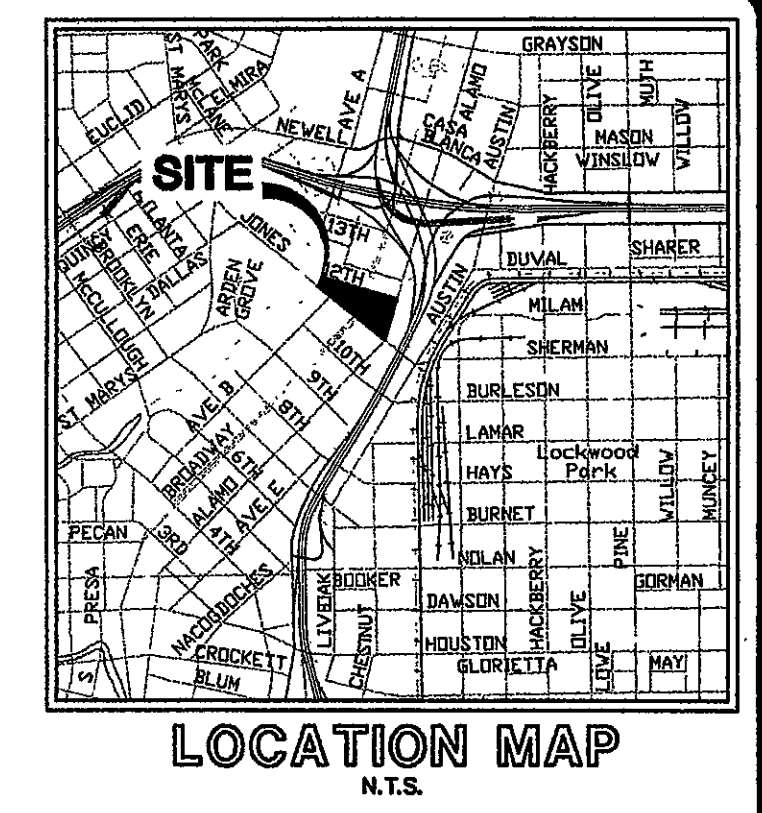




**PAPE-DAWSON  
ENGINEERS**  
1965-2005 ■ 40 YEARS OF EXCELLENCE

SAN ANTONIO TEXAS 78216  
PHONE: 210.375.9000

**555 EAST RAMSEY**

**Special Warranty Deed in  
Lot 3, Block 45, New City  
Records of Real Property**

County Deed recorded in Volume 4345 Page 1106-1108 all of the Official

all of Lots 8, 9, 10, 11 and 12 of Block 44, New City Block 464 of the City of  
 Rosenstein Properties recorded in Volume 451L, Pages 425-428, A 0.42877  
 of the City of San Antonio conveyed to Rosenstein Properties in Special W

tract of land be  
lieu of foreclos  
Block N C B Y

05  
05  
MLH  
**1**

80 0

N:SURVEY05\5-9200\9189-05\BS9189-05.DWG

Date: Jul 28, 2005, 8:03am User ID: MHolmes  
File: N:\Survey05\5-9200\9189-05\BS9189-05.dwg

**REFERENCES:**  
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 100737 Presidio Title  
Date Issued: June 2, 2005  
Effective Date: May 17, 2005

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

**Official Public Records of Real Property of Bexar County, Texas:**

Volume 4345, Page 1106-1108 Special Warranty Deed in Lieu of Foreclosure (Tract 4)(Applies)  
Volume 4511 Page 421-424 Special Warranty Deed in Lieu of Foreclosure (Tract 1, Tract 2)(Applies)  
Volume 4511, Page 425-428 Special Warranty Deed in Lieu of Foreclosure (Tract 3)(Applies)

**REFERENCES:** For Surveyor's use, which items have been removed from the Title Commitment, or are shown on the survey, but not burdening or appurtenant to the subject property.

**Official Public Records of Real Property of Bexar County, Texas:**

Volume 6978, Page 219-222 Special Warranty Deed (Adjacent)  
Volume 8510, Page 509-517 Special Warranty Deed w/Vendors Lien (Adjacent)

**Deed and Plat Records of Bexar County, Texas:**

Volume 9535 Page 12 San Antonio Museum of Art (Adjacent)

**FIELD NOTES  
FOR  
TRACT 3**

A 0.4287 acre, or 18,674 square feet more or less tract of land being all of Lots 1, 2 and 3, Block 455, New City Block 465 of the City of San Antonio, Bexar County, Texas, all of that called 0.421 acre east, conveyed in Special Warranty Deed in Lieu of foreclosure to Rosestetten Properties, recorded in Volume 4345, Page 1106-1108 of the Official Public Records of Real Property of Bexar County Texas. Said 0.4287 acre tract being more fully described as follows, with bearings established from the Texas Coordinate System as set forth in the North American Datum of 1983 (NAD 83) for the South Central Zone.

**COMMENCING:** At a found "N" in concrete at the intersection of the west right-of-way line of Broadway, a 80-foot public right-of-way shown on the City Engineers Map, the north right-of-way line of Jones Avenue, a 80-foot public right-of-way as shown on the City Engineers Map.

**THENCE:** N 0°58'22" W, along and with the north right-of-way line of said Jones Avenue, a distance of 358.56 feet to a set ¼ inch rod with yellow cap marked "Paper-Dawson", at N 17°06'44.7 E, 2 E, 133,845.8 ft, east coordinate system, being the intersection of the north right-of-way line of Jones Avenue, 80-foot right-of-way, the west right-of-way line of Avenue "B", a nominal 55.6 feet right-of-way, 54.8 feet at this point and the southeast corner of said Lot 1, Block 45, and the southeast corner of the herein described tract and the POINT OF BEGINNING;

**THENCE:** N 0°58'22" W, continuing along and with north right-of-way line of said Jones Avenue, a distance of 92.28 feet to a set ¼ inch iron rod with yellow cap marked "Paper-Dawson", being the southeast corner of said Lot 1, the southwest corner of said Block 45, in the north line of San Antonio River, N 2°09'02" N E, 20.70 feet;

**THENCE:** N 26°04'41" E, along and with the west line of said Lot 1, the east line of the San Antonio River, a distance of 35.25 feet to the northwest corner of said Lot 1, being the southwest corner of said Lot 1, by deed N 27°19'36" E, 35.30 feet;

**THENCE:** N 34°18'00" W, along and with the east line of the San Antonio River, a distance of 80.4 feet passing the north line of said Lot 3, continuing for a total distance of 160.86 feet to the northeast corner of Lot 4, Block 45, N.C.B. 465, being the northwest corner of said Lot 3, and the herein described tract, by deed N 34°49'45" W, 159.20 feet;

**THENCE:** S 87°24'41" E, along and with the south line of said Lot 4, a distance of 206.00 feet to a set ¼ inch iron rod with yellow cap marked "Paper-Dawson", the southeast corner of said Lot 4, being the northeast corner of said Lot 3, being the west right-of-way line of said Lot 3, in the north line of San Antonio River, N 2°09'02" N E, 20.4, 30 feet, from which a found ¼ inch iron rod the northeast corner of said 5 Bears N 17°15'46" E, a distance of 100.00 feet;

**THENCE:** S 17°15'46" W, along and with the west right-of-way line of said Avenue "B", the east line of said Block 45, a distance of 100.00 feet to the northeast corner of said Block 45, being the northeast corner of said Lot 3, by deed N 27°19'36" W, said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.,

STATE OF TEXAS §  
COUNTY OF BEKAR §

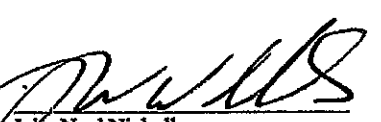
I hereby certify to Cross & Company, Presidio Title, its successors and assigns that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-4, 6, 7(a), 8-10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

*Adopted by the American Land Title Association on October 6, 1999.  
Adopted by the Board of Executive American Council on Surveying and Mapping on October 20, 1999.  
Adopted by the Board of Executive National Real Estate Board on October 19, 1999.  
American Land Title Association, 1924 L St., N.W., Suite 250, Washington, DC 20036  
American Council on Surveying and Mapping, 3410 Greenview Lane, Bethesda Maryland 20814  
National Society of Professional Surveyors, 3515 Greenview Lane, Bethesda Maryland 20814*

That the above referenced property is within the special flood hazard areas described as:

Zone X (Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood). Zone AE (the special flood hazard areas inundated by 100-year flood floodway areas - Base flood elevations determined) as scaled from the F.E.M.A. Flood Insurance Rate Map 461 of 900, Community Panel Number 48029-0C461 E, dated February 16, 1996 for Bexar County, Texas and Incorporated areas.

This 28th day of July, 2005, A.D.

  
John Noel Nicholls  
Registered Professional Land Surveyor No. 4402

