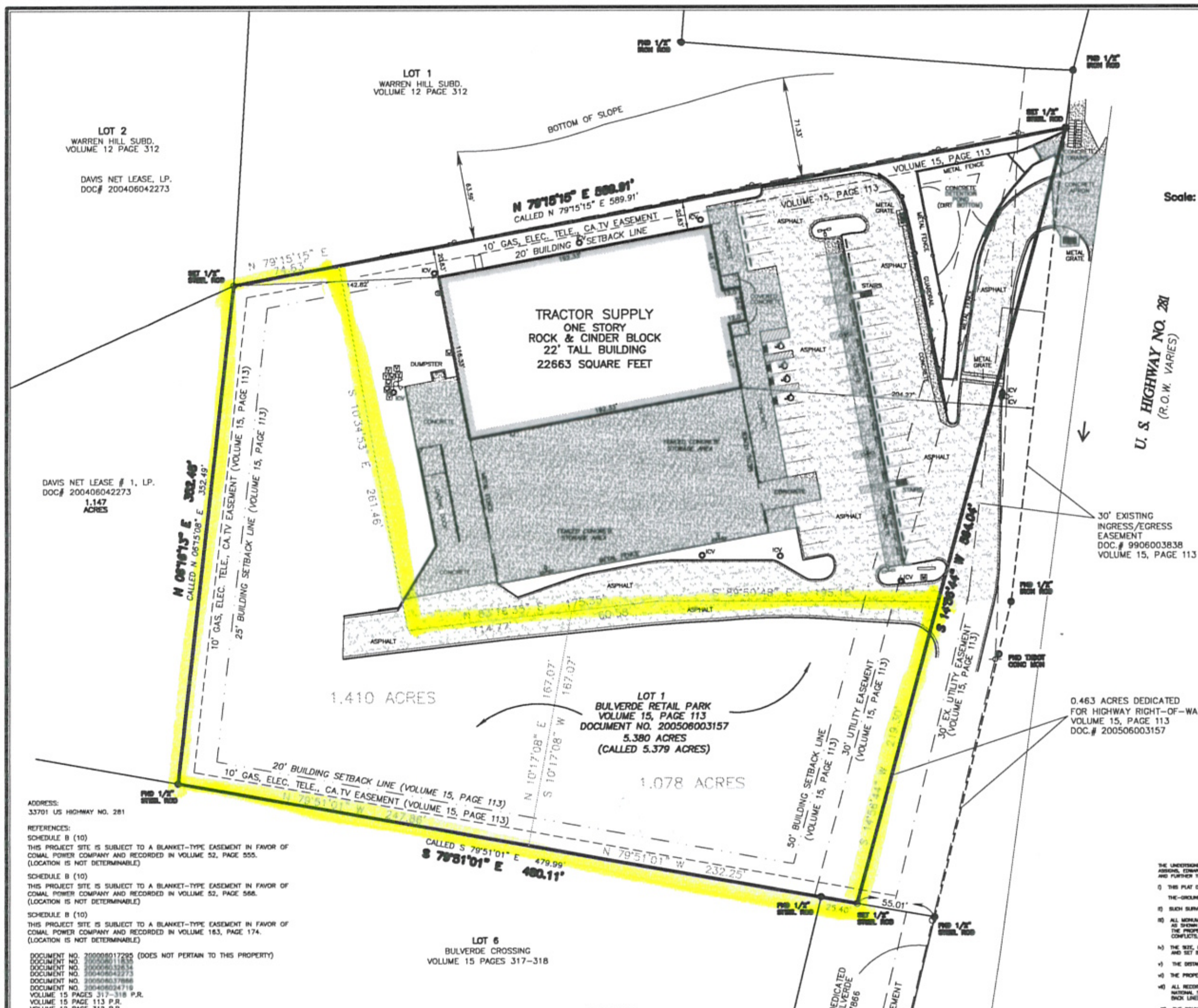

ADDRESS:
33701 US HIGHWAY NO. 281

REFERENCES:

SCHEDULE B (10)
THIS PROJECT SITE IS SUBJECT TO A BLANKET-TYPE EASEMENT IN FAVOR OF COMAL POWER COMPANY AND RECORDED IN VOLUME 52, PAGE 555. (LOCATION IS NOT DETERMINABLE)

SCHEDULE B (10)
THIS PROJECT SITE IS SUBJECT TO A BLANKET-TYPE EASEMENT IN FAVOR OF COMAL POWER COMPANY AND RECORDED IN VOLUME 52, PAGE 568. (LOCATION IS NOT DETERMINABLE)

SCHEDULE B (10)
THIS PROJECT SITE IS SUBJECT TO A BLANKET-TYPE EASEMENT IN FAVOR OF COMAL POWER COMPANY AND RECORDED IN VOLUME 163, PAGE 174. (LOCATION IS NOT DETERMINABLE)

DOCUMENT NO. 200006017295 (DOES NOT PERTAIN TO THIS PROPERTY)
DOCUMENT NO. 200506011830
DOCUMENT NO. 200006032634
DOCUMENT NO. 200406042273
DOCUMENT NO. 200506037866
DOCUMENT NO. 200406024719
VOLUME 15 PAGES 317-318 P.R.
VOLUME 15 PAGE 113 P.R.
VOLUME 12 PAGE 312 P.R.
BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.

PLAT SHOWING: LOT 1, BULVERDE RETAIL PARK SUBDIVISION, RECORDED IN VOLUME 15, PAGE 113, PLAT RECORDS, COMAL COUNTY, AND IN DOCUMENT NO. 200506003157, OFFICIAL RECORDS, COMAL COUNTY, IN THE PHILLIP WAGNER SURVEY NO. 573, ABSTRACT NO. 673.
BULVERDE, COMAL COUNTY, TEXAS

M.D.S. LAND SURVEYING CO.
113 FALLS COURT, SUITE 800
BOERNE, TEXAS 78006
PHONE: (830) 249-9188

PARKING:
57 PARKING SPACES REQUIRED
57 PARKING SPACES PROVIDED WITH 4 HANDICAP PARKING SPACES.

NOTE:
ALL PARKING SPACES ARE FOR THE TRACTOR SUPPLY BUILDING ONLY.

LEGEND
- MAILBOX
- ELECTRIC METER
- WATER METER
- ICV IRRIGATION CONTROL VALVE
- TELEPHONE PEDASTAL
- WATER VALVE
- SEWER CLEANOUT
- WOOD FENCE
- —X— WIRE FENCE
- METAL FENCE
- -OHE- OVERHEAD ELECTRIC
- -OHT- OVERHEAD TELEPHONE
- -CATV- OVERHEAD CABLE TV
- FIRE HYDRANT

Field Notes for a 1.410 Acre Tract of Land

BEING a 1.410 acre tract of land out of the Phillip Wagner Survey No. 573, Abstract No. 673, Comal County, Texas, said 1.410 acre tract being a part of that certain 5.380 acre tract recorded as Lot 1, Bulverde Park Retail Subdivision recorded in Volume 15, Page 113, Plat Records, Comal County, Texas, Document No. 200506003157, Official Records, Comal County, Texas, said 1.410 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod found at the southwest corner of the said 5.380 acre tract, the southwest corner of Lot 1, Bulverde Park Retail Subdivision, the north boundary line of Lot 6, Bulverde Crossing, recorded in Volume 15, Pages 317-318, Plat Records, Comal County, Texas, and Document No. 200506037866, Official Records, Comal County, Texas, the southeast corner of a 1.147 acre tract recorded in Document No. 200406042273, Official Records, Comal County, Texas;

THENCE along the east boundary line of the said 1.147 acre tract, the west boundary line of Lot 1, Bulverde Park Retail Subdivision, North 08°16'13" East, a distance of 352.48 feet to a 1/2" steel rod set for the northwest corner of the herein described tract, the northwest corner of Lot 1, Bulverde Park Retail Subdivision, the southwest corner of Lot 1, Warren Hill Subdivision, recorded in Volume 12, Page 312, Plat Records, Comal County, Texas, the northwest corner of the 5.380 acre tract;

THENCE along the north boundary line of Lot 1, Bulverde Park Retail Subdivision, North 79°15'15" East, a distance of 74.83 feet to a 1/2" steel rod set for the northeast corner of the herein described tract;

THENCE severing Lot 1, Bulverde Park Retail Subdivision, the following bearings and distances:

South 10°34'53" East, a distance of 261.46 feet to a PK nail set for an interior corner of the herein described tract;

North 83°18'35" East, a distance of 114.77 feet to a PK nail set for corner of the herein described tract;

and South 10°17'08" West, a distance of 167.07 feet to a 1/2" steel rod set for the southeast corner of the herein described tract, the south boundary line of Lot 1, Bulverde Park Retail Subdivision, the south boundary line of the 5.380 acre tract, the north boundary line of Lot 6, Bulverde Crossing;

THENCE along the north boundary line of Lot 6, Bulverde Crossing, North 79°51'01" West, a distance of 247.86 feet to the PLACE OF BEGINNING and containing 1.410 acres of land, more or less.

Field Notes for a 1.078 Acre Tract of Land

BEING a 1.078 acre tract of land out of the Phillip Wagner Survey No. 573, Abstract No. 673, Comal County, Texas, said 1.078 acre tract being a part of that certain 5.380 acre tract recorded as Lot 1, Bulverde Park Retail Subdivision recorded in Volume 15, Page 113, Plat Records, Comal County, Texas, Document No. 200506003157, Official Records, Comal County, Texas, said 1.078 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" steel rod found at the southwest corner of the said 5.380 acre tract, the southwest corner of Lot 1, Bulverde Park Retail Subdivision, the north boundary line of Lot 6, Bulverde Crossing, recorded in Volume 15, Pages 317-318, Plat Records, Comal County, Texas, and Document No. 200506037866, Official Records, Comal County, Texas, the southeast corner of a 1.147 acre tract recorded in Document No. 200406042273, Official Records, Comal County, Texas;

THENCE along the north boundary line of Lot 6, Bulverde Crossing, South 79°51'01" East, a distance of 247.88 feet to a 1/2" steel rod set for the PLACE OF BEGINNING, the southwest corner of the herein described tract;

THENCE departing the north boundary line of Lot 6, Bulverde Crossing and severing Lot 1, Bulverde Park Retail Subdivision, the following bearings and distances:

North 10°17'08" East, a distance of 167.07 feet to a PK nail set for the northwest corner of the herein described tract;

North 83°18'35" East, a distance of 60.58 feet to a PK nail set for an interior corner of the herein described tract;

and South 89°50'48" East, a distance of 195.18 feet to a PK nail set for the northeast corner of the herein described tract, the east boundary line of Lot 1, Bulverde Park Retail Subdivision, the west right-of-way line of U.S. Highway No. 281;

THENCE along the west right-of-way line of U.S. Highway No. 281, South 14°56'44" West, a distance of 219.30 feet to a 1/2" steel rod set for the southeast corner of the herein described tract, the southeast corner of Lot 1, Bulverde Park Retail Subdivision, the north boundary line of an 80' right-of-way dedication to the City of Bulverde, recorded in Document No. 200506037866, Official Records, Comal County, Texas;

THENCE along the south boundary line of Lot 1, Bulverde Park Retail Subdivision, North 79°51'01" West, a distance of 25.40 feet passing a 1/2" steel rod found for the northeast corner of Lot 6, Bulverde Crossing and continuing on for a total distance of 232.25 feet to the PLACE OF BEGINNING and containing 1.078 acres of land, more or less.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF SEPTEMBER 12, 2006 TO DAVIS NET LEASE NO. 5, L.P., MORGAN STANLEY MORTGAGE CAPITAL INC. ITS SUCCESSORS AND ASSIGNS, EDWARDS ABSTRACT AND TITLE CO. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

i) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY, BEING LOT 1, BULVERDE RETAIL PARK, SHOWN HEREON;

ii) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION;

iii) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS;

iv) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON, AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED;

v) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN;

vi) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY;

vii) ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS SHOWN ON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 17, 2006 (GF# 747588) HAVE BEEN CORRECTLY PLATTED HEREON; ALL REQUIRED SET-BACK LINES PER PLAT OR PER CITY OR OTHER GOVERNMENTAL REQUIREMENTS ARE INDICATED HEREON;

viii) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; AND

ix) THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY BULVERDE, TEXAS FLOOD INSURANCE RATE MAP PANEL # 485463 0035 C, DATED SEPTEMBER 29, 1986, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY IS LOCATED WITHIN ZONE C. THE STREET ADDRESS OF THE PROPERTY IS 33701 U.S. HIGHWAY NO. 281.

THIS SURVEY SATISFIES ALL REQUIREMENTS OF A CATEGORY 1A, CONDITIONS II SURVEY PURSUANT TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

STATE OF TEXAS · REGISTERED · JEFF BOERNER · 4939 · PROFESSIONAL · LAND SURVEYOR

JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR

4939
TEXAS REGISTRATION NO.

DATE: 09-12-2006
REVISED: 09-25-2006
REVISED: 10-31-2006
REVISED: 11-08-2006
REVISED: 11-28-2006

JOB #: 06-2433

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