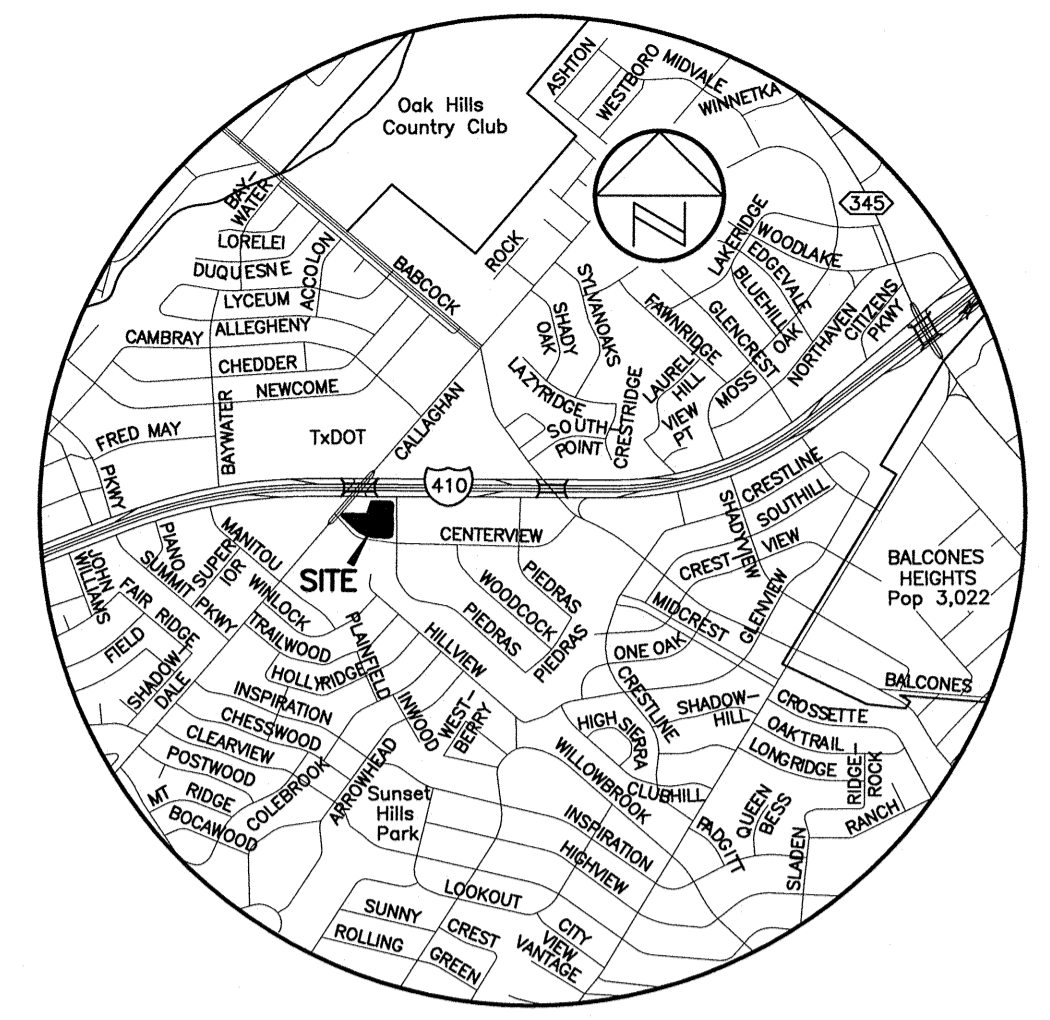
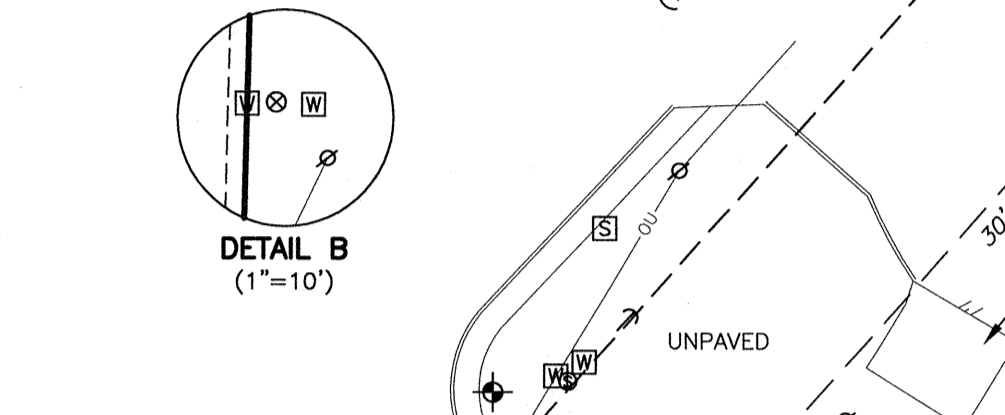
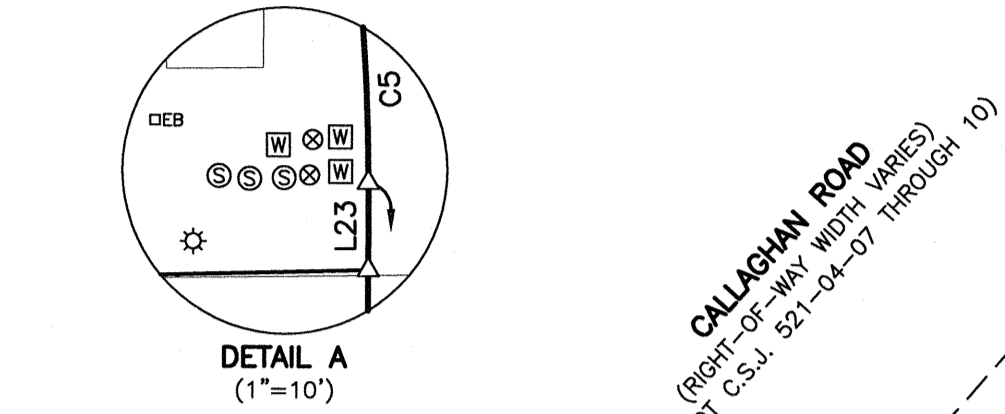


AN ALTA/ACSM LAND TITLE SURVEY OF 3.390 ACRES (APPROXIMATELY 147,687 SQUARE FEET), BEING ALL OF LOTS 2, 3, 4 AND 5, BLOCK 1, NEW CITY BLOCK 13934, CENTERVIEW RETAIL, AN ADDITION TO THE CITY OF SAN ANTONIO, RECORDED IN BOOK 9607, PAGE 67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO CENTERVIEW MARKETPLACE, LP IN A SPECIAL WARRANTY DEED DATED OCTOBER 2, 2007 AND RECORDED IN BOOK 13150, PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LOOP 410
(RIGHT-OF-WAY WIDTH VARIES)
(TXDOT C.S.J. 521-04-07 THROUGH 10)



SCALE: 1" = 30'
GRAPHIC SCALE
30 15 0 30



No.	BEARING	LENGTH	RECORD LINE
L1	S81°59'58"E	3.93'	(S81°59'58"E 3.93')
L2	N88°59'10"E	67.89'	(N88°59'10"E 67.89')
L3	S01°29'55"W	118.37'	(S01°29'55"W 118.37')
L4	S00°02'19"W	66.18'	(S00°02'19"W 66.18')
L5	S06°34'29"W	23.12'	(S06°34'29"W 23.12')
L6	S01°29'00"W	65.51'	(S01°29'00"W 65.51')
L7	S88°35'42"W	129.03'	(S88°35'42"W 129.03')
L8	N48°55'37"W	213.53'	(N48°55'37"W 213.53')
L9	N88°30'24"E	298.38'	(N88°30'24"E 298.38')
L10	N16°14'59"E	155.29'	(N16°14'59"E 155.29')
L11	N88°33'39"E	113.78'	(N88°33'39"E 113.78')
L12	S81°59'58"E	1.97'	(S81°59'58"E 1.97')
L13	N16°14'59"E	32.34'	(N16°14'59"E 32.34')
L14	N16°14'59"E	122.95'	(N16°14'59"E 122.95')
L15	S73°57'11"E	12.23'	(S73°57'11"E 12.23')
L16	S01°23'04"E	46.53'	(S01°23'04"E 46.53')
L17	S61°46'16"E	64.91'	(S61°46'16"E 64.91')
L18	S12°48'04"W	52.09'	(S12°48'04"W 52.09')
L19	S88°34'03"W	120.30'	(S88°34'03"W 120.30')
L20	N01°20'37"W	219.47'	(N01°20'37"W 219.47')
L21	N88°34'03"E	72.30'	(N88°34'03"E 72.30')
L22	N88°34'03"E	48.00'	(N88°34'03"E 48.00')
L23	S00°02'19"W	4.54'	(S00°02'19"W 4.54')
L24	S00°02'19"W	61.64'	(S00°02'19"W 61.64')
L25	S01°09'08"E	30.23'	(S01°09'08"E 30.23')
L26	S88°35'20"W	182.56'	(S88°35'20"W 182.56')
L27	S88°35'20"W	169.66'	(S88°35'20"W 169.66')
L28	S88°35'20"W	12.90'	(S88°35'20"W 12.90')
L29	S12°49'05"W	141.61'	(S12°49'05"W 141.61')
L30	N88°35'42"E	7.31'	(N88°35'42"E 7.31')
L31	N88°33'39"E	238.81'	(N88°33'39"E 238.81')

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	9°00'48"	200.00'	15.76'	31.46'	31.43'	S86°30'24"E	(S86°30'24"E 31.43')
C2	20°09'28"	10.00'	1.78'	3.52'	3.50'	S80°55'56"E	(S80°55'56"E 3.50')
C3	72°03'18"	25.00'	18.18'	31.44'	29.41'	S34°39'36"E	(S34°39'36"E 29.41')
C4	11°30'00"	250.00'	25.17'	50.18'	50.09'	S04°15'05"E	(S04°15'05"E 50.09')
C5	10°07'09"	100.00'	8.85'	17.66'	17.64'	S04°46'45"E	(S04°46'45"E 17.50')
C6	87°06'43"	32.00'	30.43'	48.65'	44.10'	S45°02'24"W	(S45°02'24"W 44.10')
C7	42°30'28"	370.00'	143.91'	274.50'	268.25'	N70°08'53"W	(N70°08'53"W 268.23')
C8	43°42'02"	15.00'	6.01'	11.44'	11.17'	N26°26'11"W	(N26°26'11"W 11.31')
C9	27°24'02"	370.00'	90.20'	176.94'	175.26'	N62°35'40"W	(N62°35'40"W 175.26')
C10	15°06'26"	370.00'	49.06'	97.56'	97.28'	N83°50'54"W	(N83°50'54"W 97.28')

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH PAPE-DAWSON CAP FOUND
- 1/2" REBAR WITH ACES CAP FOUND
- MAG NAIL WITH CHAPARRAL WASHER FOUND
- 1/2" REBAR WITH CHAPARRAL CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- TXDOT TYPE II DISK FOUND
- MAG NAIL WITH CHAPARRAL WASHER SET
- DRILL HOLE IN CONCRETE FOUND
- CONTROL POINT LOCATION
- WATER METER
- WATER VALVE
- PVC PIPE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- ELECTRIC UTILITY
- ELECTRIC PULL BOX
- LIGHT POLE
- UNDERGROUND TELEPHONE MARKER
- TELEPHONE MANHOLE
- TELEPHONE UTILITY
- WASTEWATER MANHOLE
- STORMSEWER MANHOLE
- HANDICAP PARKING SPACE
- NUMBER OF STANDARD SPACES
- SIGN
- BOLLARD
- EDGE OF PAVEMENT
- RECORD INFORMATION
- GAS VALVE
- GAS METER
- CLEANOUT
- TRAFFIC SIGNAL CONTROL BOX
- FIRE DEPARTMENT CONNECT
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE

CHAPARRAL CONTROL POINT "R150"
MAG NAIL WITH WASHER SET IN CONCRETE
TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES:
N 13725227.42
E 2104333.71
SURFACE COORDINATES:
N 13727594.19
E 2104696.58
COMBINED SCALE FACTOR = 0.99982759 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.00017243973 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0,0
TEXAS SOUTH CENTRAL ZONE 4204
THETA ANGLE: 0°12'33"
THIS IS A SURFACE DRAWING

ZONING INFORMATION: BASED ON INFORMATION RETRIEVED FROM THE CITY OF SAN ANTONIO ONLINE UNIFIED DEVELOPMENT CODE. (SUBJECT TO VERIFICATION BY THE CITY OF SAN ANTONIO)
SUBTRACT TRACT PRESENTLY ZONED: GENERAL COMMERCIAL DISTRICT (C-3)
GENERAL COMMERCIAL DISTRICT USES:
LOT SIZE (MIN): ---
LOT SIZE (MAX): ---
STREET FRONTAGE (MIN): 20
WIDTH (MIN): ---
WIDTH (MAX): ---
FRONT SETBACK (MIN): ---
FRONT SETBACK (MAX): ---
SIDE SETBACK (MIN): 30 2
REAR SETBACK (MIN): 30 2
HEIGHT (MAX): 35
SIZE - INDIVIDUAL BUILDING SIZE (MAX): ---
SIZE - AGGREGATE BUILDING SIZE (MAX): ---

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

Eric J. Dannheim
R.P.L.S. No. 6075

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 030-038
DRAWING NO.: 030-038-T11
PLOT DATE: 10/07/2010
PLOT SCALE: 1"=30'
DRAWN BY: EJD
SHEET 01 OF 01

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Chicago Title Insurance Company
G.F. No.: 07-05007168 Date of Policy: October 2, 2007
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: Volume 13150, Page 208, Real Property Records of Bexar County, Texas. --- Subject to
6a) Drainage easement, 20 feet wide, across the central portion of the property, as shown on plat recorded in volume 9501, Page 39, Deed and Plat Records of Bexar County, Texas --- Subject to, shown hereon (plat 6100/216-218)
6b) Building setback line, 25 feet wide, along the N.W. loop 410, Piedras Dr. West and Centerview Dr. property lines, as shown on plat recorded in Volume 9501, Page 39, Deed and Plat Records of Bexar County, Texas --- Subject to, shown hereon
FLOOD-PLAIN NOTE:
The tract shown hereon lies within Zone "X" (areas determined to be outside 500-year floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4802900427, dated February 16, 1996, for Bexar County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
ALTA/ACSM SURVEY NOTES:
The information shown hereon (if any) regarding zoning and/or parking requirements, was provided to the surveyor by others and is shown hereon for reference only. The surveyor does not warrant or certify as to its completeness or accuracy. Zoning and parking requirements are subject to change and should be verified with the City before relying on this information.
The plan/underground utility information shown hereon (if any) was provided to the surveyor by others and is shown hereon for reference only. The surveyor does not warrant or certify as to its completeness or accuracy. Plan utilities should be verified with the site engineer or utility companies prior to use.
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.
SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
Centerview Marketplace, LP, a Delaware Limited Partnership
Chicago Title Insurance Company
Bank of America, N.A.
PROPERTY ADDRESS: Piedras Drive at Centerview Drive, San Antonio, TX 78228
DATE OF SURVEY: 12/22/2009, updated 9/24/2010
BEARING BASIS: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).
ATTACHMENTS: None
This is to certify that this map or plat 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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further states that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Eric J. Dannheim Date 10/07/2010
Registered Professional Land Surveyor
State of Texas No. 6075