SURVEY PLAT SHOWING:

TRACT 1

73.764 ACRE TRACT OF LAND OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT NO. 884, THE J. GARRATY SURVEY NO. 19, ABSTRACT NO. 258, THE JULIAN DIAZ SURVEY NO. 133 ½, ABSTRACT NO. 190, AND THE C. TEXADA SURVEY NO. 133, ABSTRACT NO 743, NEW CITY BLOCK 10596 AND 10597, CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO CORNERSTONE (SAN ANTONIO) PIP III, L.P., REGISTERED LIMITED LIABILITY LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP KNOWN AS TRACT 1 DESCRIBED IN VOLUME 7692, PAGE 1111 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.B.C.), TEXAS.

TRACT 2

BEING 32.571 ACRES TRACT OF LAND OUT OF THE JULIAN DIAZ SURVEY NO. 133 ½, ABSTRACT NO. 190, NEW CITY BLOCK 10597, CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO CORNERSTONE (SAN ANTONIO) PIP III, L.P., REGISTERED LIMITED LIABILITY LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP KNOWN AS TRACT 2 DESCRIBED IN VOLUME 7692, PAGE 1111 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.B.C.), TEXAS.

SAVE AND EXCEPT 5.510 ACRES OF LAND, MORE OR LESS, HAVING BEEN CONVEYED TO DEVRON-GD CORNERSTONE, LLC, BY DEED FILED OCTOBER 7, 2014, RECORDED IN VOLUME 16904, PAGE 1958, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

SAVE AND EXCEPT 2.982 ACRES OF LAND, MORE OR LESS, HAVING BEEN CONVEYED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC, BY DEED FILED FEBRUARY 3, 2015, RECORDED IN VOLUME 17072, PAGE 891, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TRACT 4

BEING 12.329 ACRES TRACT OF LAND OUT OF THE JULIAN DIAZ SURVEY NO. 133 ½, ABSTRACT NO. 190, NEW CITY BLOCK 10597, CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO CORNERSTONE (SAN ANTONIO) PIP III, L.P., REGISTERED LIMITED LIABILITY LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP KNOWN AS TRACT 4 DESCRIBED IN VOLUME 7692, PAGE 1111 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.B.C.), TEXAS.

TRACT 5

BEING 25.218 ACRES TRACT OF LAND MORE OR LESS, PART OF A CALLED 54.274 ACRE CONVEYED TO CORNERSTONE (SAN ANTONIO) PIP III, L.P., REGISTERED LIMITED LIABILITY LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP KNOWN AS TRACT 5 DESCRIBED IN VOLUME 7692, PAGE 1111 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.B.C.), TEXAS, OUT OF THE JULIAN DIAZ SURVEY NO. 133 ½, ABSTRACT NO. 190, NEW CITY BLOCK 10597, CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS.

THE LOT SHOWN HEREON IS OUTSIDE OF ALL THE "SPECIAL FLOOD HAZARD AREAS" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

COMMUNITY PANEL NO. 48029C0410G DATE: 9-29-10

BEARING SOURCE:
CORNERSTONE SUBDIVISION, UNIT ONE AS RECORDED IN VOLUME 9518, PAGES 146-152, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

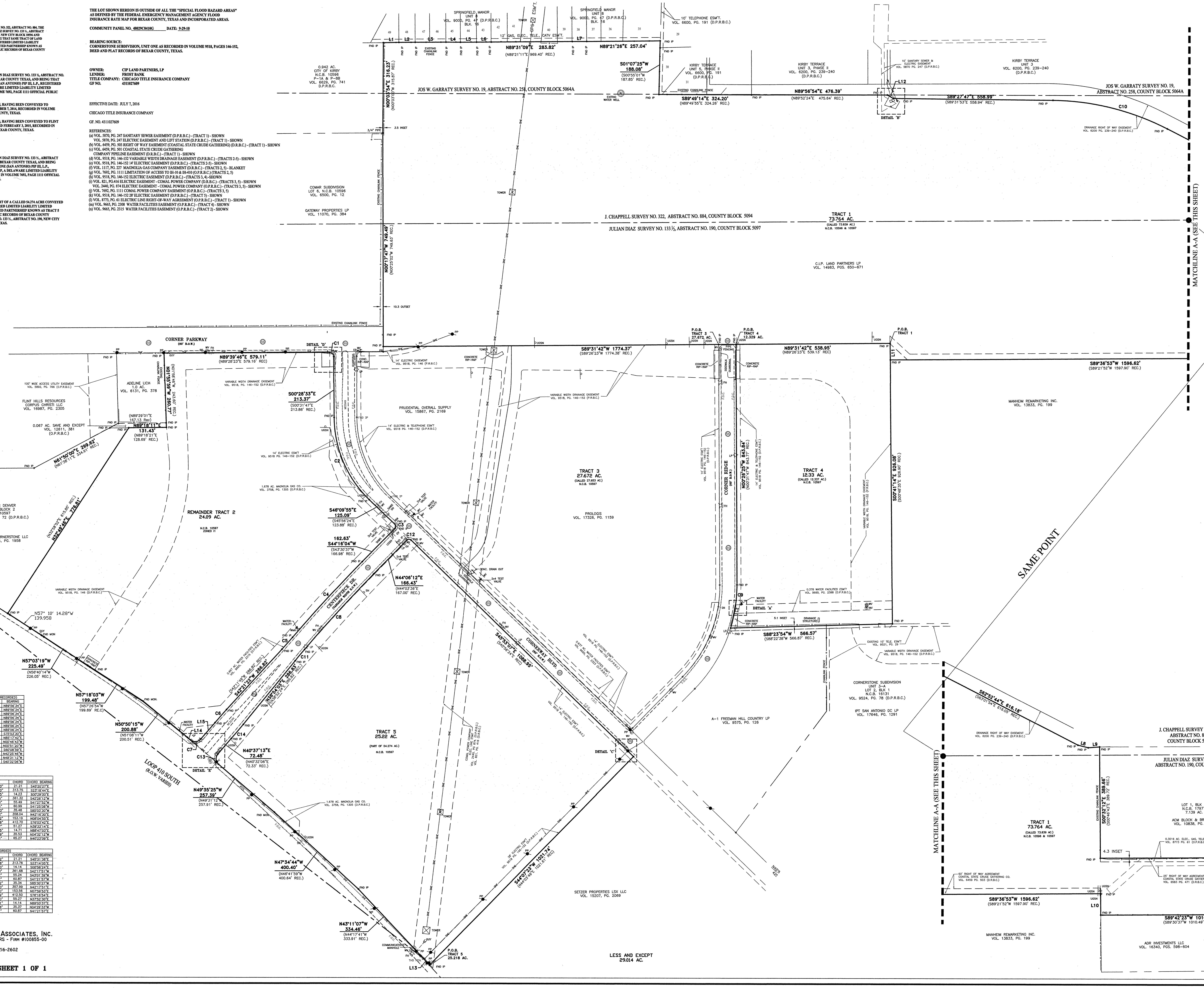
OWNER: CIP LAND PARTNERS, LP
LENDER: FROST BANK
TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY
GF NO. 4311027609

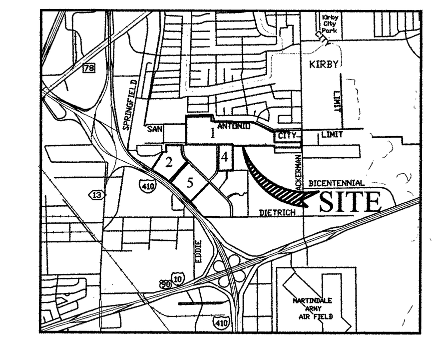
EFFECTIVE DATE: JULY 7, 2016

CHICAGO TITLE INSURANCE COMPANY

GF. NO. 4311027609

REFERENCES:
(a) VOL. 5870, PG. 247 SANITARY SEWER EASEMENT (D.P.R.B.C.) - (TRACT 1) - SHOWN
VOL. 5870, PG. 247 ELECTRIC EASEMENT AND LIFT STATION (D.P.R.B.C.) - (TRACT 1) - SHOWN
(b) VOL. 6459, PG. 503 RIGHT OF WAY EASEMENT (COASTAL STATE CRUDE GATHERING) (D.R.B.C.) - (TRACT 1) - SHOWN
(c) VOL. 6459, PG. 501 COASTAL STATE CRUDE GATHERING
COMPANY PIPELINE EASEMENT (D.R.B.C.) - (TRACT 1) - SHOWN
(d) VOL. 9518, PG. 146-152 VARIABLE WIDTH DRAINAGE EASEMENT (D.P.R.B.C.) - (TRACTS 2-5) - SHOWN
(e) VOL. 9518, PG. 146-152 14' ELECTRIC EASEMENT (D.P.R.B.C.) - (TRACTS 2-5) - SHOWN
(f) VOL. 1117, PG. 227 MAGNOLIA GAS COMPANY EASEMENT (D.R.B.C.) - (TRACTS 2, 5) - BLANKET
(g) VOL. 7692, PG. 1111 LIMITATION OF ACCESS TO IH-10 & IH-410 (O.P.R.B.C.) (TRACTS 2, 5)
(h) VOL. 9518, PG. 146-152 ELECTRIC EASEMENT (D.P.R.B.C.) - (TRACTS 3, 4) -SHOWN
(i) VOL. 821, PG.416 ELECTRIC EASEMENT - COMAL POWER COMPANY (D.R.B.C.) - (TRACTS 3, 5) - SHOWN
VOL. 2440, PG. 874 ELECTRIC EASEMENT - COMAL POWER COMPANY (O.P.R.B.C.) - (TRACTS 3, 5) - SHOWN
(j) VOL. 7692, PG. 1111 COMAL POWER COMPANY EASEMENT (O.P.R.B.C.) - (TRACTS 3, 5)
(k) VOL. 9518, PG. 146-152 28' ELECTRIC EASEMENT (D.P.R.B.C.) - (TRACT 5) - SHOWN
(l) VOL. 8773, PG. 61 ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (O.P.R.B.C.) - (TRACT 1) - SHOWN
(m) VOL. 9665, PG. 2308 WATER FACILITIES EASEMENT (O.P.R.B.C.) - (TRACT 4) - SHOWN
(n) VOL. 9665, PG. 2315 WATER FACILITIES EASEMENT (O.P.R.B.C.) - (TRACT 2) - SHOWN





LOCATION MAP
N.T.S.

LEGEND

NXX°XX'XX"W XX.XX' FIELD	DEED AND PLAT RECORDS
(NXX°XX'XX"W XX.XX' PLAT)	FIELD DATA
"I-1"	GENERAL INDUSTRIAL
N.C.B.=	NEW CITY BLOCK
O.P.R.=	OFFICIAL PUBLIC RECORDS
D.P.=	DEED AND PLAT RECORDS
D.R.=	DEED RECORDS OF
F.O.C.	FACE OF CURB
E.O.P.	EDGE OF PAVEMENT
P.O.B.	POINT OF BEGINNING
	EXISTING CURB
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	BUILDING SETBACK
	UTILITY EASEMENT
	OVERHEAD ELECTRIC LINE
/	IRON FENCE LINE
//	WOOD FENCE LINE
X	WIRE FENCE LINE
O	CHAIN LINK FENCE LINE
G	EXISTING GAS LINE
XXX ROAD XX' R.O.W.	STREET NAME
EB	ELECTRIC BOX
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
WMH	WATER MANHOLE
LP	LAMP POLE
TPED	TELEPHONE PEDESTAL
PP	POWER POLE
SN	SIGN
UGSN	UNDERGROUND GAS SIGN
FND IP	FOUND IRON PIN
	TELEPHONE MANHOLE
	GAS VENT

STATE OF TEXAS
COUNTY OF BEXAR
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 18TH DAY OF JULY, 20 A.D. 16

RPLS 7/18/16
REGISTERED PROFESSIONAL LAND SURVEYOR
JOB NO.: 16020

STATE OF TEXAS REGISTERED ROBERT DON McCRARY 3403 PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.28	N88°41'28"E
L2	57.05	N89°29'10"E
L3	108.12	N89°36'23"E
L4	50.74	S89°47'02"E
L5	56.04	N89°34'58"E
L6	51.05	N89°20'25"E
L7	50.98	N89°51'23"E
L8	37.33	S75°43'05"E
L9	40.04	N85°38'17"E
L10	74.97	N00°34'57"W
L11	58.10	N01°14'18"W
L12	23.86	S59°19'40"E
L13	31.03	N42°11'07"W
L14	14.47	N50°10'05"W
L15	76.48	S40°39'30"W

LINE TABLE (RECORDED)		
LINE	LENGTH	BEARING
L1	54.02	N89°56'34"E
L2	57.00	N89°56'34"E
L3	108.00	N89°56'34"E
L4	51.00	N89°56'34"E
L5	56.00	N89°56'34"E
L6	51.00	N89°56'34"E
L7	51.00	N89°56'34"E
L8	37.55	S75°53'30"E
L9	39.76	N85°17'42"E
L10	75.48	N00°46'43"W
L11	58.22	N00°51'20"W
L12	23.89	S60°08'59"E
L13	31.03	N42°25'46"W
L14	13.76	N49°31'12"W
L15	72.45	S40°32'06"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56	15.00	15.00	89°59'33"	21.21	S45°20'27"E
C2	322.11	406.44	170.05	45°24'30"	313.75	S23°18'44"E
C3	15.83	10.00	10.12	90°42'05"	14.23	S00°29'00"E
C4	361.32	5879.79	180.72	3°31'15"	361.32	S42°26'12"W
C5	55.49	1904.64	27.75	1°40'09"	55.49	S41°27'52"W
C6	60.99	2098.79	30.50	1°39'54"	60.99	S41°25'08"W
C7	39.45	25.00	25.18	90°24'53"	35.48	S85°03'30"W
C8	358.10	5819.79	179.11	3°31'32"	358.04	N42°16'30"E
C9	153.76	517.78	77.45	17°00'52"	153.19	N08°04'55"E
C10	416.41	899.88	212.00	26°30'46"	412.70	S76°03'42"E
C11	51.29	560.76	25.66	5°14'27"	51.27	N39°33'14"E
C12	16.53	10.00	10.86	94°41'55"	14.71	N88°47'03"E
C13	39.52	25.00	25.25	90°34'19"	35.53	N04°32'12"W
C14	65.27	2098.79	32.64	1°46'55"	65.27	N40°23'09"E

CURVE TABLE (RECORDED)						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56	15.00	15.00	89°59'42"	21.21	S45°31'38"E
C2	322.13	406.44	170.06	45°24'38"	313.76	S23°14'05"E
C3	15.71	10.00	10.00	90°00'00"	14.14	S00°56'24"E
C4	361.73	5879.79	180.93	3°31'30"	361.68	S42°17'51"W
C5	55.24	1904.64	27.62	1°39'42"	55.24	S43°01'39"W
C6	60.87	2098.79	30.44	1°39'42"	60.87	S41°21'57"W
C7	39.25	25.00	24.98	89°56'42"	35.34	S85°30'27"W
C8	358.05	5819.79	179.08	03°31'30"	357.99	N42°17'51"E
C9	154.13	517.78	77.64	17°03'20"	153.56	N07°59'53"E
C10	416.20	899.88	211.89	26°29'59"	412.50	S76°16'54"E
C11	55.30	560.76	27.67	05°39'00"	55.27	N37°52'30"E
C12	15.71	10.00	10.00	90°00'01"	14.14	N89°03'37"E
C13	39.29	25.00	25.00	90°03'18"	35.37	N04°29'33"W
C14	60.87	2098.79	30.44	1°39'42"	60.87	N41°21'57"E

DON McCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS - FIRM #100855-00
323 BREESPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

PROJECT NO. 16020 SHEET 1 OF 1

Date: Jul 29, 2016, 1:47pm User ID: mgarrett
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