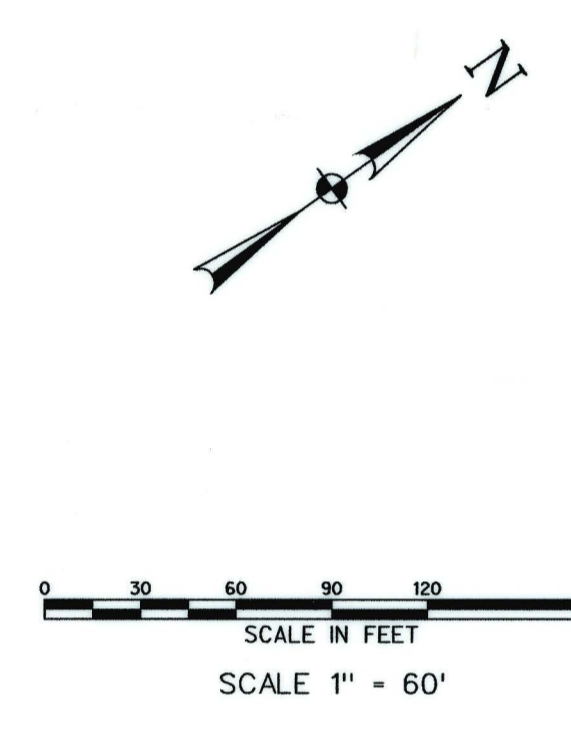


- LEGEND**
- IRON ROD
  - ⊗ SET PK NAIL
  - ⊙ MANHOLE (WASTE WATER)
  - ⊙ MANHOLE (TELEPHONE)
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ ELECTRICAL BOX
  - POWER POLE
  - GUY
  - SIGN
  - LIGHT POLE
  - ⊗ WATER VALVE
  - ⊗ FIRE HYDRANT
  - ⊗ 2" STEEL PIPE
  - TREE
  - N.T.S. NOT TO SCALE
  - D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY TEXAS
  - D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS
  - ( ) RECORD INFORMATION



**METES AND BOUNDS DESCRIPTION**  
8.50 ACRES OF LAND

BEING 8.50 (370,260 SQ. FT.) ACRES OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF BEXAR, CITY OF SAN ANTONIO, 8.21 ACRES (357,627 SQ. FT.) LOCATED IN THE EDWIN ALEXANDER SURVEY NO. 149, ABSTRACT NO. 29, AND 0.29 ACRES (12,633 SQ. FT.) IN THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573. SAID 8.50 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 298.969 ACRE TRACT AS DESCRIBED IN DEED TO MILTON B. CLAPP RECORDED IN VOLUME 4763, PAGE 584 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), SAID 8.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** AT A SET PK NAIL (N 13,714,100.92, E 2,088,526.63) IN THE NORTHEAST RIGHT-OF-WAY OF ALAMO DOWNS PARKWAY, A 60 FOOT RIGHT-OF-WAY, AS RECORDED IN CORRECTION PLAT OF ALAMO DOWNS BUSINESS PARK PHASE 1, VOLUME 9100, PAGES 45-50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.B.C.T.);

**THENCE:** N 35°43'08" E (N 35°57'20" E) ALONG THE EAST LINE OF THE REMAINDER OF SAID 298.969 ACRE TRACT, A DISTANCE OF 1145.91 (1145.68) FEET TO A SET PK NAIL IN THE SOUTHWEST RIGHT-OF-WAY OF FAIRGROUNDS PARKWAY, A 60 FOOT RIGHT-OF-WAY, AS RECORDED IN REPLAT OF ALAMO DOWNS BUSINESS PARK PHASE 1, VOLUME 9400, PAGE 26 OF THE (D.P.R.B.C.T.), ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°40'16" (31°40'18"), A RADIUS OF 430.00 FEET, A TANGENT OF 121.97 (121.97) FEET, A CHORD BEARING OF S 36°22'46" E (S 36°09'06" E), AND A CHORD DISTANCE OF 234.68 (234.68) FEET;

**THENCE:** ALONG THE SOUTHWEST RIGHT-OF-WAY AND THE ARC OF THE AFOREMENTIONED CURVE A DISTANCE OF 237.89 (237.89) FEET TO A FOUND 1/2 INCH IRON ROD;

**THENCE:** S 52°12'52" E (S 51°59'15" E) CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY OF FAIRGROUNDS PARKWAY A DISTANCE OF 107.27 (107.10) FEET TO A FOUND 1/2 INCH IRON ROD, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°56'30" (87°56'35"), A RADIUS OF 10.00 FEET, A TANGENT OF 09.65 FEET, A CHORD BEARING OF S 08°14'37" E (S 08°00'58" E), AND A CHORD DISTANCE OF 13.89 FEET;

**THENCE:** ALONG THE ARC OF THE AFOREMENTIONED CURVE A DISTANCE OF 15.35 FEET TO A FOUND 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF GRANDSTAND DRIVE A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED IN VACATING AND RESUBDIVISION PLAT OF ALAMO DOWNS BUSINESS PARK PHASE 1, VOLUME 9000, PAGE 243 OF THE (D.P.R.B.C.T.) AND SAID CORRECTION PLAT OF ALAMO DOWNS BUSINESS PARK PHASE 1;

**THENCE:** S 35°43'38" W (S 35°57'20" W) ALONG THE NORTHWEST RIGHT-OF-WAY OF GRANDSTAND DRIVE, A DISTANCE OF 1049.96 (1049.74) FEET TO A FOUND 1/2 INCH IRON ROD AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, A TANGENT OF 10.00 FEET, A CHORD BEARING OF S 80°43'38" W (S 80°57'20" W), AND A CHORD DISTANCE OF 14.14 FEET;

**THENCE:** ALONG THE ARC OF THE AFOREMENTIONED CURVE A DISTANCE OF 15.71 FEET TO A FOUND 1/2 INCH IRON ROD IN THE NORTHEAST RIGHT-OF-WAY LINE OF ALAMO DOWNS PARKWAY;

**THENCE:** N 54°16'22" W (N 54°02'40" W) ALONG THE NORTHEAST RIGHT-OF-WAY OF ALAMO DOWNS PARKWAY, A DISTANCE OF 330.00 (330.00) FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.50 ACRES (370,260 SQ. FT.).

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TAN	CHORD BNG	CHORD DIST
C1	430.00'	31°40'16"	237.69'	121.97'	S36°22'46"E	234.68'
(C1)	(430.00')	(31°40'18")	(237.69')	(121.97')	(S36°09'06"E)	(234.68')
C2	10.00'	87°56'30"	15.35'	09.65'	S08°14'37"E	13.89'
(C2)	(10.00')	(87°56'35")	(15.35')	(09.65')	(S08°00'58"E)	(13.89')
C3	10.00'	90°00'00"	15.71'	10.00'	S80°43'38"W	14.14'
(C3)	(10.00')	(90°00'00")	(15.71')	(10.00')	(S80°57'20"W)	(14.14')

- NOTES:**
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL SHOWN HEREON ARE GRID. DISTANCES SHOWN ARE BASED ON SURFACE WITH A COMBINED SCALE FACTOR OF 1.0001700.
  - THE FOLLOWING ITEMS LISTED IN THE TITLE COMMITMENT SCHEDULE B AND ARE LISTED BELOW HAVE BEEN REVIEWED.
    - ITEMS
    - B1. RESTRICTED COVENANTS AS LISTED VOL. 4521, PG. 1951, VOL. 4943, PG. 1994, VOL. 6224, PG. 143 VOL. 11031, PG. 1634, VOL. 11679, PG. 765 OF THE O.P.R.R.P.B.C.T.
    - AQ. A 41.5 FOOT DRAINAGE ESMNT ALONG NORTHWEST PROPERTY LINE, RECORDED IN VOL. 9100, PG. 45-47 AND VOL. 9000, PG. 243 OF THE D.P.R.B.C.T.
    - AR. TWO 10' BY 10' TELEPHONE EASEMENTS TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOL. 3556, PG. 2035 OF THE O.P.R.R.P.B.C.T.
    - AS. ELECTRIC AND GAS LINES RIGHT OF WAY AGREEMENT RECORDED IN VOL. 11665, PG. 2045 OF THE O.P.R.R.P.B.C.T.
  - PATENT SURVEY INFORMATION OBTAINED FROM GLO GIS DATA REPROJECTED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, SURFACE.
  - PROPERTY ABUTS PUBLICLY DEDICATED RIGHT-OF-WAYS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S52°12'52"E	107.27'
(L1)	(S51°59'15"E)	(107.10')

File No. STATE REAL PROPERTY SK 6 County BEXAR  
 ALTA/ACSM Land Title Survey 8.50 Acres  
 Date Filed: 08/22/2022  
 George P. Bush, Commissioner  
 By: K. SCHREIBER

**SURVEYORS CERTIFICATE**

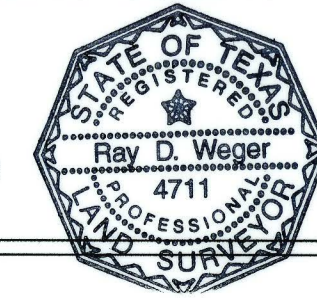
THE UNDERSIGNED HEREBY CERTIFIES TO TODAY TITAN ALAMO DOWNS, LP, A TEXAS LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, AND WACHOVIA BANK, N.A., A NORTH CAROLINA CORPORATION THAT THIS SURVEY WAS MADE UPON THE GROUND UNDER THE SUPERVISION OF HALFF ASSOCIATES: THE INFORMATION, COURSES, DISTANCES, LOCATION OF BUILDINGS, STRUCTURES, IMPROVEMENTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND UTILITY LINES, WHICH WERE STATED IN THE TITLE COMMITMENT OF FILE NO. 200602117 AS ISSUED BY CHICAGO TITLE INSURANCE COMPANY ON APRIL 03, 2006 WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2006 OR VISIBLY OBSERVED IN THE FIELD AS SHOWN HEREON CORRECTLY REPRESENT THE EVIDENCE FOUND; EXCEPT AS SHOWN, THERE ARE NO (A) EASEMENTS OR RIGHTS-OF-WAY ACROSS THE PREMISES; (B) PARTY WALLS, (C) OVERLAPPING OF IMPROVEMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS OF ANY OF SHOWN BUILDINGS, STRUCTURES, OR IMPROVEMENTS, OR (D) OVERLAPPING OF IMPROVEMENTS UPON THE PREMISES BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ANY ADJOINING PREMISES; PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES OF THE PREMISES IS AS STATED ON THE SURVEY; THIS SURVEY DOES NOT IDENTIFY ANY SUBSURFACE MINERAL RIGHTS OR SURFACE RIGHTS THAT MAY RESULT FROM SAID MINERAL RIGHTS.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE CONTROLLING DOCUMENTS OF RECORD TOGETHER WITH THE INFORMATION OF THE LATEST RECORDED PLAT OR DEED ALSO BEING LISTED, THAT THERE IS NO OVERLAPPING OF DEED OR PLAT LINES EXCEPT AS SHOWN HEREON.

AS GRAPHICALLY PLOTTED, THE PARCEL DESCRIBED HEREON DOES NOT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD PLAIN AS DELINEATED ON THE CITY OF SAN ANTONIO, TEXAS FLOOD INSURANCE RATE MAP, PANEL NUMBER 480290048, DATED JANUARY 4, 2002, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOOD MAP FOR THIS DETERMINATION AND THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOOD PLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY FOR 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 AND INCLUDES ITEMS 1-4, 6, 8, 10, 11A, 13, 14 OF TABLE A THEREOF, 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 THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

RAY D. WEGER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 SURVEYOR NUMBER: 4711



ALTA/ACSM LAND TITLE SURVEY  
 8.50 ACRE TRACT  
 N.C.B. 16115  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS

**Halff Associates**  
 ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

300 EAST SOUTHERLAND BLVD., SUITE 230  
 SAN ANTONIO, TEXAS 78258  
 TEL (210) 798-1895  
 FAX (210) 798-1896

PROJECT NO:	AV024004	
ISSUED:	JUNE 8, 2006	
SCALE:	1" = 60'	
REVISIONS:		
No.	DATE	DESCRIPTION
1	06/21/06	REVISED EAST PROPERTY LINE
2	07/05/06	AREA CALLS & MISC. EDITS
3	07/10/06	REVISED ACREAGE
4	07/25/06	REVISED TITLE COMMITMENT
DRAWN BY: PM		
CHECKED BY: RW		
SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY 8.50 ACRE TRACT N.C.B. 16115 CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS		
1 OF 1		SHEET NUMBER