

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 10, 1996

Grantor: Edwin James Peet and wife Susan Peet

Grantor's Mailing Address: 9205 Dietz-Elkhorn Road
Boerne, Kendall County, Texas 78006

Grantee: Epsilon International Ltd., a Cayman Island Corporation

Grantee's Mailing Address: c/o Samuel D. Dibrell
515 Busby Drive
San Antonio, Bexar County, Texas 78209-1172

Consideration: Ten and No/100 Dollars (\$10.00) and a note of even date that is in the principal amount of Five Hundred Thousand and No/100 DOLLARS (\$500,000.00) and is executed by Grantee, payable to the order of The Frost National Bank. The note is secured by a vendor's lien retained in favor of The Frost National Bank in this deed and by a deed of trust of even date from Grantee to Jimmy R. Locke, Trustee.

Property (including any improvements):

BEING: 30.47 acres of land out of the Ramon Arocha Survey No. 171, Bexar County, Texas and being all of the same land described in Volume 6019, Page 401, Volume 4358, Page 1984, Volume 5000, Page 497, Volume 5031, Page 939, Volume 5031, Page 946 all of the Real Property Records of Bexar County, Texas, said 30.47 acres being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

- (a) Channel Easement granted to Bexar County as provided by instrument recorded in Volume 4258, Page 256, Real Property Records of Bexar County, Texas.
- (b) Underground Cable Easement referenced in Warranty Deed recorded in Volume 4319, Page 186, Real Property Records of Bexar County, Texas.
- (c) Electric overhead easement granted to City of San Antonio as provided by instrument recorded in Volume 7513, Page 390, Bexar County Deed Records.
- (d) A Vendor's Lien and superior title securing the above referenced \$500,000.00 note.

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- (e) Taxes and assessments by any taxing authority for the year 1996, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

The Frost National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of The Frost National Bank and are transferred to that party without recourse on Grantor.

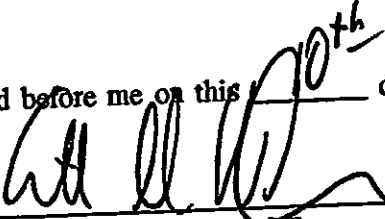
When the context requires, singular nouns and pronouns include the plural.

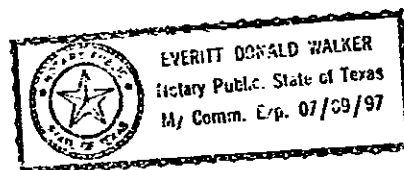

EDWIN JAMES PEET

SUSAN PEET

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on this 10th day of July, 1996, by EDWIN JAMES PEET.


Notary Public, The State of Texas



WM6812 PG1036

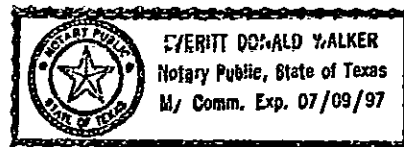
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on this 10th day of July, 1996, by
SUSAN PEET.



Notary Public, The State of Texas



AFTER RECORDING RETURN TO:

Epsilon International Ltd.
c/o Samuel D. Dibrell
515 Busby
San Antonio, TX 78209

VDL6812 PB1037

FIELD NOTES FOR 30.47 ACRES

BEING 30.47 acres of land out of the Ramon Arocha Survey No. 171, Bexar County, Texas and being all of the same land described in Volume 6019, Page 401, Volume 4358, Page 1984, Volume 5000, Page 497, Volume 5031, Page 939, Volume 5031, Page 946 all of the Real Property Records of Bexar County, Texas, said 30.47 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod in the north right-of-way of Dietz Elkhorn Road for the southeast corner of a 5.029 acre tract being of record in Volume 6509, Page 1183 of the Real Property Records of Bexar County, Texas and the southwest corner of this tract;

THENCE North 01° 13' 10" East, a distance of 395.90 feet to a found 1/2" iron rod for an angle point;

THENCE North 00° 49' 45" East, a distance of 613.85 feet to a found 1/2" iron rod for an angle point;

THENCE North 00° 58' 30" East, a distance of 1215.54 feet to a found 1/2" iron rod at a fence corner for the northeast corner of a 10 acre tract being of record in Volume 6509, Page 76 of the Real Property Records of Bexar County, Texas and an interior corner of this tract;

THENCE South 79° 54' 05" West, a distance of 779.93 feet, with the north line of said 10 acre tract, to a found 1/2" iron rod for the southeast corner of a 7.341 acre tract being of record in Volume 6504, Page 1984 of the Real Property Records of Bexar County, Texas and an angle point of this tract;

THENCE North 05° 38' 46" West, a distance of 407.79 feet to a found 1/2" iron rod in the south line of a 127 acre tract per a survey performed by this firm on August 18, 1995 bearing Job No. 10832-00-00 for the northeast corner of said 7.341 acre tract and the northwest corner of this tract;

THENCE South 88° 53' 00" East, a distance of 1102.89 feet, with the south line of said 127 acre tract, to a found 1/2" iron rod for an angle point;

THENCE South 32° 54' 42" East, a distance of 295.36 feet, with the south line of said 127 acre tract, to a found 1/2" iron rod for an angle point;

THENCE South 62° 38' 18" East, a distance of 198.37 feet, with the south line of said 127 acre tract, to a found 1/2" iron rod for an angle point;

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EXHIBIT 4A1

Page Two - 30.47 Acres

THENCE South 69° 55' 02" East, a distance of 107.85 feet, with the south line of said 127 acre tract, to a found 1/2" iron rod for the northwest corner of the remnants of a 56.09 acre tract being of record in Volume 3034, Page 1470 of the Deed Records of Bexar County, Texas and the northeast corner of this tract;

THENCE South 12° 24' 46" West, a distance of 152.24 feet, with the west line of said remnants, to a found 1/2" iron rod for an angle point;

THENCE South 21° 24' 08" West, a distance of 115.80 feet, with the west line of said remnants, to a found 1/2" iron rod for an angle point for the north corner of a 3.72 acre tract of record in Volume 6315, Page 8 of the Real Property Records of Bexar County, Texas;

THENCE South 21° 25' 52" West, a distance of 32.34 feet, with a northwest line of said 3.72 acre tract to a found 1/2" iron rod for an angle point of this tract;

THENCE South 32° 00' 21" West, a distance of 111.92 feet, with a northwest line of said 3.72 acre tract, to a found 1/2" iron rod for an angle point of this tract;

THENCE South 15° 19' 31" West, a distance of 136.42 feet, with a northwest line of said 3.72 acre tract, to a found 1/2" iron rod for an angle point of this tract;

THENCE South 02° 06' 33" West, a distance of 256.61 feet, the west line of said 3.72 acre tract, to a found 1/2" iron rod, said point being the northeast corner of a 6.70 acre tract being of record in Volume 6312, Page 597 of the Real Property Records of Bexar County, and an angle point of this tract;

THENCE North 83° 07' 50" West, a distance of 226.02 feet, with a wire fence and the north line of said 6.70 acre tract, to a found 1/2" iron rod for an interior angle point of this tract;

THENCE South 01° 33' 56" West, a distance of 570.71 feet, with a wire fence and the west line of said 6.70 acre tract, to a found 1/2" iron rod for an angle point of this tract;

THENCE South 02° 35' 30" West, a distance of 759.91 feet, with a wire fence and the west line of said 6.70 acre tract, to a found 1/2" iron rod in the north right of way of Dietz-Elkhorn Road for the southeast corner of this tract;


THENCE with said right-of-way and a non-tangent curve to the right having a radial bearing of South 11° 40' 25" East, a radius of 721.00 feet, a central angle of 12° 01' 12", and a length of curve of 151.26 feet to a found 1/2" iron rod for an angle point;

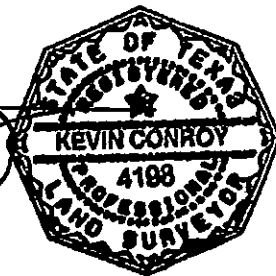
EXHIBIT CA

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THENCE South 86° 31' 56" West, a distance of 154.73 feet, non-tangent to preceding curve, to the POINT OF BEGINNING and containing 30.47 acres of land, more or less, in Bexar County, Texas. Survey drawing provided with this description.

ALAMO CONSULTING ENGINEERING
AND SURVEYING, INC.


Kevin Conroy, R.P.L.S.# 4198
May 31, 1996



Document: fm19961060501.lp
Refer. Job# 10859-01

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:

JUL 15 1996




COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Jul 10 1996

At 3:53pm

Receipt #: 236898
Recording: 13.00
Doc/Hamt: 5.00

Doc/Num : 96- 0103341

Deputy -Catherine Revilla

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EXHIBIT

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