

EXHIBIT C

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: Street Retail San Antonio, LP

Grantor's Address: 1626 East Jefferson Street
Rockville, Maryland 20852-4041
Attention: Legal

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: 0.00020 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:

**STREET RETAIL SAN ANTONIO, LP,
a Delaware limited partnership, by its
sole general partner, SRI San Antonio, Inc.
d/b/a Street Retail San Antonio I, Inc.,
a Maryland corporation**

By: _____

Printed
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 MARYLAND §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on _____, 2015,
by _____, _____ of SRI San Antonio, Inc. d/b/a
Street Retail San Antonio, Inc, a Maryland Corporation, on behalf of such
corporation as the sole general partner of Street Retail San Antonio, LP, a Delaware
limited partnership.

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:

Street Retail San Antonio, LP
1626 E Jefferson St.
Rockville, MD 20852-4041

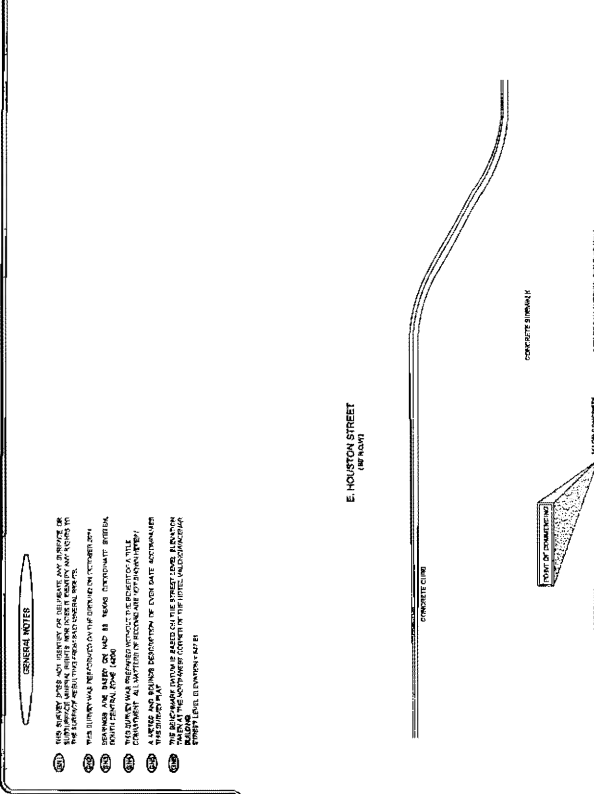
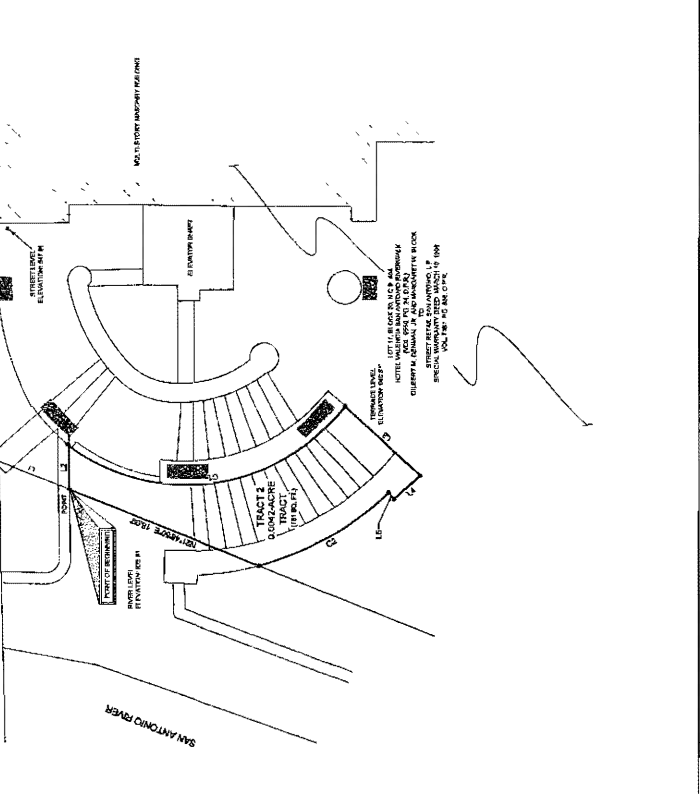
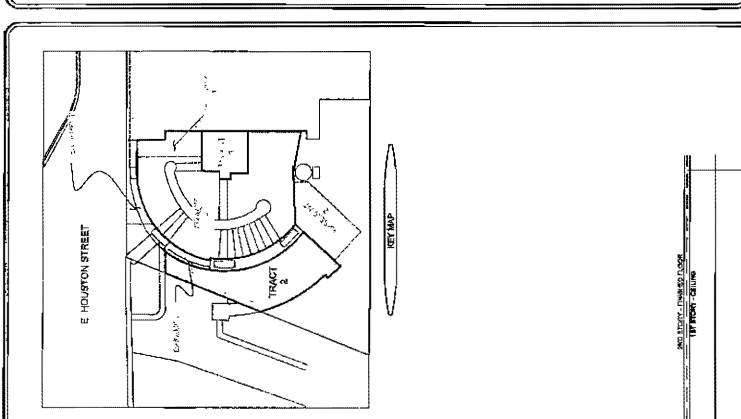
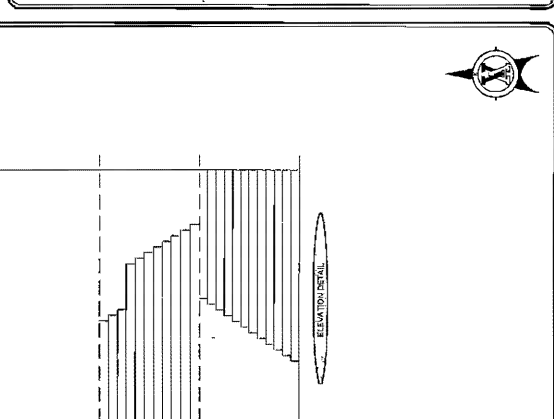
GRANTEE'S ADDRESS:

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

Exhibit A

Tract 2 and Tract 1

PREPARED FOR
STREET METAL SAN ANTONIO, L.P.

[illegible][illegible][illegible]

**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 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 0.0042-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.



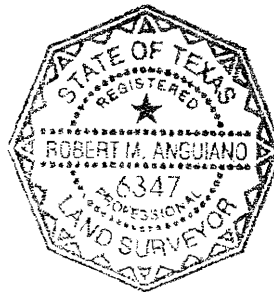
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

An accompanying survey plat of even
date accompanies this description.



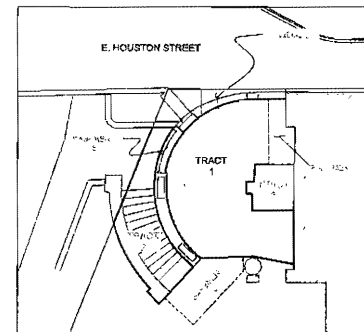
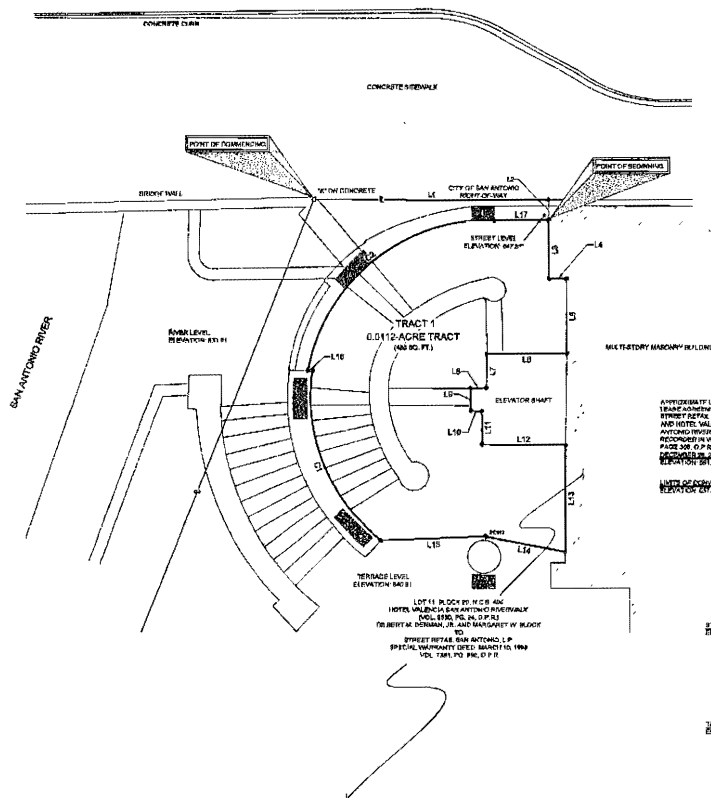
ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.





- GENERAL NOTES**
- THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURFACE OR SUBSURFACE MATERIALS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE SURFACE OR SUBSURFACE MATERIALS.
 - THIS SURVEY WAS PERFORMED IN THE CITY OF SAN ANTONIO, TEXAS.
 - REMARKS ARE BASED ON THE SAN ANTONIO COORDINATE SYSTEM, EIGHTY CENTRAL ZONE (L290).
 - THIS SURVEY WAS PERFORMED WITHIN THE CITY OF SAN ANTONIO, TEXAS, AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE SURFACE OR SUBSURFACE MATERIALS.
 - A REVIEW AND APPROVAL OF THE SURVEY DATA, INCLUDING THE SURVEYOR'S SIGNATURE, IS REQUIRED FOR THE SURVEY TO BE VALID.
 - THE SURVEYOR'S SIGNATURE IS REQUIRED FOR THE SURVEY TO BE VALID.

E. HOUSTON STREET
(60' WIDE)



- LEGEND**
- 1. TRACT 1
 - 2. TRACT 2
 - 3. TRACT 3
 - 4. TRACT 4
 - 5. TRACT 5
 - 6. TRACT 6
 - 7. TRACT 7
 - 8. TRACT 8
 - 9. TRACT 9
 - 10. TRACT 10
 - 11. TRACT 11
 - 12. TRACT 12
 - 13. TRACT 13
 - 14. TRACT 14
 - 15. TRACT 15
 - 16. TRACT 16
 - 17. TRACT 17
 - 18. TRACT 18
 - 19. TRACT 19
 - 20. TRACT 20
 - 21. TRACT 21
 - 22. TRACT 22
 - 23. TRACT 23
 - 24. TRACT 24
 - 25. TRACT 25
 - 26. TRACT 26
 - 27. TRACT 27
 - 28. TRACT 28
 - 29. TRACT 29
 - 30. TRACT 30
 - 31. TRACT 31
 - 32. TRACT 32
 - 33. TRACT 33
 - 34. TRACT 34
 - 35. TRACT 35
 - 36. TRACT 36
 - 37. TRACT 37
 - 38. TRACT 38
 - 39. TRACT 39
 - 40. TRACT 40
 - 41. TRACT 41
 - 42. TRACT 42
 - 43. TRACT 43
 - 44. TRACT 44
 - 45. TRACT 45
 - 46. TRACT 46
 - 47. TRACT 47
 - 48. TRACT 48
 - 49. TRACT 49
 - 50. TRACT 50
 - 51. TRACT 51
 - 52. TRACT 52
 - 53. TRACT 53
 - 54. TRACT 54
 - 55. TRACT 55
 - 56. TRACT 56
 - 57. TRACT 57
 - 58. TRACT 58
 - 59. TRACT 59
 - 60. TRACT 60
 - 61. TRACT 61
 - 62. TRACT 62
 - 63. TRACT 63
 - 64. TRACT 64
 - 65. TRACT 65
 - 66. TRACT 66
 - 67. TRACT 67
 - 68. TRACT 68
 - 69. TRACT 69
 - 70. TRACT 70
 - 71. TRACT 71
 - 72. TRACT 72
 - 73. TRACT 73
 - 74. TRACT 74
 - 75. TRACT 75
 - 76. TRACT 76
 - 77. TRACT 77
 - 78. TRACT 78
 - 79. TRACT 79
 - 80. TRACT 80
 - 81. TRACT 81
 - 82. TRACT 82
 - 83. TRACT 83
 - 84. TRACT 84
 - 85. TRACT 85
 - 86. TRACT 86
 - 87. TRACT 87
 - 88. TRACT 88
 - 89. TRACT 89
 - 90. TRACT 90
 - 91. TRACT 91
 - 92. TRACT 92
 - 93. TRACT 93
 - 94. TRACT 94
 - 95. TRACT 95
 - 96. TRACT 96
 - 97. TRACT 97
 - 98. TRACT 98
 - 99. TRACT 99
 - 100. TRACT 100

LINE TABLE

LINE	MARK	LOCATION
L1	MARKER	LOT 1
L2	MARKER	LOT 2
L3	MARKER	LOT 3
L4	MARKER	LOT 4
L5	MARKER	LOT 5
L6	MARKER	LOT 6
L7	MARKER	LOT 7
L8	MARKER	LOT 8
L9	MARKER	LOT 9
L10	MARKER	LOT 10
L11	MARKER	LOT 11
L12	MARKER	LOT 12
L13	MARKER	LOT 13
L14	MARKER	LOT 14
L15	MARKER	LOT 15
L16	MARKER	LOT 16
L17	MARKER	LOT 17

CLAVE TABLE

CLAVE	MARKER	LOCATION
C1	MARKER	LOT 1
C2	MARKER	LOT 2
C3	MARKER	LOT 3
C4	MARKER	LOT 4
C5	MARKER	LOT 5
C6	MARKER	LOT 6
C7	MARKER	LOT 7
C8	MARKER	LOT 8
C9	MARKER	LOT 9
C10	MARKER	LOT 10
C11	MARKER	LOT 11
C12	MARKER	LOT 12
C13	MARKER	LOT 13
C14	MARKER	LOT 14
C15	MARKER	LOT 15
C16	MARKER	LOT 16
C17	MARKER	LOT 17

DET. 1A, COND. LAND TITLE SURVEY

FOR
TRACT 1
A 0.0112-ACRE TRACT
OUT OF LOT 11, BLOCK 30, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

I, ROBERT M. ANDERSON, HEREBY CERTIFY THAT THIS SURVEY IS ACCURATELY CORRELATE WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND REQUIREMENTS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

ROBERT M. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 12345
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS



LAND TITLE SURVEY OF A 0.0112-ACRE TRACT OUT OF LOT 11, BLOCK 30, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN BEXAR COUNTY, TEXAS.

PROJ. NO. 1340-001-004
DATE: 10/27/14
SCALE: 1" = 30'
SHEET 1 OF 1

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

**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 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 0.0112-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°52'40"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°33'53"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:

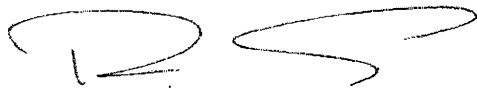
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE 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°21'59", 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°56'52"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 N51°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.

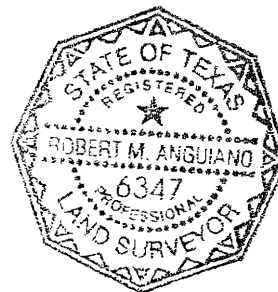
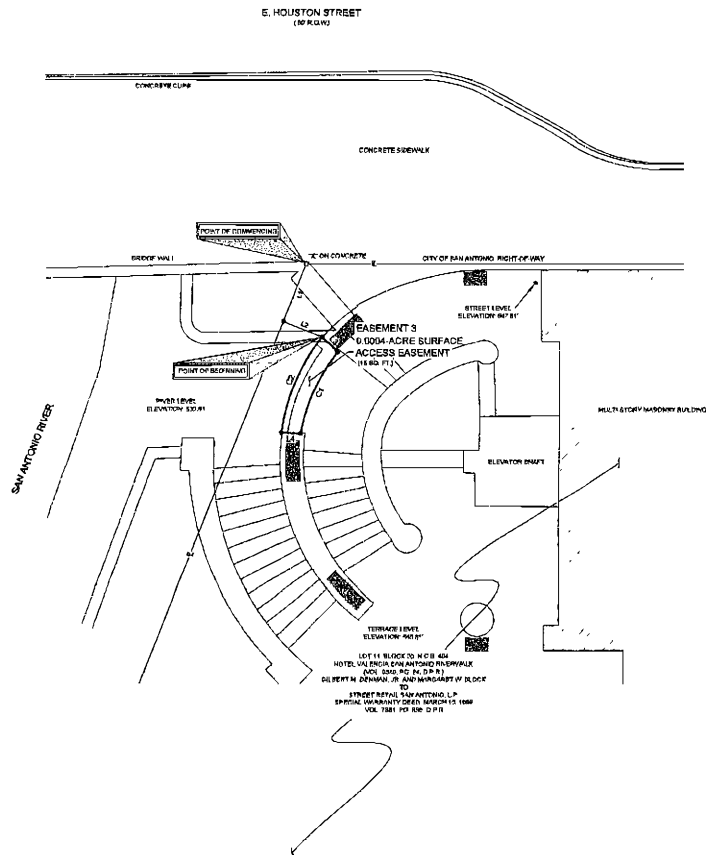
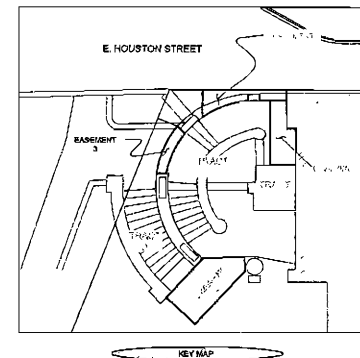
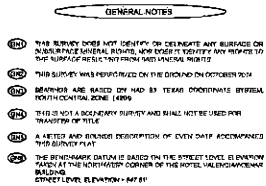


Exhibit B

Easement 2



LINE TABLE		
LINE	DESCRIPTION	LENGTH
01	GETTING STARTED	100
02	INTRODUCTION	200
03	BACKGROUND	150
04	CONCLUSION	100

CURVE TABLE						
CURVE	1/4 MILE	1/2 MILE	3/4 MILE	1 MILE	CURVE DEGREE	PICTURE
01	1.00	1.50	2.00	2.50	30°	
02	1.00	1.50	2.00	2.50	30°	

[illegible]

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • EROSION
12200 Queens Boulevard, Suite 400, NY 11375
Tel: (718) 339-3277
Fax: (718) 339-3277
Toll-Free: 1-800-368-1976



STANDARD LAND SURVEY OF A 0.0094-ACRE SURFACE ACCESS EASEMENT OUT OF LOT11, 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 6550, PAGE 24. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



PREPARED FOR
STREET RETAIL SAN ANTONIO, LP

PROJ NO 2543-001-104
DATE 11/03/2014
SCALE
1" = 50'
SHEET 1 OF 1

**METES AND BOUNDS DESCRIPTION
EASEMENT 2
0.0020-ACRE SURFACE ACCESS EASEMENT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0020-ACRE (86 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 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 0.0020-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 S21°48'50"W, DEPARTING SAID RIGHT-OF-WAY, ALONG THE COMMON LINE OF SAID LOT 11 AND SAN ANTONIO RIVER, A DISTANCE OF 34.27 FEET TO A POINT;

THENCE S68°11'10"E, DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11, A DISTANCE OF 13.16 FEET TO A POINT ON EDGE OF ROCK WALL, FOR THE **POINT OF BEGINNING** AND MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N42°40'00"E, GENERALLY ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 9.46 FEET TO A CORNER OF ROCK WALL, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT;

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

- 1) N87°48'41"E, A DISTANCE OF 7.30 FEET TO A POINT, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 2) S02°11'19"E, A DISTANCE OF 2.53 FEET TO A POINT, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 3) S43°00'55"W, A DISTANCE OF 12.86 FEET TO A POINT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, AND
- 4) N46°59'05"W, A DISTANCE OF 6.89 RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.0020 ACRES (86 SQUARE FEET) OF EASEMENT.

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.



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: Street Retail San Antonio, LP

Grantor's Address: 1626 East Jefferson Street
Rockville, Maryland 20852-4041
Attention: Legal

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 and the Houston Street Right-of-Way by Grantee and the general public.

Appurtenant Property: 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: 0.0008 acre, 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 by reference for all purposes as if 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:

**STREET RETAIL SAN ANTONIO, LP,
a Delaware limited partnership, by its
sole general partner, SRI San Antonio, Inc.
d/b/a Street Retail San Antonio I, Inc.,
a Maryland corporation**

By: _____

Printed
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 MARYLAND §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on _____, 2015,
by _____, _____ of SRI San Antonio, Inc. d/b/a
Street Retail San Antonio, Inc, a Maryland Corporation, on behalf of such
corporation as the sole general partner of Street Retail San Antonio, LP, a Delaware
limited partnership.

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:

Street Retail San Antonio, LP
1626 E Jefferson St.
Rockville, MD 20852-4041

GRANTEE'S ADDRESS:

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

Exhibit A

Tract 1

**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 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 0.0112-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°52'40"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°33'53"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:

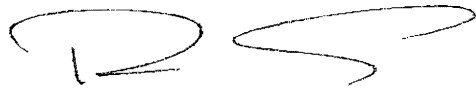
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE 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°21'59", 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°56'52"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 N51°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.

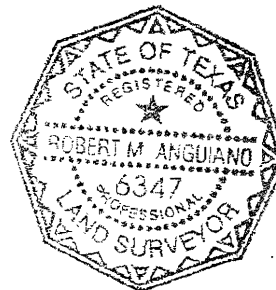


Exhibit B

Easement 1

**METES AND BOUNDS DESCRIPTION
EASEMENT 1
0.0008-ACRE SURFACE ACCESS EASEMENT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0008-ACRE (34 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 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 0.0008-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 E. HOUSTON STREET RIGHT-OF-WAY, A DISTANCE OF 5.82 FEET TO THE **POINT OF BEGINNING** AND NORTHWEST CORNER OF THE HEREIN DESCRIBE EASEMENT;

THENCE N89°56'02"E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 14.78 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11, THE FOLLOWING TWO (2) CALLS:

- 1) S00°27'46"E, AND PARTIALLY ALONG THE FACE OF EXISTING BUILDING WALL, A DISTANCE OF 1.80 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND
- 2) S89°32'14"W, DEPARTING SAID FACE OF BUILDING WALL, A DISTANCE OF 4.78 FEET TO A CORNER OF A ROCK COLUMN, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT;

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

- 1) N00°49'56"E, A DISTANCE OF 1.16 FEET TO A CORNER OF ROCK COLUMN, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 2) S87°44'46"W, A DISTANCE OF 2.03 FEET TO A CORNER OF ROCK COLUMN, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT, AND
- 3) S01°10'44"E, A DISTANCE OF 1.13 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE LEFT, AT A CORNER OF ROCK COLUMN, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING INTO AND ACROSS SAID LOT 11, THE FOLLOWING TWO (2) CALLS:

- 1) ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 8.66 FEET, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 31°00'19", AND A CHORD BEARING AND DISTANCE OF S69°38'36"W, 8.55 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT, AND



- 2) N00°03'58"W, A DISTANCE OF 4.84 RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.0008 OF AN ACRE (34 SQUARE FEET) OF EASEMENT.

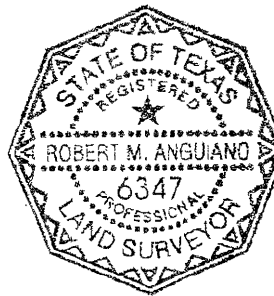
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

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.



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: Street Retail San Antonio, LP

Grantor's Address: 1626 East Jefferson Street
Rockville, Maryland 20852-4041
Attention: Legal

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:

**STREET RETAIL SAN ANTONIO, LP,
a Delaware limited partnership, by its
sole general partner, SRI San Antonio, Inc.
d/b/a Street Retail San Antonio I, Inc.,
a Maryland corporation**

By: _____

Printed
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 MARYLAND §
 §
COUNTY OF MONTGOMERY §

 This instrument was acknowledged before me on _____, 2015,
by _____, _____ of SRI San Antonio, Inc. d/b/a
Street Retail San Antonio, Inc, a Maryland Corporation, on behalf of such
corporation as the sole general partner of Street Retail San Antonio, LP, a Delaware
limited partnership.

 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:

Street Retail San Antonio, LP
1626 E Jefferson St.
Rockville, MD 20852-4041

GRANTEE'S ADDRESS:

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

Exhibit A

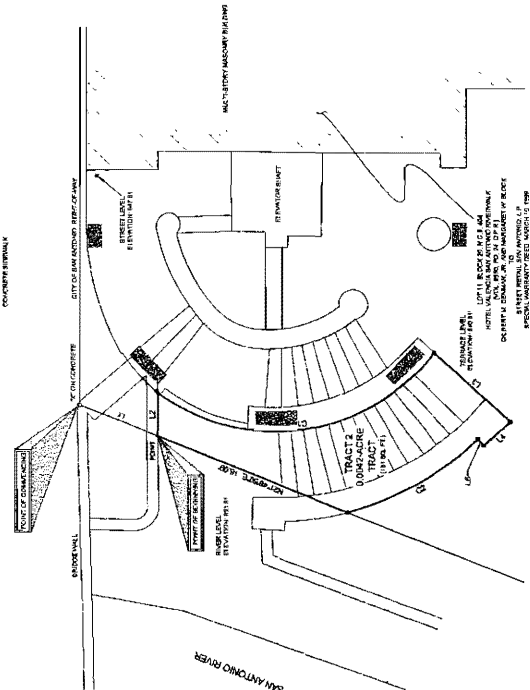
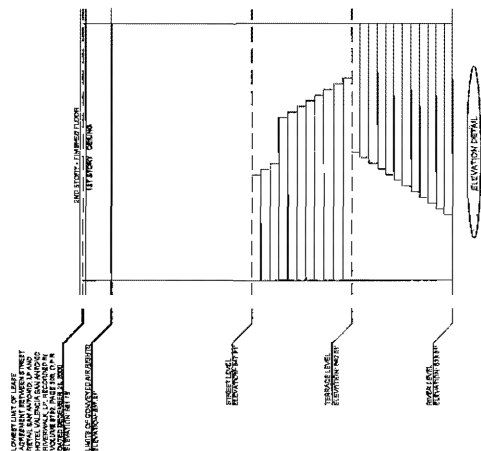
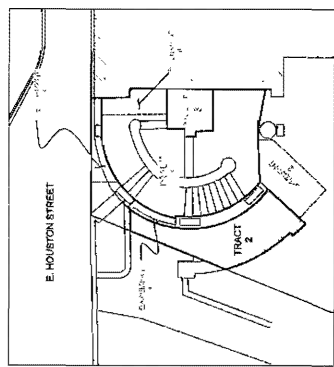
Tract 2 and Tract 1

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

STREET RETAIL SAN ANTONIO LP
PREPARED FOR:



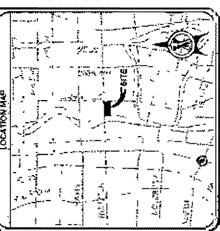
FOR
THUGT 7
A 0002 AGRI TRACT
OUT OF LOT 11, BLOCK 2A, N.C. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

[illegible]

E. HOUSTON STREET
(50th Floor)

GENERAL NOTES

- [illegible]



Curve No.	Radius, ft	Stationing	Length, ft	Offset, ft	Stationing	Offset, ft
1	100	100	100	100	100	100
2	200	200	200	200	200	200
3	300	300	300	300	300	300
4	400	400	400	400	400	400
5	500	500	500	500	500	500
6	600	600	600	600	600	600
7	700	700	700	700	700	700
8	800	800	800	800	800	800
9	900	900	900	900	900	900
10	1000	1000	1000	1000	1000	1000

LINE TABLE		
LINE	REMARKS	DATE
1	1000000000	1/1
2	1000000000	1/1
3	1000000000	1/1
4	1000000000	1/1
5	1000000000	1/1
6	1000000000	1/1
7	1000000000	1/1
8	1000000000	1/1
9	1000000000	1/1
10	1000000000	1/1
11	1000000000	1/1
12	1000000000	1/1
13	1000000000	1/1
14	1000000000	1/1
15	1000000000	1/1
16	1000000000	1/1
17	1000000000	1/1
18	1000000000	1/1
19	1000000000	1/1
20	1000000000	1/1
21	1000000000	1/1
22	1000000000	1/1
23	1000000000	1/1
24	1000000000	1/1
25	1000000000	1/1
26	1000000000	1/1
27	1000000000	1/1
28	1000000000	1/1
29	1000000000	1/1
30	1000000000	1/1
31	1000000000	1/1
32	1000000000	1/1
33	1000000000	1/1
34	1000000000	1/1
35	1000000000	1/1
36	1000000000	1/1
37	1000000000	1/1
38	1000000000	1/1
39	1000000000	1/1
40	1000000000	1/1
41	1000000000	1/1
42	1000000000	1/1
43	1000000000	1/1
44	1000000000	1/1
45	1000000000	1/1
46	1000000000	1/1
47	1000000000	1/1
48	1000000000	1/1
49	1000000000	1/1
50	1000000000	1/1
51	1000000000	1/1
52	1000000000	1/1
53	1000000000	1/1
54	1000000000	1/1
55	1000000000	1/1
56	1000000000	1/1
57	1000000000	1/1
58	1000000000	1/1
59	1000000000	1/1
60	1000000000	1/1
61	1000000000	1/1
62	1000000000	1/1
63	1000000000	1/1
64	1000000000	1/1
65	1000000000	1/1
66	1000000000	1/1
67	1000000000	1/1
68	1000000000	1/1
69	1000000000	1/1
70	1000000000	1/1
71	1000000000	1/1
72	1000000000	1/1
73	1000000000	1/1
74	1000000000	1/1
75	1000000000	1/1
76	1000000000	1/1
77	1000000000	1/1
78	1000000000	1/1
79	1000000000	1/1
80	1000000000	1/1
81	1000000000	1/1
82	1000000000	1/1
83	1000000000	1/1
84	1000000000	1/1
85	1000000000	1/1
86	1000000000	1/1
87	1000000000	1/1
88	1000000000	1/1
89	1000000000	1/1
90	1000000000	1/1
91	1000000000	1/1
92	1000000000	1/1
93	1000000000	1/1
94	1000000000	1/1
95	1000000000	1/1
96	1000000000	1/1
97	1000000000	1/1
98	1000000000	1/1
99	1000000000	1/1
100	1000000000	1/1

**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 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 0.0042-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:

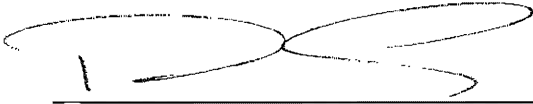
- 1) N89°18'18"E, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 3.81 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) ALONG SAID CURVE TO THE LEFT AND GENERALLY ALONG EDGE OF ROCK WALL, A DISTANCE OF 27.32 FEET, WITH A RADIUS OF 17.50 FEET, 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.



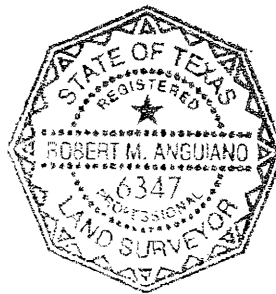
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



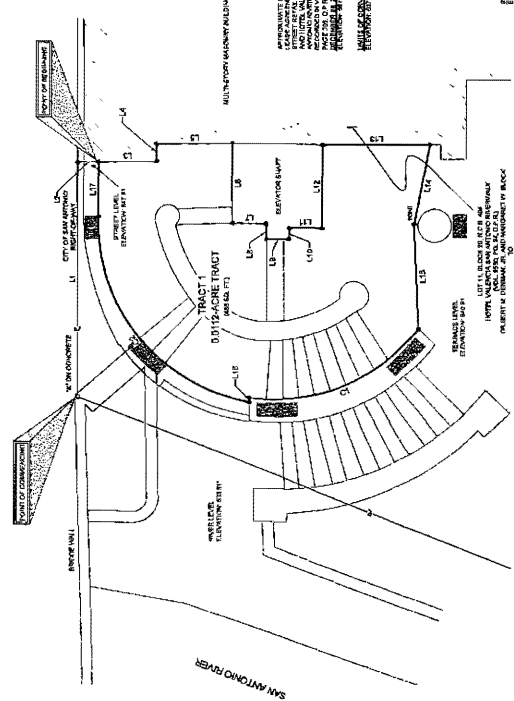
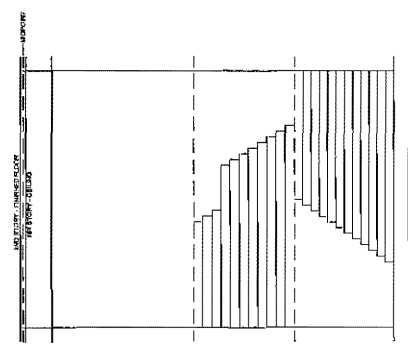
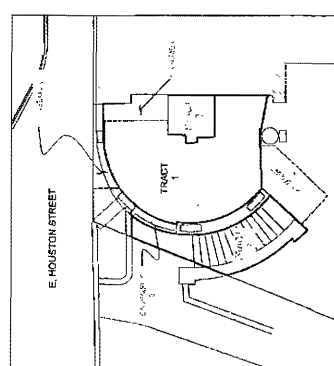
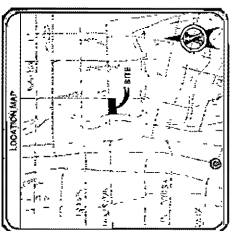
ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

An accompanying survey plat of even
date accompanies this description.



PREPARED FOR
SYNCRET RETAIL, SAN ANTONIO, L.P.

CASE NO. 10-10000 (LAND TITLE SURVEY)
 FOR
 TRACT 1
 A 0.0124266 TRACT
 OUT OF LOT 11, BLOCK 20, N.E.B. 404
 CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS
 ROBERT J. AQUINO, MEMBER CATEGORY "A" HAS THE HONOR
 OF ESTABLISHING A "DEEDS" WITH THE COUNTY
 CLERK'S OFFICE. THE DEEDS WILL BE
 AND BE SUBMITTED FOR A "DEEDS" IN CATEGORY 1
 CURRENT
 ROBERT J. AQUINO
 DATE: 09-16-15
 COUNTY CLERK'S OFFICE, LAND AND RECORDS
 DEPARTMENT, 100 N. N. 10TH ST., 10TH FLOOR
 AUSTIN, TEXAS 78701-3100
 PHONE: (512) 375-2000
 FAX: (512) 375-2001
 WWW.COUNTYCLERK.TX

[illegible][illegible][illegible][illegible]

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 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 0.0112-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°52'40"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°33'53"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:

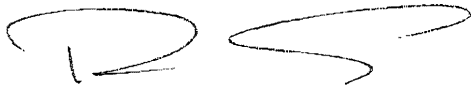
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE 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°21'59", 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°56'52"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 N51°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.

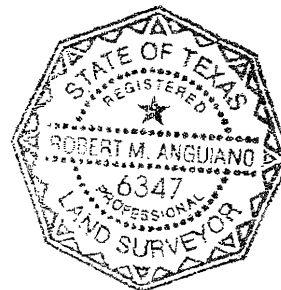


Exhibit B

Easement 3

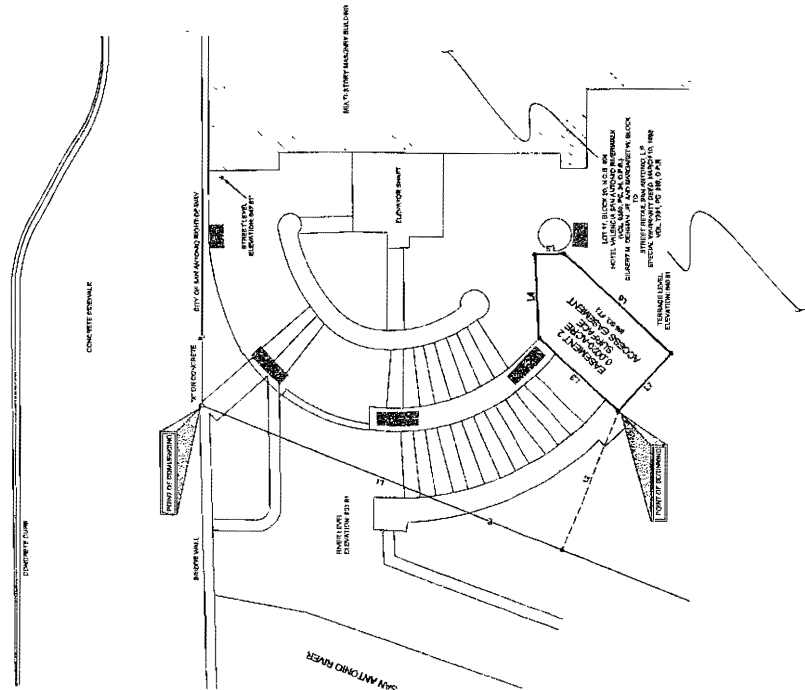
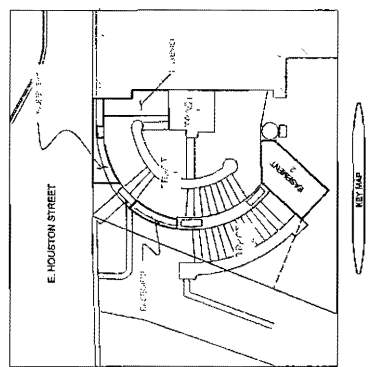
PREPARED FOR
STREET RETAIL SAN ANTONIO, LP

FOR
EASEMENT 3
A 9000-ACRE SURFACE ACCESS EASEMENT
OUT OF LOT 11, BLOCK 20, N.C.R. 404
CITY OF SAN ANTONIO, DEKAR COUNTY, TEXAS

5-1-1-30
DATE
5-1-1-30
DATE

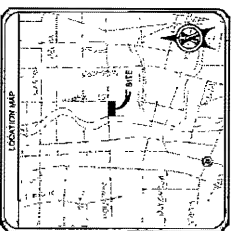


- [illegible]



GENERAL NOTES

- [illegible]



LINE 7-ADDS		
DATE	REMARKS	EST. AMOUNT
11	93-0000000000	\$0.00
12	93-0000000000	\$0.00
13	93-0000000000	\$0.00
14	93-0000000000	\$0.00
15	93-0000000000	\$0.00
16	93-0000000000	\$0.00
17	93-0000000000	\$0.00
18	93-0000000000	\$0.00
19	93-0000000000	\$0.00
20	93-0000000000	\$0.00
21	93-0000000000	\$0.00
22	93-0000000000	\$0.00
23	93-0000000000	\$0.00
24	93-0000000000	\$0.00
25	93-0000000000	\$0.00
26	93-0000000000	\$0.00
27	93-0000000000	\$0.00
28	93-0000000000	\$0.00
29	93-0000000000	\$0.00
30	93-0000000000	\$0.00
31	93-0000000000	\$0.00
32	93-0000000000	\$0.00
33	93-0000000000	\$0.00
34	93-0000000000	\$0.00
35	93-0000000000	\$0.00
36	93-0000000000	\$0.00
37	93-0000000000	\$0.00
38	93-0000000000	\$0.00
39	93-0000000000	\$0.00
40	93-0000000000	\$0.00
41	93-0000000000	\$0.00
42	93-0000000000	\$0.00
43	93-0000000000	\$0.00
44	93-0000000000	\$0.00
45	93-0000000000	\$0.00
46	93-0000000000	\$0.00
47	93-0000000000	\$0.00
48	93-0000000000	\$0.00
49	93-0000000000	\$0.00
50	93-0000000000	\$0.00
51	93-0000000000	\$0.00
52	93-0000000000	\$0.00
53	93-0000000000	\$0.00
54	93-0000000000	\$0.00
55	93-0000000000	\$0.00
56	93-0000000000	\$0.00
57	93-0000000000	\$0.00
58	93-0000000000	\$0.00
59	93-0000000000	\$0.00
60	93-0000000000	\$0.00
61	93-0000000000	\$0.00
62	93-0000000000	\$0.00
63	93-0000000000	\$0.00
64	93-0000000000	\$0.00
65	93-0000000000	\$0.00
66	93-0000000000	\$0.00
67	93-0000000000	\$0.00
68	93-0000000000	\$0.00
69	93-0000000000	\$0.00
70	93-0000000000	\$0.00
71	93-0000000000	\$0.00
72	93-0000000000	\$0.00
73	93-0000000000	\$0.00
74	93-0000000000	\$0.00
75	93-0000000000	\$0.00
76	93-0000000000	\$0.00
77	93-0000000000	\$0.00
78	93-0000000000	\$0.00
79	93-0000000000	\$0.00
80	93-0000000000	\$0.00
81	93-0000000000	\$0.00
82	93-0000000000	\$0.00
83	93-0000000000	\$0.00
84	93-0000000000	\$0.00
85	93-0000000000	\$0.00
86	93-0000000000	\$0.00
87	93-0000000000	\$0.00
88	93-0000000000	\$0.00
89	93-0000000000	\$0.00
90	93-0000000000	\$0.00
91	93-0000000000	\$0.00
92	93-0000000000	\$0.00
93	93-0000000000	\$0.00
94	93-0000000000	\$0.00
95	93-0000000000	\$0.00
96	93-0000000000	\$0.00
97	93-0000000000	\$0.00
98	93-0000000000	\$0.00
99	93-0000000000	\$0.00
100	93-0000000000	\$0.00

**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 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 0.0004-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:

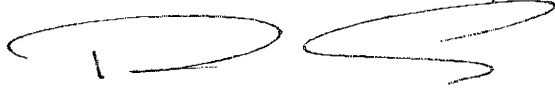
- 1) S44°44'46"E, ALONG THE EDGE OF SAID ROCK WALL, A DISTANCE OF 1.92 FEET TO A CORNER OF ROCK WALL AT A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 2) ALONG SAID CURVE TO THE LEFT, DEPARTING SAID WALL, A DISTANCE OF 7.88 FEET, WITH A RADIUS OF 16.00 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


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.

