

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Warranty Deed with Vendor's Lien**

**Date:** November 7, 2022

**Grantor:** Robert Bruce a/k/a Robert H. Bruce,  
Nancy Bruce a/k/a Nancy F. Bruce and 5C1, Ltd.

**Grantor's Mailing Address:** 100 Boerne Stage Airfield  
Boerne, Texas 78006

**Grantee:** Boerne Stage Airfield , LLC,  
a Texas limited liability company

**Grantee's Mailing Address:** 400 Boerne Stage Airfield  
Boerne, Texas 78006

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of Vantage Bank Texas in the principal amount of SEVEN MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$7,450,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Vantage Bank Texas and by a first-lien deed of trust of even date from Grantee to Marin J. Espinosa, trustee.

**Property (including any improvements):**

A tract of land containing 63.695 acres of land, more or less, containing lotted parcels, taxiways, and unplatted parcels as shown on the Plat of SENIC LOOP ESTATES, as filed for record in Volume 9510, Page 199; the REPLAT AND SUBUDIVISION PLAT ESTABLISHING BOERNE STAGE AIRFIELD (P.U.D.), as filed for record in Volume 9576, Pages 192 -193; and Lot 902, of THRESHOLD RANCH SUBDIVISION P.U.D., as filed for record in Volume 9612, Pages 69 -73, as amended in Volume 9615, Pages 188 -192, of the Deed and Plat Records of Bexar County, Texas, and being a part of the Antonio Cruz Survey No. 170, Abstract 123, County Block 4680, situated in Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1", attached hereto and made a part hereof for all intents and purposes.

Included within the 63.695 acres of land, more or less, are the following TRACTS:

Lot 1, SCENIC LOOP ESTATES, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9510, Page 199, and as affected by REPLAT AND SUBDIVISION PLAT ESTABLISHING BOERNE STAGE FIELD (P.U.D.), according to plat thereof recorded in Volume 9576, Pages 192-193, Deed and Plat Records of Bexar County, Texas.

Lot 47, BOERNE STAGE FIELD (P.U.D.), situated in Bexar County, Texas, according to plat thereof recorded in Volume 9576, Pages 192 - 193, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT the East 7.92 feet thereof, more or less.

Lot 48, BOERNE STAGE FIELD (P.U.D.), situated in Bexar County, Texas, according to plat thereof recorded in Volume 9576, Pages 192 - 193, Deed and Plat Records of Bexar County, Texas.

Lot 68, BOERNE STAGE FIELD (P.U.D.), situated in Bexar County, Texas, according to plat thereof recorded in Volume 9576, Pages 192 -193, Deed and Plat Records of Bexar County, Texas.

LESS AND EXCEPT the following tracts of land:

Exception Tract 1, (Lots 42, 43 and 44, Scenic Loop Estates);  
Exception Tract 2, (Lots 64, 65, 66 and 67, Boerne Stage Field (P.U.D.);  
Exception Tract 3, (Lot 69, Boerne Stage Field (P.U.D.);  
Exception Tract 4, (Texas Youth Flight Experience Foundation Lease);  
Exception Tract 5, (Carr No. 1 Trust and Carr No. 2 Trust);

The above LESS AND EXCEPT TRACTS are also more particularly described by metes and bounds in Exhibit "A-1", attached hereto and made a part hereof for all intents and purposes.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the 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 will become absolute.

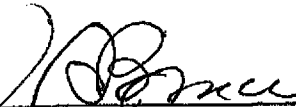
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

Vantage Bank of Texas, 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Vantage Bank of Texas and are transferred to Vantage Bank of Texas without recourse against Grantor.

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

[Signature Page Follows]

Grantors:

  
Robert Bruce a/k/a Robert H. Bruce

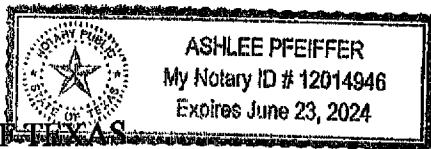
  
Nancy Bruce a/k/a Nancy F. Bruce

5C1, Ltd, by its General Partner, Robert H. Bruce

  
Robert H. Bruce General Partner

STATE OF TEXAS  
COUNTY OF KENDALL

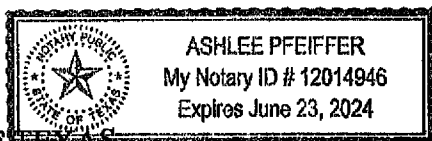
This instrument was acknowledged before me on the 7 day of November  
2022, by Robert Bruce a/k/a Robert H. Bruce.




  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF KENDALL

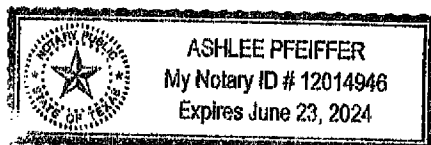
This instrument was acknowledged before me on the 7 day of November  
2022, by Nancy Bruce a/k/a Nancy F. Bruce.




  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF KENDALL

This instrument was acknowledged before me on the 7 day of November  
2022, by Robert H. Bruce, General Partner of 5C1. Ltd.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Boerne Stage Airfield, LLC, a Texas limited Liability Company  
400 Boerne Stage Airfield  
Boerne, Texas 78006

## EXHIBIT "A-1"

### Page 1

22-7298 As-Surveyed Description IMPROVED

A tract of land containing lotted parcels, taxiways, and unplatted parcels as shown on the Plat of Scenic Loop Estates as filed for Record in Volume 9510, page 199, the Replat of Boerne Stage Field (P.U.D) as filed for Record in Volume 9576, pages 192 and 193, and Lot 902 of Threshold Ranch Subdivision (P.U.D) as filed for Record in Volume 9615, pages 188 to 192 of the Plat Records of Bexar County, Texas, being a part of the Antonio Cruz Survey No. 170, Abstract 123, County Block 4680, Bexar County Texas, now being more particularly described by metes and bounds as follows:

Commencing at a found  $\frac{1}{2}$ " Iron pin marking the Northeast corner of Lot 24 of said Scenic Loop Estates;

Thence run North  $85^{\circ}50'19''$  West along the North boundary of Lot 24 said Scenic Loop Estates for a distance of 133.29 feet to a found  $\frac{1}{2}$ " Rebar marking the Northwest corner of said Lot 24 and the beginning point for the tract of land hereby described;

Thence, from said POINT OF BEGINNING, run South  $00^{\circ}01'11''$  West along the West boundary of Lots 24, 23, 22, 21, 20, 19, 18, 17, 16, 15 and 14 for a distance of 664.88 feet to a MagNail set in concrete marking an angle point on the West boundary of said Lot 14;

Thence run South  $06^{\circ}08'53''$  East along the West boundary of Lots 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, and 2 of said Scenic Loop Estates, for a distance of 680.58 feet to a set  $\frac{1}{2}$ " Rebar marking the Southwest corner of said Lot 2;

Thence North  $83^{\circ}55'41''$  East along the South boundary of said Lot 2 for a distance of 60.25 feet to a set  $\frac{1}{2}$ " Rebar marking the SE Corner of said Lot 2 and the East boundary of said Scenic Loop Estates;

Thence run South  $00^{\circ}00'56''$  West along the East boundary of said Scenic Loop Estates for a distance of 1229.86 feet to a found  $\frac{1}{2}$ " Rebar marking an angle point on said East boundary;

Thence run South  $04^{\circ}08'39''$  West along the East boundary of said Scenic Loop Estates for a distance of 75.94 feet to the Northeast corner of Lot R13 as shown on said plat of Scenic Loop Estates;

Thence run South  $83^{\circ}54'00''$  West along the North boundary of said Lot R13 for a distance of 298.80 feet to the Northwest corner of said Lot R13;

Thence run South  $06^{\circ}04'41''$  East along the West boundary of said Lot R13 for a distance of 119.80 feet to the Southwest corner of said Lot R13, same being the Northwest corner of Lot R12 of said Scenic Loop Estates;

Thence run South  $05^{\circ}58'50''$  East along the West boundary of said Lot R12 for a distance of 120.00 feet to the Southwest corner of said Lot R12;

Thence run North  $84^{\circ}06'49''$  East along the South boundary of said Lot R12 for a distance of 58.94 feet to the East boundary of a 60 foot exception to Lot 85 of the Boerne Executive Hangar Subdivision as recorded in Instrument No. 20210235221 of the Deed Records of Bexar County, Texas;

Thence run South  $06^{\circ}02'31''$  East across Lots R11, R10, and R9 of said Scenic Loop Estates, being replatted as Lot 85 of the Boerne Executive Hangar Subdivision, recorded in Volume 20002, page 1000 of the Plat Records of Bexar County Texas, for a distance of 359.48 feet to the South boundary of said Lot

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85, same being the South boundary of Lot R9 of said Scenic Loop Estates and the North boundary of Lot R8 of said Scenic Loop Estates;

Thence run South 83°33'58" West along the North boundary of said Lot R8 for a distance of 58.63 feet to the Northwest corner of said Lot R8;

Thence run South 06°05'57" East along the West boundary of said Lot R8 for a distance of 120.16 feet to the Southwest corner of said Lot R8, same being the Northwest corner of Lot R7 of said Scenic Loop Estates;

Thence run South 06°09'18" East, along the West boundary of said Lot R7 for a distance of 119.97 feet to the Southwest corner of said Lot R7, same being the Northwest corner of Lot R6 of said Scenic Loop Estates;

Thence run South 06°07'19" East along the West boundary of said Lot R6 for a distance of 120.02 feet to the Southwest corner of said Lot R6 and the Northwest corner of Lot R5 of said Scenic Loop Estates;

Thence run South 06°07'14" East along the West boundary of said Lot R5 for a distance of 170.00 feet to the Southwest corner of said Lot R5 and the Northwest corner of Lot R4 of said Scenic Loop Estates;

Thence run North 83°54'06" East along the South boundary of said Lot R5 and the North boundary of Lot R4, at 52.02 feet passing an X-Cut set in concrete for reference, and continuing for a total distance of 60.00 feet to the East boundary of a 60 foot exception taken off the West side of said Lot R4;

Thence run South 06°07'15" East along the East boundary of a 60 foot exception across Lots R4, R3, R2, and R1 for a distance of 510.00 feet the South boundary of Lot R1 at a point 60 feet online and East of the Southwest corner of said Lot R1 as shown on the Plat of Scenic Loop Estates, Plat volume 9510, page 199, from which a set X-Cut in concrete for reference bears South 83°54'07" West a distance of 8.23 feet;

Thence, from the East boundary of the 60 foot exception off the West side of said Lot R1; run North 83°54'07" East for a distance of 90.28 feet to a found ½" Rebar marking the Southeast corner of said Lot R1 and the East boundary of Scenic Loop Estates;

Thence run South 00°10'05" West along the East boundary of Scenic Loop Estates for a distance of 952.28 feet to a found ½" Rebar marking the Southeast corner of said Scenic Loop Estates;

Thence run North 56°58'45" West along the South boundary of Scenic Loop Estates for a distance of 397.10 feet to a set X-Cut in concrete marking the Southwest corner of Scenic Loop Estates;

Thence run North 10°16'44" West along the West boundary of Scenic Loop Estates for a distance of 625.30 feet to a set ½" Rebar;

Thence run North 10°16'47" West along the West boundary of said Scenic Loop Estates for a distance of 1175.82 feet to a set ½" Rebar marking an angle point on said West boundary;

Thence North 06°31'52" West along the West boundary of said Scenic Loop Estates for a distance of 595.31 feet to a set ½" Rebar marking an angle point on said West boundary;

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Thence run North 01°01'06" East along the West boundary of said Scenic Loop Estates for a distance of 973.33 feet to the Southernmost Southwest corner of Lot 902 of Threshold Ranch Subdivision (P.U.D.) as filed for Record in Volume 9615, pages 188 to 192 of the Plat Records of Bexar County, Texas,

Thence run South 89°17'19" East along the South boundary of said Lot 902 for a distance of 127.01 feet to the Southeast corner of said Lot 902;

Thence run North 06°06'27" West along the East boundary of said Lot 902 for a distance of 660.17 feet to the Northeast corner of said Lot 902;

Thence run South 83°53'34" West along the North boundary of said Lot 902 for a distance of 98.13 feet to a point lying on the East boundary of a called 2.210 acre parcel of land known as the Robert Bruce House Lot;

Thence run North 06°07'00" West along the East boundary of said Robert Bruce House Lot for a distance of 259.55 feet to a set ½" Rebar marking the Northeast corner of said House Lot;

Thence run South 83°53'08" West along the North boundary of said Robert Bruce House Lot for a distance of 350.00 feet to a found ½" Rebar marking the Northwest corner of said House Lot;

Thence run South 06°07'00" East along the West boundary of said Robert Bruce House Lot for a distance of 275.00 feet to a set X-Cut in concrete marking the Southwest corner of said House Lot;

Thence North 83°53'08" East along the South boundary of said Robert Bruce House Lot for a distance of 182.13 feet to the intersection with the West boundary of Lot 902 of said Threshold Ranch Subdivision (P.U.D.);

Thence run South 06°06'29" East along the West boundary of said Lot 902 for a distance of 304.87 feet to an angle point on said West boundary;

Thence run South 66°11'27" East along the West boundary of said Lot 902 for a distance of 32.01 feet to an angle point on said West boundary;

Thence run South 06°06'28" East along the West boundary of said Lot 902 for a distance of 229.89 feet to the Southwest corner of said Lot 902, same point being located on the North boundary of Lot 901 of said Threshold Ranch Subdivision (P.U.D.);

Thence run North 89°16'35" West along the North boundary of said Lot 901 for a distance of 271.36 feet to a ½" Rebar marking the Southeast corner of Lot 70 as shown on the Replat of Boerne Stage Field (P.U.D.) recorded in Volume 9576, pages 192 to 193 of the Plat Records of Bexar County Texas;

Thence run North 06°13'01" West along the East boundary of said Lot 70 for a distance of 221.13 feet to a found ½" Rebar marking the Northeast corner of said Lot 70;

Thence run North 06°02'43" West along the East boundary of Lot 71 of said Replat of Boerne Stage Field (P.U.D.) for a distance of 190.30 feet to a found ½" Rebar marking the Northeast corner of said Lot 71;



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Thence run North 06°02'43" West along the East boundary of Lot 72 of said Replat of Boerne Stage Field (P.U.D.) for a distance of 190.30 feet to a ½" Rebar marking the Northeast corner of said Lot 72;

Thence run North 06°06'43" West along the East boundary of Lots 73, 74, 75, 76, 77, 78, 79, and 80 of said Replat of Boerne Stage Field (P.U.D.) for a distance of 791.97 feet to a set X-Cut marking the point of intersection of the East boundary of Lot 80 and the South boundary of Lot 81;

Thence run North 83°53'21" East along the South boundary of Lots 81 and 82 of said Replat of Boerne Stage Field (P.U.D.) for a distance of 59.37 feet to a ½" Rebar marking the Northwest corner of Lot 63 of said Boerne Stage Field (P.U.D.);

Thence run South 06°29'21" East along the West boundary of said Lot 63 for a distance of 105.16 feet to a ½" Rebar marking the Southwest corner of said Lot 63;

Thence run North 83°50'58" East along the South boundary of said Lot 63, 62, and 61 of said Replat of Boerne Stage Field (P.U.D.) for a distance of 269.84 feet to a ½" Rebar marking the Southeast corner of said Lot 61;

Thence run N 05°51'10" West along the East boundary of said Lot 61 for a distance of 130.09 feet to the Northeast corner of said Lot 61 lying on the South boundary of that called 1.039 acre parcel conveyed to 28120 Boerne Stage Airfield LLC by Warranty Deed appearing as Record Number 20220083862 of the Deed Records of Bexar County Texas;

Thence run South 85°55'00" East along the South boundary of said 28120 Boerne Stage Airfield LLC parcel of said called 1.039 acre parcel 28120 Boerne Stage Airfield LLC for a distance of 0.07 feet to the Southeast corner of said 28120 Boerne Stage Airfield LLC parcel;

Thence run North 06°09'26" West along the East boundary of said 28120 Boerne Stage Airfield parcel for a distance of 230.00 feet to a 5/8" Rebar marking the Northeast corner of said 28120 Boerne Stage Airfield LLC parcel and the North boundary of Scenic Loop Estates and the North boundary of the Replat of Boerne Stage Field (P.U.D.);

Thence run South 85°44'55" East along the North boundary of Scenic Loop Estates for a distance of 433.76 feet to a set ½" Rebar marking the Northwest corner of Lot 29 of said Scenic Loop Estates;

Thence run South 04°13'22" West along the West boundary of said Lot 29 for a distance of 265.16 feet to a set X-Cut in concrete marking the Southwest corner of said Lot 29;

Thence run South 89°53'47" East along the South boundary of said Lot 29 for a distance of 33.91 feet to a found ½" Rebar marking the Northwest corner of Lot 53 of said Boerne Stage Field (P.U.D.);

Thence run South 00°01'32" West along the West boundary Lots 53 and 54 for a distance of 200.00 feet to a ½" Rebar marking the Southwest corner of Lot 54 of said Boerne Stage Field (P.U.D.);

Thence run South 89°19'40" East along the South boundary of said Lot 54 for a distance of 19.75 feet to the Northwest corner of that parcel of land conveyed to Fred L. Langston by Warranty Deed filed for record in Volume 8583, page 2030 of the Deed Records of Bexar County, Texas, for reference a ½" Rebar

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marking the Northwest corner of Lot 58 of Boerne Stage Field (P.U.D.) bears S89°19'40" East a distance of 4.95 feet;

Thence run South 00°02'20" East along the West boundary of said Langston parcel for a distance of 49.71 feet to the Southwest corner of said Langston parcel;

Thence run South 89°20'01" East along the South boundary of said Langston parcel and the South boundary of said Lot 58 for a distance of 35.23 feet to a ½" Rebar marking the Northwest corner of Lot 59 of Boerne Stage Field (P.U.D.);

Thence run South 00°06'16" West along the West boundary of said Lot 59 for a distance of 49.74 feet to a set X-Cut set in concrete marking an angle point on the West boundary of said Lot 59;

Thence run North 89°44'36" West along the boundary of Lot 59 for a distance of 20.00 feet to a set X-Cut in concrete marking an angle point on the West boundary of said Lot 59;

Thence run South 00°00'12" West along the West boundary of said Lot 59 for a distance of 84.78 feet to a found ½" Rebar marking an angle point on the West boundary of said Lot 59 and the Northwest corner of that parcel conveyed to Blue Hangar, LLC by Warranty Deed recorded in Volume 14697, page 1276 of the Deed Records of Bexar County, Texas;

Thence run South 00°15'24" West along the West boundary of the above referenced Blue Hangar, LLC conveyance for a distance of 67.30 feet to a point marking the Southwest corner of said Blue Hangar, LLC conveyance;

Thence run North 83°42'23" East along the South boundary of said Blue Hangar, LLC conveyance for a distance of 20.13 feet to a set X-Cut in concrete marking the Southeast corner of said Blue Hangar, LLC conveyance and the Southwest corner of said Lot 59;

Thence run North 83°42'23" East along the South boundary of said Lot 59 and the South boundary of Lot 30 of Scenic Loop Estates for a distance of 223.84 feet to a set X-Cut in concrete marking the Southeast corner of said Lot 30;

Thence run North 00°02'49" East along the East boundary of Lots 30, 31, 32, 33, 34 of said Scenic Loop Estates, Lot 49 of said Boerne Stage Field (P.U.D.), and Lot 25 of said Scenic Loop Estates for a distance of 669.39 feet to a found ½" Rebar marking the Northeast corner of said Lot 25 and lying on the North boundary of Scenic Loop Estates;

Thence run South 85°15'31" East along the North boundary of Scenic Loop Estates for a distance of 68.22 feet to the point of beginning, containing 67.308 acres of land, more or less.

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LESS AND EXCEPT the following tracts of land

Exception Tract 1 (Lots 42-44 Scenic Loop Estates)

Lots 42, 43, and 44 of Scenic Loop Estates as shown on plat of survey filed for record at Plat Volume 9510, page 199, and as affected by the replat and subdivision plat establishing Boerne Stage Field (P.U.D.) as shown on plat filed in Plat Volume 9576, page 192 and 193 of the plat records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" Rebar marking the Northwest corner of said Lot 42;

Thence run South 06°05'09" East along the West boundary of said Lot 42 for a distance of 140.00 feet to a set ½" Rebar marking the Southwest corner of said Lot 42;

Thence run North 83°15'14" East along the South boundary of Lots 42 and 43 for a distance of 262.50 feet to a set X-Cut in concrete Rebar marking the Southeast corner of said Lot 43;

Thence run North 06°06'05" West along the East boundary of Lots 43 and 44 for a distance of 282.92 feet to a set X-Cut in concrete marking the Northeast corner of said Lot 44;

Thence run South 83°15'14" West along the North boundary of said Lot 44, at 114.62 feet passing a X-Cut set in concrete for reference marking the NW Corner of Lot 44 as shown in said Replat of Boerne Stage Field (P.U.D.), and continuing for a total distance of 122.50 feet to the Northwest corner of said Lot 44 as shown on the plat of said Scenic Loop Estates;

Thence run South 06°05'10" East along the West boundary of said Lot 44 as shown on the plat of said Scenic Loop Estates for a distance of 142.92 feet to the Southwest corner of Lot 44 as shown on the plat of said Scenic Loop Estates and lying on the North boundary of Lot 42 as shown on the plat of said Scenic Loop Estates, for reference a ½" Rebar marking the Southwest corner of Lot 44 as shown on the plat of said Boerne Stage Field (P.U.D.) bears North 83°15'14" East a distance of 7.85 feet;

Thence run South 83°15'14" West along the North boundary of said Lot 42 for a distance of 139.99 feet to the point of beginning, containing 1.245 acres of land, more or less.

Exception Tract 2

Lots 64, 65, 66, and 67 of the Replat of Boerne Stage Field (P.U.D.) as shown on plat of survey filed for record at volume 9576, pages 192 and 193 of the plat records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" Rebar marking the Northwest corner of said Lot 66;

Thence run North 83°52'05" East along the North boundary of said Lots 66, 65, and 64 for a distance of 270.15 feet to a found ½" Rebar marking the Northeast corner of said Lot 64;

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Thence run South 06°07'07" East along the East boundary of said Lot 64 for a distance of 120.19 feet to a found ½" Rebar marking the Southeast corner of said Lot 64;

Thence run South 83°56'56" West along the South boundary of Lots 64 and 65 for a distance of 150.04 feet to a found ½" Rebar marking the Northeast corner of Lot 67 of said Replat of Boerne Stage Field (P.U.D.);

Thence run South 06°07'00" East along the East boundary of said Lot 67 for a distance of 134.73 feet to a set X-Cut in concrete marking an angle point on the East boundary of said Lot 67 and lying on the North boundary of Lot 68 of said Replat of Boerne Stage Field;

Thence run South 83°54'40" West along the North boundary of said Lot 68 for a distance of 20.00 feet to a set ½" Rebar marking the Northwest corner of said Lot 68;

Thence run South 05°54'49" East along the West boundary of said Lot 68 for a distance of 120.43 feet to a set ½" Rebar marking the Southwest corner of said Lot 68 and the Southeast corner of said Lot 67;

Thence run South 83°53'08" West along the South boundary of Lot 67 for a distance of 100.00 feet to the Southwest corner of said Lot 67;

Thence run North 06°03'18" West along the West boundary of said Lot 67 for a distance of 255.13 feet to a found ½" Rebar marking the Northwest corner of said Lot 67 and the Southwest corner of said Lot 66;

Thence run North 06°05'49" West along the West boundary of said Lot 66 for a distance of 119.96 feet to the point of beginning, containing 1.393 acres of land, more or less.

Exception Tract 3

Lot 69 of the Replat of Boerne Stage Field (P.U.D.) as shown on plat of survey filed for record at volume 9576, pages 192 and 193 of the plat records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" Rebar marking the Southeast corner of said Lot 69;

Thence run South 83°54'05" West along the South boundary of said Lot 69 for a distance of 100.10 feet to a set X-Cut in concrete marking the Southwest corner of said Lot 69;

Thence run North 06°03'21" West along the West boundary of said Lot 69 for a distance of 120.40 feet to a set X-Cut in concrete marking the Northwest corner of said Lot 69;

Thence run North 83°54'40" East along the North boundary of said Lot 69 for a distance of 100.00 feet to the Northeast corner of said Lot 69;

Thence run South 06°06'05" East along the East boundary of said Lot 69 for a distance of 120.38 feet to the point of beginning, containing 0.276 acres of land, more or less.

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Exception Tract 4 – Texas Youth Flight Experience Foundation Lease

An un-platted parcel appearing on the Replat of Boerne Stage Field (P.U.D.) as shown on plat of survey filed for record at volume 9576, pages 192 and 193 of the plat records of Bexar County, Texas, lying South of Lots 64 and 65 and North of Lots 68 and 69 of said Replat of Boerne Stage Field (P.U.D.), being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" Rebar marking the Southeast corner of said Lot 64;

Thence run South 06°05'55" East for a distance of 134.63 feet to the Northeast corner of said Lot 69;

Thence run South 83°54'40" West along the North boundary of Lots 69 and 68 for a distance of 150.00 feet to a set X-Cut in concrete marking an angle point on the East boundary of Lot 67 of said Replat of Boerne Stage Field (P.U.D.);

Thence run North 06°07'00" West along the East boundary of said Lot 67 for a distance of 134.73 feet to a found ½" Rebar marking the Northeast corner of said Lot 67 and lying on the South boundary of Lot 65 of said Replat of Boerne Stage Field (P.U.D.);

Thence run North 83°56'56" East along the South boundary of Lots 65 and 64 for a distance of 150.04 feet to the point of beginning, containing 0.464 acres of land, more or less.

Exception Tract 5 (Carr No 1 Trust and Carr No 2 Trust)

A parcel of land located in the "Unplatted" parcel of Scenic Loop Estates as shown on plat filed for record in Volume 9510, page 199 of the plat records of Bexar County, Texas, being a corrected description of the parcel conveyed to Carr No.1 Trust and Carr No. 2 Trust, filed for record in Volume 5250, page 1889 of the Deed Records of Bexar County, Texas, said exception being more particularly described by metes and bounds as follows:

Commencing at a ½" Rebar marking the Southwest corner of Lot 42 of Scenic Loop Estates;

Thence run South 06°05'07" East along the West boundary of said "Unplatted" parcel for a distance of 410.25 feet;

Thence run North 83°53'00" East for a distance of 7.98 feet to the beginning point of the excepted parcel hereby described;

Thence, from said EXCEPTION POINT OF BEGINNING, run N 83°19'45" E for a distance of 47.50 feet;

Thence run South 06°40'15" East for a distance of 10.00 feet;

Thence run North 83°19'37" East for a distance of 17.50 feet;

Thence run South 06°40'15" East for a distance of 150.00 feet;

Thence run South 83°19'45" West for a distance of 65.00 feet;

Exhibit A-1

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Thence run North 06°40'15" West for a distance of 160.00 feet to the point of beginning, containing 0.235 acres of land, more or less.

The total acreage of the Improved land contains, after deduction the excepted parcels, 63.695 acres of land, more or less.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220265129  
**Recorded Date:** November 09, 2022  
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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/9/2022 1:30 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk