

96- 0066636

WARRANTY DEED

STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR *

96- 0066636

THAT, DEL D. BAKER, JR., joined herein pro forma by MARTHA S. BAKER, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to him cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto EPSILON INTERNATIONAL, LTD., a Cayman Islands Corporation, the following described real estate, together with all improvements thereon, situated in the County of Bexar, State of Texas, being more particularly described as follows:

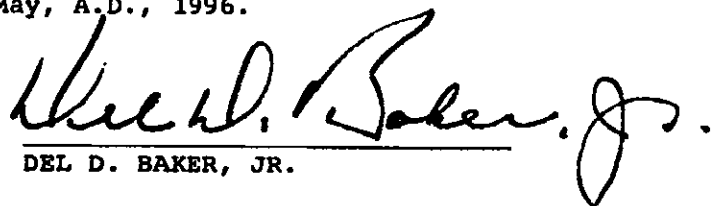
A tract of land containing 124.35 acres, out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, in Bexar County, Texas, and being the remainder of a 127.0 acre tract described by field notes attached hereto as Exhibit "A", SAVE AND EXCEPT a 2.65 acre tract described by field notes attached hereto as Exhibit "B".

This conveyance is made subject to the matters set out in Exhibit "C" attached hereto and made a part hereof for all purposes.

Current ad valorem taxes against the above described property have been prorated and payment thereof is assumed by the Grantee herein.

TO HAVE AND TO HOLD, the above described real estate and premises, together with all and singular the rights and appurtenances hereunto in anywise belonging unto the said Grantee, its successors and assigns forever. And we do hereby bind ourselves, our heirs and assigns to WARRANT and FOREVER DEFEND all and singular the said real estate and promises unto the said Grantee herein, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 6 day of May, A.D., 1996.

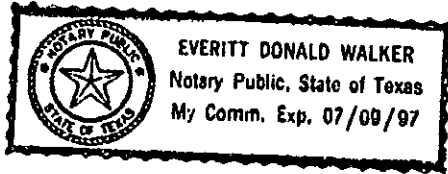

DEL D. BAKER, JR.


MARTHA S. BAKER, Pro Forma

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STATE OF TEXAS *
*
COUNTY OF BEXAR *

This instrument was acknowledged before me on May 6, 1996, by
DEL D. BAKER, JR.

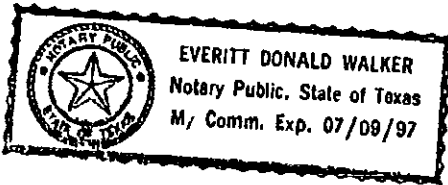


Everitt Donald Walker
Notary Public in and for the
State of Texas
Printed Name of Notary:

My Commission Expires: _____

STATE OF TEXAS *
*
COUNTY OF BEXAR *

This instrument was acknowledged before me on May 6, 1996, by
MARTHA S. BAKER, Pro Forma.



Everitt Donald Walker
Notary Public in and for the
State of Texas
Printed Name of Notary:

My Commission Expires: _____

NAME AND ADDRESS OF GRANTOR:

Mr. and Mrs. Del D. Baker, Jr.
Route 4, Box 4170
Boerne, Texas 78006

NAME AND ADDRESS OF GRANTEE:

Epsilon International, Ltd.
c/o Mr. Samuel D. Dibrell
Attorney at Law
515 Busby Drive
San Antonio, Texas 78209-1172

WHEN RECORDED RETURN TO:

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FIELD NOTES FOR 127.0 ACRES

BEING 127.0 acres of land out of the Jose Ramon Arocha Survey No. 171, Abstract 24, Bexar County, Texas and being a part or portion of a 56.0879 acre tract being of record in Volume 3034, Page 1470 of the Real Property Records of Bexar County, Texas, a part or portion of a 4.284 acre tract being of record in Volume 2403, Page 176.3 of the Real Property Records of Bexar County, Texas, a part or portion of a 30.787 acre tract being of record in Volume 2403, Page 1750 of the Real Property Records of Bexar County, Texas, all of the 8.703 acre tract being of record in Volume 3020, Page 16.54 of the Real Property Records of Bexar County, Texas, all of the 29.47 acre tract being of record in Volume 2403, Page 1750 of the Real Property Records of Bexar County, Texas, all of the 60.049 acre tract being of record in Volume 2748, Page 1313 of the Real Property Records of Bexar County, Texas said 127.0 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the north right-of-way line of Dietz Elkhorn Road for the southwest corner of a 19.27 acre tract from which the southeast corner of the aforementioned 56.0879 acre parent tract bears with a curve to the right having a radial bearing of South 17° 11' 18" East, a radius of 807.00 feet, a central angle of 32° 10' 26", and a length of curve of 453.16 feet;

THENCE with said right-of-way and a curve to the left having a chord bearing of South 70° 33' 09" West, a chord distance of 63.62 feet, a radius of 807.00 feet, a central angle of 04° 31' 06", and a length of curve of 63.64 feet to a found 1/2" iron rod for the southeast corner of a 3.72 acre tract and the southwest corner of this tract;

THENCE North 00° 01' 18" West, a distance of 1672.84 feet, to a found 1/2" iron rod in the southeasterly line of a 2.57 acre tract being of record in Volume 6019, Page 401 of the Real Property Records of Bexar County, Texas for the most northerly corner of said 3.72 acre tract and an angle point of this tract;

THENCE North 19° 49' 08" East, a distance of 115.80 feet to a found 1/2" iron rod for an angle point of said 2.57 acre tract and of this tract;

THENCE North 10° 49' 46" East, a distance of 152.24 feet to a found 1/2" iron rod for an angle point of said 2.57 acre tract and of this tract;

THENCE North 71° 30' 00" West, a distance of 107.86 feet to a found 1/2" iron rod in the north line of said 2.57 acre tract for an angle point of the 2.57 acre tract and of this tract;

THENCE North 64° 13' 00" West, a distance of 198.37 feet to a found 1/2" iron rod in the north line of a 4.00 acre tract being of record in Volume 4358, Page 1984 of the Real Property Records of Bexar County, Texas for an angle point;

THENCE North 36° 46' 22" West, a distance of 14.43 feet to a found 1/2" iron rod between said 4.00 acre tract and a 2.981 acre tract being of record in Volume 4319, Page 186 of the Real Property Records of Bexar County, Texas for an angle point;

THENCE North 34° 22' 41" West, a distance of 280.94 feet along the north line of said 2.981 acre tract to a found 1/2" iron rod for an angle point;

THENCE South 89° 27' 52" West, a distance of 198.80 feet to a found 1/2" iron rod for an angle point of this tract and of said 2.981 acre tract;

THENCE South 89° 32' 50" West, a distance of 1477.69 feet to a found 1/2" iron rod in the east line of a 3.23 acre tract for an angle point;

THENCE North 12° 17' 04" East, a distance of 35.43 feet to a found 1/2" iron rod for the most easterly corner of said 3.23 acre tract and an angle point of this tract;

THENCE South 79° 20' 51" West, a distance of 214.24 feet to a found 1/2" iron rod for an angle point;

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THENCE North 72° 17' 11" West, a distance of 61.44 feet to a found 1/2" iron rod for the northwest corner of said 3.23 acre tract and an interior corner of this tract;

THENCE South 24° 42' 58" West, a distance of 342.59 feet to a found 1/2" iron rod in the east right-of-way of Old San Antonio-Fredericksburg Road for the most westerly corner of said 3.32 acre tract and the southwest corner of this tract;

THENCE North 13° 32' 34" West, a distance of 21.50 feet, with said right-of-way to a found 1/2" iron rod for an angle point;

THENCE North 23° 09' 39" West, a distance of 127.48 feet, to a found 1/2" iron rod for an angle point;

THENCE North 41° 09' 57" West, a distance of 50.05 feet, to a found 1/2" iron rod for an angle point;

THENCE North 55° 24' 04" West, a distance of 82.89 feet, to a found 1/2" iron rod in the center of the Balconies Creek for the most westerly corner of this tract;

THENCE with the centerline of Balconies Creek the following calls:

North 39° 53' 00" East, a distance of 141.09 feet, to a found 1/2" iron rod;
North 30° 59' 00" East, a distance of 147.45 feet, to a found 1/2" iron rod;
South 77° 29' 00" East, a distance of 61.95 feet, to a found 1/2" iron rod;
North 08° 43' 00" East, a distance of 221.90 feet, to a found 1/2" iron rod;
North 08° 06' 00" East, a distance of 348.65 feet, to a found 1/2" iron rod;
North 30° 14' 00" West, a distance of 179.00 feet, to a found 1/2" iron rod;
North 00° 34' 00" West, a distance of 45.75 feet, to a found 1/2" iron rod;
North 18° 58' 00" East, a distance of 196.10 feet, to a found 1/2" iron rod;
North 17° 02' 00" East, a distance of 280.75 feet, to a found 1/2" iron rod;
North 42° 39' 00" East, a distance of 221.90 feet, to a found 1/2" iron rod;
North 70° 03' 30" East, a distance of 646.00 feet, to a found 1/2" iron rod;
North 50° 36' 00" East, a distance of 122.77 feet, to a found 1/2" iron rod;
North 65° 40' 00" East, a distance of 269.22 feet, to a found 1/2" iron rod;
North 77° 37' 00" East, a distance of 348.10 feet, to a found 1/2" iron rod;
North 89° 29' 00" East, a distance of 107.90 feet, to a found 1/2" iron rod;
South 82° 45' 00" East, a distance of 331.49 feet, to a found 1/2" iron rod;
South 52° 35' 00" East, a distance of 86.20 feet, to a found 1/2" iron rod;
South 78° 19' 00" East, a distance of 258.75 feet, to a found 1/2" iron rod;
South 59° 55' 00" East, a distance of 348.10 feet, to a found 1/2" iron rod;
South 56° 17' 00" East, a distance of 336.85 feet, to a found 1/2" iron rod for the most northeasterly corner of this tract;

THENCE South 00° 46' 00" East, a distance of 51.45 feet, leaving the Balconies Creek, to a found 1/2" iron rod for an angle point;

THENCE South 00° 22' 35" West, a distance of 681.40 feet, to a found 1/2" iron rod for an angle point;

THENCE South 00° 02' 30" West, a distance of 1122.32 feet, to a found 1/2" iron rod for the northeast corner of the aforementioned 19.27 acre tract and an angle point of this tract;

THENCE South 89° 17' 56" West, a distance of 392.18 feet, to a found 1/2" iron rod for an interior angle point;

THENCE South 10° 49' 46" West, a distance of 164.15 feet, to a found 1/2" iron rod for an interior angle point;

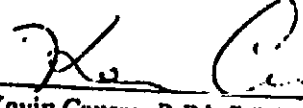
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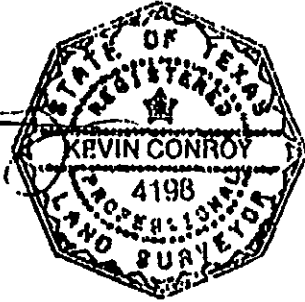
Page Three - 127.0 Acres

THENCE South 19° 49' 08" West, a distance of 110.02 feet, to a found 1/2" iron rod for an angle point;

THENCE South 00° 01' 18" East, a distance of 1641.19 feet, to the POINT OF BEGINNING and containing 127.0 acres of land, more or less, in Bexar County, Texas.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


Kevin Conroy, R.P.L.S.# 4198
August 18, 1995
Revised: April 18, 1996



Document: fn082501.la
Refer. Job#10832

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EXHIBIT "B"

FIELD NOTES FOR 2.65 ACRES OF LAND

BEING 2.65 acres of land out of the Jose Ramon Arechta Survey No. 171, Bexar County, Texas and being a part of a portion of a 36.0879 acre tract being of record in Volume 3034, Page 1470 of the Real Property Records of Bexar County, Texas said 2.65 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the north right-of-way line of Dietz Elkhorn Road for the southwest corner of a 19.27 acre tract also surveyed this day from which the southeast corner of the aforementioned 36.0879 acre parent tract bears with a curve to the right having a radial bearing of South 17° 11' 18" East, a radius of 807.00 feet, a central angle of 32° 10' 26", and a length of curve of 453.16 feet;

THENCE with a curve to the left having a radial bearing of South 17° 11' 18" East, a radius of 807.00 feet, a central angle of 04° 31' 06", and a length of curve of 63.64 feet to a set 1/2" iron rod for the southeast corner of a 3.72 acre tract also surveyed this day and the southwest corner of this tract;

THENCE North 00° 01' 18" West, a distance of 1672.84 feet, to a set 1/2" iron rod in the southeasterly line of a 2.57 acre tract being of record in Volume 6019, Page 401 of the Real Property Records of Bexar County, Texas for the most northerly corner of said 3.72 acre tract and an angle point of this tract;

THENCE North 19° 49' 08" East, a distance of 115.80 feet to a found iron rod for an angle point of said 2.57 acre tract and of this tract;

THENCE North 10° 49' 46" East, a distance of 132.24 feet to a found iron rod in the south line of a tract being of record in Volume 2748, Page 1313 of the Real Property Records of Bexar County, Texas for the northeast corner of said 2.57 acre tract and the northwest corner of this tract;

THENCE South 71° 29' 45" East, a distance of 14.30 feet to a found iron rod for an angle point of this tract;

THENCE North 39° 37' 41" East, a distance of 41.35 feet to a found iron rod for an angle point of this tract;


THENCE North 89° 17' 56" East, a distance of 5.37 feet to a set 1/2" iron rod for the northwest corner of the aforementioned 19.27 acre tract and the northeast corner of this tract;

THENCE South 10° 49' 46" West, a distance of 164.15 feet with the common line of said 19.27 acre tract to a set 1/2" iron rod for an angle point;

THENCE South 19° 49' 08" West, a distance of 110.02 feet to a set 1/2" iron rod for an angle point;

THENCE South 00° 01' 18" East, a distance of 1641.19 feet to the POINT OF BEGINNING and containing 2.65 acres of land, more or less, in Bexar County, Texas.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


Kevin Conroy, R.P.L.S.# 4198
November 7, 1994



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EXHIBIT "C"

1. A 0.01 acre Ingress-Egress Easement granted by instrument recorded in Volume 5990, Page 733 of the Real Property Records of Bexar County, Texas.

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RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On May 07 1996
At 11:38am

Receipt #: 220131
Recording: 15.00
Doc/Mgat: 6.00

Doc/Num : 96- 0066636
Deputy -Jane Hernandez

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law.
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAY 08 1996

Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS



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