

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.

**AGREEMENT
And
NON-EXCLUSIVE EASEMENT
(Elevator Hydraulic Room)**

This Agreement and Non-Exclusive Easement (the "Agreement") is made and entered into as of the _____ day of _____, 2015 by and between the CITY OF SAN ANTONIO (the "City"), GRAYSTREET HOUSTON – 150 E. HOUSTON STREET, LLC, a Texas limited liability company ("GrayStreet Houston") and HOTEL VALENCIA SAN ANTONIO RIVERWALK, L.P., a Texas limited partnership ("Hotel Valencia").

Recitals

- A. GrayStreet Houston and Hotel Valencia have conveyed to the City by Special Warranty Deed (the "Deed") dated even date herewith, the following, save and except certain "Air Rights" and the reservation of the subsurface as defined and described in said Deed, to wit: certain real property adjacent to the Hotel Valencia – San Antonio (the "Hotel"), which includes the exterior elevator shaft (the "Exterior Elevator Shaft"), the exterior elevator lobbies (the "Exterior Elevator Lobbies") and the exterior stairwells (the "Exterior Stairwells") as more particularly described in **Exhibit "A"** attached hereto; and by Special Warranty Bill of Sale, the elevator equipment contained within the Exterior Elevator Shaft (the "Elevator") as more particularly described in **Exhibit "B"** attached hereto. The Exterior Elevator Lobbies are described as being a part of Tract 1 in **Exhibit "A"**. The Exterior Stairwells are described as being a part of Tract 1 and all of Tract 2 in **Exhibit "A"**. The Exterior Elevator Shaft is described as Tract 3 in **Exhibit "A"**.
- B. GrayStreet Houston and Hotel Valencia have agreed to grant a non-exclusive perpetual easement to the City to access the Elevator Hydraulic Room. Whereas as used herein the "Elevator Hydraulic Room" means an 89 sq. ft. room that contains a Hydraulic Unit, an Air Conditioning Unit (the "AC") and various utilities to power the Hydraulic Unit and AC and as more particularly described in **Exhibit "C"** located below horizontal planes at the elevation of 660.61 feet as shown on **Exhibit "C"** (the benchmark datum for the forgoing elevations is based on the "Street Level Elevation = 647.81 feet" as shown on **Exhibit "C"**).

- C. GrayStreet Houston, Hotel Valencia, and the City have agreed the City and their licensees, lessees, occupants, invitees, employees, agents and contractors shall have (i) access to the Elevator Hydraulic Room and (ii) a perpetual non-exclusive easement over and across the Elevator Hydraulic Room all for the purposes set forth in this Agreement.

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. GrayStreet Houston and Hotel Valencia agree to provide the City two keys, which will allow the City, together with their licensees, lessees, invitees, employees, agents and contractors, to gain access to the Elevator Hydraulic Room to and from the City's property for the operation, use, repair, maintenance, replacement and reconstruction of the existing elevator hydraulic systems, air conditioning unit, and equipment contained within the hydraulic room and associated with the operation of the Elevator.
2. GrayStreet Houston and Hotel Valencia agree to allow the City reasonable access for the operation, use, repair, maintenance, replacement, and reconstruction to any pipes, wires, and utility facilities (including but not limited to plumbing, electrical, telephone, water, heating, ventilating, air conditioning, cooling, gas, heating, hydraulic, and communication cables) and all other facilities serving or intended to serve the Elevator Hydraulic Room and the Elevator.
3. GrayStreet Houston and Hotel Valencia expressly reserves a nonexclusive right for itself and its tenants to use and access of the Elevator Hydraulic Room for the operation and maintenance of the building adjacent to the Elevator Hydraulic Room, including the operation, maintenance, and monitoring of any fire detection and or sprinkler system or portion thereof located within the Elevator Hydraulic Room.
4. GrayStreet Houston and Hotel Valencia hereby grants the City a non-exclusive easement in perpetuity in the Elevator Hydraulic Room for the access and use by the City and their respective licensees, lessees, invitees, employees, agents and contractors as specified in **Section 1 and 2 above**, provided that the City will be solely responsible for damage caused by such use.
5. GrayStreet Houston, from and after the date of this Agreement and Hotel Valencia, so long as Hotel Valencia is the Managing Entity under that certain Declaration for Hotel Valencia--San Antonio recorded in Volume 8590, Page 166 of the Real Property Records of Bexar County, Texas as amended (the "Declaration") as such term is defined in the Declaration and subject and pursuant to the Declaration, agree to repair, replace, and maintain the Elevator Hydraulic Room structure, including but not limited to, the floor, ceiling, and walls thereof.

6. GrayStreet Houston, from and after the date of this Agreement and Hotel Valencia, so long as Hotel Valencia is the Managing Entity under the Declaration and subject and pursuant to the Declaration, agree to maintain, replace, repair, and monitor the fire detection and sprinkler system servicing the Elevator Hydraulic Room. GrayStreet Houston and, Hotel Valencia while a tenant of the Hotel, agree to provide the City with reasonable notice in the event a fire caused by the Elevator or the Hydraulic Unit or AC Unit in the Elevator Hydraulic Room.
7. The City will pay the pro rata share of the electricity cost for the Elevator Hydraulic Room and the Elevator which pro rata share shall be calculated as a fraction the numerator of which shall be 149 and the denominator of which shall be the number of square feet of the space which includes the Elevator Hydraulic Room (the "Applicable Building Space") then covered by the electricity billing for electricity cost multiplied by the annual electricity cost for the Applicable Building Space. The City shall pay such pro rata share of the electricity cost for the Elevator Hydraulic Room and the Elevator to the party that has paid for the same on an annual basis and within thirty (30) days of receipt of an invoice by the City. Such invoices shall contain copies of the monthly electricity costs received for the Applicable Building Space. The parties hereto acknowledge that the Applicable Building Space currently contains 165,961 sq. ft. and that it is estimated that the pro rata share of electricity costs for the Elevator Hydraulic Room for 2014 would be less than \$300.00.
8. This Agreement shall be binding upon, and inure to the benefit of, and be enforceable by, the respective successors, assigns, licensees and lessees of the parties hereto.
9. Each and all of the exhibits attached hereto are hereby incorporated into this Agreement by reference.
10. This Agreement shall be governed by the laws of the State of Texas.
11. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.
12. No waiver of any of the provisions of this Agreement shall be valid unless in writing and signed by the party against whom it is sought to be enforced.
13. Any notice required under this agreement shall be written and mailed with sufficient postage, sent by certified mail, return receipt requested, sent by facsimile, or delivered personally to an officer of the receiving Party at the following address:

If to the City:

The City of San Antonio
Downtown Operations
P.O. Box 839966
400 North Saint Mary's Street #100
San Antonio, TX 78205

If to Hotel Valencia:

Hotel Valencia San Antonio Riverwalk, L.P.
Attn: Manager
150 E. Houston St.
San Antonio, Texas 78205

with a copy to:

Hotel Valencia San Antonio Riverwalk, L.P.
Attn: David Miller
Five Post Oak Parkway
Suite 2800
Houston, Texas 77027

If to GrayStreet Houston:

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

with copy to :

Kruger Carson PLLC
3308 Broadway, Suite 305
San Antonio, TX 78209
Attention: Bradley S. Carson, Esq.

Any notice required under this agreement will be effective upon actual receipt during the recipient's normal businesses hours. Any change of address shall be sent in accordance with the above requirements at least fifteen (15) days in advance of any notice due.

Dated as of the day and year first above stated.

GRAYSTREET:

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: _____

HOTEL VALENCIA:

HOTEL VALENCIA SAN ANTONIO RIVERWALK, L.P.,
a Texas limited partnership, by its general partner,
Hotel Valencia San Antonio Corporation, a Texas
corporation

By: _____

Name: _____

Title: _____

CITY:

CITY OF SAN ANTONIO, a Texas Municipal
Corporation

By: _____

Name: _____

Title: _____

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.

(Seal and Expiration Date)

Notary Public

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2015, by _____, _____ of Hotel Valencia San Antonio Corporation, a Texas corporation, on behalf of such corporation as the general partner of Hotel Valencia San Antonio Riverwalk, L.P., a Texas limited partnership.

(Seal and Expiration Date)

Notary Public

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.

(Seal and Expiration Date)

Notary Public

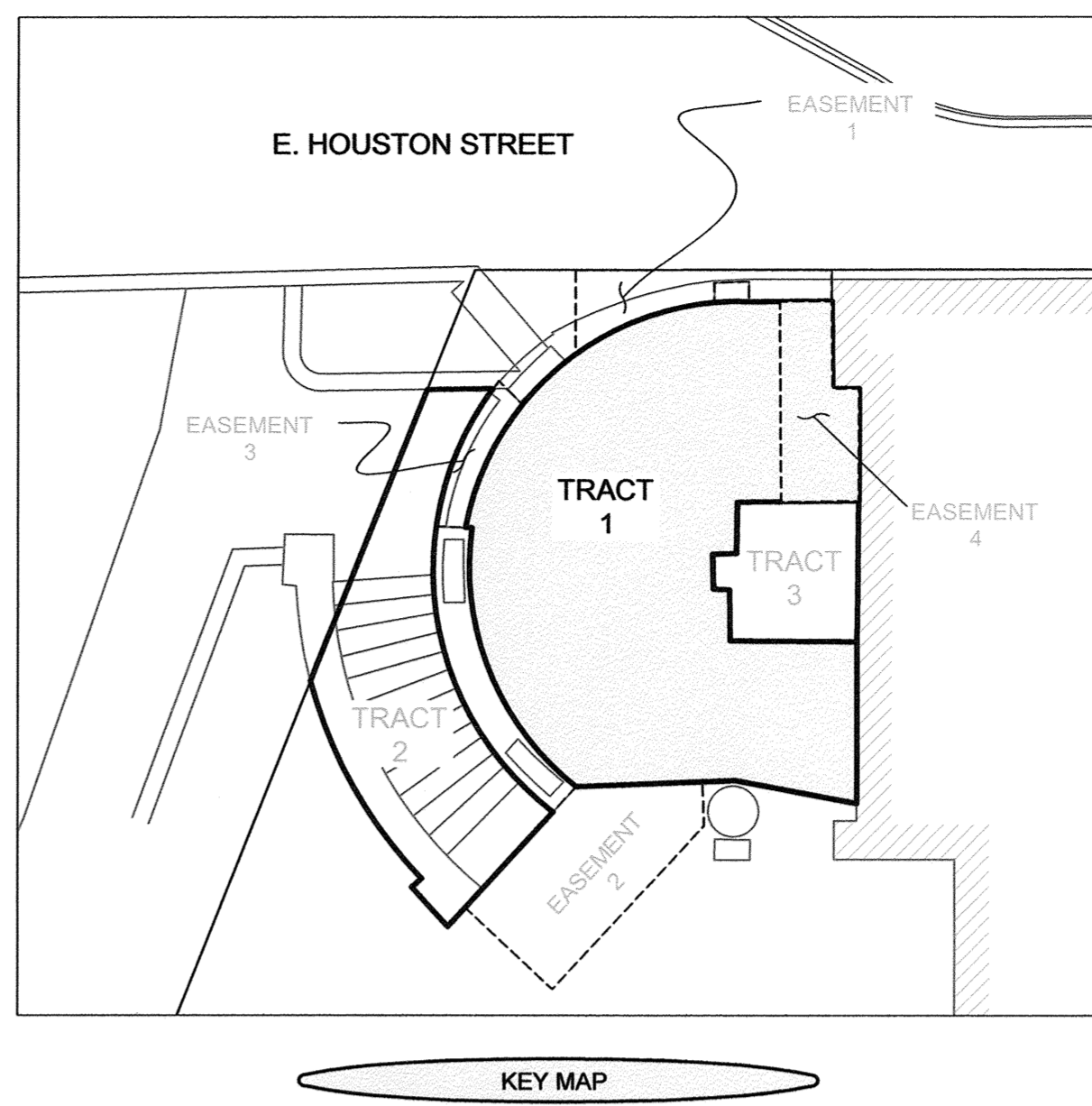
EXHIBIT "A"

Tract 1, Tract 2 and Tract 3

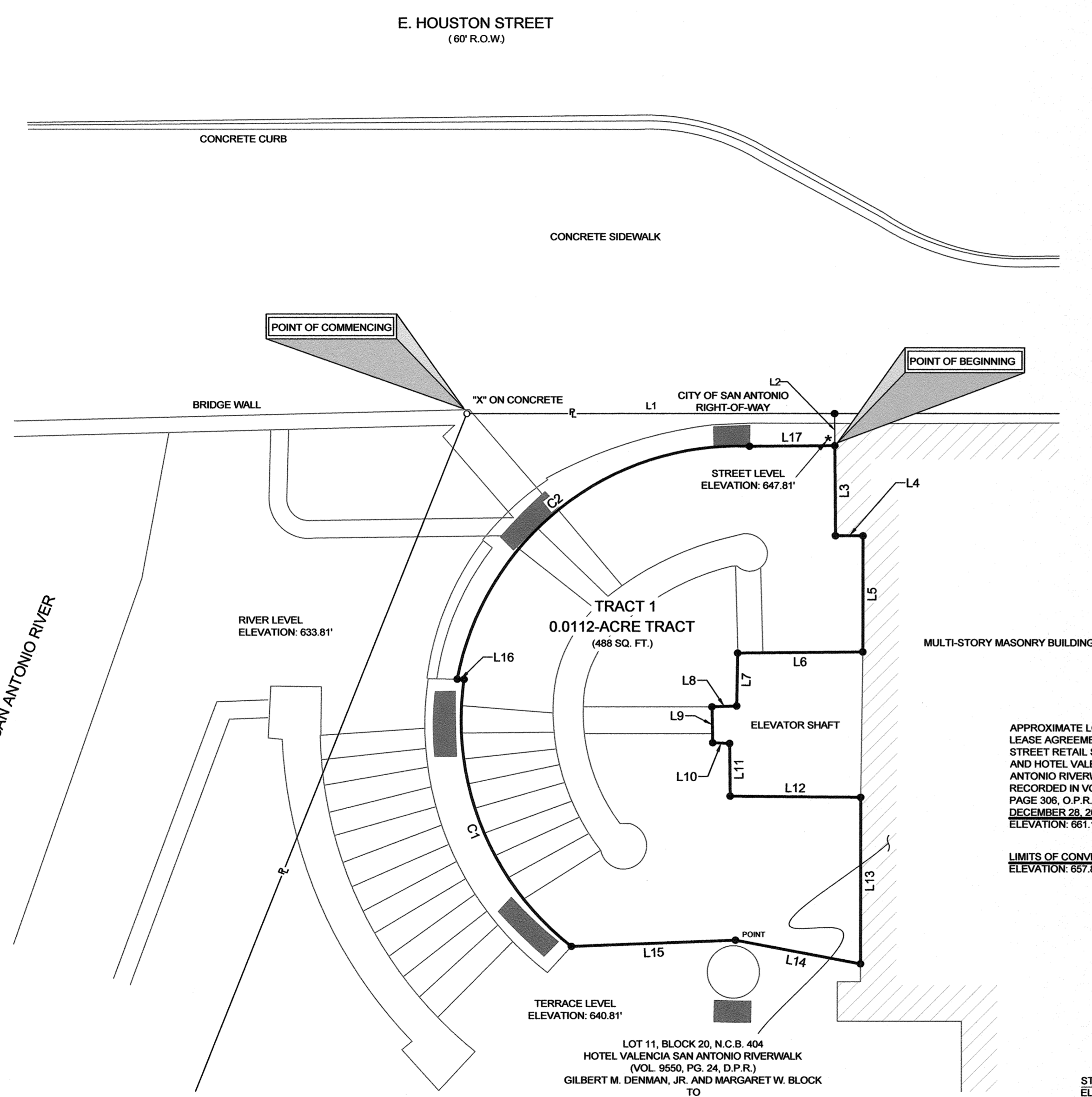
TRACT 1



- 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

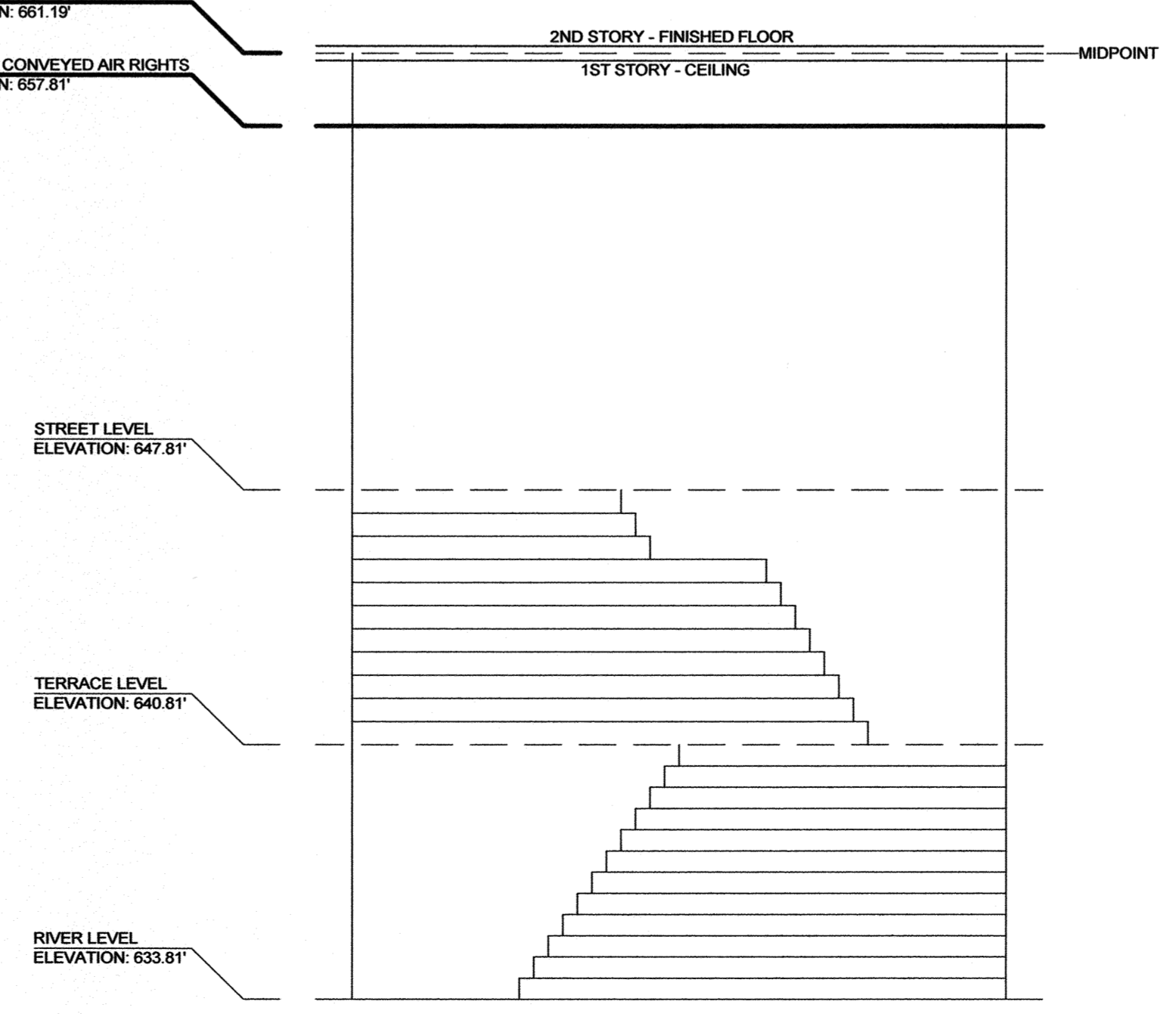
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N89°50'07"E | 20.80 |
| L2 | S00°27'46"E | 1.80 |
| L3 | S00°27'46"E | 5.04 |
| L4 | N00°00'00"E | 1.54 |
| L5 | S00°00'00"E | 6.40 |
| L6 | S88°27'12"W | 7.02 |
| L7 | S01°02'04"W | 2.96 |
| L8 | S88°12'00"W | 1.30 |
| L9 | S01°20'37"E | 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°00'20"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'

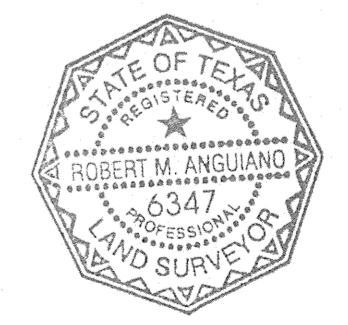


CAT. 1A, COND. 1 LAND TITLE SURVEY

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 |
|---------|------|

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

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

02/16/15 4 REVISED ELEVATIONS

| REVISED PARCEL, KEY MAP AND METES AND BOUNDS DESCRIPTION | ADDED PROFILE DATA | ADDED ELEVATIONS | DATE | NO. | DESCRIPTION | REVISIONS |
|--|--------------------|------------------|------|-----|-------------|-----------|
| | | | | | | |

**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 9S50, 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.

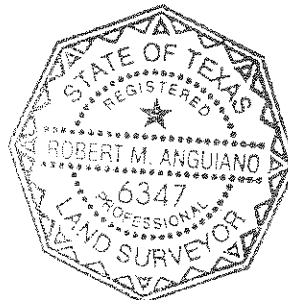
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

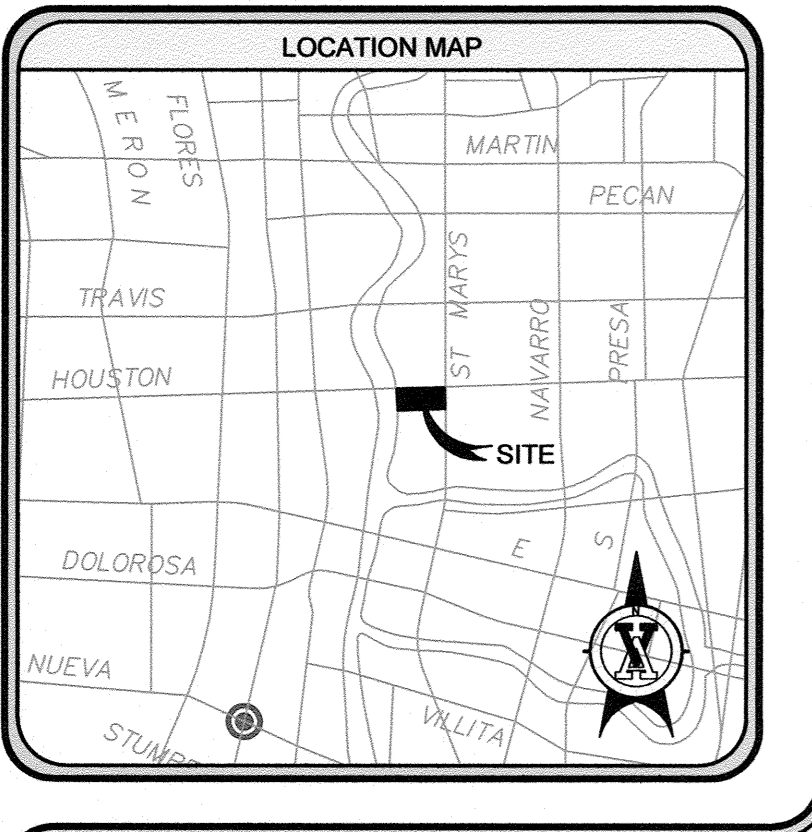


ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

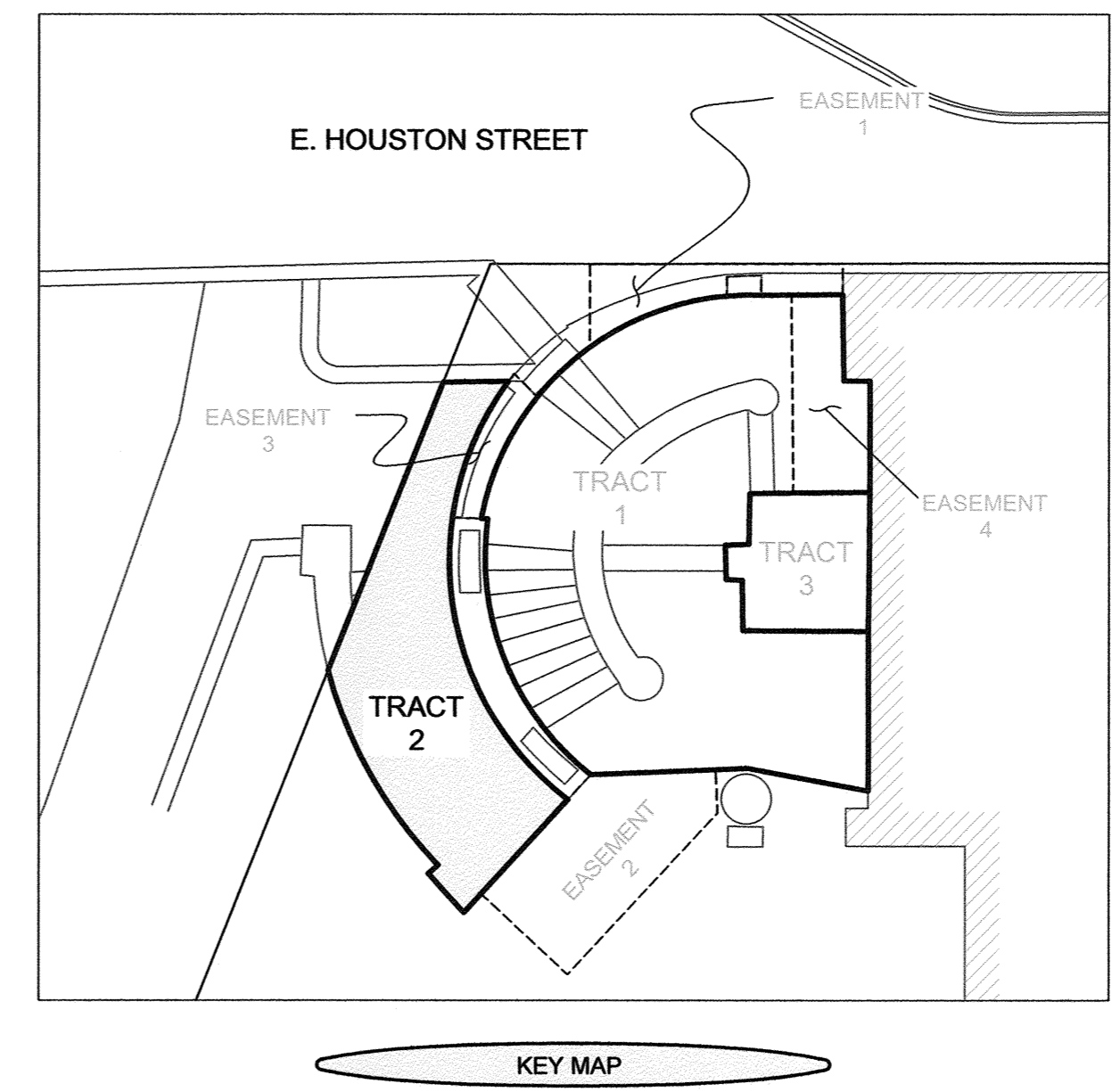
An accompanying survey plat of even date accompanies this description.



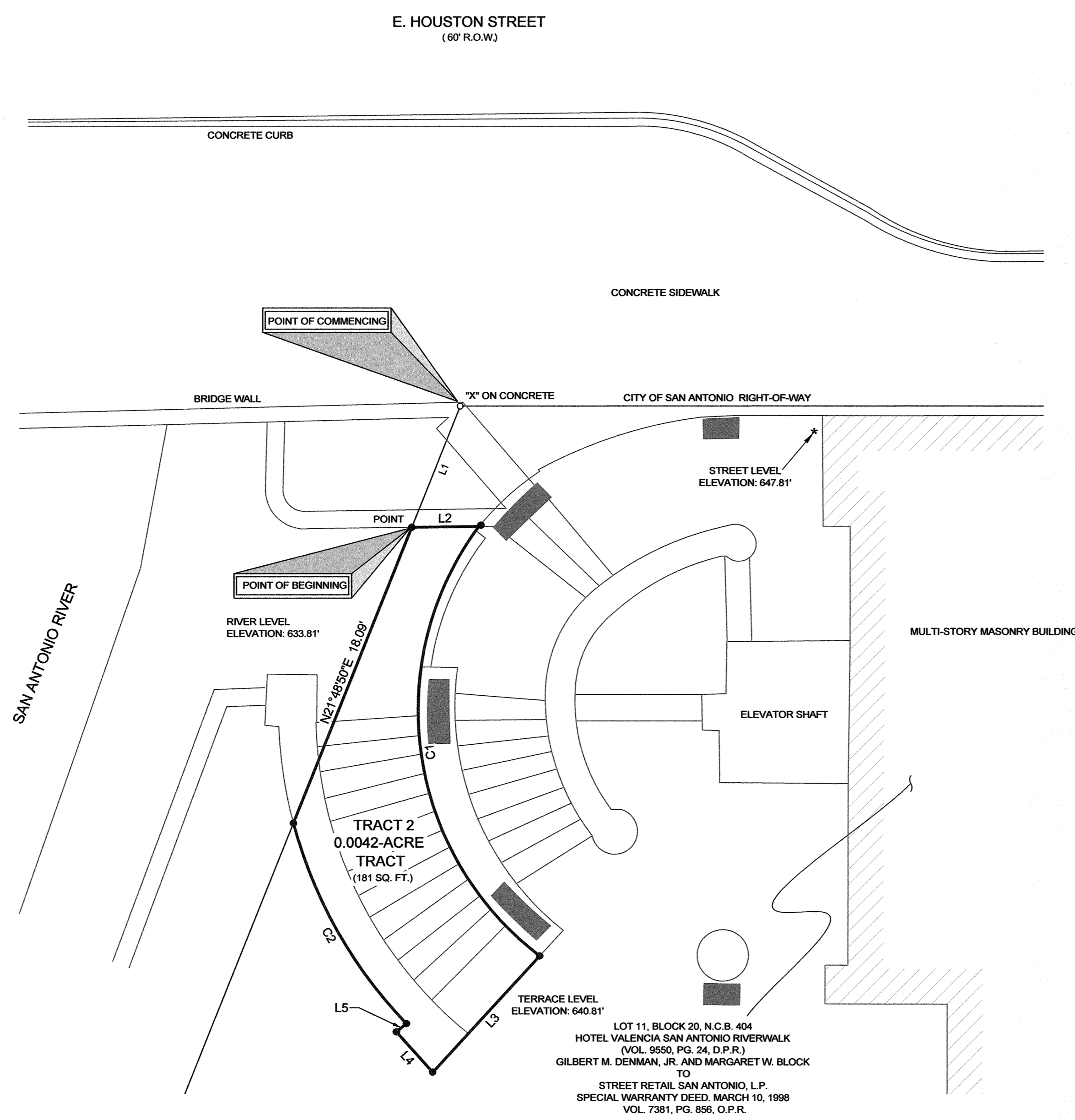
TRACT 2



- 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 (4294).
 - (GN4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (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**
- 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
 - 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



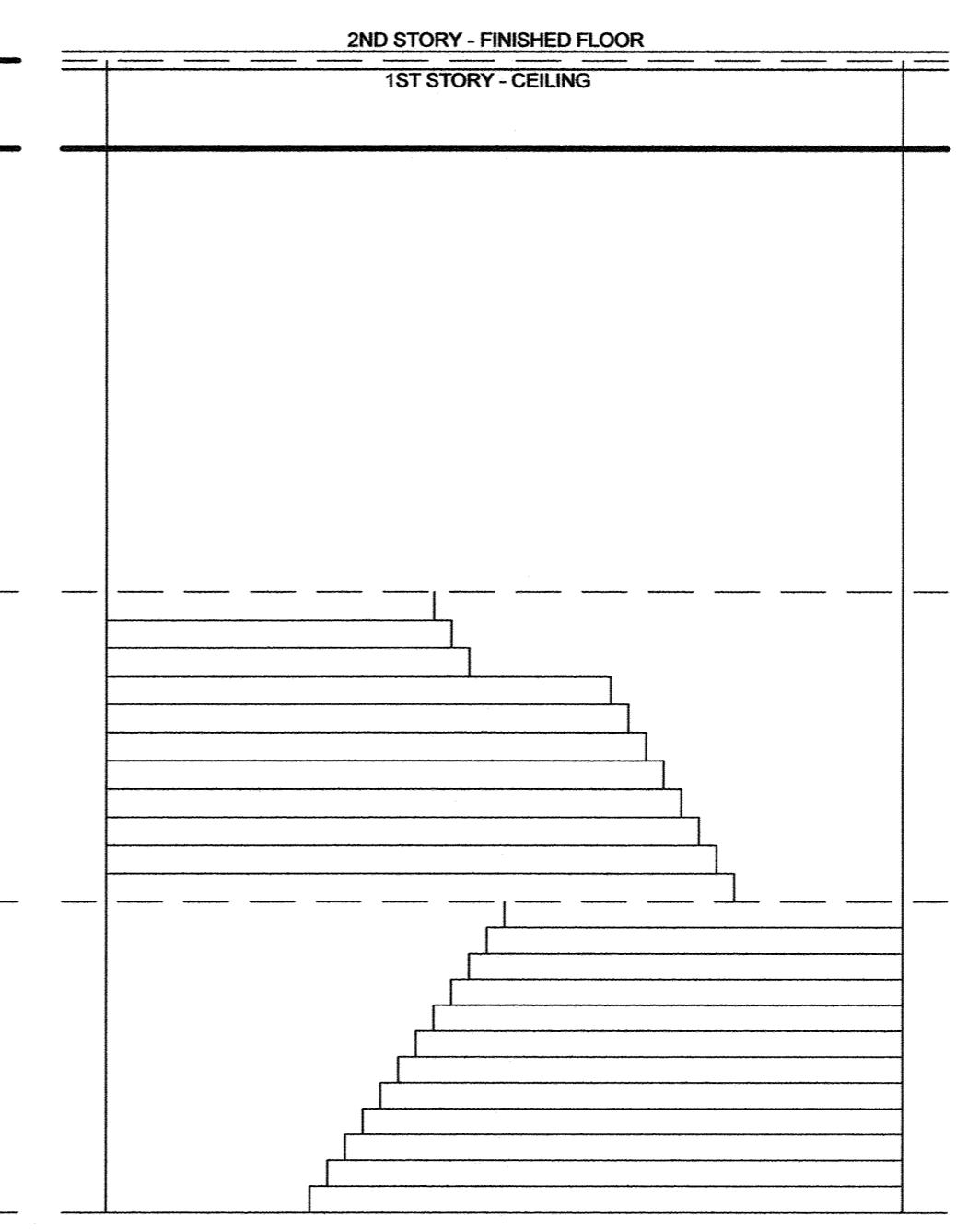
LOWEST LIMIT OF LEASE AGREEMENT BETWEEN STREET RETAIL SAN ANTONIO, LP AND HOTEL VALENCIA SAN ANTONIO RIVERWALK, LP, RECORDED IN VOLUME 8739, PAGE 306, O.P.R. DATED DECEMBER 28, 2000. ELEVATION: 651.15'

LIMITS OF CONVEYED AIR RIGHTS. ELEVATION: 657.81'

STREET LEVEL ELEVATION: 647.81'

TERRACE LEVEL ELEVATION: 640.81'

RIVER LEVEL ELEVATION: 633.81'



ELEVATION DETAIL

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S21°46'52"W | 7.41' |
| L2 | N89°16'16"E | 3.81' |
| L3 | S42°40'07"W | 8.87' |
| 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' | 89°20'49" | 17.37' | S8°08'33"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. 7381, PG. 856, O.P.R.

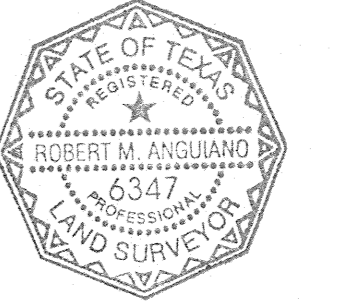
CAT. 1A, COND. I LAND TITLE SURVEY

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.

[Signature] DATED 02-16-15

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



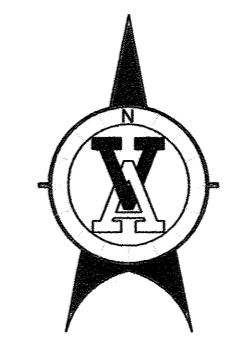
LAND TITLE SURVEY OF A 0.0042-ACRE TRACT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

SCALE
1" = 5'

SHEET 1 OF 1

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



**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.



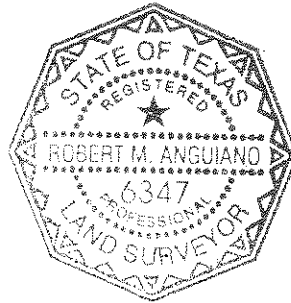
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

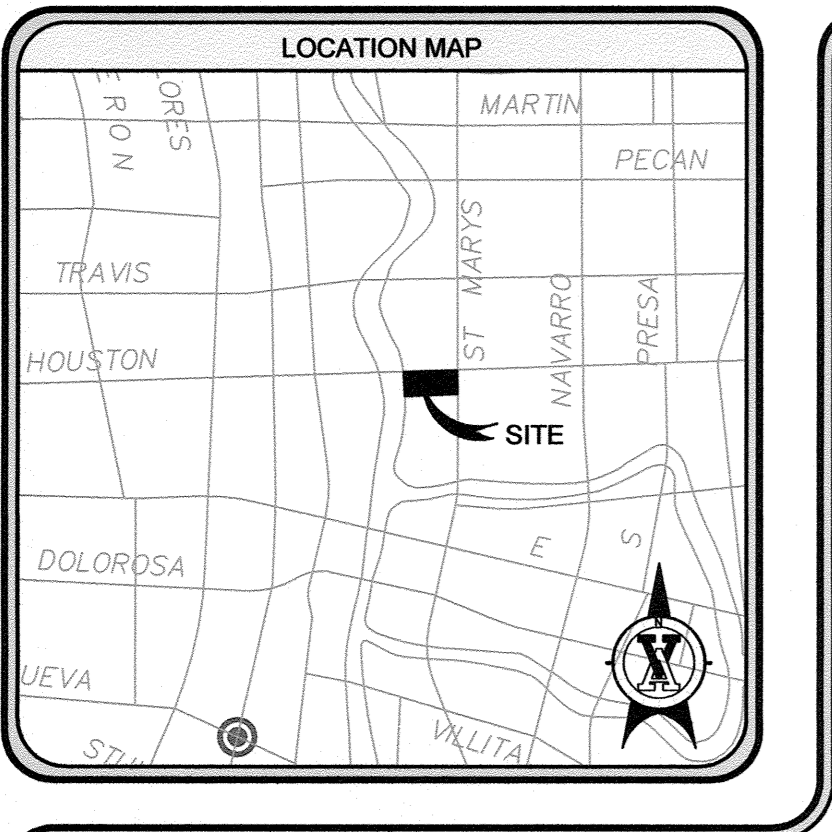
An accompanying survey plat of even
date accompanies this description.



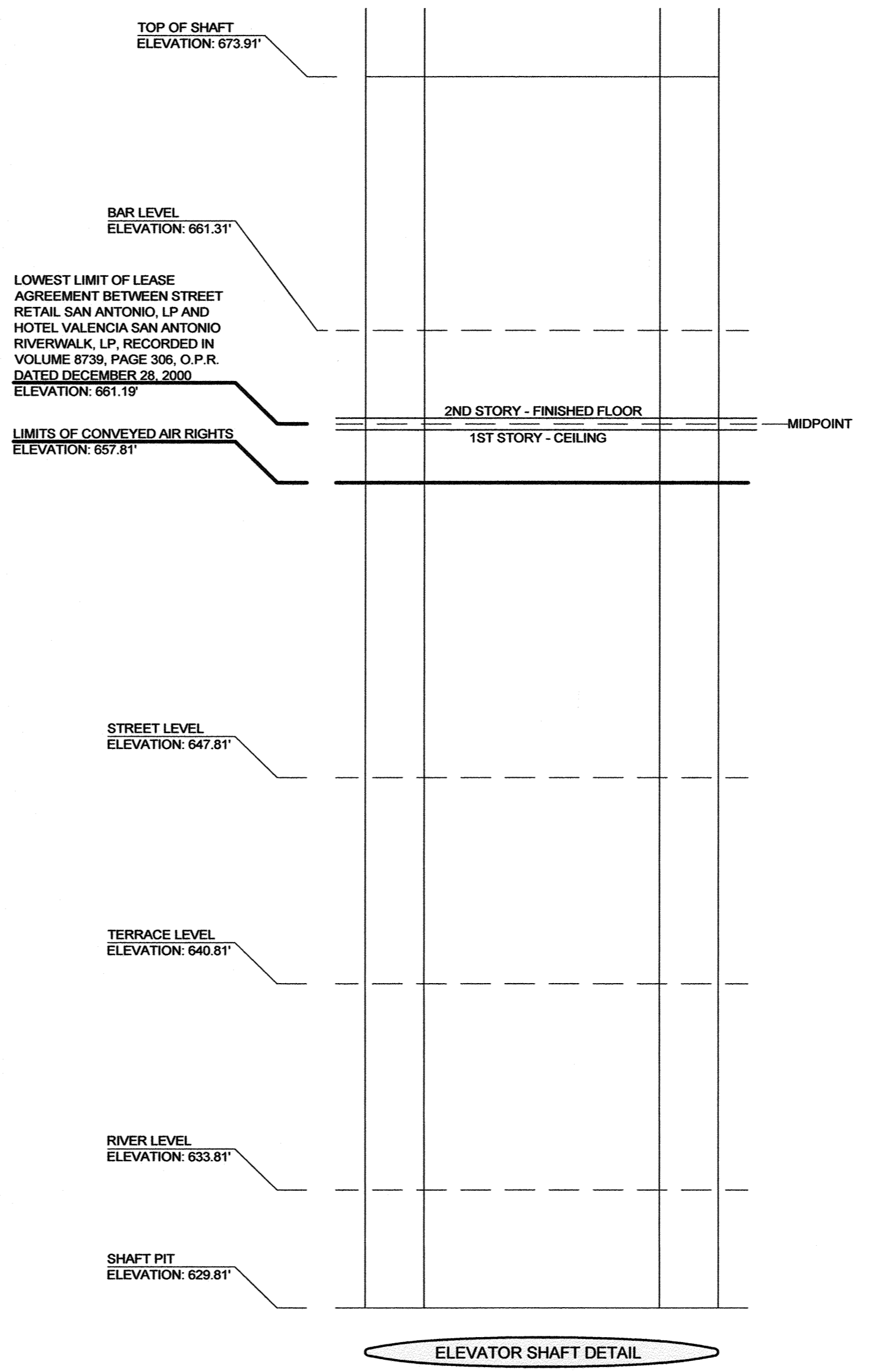
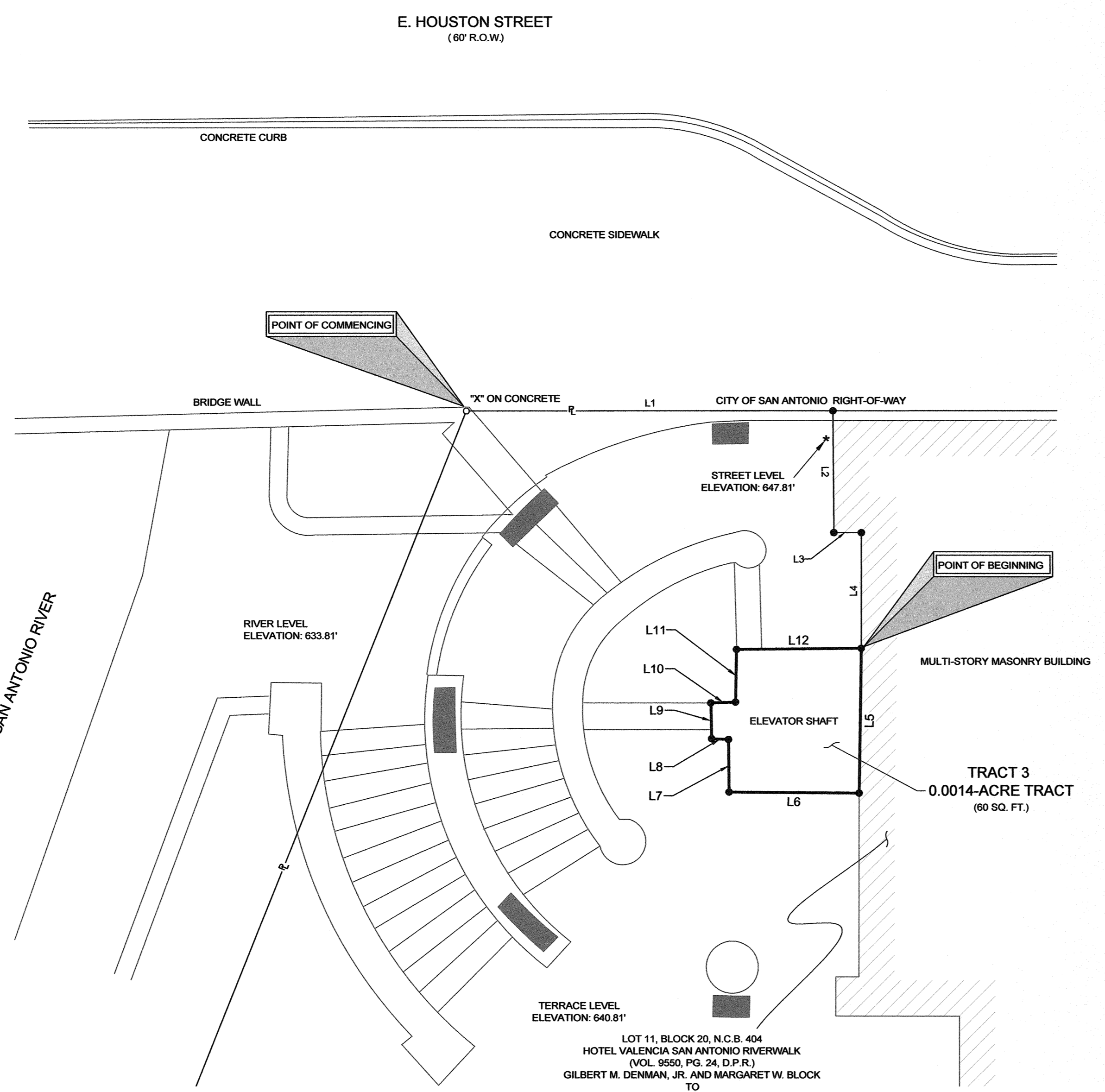
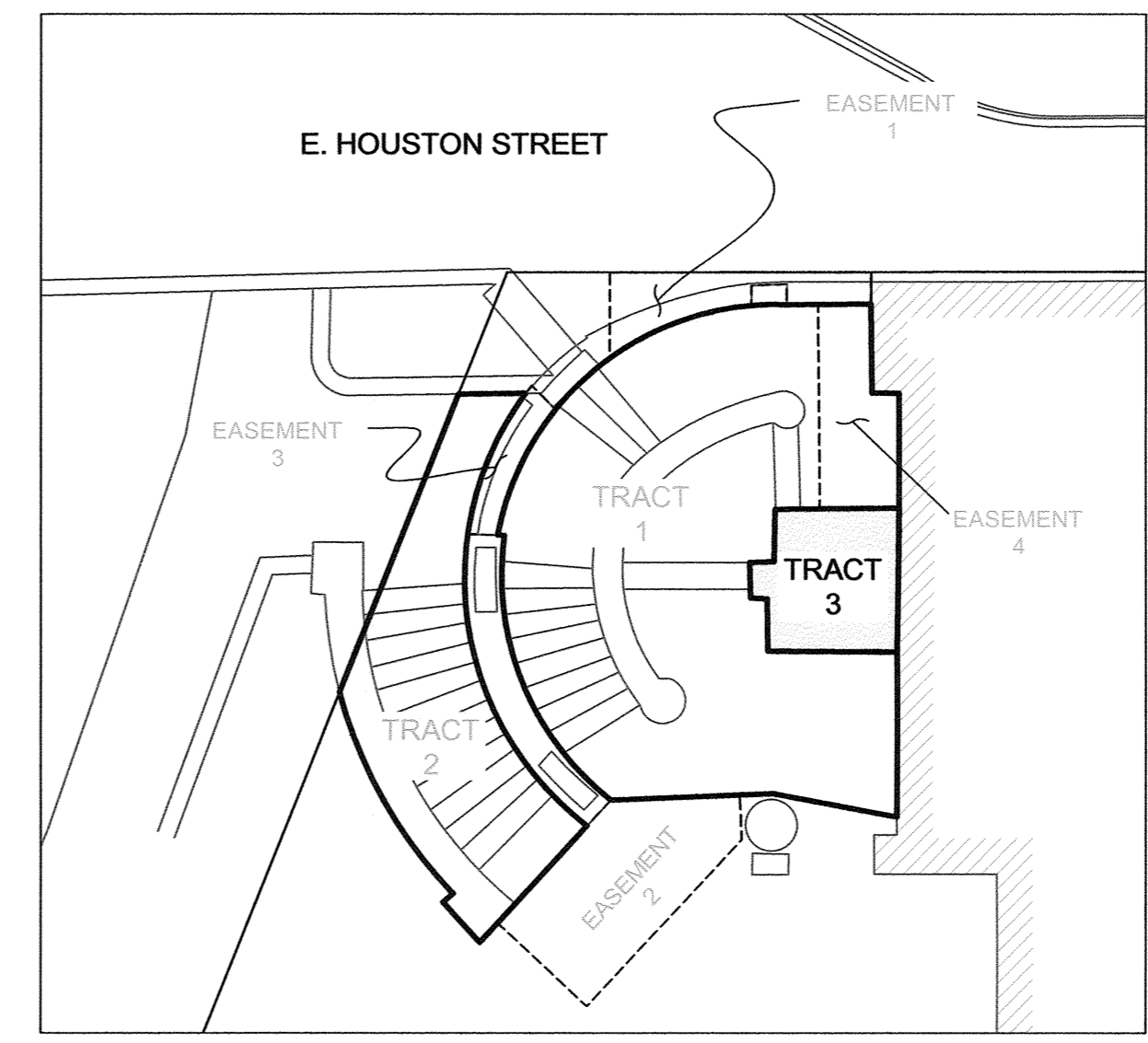
ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.



TRACT 3



- 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 (4296).
 - (GN4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (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'



LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N89°56'02"E | 20.82 |
| L2 | S00°27'46"E | 6.83 |
| L3 | N90°00'00"E | 1.54 |
| L4 | S00°00'00"E | 6.46 |
| L5 | S00°46'40"W | 8.12 |
| L6 | N89°33'53"W | 7.31 |
| L7 | N00°40'04"W | 2.95 |
| L8 | N87°52'40"W | 0.95 |
| L9 | N81°20'33"W | 2.01 |
| L10 | N88°12'58"E | 1.39 |
| L11 | N81°02'04"E | 2.96 |
| L12 | N89°27'12"E | 7.02 |

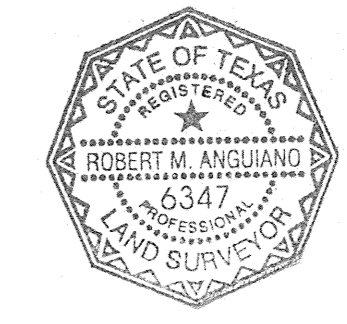
- LEGEND**
- FRR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - O-U-E— OVERHEAD UTILITY
 - E—T— ELECTRIC TRANSFORMER
 - H—S— HANDICAP SIGN (UNLESS OTHERWISE NOTED)
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ WASTEWATER MANHOLE
 - ⊕ STORM WATER MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ LIGHT STANDARD
 - ⊕ ELECTRIC METER
 - ⊕ FIRE HYDRANT
 - ⊕ G.U.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

CAT. 1A COND. I LAND TITLE SURVEY

FOR
TRACT 3
A 0.0014-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

DATED 02-16-15



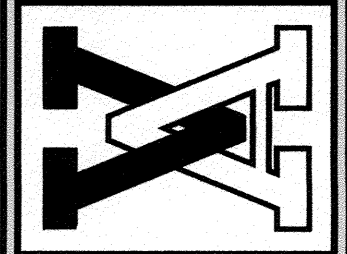
PREPARED FOR:
STREET RETAIL SAN ANTONIO, L.P.

02/16/15 3 REVISED ELEVATIONS

| REVISED PARCEL, KEY MAP AND METES AND BOUNDS DESCRIPTION | DATE | NO. | DESCRIPTION |
|--|----------|-----|---|
| 1 | 12/02/14 | 1 | ADDED ELEVATIONS, ELEVATOR SHAFT DETAIL, REVISED METES AND BOUNDS DESCRIPTION |

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

12340 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
TBP, S Firm Registration No. 10004100



LAND TITLE SURVEY OF A 0.0014-ACRE 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 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

**METES AND BOUNDS DESCRIPTION
TRACT 3
0.0014-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0014-ACRE (60 SQUARE FEET) 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, 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 0.0014-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 DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11 AND PARTIALLY ALONG THE FACE OF EXISTING BUILDING WALL, THE FOLLOWING THREE (3) CALLS:

- 1) S00°27'46"E, A DISTANCE OF 6.83 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 **POINT OF BEGINNING**, AT A CORNER OF AN ELEVATOR SHAFT, AND NORTHEAST 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 EIGHT (8) CALLS:


- 1) S00°46'40"W, A DISTANCE OF 8.12 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N89°33'53"W, A DISTANCE OF 7.31 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) N00°40'04"W, A DISTANCE OF 2.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N87°52'40"W, A DISTANCE OF 0.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) N01°20'37"W, A DISTANCE OF 2.01 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) N88°12'55"E, A DISTANCE OF 1.39 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,



- 7) N01°02'04"E, A DISTANCE OF 2.96 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 8) N89°27'12"E, A DISTANCE OF 7.02 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.0014 OF AN ACRE (60 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.

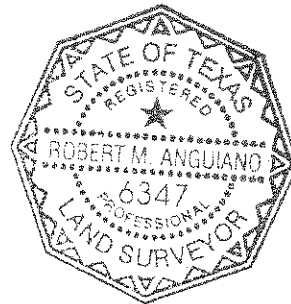
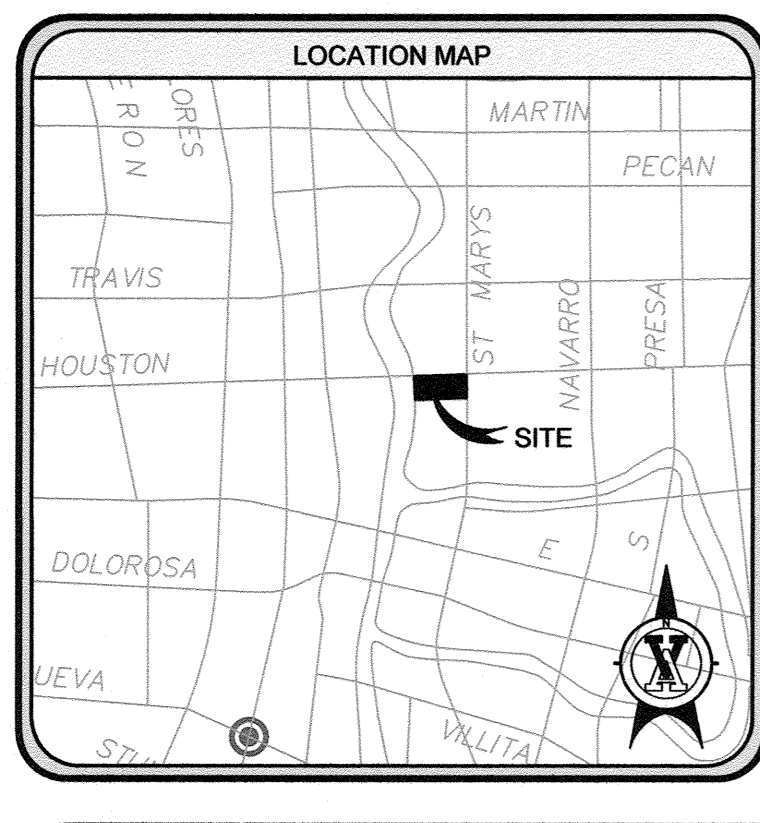


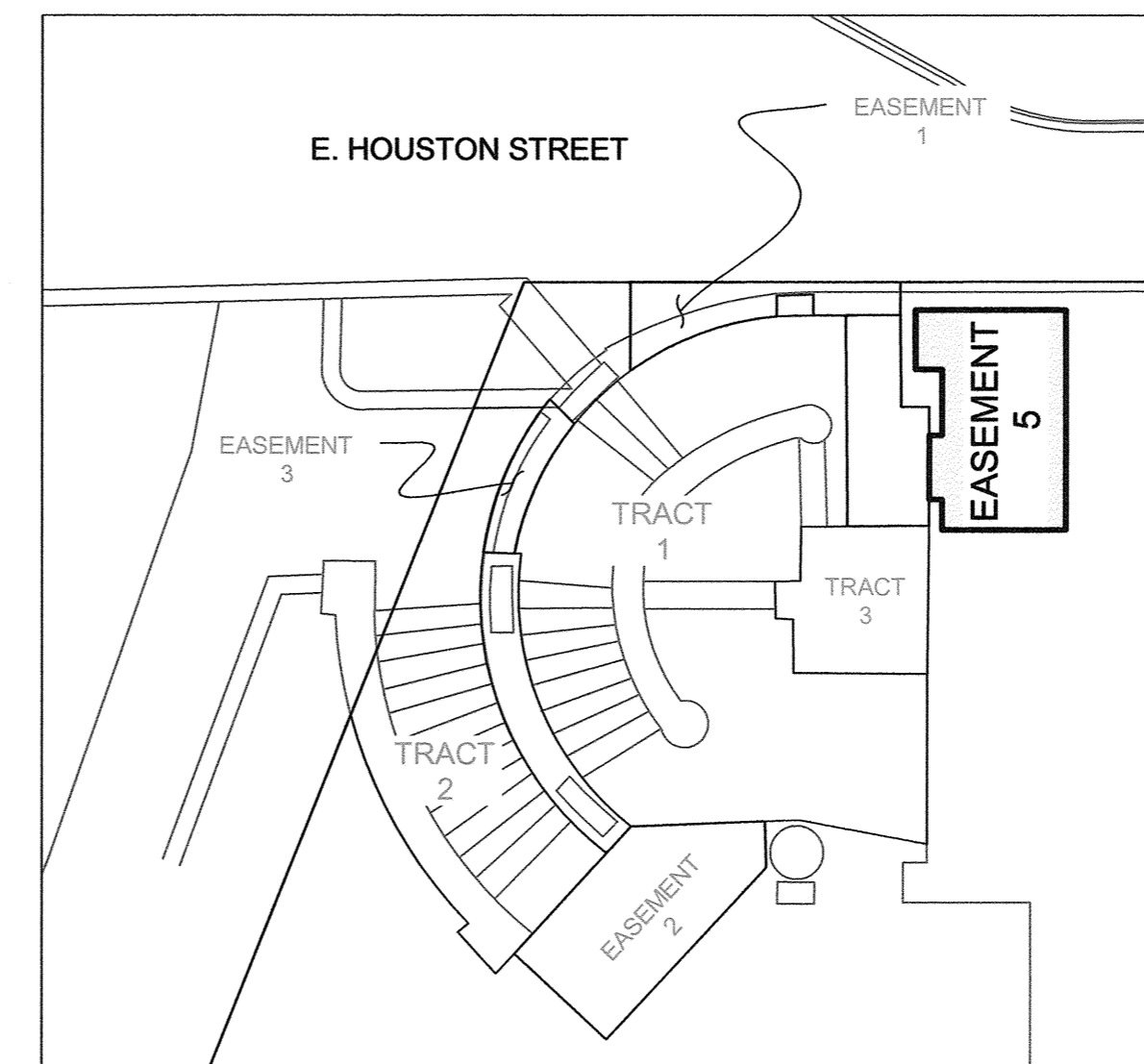
EXHIBIT "B"

Otis Hydraulic Cab Model No. 211, Serial No. 950212

EXHIBIT "C"

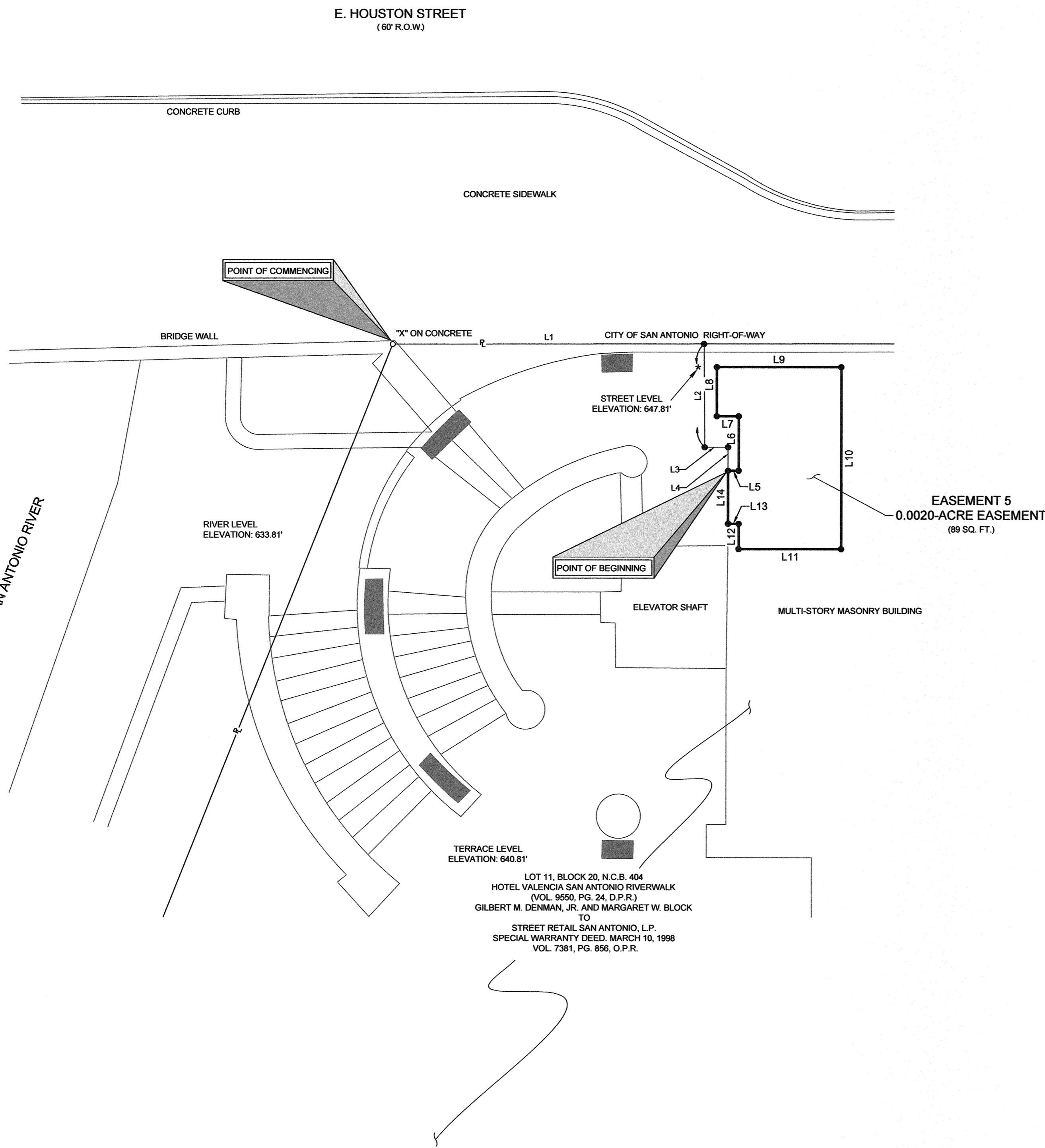


- GENERAL NOTES**
- (GN1) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 - (GN2) THIS SURVEY WAS PERFORMED ON THE GROUND ON MARCH 2015.
 - (GN3) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - (GN4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (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'

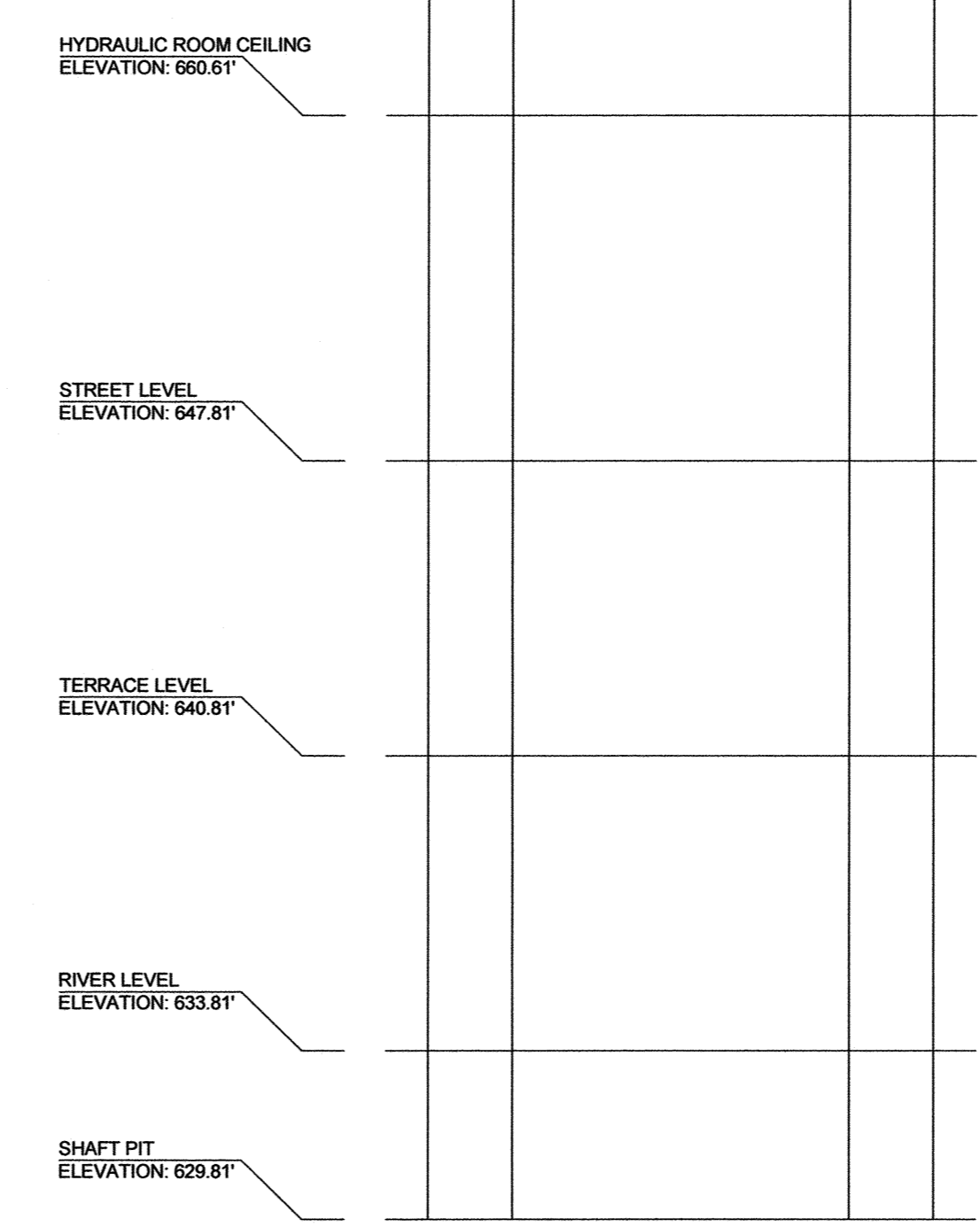


KEY MAP

- LEGEND**
- IR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - O-U E OVERHEAD UTILITY
 - E ELECTRIC TRANSFORMER
 - ⊕ HANDBICAP SIGN (UNLESS OTHERWISE NOTED)
 - ⊕ W WATER VALVE
 - ⊕ W WATER METER
 - ⊕ W WASTEWATER MANHOLE
 - ⊕ S STORM WATER MANHOLE
 - C-C CLEAN OUT
 - ⊕ L LIGHT STANDARD
 - ⊕ E ELECTRIC METER
 - ⊕ F FIRE HYDRANT
 - G.E.T.CA 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
 - W WIRE FENCE
 - W WROUGHT IRON FENCE
 - D.I. DRAIN INLET
 - ⊕ PIPE
 - ⊕ CABLE PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ E ELECTRIC PULL BOX
 - V.W. VARIABLE WIDTH
 - P.S. PARKING SPACE
 - ⊕ AIR CONDITIONER PAD
 - OVERALL
 - ⊕ PROPERTY LINE
 - * ELEVATION REFERENCE POINT



| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N89°56'02"E | 20.60' |
| L2 | S00°27'46"E | 6.83' |
| L3 | N60°00'00"E | 1.54' |
| L4 | S00°00'00"E | 1.50' |
| L5 | N60°00'00"E | 0.70' |
| L6 | N60°00'00"E | 3.60' |
| L7 | S89°02'02"W | 1.45' |
| L8 | N60°00'00"E | 3.20' |
| L9 | N60°00'00"E | 8.29' |
| L10 | S00°00'00"E | 12.02' |
| L11 | S90°00'00"W | 6.78' |
| L12 | N60°00'00"E | 1.62' |
| L13 | N60°00'00"W | 0.70' |
| L14 | N60°00'00"E | 3.50' |



ELEVATOR SHAFT DETAIL

CAT. 1B COND. 1 STANDARD LAND SURVEY

FOR
EASEMENT 5
A 0.0020-ACRE 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.

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

DATED 03-16-15

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

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12840 Country Parkway, San Antonio, TX 78216
Telephone: (210) 349-3274
TBLIS Firm Registration No. 10004100

STANDARD LAND SURVEY OF A 0.0020-ACRE EASEMENT 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 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROJ NO. 2543-001-104
DATE: 03/16/2015
SCALE
1" = 5'
0 2.5 5 7.5
SHEET 1 OF 1

07/2013 12:48:02 PM L:\p0000\12840-001\Survey\Map\B-1_Survey\Map.dwg

**METES AND BOUNDS DESCRIPTION
EASEMENT 5
0.0020-ACRE EASEMENT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 0.0020-acre (89 square feet) 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, said Lot 11 being that same land conveyed from Gilbert M. Denman, Jr. and Margaret W. Block to 5street 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 0.0020-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 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 departing said common line, into and across said Lot 11 and partially along the face of existing building wall, the following three (3) calls:

- 1) 500°27'46"E, a distance of 6.83 feet to a point, for a corner of the herein described easement,
- 2) N90°00'00"E, a distance of 1.54 feet to a point, for a corner of the herein described easement, and
- 3) S00°00'00"E, a distance of 1.55 feet to the **POINT OF BEGINNING** of the herein described easement;

THENCE continuing into and across said Lot 11, departing said face of building wall, along the interior face of wall for a hydraulic equipment room, the following nine (9) calls:

- 1) N90°00'00"E, a distance of 0.70 feet to a point, for a corner of the herein described easement,
- 2) N00°00'00"E, a distance of 3.60 feet to a point, for a corner of the herein described easement,
- 3) S90°00'00"W, a distance of 1.45 feet to a point, for a corner of the herein described easement,
- 4) N00°00'00"W, a distance of 3.25 feet to a point, for the northwest corner of the herein described easement,
- 5) N90°00'00"E, a distance of 8.23 feet to a point, for the northeast corner of the herein described easement,
- 6) S00°00'00"E, a distance of 12.02 feet to a point, for the southeast corner of the herein described easement,
- 7) S90°00'00"W, a distance of 6.78 feet to a point, for the southwest corner of the herein described easement,
- 8) N00°00'00"E, a distance of 1.67 feet to a point on said face of existing building wall, for a corner of the herein described easement, and
- 9) N90°00'00"W, a distance of 0.70 feet to a point, for a corner of the herein described easement;



THENCE N00°00'00"E, along said existing face of building wall, a distance of 3.50 feet returning to the **POINT OF BEGINNING** and containing 0.0020 of an acre (89 square feet) of easement.

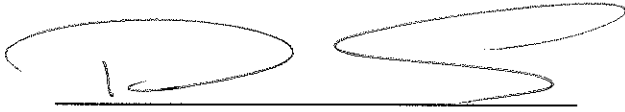
Job No. 2543-001-104

March 13, 2015

Revised March 16, 2015

Certified this 16th day of March, 2015

An accompanying survey plat of even date accompanies this description.



Robert M. Anguiano, RPLS
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.

