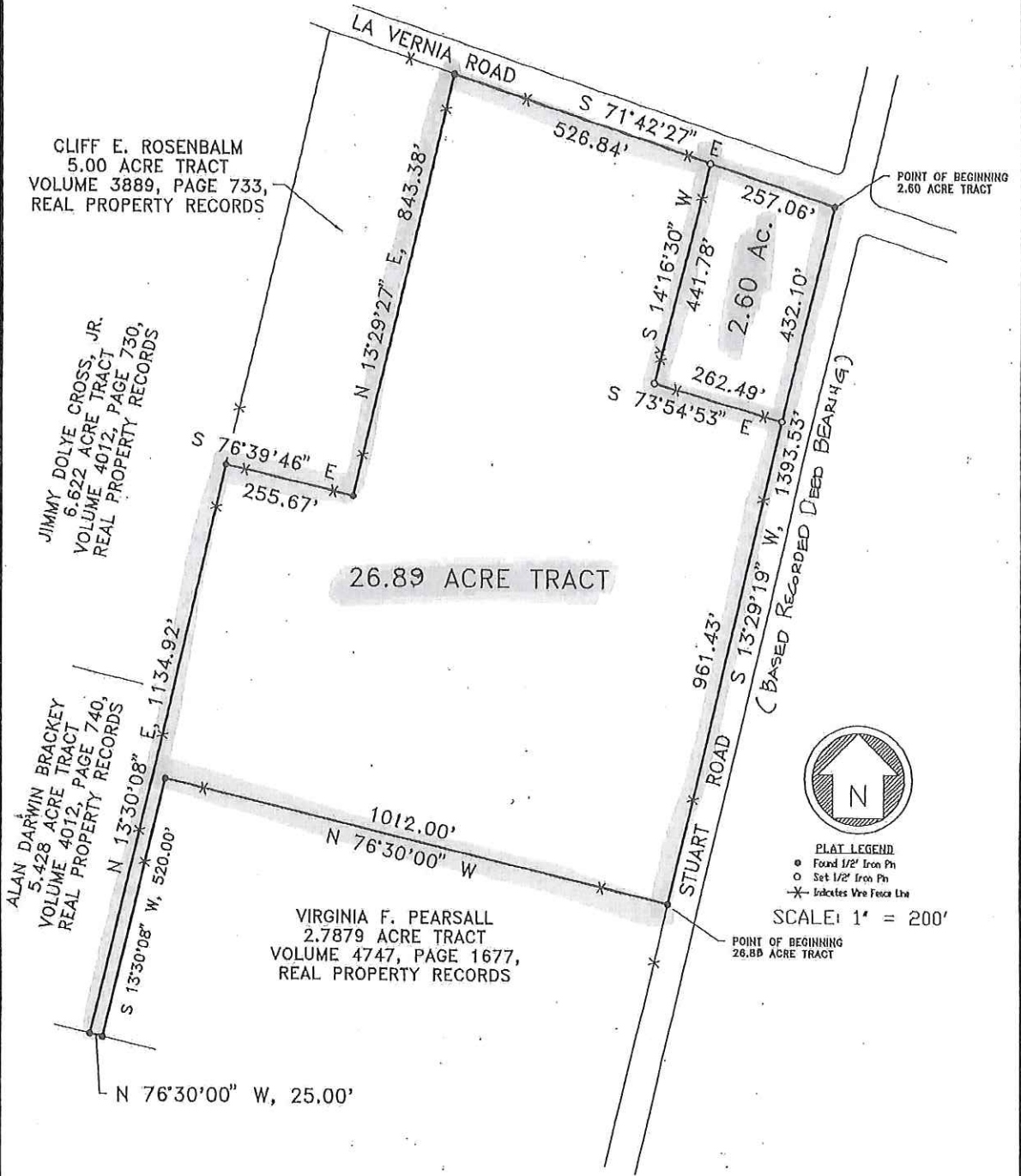


NOTE:
 The property as shown is located in Zone C, according to the
 National Flood Insurance Program defined by Federal Emergency
 Management Agency)

DEXAR County, Texas,
 Flood Hazard Boundary Map No. 480035 0395 D
 Effective as of Oct. 16, 1984
 Zone A = 100 year Flood B = 100 to 500 year Flood Zone
 Zone D = Area of Minimal Flood



SURVEY PLAT
 OF

2.60 acre tract and 26.89 acre tract in Bexar
 County, Texas, out of the A. Deffenbough Survey
 No. 137, Abstract 207, County Block 5106, being
 a portion of that certain 158,586 acres described
 in conveyance to Lucille Floyd, of record in
 Volume 1849, Page 436, Deed Records of Bexar
 County, Texas.



STATE OF TEXAS
 VICTOR SEGUIN
 SURVEYING AND MAPPING CO.
 P.O. BOX 17241 (826-3871)
 SAN ANTONIO, TEXAS 78217

I hereby certify that the above plat is true and correct according to an actual survey made
 on the ground under my supervision and that there are no visible encroachments or
 encroachments of buildings on adjoining property, and that all buildings are wholly
 located on this property except as shown above and that all pins have been
 located as indicated above on the date on this plat.

This 17th day of SEPTEMBER, 1996 A.D.

Victor M. Seguin
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 1776
 Job No. 25856

Victor Seguin
Surveying and Mapping Co.
P. O. Box 17241
San Antonio, Texas 78217
(210) 826-3871

STATE OF TEXAS
COUNTY OF BEXAR

2.60 ACRE TRACT

All that certain tract or parcel of land containing 2.60 acres in Bexar County, Texas, out of the A. Deffenbough Survey No. 137, Abstract 207, County Block 5106, being a portion of that certain 158.586 acres described in conveyance to Lucille Floyd, of record in Volume 1849, Page 4336; Deed Records of Bexar County, Texas.

Said 2.60 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING: at a 1/2" iron pin found at the intersection of Stuart Road and La Vernia Road, at the Northeast corner of said 158.586 acre tract, for the Northeast corner of this herein described tract;
- THENCE: South 13 deg. 29 min. 19 sec. West, (based Recorded Deed Bearing) a distance of 432.10 feet along with the East boundary line of said 158.586 acre tract and same being the West line of said Stuart Road, to a 1/2" iron pin set, for the Southeast corner of this herein described tract;
- THENCE: North 73 deg. 54 min. 53 sec. West, a distance of 262.49 feet along with fence line to a 1/2" iron pin set, for the Southwest corner of this herein described tract;
- THENCE: North 14 deg. 16 min. 30 sec. East, a distance of 441.78 feet along with fence line to a 1/2" iron pin set on the South line of La Vernia Road and same being the North boundary line of said 158.586 acre tract, for the Northwest corner of this herein described tract;
- THENCE: South 71 deg. 42 min. 27 sec. East, a distance of 257.06 feet along with the South line of said La Vernia Road and same being the North boundary line of said 158.586 acre tract to the POINT OF BEGINNING.



Victor M. Seguin
VICTOR M. SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776
JUNE 7, 1996
JOB NO. 25856
(SEE ATTACHED PLAT)

Victor Seguin
Surveying and Mapping Co.
P. O. Box 17241
San Antonio, Texas 78217
(210) 826-3871

STATE OF TEXAS
COUNTY OF BEXAR

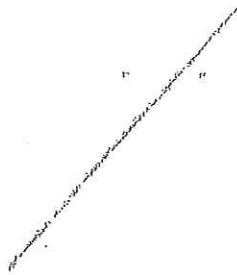
26.89 ACRE TRACT

All that certain tract or parcel of land containing 26.89 acres in Bexar County, Texas, out of the A. Deffenbough Survey No. 137, Abstract 207, County Block 5106, being a portion of that certain 158.586 acres described in conveyance to Lucille Floyd, of record in Volume 1849, Page 4336, Deed Records of Bexar County, Texas.

Said 26.89 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING: at a 1/2" iron pin found on the West line of Stuart Road and same being the East boundary line of said 158.586 acre tract at the Northeast corner of Virginia F. Pearsall, 2.7879 acre tract, described in Volume 4747, Page 1677, Real Property Records of Bexar County, Texas, for the Southeast corner of this herein described tract; BEING South 13 deg. 29 min. 19 sec. West, 1398.53 feet from the Northeast corner of said 158.586 acre tract;
- THENCE: North 76 deg. 30 min. 00 sec. West, a distance of 1012.00 feet to a 1/2" iron pin found at the Northwest corner of said Pearsall, 2.7879 acre tract, for a corner of this herein described tract;
- THENCE: South 13 deg. 30 min. 08 sec. West, 520.00 feet along with fence line to a 1/2" iron pin found at the Southwest corner of Earl P. Taber, 4.647 acre tract, of record in Volume 2371, Page 1396, Real Property Records of Bexar County, Texas, for a Southerly corner of this herein described tract;
- THENCE: North 76 deg. 30 min. 00 sec. West, a distance of 25.00 feet along with fence line to a 1/2" iron pin found at the Southeast corner of Alan Darwin Brackey, 5.428 acre tract, of record in Volume 4012, Page 740, Real Property Records of Bexar County, Texas, for the Southwest corner of this herein described tract;
- THENCE: North 13 deg. 30 min. 08 sec. East, a distance of 1134.92 feet along with fence line to a 1/2" iron pin found on the East boundary line of said Jimmy Dolye Cross, Jr., 6.622 acre tract, described in Volume 4012, Page 730, Real Property Records of Bexar County, Texas, at the Southwest corner of Cliff E. Rosenbalm, 5.00 acre tract, described in Volume 3889, Page 733, Real Property Records of Bexar County, Texas, for a corner of this herein described tract;
- THENCE: South 76 deg. 39 min. 46 sec. East, a distance of 255.67 feet along with fence line to a 1/2" iron pin found at the Southeast corner of said Rosenbalm, 5.00 acre tract, for a corner of this herein described tract;

CONTINUING.....



THENCE: North 13 deg. 29 min. 27 sec. East, a distance of 843.38 feet along with fence line on the East boundary line of said Rosenbalm, 5.00 acre tract to a 1/2" iron pin found on the South line of La Vernia Road and same being the North boundary line of said 158.586 acre tract, at the Northeast corner of said Rosenbalm, 5.00 acre tract, for a corner of this herein described tract;

THENCE: South 71 deg. 42 min. 27 sec. East, a distance of 526.84 feet along with fence line on the South line of said La Vernia Road and same being the North boundary line of said 158.586 acre tract to a 1/2" iron pin set at the Northwest corner of a 2.60 acre tract, surveyed this same day, for the Northwest corner of this herein described tract;

THENCE: South 14 deg. 16 min. 30 sec. West, a distance of 441.78 feet along with fence line on the West boundary line of said 2.60 acre tract, surveyed this same day, to a 1/2" iron pin set, at the Southwest corner of said 2.60 acre tract, surveyed this same day, for a corner of this herein described tract;

THENCE: South 73 deg. 54 min. 53 sec. East, a distance of 262.49 feet along with fence line on the South boundary line of said 2.60 acre tract, surveyed this same day, to a 1/2" iron pin set, on the West line of said Stuart Road and same being the East boundary line of said 158.586 acre tract, at the Southeast corner of said 2.60 acre tract, surveyed this same day, for a corner of this herein described tract;

THENCE: South 13 deg. 29 min. 19 sec. West, (Based recorded Deed Bearing) a distance of 961.43 feet along with fence line on the West line of said Stuart Road and same being the West boundary line of said 158.586 acre tract to the POINT OF BEGINNING.



Victor M. Seguin
VICTOR M. SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776
SEPTEMBER 17, 1996
JOB NO. 25856
(SEE ATTACHED PLAT)