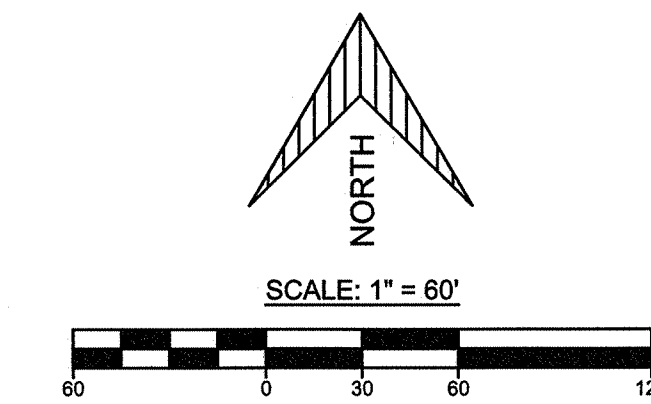
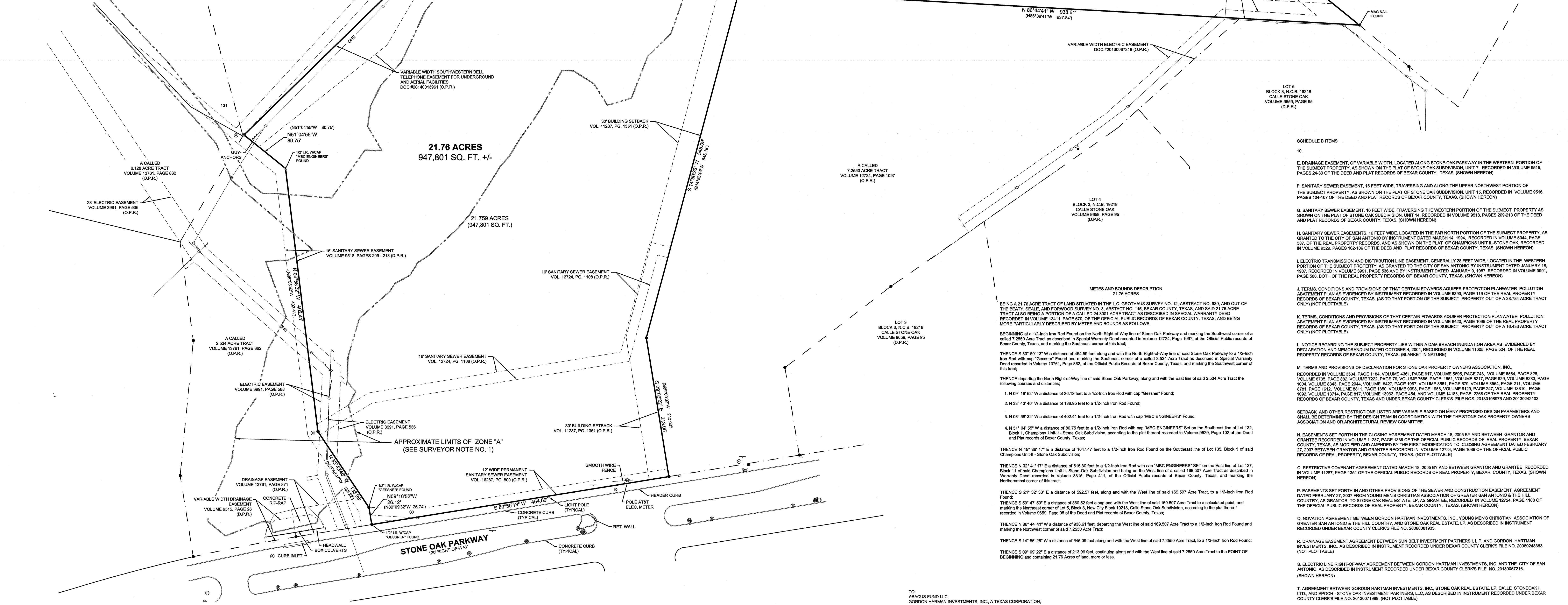


SURVEYOR NOTES:
 1) BASED ON A MAP TO MAP TRANSFER BY VISUAL INSPECTION OR SCALING ONLY, THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) AND ZONE "A" (SHADED) ON COMMUNITY PANEL NUMBER 48020240 G DATED SEPTEMBER 29, 2016, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
 FLOOD ZONE DEFINITION:
 FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
 2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:
 03 NO. 311000784
 EFFECTIVE DATE: MARCH 24, 2022
 ISSUED DATE: MARCH 31, 2022
 3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

LEGEND

- CLEAN OUT
- ⊕ FIRE HYDRANT
- ⊕ TRAFFIC SIGN
- ⊕ LIGHT POLE
- ⊕ GUY ANCHOR
- ⊕ POWER POLE
- ⊕ POWER POLE WITH LIGHT
- ⊕ WATER VALVE
- ⊕ GROUND LIGHT
- ⊕ CHAIN-LINK FENCE
- ⊕ WOOD FENCE
- ⊕ WROUGHT IRON FENCE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ WATER METER
- ⊕ OVERHEAD UTILITY LINE
- ⊕ 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- ⊕ 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" FOUND (UNLESS NOTED OTHERWISE)
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ GAS VALVE
- ⊕ DRAINAGE MANHOLE
- ⊕ MANHOLE
- ⊕ IRRIGATION VALVE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC PULL BOX
- ⊕ DRAINAGE GRATE
- ⊕ BOLLARD
- ⊕ RECORD CALL



LAND TITLE SURVEY OF:

BEING A 21.76 ACRE TRACT OF LAND SITUATED IN THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, AND OUT OF THE BEATY, SEALE, AND FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, BEAR COUNTY, TEXAS, AND SAID 21.76 ACRE TRACT BEING A PORTION OF A CALLED 24,3001 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13411, PAGE 670, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	JUA
CHECKED	
DRAWN	
DATE	06.07.2022
JOB NO.	33181-1378
SHT.	1 OF 1

TO:
 ABACUS FUND LLC,
 GORDON HARTMAN INVESTMENTS, INC., A TEXAS CORPORATION,
 CHICAGO TITLE INSURANCE COMPANY;
 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY A CONDITION SURVEY.

JOEL CHRISTIAN JOHNSON
 LICENSED SURVEYOR
 5578

R.P.L.S. NO. 6578

REVISIONS:

DATE	No.	DESCRIPTION	BY

METES AND BOUNDS DESCRIPTION
 21.76 ACRES
 BEING A 21.76 ACRE TRACT OF LAND SITUATED IN THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, AND OUT OF THE BEATY, SEALE, AND FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, BEAR COUNTY, TEXAS, AND SAID 21.76 ACRE TRACT ALSO BEING A PORTION OF A CALLED 24,3001 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13411, PAGE 670, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING at a 1/2-inch Iron Rod Found on the North Right-of-Way line of Stone Oak Parkway and marking the Southwest corner of a called 7,2500 Acre Tract as described in Special Warranty Deed recorded in Volume 12724, Page 1097, of the Official Public records of Bear County, Texas, and marking the Southeast corner of this tract:
 THENCE S 80° 50' 13" W a distance of 454.59 feet along and with the North Right-of-Way line of said Stone Oak Parkway to a 1/2-inch Iron Rod with cap "Gessner" Found and marking the Southeast corner of a called 2,534 Acre Tract as described in Special Warranty Deed recorded in Volume 13761, Page 882, of the Official Public Records of Bear County, Texas, and marking the Southwest corner of this tract:
 THENCE departing the North Right-of-Way line of said Stone Oak Parkway, along and with the East line of said 2,534 Acre Tract the following courses and distances:
 1. N 09° 16' 52" W a distance of 26.12 feet to a 1/2-inch Iron Rod with cap "Gessner" Found;
 2. N 33° 43' 46" W a distance of 138.95 feet to a 1/2-inch Iron Rod Found;
 3. N 08° 58' 32" W a distance of 402.41 feet to a 1/2-inch Iron Rod with cap "MBC ENGINEERS" Found;
 4. N 51° 04' 55" W a distance of 60.75 feet to a 1/2-inch Iron Rod with cap "MBC ENGINEERS" Set on the Southeast line of Lot 132, Block 1, Champions Unit II - Stone Oak Subdivision, according to the plat thereof recorded in Volume 9529, Page 102 of the Deed and Plat records of Bear County, Texas;
 THENCE N 40° 38' 17" E a distance of 1047.47 feet to a 1/2-inch Iron Rod Found on the Southeast line of Lot 135, Block 1 of said Champions Unit II - Stone Oak Subdivision;
 THENCE N 02° 41' 17" E a distance of 515.30 feet to a 1/2-inch Iron Rod with cap "MBC ENGINEERS" Set on the East line of Lot 137, Block 11 of said Champions Unit II - Stone Oak Subdivision and being on the West line of a called 169,507 Acre Tract as described in Warranty Deed recorded in Volume 8316, Page 411, of the Official Public records of Bear County, Texas, and marking the Northwest corner of this tract:
 THENCE S 24° 32' 33" E a distance of 552.57 feet, along and with the West line of said 169,507 Acre Tract, to a 1/2-inch Iron Rod Found;
 THENCE S 09° 47' 50" E a distance of 860.52 feet along and with the West line of said 169,507 Acre Tract to a calculated point, and marking the Northeast corner of Lot 5, Block 3, New City Block 19216, Calle Stone Oak Subdivision, according to the plat thereof recorded in Volume 9650, Page 95 of the Deed and Plat records of Bear County, Texas;
 THENCE N 86° 44' 41" W a distance of 938.61 feet, departing the West line of said 169,507 Acre Tract to a 1/2-inch Iron Rod Found and marking the Northwest corner of said 7,2500 Acre Tract;
 THENCE S 14° 56' 28" E a distance of 545.09 feet along and with the West line of said 7,2500 Acre Tract, to a 1/2-inch Iron Rod Found;
 THENCE S 09° 09' 22" E a distance of 213.06 feet, continuing along and with the West line of said 7,2500 Acre Tract to the POINT OF BEGINNING and containing 21.76 Acres of land, more or less.

SCHEDULE B ITEMS
 10.
 E. DRAINAGE EASEMENT, OF VARIABLE WIDTH, LOCATED ALONG STONE OAK PARKWAY IN THE WESTERN PORTION OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF STONE OAK SUBDIVISION, UNIT 7, RECORDED IN VOLUME 9516, PAGES 24-30 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, (SHOWN HEREON)
 F. SANITARY SEWER EASEMENT, 16 FEET WIDE, TRaversing AND ALONG THE UPPER NORTHWEST PORTION OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF STONE OAK SUBDIVISION, UNIT 15, RECORDED IN VOLUME 9516, PAGES 104-107 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, (SHOWN HEREON)
 G. SANITARY SEWER EASEMENT, 16 FEET WIDE, TRaversing THE WESTERN PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT OF STONE OAK SUBDIVISION, UNIT 14, RECORDED IN VOLUME 9516, PAGES 209-213 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, (SHOWN HEREON)
 H. SANITARY SEWER EASEMENTS, 16 FEET WIDE, LOCATED IN THE FAR NORTH PORTION OF THE SUBJECT PROPERTY, AS GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT DATED MARCH 14, 1894, RECORDED IN VOLUME 6044, PAGE 587, OF THE REAL PROPERTY RECORDS, AND AS SHOWN ON THE PLAT OF CHAMPIONS UNIT II - STONE OAK, RECORDED IN VOLUME 8529, PAGES 102-104 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, (SHOWN HEREON)
 I. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, GENERALLY 28 FEET WIDE, LOCATED IN THE WESTERN PORTION OF THE SUBJECT PROPERTY, AS GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT DATED JANUARY 16, 1987, RECORDED IN VOLUME 3991, PAGE 536 AND BY INSTRUMENT DATED JANUARY 9, 1987, RECORDED IN VOLUME 3991, PAGE 568, BOTH OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, (SHOWN HEREON)
 J. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EDWARDS AQUIFER PROTECTION PLAN WATER POLLUTION ABATEMENT PLAN AS EVIDENCED BY INSTRUMENT RECORDED IN VOLUME 8389, PAGE 119 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, (AS TO THAT PORTION OF THE SUBJECT PROPERTY OUT OF A 38.784 ACRE TRACT ONLY) (NOT PLOTTABLE)
 K. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EDWARDS AQUIFER PROTECTION PLAN WATER POLLUTION ABATEMENT PLAN AS EVIDENCED BY INSTRUMENT RECORDED IN VOLUME 8420, PAGE 1099 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, (AS TO THAT PORTION OF THE SUBJECT PROPERTY OUT OF A 16.433 ACRE TRACT ONLY) (NOT PLOTTABLE)
 L. NOTICE REGARDING THE SUBJECT PROPERTY LIES WITHIN A DAM BREACH FLOOD INUNDATION AREA AS EVIDENCED BY DECLARATION AND MEMORANDUM DATED OCTOBER 4, 2004, RECORDED IN VOLUME 11005, PAGE 926, OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, (BLANKET IN NATURE)
 M. TERMS AND PROVISIONS OF DECLARATION FOR STONE OAK PROPERTY OWNERS ASSOCIATION, INC., RECORDED IN VOLUME 3834, PAGE 1184, VOLUME 4361, PAGE 617, VOLUME 5895, PAGE 743, VOLUME 6564, PAGE 828, VOLUME 6738, PAGE 882, VOLUME 7222, PAGE 76, VOLUME 7699, PAGE 1951, VOLUME 8217, PAGE 929, VOLUME 8283, PAGE 1004, VOLUME 8343, PAGE 2044, VOLUME 8627, PAGE 1957, VOLUME 8951, PAGE 975, VOLUME 8954, PAGE 211, VOLUME 8781, PAGE 1812, VOLUME 9811, PAGE 1930, VOLUME 9208, PAGE 247, VOLUME 13310, PAGE 1092, VOLUME 12714, PAGE 817, VOLUME 1390, PAGE 454, AND VOLUME 14183, PAGE 2088 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS AND UNDER BEAR COUNTY CLERK'S FILE NOS. 20130198975 AND 20130242103.
 N. SETBACK AND OTHER RESTRICTIONS LISTED ARE VARIABLE BASED ON MANY PROPOSED DESIGN PARAMETERS AND SHALL BE DETERMINED BY THE DESIGN TEAM IN COORDINATION WITH THE STONE OAK PROPERTY OWNERS ASSOCIATION AND OR ARCHITECTURAL REVIEW COMMITTEE.
 O. EASEMENTS SET FORTH IN THE CLOSING AGREEMENT DATED MARCH 16, 2005 BY AND BETWEEN GRANTOR AND GRANTEE RECORDED IN VOLUME 1287, PAGE 1296 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, AS MODIFIED AND AMENDED BY THE FIRST MODIFICATION TO CLOSING AGREEMENT DATED FEBRUARY 27, 2007 BETWEEN GRANTOR AND GRANTEE RECORDED IN VOLUME 12724, PAGE 1089 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, (NOT PLOTTABLE)
 P. EASEMENTS SET FORTH IN AND OTHER PROVISIONS OF THE SEWER AND CONSTRUCTION EASEMENT AGREEMENT DATED FEBRUARY 27, 2007 FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO & THE HILL COUNTRY, AND STONE OAK REAL ESTATE, LP, AS DESCRIBED IN VOLUME 11024, PAGE 1108 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, (SHOWN HEREON)
 Q. NOVATION AGREEMENT BETWEEN GORDON HARTMAN INVESTMENTS, INC., YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO & THE HILL COUNTRY, AND STONE OAK REAL ESTATE, LP, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20160081953.
 R. DRAINAGE EASEMENT AGREEMENT BETWEEN SUN BELT INVESTMENT PARTNERS I, L.P. AND GORDON HARTMAN INVESTMENTS, INC., AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20160084383. (NOT PLOTTABLE)
 S. ELECTRIC LINE RIGHT-OF-WAY AGREEMENT BETWEEN GORDON HARTMAN INVESTMENTS, INC. AND THE CITY OF SAN ANTONIO, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20130087216. (SHOWN HEREON)
 T. AGREEMENT BETWEEN GORDON HARTMAN INVESTMENTS, INC., STONE OAK REAL ESTATE, LP, CALLE STONE OAK I, LTD., AND EPOCH - STONE OAK INVESTMENT PARTNERS, LLC, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 2013071899. (NOT PLOTTABLE)
 U. PERMANENT EASEMENT - SEWER BETWEEN GORDON HARTMAN INVESTMENTS, INC. AND THE CITY OF SAN ANTONIO, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20130149390. (SHOWN HEREON)
 V. EASEMENT FOR UNDERGROUND AND AERIAL FACILITIES BETWEEN GORDON HARTMAN INVESTMENTS, INC. AND SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20140013961. (SHOWN HEREON)