

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.

State of Texas §
 § **Know All By These Presents:**
County of Bexar §

Public Access Easement

Authorizing Ordinance:

Grantor: GrayStreet Houston – 150 E. Houston Street, LLC

Grantor's Address: c/o Caliburn Capital, LLC
4515 San Pedro
San Antonio, TX 78212

Grantee City of San Antonio

Grantee's Address: P.O. Box 839966
San Antonio, Texas 78283-3966
(Bexar County)

Purpose of Easement: A non-exclusive access easement for the benefit of the general public, the City of San Antonio and its licensees, lessees, invitees, employees, agents and contractors and for the purpose of conducting City business as needed to maintain and repair the Appurtenant Property, and for ingress to and egress from the Appurtenant Property by Grantee and the general public.

Appurtenant Property: 0.0042 acre tract, more or less, out of Lot 11, Block 20 N.C. 404, an addition to the City of San Antonio, Bexar County, Texas according to plat thereof filed of record in Volume 9550, Page 24 of the Deed and Plat Records of Bexar County, Texas, the land being more particularly described on **Exhibit A**, which is incorporated herein by reference for all purposes as if it were fully set forth.

0.0112 acre tract, more or less, out of Lot 11, Block 20 N.C. 404, an addition to the City of San Antonio, Bexar County, Texas according to plat thereof filed of record in Volume 9550, Page 24 of the Deed and Plat Records of Bexar County, Texas, the land being more particularly described on **Exhibit A**, which is incorporated herein by reference for all purposes as if it were fully set forth.

Easement Property: 0.0004 acre tract, more or less, out of Lot 11, Block 20 N.C. 404, an addition to the City of San Antonio, Bexar County, Texas according to plat thereof filed of record in Volume 9550, Page 24 of the Deed and Plat Records of Bexar County, Texas, the land being more particularly described on **Exhibit B**, which is incorporated herein by reference for all purposes as if it were fully set forth.

Grantor grants, dedicates, and conveys to Grantee and to the public generally, for and in consideration of the benefits accruing to Grantor, to Grantor's other property, and to the public generally, a perpetual easement over, across, and upon the surface only of the Easement Property. This easement is appurtenant to the Appurtenant Property and runs with title to the Appurtenant Property. By its acceptance of the easement, the Grantee specifically acknowledges that the easement does not constitute a conveyance in fee of the Easement Property and Grantor reserves for Grantor's successors and assigns the right to use and enjoy the Easement Property for all purposes which do not interfere with Grantee's use of the Easement Property for the Purpose of Easement.

The easement may be used only for the Purpose of Easement stated above. Grantor covenants and for itself, its successors, and assigns, that no building or obstruction of any kind will be placed on the Easement Property herein granted.

Grantee has had full opportunity to examine the Easement Property and Grantee hereby waives any claim for damages that may arise out of the condition of the Easement Property. Grantee's taking possession of the Easement Property shall be conclusive evidence of Grantee's acceptance thereof and Grantee, as a material part of the consideration for this easement, hereby accepts the Easement Property "AS IS, WHERE IS, AND WITH ALL FAULTS" with any and all latent and patent defects. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement or other assertion with respect to the condition of the Easement Property but is relying on Grantee's examination of the Easement Property.

To Have and To Hold the above described easement and rights unto Grantee, its successors and assigns, until its use is terminated or abandoned.

Witness my hand, this _____ day of _____, 2015.

GRANTOR:

GRAYSTREET HOUSTON – 150 E. HOUSTON STREET,
LLC, a Texas limited liability company

By: GrayStreet Houston Management, LLC, its
managing member

By: Caliburn Capital, LLC, its sole member

By: _____

Name: _____

Title: _____

Date: _____

AGREED AND ACCEPTED:

GRANTEE:

CITY OF SAN ANTONIO, TEXAS
A Texas Municipal Corporation

By: _____

Name: _____, City Manager or Designee

Accepted under Ordinance: _____

ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2015, by _____ of Caliburn Capital, LLC, the sole member of GrayStreet Houston Management, LLC, the managing member of GrayStreet Houston – 150 E. Houston Street, LLC, a Texas limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of _____
My Commission Expires: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared _____, City Manager or Designee for and on behalf of the CITY SAN ANTONIO, TEXAS, a Texas home rule municipal corporation; he/she acknowledged to me that he/she is the duly authorized representative of the CITY OF SAN ANTONIO, TEXAS, and that he/she executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of _____
My Commission Expires: _____

GRANTOR'S ADDRESS:

GrayStreet Houston – 150 E. Houston Street, LLC
c/o Caliburn Capital, LLC
4515 San Pedro
San Antonio, TX 78212

GRANTEE'S ADDRESS:

City of San Antonio
PO Box 839966
San Antonio, Texas 78283

Exhibit A



GENERAL NOTES

(G01) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

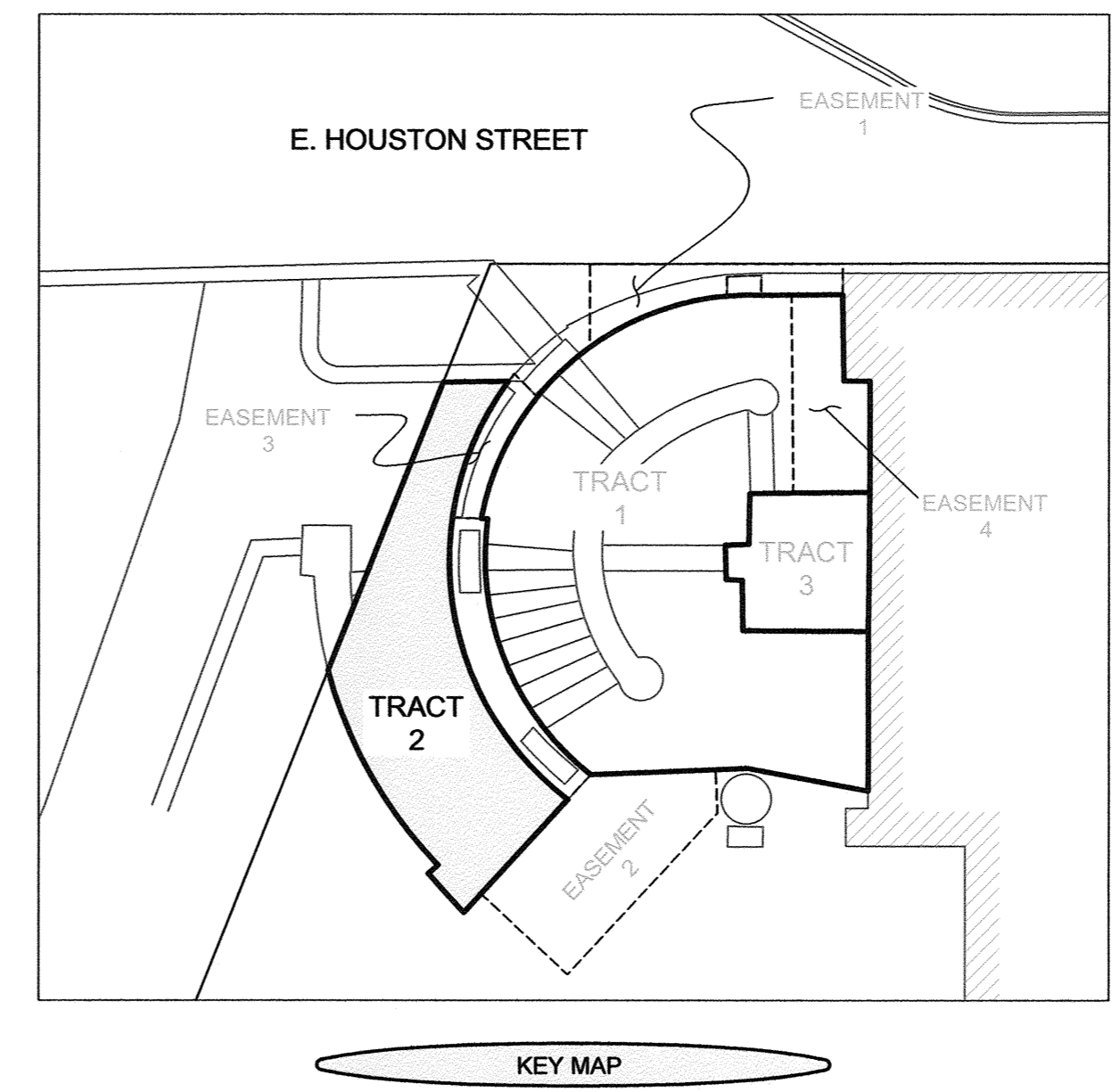
(G02) THIS SURVEY WAS PERFORMED ON THE GROUND ON OCTOBER 2014.

(G03) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4294).

(G04) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.

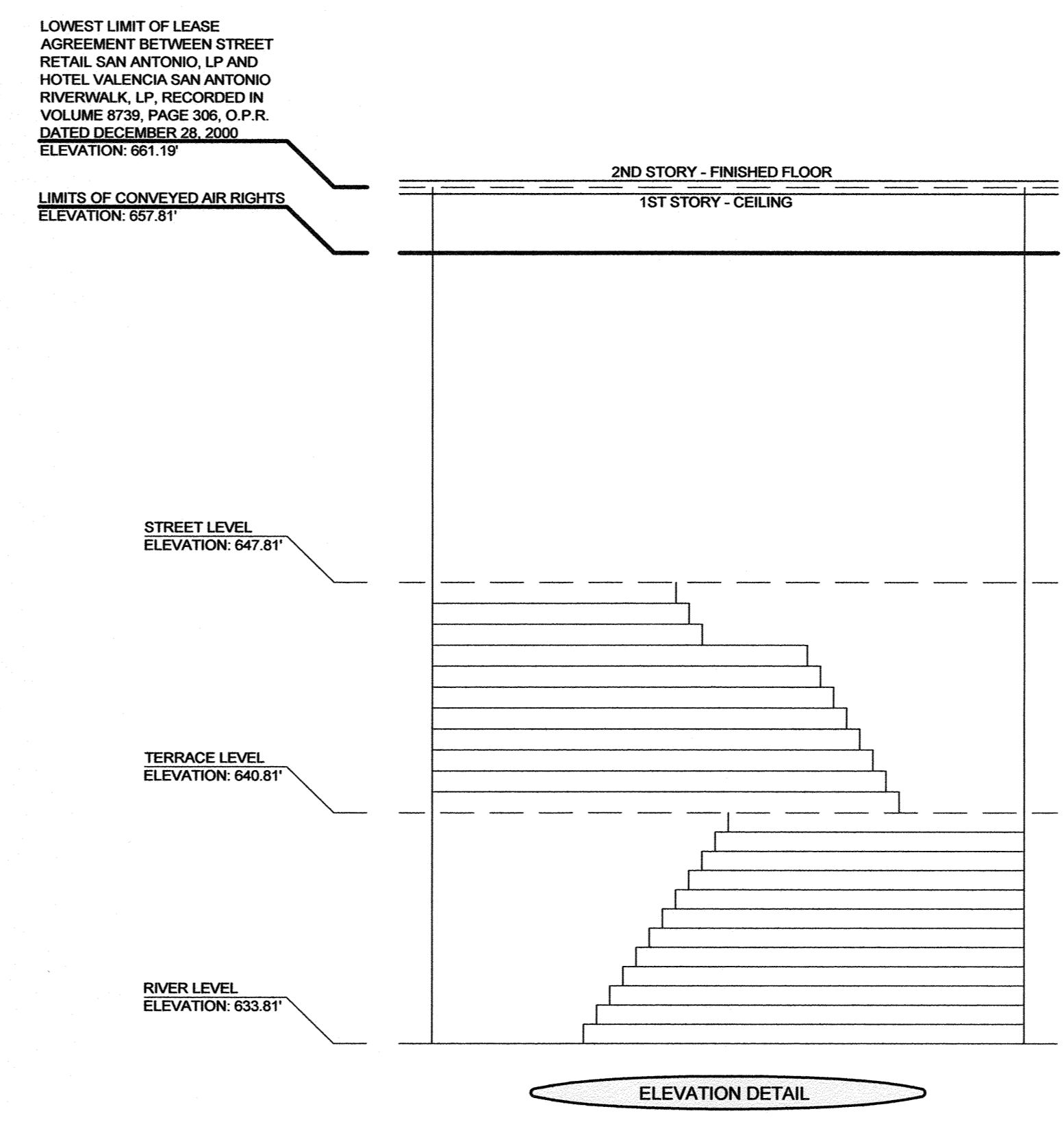
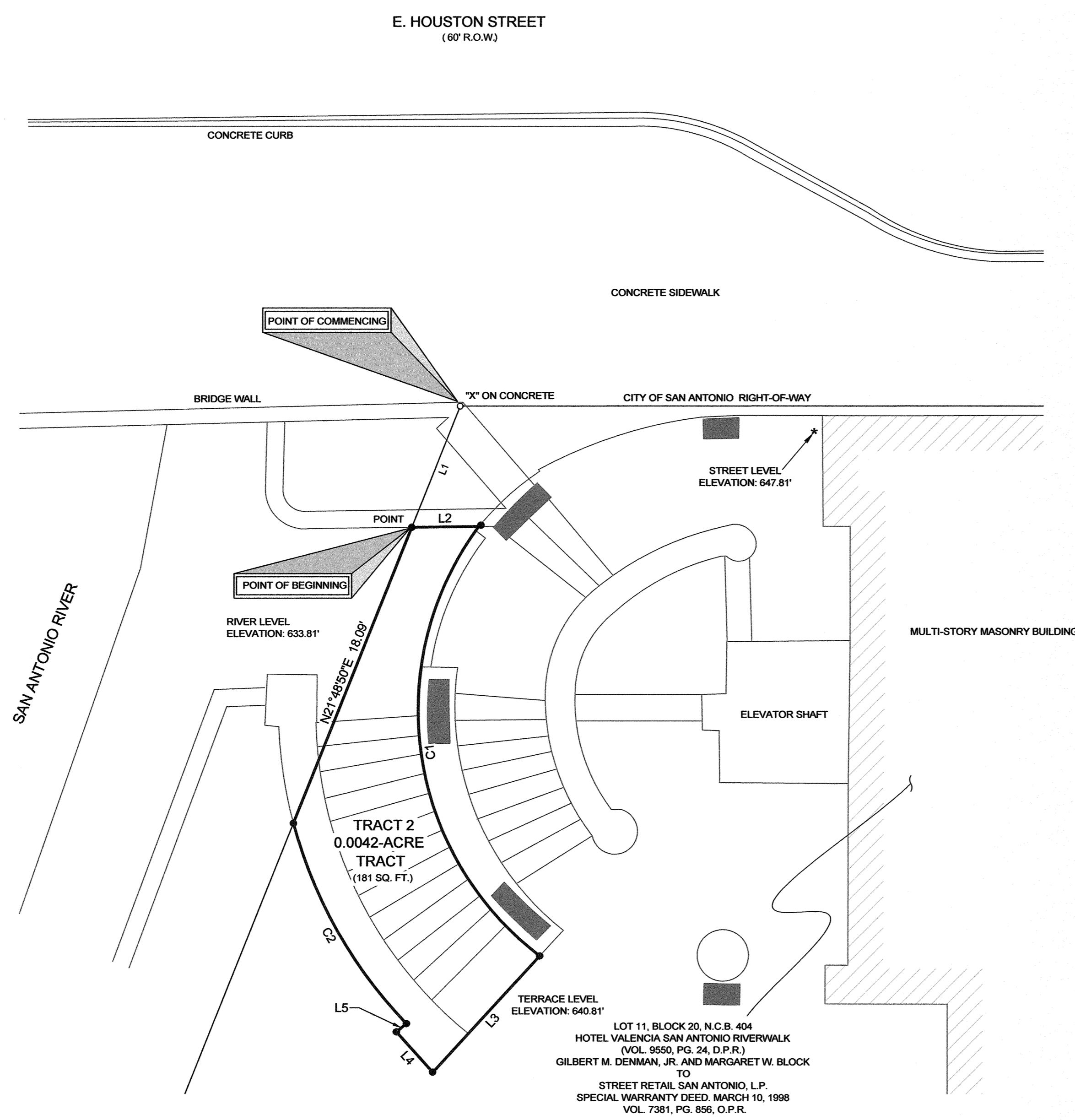
(G05) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

(G06) THE BENCHMARK DATUM IS BASED ON THE STREET LEVEL ELEVATION TAKEN AT THE NORTHWEST CORNER OF THE HOTEL VALENCIA/ACENAR BUILDING. STREET LEVEL ELEVATION = 647.81'



LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- POINT ON FACE OF WALL/BUILDING CORNER (UNLESS OTHERWISE NOTED)
- UTILITY POLE
- OVERHEAD UTILITY
- ELECTRIC TRANSFORMER
- HANDICAP SIGN (UNLESS OTHERWISE NOTED)
- WATER VALVE
- WATER METER
- WASTEWATER MANHOLE
- STORM WATER MANHOLE
- CLEAN OUT
- LIGHT STANDARD
- ELECTRIC METER
- FIRE HYDRANT
- G.E.T.C.A GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- C.D.P. CONCRETE DUMPSTER PAD
- N.T.S. NOT TO SCALE
- () RECORD INFORMATION
- CHAIN LINK FENCE
- WIRE FENCE
- WROUGHT IRON FENCE
- D.I. DRAIN INLET
- PIPE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PULL BOX
- V.W. VARIABLE WIDTH
- P.S. PARKING SPACE
- AIR CONDITIONER PAD
- OVERALL
- PROPERTY LINE
- * ELEVATION REFERENCE POINT



LINE TABLE

LINE	BEARING	LENGTH
L1	S21°46'55"W	7.41'
L2	N89°18'16"E	3.81'
L3	S42°40'07"W	8.57'
L4	N42°12'32"W	3.08'
L5	N69°54'47"E	0.79'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	27.32'	17.50'	88°26'49"	17.37'	S8°08'53"E	24.62'
C2	13.22'	26.00'	29°07'56"	6.79'	N29°32'51"W	13.08'

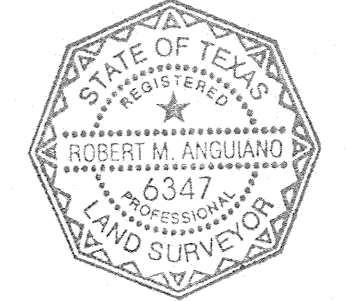
LOT 11, BLOCK 20, N.C.B. 404
HOTEL VALENCIA SAN ANTONIO RIVERWALK
(VOL. 9550, PG. 24, D.P.R.)
GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK
TO
STREET RETAIL SAN ANTONIO, L.P.
SPECIAL WARRANTY DEED, MARCH 10, 1998
VOL. 7361, PG. 856, O.P.R.

CAT. 1A, COND. 1 LAND TITLE SURVEY

FOR
TRACT 2
A 0.0042-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUIANO@VICKREYINC.COM



PREPARED FOR:
STREET RETAIL SAN ANTONIO, L.P.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway, San Antonio, TX 78216
Telephone: (210) 549-3277
TBL,S Firm Registration No. 10004100

REVISED ELEVATIONS	REVISED KEY MAP	ADDED PROFILE DATA	ADDED ELEVATIONS	DATE	NO.	DESCRIPTION	REVISIONS
02/16/15	4						
01/16/15	3						
01/13/15	2						
12/02/14	1						

LAND TITLE SURVEY OF A 0.0042-ACRE TRACT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROJ. NO. 2543-001-104
DATE: 11/03/2014
SCALE: 1" = 5'
SHEET 1 OF 1

02/02/15, 12:48:52 PM, Computer
R:\2543-001\Drawings\SL_Survey.dwg

**METES AND BOUNDS DESCRIPTION
TRACT 2
0.0042-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0042-ACRE (181 SQUARE FEET) TRACT OF LAND OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9SS0, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 11 BEING THAT SAME LAND CONVEYED FROM GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK TO STREET RETAIL SAN ANTONIO, L.P. BY SPECIAL WARRANTY DEED, DATED MARCH 10, 1998 AND RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 0.0042-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NAD83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT AN "X" ON CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF E. HOUSTON STREET (60' WIDE), SAME POINT ALSO BEING ON THE EAST LINE OF THE SAN ANTONIO RIVER AND BEING THE NORTHWEST CORNER OF SAID LOT 11;

THENCE S21°48'50"W, DEPARTING SAID RIGHT-OF-WAY, ALONG THE COMMON LINE OF SAID LOT 11 AND SAN ANTONIO RIVER, A DISTANCE OF 7.41 FEET TO A POINT ON EDGE OF ROCK WALL, FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11, THE FOLLOWING SIX (6) CALLS:

- 1) N89°18'18"E, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 3.81 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) ALONG SAID CURVE TO THE LEFT AND GENERALLY ALONG EDGE OF ROCK WALL, A DISTANCE OF 27.32 FEET, WITH A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 89°26'49", AND A CHORD BEARING AND DISTANCE OF S08°08'54"E, 24.63 FEET TO A CORNER OF ROCK WALL, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) S42°40'00"W, DEPARTING SAID ROCK WALL, A DISTANCE OF 8.97 FEET TO A CORNER OF ROCK WALL, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N42°12'33"W, ALONG THE EDGE OF ROCK WALL, A DISTANCE OF 3.08 FEET TO A CORNER OF ROCK WALL, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) N50°54'47"E, ALONG THE EDGE OF ROCK WALL, A DISTANCE OF 0.75 FEET TO A CORNER OF ROCK WALL AT A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 6) ALONG SAID CURVE TO THE RIGHT, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 13.22 FEET, WITH A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 29°07'56", AND A CHORD BEARING AND DISTANCE OF N29°32'52"W, 13.08 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 11 AND SAN ANTONIO RIVER, FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N21°48'50"E, DEPARTING SAID EDGE OF WALL, ALONG SAID COMMON LINE, A DISTANCE OF 18.09 FEET RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.0042 OF AN ACRE (181 SQUARE FEET) OF LAND.



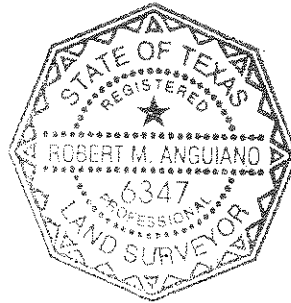
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

An accompanying survey plat of even
date accompanies this description.

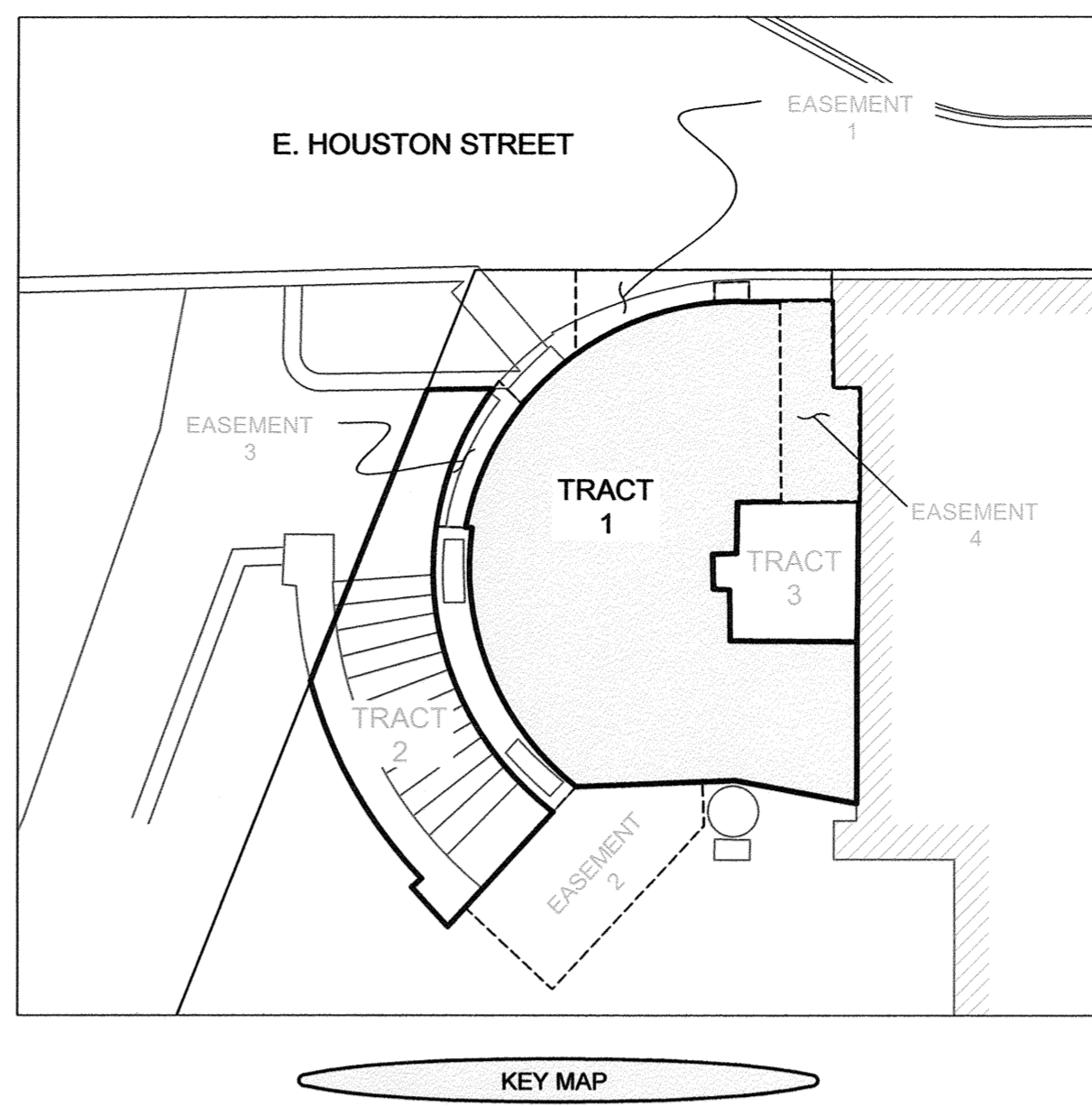


ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

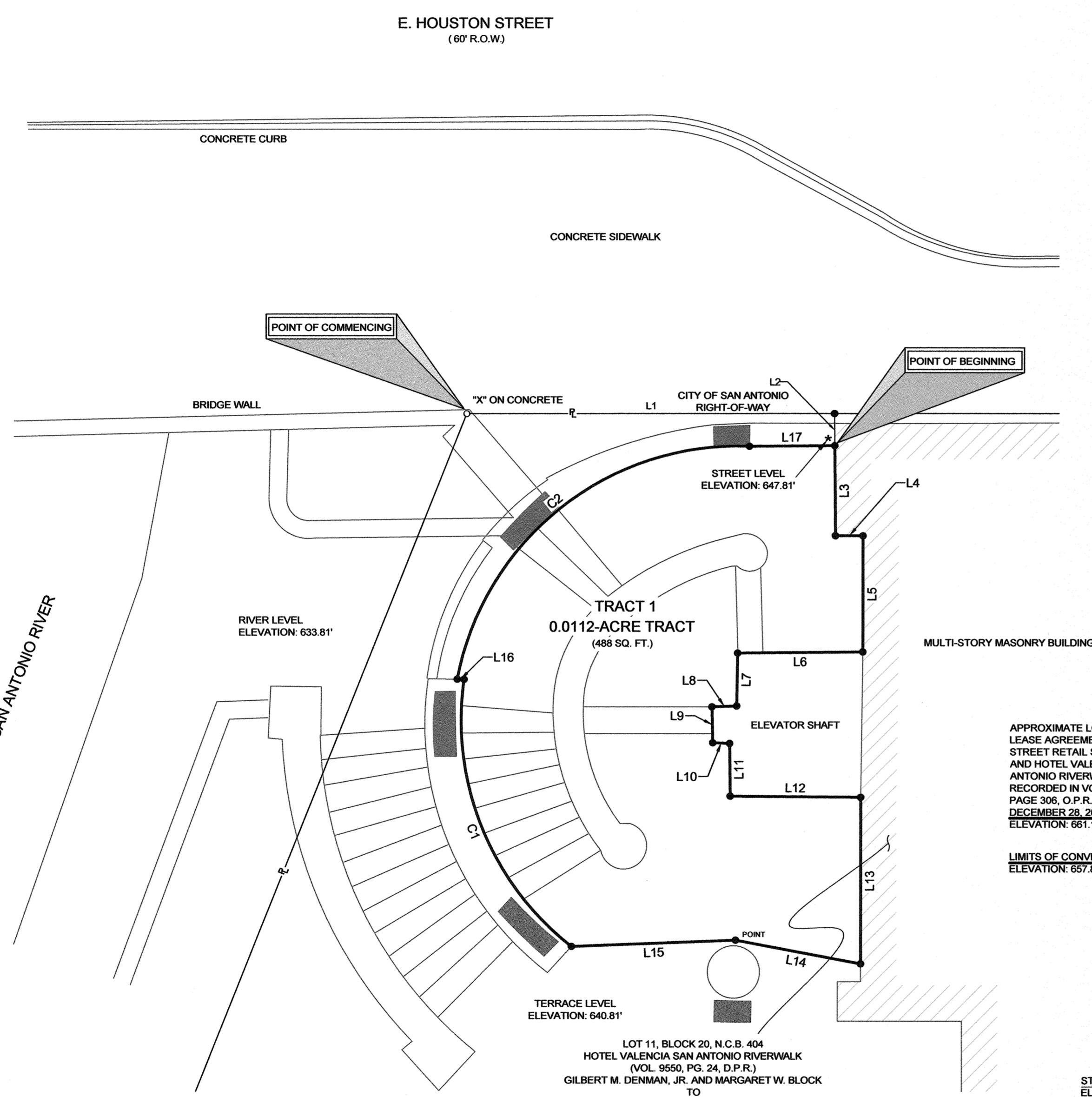




- GENERAL NOTES**
- (G.N.1) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 - (G.N.2) THIS SURVEY WAS PERFORMED ON THE GROUND ON OCTOBER 2014.
 - (G.N.3) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - (G.N.4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (G.N.5) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 - (G.N.6) THE BENCHMARK DATUM IS BASED ON THE STREET LEVEL ELEVATION TAKEN AT THE NORTHWEST CORNER OF THE HOTEL VALENCIA/CENAR BUILDING. STREET LEVEL ELEVATION = 647.81'



- LEGEND**
- FR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER/ELEVATOR SHAFT (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - OVE-HEAD UTILITY
 - ELECTRIC TRANSFORMER
 - HANDICAP SIGN (UNLESS OTHERWISE NOTED)
 - WATER VALVE
 - WATER METER
 - WASTEWATER MANHOLE
 - STORM WATER MANHOLE
 - CLEAN OUT
 - ★ LIGHT STANDARD
 - ELECTRIC METER
 - FIRE HYDRANT
 - G.E.T./C.A GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - C.D.P. CONCRETE DUMPS/TER PAD
 - N.T.S. NOT TO SCALE
 - () RECORD INFORMATION
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - D.I. DIAM INLET
 - P.P.E. PPE
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - ELECTRIC PULL BOX
 - V.W. VARIABLE WIDTH
 - P.S. PARKING SPACE
 - AIR CONDITIONER PAD
 - OVERWALL
 - PROPERTY LINE
 - ★ ELEVATION REFERENCE POINT



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°50'07"E	20.80
L2	S00°27'46"E	1.80
L3	S00°27'46"E	5.04
L4	N00°00'00"E	1.54
L5	S00°00'00"E	6.40
L6	S88°27'12"W	7.02
L7	S01°02'04"W	2.96
L8	S88°12'00"W	1.30
L9	S01°20'37"E	2.01
L10	S87°52'40"E	0.90
L11	S00°40'04"E	2.90
L12	S88°33'35"E	7.31
L13	S00°00'00"W	9.30
L14	N79°21'15"W	7.13
L15	S87°48'41"W	9.10
L16	N88°56'52"W	0.30
L17	N88°32'14"E	4.70

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	18.80	18.00	62°21'59"	9.31	N27°00'45"W	16.00
C2	22.70	18.00	81°34'29"	13.80	N51°28'45"E	20.90

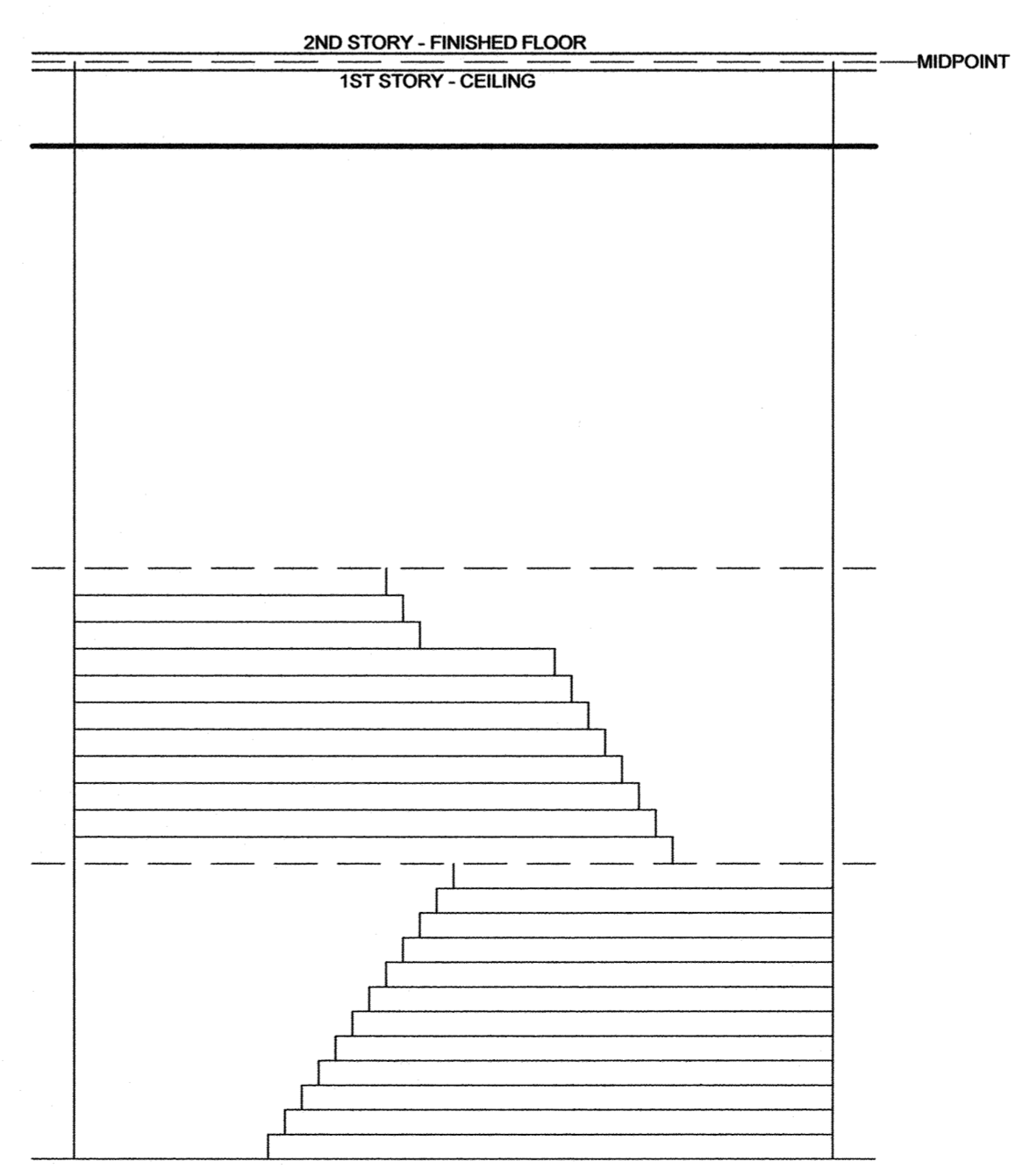
APPROXIMATE LOWEST LIMIT OF LEASE AGREEMENT BETWEEN STREET RETAIL SAN ANTONIO, LP AND HOTEL VALENCIA SAN ANTONIO RIVERWALK, LP. RECORDED IN VOLUME 8739, PAGE 306, O.P.R. DATED DECEMBER 28, 2000. ELEVATION: 651.19'

LIMITS OF CONVEYED AIR RIGHTS ELEVATION: 657.81'

STREET LEVEL ELEVATION: 647.81'

TERRACE LEVEL ELEVATION: 640.81'

RIVER LEVEL ELEVATION: 633.81'



LOT 11, BLOCK 20, N.C.B. 404
HOTEL VALENCIA SAN ANTONIO RIVERWALK (VOL. 9550, PG. 24, D.P.R.)
GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK
TO
STREET RETAIL SAN ANTONIO, L.P.
SPECIAL WARRANTY DEED, MARCH 10, 1998
VOL. 7361, PG. 895, O.P.R.

CAT. 1A, COND. 1 LAND TITLE SURVEY

FOR
TRACT 1
A 0.0112-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

[Signature] DATED 02-16-15
ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUANO@VICKREYINC.COM



LAND TITLE SURVEY OF A 0.0112-ACRE TRACT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROJ. NO. 2543-001-104
DATE: 11/03/2014

SCALE
1" = 5'

SHEET 1 OF 1

PREPARED FOR:
STREET RETAIL SAN ANTONIO, L.P.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway, San Antonio, TX 78216
Telephone: (210) 349-3273
TBPLS Firm Registration No. 10004100

REVISIONS

NO.	DATE	DESCRIPTION
1	12/02/14	ADDED ELEVATIONS
2	01/13/15	ADDED PROFILE DATA
3	01/16/15	METES AND BOUNDS DESCRIPTION
4	02/16/15	REVISED PARCEL, KEY MAP AND

**METES AND BOUNDS DESCRIPTION
TRACT 1
0.0112-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0112-ACRE (488 SQUARE FEET) TRACT OF LAND OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9SS0, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 11 BEING THAT SAME LAND CONVEYED FROM GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK TO STREET RETAIL SAN ANTONIO, L.P. BY SPECIAL WARRANTY DEED, DATED MARCH 10, 1998 AND RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 0.0112-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NAD83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT AN "X" ON CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF E. HOUSTON STREET (60' WIDE), SAME POINT ALSO BEING ON THE EAST LINE OF THE SAN ANTONIO RIVER AND BEING THE NORTHWEST CORNER OF SAID LOT 11;

THENCE N89°56'02"E, ALONG THE COMMON LINE OF SAID LOT 11 AND RIGHT-OF-WAY, A DISTANCE OF 20.60 FEET TO A POINT;

THENCE S00°27'46"E, DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11 AND PARTIALLY ALONG THE FACE OF EXISTING BUILDING WALL, A DISTANCE OF 1.80 FEET TO THE **POINT OF BEGINNING** AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING INTO AND ACROSS SAID LOT 11 AND ALONG SAID FACE OF BUILDING WALL, THE FOLLOWING THREE (3) CALLS:

- 1) S00°27'46"E, A DISTANCE OF 5.04 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N90°00'00"E, A DISTANCE OF 1.54 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 3) S00°00'00"E, A DISTANCE OF 6.49 FEET TO THE CORNER OF AN ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FACE OF BUILDING WALL, CONTINUING INTO AND ACROSS SAID LOT 11, ALONG SAID FACE OF ELEVATOR SHAFT, THE FOLLOWING SEVEN (7) CALLS:

- 1) S89°27'12"W, A DISTANCE OF 7.02 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S01°02'04"W, A DISTANCE OF 2.96 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) S88°12'55"W, A DISTANCE OF 1.39 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) S01°20'37"E, A DISTANCE OF 2.01 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,



- 5) S87°S2'40"E, A DISTANCE OF 0.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) S00°40'04"E, A DISTANCE OF 2.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 7) S89°33'S3"E, A DISTANCE OF 7.31 FEET TO THE FACE OF AFOREMENTIONED BUILDING WALL, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,


THENCE S00°00'20"W, ALONG SAID FACE OF BUILDING WALL, A DISTANCE OF 9.30 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FACE OF BUILDING WALL, CONTINUING INTO AND ACROSS SAID LOT 11, THE FOLLOWING SIX (6) CALLS:

- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE RIGHT, ALONG THE EDGE OF SAID ROCK WALL, A DISTANCE OF 16.86 FEET, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°21'S9", AND A CHORD BEARING AND DISTANCE OF N22°00'45"W, 16.09 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N88°S6'52"W, ALONG THE EDGE OF ROCK WALL, A DISTANCE OF 0.38 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) ALONG SAID CURVE TO THE RIGHT, DEPARTING SAID ROCK WALL, ALONG THE FACE OF ROCK COLUMNS, A DISTANCE OF 22.78 FEET, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 81°34'29", AND A CHORD BEARING AND DISTANCE OF NS1°28'45"E, 20.90 FEET TO A CORNER OF ROCK COLUMN, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 6) N89°32'14"E, DEPARTING SAID ROCK COLUMN, A DISTANCE OF 4.78 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.0112 OF AN ACRE (488 SQUARE FEET) OF LAND.

JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

An accompanying survey plat of even date accompanies this description.

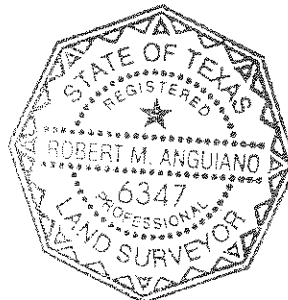
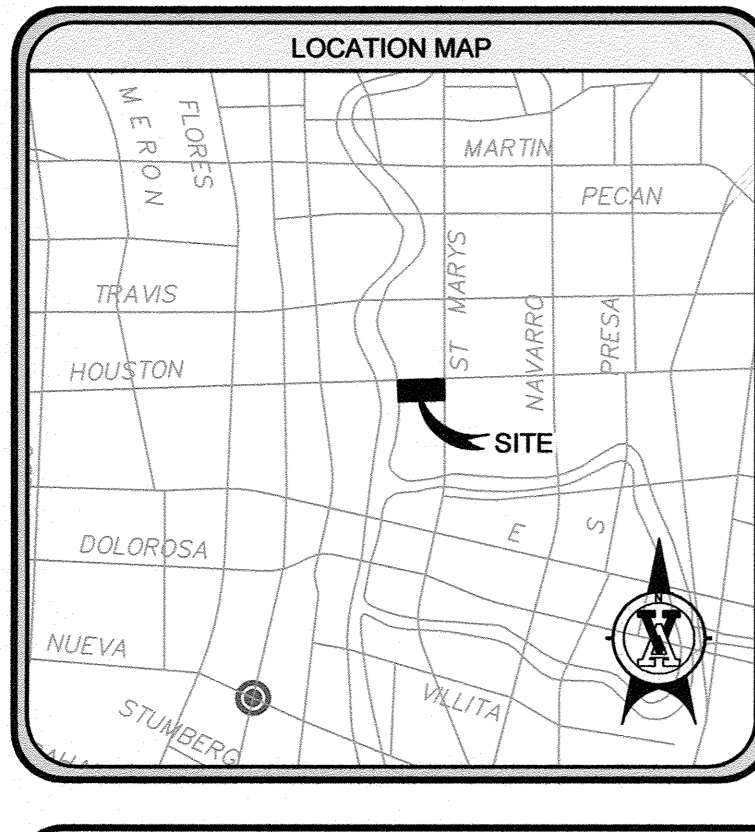
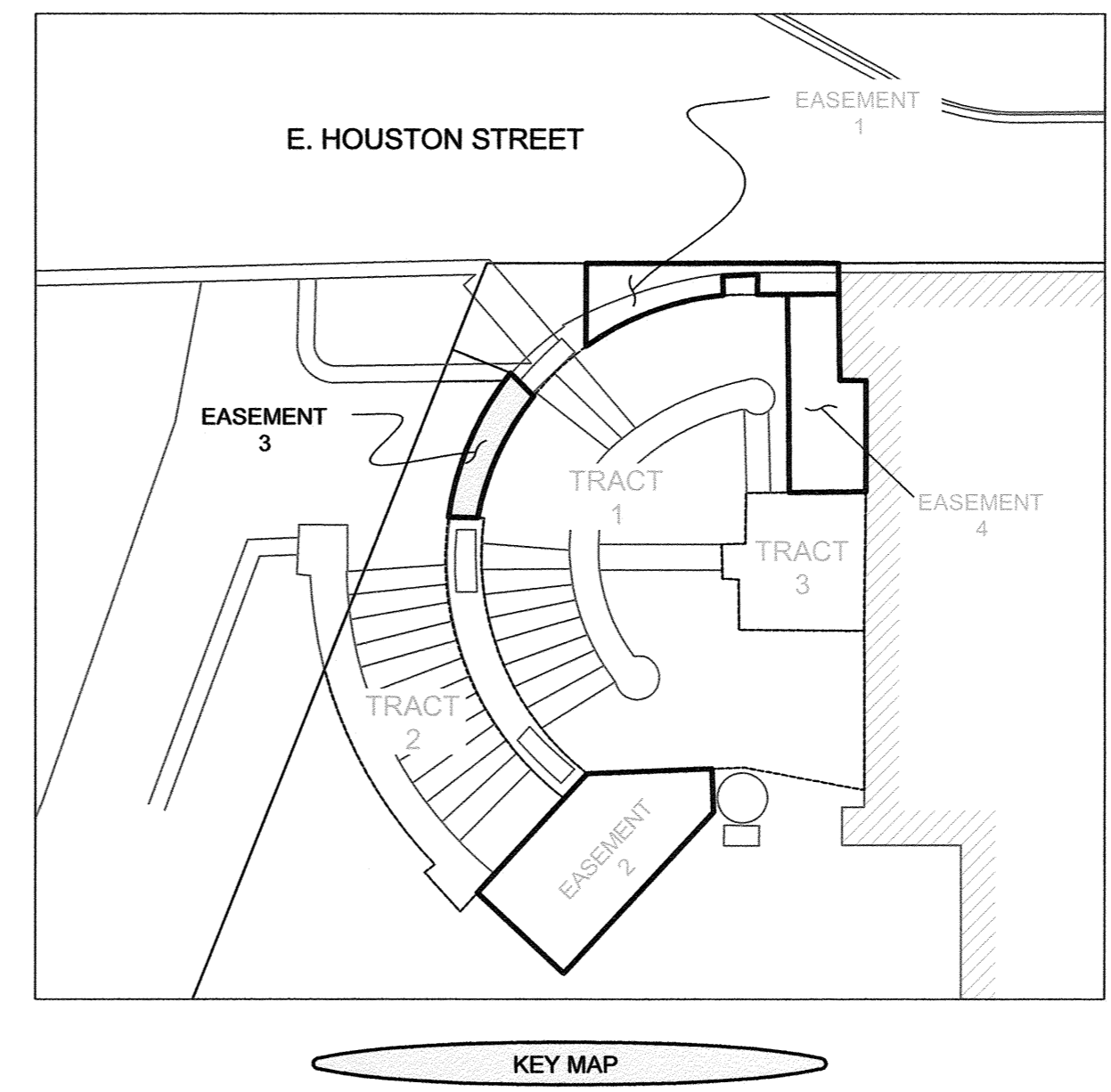


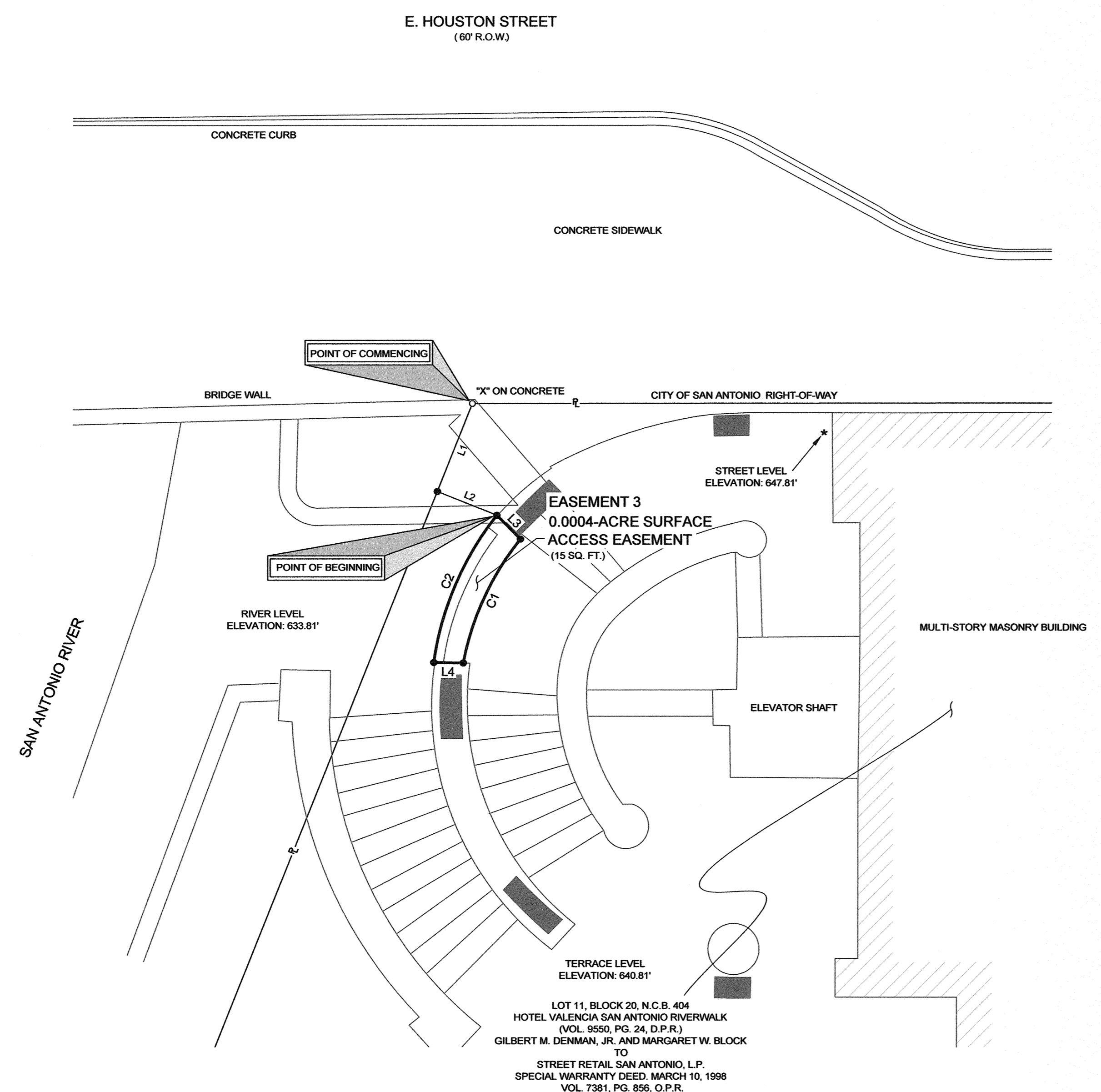
Exhibit B



- GENERAL NOTES**
- (GN1) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 - (GN2) THIS SURVEY WAS PERFORMED ON THE GROUND ON OCTOBER 2014.
 - (GN3) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - (GN4) THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED FOR TRANSFER OF TITLE.
 - (GN5) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 - (GN6) THE BENCHMARK DATUM IS BASED ON THE STREET LEVEL ELEVATION TAKEN AT THE NORTHWEST CORNER OF THE HOTEL VALENCIA/ACENAR BUILDING. STREET LEVEL ELEVATION = 647.81'



- LEGEND**
- FR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - OVERHEAD UTILITY
 - ELECTRIC TRANSFORMER
 - HANDICAP SIGN (UNLESS OTHERWISE NOTED)
 - WATER VALVE
 - WATER METER
 - WASTEWATER MANHOLE
 - STORM WATER MANHOLE
 - CLEAN OUT
 - LIGHT STANDARD
 - ELECTRIC METER
 - FIRE HYDRANT
 - G.E.T.C.A GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - C.D.P. CONCRETE DUMPSTER PAD
 - N.T.S. NOT TO SCALE
 - () RECORD INFORMATION
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - G.I. GRAB INLET
 - PIPE
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - ELECTRIC PULL BOX
 - V.W. VARIABLE WIDTH
 - P.S. PARKING SPACE
 - AIR CONDITIONER PAD
 - OVERALL
 - PROPERTY LINE
 - ELEVATION REFERENCE POINT



LOT 11, BLOCK 20, N.C.B. 404
HOTEL VALENCIA SAN ANTONIO RIVERWALK
(VOL. 9550, PG. 24, D.P.R.)
TO
GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK
TO
STREET RETAIL SAN ANTONIO, L.P.
SPECIAL WARRANTY DEED, MARCH 10, 1998
VOL. 7381, PG. 856, O.P.R.

LINE TABLE

LINE	BEARING	LENGTH
L1	S21°48'52"W	5.41'
L2	S92°11'10"E	3.67'
L3	S44°44'49"E	1.92'
L4	N88°56'52"W	1.69'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	7.89'	10.00'	28°13'46"	4.02'	S24°48'24"W	7.89'
C2	9.27'	17.50'	30°20'32"	4.75'	N23°14'49"E	9.16'

STANDARD LAND SURVEY

FOR
EASEMENT 3
A 0.0004-ACRE SURFACE ACCESS EASEMENT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 1 SURVEY.

[Signature] DATED 02-16-15

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUANO@VICKREYINC.COM

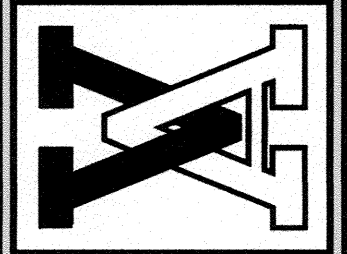


PREPARED FOR:
STREET RETAIL SAN ANTONIO, L.P.

REVISED ELEVATIONS	REVISED KEY MAP	ADDED ELEVATIONS	DESCRIPTION	REVISIONS
4	3	2	1	NO.
DATE	DATE	DATE	NO.	NO.
02/16/15	01/16/15	12/02/14		

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY

12540 County Parkway, San Antonio, TX 78216
Telephone: (210) 349-3277
TBEI, S Firm Registration No. 0004100



STANDARD LAND SURVEY OF A 0.0004-ACRE SURFACE ACCESS EASEMENT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROJ NO. 2543-001-104

DATE: 11/03/2014

SCALE
1" = 5'

0 2.5 5 7.5

SHEET 1 OF 1

6/7/2014 12:46:52 PM completed
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METES AND BOUNDS DESCRIPTION
EASEMENT 3
0.0004-ACRE SURFACE ACCESS EASEMENT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING A 0.0004-ACRE (15 SQUARE FEET) SURFACE ACCESS EASEMENT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9SS0, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 11 BEING THAT SAME LAND CONVEYED FROM GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK TO STREET RETAIL SAN ANTONIO, L.P. BY SPECIAL WARRANTY DEED, DATED MARCH 10, 1998 AND RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 0.0004-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NAD83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT AN "X" ON CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF E. HOUSTON STREET (60' WIDE), SAME POINT ALSO BEING ON THE EAST LINE OF THE SAN ANTONIO RIVER AND BEING THE NORTHWEST CORNER OF SAID LOT 11;

THENCE S21°48'50"W, DEPARTING SAID RIGHT-OF-WAY, ALONG THE COMMON LINE OF SAID LOT 11 AND SAN ANTONIO RIVER, A DISTANCE OF 5.41 FEET TO A POINT;

THENCE S68°11'10"E, DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11, A DISTANCE OF 3.67 FEET TO A CORNER OF ROCK WALL, FOR THE POINT OF BEGINNING AND NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING INTO AND ACROSS SAID LOT 11, THE FOLLOWING FOUR (4) CALLS:

- 1) S44°44'46"E, ALONG THE EDGE OF SAID ROCK WALL, A DISTANCE OF 1.92 FEET TO A CORNER OF ROCK WALL AT A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 2) ALONG SAID CURVE TO THE LEFT, DEPARTING SAID WALL, A DISTANCE OF 7.88 FEET, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 28°13'46", AND A CHORD BEARING AND DISTANCE OF S24°48'24"W, 7.80 FEET TO A CORNER OF ROCK WALL, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 3) N88°56'52"W, ALONG THE EDGE OF SAID ROCK WALL, A DISTANCE OF 1.69 FEET TO A CORNER OF ROCK WALL AT A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND
- 4) ALONG SAID CURVE TO THE RIGHT, DEPARTING SAID WALL, A DISTANCE OF 9.27 FEET, WITH A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 30°20'32", AND A CHORD BEARING AND DISTANCE OF N23°14'46"E, 9.16 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.0004 OF AN ACRE (15 SQUARE FEET) OF EASEMENT.

JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



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An accompanying survey plat of even date accompanies this description.

