METES AND BOUNDS DESCRIPTION OF 14.315 ACRE TRACT OF LAND

A METES AND BOUNDS DESCRIPTION OF A 14.315 ACRE (623,578 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAMUEL LUCAS SURVEY NUMBER 89, ABSTRACT NO. 715, FRANK BLACK SURVEY NO. 90, ABSTRACT NO. 1, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 273.447 ACRE TRACT DESCRIBED IN DEED TO GENERAL HOLDINGS OF TEXAS, INC., RECORDED IN VOLUME 6852, 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 NORTHERLY END OF A RIGHT-OF-WAY CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KITTY HAWK ROAD (80 FEET WIDE) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF UNIVERSAL CITY BLVD. (VR. FEET WIDE, VOLUME 9531, PAGE 220, BEXAR COUNTY DEED AND PLAT RECORDS);

THENCE, ALONG SAID INTERSECTION RIGHT-OF-WAY LINE OF UNIVERSAL CITY BLVD. THE FOLLOWING THREE COURSES AND DISTANCES:

1. ON AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°27'55", A CHORD BEARING S 75°45'44" E, 35.59 FEET, AN ARC LENGTH OF 39.47 FEET TO A 1/2-INCH IRON ROD FOUND AND SCRIBED "BRAWN ENG" (ST.) A POINT OF TANGENCY;

2. S 30°31'46" E 1227.04 FEET TO A 1/2-INCH IRON ROD FOUND AND STAMPED "BRAWN ENG" (FND) POINT OF CURVE, THE NORTH CORNER OF THAT CERTAIN 26 ACRE TRACT DESCRIBED AS "TRACT 3" IN INSTRUMENT NO. 04 CITY OF UNIVERSAL CITY RECORDED IN VOLUME 7333, PAGE 1333 OF THE BEXAR COUNTY REAL PROPERTY RECORDS;

THENCE, SOUTH 59°29'14" WEST, 496.62 FEET ALONG THE NORTHWESTERLY BOUNDARY OF SAID 26 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND ON THE MANHEUSER'S BOUNDARY OF THAT CERTAIN 17.872 ACRE TRACT DESCRIBED TO MANHEUSER, INCORPORATED, RECORDED IN VOLUME 7333, PAGE 1331 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, AND MARKING THE NORTHEASTERLY CORNER OF SAID 14.315 ACRE TRACT;

THENCE, NORTH 30°44'20" WEST, 1249.10 FEET ALONG THE NORTHEASTERLY BOUNDARY OF SAID 17.872 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND ON THE NORTHEASTERLY BOUNDARY OF THE 47.817 ACRE TRACT DESCRIBED TO BUCHANAN HOLDINGS, INC. (VOL. 6726, PG. 61 BCRPR) AND MARKING THE NORTHWESTERLY CORNER OF SAID 14.315 ACRE TRACT;

THENCE, NORTH 59°59'43" EAST, 475.99 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 14.315 ACRES OF LAND IN BEXAR COUNTY, TEXAS AS SHOWN ON DRAWING FILED UNDER JOB NO. 922-21A-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. 2003-0171 (TITLE DATE: MARCH 1, 2004). EFFECTIVE DATE: FEBRUARY 10, 2003) PURSUANT TO SECTION 6.03 (A)(2) OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT REVISED AUGUST, 1997 AND BUTLER'S ONE (1) INCH EASEMENTS AND ENCUMBRANCES OF RECORD HEREINON SHOWN. BROWN ENGINEERING COMPANY CONTRACTED AND ACCOMPLISHED RESEARCH OF THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL CONDITIONS OR REGULATIONS AND RESTRICTIONS PRIOR TO PLANNED SITE DEVELOPMENT.

2. THE GRAPHIC LOCATION OF THE SURVEYED TRACT DEPICTED HEREIN UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) CLOSED DRAINAGE MAP WAS CONSTRUCTED BY AN ASSESSMENT OF THE SITE THAT FEBRUARY 25, 1998, PERFORMED TO REFLECT LAND DRAIN DATABASE L.L. (2002) IMPROVEMENT MAP. A PORTION OF THE SURVEYED TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD" HAVING AREAS WITH BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" (SHADED) IS DEFINED BY FEMA AS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." BASE FLOOD ELEVATION SHALL NOT CREATE ANY LIABILITY ON THE PART OF BROWN ENGINEERING COMPANY OR THE UNDERSIGNED.

3. DUE SURVEY DOES NOT INVESTIGATE AND DETERMINATION CONTAINING WETLANDS (JURISDICTIONAL WATERS) OR ANY ENVIRONMENTAL ISSUES. PROFESSIONAL ADVICE OF ENGINEER OR PUBLIC WORKS CONSULTANT, AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.

4. ALL BEARINGS AND DISTANCES NOTWITHSTANDING NORTH ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AMERICAN, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

5. ALL BOUNDARY AND EASEMENTS NOTWITHSTANDING THAT ARE NOT SHOWN. SUCH AS ELECTRICAL AND OTHER DIVERSION SERVICE LINES THE UNDERGROUND IMPROVEMENTS CANNOT WITHSTAND ANY REGARDING CHANGES AND FIELD LOCATIONS PROVIDED BY UTILITY COMPANY REPRESENTATIVES. THE FIELD SURVEY DID NOT PROVIDE RECORD DATA TO THE PUBLIC. INCIDENTIAL THE LOCATIONS OF THESE UTILITIES LINES ARE SUBJECT TO THE ACCURACY AND PLACEMENTS OF THE FIELD STRAWBERRIES. BROWN ENGINEERING COMPANY ASSUMES NO LIABILITY FOR PUBLIC OR UNIDENTIFIED MARKED UTILITY LOCATIONS. PRIVATE UNDERGROUND SERVICE LINES ARE NOT SHOWN.

7. THIS TRACT IS REGARDED PARTIALLY WITHIN THAT CERTAIN 100.72 ACRE "CLEAR ZONE" EASEMENT OF RECORD IN VOLUME 4551, PAGE 2005 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

8. THIS TRACT IS REGARDED PARTIALLY WITHIN THE RANDOLPH A.F.B. "ACCIDENT POTENTIAL ZONE" AS DELINEATED BY FORD ENGINEERING COMPANY, SEPTEMBER 2001.

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

10. THIS SURVEY DOES NOT REFLECT LOCAL INFORMATION.

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

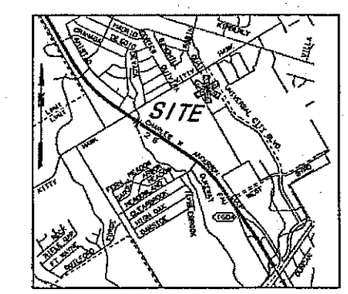
12. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

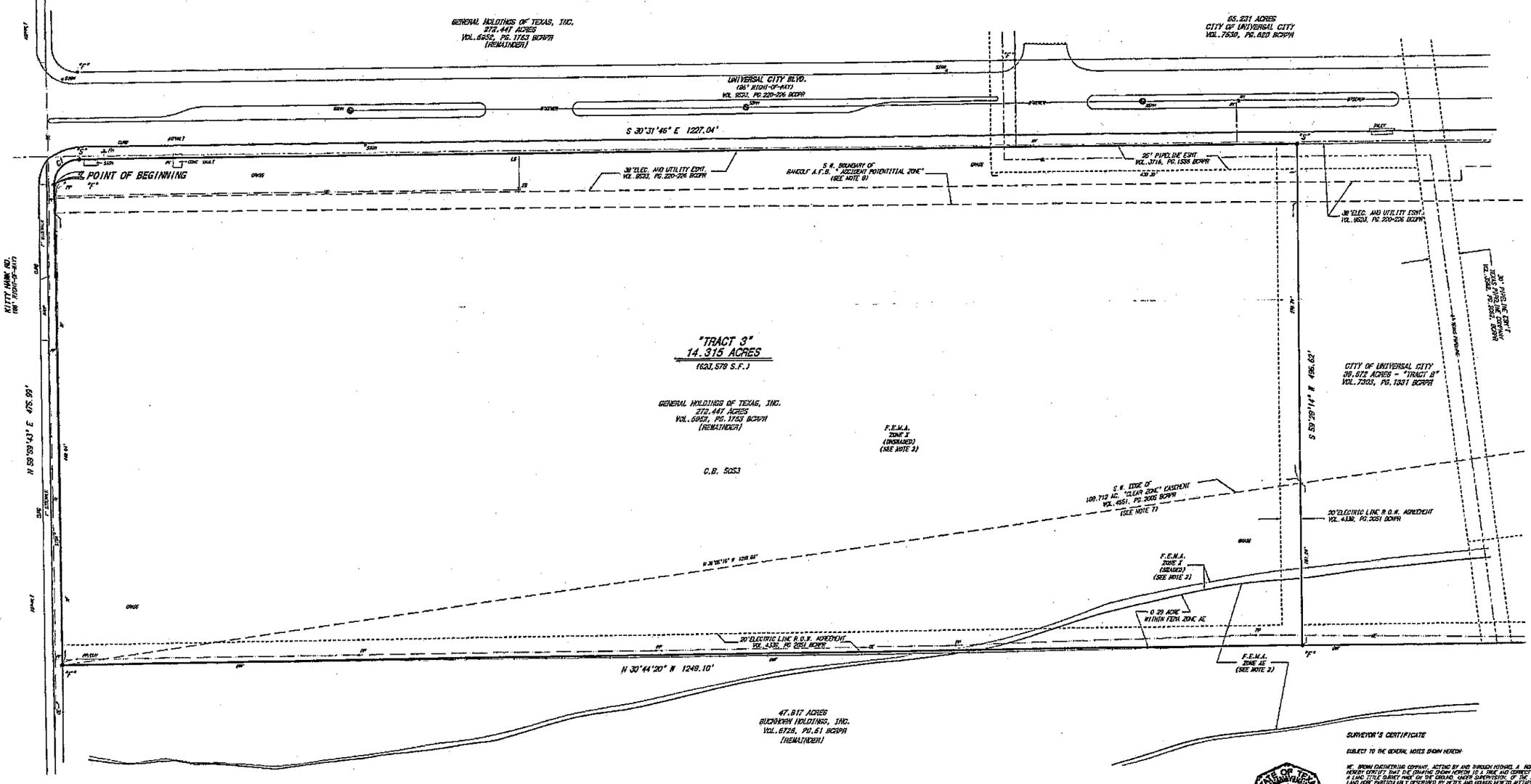
13. THE BUILDING SETBACK INFORMATION HAS BEEN USED FROM THE BEXAR COUNTY APPRAISAL DISTRICT TAX ROLLS AND IS NOT REFLECT THE CORRECT OWNERSHIP STATUS.

ABBREVIATIONS

CONC.	CONCRETE
ELEC.	ELECTRIC
TELE	TELEPHONE
RCP	REINFORCED CONCRETE PIPE
CH. T.V.	CABLE TELEVISION
R.O.W.	RIGHT-OF-WAY
ESM'T.	EASEMENT
B.C.D.R.P.	BEXAR COUNTY DEED AND PLAT RECORDS
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.R.	BEXAR COUNTY DEED RECORDS
LS	LIGHT STANDARD
OE	OVERHEAD ELECTRIC
GM	GAS METER
GV	GAS VALVE
PP	POWER POLE
WV	WATER VALVE
WM	WATER METER
WF	WOOD FENCE
BWF	BARBED WIRE FENCE
UE	UNDERGROUND ELECTRIC
EB	ELECTRIC BOX
UC	UNDERGROUND TELEPHONE
"I"	FOUND 1/2" IRON ROD (WITH CAP STAMPED "BROWN ENG")
"PK"	FOUND "P-K" NAIL (WITH WASHER STAMPED "BROWN ENG")
"S"	SET 1/2" IRON ROD (WITH CAP STAMPED "BROWN ENG")
"SPK"	SET "P-K" NAIL (WITH WASHER STAMPED "BROWN ENG")
"CMON"	FOUND CONCRETE "LOTT ACCURACY MONUMENT (WITH BRASS CAP"

SCALE 1" = 50'





CURVE DATA						
C NO	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	090°27'55"	25.00'	25.00'	39.47'	S 75°45'44" E	35.59'

SURVEYOR'S CERTIFICATE

SUBJECT TO THE GENERAL NOTES SHOWN HEREON

WE, BROWN ENGINEERING COMPANY, ACTING BY AND THROUGH MICHAEL A. ROWANS, R.P.L.S., HEREBY CERTIFY, THAT THE DRAWING SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A LAND TITLE SURVEY MADE ON THE GROUND, UNDER SUPERVISION, OF THE TRACT OR PARCEL OF LAND HERE PARTICULARLY DESCRIBED BY METES AND BOUNDS HERETO ATTACHED

SURVEYED: MARCH 9, 2005
REVISED: MARCH 21, 2005

BROWN ENGINEERING COMPANY

Michael A Rowans
MICHAEL A. ROWANS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4857

SIGNATURE DATE: 3-21-2005

STATE OF TEXAS
MICHAEL A. ROWANS
4857
REGISTERED PROFESSIONAL LAND SURVEYOR

No.	Date	REVISIONS	APP.
1.	02/01/2005	REVISED NOTE 7 & 8	

DRN. KBF APP. MAR

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
10000 IH 10 WEST, SUITE 100
SAN ANTONIO, TEXAS 78230
PHONE (210) 494-5811

JOB NO. 922-21A-03
REF. UNIVERSAL CITY (.DBF-001)

Drawing Name: G:\Projects\922-21A-03\Drawings\922-21A-03.dwg Layout Name: 1 Date: Mar 21, 2005

GENERAL HOLDINGS OF TEXAS, INC.

NORTHLAKE REMAINDER "TRACT 3"

LAND TITLE SURVEY OF 14.315 ACRES OF LAND IN C.B. 5053, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS

SHEET NO. 1 OF 1