METES AND BOUNDS
DESCRIPTION OF
6.407 ACRE TRACT OF LAND

A METES AND BOUNDS DESCRIPTION OF A 6.407 ACRE (279,075 SQUARE FEET) TRACT OF LAND SITUATED IN THE MARIO LUCCA TORRES SURVEY NO. 81, ABSTRACT NO. 716, COUNTY BLOCK 5053, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 272.447 ACRE TRACT DESCRIBED IN DEED TO GENERAL HOLDINGS OF TEXAS, INC., RECORDED IN VOLUME 6952, PAGE 1763 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHERLY END OF A RIGHT-OF-WAY CUT-BACK CURVE, AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF UNIVERSAL CITY BLVD. (96 FEET WIDE, VOLUME 9530, PAGE 220, BEXAR COUNTY DEED AND PLAT RECORDS) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KITTY HAWK ROAD (100 FEET WIDE);

THENCE, ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE KITTY HAWK ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1. IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°32'55", A LONG CHORD BEARING NORTH 14°14'41" EAST, 35.22 FEET, A TOTAL ARC LENGTH OF 39.07 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT OF TANGENCY;

2. NORTH 59°01'08" EAST, 262.24 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE WESTERN-MOST CORNER OF LOT 3 OF SCHLEITER SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOLUME 6600, PAGE 178 OF THE BEXAR COUNTY DEED AND PLAT RECORDS;

THENCE, SOUTH 30°34'59" EAST; ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 3, AT 772.28 FEET PASSING A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHERN-MOST CORNER OF SAID LOT 3 AND A WESTERN-MOST CORNER OF THAT CERTAIN 65.231 ACRE TRACT "E" DESCRIBED IN INSTRUMENT TO THE CITY OF UNIVERSAL CITY RECORDED IN VOLUME 7539, PAGE 620 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, CONTINUING ALONG THE BOUNDARY OF SAID "TRACT E" FOR A TOTAL DISTANCE OF 972.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 59°27'04" WEST, 287.93 FEET ALONG THE BOUNDARY OF SAID "TRACT E" TO A 1/2-INCH IRON ROD FOUND ON THE APPROXIMATE NORTHEASTERLY RIGHT-OF-WAY LINE OF UNIVERSAL CITY BLVD. MARKING THE WESTERN-MOST CORNER OF SAID "TRACT E";

THENCE, NORTH 30°31'46" WEST, 945.33 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 6.407 ACRES OF LAND IN BEXAR COUNTY, TEXAS AS SHOWN ON DRAWING FILED UNDER JOB NO. 998-318-03 IN THE OFFICE OF BROWN ENGINEERING COMPANY, SAN ANTONIO, TEXAS.

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 00001071, ISSUE DATE: MARCH 7, 2005, EFFECTIVE DATE: FEBRUARY 10, 2005; PURSUANT TO SECTION 6A.1(A)(1) OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (REVISED AUGUST, 1997) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. BROWN ENGINEERING COMPANY PERFORMED NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.

2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #B, HORIZONTAL EFFECTIVE DATE: FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED), WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." THIS STATEMENT DOES NOT IMPLY THAT THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO UNUSUAL AND/OR HUMANMADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF BROWN ENGINEERING COMPANY OF THE UNDERSIGNED.

3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES OR ANY OTHER ENVIRONMENTAL ISSUES, ARCHEOLOGICAL SITES OR DISCLOSE OR POSSIBLY HARMED CEMETERIES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATERIAL.

4. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

5. THERE ARE EXISTING UNDERGROUND IMPROVEMENTS THAT ARE NOT SHOWN, SUCH AS ELECTRICAL AND OTHER INTERIOR SERVICE LINES. THE UNDERGROUND IMPROVEMENTS SHOWN HEREON ARE BASED UPON RECORD DRAWINGS AND FIELD LOCATIONS PROVIDED BY UTILITY COMPANY REPRESENTATIVES. OTHER TYPE MARKER POLES AND SIGNS DO NOT PROVIDE RECORD MAPS TO THE PUBLIC. THEREFORE THE LOCATIONS OF THESE UTILITY LINES ARE SUBJECT TO THE ACCURACY AND INTERPRETATION OF THEIR FIELD REPRESENTATIVES. BROWN ENGINEERING COMPANY ASSUMES NO LIABILITY FOR POSSIBLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.

7. THIS TRACT IS SITUATED WITHIN THE RANDOLPH A.F.B. "ACCIDENT POTENTIAL ZONE" AS DELINEATED BY FORD ENGINEERING COMPANY, SEPTEMBER 2003.

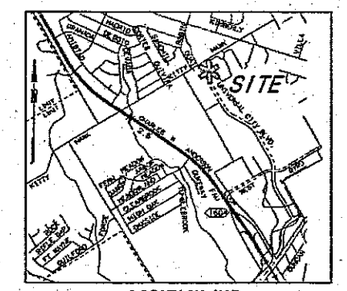
8. THE FENCE COURSES SHOWN ON THIS SURVEY TEND TO MEANDER. MINOR DEVIATIONS FROM BOUNDARY LINES ARE NOT SHOWN.

9. THIS SURVEY DOES NOT REFLECT LEASE INTERESTS.

10. THE WORD "CERTIFY" IS INTERPRETED TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF; AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

11. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

12. THE ACREAGE OWNERSHIP INFORMATION WAS OBTAINED FROM THE BEXAR COUNTY APPRAISAL DISTRICT TAX ROLLS AND MAY NOT REFLECT THE CURRENT OWNERSHIP STATUS.

13. THIS TRACT IS SITUATED WHOLLY WITHIN THAT CERTAIN 188.72 ACRE "CLEAR ZONE EASEMENT", OF RECORD IN VOLUME 4351, PAGE 2005 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SCALE 1" = 50'