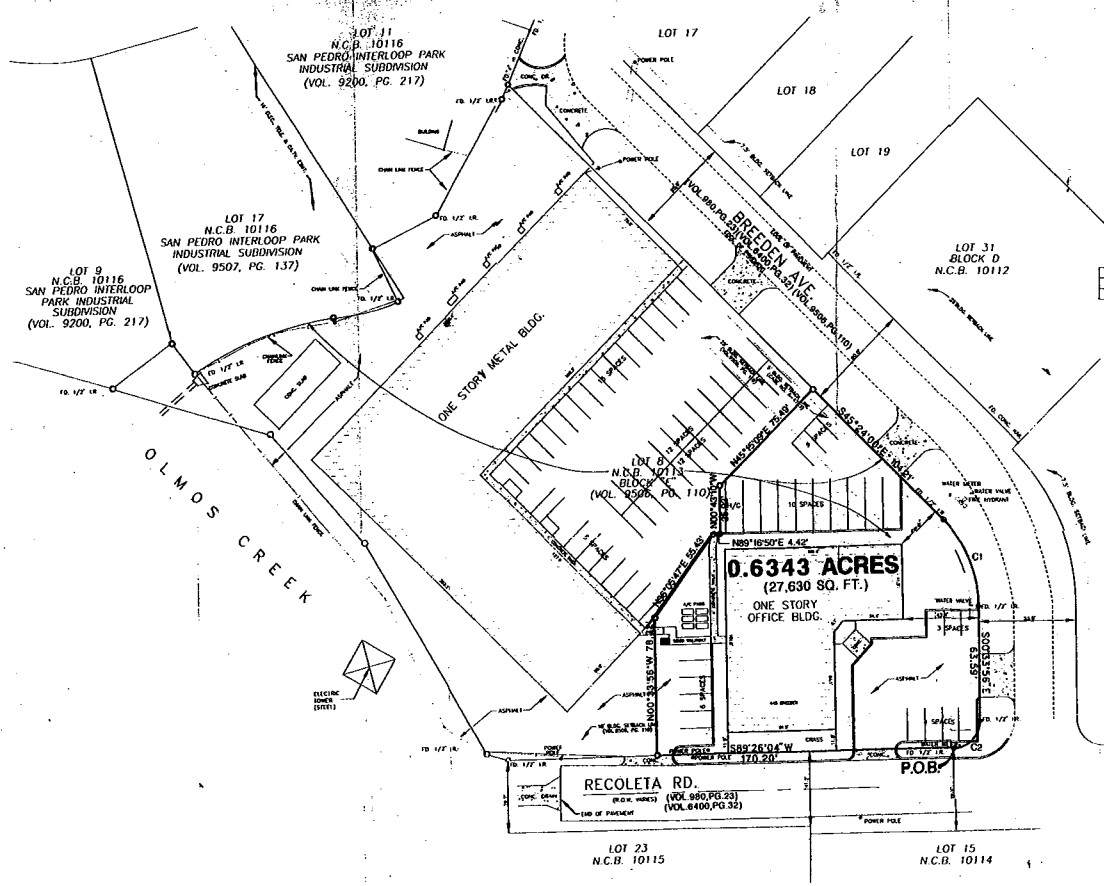

LOCATION MAP

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	69.29'	54.22'	28.58'	52.85'	S22°56'58"E	44°50'04"
C2	15.00'	23.56'	15.00'	21.21'	S44°26'03"W	90°00'00"

FIELD NOTES
FOR

A 0.6343 acre, or 27,630 square feet, tract of land, being out of Lot 8, Block E, New City Block 10113, of the City of San Antonio, Bexar County, Texas, out of the Breeden Subdivision as recorded in Volume 9506, Page 110 in the Deed and Plat Records of Bexar County, Texas. Said 0.6343 acres being further described by metes and bounds as follows:

BEGINNING At found ½" iron rod, said point being on the north right-of-way line of Recoleta Road, a variable width right-of-way, said corner being at the southwest end of a curve return from the west right-of-way line of Breeden Avenue, a 50-foot wide right-of-way recorded in Volume 980, Page 23, Volume 6400, Page 32, and Volume 9506, Page 110, of the Deed and Plat Records of Bexar County;

THENCE: S 89°26'04" W, along and with the north right-of-way line of Recoleta Road a distance of 170.20 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: N 00°33'56" W, departing the said right-of-way line of Recoleta Road a distance of 78.11 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: N 34°03'47" E, a distance of 55.43 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: N 89°16'50" E, a distance of 4.42 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: N 00°47'09" W, a distance of 25.92 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: N 45°13'09" E, a distance of 75.49 feet to a set ½" iron rod with yellow cap marked "Pape Dawson" on the southwest right of way line of Breeden Avenue, a 80-foot wide right-of-way line at this point;

THENCE: S 45°24'00" E with and along said right-of-way line, a distance of 104.21 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: Southerly, and southeasterly with a curve to the right, said curve having a radius of 69.29 feet, a central angle of 44°50'04", a chord bearing and distance of S 22°56'58" E, 52.85 feet, and an arc length of 54.22 feet to a set ½" iron rod with yellow cap marked "Pape Dawson" at a point of tangency;

THENCE: S 00°33'56" E, a distance of 65.59 feet to a set ½" iron rod with yellow cap marked "Pape Dawson" at a point of curvature;

THENCE: Westerly, southwesterly, and southerly with a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 44°26'03" W, 21.21 feet, and an arc length of 23.56 feet to the POINT OF BEGINNING and containing 0.6343 acres in the City of San Antonio, Bexar County, Texas. Said tract described in accordance with a survey prepared by Pape Dawson Engineers Inc.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify to:
TEXAS NATIONAL TITLE, INC., SERVICE TITLE COMPANY,
LAWYERS TITLE INSURANCE CORPORATION AND TO:
JMA INVESTMENTS, A CALIFORNIA PARTNERSHIP:

1) that the above plat is true and correct according to an actual survey made on the ground under my supervision; that there are no visible easements, encroachments, conflicts, encroachments, overlapping of improvements except as shown on the plat; that the easements or rights-of-way shown hereon were established either from visual observation or from matters of records of which the undersigned has knowledge.

2) that the above referenced property is not within the 100 year flood plain as scaled from the F.E.M.A. Flood Insurance Rate Map 435 of 950, Community Panel Number 48029C0435 H, dated February 16, 1996 for Bexar County, Texas and Incorporated areas.

This 11th day of December 1996 A.D.

Registered Professional Land Surveyor No. 3032
Stephen A. Kasner

REFERENCE:
Commitment for Title Insurance issued by Lawyers Title Insurance Corporation, GF # 96-11-6529 with effective date of November 6, 1996

Volume 9506	Page 110	PLAT.	Breeden Subdivision
Volume 1039	Page 202	D.R.	Wall & Water Rights

Notes:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2) THE BASES OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.

3) THE BEARINGS FOR THIS SURVEY ARE BASED ON RECOLETA SUBDIVISION AS RECORDED IN VOLUME 9506, PG. 110 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REVISIONS
1 12-18-96 CORRECTIONS

PROPERTY AND IMPROVEMENT SURVEY OF

A 0.6343 acre, or 27,630 square feet, tract of land, being out of Lot 8, Block E, New City Block 10113, of the City of San Antonio, Bexar County, Texas, out of the Breeden Subdivision as recorded in Volume 9506, Page 110 in the Deed and Plat Records of Bexar County, Texas.

JOB NO. 3870-01
DATE NOV.'96
DESIGNER J.N.N.
CHECKED ___ DRAWN H.H.H.
SHEET 1 OF 1

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