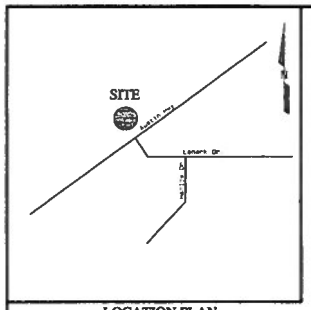
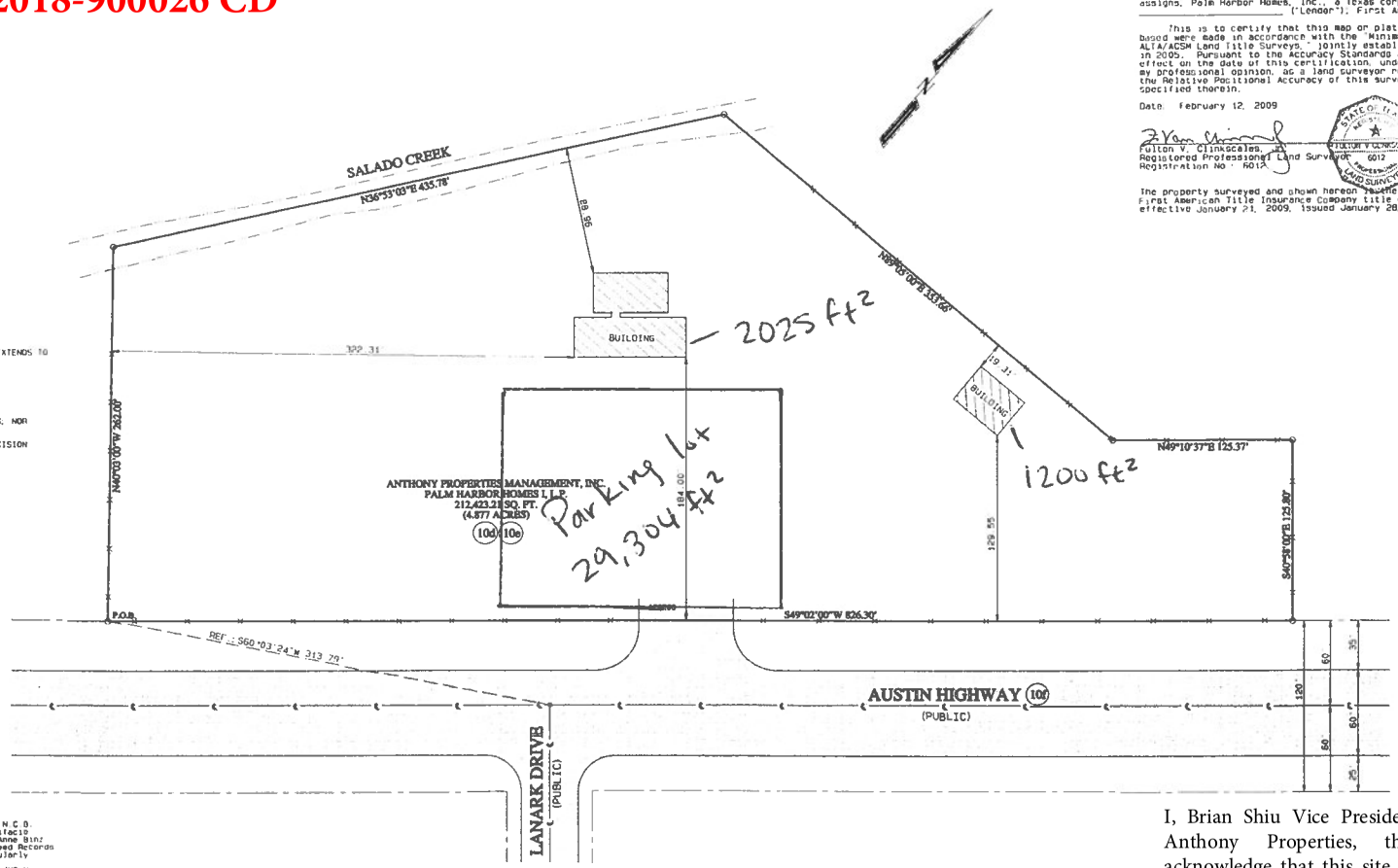
Z-2018-900026 CD



LOCATION PLAN

NOTES:

1. SURVEY MERIDIAN FROM PREVIOUS PROPERTY SURVEYS.
2. BEARINGS DERIVED FROM PREVIOUS SURVEYS FOR PRIOR DEEDS.
3. THE SITE HAS ACCESS TO AUSTIN HIGHWAY, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
4. ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
5. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
6. TOTAL LOT AREA = 212,423.21 SQUARE FEET (4.877 ACRES)
7. THERE IS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES, NOR ARE ANY SUCH RIGHT-OF-WAY CHANGES PROPOSED AT THIS TIME
8. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN



ANTHONY PROPERTIES MANAGEMENT, INC.
PALM HARBOR HOMES I, L.P.

RECORD LEGAL DESCRIPTION

Being a tract of land containing 4.876 acres known as Tract "F", N.C.B. 12162, City of San Antonio, Bexar County, Texas, being out of the Gonifacio Rodriguez Survey No. 131 and being part of the land Conveyed by Mary Anne Binz to Frank Binz by deed dated September 11, 1914, and recorded in the Deed Records of Bexar County, Texas in Volume 697, Page 324, and being more particularly described by metes and bounds as follows (to-wit:

Beginning at an iron pin in the northwest line of Austin Highway (US Hwy 87A, 81) for the southwest corner of this tract being N. 40°03' W. 43.0 feet from the original southwest corner of said tract recorded in Volume 697, Page 324.

Thence N 40°03'00" W, at 167.3 feet an iron pin set on line for reference, a total distance of 262.0 feet to a point in Salado Creek for the northwest corner of this tract;

Thence with said Salado Creek, N 36°53'00" E a distance of 435.77 feet to a point in said Salado Creek for the north most corner of this tract of land;

Thence N 89°05'00" E, at 203.66 feet an iron pin for reference, a total distance of 353.66 feet to an iron pin for an interior angle point to the north most property line of this tract of land,

Thence N 49°10'37" E, a distance of 125.37 feet to an iron pin for the northeast most corner of this tract of land;

Thence S 40°58'00" E, a distance of 125.8 feet to an iron pin in the northwest line of Austin Highway for the southeast corner of this tract;

Thence with the northwest line of Austin Highway S 49°02'00" W, 826.3 feet to the point of beginning and containing 4.876 acres of land, more or less.

AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

AS-SURVEYED LEGAL DESCRIPTION

All that certain lot or parcel of ground situate in the City of San Antonio, County of Bexar, State of Texas, bounded and described as follows

Beginning at a point located on the North right-of-way line of Austin Highway, said point being situate South sixty degrees three minutes and twenty-four seconds West (S 60°03'24" W) a distance of three hundred thirteen and seventy-nine hundredths feet (313.79') from a point located at the intersection of the projected centerline of Lanark Drive with the centerline of aforementioned Austin Highway, THENCE FROM THE PLACE OF BEGINNING, North forty degrees three minutes and no seconds West (N 40°03'00" W) for a distance of two hundred sixty-two and no hundredths feet (262.00') to a point; thence through a portion of Salado Creek, North thirty-six degrees fifty-three minutes and three seconds East (N 36°53'03" E) for a distance of four hundred thirty-five and seventy-eight hundredths feet (435.78') to a point; thence, North eighty-nine degrees five minutes and no seconds East (N 89°05'00" E) for a distance of three hundred fifty-three and sixty-six hundredths feet (353.66') to a point, thence, North forty-nine degrees ten minutes and thirty-seven seconds East (N 49°10'37" E) for a distance of one hundred twenty-five and thirty-seven hundredths feet (125.37') to a point, thence, South forty degrees fifty-eight minutes and no seconds East (S 40°58'00" E) for a distance of one hundred twenty-five and eighty hundredths feet (125.80') to a point, thence along the aforementioned North right-of-way line of Austin Highway, South forty-nine degrees two minutes and no seconds West (S 49°02'00" W) for a distance of eight hundred twenty-six and thirty hundredths feet (826.30') to the place of beginning.

Containing 212,423.21 Square Feet (4.877 Acres).

The property surveyed and shown hereon is the same property as described in First American Title Insurance Company title commitment no: 08R33278 CR3, effective January 21, 2009, issued January 28, 2009

ANTHONY PROPERTIES MANAGEMENT, INC
PALM HARBOR HOMES I, L.P.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
EXCEPTIONS

APPLICABLE EXCEPTIONS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 08R33278 CR3 - SCHEDULE B
EFFECTIVE JANUARY 21, 2009, ISSUED JANUARY 28, 2009

(10d) Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. Blanket in nature.

(10e) All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. Blanket in nature.

(10f) Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. Plotted.

GRAPHIC SCALE 1"=40'
0 40 80 120

LEGEND

- Corner Monument (Iron Pin, except if noted)
- Pole
- Fence
- Overhead Electric Wire
- Paved Area
- Concrete Area
- Building Area
- Centerline
- REF - Reference Course & Distance
- P.O.B. - Point of Beginning

SURVEYOR'S CERTIFICATION

To: Anthony Properties Management, Inc., a Texas corporation and/or its assigns, Palm Harbor Homes, Inc., a Texas corporation, A.P. Realty, Inc., ("Lender"), First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: February 12, 2009

Fulton V. Clinkscales, III
Registered Professional Land Surveyor
Registration No.: 6012

STATE OF TEXAS
FULTON V. CLINKSCALES, III
6012
REGISTERED PROFESSIONAL LAND SURVEYOR

The property surveyed and shown hereon is the same property as described in First American Title Insurance Company title commitment no: 08R33278 CR3, effective January 21, 2009, issued January 28, 2009.

I, Brian Shiu Vice President of Development at Anthony Properties, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

ANTHONY PROPERTIES MANAGEMENT, INC.
PALM HARBOR HOMES I, L.P.
2135 Austin Highway
San Antonio, TX

Nationwide LAND SERVICES, LLC
412 West Market Street
P.O. Box 297
Pottsville, PA 17901
Telephone: (570) 622-2876
Fax: (570) 622-1118
www.nationwidelandservices.com

DATE: 2/12/09		DWN BY	CMP
SCALE: 1" = 40'		CHKD. BY	MJJ

Situate in the City of San Antonio
Bexar County, TX

Boundary Survey

DRAWING NO. AP-106