

Approximately 33.744 acres out of Tract 2, originally containing 46 acres, awarded to Felipe Borrego in Cause B-7143, 73rd District Court, styled Eugenio Borrego, et al, vs Ramon Borrego, Plat Recorded in Volume 3, pages 326-7, minutes of said Court, of the Subdivision of Estanislada Borrego Lands, out of Juan Montes Survey 6, Abstract 11, County Block 4007, in Bexar County, Texas, described as follows:

BEGINNING at a stake on the left bank of the San Antonio River which is the upper corner of part #3 allotted to Juan Montez in the Division of the Estate of Jose Maria Montez;

THENCE along the West line of said Subdivision, North 26 3/4 East, 113 varas to a stake and stone for corner of this tract and the Southwest corner of Subdivision No. 3 allotted by the commissioners to Ramon Borrego;

THENCE South 63 1/4 East, 248 varas to a stake on the East line of the original subdivision;

THENCE with said Line, South 25 3/4 West; 113 varas to stone for corner;

THENCE South 17 3/4 East, 714 varas to a stone;

THENCE South 72 West with line of subdivision No. 1, 290 varas to the San Antonio River;

THENCE up said river with its meanders to the point of beginning; SAVE AND EXCEPT THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: Containing 10 acres conveyed to H. B. Mulhern by deed dated Feb. 10, 1958, in Vol. 4109, pg 380.

BEGINNING at a fence corner; said fence corner being the Southeast corner of Felipe Borrego's 46 acres and the Northeast corner of the C. J. Ormond 43 acres, for the Southeast corner of this 10 acre tract;

THENCE South 72° 21' West, along the South line of Felipe Borrego 46 acre and C. J. Ormond 43 Acres North line, 792 feet to a point on the East water line of the San Antonio River for the Southeast corner;

THENCE North 13° 47' West along said East water line of the San Antonio River and West boundary of this parcel, 541.6 feet to a point for the Northwest corner;

THENCE North 72° 21' East and parallel to the South line of this parcel, 820 feet to a point on the West line of Southton Road, for the Northeast corner;

THENCE South 16° 45' East along said West line of Southton Road, 540.4 feet to the place of beginning.

TRACT 2. Containing 2.256 acres conveyed to State of Texas by deed dated February 23, 1965, of record in Volume 5325, page 543, Bexar County Deed Records, described as follows:

BEGINNING: at the Northwest corner of Tract No. 2 of the Estanislada Borrego Division and being the Southwest corner of Tract No. 3 of said division, said corner being South 62° 45' 0" East 150.49 feet from Engineers Station 220/16.80 on the survey centerline of Interstate Highway 37;

THENCE South 26° 54' 21" West with the West line of Tract No. 2 of the Estanislada Borrego Division, a distance of 418.60 feet to the most Westerly corner of said Tract No. 2, in the San Antonio River, said corner being South 39° 42' 37" East, 163.78 feet from Engineer's Station 223/71.30 on the survey centerline of Interstate Highway 37;

THENCE with the meanders of the San Antonio River, same being the South line of said Tract No. 2 as follows:

South 39° 42' 37" East a distance of 75.73 feet to a point;

South 13° 47' 43" East a distance of 199.77 feet to a point in the proposed East right of way line of Interstate Highway 37;

THENCE North 26° 52' 48" East parallel to and 350.00 feet from the survey centerline of Interstate Highway 37, a distance of 598.92 feet to the North line of Tract No. 2 of the Estanislada Borrego Division;

THENCE North 62° 45' 07" West along the North line of Tract No. 2, a distance of 199.51 feet to the place of beginning.

EXHIBIT "A"

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