

FIELD NOTES

A 33.68 acre, (1,467,000 square foot) tract of land, called a 33.682 acre tract, recorded in Volume 6189, Pages 1774-1785 of the Official Public Records of Real Property of Bexar County, Texas; and being also out of the Johann Pfeiffer Survey Number 7, Abstract Number 1018, County Block 4349, Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set 1/2" iron rod with a yellow cap marked "Pape Dawson", on the east right-of-way line of State Highway 211 as recorded in Volume 4426, Pages 1915-1925 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of Lot 2, Block 1, Citicorp Subdivision Unit 2, as recorded in Volume 9530, Pages 168-170 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the herein described tract;

THENCE: N 75°51'42" E, coincident with the south line of Lot 2, a distance of 1834.43 feet to a found 1/2" iron rod on the west line of a 444.022 acre tract, recorded in Volume 8311, Pages 1688-1695 of the Official Public Records of Real Property, the southeast corner of Lot 2, the northeast corner of the herein described tract;

THENCE: S 32°58'43" E, coincident with the west line of the 444.022 acre tract, at a distance of 663.86 feet pass the southwest corner of the 444.022 acre tract, the northwest corner of a 5.0016 acre tract, recorded in Volume 4200, Pages 1076-1078 of the Official Public Records of Real Property of Bexar County, Texas, and continuing a total distance of 1055.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson" on the north line of a 1909.83 acre tract, recorded in Volume 7511, Pages 80-89 of the Official Public Records of Real Property, the southwest corner of the 5.0016 acre tract, the southeast corner of the herein described tract;

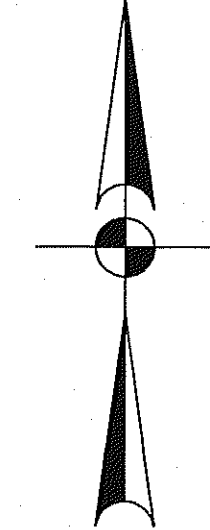
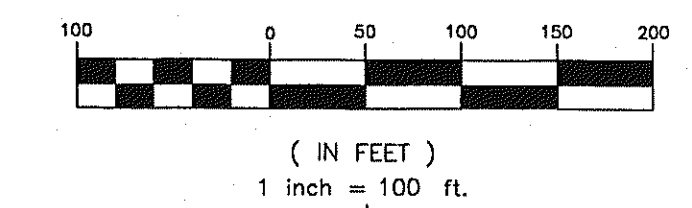
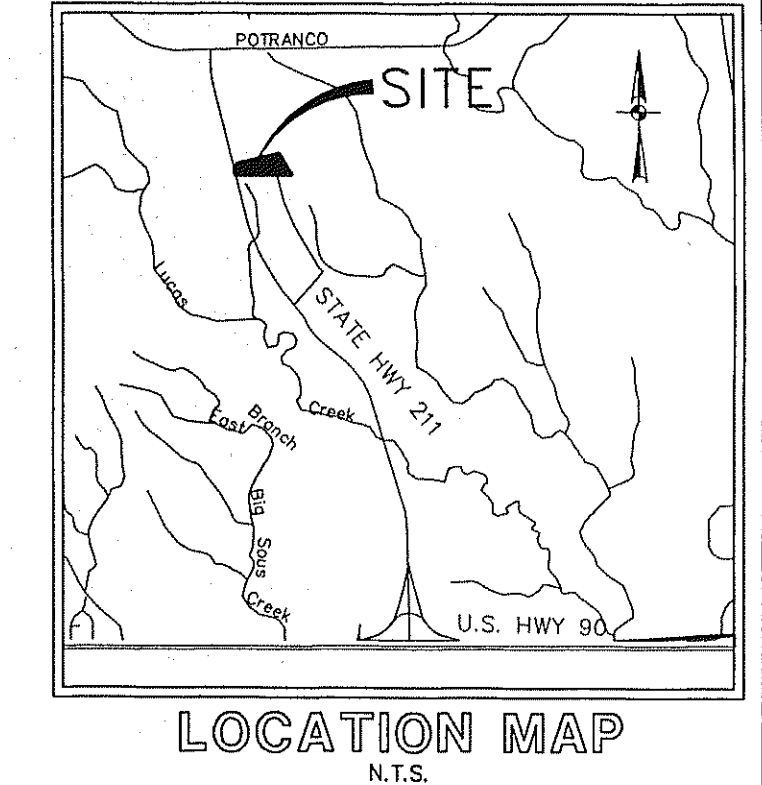
THENCE: S 89°25'55" W, coincident with the north line of the 1909.83 acre tract, at a distance of 671.52 feet pass a found 1/2" iron rod with a yellow cap marked "Pape Dawson", the northeast corner of a 200.0 acre tract, out of said 1909.83 acre tract as recorded in Volume 8426, Pages 347-352 of the Official Public Records of Real Property of Bexar County, Texas, and continuing a total distance of 2371.49 feet to a found "P.K.", on the east right-of-way of State Highway 211, the northwest corner of the 200.0 acre tract, the southwest corner of the herein described tract;

THENCE: N 13°42'00" W, coincident with the east line of State Highway 211, a distance of 215.74 feet to a found Texas Department of Transportation Monument, an angle in the herein described tract;

THENCE: N 36°42'17" E, coincident with the southeast line of State Highway 211, a distance of 186.67 feet to a found Texas Department of Transportation Monument, an angle in the herein described tract;

THENCE: N 22°41'42" W, coincident with the northeast right-of-way line of State Highway 211, a distance of 110.07 feet to POINT OF BEGINNING, containing 33.68 acres.

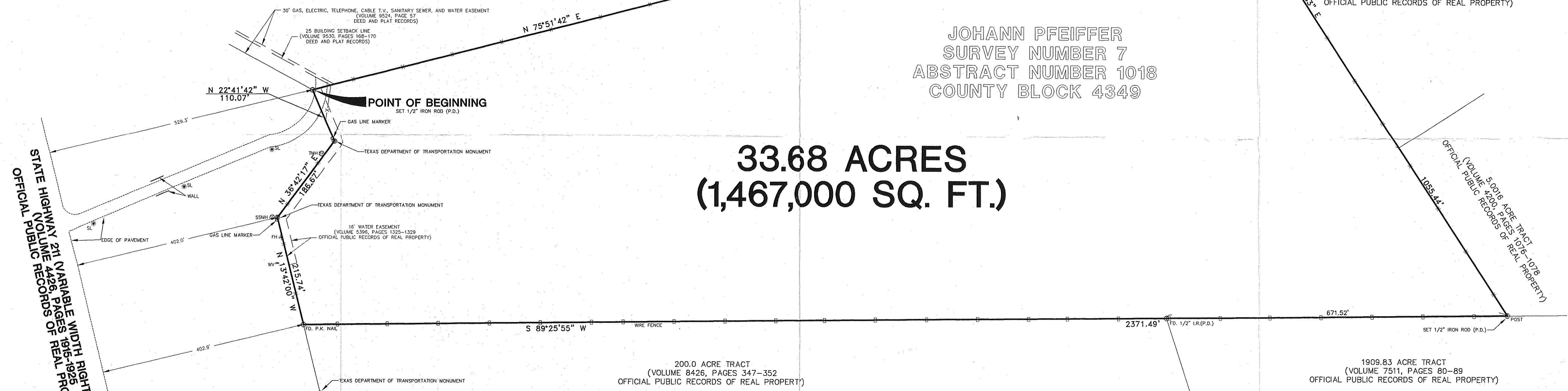
LEGEND		LINE LEGEND	
SH	SIGN	-X-X-X-	BARBED WIRE FENCE
BH	BUILDING HYDRANT	-O-O-O-	CHAIN LINK FENCE
BV	BASEMENT VENT	-O-O-O-	WOOD FENCE
CI	CURB INLET	-O-O-O-	WIRE FENCE
CPSMH	C.P.S.B. MANHOLE		
CPD	CABLE TYPEDRUM		
EM	ELECTRIC METER		
ESP	ELECTRIC SERVICE POLE		
ET	ELECTRIC TRANSFORMER		
FR	FIRE HYDRANT		
FLT	FLOODLIGHT		
GI	GRATE INLET		
GM	GAS METER		
GUY	ANCHOR GUY		
GV	GAS VALVE		
LP	LAMP POST		
PFPH	PAY PHONE		
PM	PARKING METER		
PS	PARKING SPACES		
PP2	POWER POLE (X ARM)		
PP	POWER POLE (W TRANSFORMER)		
RPT	ROOF DRAIN		
RD	STREET SIGN		
SL	STREET LIGHT		
SP	SPRINKLER		
SC	SANITARY CLEANOUT		
SSMH	SANITARY SEWER MANHOLE		
SP	SPRINKLER VALVE		
SWH	STORM WATER MANHOLE		
TL	TRAFFIC LIGHT		
TRP	TRAFFIC LIGHT POLE		
TRED	TELEPHONE PEDIESTAL		
TLS	T/GO TELEPHONE LINE SIGN		
TMH	TELEPHONE MANHOLE		
TP	TELEPHONE POLE		
TMH	TRAFFIC MANHOLE		
UKV	UNKNOWN VALVE		
WCR	WHEELCHAIR RAMP		
WM	WATER METER		
WUMH	WESTERN UNION MANHOLE		
WV	WATER VALVE		
UNH	UNKNOWN MANHOLE		



LOT 2
BLOCK 1
CITICORP SUBDIVISION UNIT 2
(VOLUME 9530, PAGES 168-170
DEED AND PLAT RECORDS)

JOHANN PFEIFFER
SURVEY NUMBER 7
ABSTRACT NUMBER 1018
COUNTY BLOCK 4349

**33.68 ACRES
(1,467,000 SQ. FT.)**



OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (VOLUME 4426, PAGES 1915-1925)

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (VOLUME 4200, PAGES 1076-1078)

- REFERENCES:**
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
- First American Title Insurance Company of Texas
Title Commitment: G.F. # 01014022-030-RK
Date Issued: February 1, 2001
Effective Date: January 22, 2001
- Deed Records of Bexar County, Texas:**
- Volume 2247 Page 287
 - Volume 3471 Page 21
 - Volume 3651 Page 487
 - Volume 3851 Page 495
 - Volume 3651 Page 498
 - Volume 3651 Page 501
 - Volume 3651 Page 503
 - Volume 3651 Page 511
 - Volume 3651 Page 514
 - Volume 3651 Page 517
 - Volume 3651 Page 519
 - Volume 3651 Page 527
 - Volume 3651 Page 530
 - Volume 3651 Page 533
 - Volume 4513 Page 304
 - Volume 4513 Page 308
- Conveyance of all oil, gas and other minerals, exclusive of stone, sand and gravel

- Official Public Records of Real Property of Bexar County, Texas:**
- Volume 5763 Page 1050
 - Volume 6189 Page 1738
 - Restrictive Covenants
 - Volume 1109 Page 433
 - Appointment of successor trustee due to incapacitation
 - Volume 3202 Page 1408
 - Volume 3202 Page 1415
 - Volume 3388 Page 668
 - Volume 3388 Page 672
 - Conveyance of all oil, gas and other minerals, exclusive of stone, sand and gravel
 - Volume 4311 Page 554
 - Southwestern Bell Easement for underground facilities (does not apply)
 - Volume 4426 Page 1926
 - Drainage Easement for Highway Purpose (does not apply)
 - Volume 4527 Page 1637
 - Sanitary Sewer Easement (does not apply)
 - Volume 5396 Page 1325
 - Potable Water Line Easement (as shown on survey)
 - Volume 6189 Page 1774
 - Special Warranty Deed for the 33.682 acre tract

- NOTES:**
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
 - 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID BEARINGS FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - 4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

STATE OF TEXAS §
COUNTY OF BEXAR §

I hereby certify

1) this is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-4 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, undersigned further certifies that

a) the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

b) the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys"

c) proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Adopted by the American Land Title Association on October 6, 1999.
Adopted by the Board of Direction American Congress on Surveying and Mapping on October 20, 1999.
Adopted by the Board of Directors National Society of Professional Surveyors on October 19, 1999.
American Land Title Association - 1828 L St., N.W. Suite 705, Washington DC 20036.
American Congress on Surveying and Mapping, 5410 Grosvenor Lane, Bethesda Maryland MD 20814
National Society of Professional Surveyors, 5410 Grosvenor Lane, Bethesda Maryland MD 20814

2) that the above referenced property is within Zone X - Areas determined to be outside the 500-year floodplain as scaled from the F.E.M.A. Flood Insurance Rate Map 395 of 900, Community Panel Number 48029C0395E, dated February 16, 1996 for Bexar County, Texas and Incorporated areas.

This 21st day of February 2001, A.D.

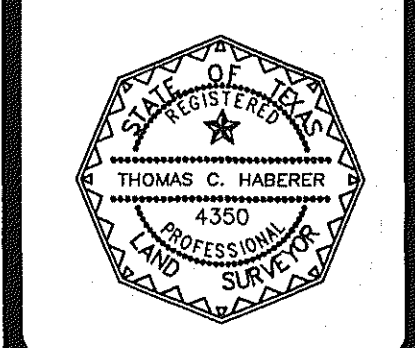
Thomas C. Haber
Thomas C. Haber
Registered Professional Land Surveyor No. 4350

REVISIONS:
DATE: 02/01/01
BY: [Signature]

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
TEL: 210-375-9000
FAX: 210-375-9010

AN ALTA/ACSM LAND TITLE SURVEY OF

A 33.68 acre, (1,467,000 square foot) tract of land, called a 33.682 acre tract, recorded in Volume 6189, Pages 1774-1785 of the Official Public Records of Real Property of Bexar County, Texas; and being also out of the Johann Pfeiffer Survey Number 7, Abstract Number 1018, County Block 4349, Bexar County, Texas.



JOB NO. 9147-01
DATE FEB. 2001
DESIGNER
CHECKED D.G., DRAWN A.P.
SHEET 1 OF 1
33.68 ac