

**EXHIBIT "B"**  
ACCESS EASEMENT

A 10.116 ACRE ACCESS EASEMENT SITUATE IN BEXAR COUNTY TEXAS, BEING IN A PORTION OF A 48.31 ACRE TRACT DESCRIBED AS JOHN JAMES PARK, CITY OF SAN ANTONIO, RECORDED IN VOLUME 7259, PAGE 257, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 10.116 ACRE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRONZE DISK FLUSH WITH THE GROUND IN CONCRETE 2.8 FEET NORTH OF THE PERIMETER FENCE, STAMPED "FWD 1997", AND WITH THE FOLLOWING COORDINATES:  
N:13724264.65, E:2153062.04;

THENCE SOUTH 22 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 4.96 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 50 FOOT ACCESS EASEMENT, THE NORTHWEST CORNER OF SAID 48.51 ACRE TRACT, BEING IN THE RIGHT OF WAY OF RITTIMAN ROAD, THE NORTHEAST CORNER OF A 103.47 ACRE TRACT OF LAND DESCRIBED AS FORT SAM HOUSTON PARCEL WATKINS TERRACE, AS RECORDED IN DOCUMENT NUMBER 20050042249, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS EAST WITH THE RIGHT OF WAY OF RITTIMAN ROAD A DISTANCE OF 175.00 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 50 FOOT ACCESS EASEMENT;

THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST ALONG A LINE PARALLEL WITH AND 175.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID 48.31 ACRE TRACT A DISTANCE OF 294.47 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 44 DEGREES 41 MINUTES 32 SECONDS WEST A DISTANCE OF 10.610 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST ALONG A LINE PARALLEL WITH AND 100.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID 48.31 ACRE TRACT A DISTANCE OF 596.97 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 17 MINUTES 13 SECONDS EAST A DISTANCE OF 16.78 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS EAST ALONG A LINE PARALLEL WITH AND 100.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID 48.31 ACRE TRACT A DISTANCE OF 634.47 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST ALONG A LINE PARALLEL WITH AND 100.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID 48.31 ACRE TRACT A DISTANCE OF 984.82 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 19 MINUTES 14 SECONDS EAST A DISTANCE OF 176.67 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 48 MINUTES 02 SECONDS EAST ALONG A LINE PARALLEL WITH AND 100 FEET NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF WINANS ROAD A DISTANCE OF 814.22 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 07 MINUTES 18 SECONDS EAST A DISTANCE OF 100.00 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID ACCESS EASEMENT, BEING IN THE NORTH RIGHT OF WAY LINE OF WINANS ROAD;

THENCE SOUTH 89 DEGREES 48 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID ACCESS EASEMENT AND SAID RIGHT OF WAY LINE OF WINANS ROAD A DISTANCE OF 1039.55 FEET TO THE SOUTHWEST CORNER OF SAID 50 FOOT WIDE ACCESS EASEMENT AND THE SOUTHEAST CORNER OF A 25.00 ACRE TRACT OF LAND DESCRIBED AS COLE HIGH SCHOOL, AS RECORDED IN THE PLAT FOR FORT SAM HOUSTON MILITARY RESERVATION, RECORDED IN BOOK 9541, PAGES 104-156, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF SAID 25.00 ACRE TRACT A DISTANCE OF 1109.94 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 25.00 ACRE TRACT;

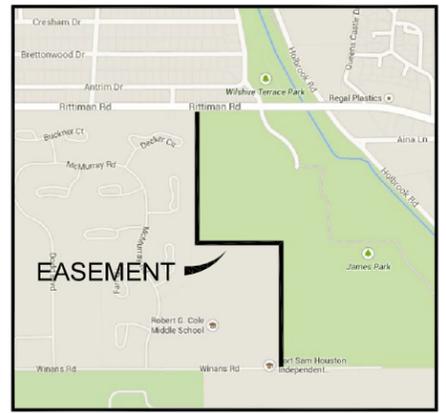
THENCE SOUTH 89 DEGREES 42 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID 25.00 ACRE TRACT A DISTANCE OF 759.47 FEET TO A ½ INCH IRON ROD SET FOR CORNER OF SAID ACCESS EASEMENT AND AN INTERIOR CORNER OF SAID 48.51 ACRE TRACT, BEING IN THE EAST LINE OF SAID 103.47 ACRE TRACT;

THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST ALONG WEST LINE OF SAID 50 FOOT ACCESS EASEMENT, THE WEST LINE OF SAID 48.51 ACRE TRACT AND THE EAST LINE OF SAID 103.47 ACRE TRACT A DISTANCE OF 1191.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 440,647 SQUARE FEET OR 10.116 ACRES OF LAND, MORE OR LESS.

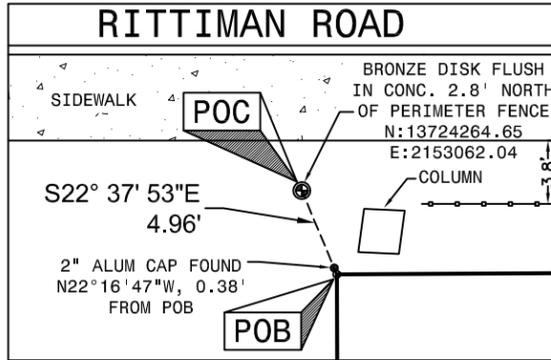
BRONZE DISK FLUSH  
IN CONC. 2.8' NORTH  
OF PERIMETER FENCE  
N: 13724264.65  
E: 2153062.04

**LEGEND**

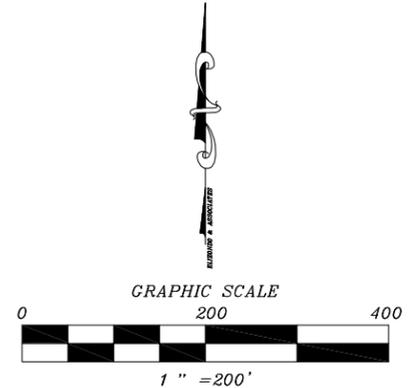
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ CONTROL MONUMENTS
- CHAIN LINK FENCE



VICINITY MAP  
NOT TO SCALE



DETAIL  
N.T.S.



**RITTIMAN ROAD**

**FORT SAM HOUSTON  
PARCEL WATKINS TERRACE  
103.47 ACRES**

**JOHN JAMES PARK  
CITY OF SAN ANTONIO  
VOL. 7259, PG. 257  
48.51 ACRES**

**LEGAL DESCRIPTION**

SEE EXHIBIT 'A' ATTACHED

**EASEMENT AREA**

This site contains 440,647 Square Feet or 10.116 Acres more or less.

**ENCROACHMENTS**

Encroachments, if any, are shown hereon.

**SURVEYOR'S NOTES**

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

**TITLE INFORMATION**

This survey was prepared without the benefit of a title commitment.

**CEMETERY**

There is no visible evidence of cemeteries on the subject property at the time of survey.

**MCMURRAY ROAD**

**COLE HIGH SCHOOL  
25.00 ACRES  
FORT SAM HOUSTON  
MILITARY RESERVATION  
DA-41-443-ENG6174  
BOOK 9541, PG. 104-156**

**JOHN JAMES PARK  
CITY OF SAN ANTONIO  
VOL. 7259, PG. 257  
48.51 ACRES**

S0° 07' 18"E  
100.00'

N89° 48' 02"E 814.22'

S89° 48' 02"W 1039.55'

**WINANS ROAD**

40' ROADWAY

2" ALUM CAP FOUND  
IN CONCRETE

S89° 38' 46"W 1175.98'

**FLOOD ZONE**

By graphic plotting only, this property is located in Zone "X" and Zone "AE" of the Flood Insurance Rate Map, Community Panel No. 48029C-0410-G, which bears an effective date of September 29, 2010 and is in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

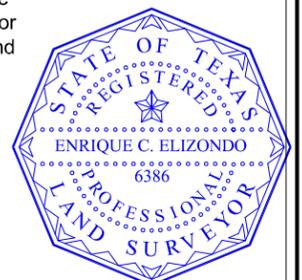
Zone "X" denotes areas outside the 500 year flood plain, areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE" denotes areas where base flood elevations are determined.

**SURVEYOR CERTIFICATION**

To benefit of U.S. Department of Veterans Affairs

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in states that require record monument platting), 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 10, 11(a) (location of utilities per visible, above-ground, observed evidence), 12, & 13 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 certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy is 0.07 feet plus 50 million parts per million.



*Enrique C. Elizondo*  
Enrique C. Elizondo, Texas Registration No. 6386

02/09/2015

Date:

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