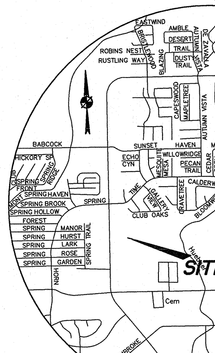
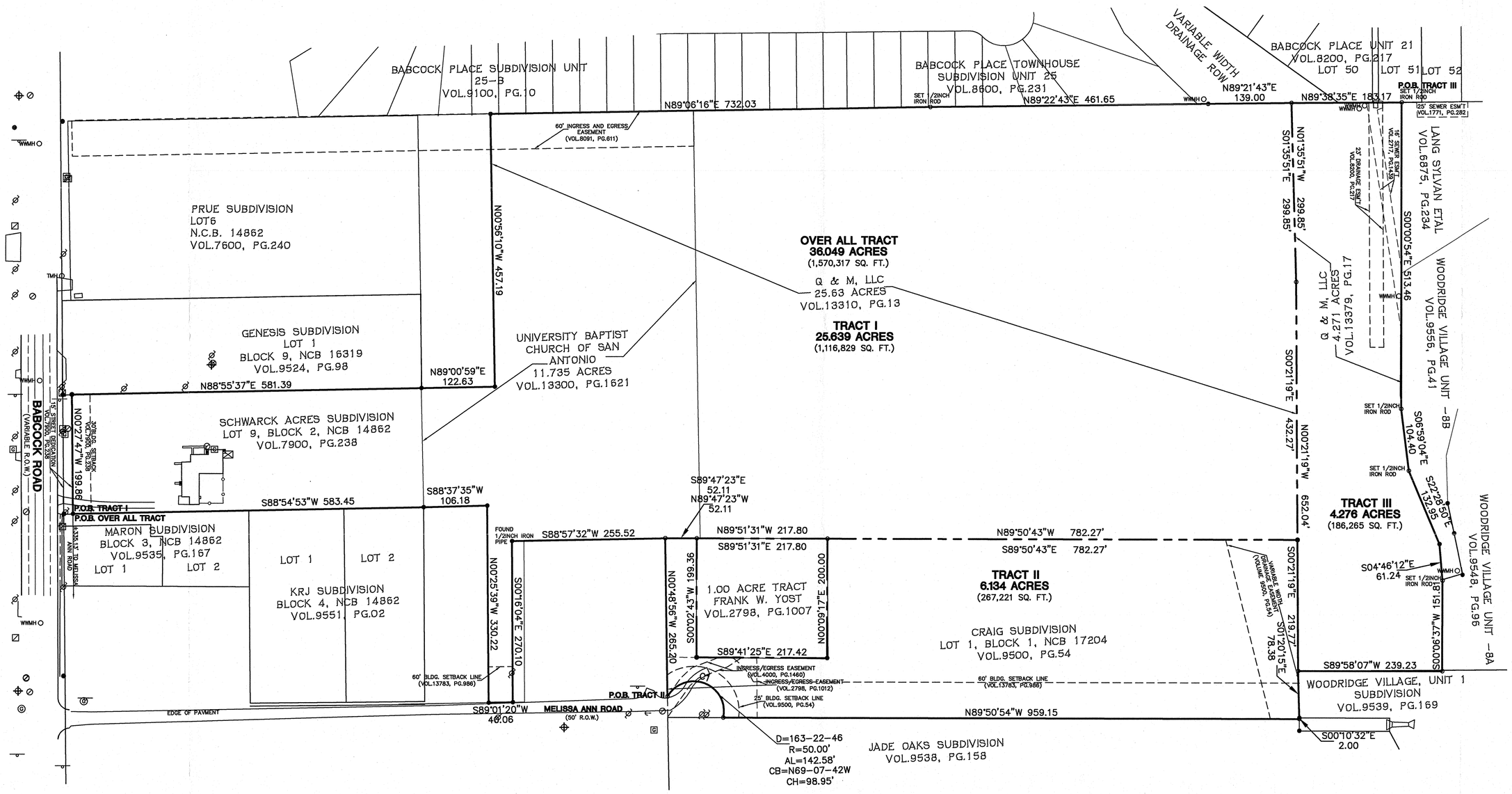


VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- IRON PIPE FOUND
- NAIL FOUND
- COMPUTED POINT
- MONUMENT FOUND
- MONUMENT SET
- CUT "X"
- LIGHT POLE
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE RISER
- CABLE TV RISER
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELEC. LINE
- STORM SEWER LINE
- WATER LINE
- WASTE WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS LINE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- STORMSEWER MANHOLE
- TELEPHONE MANHOLE
- WASTEWATER CLEANOUT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POST
- SIGN
- BOLLARD
- DRAINAGE INLET
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING



LEGAL DESCRIPTION OVER ALL TRACT

OF 36.049 ACRES OF LAND OUT OF THE ANSELMO PUR SURVEY No. 20, ABSTRACT 574, BEXAR COUNTY, TEXAS; AND BEING 4.276 ACRES OUT OF AND A PORTION OF THAT CERTAIN CALLED BABCOCK PLACE SUBDIVISION UNIT 21, N.C.B. 14862 AS RECORDED IN VOLUME 8200, PAGE 217 OF THE BEXAR COUNTY DEED AND PLAT RECORDS; SAID 4.276 ACRE TRACT BEING THE SAME 4.271 ACRE TRACT CONVEYED FROM J. ANTHONY GUAJARDO CHILDREN'S TRUST TO Q&M LLC, A TEXAS LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED MARCH 4, 2008 IN VOLUME 13379, PAGE 0017 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS; AND BEING 6.134 ACRES OUT OF AND A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 N.C.B. 17204, CRAIG SUBDIVISION AS RECORDED IN VOLUME 9500, PAGE 54 OF THE BEXAR COUNTY DEED AND PLAT RECORDS; SAID 6.134 ACRE TRACT BEING THE SAME 6.142 ACRE TRACT CONVEYED FROM SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY TO Q&M LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED APRIL 23, 2008 AND RECORDED APRIL 28, 2008 IN VOLUME 13465, PAGE 1589 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS; AND BEING 25.639 ACRES OUT OF AND A PORTION OF LOT 9, BLOCK 2, SCHWARCK ACRES SUBDIVISION, AS RECORDED IN VOLUME 7900, PAGE 238, PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO CASTLE HILLS BAPTIST CHURCH IN VOLUME 8091, PAGE 611 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO UNIVERSITY BAPTIST CHURCH OF SAN ANTONIO IN A DEED RECORDED IN VOLUME 2097, PAGE 689 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 25.639 ACRES BEING THE SAME 25.63 ACRE TRACT CONVEYED FROM KELMAR/BABCOCK, LLC, TO Q&M, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A WARRANTY DEED DATED JANUARY 15, 2008 AND RECORDED JANUARY 17, 2008 IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 25.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE NAD 83 SOUTHCENTRAL ZONE;

BEGINNING, AT A FOUND ½-INCH IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF BABCOCK ROAD FOR THE SOUTHWESTERLY CORNER OF SAID LOT 9, BLOCK 2, AND THE NORTHWESTERLY CORNER OF THE MARON SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 9535, PAGE 167, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, N 00° 27'47"W, ALONG THE EASTERLY RIGHT OF WAY LINE OF BABCOCK ROAD, A DISTANCE OF 199.86 FEET, TO A FOUND ½ INCH IRON ROD ON THE SOUTHERLY LINE OF LOT 1, BLOCK 9, NCB 16319, GENESIS SUBDIVISION AS RECORDED IN VOLUME 9524, PAGE 98 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF SAID LOT 9, BLOCK 2, AND THE MOST WESTERLY–NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 88° 55'37"E, ALONG THE COMMON LINE OF SAID LOT 9, BLOCK 2 AND SAID LOT 1, BLOCK 9, A DISTANCE OF 581.39 FEET, TO A FOUND ½ INCH IRON ROD FOR THE NORTHEASTERLY CORNER OF SAID LOT 9, BLOCK 2, AND THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 9;

THENCE, N 89° 00'59"E, CROSSING UNIVERSITY BAPTIST CHURCH OF SAN ANTONIO TRACT AS RECORDED IN VOLUME 13300, PAGE 1621 DEED RECORDS OF BEXAR COUNTY, TEXAS, A DISTANCE OF 122.63 FEET, TO A FOUND ½ INCH IRON ROD FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 00° 56'10"W, CROSSING SAID UNIVERSITY BAPTIST CHURCH OF SAN ANTONIO TRACT, A DISTANCE OF 457.19 FEET, TO A FOUND ½ INCH IRON ROD FOR THE MOST NORTH–NORTHWESTERLY CORNER OF SAID 25.63 ACRE TRACT;

THENCE, ALONG THE NORTHERLY LINE OF SAID 25.63 ACRE TRACT AS FOLLOWS:

N 89° 06'16"E, A DISTANCE OF 732.03 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR A CORNER;

N 89° 22'43"E, A DISTANCE OF 461.65 FEET, TO A FOUND ½ INCH IRON ROD FOR A CORNER;

N 89° 21'43"E, A DISTANCE OF 139.00 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE NORTHEASTERLY CORNER OF SAID 25.63 ACRE TRACT, AND THE NORTHWESTERLY CORNER OF SAID 4.271 ACRE TRACT;

THENCE, ALONG THE EASTERLY LINE OF SAID 25.63 ACRE TRACT, SAME BEING THE WESTERLY LINE OF SAID 4.271 ACRE TRACT AS FOLLOWS:

S 01° 35'51"E, A DISTANCE OF 299.85 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR A CORNER;

S 00° 21'19"E, A DISTANCE OF 432.27 FEET, TO A FOUND ½ INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF SAID 25.63 ACRE TRACT;

THENCE, ALONG THE SOUTHERLY LINES OF SAID 25.63 ACRE TRACT SAME BEING THE NORTHERLY LINE OF LOT 1, BLOCK 1, N.C.B. 17204, ORAIG SUBDIVISION, AS RECORDED IN VOLUME 9500, PAGE 54 PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS FOLLOWS:

N 89° 50'43"W, A DISTANCE OF 782.27 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN 1.00 ACRE TRACT AS CONVEYED TO FRANK W. YOST IN VOLUME 2798, PAGE 1007 DEED RECORDS OF BEXAR COUNTY, TEXAS;

N 89° 51'31"W, A DISTANCE OF 217.80 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE NORTHWESTERLY CORNER OF SAID 1.00 ACRE TRACT;

N 89° 47'23"W, A DISTANCE OF 52.11 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE NORTHWESTERLY CORNER OF SAID CRAIG SUBDIVISION;

THENCE, S 88° 57'32"W, ALONG THE SOUTHERLY LINE OF SAID 25.63 ACRE TRACT, A DISTANCE OF 255.52 FEET, TO A FOUND ½ INCH PIPE FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 00° 16'04"E, A DISTANCE OF 270.10 FEET, TO A FOUND ½ INCH IRON ROD ON THE NORTHERLY LINE OF MELISSA ANN ROAD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 89° 01'20"W, ALONG THE NORTHERLY LINE OF MELISSA ANN ROAD, A DISTANCE OF 40.06 FEET, TO A FOUND ½ INCH IRON ROD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 00° 25'39"W, A DISTANCE OF 330.22 FEET, TO A FOUND ½ INCH IRON ROD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 88° 37'35"W, A DISTANCE OF 106.18 FEET, TO A FOUND ½ INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF SAID LOT 9, BLOCK 2, AND THE NORTHEASTERLY CORNER OF LOT 2 BLOCK 4, NCB 14862, KRJ SUBDIVISION, AS RECORDED IN VOLUME 9551, PAGE 02 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, S 88° 54'53"W, ALONG THE SOUTHERLY LINE OF SAID LOT 9, BLOCK 2, A DISTANCE OF 583.45 FEET, TO THE POINT OF BEGINNING, CONTAINING 25.639 ACRES (1,116,829 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION TRACT I

OF 25.639 ACRES OF LAND OUT OF THE ANSELMO PUR SURVEY No. 20, ABSTRACT 574, BEXAR COUNTY, TEXAS; AND BEING 25.639 ACRES OUT OF AND A PORTION OF LOT 9, BLOCK 2, SCHWARCK ACRES SUBDIVISION, AS RECORDED IN VOLUME 7900, PAGE 238, PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO CASTLE HILLS BAPTIST CHURCH IN VOLUME 8091, PAGE 611 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO UNIVERSITY BAPTIST CHURCH OF SAN ANTONIO IN A DEED RECORDED IN VOLUME 2097, PAGE 689 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 25.639 ACRES BEING THE SAME 25.63 ACRE TRACT CONVEYED FROM KELMAR/BABCOCK, LLC, TO Q&M, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A WARRANTY DEED DATED JANUARY 15, 2008 AND RECORDED JANUARY 17, 2008 IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 25.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE NAD 83 SOUTHCENTRAL ZONE;

BEGINNING, AT A SET ½–INCH IRON ROD ON THE NORTH RIGHT–OF–WAY LINE OF MELISSA ANN ROAD AND BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, N 00° 48'56"W, 265.20 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP AT THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT CERTAIN 25.63 ACRE TRACT AS RECORDED IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS;

THENCE, S 89° 47'23"E, 52.11 FEET, TO A SET ½ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF THAT CERTAIN 1.00 ACRE TRACT AS CONVEYED TO FRANK W. YOST IN VOLUME 2798, PAGE 1007 DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, LEAVING THE SOUTH LINE OF SAID 25.63 ACRE TRACT, AND ALONG THE COMMON LINE OF SAID 1.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT AS FOLLOWS:

S 00° 02'43"W, 199.36 FEET, TO A FOUND ½ INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF SAID 1.00 ACRE TRACT;

S 89° 41'25"E, 217.42 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE SOUTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT;

N 00° 09'17"E, 200.00 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP ON THE SOUTH LINE OF SAID 25.63 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT;

THENCE, S 89° 50'43"E, 782.27 FEET, TO A FOUND ½ INCH IRON ROD ON THE WEST LINE OF A CALLED 4.271 ACRE TRACT AS RECORDED IN VOLUME 13379, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 25.63 ACRE TRACT;

THENCE, ALONG THE EAST LINES OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID 4.271 ACRE TRACT AND THE WEST LINE OF WOODRIDGE VILLAGE UNIT 1, SUBDIVISION AS RECORDED IN VOLUME 9539, PAGE 169 PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS FOLLOWS:

S 00° 21'19"E, 219.77 FEET, TO A SET ½ INCH IRON WITH BPI CAP FOR THE SOUTHWEST CORNER OF SAID 4.271 ACRE TRACT;

S 01° 20'15"E, 78.38 FEET, TO A FOUND ½ INCH IRON ROD ON THE NORTHERLY LINE OF JADE OAKS SUBDIVISION AS RECORDED IN VOLUME 9538, PAGE 158 PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR THE MOST NORTHERLY–SOUTHWESTERLY CORNER OF SAID WOODRIDGE VILLAGE;

THENCE, S 00° 10'32"E, 2.00 FEET, TO A SET ½ INCH IRON ROD ON THE NORTHERLY LINE OF SAID JADE OAKS SUBDIVISION;

THENCE, N 89° 50'54"W, 959.15 FEET, TO A SET ½ INCH IRON ROD ON THE SOUTH RIGHT–OF–WAY LINE OF MELISSA ANN ROAD, AT A CUL–DE–SAC, FOR THE MOST SOUTHERN SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF N 69° 07'42"W, 98.95 FEET, A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 163° 22'46", A DISTANCE OF 142.58 FEET TO A SET ½ INCH IRON ROD ON THE WESTERLY LINE OF SAID CRAIG SUBDIVISION FOR A CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 00° 48'56"W, ALONG THE WESTERLY LINE OF SAID CRAIG SUBDIVISION, A DISTANCE OF 265.20 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE NORTHWESTERLY CORNER OF SAID CRAIG SUBDIVISION;

THENCE, N 89° 47'23"W, ALONG THE WESTERLY LINE OF SAID CRAIG SUBDIVISION, A DISTANCE OF 52.11 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP, FOR THE NORTHWESTERLY CORNER OF SAID CRAIG SUBDIVISION;

THENCE, S 88° 57'32"W, ALONG THE SOUTHERLY LINE OF SAID 25.63 ACRE TRACT, A DISTANCE OF 255.52 FEET, TO A FOUND ½ INCH IRON ROD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 00° 16'04"E, A DISTANCE OF 270.10 FEET, TO A FOUND ½ INCH IRON ROD ON THE NORTHERLY LINE OF MELISSA ANN ROAD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 89° 01'20"W, ALONG THE NORTHERLY LINE OF MELISSA ANN ROAD, A DISTANCE OF 40.06 FEET, TO A FOUND ½ INCH IRON ROD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 00° 25'39"W, A DISTANCE OF 330.22 FEET, TO A FOUND ½ INCH IRON ROD FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 88° 37'35"W, A DISTANCE OF 106.18 FEET, TO A FOUND ½ INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF SAID LOT 9, BLOCK 2, AND THE NORTHEASTERLY CORNER OF LOT 2 BLOCK 4, NCB 14862, KRJ SUBDIVISION, AS RECORDED IN VOLUME 9551, PAGE 02 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, S 88° 54'53"W, ALONG THE SOUTHERLY LINE OF SAID LOT 9, BLOCK 2, A DISTANCE OF 583.45 FEET, TO THE POINT OF BEGINNING, CONTAINING 36.049 ACRES (1,570,317 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

EXCLUSIVELY TO PARTIES INVOLVED IN COMMONWEALTH TITLE COMPANY, TITLE COMMITMENT G.F. NO. 0916528–110, EFFECTIVE DATE DECEMBER 29, 2009, ISSUED: DECEMBER 17, 2009, SPECIFICALLY INCLUDING: GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD., Q & M, LLC, A TEXAS LIMITED LIABILITY COMPANY; INVESTORS NOTE SERVICING, INC.; COMMONWEALTH TITLE COMPANY;

I, HAL B. LANE III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4690, HEREBY STATE THAT DURING THE MONTH OF JANUARY, 2010, A SURVEY OF THE REAL PROPERTY DESCRIBED AS A 36.049 ACRES OF LAND OUT OF THE ANSELMO PUR SURVEY No. 20, ABSTRACT 574, BEXAR COUNTY, TEXAS AND 36.049 ACRES OF LAND OUT OF AND A PORTION OF LOT 9, BLOCK 2, SCHWARCK ACRES SUBDIVISION, AS RECORDED IN VOLUME 7900, PAGE 238 PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 36.049 ACRE TRACT BEING THE SAME 25.639 ACRE TRACT CONVEYED FROM KELMAR/BABCOCK, LLC, TO Q&M, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A WARRANTY DEED DATED JANUARY 15, 2008 AND RECORDED JANUARY 17, 2008 IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS; AND BEING 6.134 ACRES OUT OF AND A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 N.C.B. 17204, CRAIG SUBDIVISION AS RECORDED IN VOLUME 9500, PAGE 54 OF THE BEXAR COUNTY DEED AND PLAT RECORDS; SAID 6.134 ACRE TRACT BEING THE SAME 6.142 ACRE TRACT CONVEYED FROM SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY TO Q&M LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED APRIL 23, 2008 AND RECORDED APRIL 28, 2008 IN VOLUME 13465, PAGE 1589 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS; AND BEING 25.639 ACRES OUT OF AND A PORTION OF LOT 9, BLOCK 2, SCHWARCK ACRES SUBDIVISION, AS RECORDED IN VOLUME 7900, PAGE 238, PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PART OR PORTION OF THE LAND DESCRIBED IN CONVEYANCES TO CASTLE HILLS BAPTIST CHURCH IN VOLUME 8091, PAGE 611 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO UNIVERSITY BAPTIST CHURCH OF SAN ANTONIO IN A DEED RECORDED IN VOLUME 2097, PAGE 689 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 25.639 ACRES BEING THE SAME 25.63 ACRE TRACT CONVEYED FROM KELMAR/BABCOCK, LLC, TO Q&M, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A WARRANTY DEED DATED JANUARY 15, 2008 AND RECORDED JANUARY 17, 2008 IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 25.639 ACRES BEING THE SAME 25.63 ACRE TRACT CONVEYED FROM KELMAR/BABCOCK, LLC, TO Q&M, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A WARRANTY DEED DATED JANUARY 15, 2008 AND RECORDED JANUARY 17, 2008 IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 36.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE NAD 83 SOUTHCENTRAL ZONE; WITH THE EXCEPTIONS OF SCHEDULE "B" OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GENERAL NOTES

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE NAD 83 SOUTHCENTRAL ZONE, AS FOUND MONUMENTED ON THE GROUND.

2) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON; BURY & PARTNERS FIELDNOTE FILE NUMBER: 50813–01–1,50813–01–2,50813–01–3

3) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED IN THE FIELD AS SHOWN HEREON.

4) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL OR EMBOSSED SEAL WILL BE CONSIDERED A "VALID" COPY. BURY & PARTNERS WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

LEGAL DESCRIPTION TRACT II

OF 6.134 ACRES OF LAND OUT OF THE ANSELMO PUR SURVEY No. 20, ABSTRACT 574, BEXAR COUNTY, TEXAS; AND BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 N.C.B. 17204, CRAIG SUBDIVISION AS RECORDED IN VOLUME 9500, PAGE 54 OF THE BEXAR COUNTY DEED AND PLAT RECORDS; SAID 6.134 ACRE TRACT BEING THE SAME 6.142 ACRE TRACT CONVEYED FROM SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY TO Q&M LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED APRIL 23, 2008 AND RECORDED APRIL 28, 2008 IN VOLUME 13465, PAGE 1589 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS; SAID 6.134 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATES NAD 83 SOUTHCENTRAL ZONE;

BEGINNING, AT A SET ½–INCH IRON ROD ON THE NORTH RIGHT–OF–WAY LINE OF MELISSA ANN ROAD AND BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, N 00° 48'56"W, 265.20 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP AT THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT CERTAIN 25.63 ACRE TRACT AS RECORDED IN VOLUME 13310, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS;

THENCE, S 89° 47'23"E, 52.11 FEET, TO A SET ½ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF THAT CERTAIN 1.00 ACRE TRACT AS CONVEYED TO FRANK W. YOST IN VOLUME 2798, PAGE 1007 DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, LEAVING THE SOUTH LINE OF SAID 25.63 ACRE TRACT, AND ALONG THE COMMON LINE OF SAID 1.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT AS FOLLOWS:

S 00° 02'43"W, 199.36 FEET, TO A FOUND ½ INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF SAID 1.00 ACRE TRACT;

S 89° 41'25"E, 217.42 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP FOR THE SOUTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT;

N 00° 09'17"E, 200.00 FEET, TO A SET ½ INCH IRON ROD WITH BPI CAP ON THE SOUTH LINE OF SAID 25.63 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT;

THENCE, S 89° 50'43"E, 782.27 FEET, TO A FOUND ½ INCH IRON ROD ON THE WEST LINE OF A CALLED 4.271 ACRE TRACT AS RECORDED IN VOLUME 13379, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 25.63 ACRE TRACT;

THENCE, ALONG THE EAST LINES OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID 4.271 ACRE TRACT AND THE WEST LINE OF WOODRIDGE VILLAGE UNIT 1, SUBDIVISION AS RECORDED IN VOLUME 9539, PAGE 169 PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS FOLLOWS:

S 00° 21'19"E, 219.77 FEET, TO A SET ½ INCH IRON WITH BPI CAP FOR THE SOUTHWEST CORNER OF SAID 4.271 ACRE TRACT;

S 01° 20'15"E, 78.38 FEET, TO A FOUND ½ INCH IRON ROD ON THE NORTHERLY LINE OF JADE OAKS SUBDIVISION AS RECORDED IN VOLUME 9538, PAGE 158 PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR THE MOST NORTHERLY–SOUTHWESTERLY CORNER OF SAID WOODRIDGE VILLAGE;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF N 69° 07'42"W, 98.95 FEET, A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 163° 22'46", A DISTANCE OF 142.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.134 ACRES (267,221 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION TRACT III

OF 4.276 ACRES OF LAND OUT OF THE ANSELMO PUR SURVEY No. 20, ABSTRACT 574, BEXAR COUNTY, TEXAS; AND BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED BABCOCK PLACE SUBDIVISION UNI