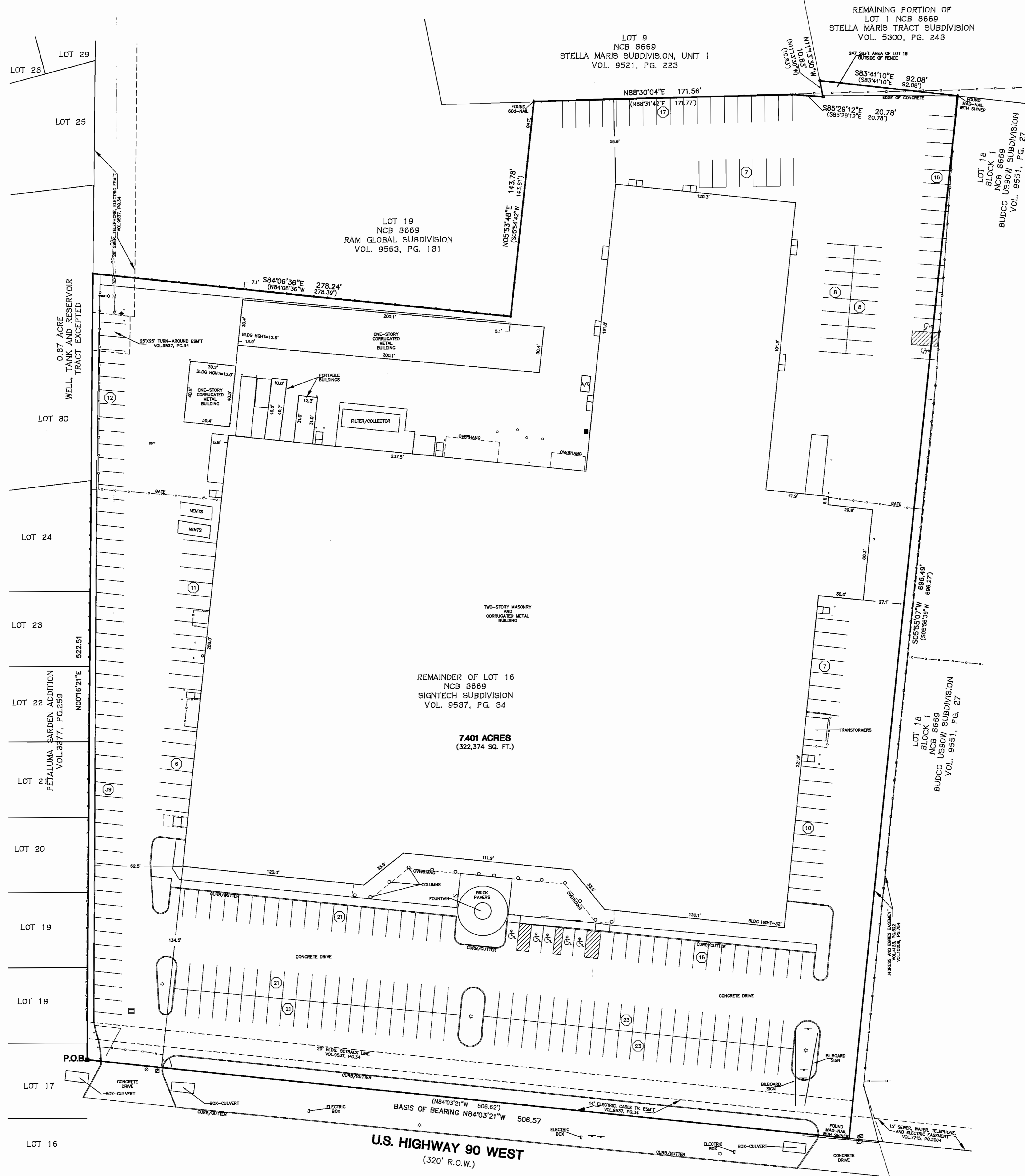


VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

| PARKING TABULATIONS | |
|----------------------------|------------|
| GENERAL PARKING PROVIDED: | 266 SPACES |
| HANDICAP PARKING PROVIDED: | 7 SPACES |
| TOTAL PARKING PROVIDED: | 273 SPACES |

| LEGEND | |
|--------|------------------------------------|
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| ○ | 1/2" IRON ROD SET |
| ○ | IRON PIPE FOUND |
| ○ | IRON PIPE SET |
| △ | COMPUTED POINT |
| ■ | MONUMENT FOUND |
| □ | MONUMENT SET |
| x | OUT "C" |
| ○ | LIGHT POLE |
| ○ | POWER POLE |
| ○ | DRAIN GUY |
| ○ | FIRE HYDRANT |
| ○ | WATER VALVE |
| ○ | WATER METER |
| ○ | TELEPHONE RISER |
| ○ | CABLE TV RISER |
| ○ | ELECTRIC BOX |
| ○ | ELECTRIC METER |
| ○ | GAS METER |
| ○ | GAS VALVE |
| ○ | IRON FENCE |
| — | CHAIN LINK FENCE |
| — | WIRE FENCE |
| — | OVERHEAD ELEC. LINE |
| — | STORM SEWER LINE |
| — | WATER LINE |
| — | WASTE WATER LINE |
| — | UNDERGROUND ELECTRIC |
| — | UNDERGROUND TELEPHONE |
| — | GAS LINE |
| — | ELECTRIC MANHOLE |
| — | WASTEWATER MANHOLE |
| — | STORMWATER MANHOLE |
| — | TELEPHONE MANHOLE |
| — | WASTEWATER CLEANOUT |
| — | TRAFFIC CONTROL BOX |
| — | TRAFFIC SIGNAL POST |
| — | BOLLARD |
| — | DRAINAGE INLET |
| — | RECORD INFORMATION |
| — | POINT OF BEGINNING |
| — | PARKING COUNT |
| — | HANDICAP SPACE |



TITLE COMMITMENT NOTE
THIS SURVEY WAS PREPARED IN CONNECTION WITH THE TITLE COMMITMENT REFERENCED HEREIN, AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN, AND RELATED BELOW:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITIZED BELOW:
VOLUME 3364, PAGE 1030 AND MODIFIED IN VOLUME 3065, PAGE 943, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, SUBJECT TO AS SHOWN
- UTILITY EASEMENT AGREEMENT RECORDED IN VOLUME 7715, PAGE 2084, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, SUBJECT TO AS SHOWN
- 13.25 FOOT BUILDING SETBACK LINE ALONG THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON THE PLAT RECORDED VOLUME 9537, PAGE 34, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SUBJECT TO AS SHOWN
- 14.14 FOOT GAS, ELECTRIC, TELEPHONE AND CABLE TV, EASEMENT ALONG THE FRONT OF SUBJECT PROPERTY, AS SET OUT VOLUME 9537, PAGE 34, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SUBJECT TO AS SHOWN
15. PORTION OF THE 28 FOOT SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV, EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 9537, PAGE 34, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SUBJECT TO AS SHOWN
- 16.25 FOOT BY 25 FOOT TURN-AROUND EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 9537, PAGE 34, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SUBJECT TO AS SHOWN

FIELD NOTE DESCRIPTION
OF A 7.401 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING A PORTION LOT 16, NEW CITY BLOCK 8669, SIGNTECH SUBDIVISION, AS RECORDED IN VOLUME 9537, PAGE 34 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAID 7.401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE SOUTHERLY LINE OF SAID LOT 16, SIGNTECH SUBDIVISION:

BEGINNING AT A FOUND CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 WEST, (2307 R.O.W.), SAME BEING THE SOUTHWESTERLY CORNER OF SAID LOT 16 AND ALSO BEING ON THE EASTERLY LINE OF THE PETALUMA GARDENS ADDITION IN THE CITY OF SAN ANTONIO AS RECORDED IN VOLUME 3377, PAGE 259 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS:

THENCE N 00° 16' 21" E, ALONG THE WESTERLY LINE OF SAID LOT 16 AND THE EAST LINE OF SAID PETALUMA GARDENS ADDITION, A DISTANCE OF 522.51 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF LOT 19, NEW CITY BLOCK 8669, RAM GLOBAL SUBDIVISION, AS RECORDED IN VOLUME 9503, PAGE 181, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS;

THENCE S 84° 08' 50" E, ALONG THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 278.24 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF SAID LOT 16;

THENCE N 00° 33' 48" E, ALONG THE EASTERLY LINE OF SAID LOT 16, A DISTANCE OF 143.78 FEET TO A FOUND BOLLARD, ON THE SOUTHERLY LINE OF LOT 9, NEW CITY BLOCK 8669, STELLA MARIS SUBDIVISION, UNIT 1, AS RECORDED IN VOLUME 9521, PAGE 233 DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, FOR THE MOST EASTERLY-NORTHEASTERLY CORNER OF SAID LOT 16;

THENCE N 88° 20' 04" E, ALONG THE COMMON LINE OF SAID LOT 16, AND SAID LOT 9, A DISTANCE OF 171.56 FEET TO A SET 3/8 INCH IRON ROD WITH BR CAP, FOR AN ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE S 85° 29' 12" E, ALONG THE COMMON LINE OF SAID LOT 16, AND SAID LOT 9, A DISTANCE OF 20.78 FEET TO A SET 3/8 INCH IRON ROD WITH BR CAP, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 9;

THENCE N 11° 13' 30" W, ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 10.63 FEET TO A SET 3/8 INCH IRON ROD WITH BR CAP, FOR THE MOST NORTHERLY-NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE S 83° 48' 10" E, ALONG NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 92.08 FEET TO A FOUND BOLLARD WITH SHINER, FOR THE NORTHEASTERLY CORNER OF SAID LOT 16;

THENCE S 05° 50' 07" W, ALONG THE EASTERLY LINE OF SAID LOT 16, A DISTANCE OF 698.49 FEET TO A FOUND BOLLARD WITH SHINER, FOR THE NORTHEASTERLY CORNER OF U.S. HIGHWAY 90 WEST, (2307 R.O.W.), FOR THE SOUTHEASTERLY CORNER OF SAID LOT 16;

THENCE N 84° 03' 21" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 WEST, (2307 R.O.W.), TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 7.401 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE
EXCLUSIVELY TO PARTIES INTERESTED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 200797904, EFFECTIVE DATE OCTOBER 11, 2007, ISSUED: OCTOBER 24, 2007 SPECIFICALLY INCLUDING: CAWENDER & HILL PROPERTIES, INC.; CHICAGO TITLE INSURANCE COMPANY; AND RELATED PARTIES:

I, HAL B. LANE III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4690, HEREBY STATE THAT DURING THE MONTH OF RECORD, 2007, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND REGULATIONS FOR A CATEGORY 1A, CONVEYOR LAND TITLE SURVEY IN THE STATE OF TEXAS PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, 2006 REVISED EDITION, DATED JUNE 4, 2005, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

THE INFORMATION SHOWN HEREON IS CORRECT AS DETERMINED BY SAID SURVEY, THAT THE BOUNDARY LINES AND LINES OF ACTUAL POSSESSION ARE AS SHOWN EXCEPT AS NOTED; THE SIZE, LOCATION AND TYPE OF ALL OBSERVABLE IMPROVEMENTS ARE SHOWN HEREON; THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN; THE PROPERTY ABUTS AND ADJOINS A PUBLIC ROADWAY; I HAVE RECORDED EACH AND EVERY ENCUMBRANCE, EASEMENT, LIEN, AND OTHER INTERESTS IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS AS REFERENCED HEREON AND THAT EXCEPT AS SHOWN HEREON:

- THERE ARE NO OBSERVABLE ABOVE-THE-GROUND ENCUMBRANCES ON TO THE PROPERTY OR PROTRUSIONS THEREFROM;
- THERE ARE NO OBSERVABLE IMPROVEMENTS ON THE PROPERTY;
- THERE ARE NO OBSERVABLE EASEMENTS OR RIGHT-OF-WAY ON THE PROPERTY;
- THERE ARE NO OBSERVABLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS.

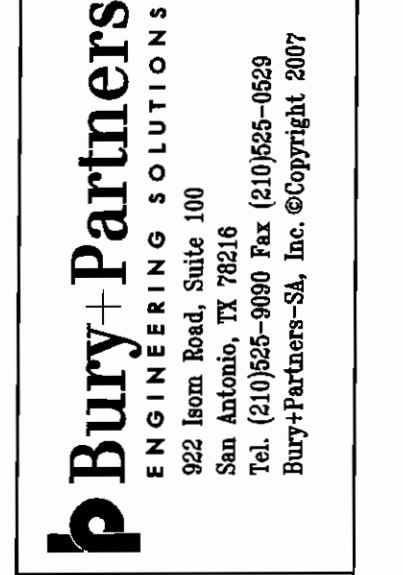
THE TRACT SHOWN HEREON WAS WITHIN ZONE "C" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 480290437 E, DATED: FEBRUARY 16, 1998, FOR THE CITY OF SAN ANTONIO, TEXAS AND INCORPORATED AREAS.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Hal B. Lane III
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4690
BURY & PARTNERS, INC.
10000 SAN PEDRO AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78216

GENERAL NOTES
1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 16, NEW CITY BLOCK 8669, SIGNTECH SUBDIVISION, RECORDED IN VOLUME 9537, PAGE 34, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
2) A FIELD NOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY SHOWN HEREON; BURY & PARTNERS FIELD NOTE FILE NUMBER: LOT 16 SIGNTECH.
3) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL OR EMBOSSED SEAL WILL BE CONSIDERED A "VALID" COPY. BURY & PARTNERS WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.



LAND TITLE SURVEY
OF A 7.401 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING A PORTION LOT 16, NEW CITY BLOCK 8669, SIGNTECH SUBDIVISION, AS RECORDED IN VOLUME 9537, PAGE 34 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAID 7.401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE SOUTHERLY LINE OF SAID LOT 16, SIGNTECH SUBDIVISION;

4669
HIGHWAY 90 W

| | |
|-------------------------------------|----------------|
| Scale: 1"=30' | Date: 12/10/07 |
| Book: XXX | |
| Drawn by: MAY | |
| File: H: \LOT 16, SIGNTECH\BASE.DWG | |
| Approved by: JMR/HBL | |
| Project No.: LOT 16, SIGNTECH-92 | |
| SHEET | |
| 1 | |
| OF 1 | |