINA §

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Medina County. I am verifying, for purposes of Chapter 372, Local Government Code, that I am the owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property within the proposed District, and that I request the creation of the Potranco Ranch Public Improvement District and consent to the inclusion of said property within its boundaries. The description, by metes and bounds, of the real property that I own, and wish to include within the proposed District is attached as Exhibit "A-2", to the Petition for creation of the Potranco Ranch Public Improvement District, save and except for that portion of Exhibit A-2 which has already been sold and conveyed to Potranco 320, LLC and is described by metes and bounds at Exhibit A-1.

POTRANCO RANCH, LP, a Texas limited partnership

By: 320 MANAGEMENT, LLC, a Texas limited liability company, its General Partner

By: 

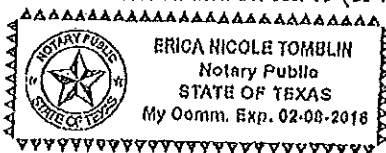
Name: Robert Trautmann

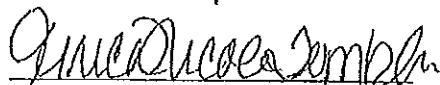
Title: Partner

Executed December 7, 2012

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Subscribed and sworn to (or affirmed) before me this 7 day of December, 2012.




Notary in and for the State of Texas

320.15 ACRES

STATE OF TEXAS
COUNTY OF MEDINA.

Field notes for a 320.15 acre tract of land in Medina County, Texas, and being out of the following surveys with their approximate acreage:

59.65 acres out of Survey Number 27, Abstract 1452;
142.49 acres out of Survey Number 26, Abstract 1327 and
118.01 acres out of Survey Number 38, Abstract 5 all in Medina County, Texas.

Said 320.15 acre tract of land being the same land as described in a deed from Ruth Stofolo Atsburh to Protacio Ranch, L.P., recorded in Volume 373, Page 741 of the Official Public Records of Medina County, Texas. Said 320.15 acre tract of land being more particularly described by notes and bearings as follows:

BEGINNING at a 5/8 inch steel pin found on the south right-of-way line of FM Hwy 1957 (variable width 80' min) for the northwest corner of this tract and being the northwest corner of a called 320.00 acre tract as described in a deed from Ruth Stofolo Atsburh to Protacio Ranch, L.P., recorded in Volume 373, Page 741 of the Official Public Records of Medina County, Texas; Said point being the northwest corner of a called 619.4125 acre tract (VI Second Tract) from Martha R. Stofolo to Jeanne Stofolo Williams in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas; Said point also being the northeast corner of a called 722.7286 acre tract (VII Second Tract) from Martha R. Stofolo to Ruth Stofolo in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas;

THENCE along the south right-of-way line of FM Hwy 1957 the following four calls; North 86° 32' 48" East, a distance of 126.51 feet to a T-dot Brass Disk found for an angle point; South 82° 51' 59" East, a distance of 331.58 feet to a T-dot Brass Disk found for an angle point; North 66° 51' 45" East, a distance of 170.50 feet to a T-dot Brass Disk found for an angle point and North 86° 45' 28" East, a distance of 1735.16 feet to a steel sided post found for the northeast corner of the herein described 320.15 acre tract.

THENCE running north the aforesaid 722.7286 acre tract, South 00° 08' 33" West, a distance of 6018.25 feet to a 5/8 inch steel pin found for the southeast corner of the herein described 320.15 acre tract and being on the north line of a called 264.583 acre tract as described in a deed from Sharon Alice Maas to Linda Seaton, recorded in Volume 23, Page 445 of the Official Public Records of Medina County, Texas.

THENCE with the southeast line of this tract the following three calls; South 89° 34' 06" West, a distance of 18.02 feet to a Cedar post found for an angle point; North 89° 30' 41" West, a distance of 875.53 feet to a steel pipe post found between two gates for an angle point and North 89° 12' 27" West, a distance of 1426.74 feet to a Fence Corner Post found for the southeast corner of the herein described 320.15 acre tract and being the southeast corner of the aforesaid 619.4125 acre tract.

THENCE with the west line of this tract, North 00° 08' 55" East, a distance of 5858.20 feet to the place of the **BEGINNING**

I, Jerry D. Wilkie, Jr., hereby certify that these field notes were prepared from an actual survey made on the ground on August 29, 2011.

Bearing based on Geodetic Observation taken at the time of the survey and tied into the Loran Geos Network.

Reference is hereby made to an L.P. & L.P. Survey Drawing that accompanies these Field Notes.

Jerry D. Wilkie, Jr.
Registered Professional
Land Surveyor No. 4724
Job Number 2011195

