

VICINITY MAP

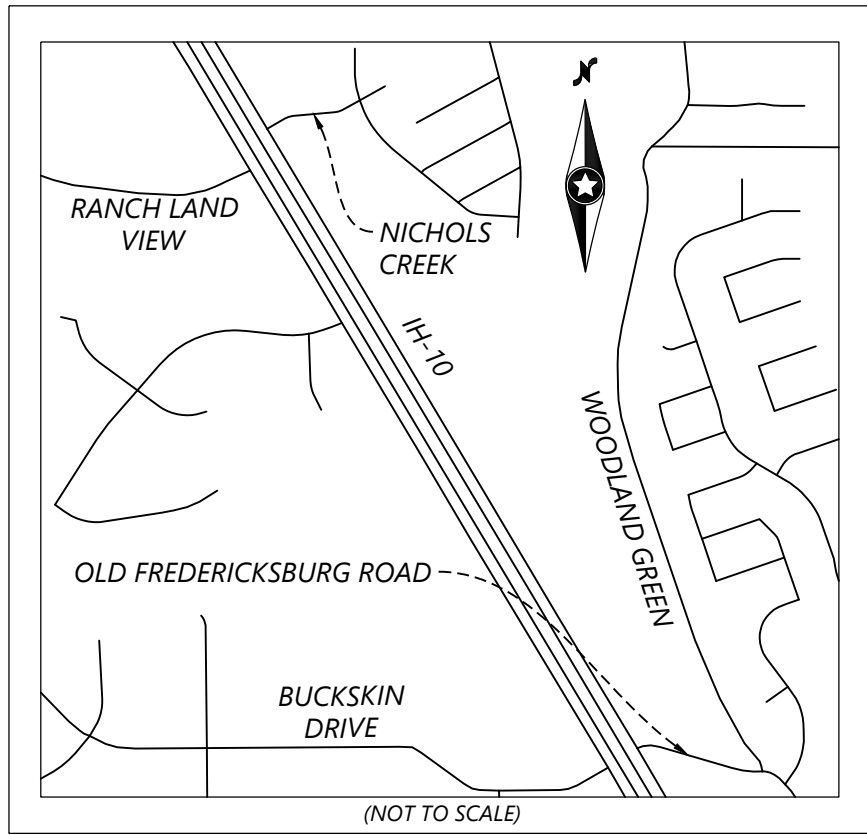


TABLE A ITEMS

1. MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.
2. THE ADDRESS OF THE SURVEYED PROPERTY IS 27004 W IH 10, BOERNE, TEXAS 78006.
3. THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE A AND UNSHADED ZONE X ACCORDING TO FEMA FIRM PANEL NO. 48029C0085F, DATED 9/29/2010. ZONE A IS WITHIN A 100 YEAR FLOOD ZONE.
4. SUBJECT PROPERTY CONTAINS 14.541 ACRES OF LAND (633,408 SQUARE FEET).
- 7 (a). NO BUILDINGS WERE FOUND ON SITE.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
9. NO PARKING SPACES WERE FOUND ON SITE.
- 11 (a). EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.I.V.) AS DETERMINED BY PLANS AND/OR REPORTS PROVIDED BY CLIENT IS SHOWN HEREON.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
14. DISTANCE TO NEAREST INTERSECTING STREET IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS FOUND IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR STREET OR SIDEWALK CONSTRUCTION WAS FOUND IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
20. PER ITEM 11 (a), UTILITIES MARKED PER A TEXAS811 ONE CALL LOCATE ARE SHOWN HEREON. THE LOCATE REQUEST WAS PLACED ON 5/4/2021, TICKET NO. 2162488868.

GENERAL NOTES

1. DEED REFERENCE: DOCUMENT NO. 20150119015, BEXAR COUNTY OFFICIAL PUBLIC RECORDS
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
3. THIS SURVEY WAS COMPLETED USING A TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. SCT-48-4300112105145, EFFECTIVE DATE APRIL 28, 2021.
4. PER GIS LINEWORK DERIVED FROM FEMA FIRM PANEL NO. 48029C0085F, EFFECTIVE DATE 9/29/2010, APPROX. 5.903 ACRES LIE IN THE 100-YEAR FLOODPLAIN AND 8.638 ACRES LIE OUTSIDE THE 100-YEAR FLOODPLAIN.

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF A 14.541 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK (CB) 4710, BEXAR COUNTY, TEXAS, BEING ALL OF THE REMAINING PORTION OF A 60.998 ACRE TRACT AND A 42.00 ACRE TRACT, AS DESCRIBED IN DOCUMENT NO. 20150119015, BEXAR COUNTY OFFICIAL PUBLIC RECORDS; IN ALL, SAID 14.541 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT TYPE II MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 FOR THE SOUTHWEST CORNER OF A 1.364 ACRE TRACT CONVEYED UNTO TEXAS LAND OPERATIONS, LLC, RECORDED IN DOCUMENT NO. 20200069337, SAID OFFICIAL PUBLIC RECORDS, COINCIDENT WITH THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE SOUTH LINE OF SAID 1.364 ACRE TRACT, NORTH 89° 53' 40" EAST, 57.06 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON) FOR THE NORTHERNMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, COINCIDENT WITH THE WEST CORNER OF LOT 901, BLOCK 26, CB 4709, RIDGE CREEK UNIT-2A (PUD), RECORDED IN VOLUME 9666, PAGE 194, BEXAR COUNTY DEED AND PLAT RECORDS;

THENCE, SOUTH 33° 05' 50" EAST, PASS THE COMMON SOUTH LINE OF LOT 901 AND NORTH LINE OF LOT 905, BLOCK 26, CB 4709, RIDGE CREEK UNIT-2B (PUD), RECORDED IN VOLUME 9700, PAGE 57, SAID DEED AND PLAT RECORDS, AND CONTINUING IN ALL A TOTAL DISTANCE OF 605.55 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON) FOR THE WESTERMOST SOUTH CORNER OF SAID LOT 905;

THENCE, CONTINUING ALONG THE BOUNDARY OF SAID LOT 905, NORTH 59° 16' 31" EAST, 121.92 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON) FOR A RE-ENTRANT CORNER OF SAID LOT 905;

THENCE, SOUTH 30° 26' 17" EAST, PASSING THE COMMON SOUTH LINE OF SAID LOT 905 AND NORTH LINE OF LOT 906, BLOCK 26, CB 4709, RIDGE CREEK, UNIT-3 (PUD), RECORDED IN VOLUME 20001, PAGE 1558, SAID DEED AND PLAT RECORDS, AND CONTINUING IN ALL A TOTAL DISTANCE OF 850.44 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON) FOR A WEST CORNER OF SAID LOT 906;

THENCE, CONTINUING ALONG THE BOUNDARY OF SAID LOT 906, THE FOLLOWING COURSES:

NORTH 59° 52' 52" EAST, 99.96 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON).

SOUTH 30° 24' 43" EAST, 600.02 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON).

SOUTH 59° 40' 29" WEST, 49.83 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON).

SOUTH 30° 25' 22" EAST, 799.73 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON).

SOUTH 59° 16' 15" WEST, 100.13 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON).

SOUTH 32° 32' 43" EAST, 527.42 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON), AND

SOUTH 55° 47' 06" WEST, 146.14 FEET TO A 1/2" IRON ROD FOUND (PAPE-DAWSON) ON SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

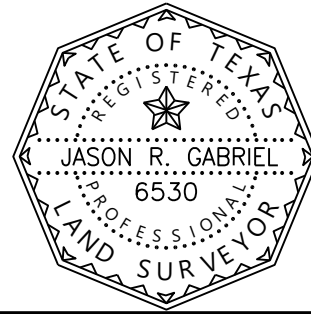
THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 30° 48' 45" WEST, 3421.02 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

TO HOGAN COMMERCIAL PROPERTIES, DANIEL "SKIP" ELEFANTE, AND CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/6/2021.

Jason R. Gabriel
 JASON R. GABRIEL, R.P.L.S.
 TX LICENSE NO. 6530, EXPIRATION 12/31/2021
 JASON.GABRIEL@WESTWOODPS.COM



Line #	Length	Direction
L1	57.06	N89°53'40"E
L2	605.55	S33°05'50"E
L3	121.92	N59°16'31"E
L4	850.44	S30°26'17"E
L5	99.96	N59°52'52"E
L6	600.02	S30°24'43"E
L7	49.83	S59°40'29"W
L8	799.73	S30°25'22"E
L9	100.13	S59°16'15"W
L10	527.42	S32°32'43"E
L11	146.14	S55°47'06"W

EXCEPTIONS (GF NO. SCT-48-4300112105145-MF)

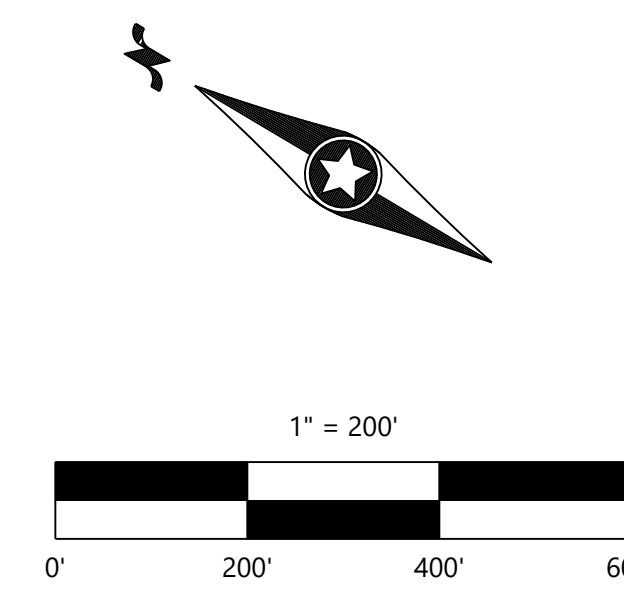
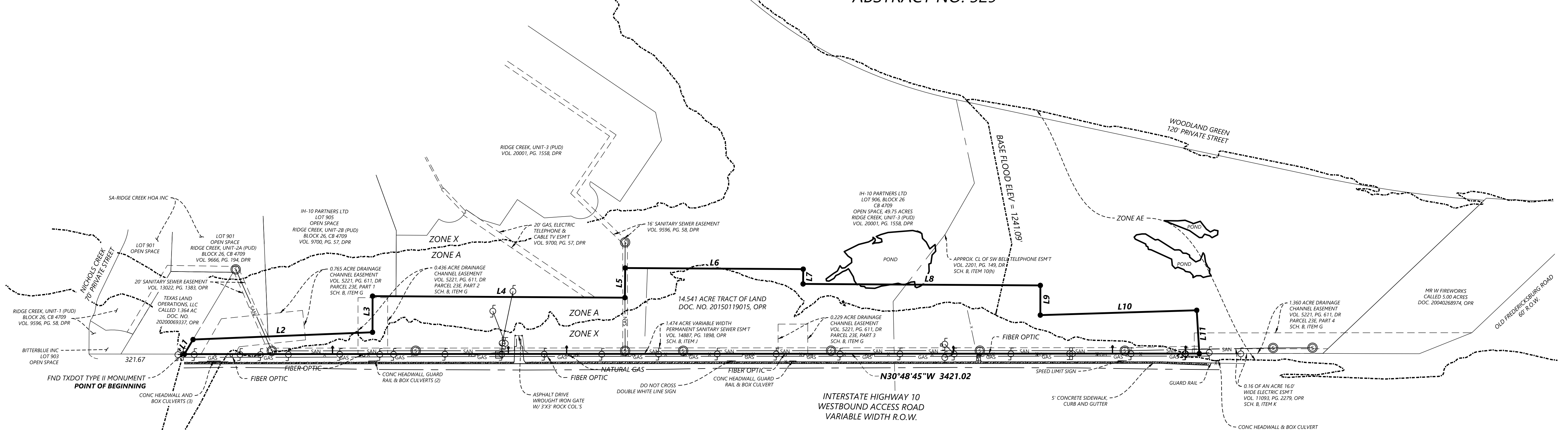
THE FOLLOWING NOTES CORRESPOND TO THE NUMBERING SYSTEM OF SCHEDULE B OF THE ABOVE MENTIONED TITLE COMMITMENT.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
 VOLUME 11093, PAGE 2237, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE - BLANKET IN NATURE)
10. VISIBLE OR APPARENT EASEMENT(S) AND/OR RIGHTS OF WAY ON, OVER, UNDER OR ACROSS THE LAND.
- f. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:
 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- g. CHANNEL EASEMENTS RECORDED IN VOLUME 5221, PAGE 611, DEED RECORDS, BEXAR COUNTY, TEXAS (AFFECTS SUBJECT PROPERTY - PLOTTED HEREON).
- h. TELEPHONE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS PROVIDED BY INSTRUMENT RECORDED IN VOLUME 2201, PAGE 149, DEED RECORDS OF BEXAR COUNTY, TEXAS. (NO STRUCTURES WILL BE ERCTED OR PERMITTED WITHIN 50 FEET OF SAID LINE; EVIDENCE OF LINES NOT APPARENT - PLOTTED HEREON)
- i. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 1319, PAGE 231, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)
- j. EASEMENT GRANTED TO THE CITY OF SAN ANTONIO RECORDED IN VOLUME 14887, PAGE 1898, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- k. NON-EXCLUSIVE POWER FACILITIES EASEMENT RECORDED IN VOLUME 11093, PAGE 2279, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- l. TERMS AND PROVISIONS OF PARTIAL ASSIGNMENT OF IMPACT FEE CREDITS RECORDED IN VOLUME 13899, PAGE 37, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE - BLANKET IN NATURE)

LEGEND

- SANITARY MANHOLE
- GUY WIRE
- POWER POLE
- FIBER OPTIC PEDESTAL
- ↑ NATURAL GAS RISER/SERVICE
- OPR BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- DPR BEXAR COUNTY DEED AND PLAT RECORDS
- DR BEXAR COUNTY DEED RECORDS
- R.O.W. RIGHT-OF-WAY
- GAS — GAS LINE
- PCH — POWER OVERHEAD
- SAN — SANITARY SEWER
- X — FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- ASPHALT SURFACE
- FOUND 1/2" IRON ROD (PAPE-DAWSON) UNLESS OTHERWISE NOTED
- SIGN

**J.M. MCCULLOCH SURVEY NO. 30
 ABSTRACT NO. 529**



PROJECT NO. 29326.20

CHECKED: JRG

DRAWN: ECO

FIELD CREW: MWL/JK

FIELD WORK DATE: 5/6/2021

REVISIONS:

PREPARED FOR:
Hogan Commercial Properties
 1618 Lockhill-Selma
 San Antonio, Texas, 78213

EXHIBIT OF:
**ALTA/NSPS LAND
 TITLE SURVEY**

A 14.541 ACRE TRACT SITUATED WITHIN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS, BEING ALL OF THE REMAINING PORTION OF A 60.998 ACRE TRACT AND A 42.00 ACRE TRACT, AS DESCRIBED IN DOCUMENT NO. 20150119015, OPR

Westwood
 Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 Toll Free (888) 937-5150 San Antonio, TX 78259
 westwoodps.com
 Westwood Professional Services, Inc.
 TPBLS FIRM NO. 10194064 - TPPE FIRM NO. F-11756