

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: GrayStreet Houston – 150 E. Houston Street, LLC

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

Grantee City of San Antonio

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

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

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

By: GrayStreet Houston Management, LLC, its
managing member

By: Caliburn Capital, LLC, its sole member

By: _____

Name: _____

Title: _____

Date: _____

AGREED AND ACCEPTED:

GRANTEE:

CITY OF SAN ANTONIO, TEXAS
a Texas Municipal Corporation

By: _____

Name: _____, City Manager or Designee

Accepted under Ordinance: _____

ACKNOWLEDGEMENT

THE STATE OF _____ §

§

COUNTY OF _____ §

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

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

Notary Public in and for the State of _____

My Commission Expires: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §

§

COUNTY OF BEXAR §

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

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

Notary Public in and for the State of _____

My Commission Expires: _____

GRANTOR'S ADDRESS:

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

GRANTEE'S ADDRESS:

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

Exhibit A

Tract 1



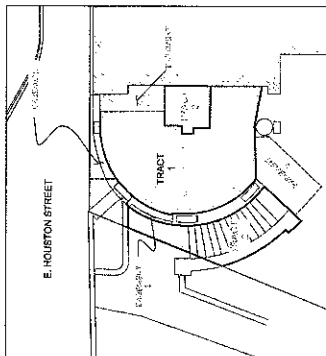
LAND TITLE SURVEY OF A 0.0112-ACRE TRACT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENTE SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9690, PAGE 24, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

PROJ NO 2502-2011-102
 DATE: 10/20/14
 SCALE
 1" = 8'
 0 2.5 5 7.5
 SHEET OF

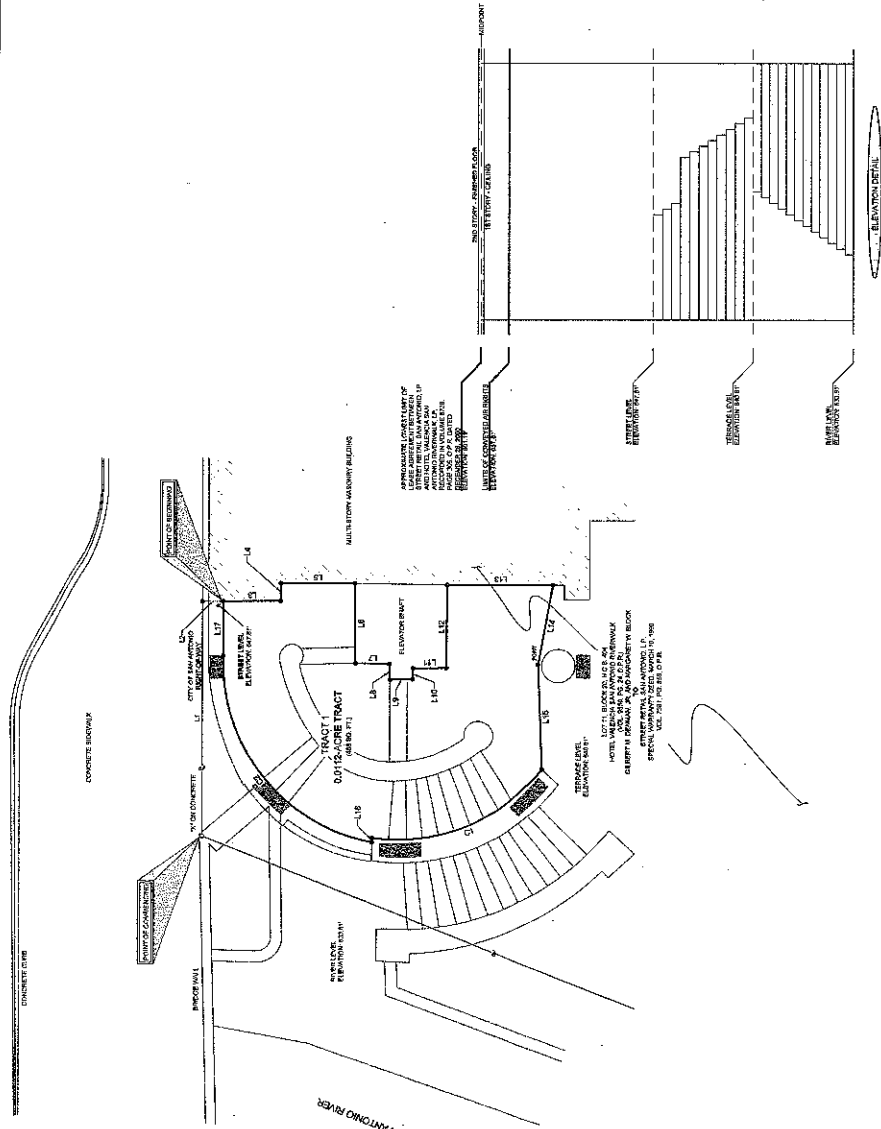
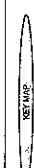
PREPARED FOR:
STREET RETAIL SAN ANTONIO, L.P.

STAT. SA. COND FLAND TITLE SURVEY

FOR
TRACT 1
A 0.0142-ACRE TRACT
OUT OF LOT 14, BLOCK 20, N.O.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

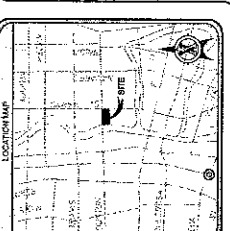
[illegible]

E. HOUSTON STREET
(CA 94103)



GENERAL NOTES

- THIS SURVEY DOES NOT VIOLATE OR RESTRICT ANY SURFACE OR SUBSURFACE ANTIMONY RIGHTS, NOR DOES IT IMPAIR ANY RIGHTS TO THE SURFACE, MINERAL, WATER AND ANTIMONY, NOR.
- THIS SURVEY WAS PREPARED ON THE BASIS OF INFORMATION AVAILABLE TO THE SURVEYOR AND THE SURVEYOR'S REASONABLE BELIEF THAT THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
4. NOTES AND RECORDS DESCRIBING ALL SURVEY DATA APPROPRIATE TO THIS SURVEY.
- THE SURVEYOR'S CLAIM IS BASED ON THE THREE-LEVEL ELEVATION SYSTEM, THE INTERNATIONAL CONVENTION OF THE HORIZONTAL BOUNDARY SURVEY, LEVEL ELEVATION, LEVEL ELEVATION OF 28°.

[illegible]

CURRICULUM					
GRADE	UNITS	POINTS	TESTS	STANDARD	CRITERIA
01	14.00	11.00	11.00	11.00	11.00
02	22.00	11.00	11.00	11.00	11.00

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:

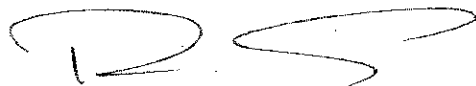
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE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

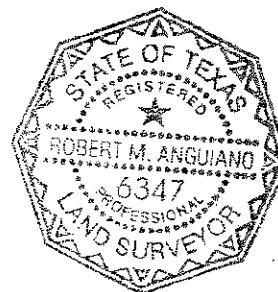
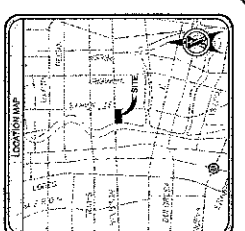
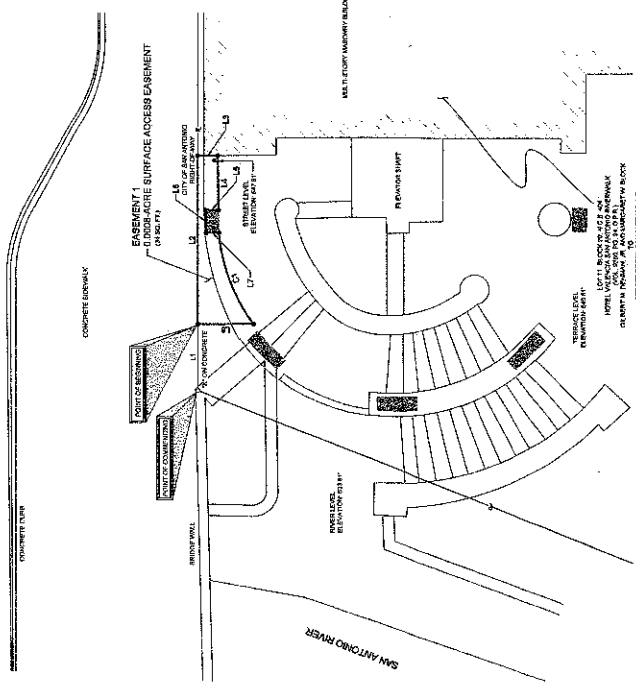


Exhibit B

Easement 1



- GENERAL NOTES**
1. THIS SURVEY WAS NOT PERFORMED ON THE DATE ANY DAMAGE OR DESTRUCTION TO THE SURVEYED PROPERTY OCCURRED.
 2. THE SURVEY WAS PERFORMED ON THE DATE INDICATED ON THE SURVEY MAP.
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 10. THE SURVEY WAS PERFORMED ON THE DATE INDICATED ON THE SURVEY MAP.



DATE	BY	REVISION
12/15/14	WV	1.0
12/15/14	WV	1.1
12/15/14	WV	1.2
12/15/14	WV	1.3
12/15/14	WV	1.4
12/15/14	WV	1.5
12/15/14	WV	1.6
12/15/14	WV	1.7
12/15/14	WV	1.8
12/15/14	WV	1.9
12/15/14	WV	2.0

DATE	BY	REVISION
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12/15/14	WV	2.0

REVISIONS

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LEGEND

- 1. 0.000 ACRES SURFACE ACCESS EASEMENT
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- 100. 0.000 ACRES SURFACE ACCESS EASEMENT

STANDARD LAND SURVEY

EASEMENT 1

A 0.000 ACRES SURFACE ACCESS EASEMENT

OUT OF LOT 14, BLOCK 20, N.E.S. 404

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

STANDARD LAND SURVEY

EASEMENT 1

A 0.000 ACRES SURFACE ACCESS EASEMENT

OUT OF LOT 14, BLOCK 20, N.E.S. 404

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: 12/15/14

BY: WV

PREPARED FOR: STREET RETAIL SAN ANTONIO L.P.

**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.

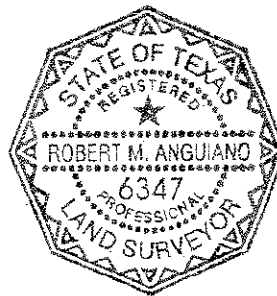
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

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: GrayStreet Houston – 150 E. Houston Street, LLC

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

Grantee City of San Antonio

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

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

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

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

Easement Property: 0.0020 acre tract, more or less, out of Lot 11, Block 20 N.C. 404, an addition to the City of San Antonio, Bexar County, Texas according to plat thereof filed of record in Volume 9550, Page 24 of the Deed and Plat Records of Bexar County, Texas, the land being more particularly described on **Exhibit B**, which is incorporated herein by reference for all purposes as if it were fully set forth.

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

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

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

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

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

GRANTOR:

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

By: GrayStreet Houston Management, LLC, its
managing member

By: Caliburn Capital, LLC, its sole member

By: _____

Name: _____

Title: _____

Date: _____

AGREED AND ACCEPTED:

GRANTEE:

CITY OF SAN ANTONIO, TEXAS
A Texas Municipal Corporation

By: _____

Name: _____, City Manager or Designee

Accepted under Ordinance: _____

ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

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

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

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

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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

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

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

GRANTOR'S ADDRESS:

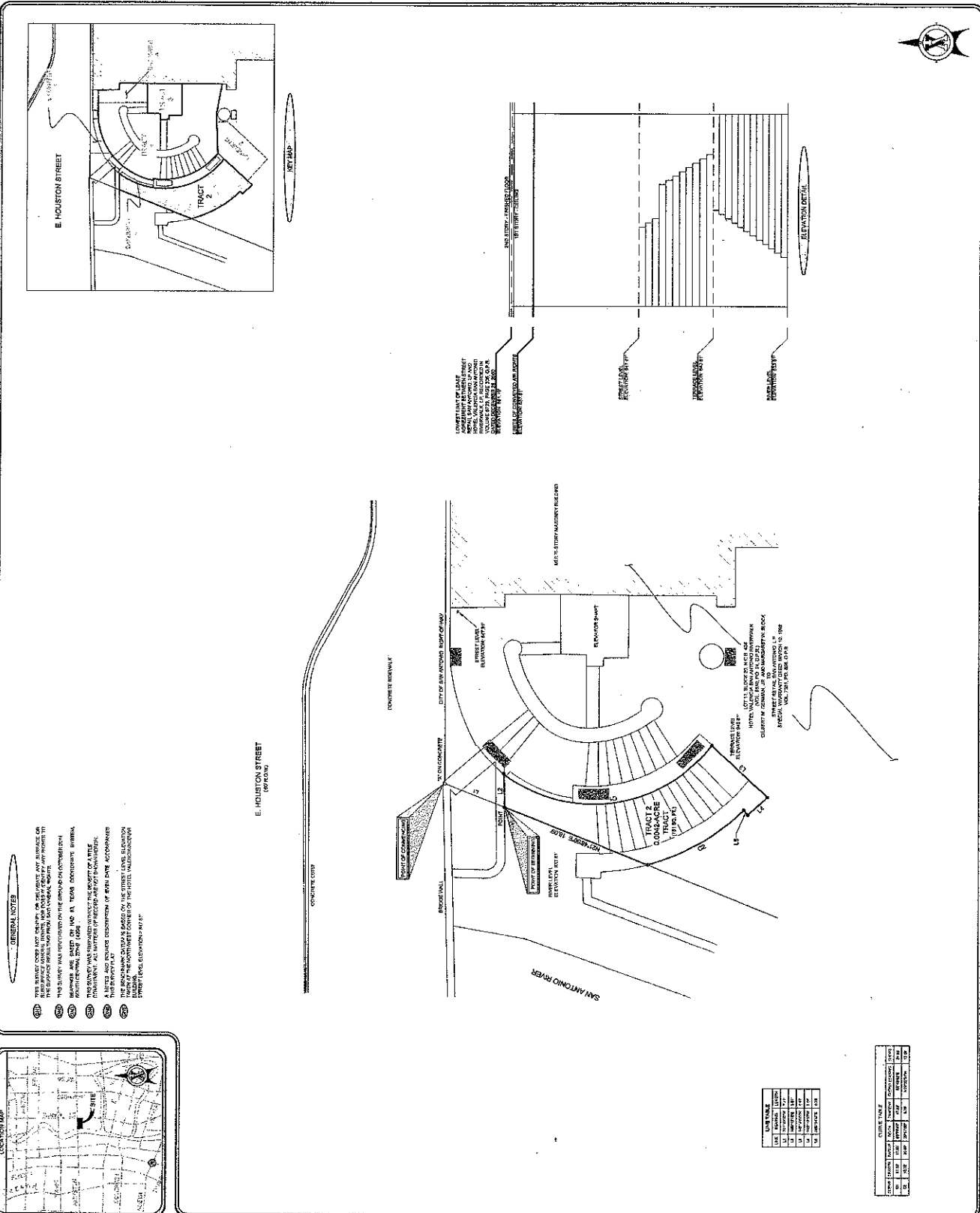
GrayStreet Houston – 150 E. Houston Street, LLC
c/o Caliburn Capital, LLC
4515 San Pedro
San Antonio, TX 78212

GRANTEE'S ADDRESS:

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

Exhibit A

Tract 2 and Tract 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.



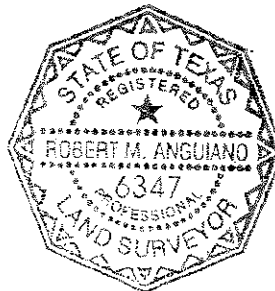
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

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.



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 8850, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

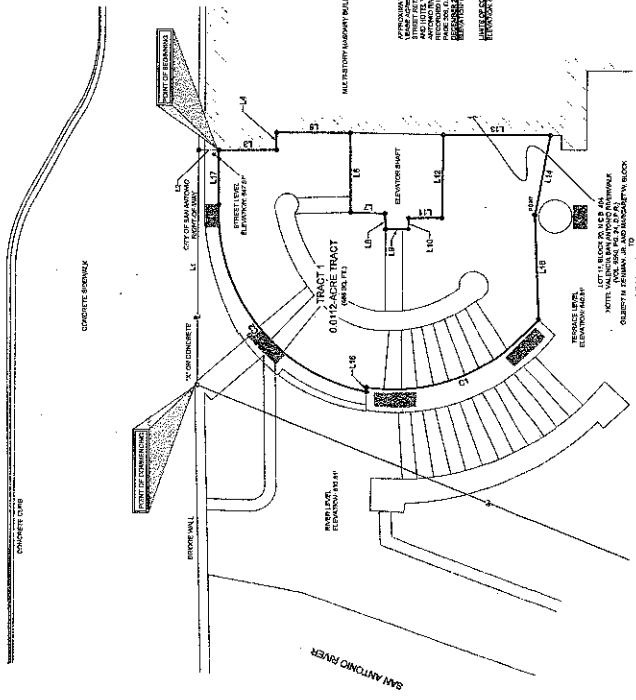
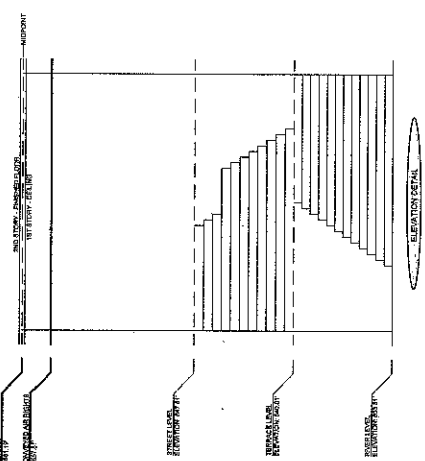
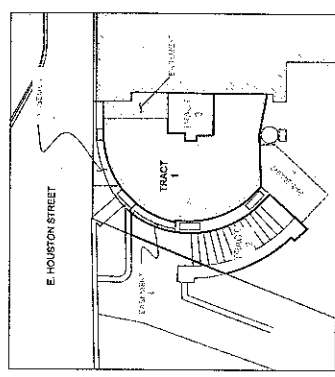
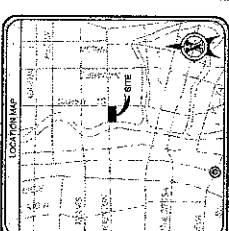


WICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

REVISIONS		
DATE	NO	DESCRIPTION
12/27/14	1	ADDED DESCRIPTION
6/11/15	2	ADDED PROFILE DATA
5/11/15	3	NETS AND BOLINS DESCRIPTION
5/11/15	4	REVISED PAPER KEY MAP AND

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]

LINE TABLE		
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1.2	MODIFIED	1.00
1.4	MODIFIED	1.00
1.6	MODIFIED	1.00
1.8	MODIFIED	1.00
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2.3	MODIFIED	1.00
2.5	MODIFIED	1.00
2.7	MODIFIED	1.00
2.9	MODIFIED	1.00
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9.5	MODIFIED	1.00
9.7	MODIFIED	1.00
9.9	MODIFIED	1.00

PERCENT	13.0000	14.2500	ON %	TARGET	CHARGE PERCENT	ENDNO
D1	11.00	10.00	80.75%	9.5%	100.000000	10.00
D2	20.75	14.00	41.7500%	11.5%	100.000000	20.00

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:

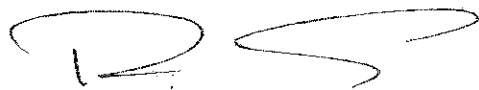
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE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

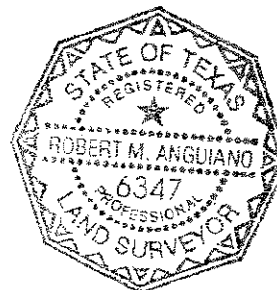
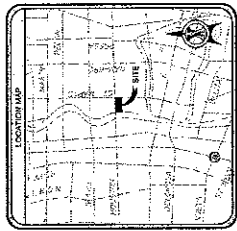


Exhibit B

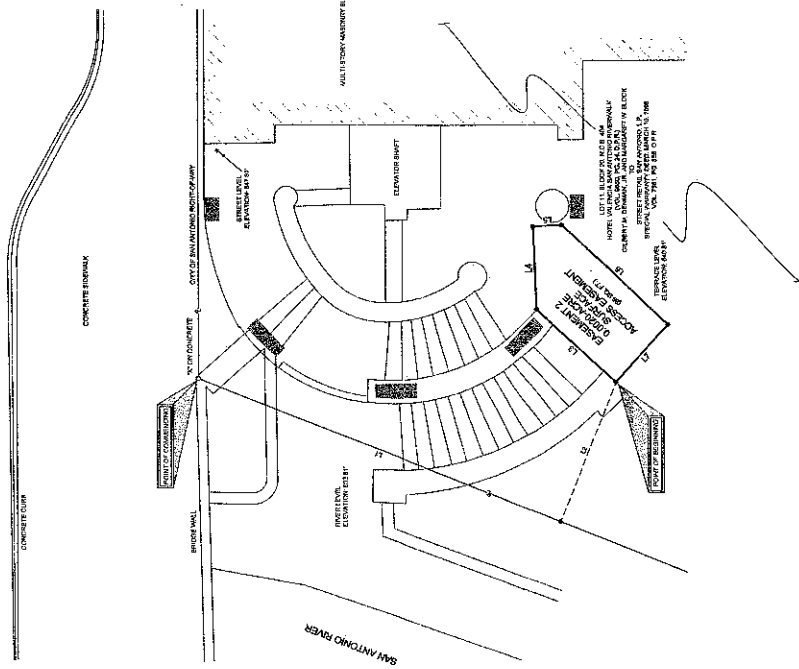
Easement 2



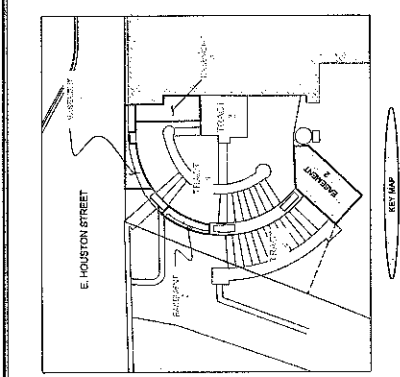
GENERAL NOTES

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.
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10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.

E. HOUSTON STREET (20' PLAZA)



DATE	BY	REVISION
12/15/11	W. J. VICKREY	1.0
12/15/11	W. J. VICKREY	1.1
12/15/11	W. J. VICKREY	1.2
12/15/11	W. J. VICKREY	1.3
12/15/11	W. J. VICKREY	1.4
12/15/11	W. J. VICKREY	1.5
12/15/11	W. J. VICKREY	1.6
12/15/11	W. J. VICKREY	1.7
12/15/11	W. J. VICKREY	1.8
12/15/11	W. J. VICKREY	1.9
12/15/11	W. J. VICKREY	2.0



LEGEND

- 1. SURFACE ELEVATION
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VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
10100 DUTCH BOULEVARD, SUITE 100
SAN ANTONIO, TEXAS 78254
PHONE: (214) 341-1111
FAX: (214) 341-1112
WWW.VICKREY-ENGINEERS.COM

STANDARD LAND SURVEY OF A 0.0025-ACRE SURFACE ACCESS EASEMENT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALERIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9602, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 12/15/11
BY: W. J. VICKREY
CHECKED: J. L. VICKREY
APPROVED: J. L. VICKREY

DATE: 12/15/11
BY: W. J. VICKREY
CHECKED: J. L. VICKREY
APPROVED: J. L. VICKREY

**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:

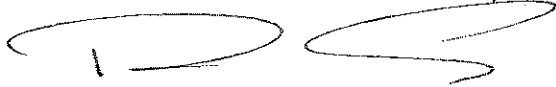
- 1) S44°44'46"E, ALONG THE EDGE OF SAID ROCK WALL, A DISTANCE OF 1.92 FEET TO A CORNER OF ROCK WALL AT A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR A CORNER OF THE HEREIN DESCRIBED EASEMENT,
- 2) ALONG SAID CURVE TO THE LEFT, DEPARTING SAID WALL, A DISTANCE OF 7.88 FEET, WITH A RADIUS OF 16.00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

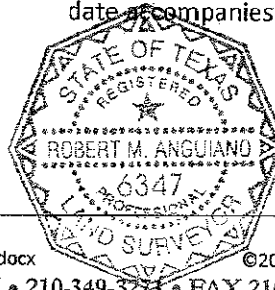
JANUARY 16, 2015

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.



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

State of Texas §

§

Know All By These Presents:

County of Bexar §

Public Access Easement

Authorizing Ordinance:

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

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

Grantee City of San Antonio

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

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

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

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

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

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

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

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

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

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

GRANTOR:

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

By: GrayStreet Houston Management, LLC, its
managing member

By: Caliburn Capital, LLC, its sole member

By: _____

Name: _____

Title: _____

Date: _____

AGREED AND ACCEPTED:

GRANTEE:

CITY OF SAN ANTONIO, TEXAS
A Texas Municipal Corporation

By: _____

Name: _____, City Manager or Designee

Accepted under Ordinance: _____

ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

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

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

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

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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

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

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

GRANTOR'S ADDRESS:

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

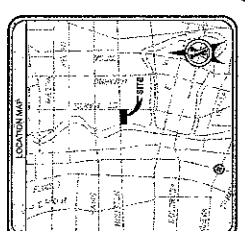
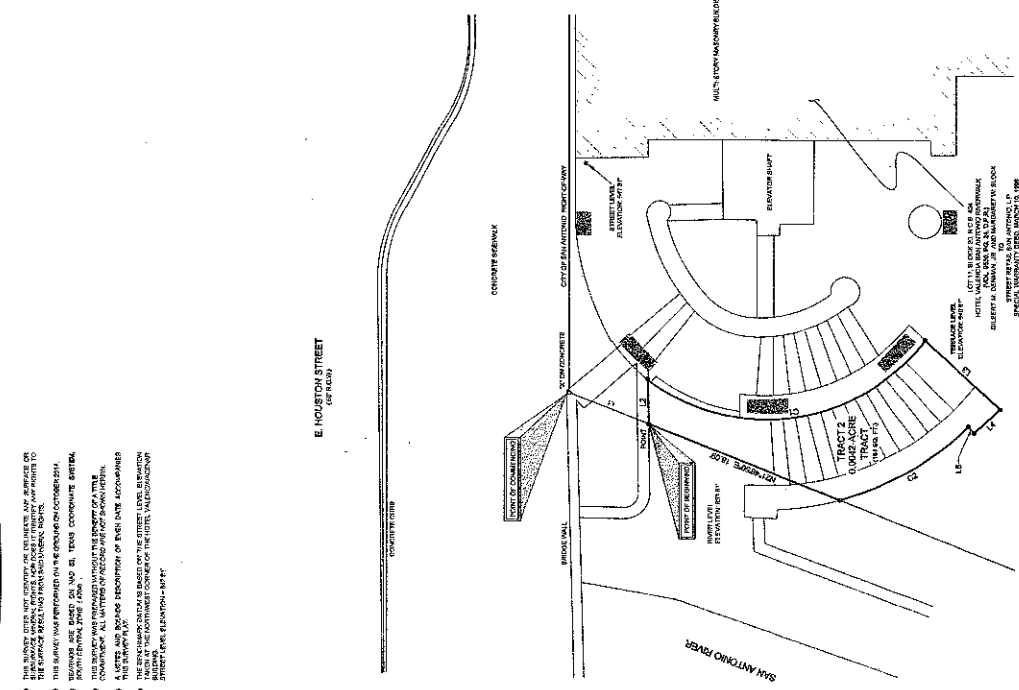
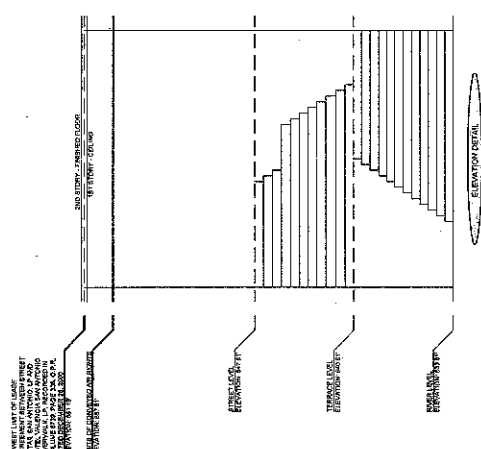
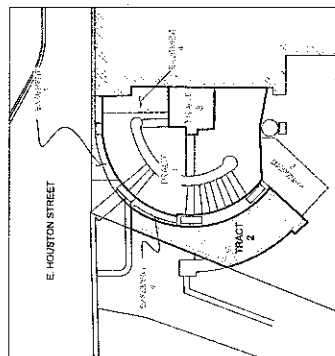
GRANTEE'S ADDRESS:

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

Exhibit A

Tract 2 and Tract 1

<p>1. NAME OF THE PARTY OR PARTIES TO THE CONTRACT</p> <p>2. ADDRESS OF THE PARTY OR PARTIES TO THE CONTRACT</p> <p>3. CITY AND COUNTY OF THE PARTY OR PARTIES TO THE CONTRACT</p> <p>4. STATE OF THE PARTY OR PARTIES TO THE CONTRACT</p> <p>5. ZIP CODE OF THE PARTY OR PARTIES TO THE CONTRACT</p> <p>6. DATE OF THE CONTRACT</p> <p>7. TYPE OF CONTRACT</p> <p>8. DESCRIPTION OF THE CONTRACT</p> <p>9. AMOUNT OF THE CONTRACT</p> <p>10. PAYMENT METHOD</p> <p>11. PAYMENT SCHEDULE</p> <p>12. PAYMENT TERMS</p> <p>13. PAYMENT METHOD</p> <p>14. PAYMENT SCHEDULE</p> <p>15. PAYMENT TERMS</p> <p>16. PAYMENT METHOD</p> <p>17. PAYMENT SCHEDULE</p> <p>18. PAYMENT TERMS</p> <p>19. PAYMENT METHOD</p> <p>20. PAYMENT SCHEDULE</p> <p>21. PAYMENT TERMS</p> <p>22. PAYMENT METHOD</p> <p>23. PAYMENT SCHEDULE</p> <p>24. PAYMENT TERMS</p> <p>25. PAYMENT METHOD</p> <p>26. PAYMENT SCHEDULE</p> <p>27. PAYMENT TERMS</p> <p>28. PAYMENT METHOD</p> <p>29. PAYMENT SCHEDULE</p> <p>30. PAYMENT TERMS</p> <p>31. 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ELECTRIC TABLE		
TYPE	CONNECTION	REMARKS
5.1	371-110700	2.00
5.2	371-110700	2.00
5.3	371-110700	2.00
5.4	371-110700	2.00
5.5	371-110700	2.00

CURVE	LENGTH	CH. 10	TANGENT	HYPOCAUSTIC	CHORD
1	31.52	17.60	10.71	10.71	24.12
2	15.26	20.00	12.5	12.5	11.00

**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:

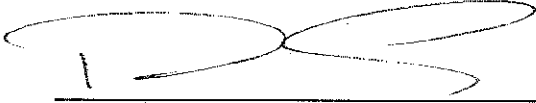
- 1) N89°18'18"E, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 3.81 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) ALONG SAID CURVE TO THE LEFT AND GENERALLY ALONG EDGE OF ROCK WALL, A DISTANCE OF 27.32 FEET, WITH A RADIUS OF 17.50 FEET,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



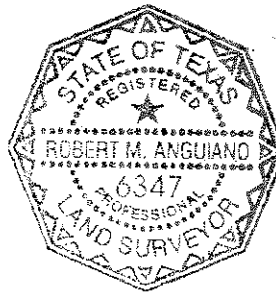
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

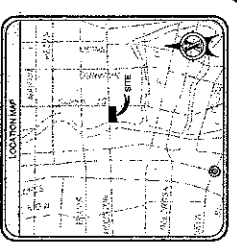
CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



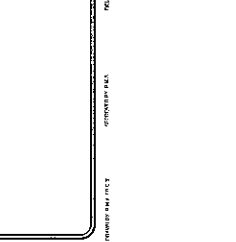
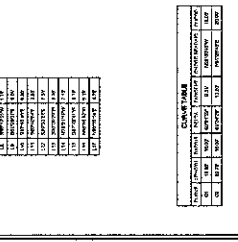
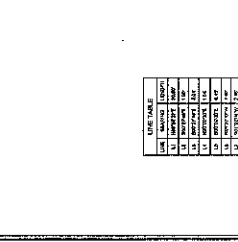
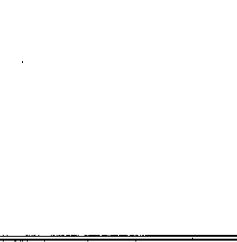
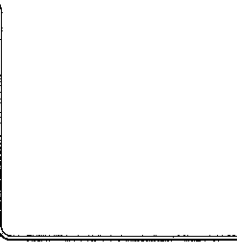
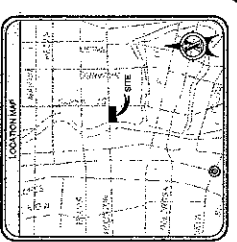
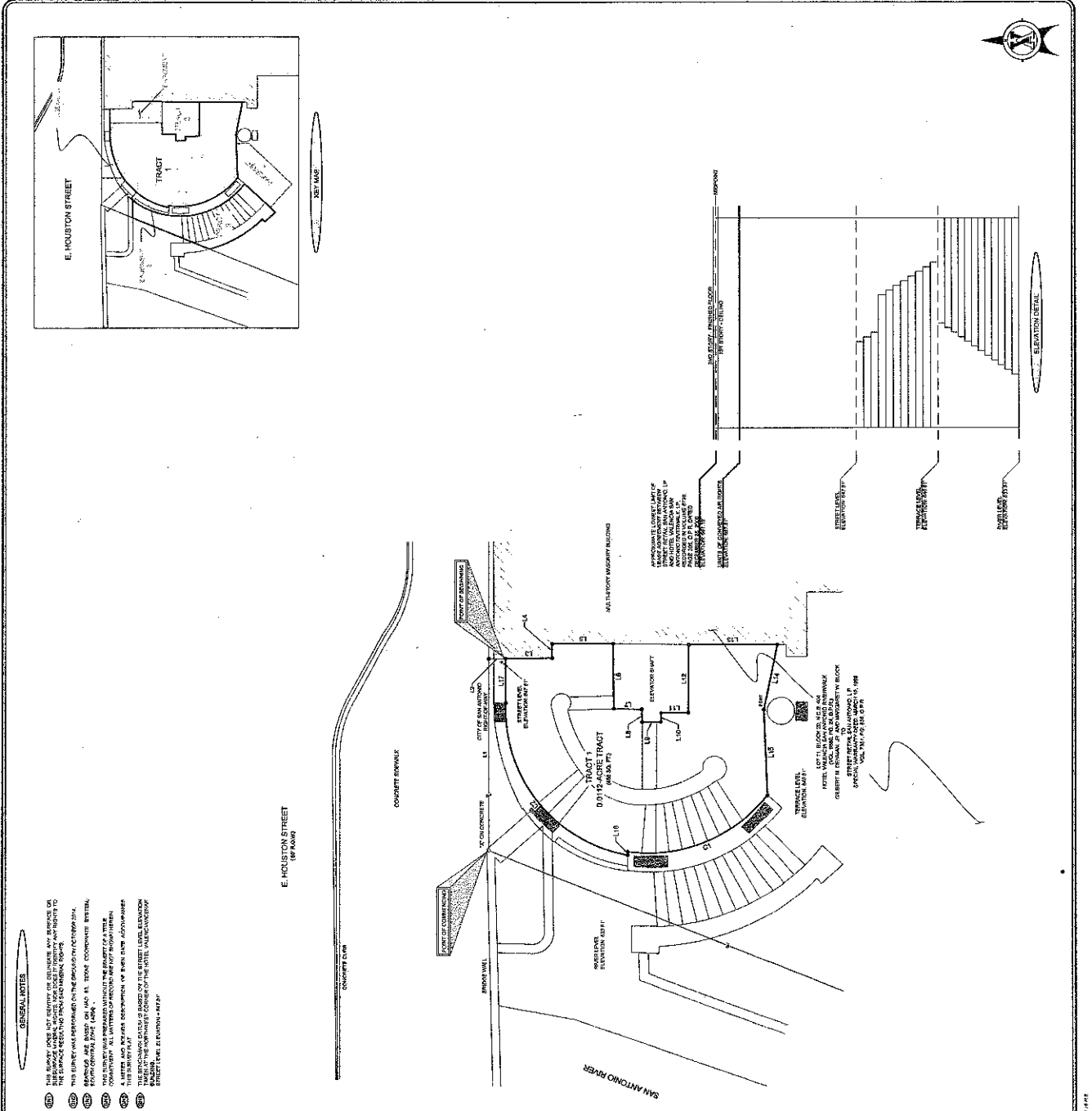
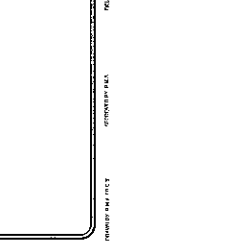
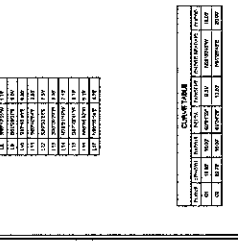
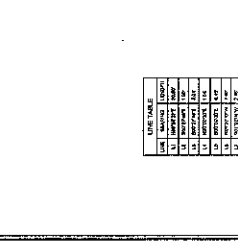
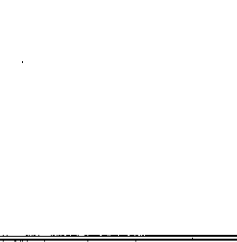
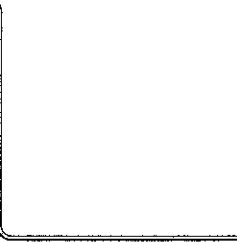
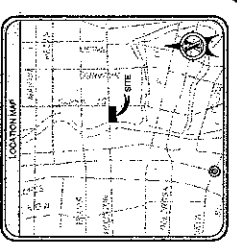
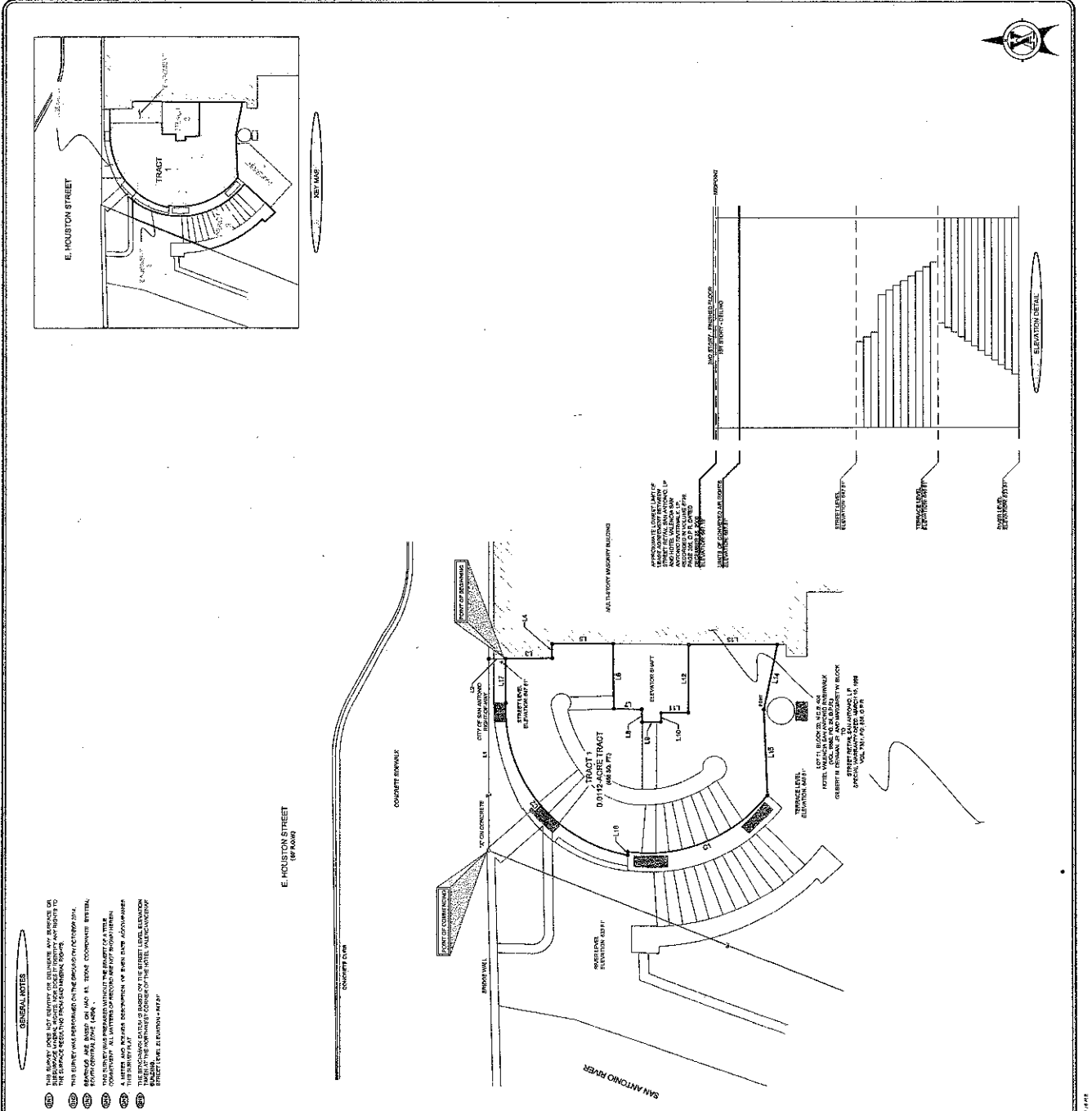
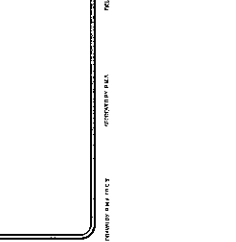
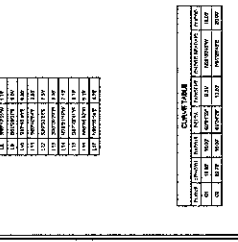
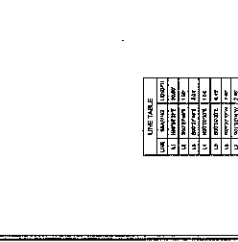
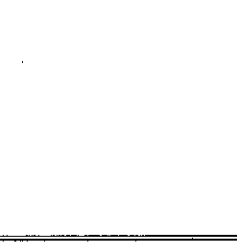
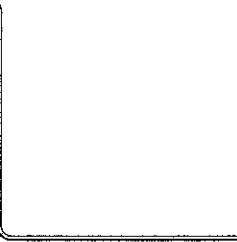
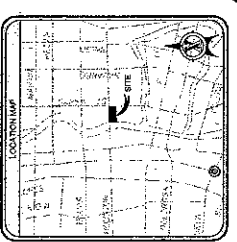
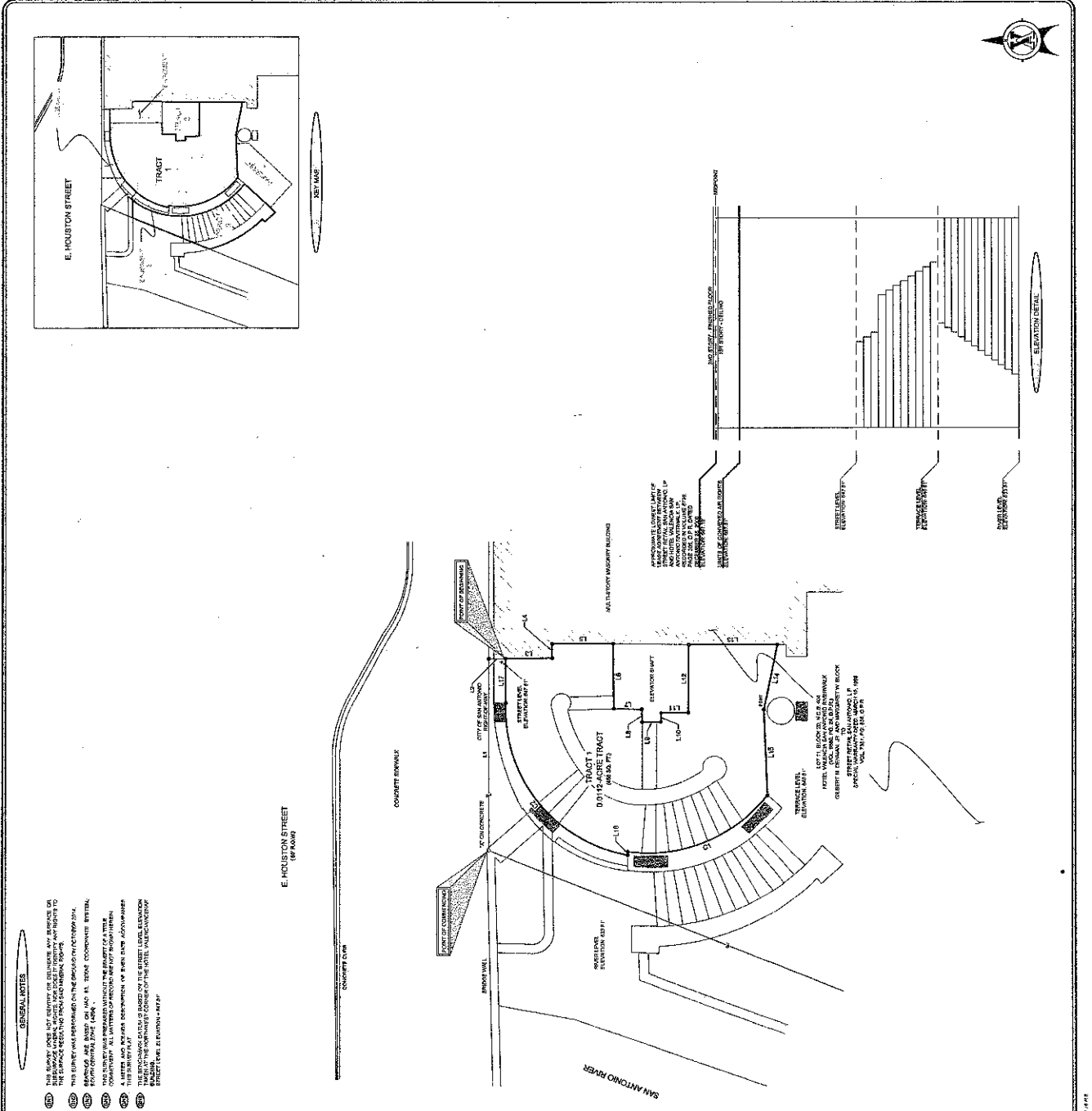
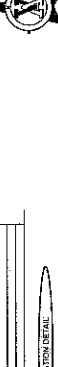
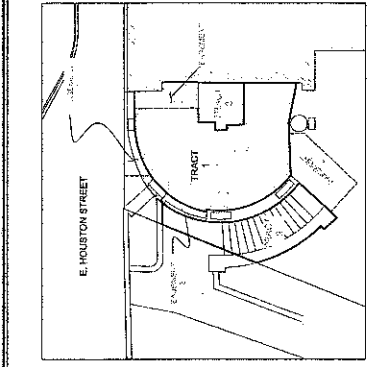
ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

An accompanying survey plat of even
date accompanies this description.





- GENERAL NOTES**
- 1. THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF ANY SERVICE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 - 2. THIS SURVEY WAS PREPARED FOR THE PROJECT DESCRIBED IN THE TITLE.
 - 3. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.
 - 4. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.
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 - 10. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.



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:

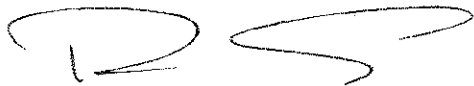
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE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

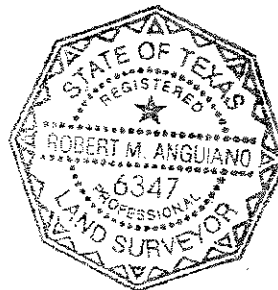


Exhibit B

Easement 3

**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.

