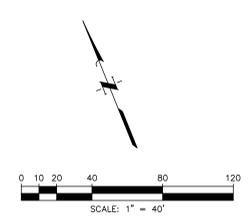
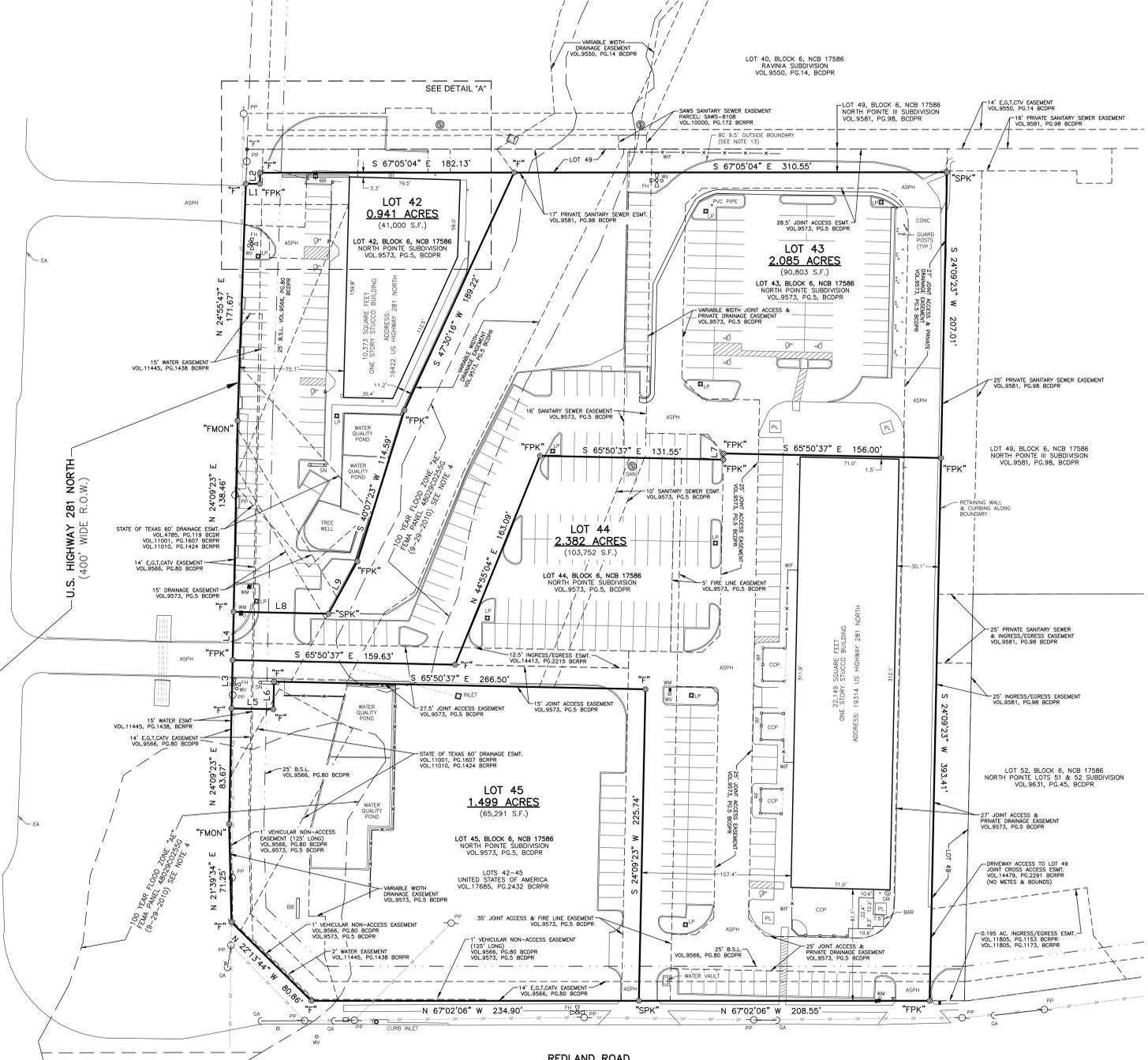


DETAIL "A"
SCALE 1" = 30'

GENERAL NOTES

- This survey was performed utilizing that certain title report prepared by Westcor Land Title Insurance Company, G.F. No. 2016040797 (Issue Date: April 20, 2016, Effective Date: April 11, 2016) pursuant to Section 663.16(b) of the Professional Land Surveying Practices Act (revised August, 2013) and reflects only those assessments and encumbrances of record mentioned therein. Jones/Carter 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.
- All plottable easements referenced in Schedule B of the title commitment are shown on the face of the survey.
- Jones/Carter recommends the Metes & Bounds descriptions shown hereon be attached to any legal instrument referencing the subject real property.
- The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) flood insurance rate map, community panel No. 48029C0255C, effective date September 29, 2010, indicates that a portion of the subject tract is located within Zone "AE" which is defined by FEMA as "100-year flood hazard area with base flood elevations determined." The remainder of the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside 500-year floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Jones/Carter or the undersigned.
- This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravesites. An expert consultant should address such matters.
- All square footage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.
- All bearings referenced hereon are Texas State Coordinate System, South Central Zone (NAD83), as determined by Global Positioning System (GPS). All areas and distances are surface values.
- Jones/Carter has made no attempt to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or underground facility. For information regarding said utilities or facilities, please contact the appropriate agencies.
- This tract is subject to restrictions of record in Volume 9566, Page 80, Volume 9569, Pages 59-62, Volume 9573, Pages 5-8 of the Bexar County Deed and Plat Records, as amended by instruments recorded in Volume 14410, Page 220B and Volume 14428, Page 158B of the Bexar County Real Property Records.
- Jones/Carter makes no assessment whether the ramps or other handicap accessible structures shown hereon meet the standards of the Americans with Disabilities Act (ADA). An expert consultant should address such matters.
- There are 47 regular parking spaces and 3 handicap spaces (50 total parking spaces) located within Lot 42. There are 110 regular parking spaces and 4 handicap spaces (114 total parking spaces) located within Lot 43. There are 159 regular parking spaces and 1 handicap space (160 total parking spaces) located within Lot 44. There are 11 regular parking spaces and 0 handicap spaces (11 total parking spaces) located within Lot 45.
- The fence courses shown on this survey tend to meander. Minor deviations from boundary lines are not shown.
- The asphalt parking lot and concrete curbing located near the northerly boundary of Lot 43 overlaps approximately 9.5 feet into the adjacent Lot 49. This portion of Lot 49 is encumbered by a 28.5' Joint Access Easement created by plat recorded in Volume 9573, Page 5 of the Bexar County Deed and Plat Records.
- This survey does not reflect lease interests.
- All building square footage amounts shown hereon are based on exterior "foot print" dimensions.
- The word "certify" is understood 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.
- This survey does not show existing trees or landscaping.
- Lots 42 thru 45 are situated within Zone "C3 ERZD" (commercial) per the City of San Antonio Zoning Commission Web Site and are therefore subject to the restrictions stipulated by the City of San Antonio Unified Development Code (U.D.C.) for said zone. This survey does not reflect zoning restrictions.
- Lots 42 thru 45 are situated within the Edwards Aquifer Recharge Zone per the Texas Commission on Environmental Quality (TCEQ) Web Site and are therefore subject to the restrictions stipulated by the TCEQ for said zone. This survey does not reflect Edwards Aquifer restrictions.
- The subject tract has direct access to U.S. Highway 281 North and Redland Road, subject to City of San Antonio and TxDOT review.



LOCATION MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 67°05'04" E	10.01'
L2	N 24°56'30" E	8.01'
L3	N 24°09'23" E	35.00'
L4	N 24°09'23" E	35.00'
L5	S 65°50'37" E	30.00'
L6	N 24°09'23" E	20.00'
L7	N 24°09'23" E	4.50'
L8	S 65°50'37" E	68.05'
L9	N 51°37'40" E	43.27'

LEGEND	
BCRPR	----- BEAR COUNTY REAL PROPERTY RECORDS
BCDR	----- BEAR COUNTY DEED RECORDS
BCDPR	----- BEAR COUNTY DEED AND PLAT RECORDS
"S"	----- SET 1/2-INCH IRON ROD (W/CPA STAMPED)
"JONES & CARTER"	----- SET PK-NAIL (W/SHINER STAMPED)
"JONES & CARTER"	----- SET PK-NAIL (W/SHINER STAMPED)
"T"	----- FOUND 1/2-INCH IRON ROD
"TMK"	----- FOUND TIGHT R.O.W. MONUMENT
"FPK"	----- FOUND PK-NAIL
E.G.T.CTV	----- ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION
ESMT.	----- EASEMENT
B.S.L.	----- BUILDING SETBACK LINE
PP	----- OVERHEAD POWER POLE
PH	----- FIRE HYDRANT
WH	----- WATER VALVE
WM	----- WATER METER
GA	----- GUY ANCHOR
CONC	----- CONCRETE
WF	----- WROUGHT IRON, ROCK FENCE
CCP	----- COVERED CONCRETE PATIO
PL	----- PLASTER
BB	----- BILLBOARD
OPF	----- OVERHEAD POWER
LP	----- LIGHT POLE
ASPH	----- ASPHALT
EA	----- EDGE OF ASPHALT
GA	----- GUY ANCHOR
"O" OR "SN"	----- SIGN
WCR	----- WHEELCHAIR RAMP
GM	----- GAS METER

SURVEYOR'S CERTIFICATE:

Subject to the General Notes shown hereon:
We, Jones | Carter, Inc., acting by and through Troy A. Trobaugh, R.P.L.S., hereby certify to REOC San Antonio that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, and 9 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Survey Date: June 29, 2016

Jones | Carter, Inc.

Troy A. Trobaugh
Registered Professional Land Surveyor No. 6241
Signature Date: July 6, 2016



LOT 42
METES AND BOUNDS
DESCRIPTION OF A
0.941 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.941 acre (41,000 square feet) tract of land situated in New City Block 17586, City of San Antonio, Bexar County, Texas; being all of Lot 42 in Block 6 of North Pointe Subdivision, amending plat of which is recorded in Volume 9573, Page 5 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southeasterly right-of-way line of U.S. Highway 281 North (minimum width 400 feet) marking the western-most corner of said Lot 42 and the western-most corner of Lot 43 in said Block 6;

THENCE, along said southeasterly right-of-way line of U.S. Highway 281 North the following two(2) courses and distances:

- North 24°09'23" East, 138.46 feet to a concrete TxDOT right-of-way monument found at an angle point;
- North 24°55'47" East, 171.67 feet to a 1/2-inch iron rod found for corner;

THENCE, along the southwesterly boundary of Lot 49, Block 6 of North Pointe 3 Subdivision, re-plat of which is recorded in Volume 9581, Page 98 of the Bexar County Deed and Plat Records, the following three(3) courses and distances:

- South 67°05'04" East, 10.01 feet to a "P-K" nail found for corner;
- North 24°56'30" East, 8.01 feet to a 1/2-inch iron rod found for corner;
- South 67°05'04" East, 182.13 feet to a 1/2-inch iron rod found marking the northern-most corner of aforementioned Lot 43;

THENCE, along the common boundary between said Lots 42 and 43 the following four(4) courses and distances:

- South 47°30'16" West, 189.22 feet to a "P-K" nail found at an angle point;
- South 40°07'23" West, 114.59 feet to a "P-K" nail found at an angle point;
- South 51°37'40" East, 43.27 feet to a "P-K" nail (with shiner stamped "JONES & CARTER") set for corner;
- North 65°50'37" West, 68.05 feet to the POINT OF BEGINNING, containing 0.941 acre of land in Bexar County, Texas as shown on Drawing No. 9872 filed under Job No. S0910-0001 (ref. S0275-016) in the office of JONES | CARTER San Antonio, Bexar County, Texas.

LOT 43
METES AND BOUNDS
DESCRIPTION OF A
2.085 ACRE TRACT OF LAND

A Metes and Bounds description of a 2.085 acre (90,803 square feet) tract of land situated in New City Block 17586, City of San Antonio, Bexar County, Texas; being all of Lot 43 in Block 6 of North Pointe Subdivision, amending plat of which is recorded in Volume 9573, Page 5 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southeasterly right-of-way line of U.S. Highway 281 North (minimum width 400 feet) marking the western-most north corner of said Lot 43 and the western-most corner of Lot 42 in said Block 6;

THENCE, along the southerly boundary of said Lot 42 the following four(4) courses and distances:

- South 65°50'37" East, 68.05 feet to a "P-K" nail (with shiner stamped "JONES & CARTER") set for corner;
- North 51°37'40" East, 43.27 feet to a "P-K" nail found in concrete at an angle point;
- North 40°07'23" East, 114.59 feet to a "P-K" nail found in concrete at an angle point;
- North 47°30'16" East, 189.22 feet to a 1/2-inch iron rod found for corner;

THENCE, along the southwesterly and northwesterly boundaries of Lot 49, Block 6 of North Pointe 3 Subdivision, re-plat of which is recorded in Volume 9581, Page 98 of the Bexar County Deed and Plat Records, the following two(2) courses and distances:

- South 67°05'04" East, 310.55 feet to a "P-K" nail (with shiner stamped "JONES & CARTER") set in a retaining wall for corner;
- South 24°09'23" West, 207.01 feet to a "P-K" nail found in concrete marking the easternmost corner of Lot 44 in Block 6 of aforementioned North Pointe subdivision;

THENCE, along the common boundary between said Lots 43 and 44 the following five(5) courses and distances:

- North 65°50'37" West, 156.00 feet to a "P-K" nail found in concrete for corner;
- South 24°09'23" West, 4.50 feet to a "P-K" nail found in concrete for corner;
- North 65°50'37" West, 131.55 feet to a "P-K" nail found in concrete for corner;
- South 44°50'04" West, 153.09 feet to a 1/2-inch iron rod found for corner;
- North 65°50'37" West, 159.63 feet to a "P-K" nail found in concrete for corner situated in the southeasterly right-of-way line of aforementioned U.S. Highway 281 North;

THENCE, North 24°09'23" East, 35.00 feet along said southeasterly right-of-way line to the POINT OF BEGINNING, containing 2.085 acres of land in Bexar County, Texas as shown on Drawing No. 9872 filed under Job No. S0910-0001 (ref. S0275-016) in the office of JONES | CARTER San Antonio, Bexar County, Texas.

LOT 44
METES AND BOUNDS
DESCRIPTION OF A
2.382 ACRE TRACT OF LAND

A Metes and Bounds description of a 2.382 acre (103,752 square feet) tract of land situated in New City Block 17586, City of San Antonio, Bexar County, Texas; being all of Lot 44 in Block 6 of North Pointe Subdivision, amending plat of which is recorded in Volume 9573, Page 5 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a "P-K" nail found in the southeasterly right-of-way line of U.S. Highway 281 North (minimum width 400 feet) marking the western-most north corner of said Lot 44 and the western-most corner of Lot 43 in said Block 6;

THENCE, along the common boundary between said Lots 44 and 43 the following five(5) courses and distances:

- South 65°50'37" East, 159.63 feet to 1/2-inch iron rod found for corner;
- North 44°50'04" East, 153.09 feet to a "P-K" nail found for corner;
- South 65°50'37" East, 131.55 feet to a "P-K" nail found for corner;
- North 24°09'23" East, 4.50 feet to a "P-K" nail found for corner;
- South 65°50'37" East, 156.00 feet to a "P-K" nail found for corner in the northwesterly boundary of Lot 49 in Block 6 of North Pointe 3 Subdivision, re-plat of which is recorded in Volume 9581, Page 98 of the Bexar County Deed and Plat Records;

THENCE, South 24°09'23" West, 393.41 feet along the northwesterly boundary of said Lot 49 to a "P-K" nail found for corner in the northwesterly right-of-way line of Redland Road (73 feet wide);

THENCE, North 67°02'06" West, 208.55 feet along said northeasterly right-of-way line of Redland Road to a "P-K" nail (with shiner stamped "JONES & CARTER") set marking the southern-most corner of Lot 45 in said Block 6;

THENCE, along the common boundary between said Lots 44 and 45 the following four(4) courses and distances:

- North 24°09'23" East, 225.74 feet to a 1/2-inch iron rod found for corner;
- North 65°50'37" West, 266.50 feet to a 1/2-inch iron rod found for corner;
- South 24°09'23" West, 20.00 feet to a 1/2-inch iron rod found for corner;
- North 65°50'37" West, 30.00 feet to a 1/2-inch iron rod found for corner in the aforementioned southeasterly right-of-way line of U.S. Highway 281 North;

THENCE, North 24°09'23" East, 35.00 feet along said southeasterly right-of-way line of U.S. Highway 281 North to the POINT OF BEGINNING, containing 2.382 acres of land in Bexar County, Texas as shown on Drawing No. 9872 filed under Job No. S0910-0001 (ref. S0275-016) in the office of JONES | CARTER San Antonio, Bexar County, Texas.

LOT 45
METES AND BOUNDS
DESCRIPTION OF A
1.499 ACRE TRACT OF LAND

A Metes and Bounds description of a 1.499 acre (65,291 square feet) tract of land situated in New City Block 17586, City of San Antonio, Bexar County, Texas; being all of Lot 45 in Block 6 of North Pointe Subdivision, amending plat of which is recorded in Volume 9573, Page 5 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the southeasterly right-of-way line of U.S. Highway 281 North (minimum width 400 feet) marking the northern-most corner of said Lot 45 and the western-most corner of Lot 44 in said Block 6;

THENCE, along the common boundary between said Lots 44 and 45 the following four(4) courses and distances:

- South 65°50'37" East, 30.00 feet to a 1/2-inch iron rod found for corner;
- North 24°09'23" East, 20.00 feet to a 1/2-inch iron rod found for corner;
- South 65°50'37" East, 266.50 feet to a 1/2-inch iron rod found for corner;
- South 24°09'23" West, 225.74 feet to a "P-K" nail (with shiner stamped "JONES & CARTER") set for corner in the northeasterly right-of-way line of Redland Road (73 feet wide);

THENCE, North 67°02'06" West, 234.90 feet along said northeasterly right-of-way line of Redland Road to a 1/2-inch iron rod found marking the southern-most end of a cut-back at the aforementioned southeasterly right-of-way line of U.S. Highway 281 North;

THENCE, along said southeasterly right-of-way line of U.S. Highway 281 North the following three(3) courses and distances:

- North 22°13'44" West, 80.86 feet along said right-of-way cut-back to a 1/2-inch iron rod found for corner;
- North 21°39'34" East, 71.25 feet to a TxDOT monument found marking an angle point;

North 24°09'23" East, 83.67 feet to the POINT OF BEGINNING, containing 1.499 acres of land in Bexar County, Texas as shown on Drawing No. 9872 filed under Job No. S0910-0001 (ref. S0275-016) in the office of JONES | CARTER San Antonio, Bexar County, Texas.