

THE STATE OF TEXAS

COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, of the County of Bexar, and State of Texas, the legal and equitable owner and holder of that one certain Real Estate Lien Note in the original principal sum of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) dated July 10, 1996, executed by EPSILON INTERNATIONAL, LTD., a Cayman Islands corporation, payable to the order of THE FROST NATIONAL BANK, more fully described in a Deed of Trust, Security Agreement-Financing Statement duly recorded in Volume 6812, Page 1041 of the Official Public Records of Real Property of Bexar County, Texas, against the following described property:

See Exhibits "A" & "B" attached hereto and made a part hereof for all purposes;

for and in consideration of the full and final payment of all indebtedness secured by the aforesaid lien or liens, the receipt of which is hereby acknowledged, has released and discharged, and by these presents hereby releases and discharges, the above described property from the lien held by the undersigned securing said indebtedness.

EXECUTED this 21st day of September, 1999.

THE FROST NATIONAL BANK

By: Helen Villarreal
Helen Villarreal
Administrative Officer

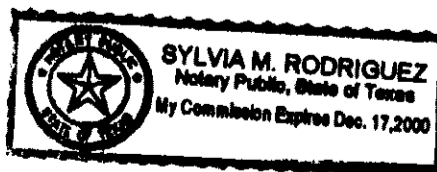
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 21st day of September, 1999, by Helen Villarreal, Administrative Officer of THE FROST NATIONAL BANK, a national banking association, on its behalf.,

Sylvia M. Rodriguez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Epsilon International
C/O Diane Fiedler
6223 Northwest IH 10
San Antonio, Texas 78201



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 $01^{\circ} 13' 10''$ East, a distance of 395.90 feet to a found $1/2''$ iron rod for an angle point;

THENCE North $00^{\circ} 49' 45''$ East, a distance of 613.85 feet to a found $1/2''$ iron rod for an angle point;

THENCE North $00^{\circ} 58' 30''$ 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 $79^{\circ} 54' 05''$ 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 $05^{\circ} 38' 46''$ 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 $88^{\circ} 53' 00''$ 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 $32^{\circ} 54' 42''$ 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 $62^{\circ} 38' 18''$ 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;

EXHIBIT "A"

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;

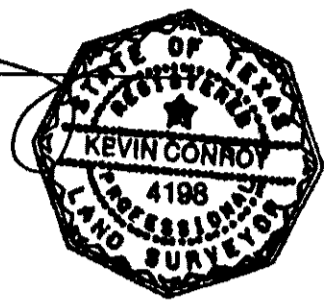
EXHIBIT 4A

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: fn\1996\060501.lp
Refer. Job# 10859-01

EXHIBIT "A"

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 1763 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 1654 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;

EXHIBIT "B"

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

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;

EXHIBIT "B"

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;

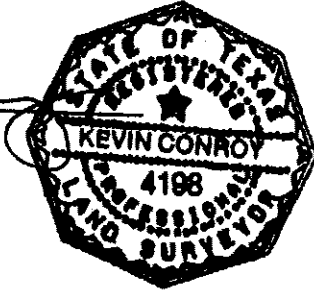
THENCE South 19° 49' 08" West, a distance of 110.02 feet, to a found 1/2" iron rod for an angle point;

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: fn\082501.la
Refer. Job#10832

EXHIBIT "B"

Book D Volm 08142 Page 00980

SAVE AND EXCEPT THEREFROM the following described tract:

FIELD NOTES FOR 2.65 ACRES OF LAND

BEING 2.65 acres of land out of the Jose Ramon Arocha Survey No. 171, 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 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 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 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 152.24 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 89° 37' 41" East, a distance of 41.35 feet to a found iron rod for an angle point of this tract;


THENCE North 39° 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;

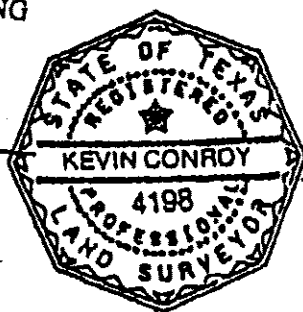
THENCE South 10° 49' 46" West, a distance of 164.15 feet with the common line of said 19.27 acre tract to a set 1/2" iron rod for an angle point;

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



Document: fn\194\110901.lp
Refer. Job# 073904

EXHIBIT "B"

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 Sep 22 1999

At 11:17am

Receipt #: 266061
Recordings: 17.00
Doc/Mgmt: 6.00

Doc/Num: 99- 0180105

Deputy -Barbara Gutierrez

Any provision herein which restricts the sale, 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:

SEP 22 1999



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Book Volm Page
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