

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR STATUS OF, THE UTILITIES ON THIS SITE.
- THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.
- NO INFORMATION AS TO WETLANDS OR BIRD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.
- THE CITY OF SAN ANTONIO, TEXAS PLANNING DEPARTMENT ZONING APPLICATION AT MAPS.SANANTONIO.GOV/WEBSITE/ZONING SHOWS THE PROPERTY IS ZONED ED (ENTERTAINMENT DISTRICT). FURTHER INFORMATION CONCERNING ZONING RESTRICTIONS CAN BE FOUND AT WWW.SANANTONIO.GOV/DSD/UDC.

DEED/PLAT REFERENCE

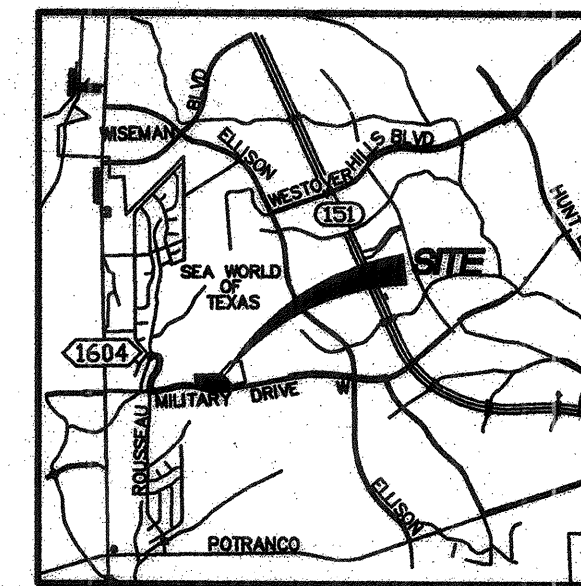
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
 R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

LINETYPE LEGEND

—○— CHAINLINK FENCE
 - - - EASEMENT LINE



(IN FEET)
 1 inch = 100 ft.



LOCATION MAP
 N.T.S.

FIELD NOTES

FOR
 A 8.605 acre, or 374,826 square feet more or less, tract of land being out of that 496.18 acre tract conveyed to Sea World of Texas by Warranty Deed recorded in Volume 3517, Pages 1736-1747 of the Real Property Records, Bexar County, Texas, out of the Thomas York Survey No. 201 1/2 and B.B.&C. R.R. Co. Survey No. 359, Abstract 94, County Block 4400 of Bexar County Texas, now in New City Block (N.C.B.) 14914 of the City of San Antonio, Bexar County, Texas. Said 8.605 acre tract being more fully described as follows, with bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the north right-of-way line of Military Drive West, an 86-foot right-of-way, dedicated in the Westover Hills, Unit 3 Subdivision recorded in Volume 9518, Pages 99-103 of the Deed and Plat Records of Bexar County, Texas, at a southeast corner of Lot 3, Block 1, of the Sea World of Texas Subdivision, Unit 2, recorded in Volume 9528, Pages 64-69 of the Deed and Plat Records of Bexar County, Texas, a point on the south line of the aforementioned 496.18 acres, the southwest corner of the herein described tract;

THENCE: Departing the north right-of-way line of said Military Drive West, along and with an east line of said Lot 3, Block 1, of the Sea World of Texas Subdivision and over and across the aforementioned 496.18 acre tract the following calls and distances:

Along the arc of a curve to the right, said curve having a radial bearing of N 30°27'26" E, a radius of 15.00 feet, a central angle of 59°16'52", a chord bearing and distance of N 29°54'08" W, 14.84 feet, for an arc distance of 15.52 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at a point of tangency;
 N 00°15'42" W, a distance of 35.88 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at a point of curvature;

Along the arc of a curve to the left, said curve having a radius of 210.00 feet, a central angle of 13°28'05", a chord bearing and distance of N 06°59'45" W, 49.25 feet, for an arc distance of 49.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at a point of reverse curvature;

Along the arc of a curve to the right, said curve having a radius of 190.00 feet, a central angle of 13°28'05", a chord bearing and distance of N 06°59'45" W, 44.56 feet, for an arc distance of 44.66 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at a point of tangency;

N 00°15'42" W, a distance of 174.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a re-entrant corner of said Lot 3, Block 1, of the Sea World of Texas Subdivision, for the northwest corner of the herein described tract;

N 89°44'18" E, along and with a south line of said Lot 3, passing at a distance of 768.00 feet a found 1/2" iron rod with yellow cap marked "Pape-Dawson" for a southeast corner of said Lot 3, continuing over and across said 496.18 acre tract, a distance of 174.73 feet for a total distance of 942.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for the northeast corner of the herein described tract;

THENCE: S 11°20'51" E, over and across said 496.18 acre tract a distance of 408.87 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the aforementioned north right-of-way line of said Military Drive West, for the southeast corner of the herein described tract;

THENCE: Along and with the north right-of-way line of said Military Drive West the following calls and distances:
 S 78°39'09" W, a distance of 53.92 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at a point of curvature;

Along the arc of a curve to the right, said curve having a radius of 1076.53 feet, a central angle of 28°27'09", a chord bearing and distance of N 87°07'39" W, 529.12 feet, for an arc distance of 534.59 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at a point of reverse curvature;

THENCE: Along the arc of a curve to the left, said curve having a radial bearing of S 17°05'32" W, a radius of 1468.25 feet, a central angle of 16°43'21", a chord bearing and distance of N 81°16'08" W, 427.01 feet, for an arc distance of 428.53 feet to the POINT OF BEGINNING and containing 8.605 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

References:

These field notes and plat were prepared from a field survey without the benefit of a "Title Commitment" and shows easements and other matters affecting this property that were visible on the ground, or the surveyor was aware of at the time of this survey and may not show all easements and other matters affecting this property.

Official Public Records of Real Property of Bexar County, Texas:
 Warranty Deed - 496.18 Acres - Volume 3517, Pages 1736 - 1747

Deed and Plat Records of Bexar County, Texas:
 Amending Plat - Westover Hills, Unit 3 - Volume 9518, Pages 99-103
 Plat - Sea World of Texas Volume 9528 - Pages 64-69

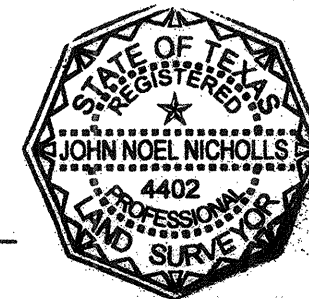
STATE OF TEXAS §
 COUNTY OF BEXAR §

I hereby certify

that the above plat was prepared according to an actual survey made on the ground under my supervision; that there are no visible easements, discrepancies, conflicts, encroachments, or overlapping of improvements except as shown on the plat; that the easements or rights-of-way shown hereon were determined either from visual observation or from matters of record of which the undersigned has knowledge.

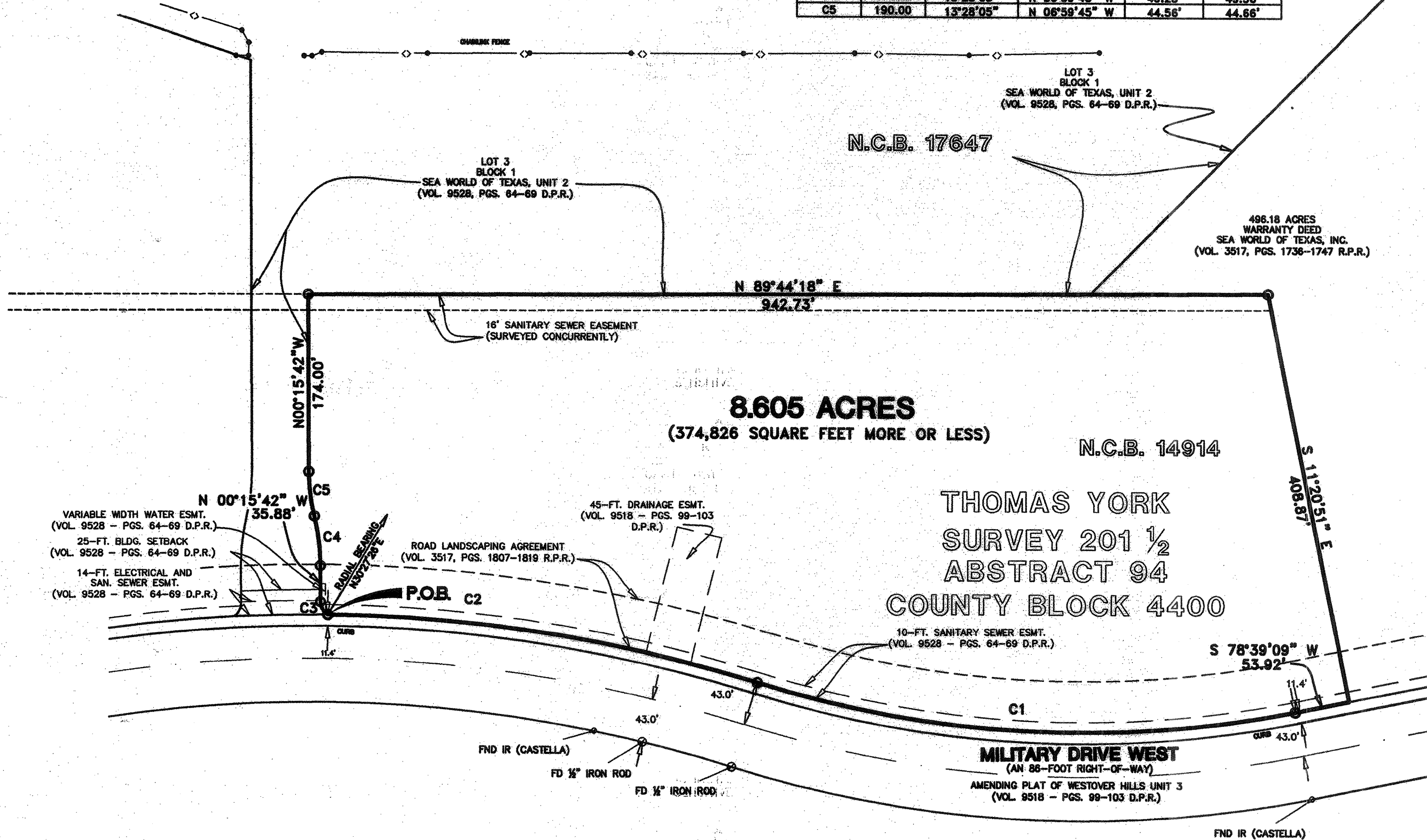
This 13th day of January 2009, A.D.

John Noel Nichols
 John Noel Nichols
 Registered Professional Land Surveyor # 4402



SOUTH TRACT

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1076.53	28°27'09"	N 87°07'39" W	529.12'	534.59'
C2	1468.25	16°43'21"	N 81°16'08" W	427.01'	428.53'
C3	15.00	59°16'52"	N 29°54'08" W	14.84'	15.52'
C4	210.00	13°28'05"	N 06°59'45" W	49.25'	49.36'
C5	190.00	13°28'05"	N 06°59'45" W	44.56'	44.66'



REFERENCES:

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

Title Commitment: G.F. # 21251 Stewart Title Guaranty Company.
 Date Issued: July 2, 2007
 Effective Date: May, 2007

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

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - 16-foot sanitary easement as set out in Volume 9511, Page 23, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)
 - 36-foot drainage easement as set out in Volume 9511, Page 30, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)
 - 50-foot by 30-foot drainage easement as set out in Volume 9511, Page 34, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)
 - 92-foot by 46-foot drainage easement as set out in Volume 9511, Page 34, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)
 - 35-foot by 28-foot drainage easement as set out in Volume 9511, Page 34, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)
 - 71-foot by 46-foot drainage easement as set out in Volume 9511, Page 34, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)
 - 50-foot by 45-foot drainage easement as set out in Volume 9511, Page 35, Deed and Plat Records of Bexar County, Texas. (Does Not Apply)

- 14-foot by 28-foot electric easement as disclosed in Volume 3517, Page 1736, Real Property Records of Bexar County, Texas. (Not Found)
- Temporary underground water distribution line easement as disclosed in Volume 3517, Page 1736, Real Property Records of Bexar County, Texas. (Not Found)
- Channel easement as set out in Volume 4473, Page 549, Real Property Records of Bexar County, Texas. (Not Supplied)
- Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record. (None found)
- Terms and conditions of that certain Road Landscaping Agreement executed by and between Westover Hills, Ltd., Westover Hills II, Ltd., and Sea World of Texas, Inc. dated September 30, 1985, recorded in Volume 3517, Page 1807, Real Property Records of Bexar County, Texas. (Applies)
- Terms and conditions of that certain Industrial Development Non-Annexation Agreement recorded in Volume 3517, Page 1820, Real Property Records of Bexar County, Texas. (Applies, Blanket)
- On-site sewer collection and treatment facilities under various contracts and as disclosed by that certain Partial Assignment of Sewer Contracts dated September 30, 1985, recorded in Volume 3517, Page 1835, Real Property Records of Bexar County, Texas. (Applies, Not Plottable)
- Terms and conditions of that certain Reinvestment Zone Tax Abatement Agreement With Edwards Underground Water District dated December 16, 1985, recorded in Volume 3591, Page 1171, Real Property Records of Bexar County, Texas. (Applies, Blanket)
- Terms and conditions of that certain Reinvestment Zone Tax Abatement Agreement With Alamo Community College District dated July 24, 1987, recorded in Volume 4106, Page 51, Real Property Records of Bexar County, Texas. (Applies, Blanket)
- Terms and conditions of that certain Reinvestment Zone Tax Abatement Agreement With Bexar County Hospital District dated September 30, 1985, recorded in Volume 3517, Page 1931, Real Property Records of Bexar County, Texas. (Applies, Blanket)

REVISIONS:

PAPE-DAWSON ENGINEERS

605 EAST DAWSON | SAN ANTONIO, TEXAS 78205 | PHONE: 210.724.8000 FAX: 210.724.8000

LAND TITLE SURVEY OF

A 8.605 ACRE, OR 374,826 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 496.18 ACRE TRACT CONVEYED TO SEA WORLD OF TEXAS BY WARRANTY DEED RECORDED IN VOLUME 3517, PAGES 1736-1747 OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 AND B.B.&C. R.R. CO. SURVEY NO. 359, ABSTRACT 94, COUNTY BLOCK 4400 OF BEXAR COUNTY TEXAS, NOW IN NEW CITY BLOCK (N.C.B.) 14914 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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JOB NO. 9000-09
 DATE JANUARY 2009
 DESIGNER J.N.N.
 CHECKED DRAWN B.W.
 SHEET 1 OF 1