

# **NEC of Fair Oaks Parkway & I-10**

Fair Oaks (San Antonio), Texas

# NEC of Fair Oaks Parkway & I-10

Size: approximately ±1.75 acres

Zoning: C3 (restriction against Gas and Fast Food)

Highlights:

- Hard corner in front of 31,000 S.F. Fair Oaks Village Shopping Center at the Main Entrance to Fair Oaks Ranch and the Golf Club. Signal forthcoming according to TXDOT.
- Strong Income Demographics with 60,000 Cars per Day 2005 T.D.O.T..
- 5 New Subdivisions (+/- 1,400 Upscale Homes) being applied for within 1.5 miles radius.
- **Frost Bank** on the southeast corner.

Jonathan S. Horn

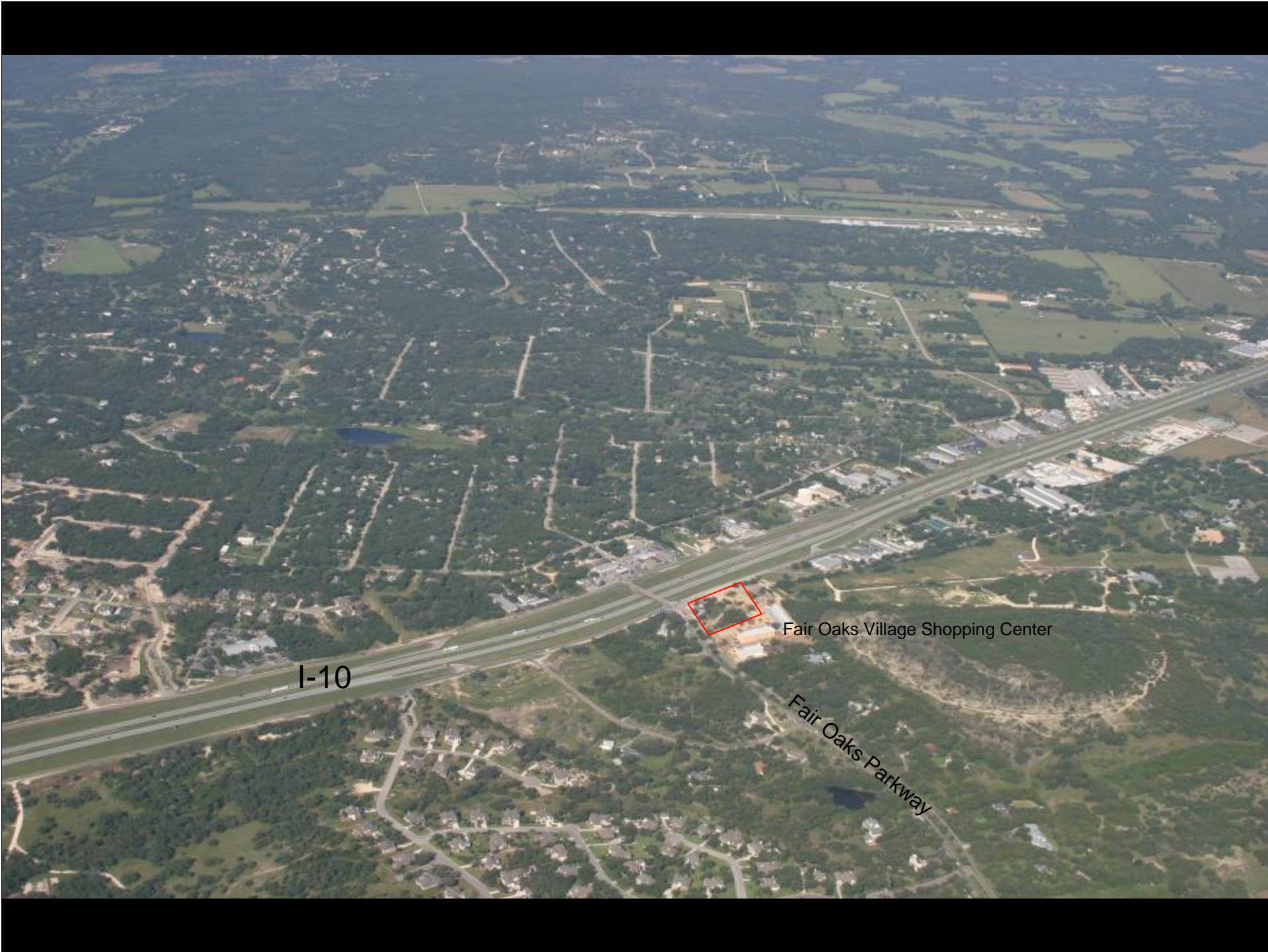
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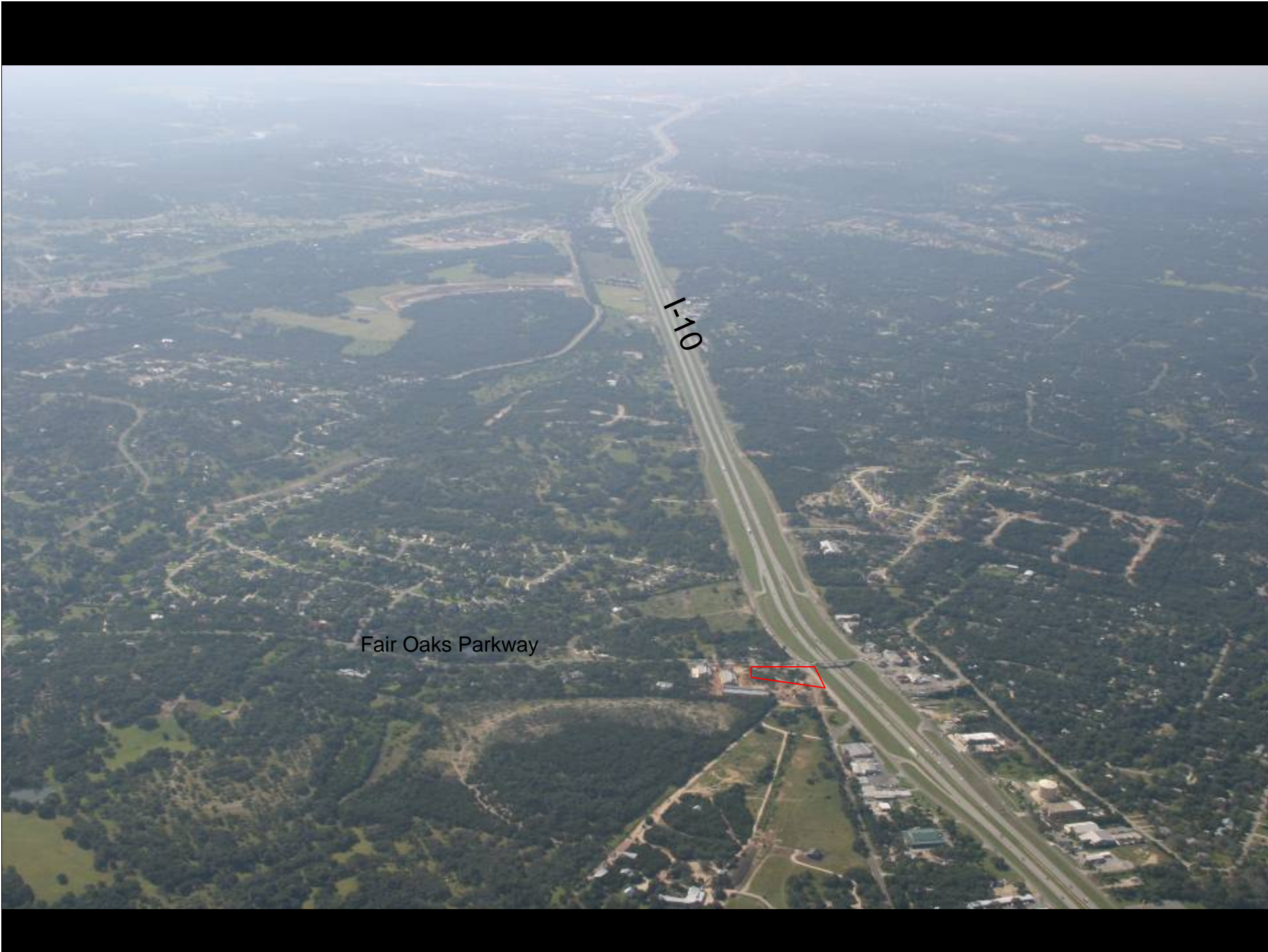
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I-10

Fair Oaks Village Shopping Center

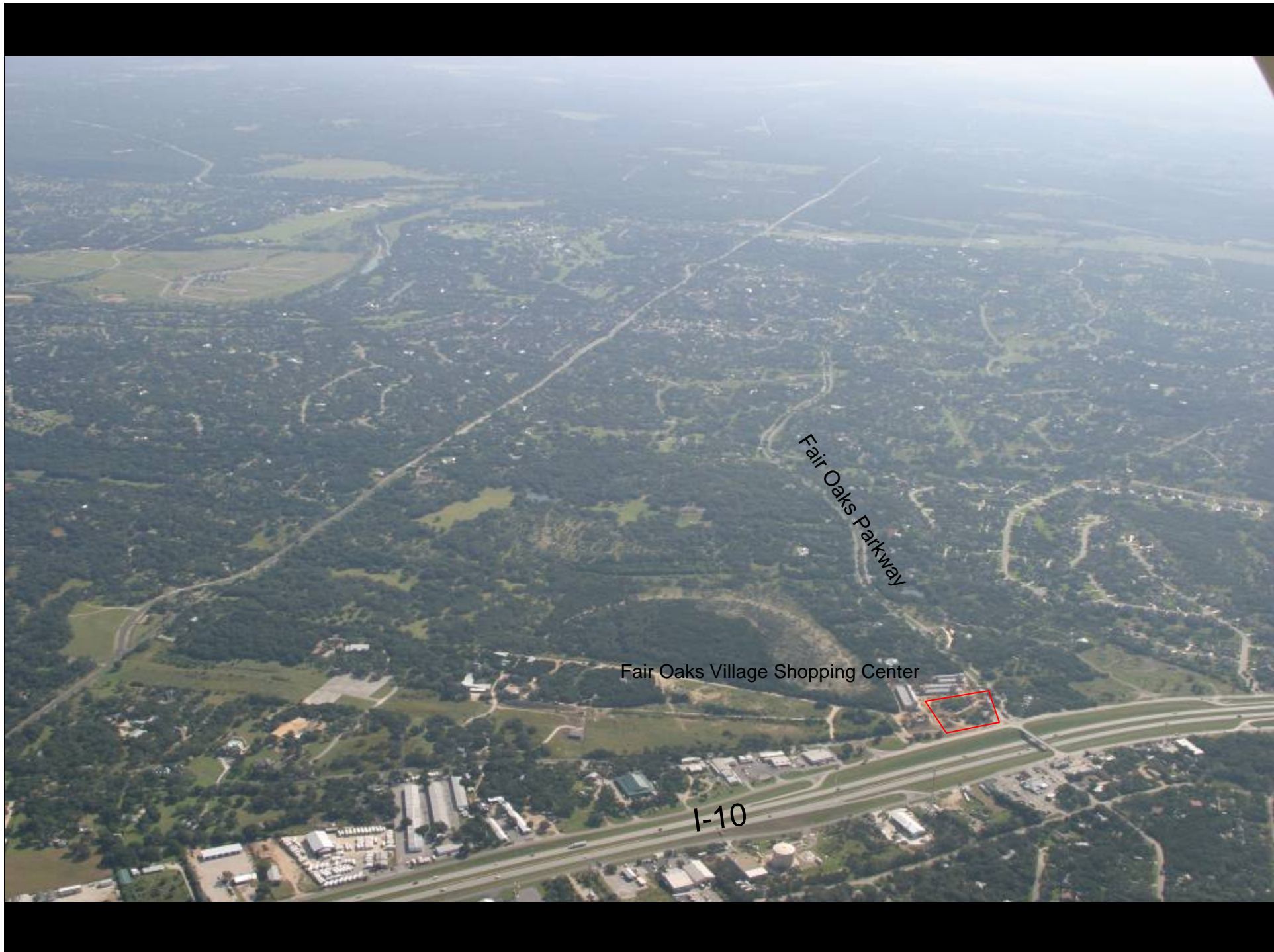
Fair Oaks Parkway



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Fair Oaks Parkway

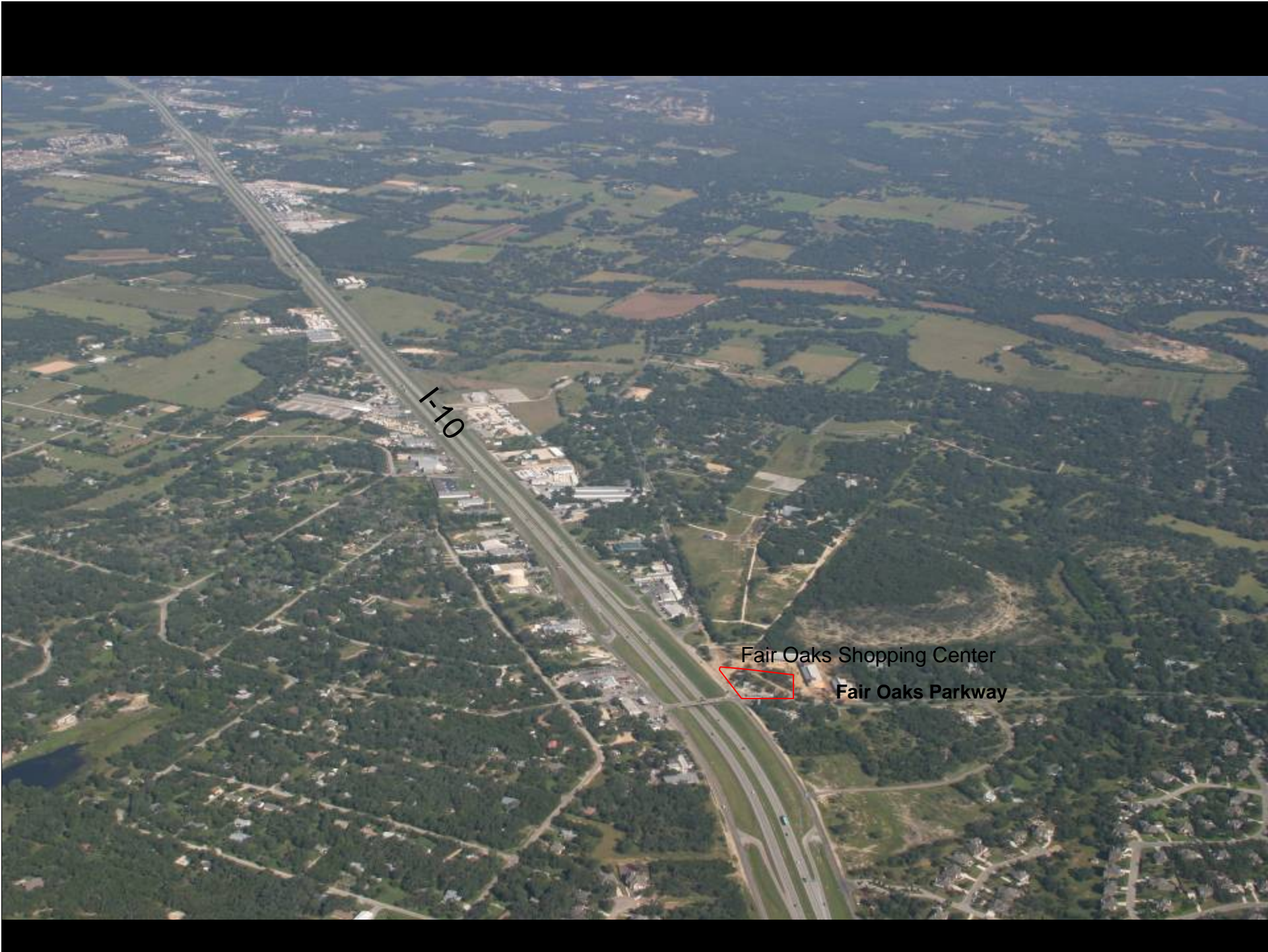




Fair Oaks Parkway

Fair Oaks Village Shopping Center

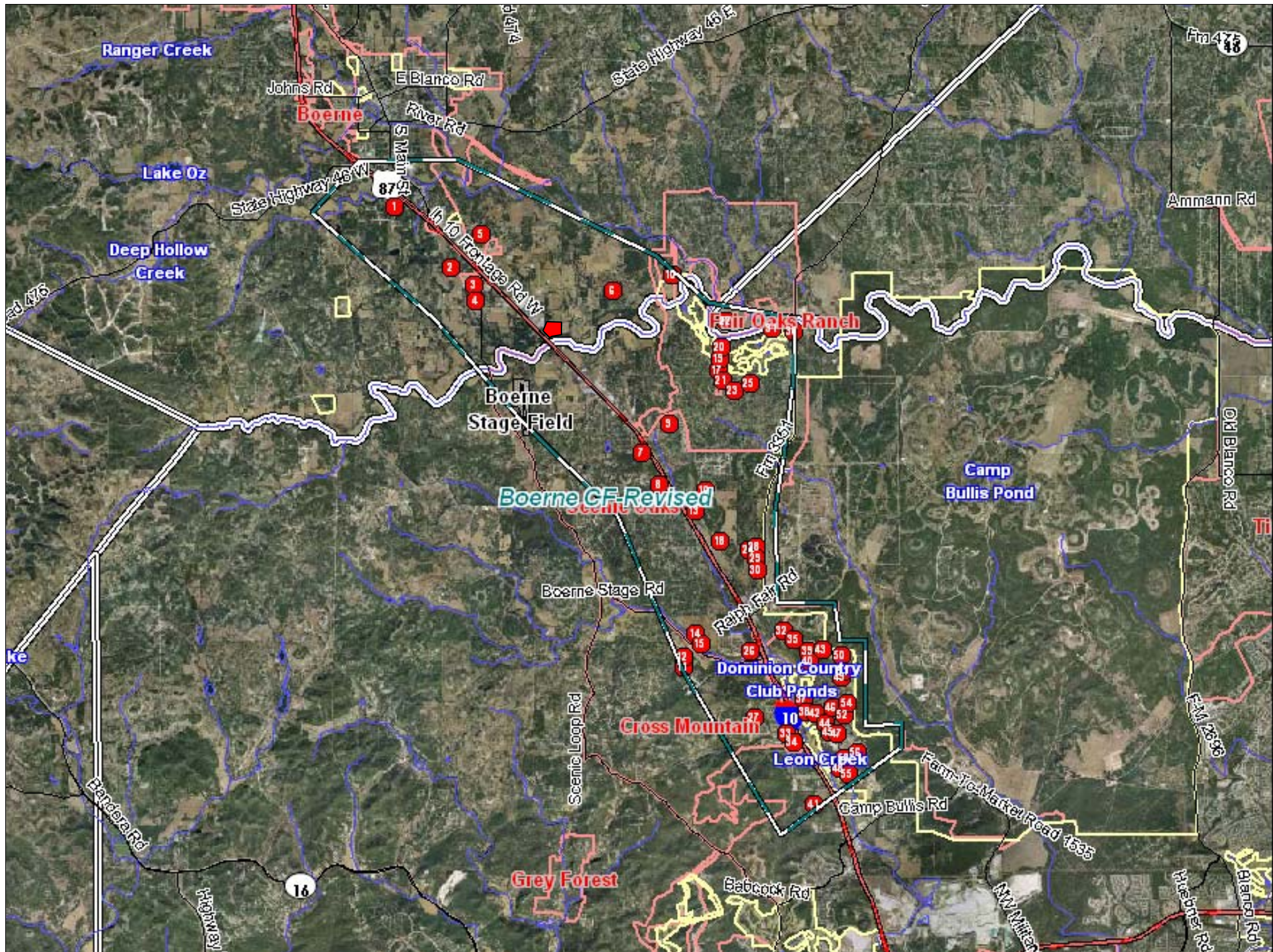
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I-10

Fair Oaks Shopping Center

Fair Oaks Parkway



### Subdivision Activity and Profile Summary

*Sorted By Subdivision Map Number*

Map	Subdivision	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ.	Tot.Inv	VDL	Future	Total
1	ZCE-Menger Springs	60'-300'	\$400-\$900	3	12	1	7	10	11	8	58	87
2	Miller Tract PUD	0'	\$0-\$0	0	0	0	0	0	0	0	954	954
3	Boerne Heights	50'	\$119-\$160	0	4	0	7	202	0	0	0	202
4	Kendall Creek Estates	70'	\$197-\$252	16	63	20	42	42	28	36	0	106
5	Stonegate	180'	\$110-\$150	0	0	0	0	86	0	0	0	86
6	Kendall Points	145'	\$290-\$450	0	0	0	0	108	0	0	0	108
7	Limestone Ranch	110'	\$309-\$486	4	4	0	0	0	4	0	133	137
8	ZCE-Highland Ranch	200'-300'	\$300-\$500	5	19	7	12	69	13	21	36	139
9	Fair Oaks Ranch/Woods	105'-120'	\$278-\$448	0	4	1	10	170	5	0	0	175
10	Fair Oaks Ranch/Deer Meadow	110'-160'	\$320-\$500	6	35	7	33	160	26	77	0	263
11	Boerne Stage/Springs	110'-120'	\$345-\$427	3	16	3	21	36	7	75	0	118
12	Boerne Stage/Walnut Pass	55'	\$177-\$223	31	183	56	188	259	76	8	0	343
13	Ridge Creek	0'	\$0-\$0	0	0	0	0	0	0	0	72	72
14	Two Creeks/Bluffs	65'	\$255-\$363	5	39	6	12	12	27	33	74	146
15	Two Creeks/Crossing	50'	\$200-\$264	15	71	17	47	47	24	12	610	693
16	Village Green	125'	\$300-\$500	4	17	3	14	97	16	50	0	163
17	Fair Oaks Ranch/Oakwood Hei	75'	\$280-\$380	3	3	3	3	89	0	0	0	89
18	Sablechase	0'	\$0-\$0	0	0	0	0	0	0	0	91	91
19	Fair Oaks Ranch/Falls	65'	\$250-\$400	0	0	0	0	31	0	2	0	33
20	Fair Oaks Ranch/Fairways	100'-200'	\$320-\$550	0	0	0	1	253	0	4	0	257
21	Fair Oaks Ranch/Fountains	95'	\$350-\$425	5	6	0	1	1	8	21	0	30
22	Fair Oaks Ranch/Cibolo Trails	70'	\$325-\$345	1	14	2	10	15	6	83	0	104
23	Fair Oaks Ranch	200'	\$250-\$500	0	0	0	0	943	0	70	0	1,013
24	Lost Creek/Reserve	0'	\$0-\$0	0	0	0	0	0	0	0	53	53
25	Fair Oaks Ranch/Windemere	150'-180'	\$300-\$500	0	1	0	0	81	1	21	0	103
26	Stage Run	50'-60'	\$166-\$228	32	187	48	154	289	107	142	18	536
27	Woodland Hills	0'	\$0-\$0	0	0	0	0	0	0	0	622	622
28	Lost Creek/Bluffs	0'	\$0-\$0	0	0	0	0	0	0	0	76	76
29	Lost Creek/Heights	55'	\$196-\$256	0	0	0	0	0	0	0	261	261
30	Lost Creek	45'	\$154-\$192	0	0	0	0	0	0	0	283	283
31	Fair Oaks Ranch/Mellow Ridge	125'	\$300-\$500	0	0	0	0	16	0	0	0	16
32	ZCE-Hidden Springs Estates	150'	\$300-\$500	0	0	0	0	20	0	4	23	47
33	Stonewall Ranch	55'-80'	\$211-\$392	24	116	28	101	395	58	33	0	486
34	Stonewall Estates	80'	\$264-\$362	0	0	0	0	0	0	6	366	372
35	Dominion - Toll	80'	\$480-\$729	9	34	7	7	7	27	13	84	131
36	Fair Oaks Ranch/Deer Meadow	200'	\$300-\$520	1	1	0	2	45	1	4	0	50
37	Dominion/Pavilions	80'	\$400-\$625	0	0	0	0	24	0	11	0	35
38	Dominion/Golf Course Estates	100'-130'	\$500-\$800	0	1	0	0	47	1	3	0	51
39	Dominion/Gardens Two	55'	\$404-\$525	5	16	2	3	3	13	57	65	138
40	Dominion/Gardens One	50'	\$425-\$650	0	0	0	0	116	0	17	0	133
41	Steeple Brook	110'-115'	\$220-\$330	0	0	0	0	141	0	0	0	141
42	Dominion/Adagio	80'-85'	\$500-\$750	1	4	1	3	14	5	22	0	41
43	Dominion/Crescent Two	150'	\$700-\$1200	2	4	1	1	1	5	12	0	18
44	Dominion/Cottage Estates	60'-65'	\$400-\$600	0	0	0	0	130	3	17	0	150

### Subdivision Activity and Profile Summary

Sorted By Subdivision Map Number

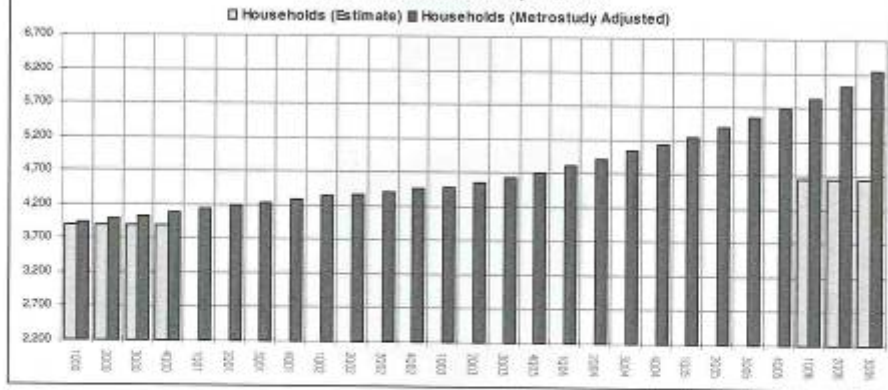
Map Subdivision	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Cloe	Ann Cloe	Occ.	Tot.Inv	VDL	Future	Total
45 Dominion/Enclave	55'	\$500-\$700	0	4	0	0	0	6	9	0	15
46 Dominion	140'-150'	\$700-\$1500	2	2	0	2	230	2	11	104	347
47 Dominion/Legends	125'	\$850-\$1900	1	1	1	4	48	1	10	0	59
48 Dominion/Cloisters	70'	\$350-\$650	0	0	0	0	54	0	0	0	54
49 Dominion/Vineyard Estates	125'	\$750-\$1100	1	3	1	2	7	3	13	0	23
50 Dominion/Crescent	250'	\$1200-\$3000	0	0	0	1	9	0	3	0	12
51 Dominion/Chateaux	150'	\$0-\$0	0	0	0	0	0	0	0	63	63
52 Dominion/New Estates	150'	\$600-\$1000	1	7	2	4	38	8	24	0	70
53 Dominion/Renaissance	100'	\$600-\$1200	2	5	1	5	36	4	17	0	57
54 Dominion/Haciendas	0'	\$0-\$0	0	0	0	0	0	0	0	46	46
56 Dominion/Sanctuary	65'	\$350-\$500	0	1	0	2	4	0	27	39	70
56 Dominion/Renaissance Court	118'-120'	\$750-\$1500	2	6	1	4	13	5	7	20	45
<b>Selection Totals</b>			<b>184</b>	<b>883</b>	<b>219</b>	<b>703</b>	<b>4,378</b>	<b>501</b>	<b>983</b>	<b>4,151</b>	<b>10,013</b>



### Household Growth Estimates and Metrostudy Adjustments

Quarter/ Year	Date Source	Number of Households (Estimate)	Total Population (Estimate)	Pop in Group Quarters	*Quarterly Metrostudy Closings	*Households Added Since Year 2000	**Number of Households (Adjusted)	Avg HH Size (Est)	**Total Population (Adjusted)
1Q00	Census	3,889	10,565	23	50	50	3,939	2.71	10,700
2Q00	Census	3,889	10,565	23	45	95	3,984	2.71	10,822
3Q00	Census	3,889	10,565	23	31	144	4,033	2.71	10,965
4Q00	Census	3,889	10,565	23	54	199	4,087	2.71	11,101
1Q01					42	242	4,131	2.67	
2Q01					55	298	4,187	2.67	
3Q01					46	344	4,233	2.67	
4Q01					59	403	4,282	2.67	
1Q02					48	451	4,340	2.67	
2Q02					35	488	4,375	2.67	
3Q02					34	520	4,409	2.67	
4Q02					46	568	4,455	2.67	
1Q03					33	599	4,488	2.67	
2Q03					61	660	4,549	2.67	
3Q03					85	745	4,634	2.67	
4Q03					65	810	4,699	2.67	
1Q04					111	921	4,810	2.67	
2Q04					104	1,025	4,914	2.67	
3Q04					123	1,148	5,037	2.67	
4Q04					97	1,245	5,134	2.67	
1Q05					124	1,369	5,259	2.67	
2Q05					137	1,506	5,395	2.67	
3Q05					153	1,659	5,548	2.67	
4Q05					131	1,790	5,679	2.67	
1Q06	Claritas	4,650	12,439	21	162	1,952	5,841	2.67	15,621
2Q06	Claritas	4,650	12,439	21	191	2,143	6,032	2.67	16,131
3Q06	Claritas	4,650	12,439	21	219	2,362	6,251	2.67	16,716

### Household Estimates By Quarter



\*Closings reflect the increase in occupied homes as recorded from onsite surveyor inspections performed during the quarterly Metrostudy residential survey. This survey may not include some forms of housing, such as apartment, group quarters, and/or multi-family dwellings. Therefore, actual households and derived population may be higher than shown.

\*\*Adjusted Population = (Adjusted Households x Average Household Size) + (GQ Pop)

SAN ANTONIO Residential Survey (3Q06)  
Copyright Metrostudy



Population and Household Growth Trend

Block Group Summary Method: <i>Boundary Area Weighted</i>	1990 Census	2000 Census	2006 Estimate**	2011 Projection*
<b>Population</b>	6,069	10,555	12,439	13,918
Change (# Numerical)		4,487	1,884	1,479
Change (% Percent)		73.9%	17.8%	11.9%
Annual Change (# Numerical)		449	314	298
Annual Change (% Percent)		7.4%	3.0%	2.4%
<b>Households</b>	2,211	3,889	4,650	5,231
Change (# Numerical)		1,677	782	581
Change (% Percent)		75.9%	19.6%	12.5%
Annual Change (# Numerical)		168	127	116
Annual Change (% Percent)		7.6%	3.3%	2.5%
<b>Median Age</b>	38.9	43.5	45.5	46.9
<b>Average Household Size</b>	0.00	2.71	2.67	2.66
<b>Median Household Income</b>	\$48,312	\$86,532	\$97,058	\$103,093
<b>Average Household Income</b>	\$72,579	\$113,051	\$139,721	\$151,771
<b>Median Home Value (\$)</b>	80	\$237,219	\$243,547	\$257,347
<b>Owner Occupied Housing Units</b>	1,896 85.8%	3,520 90.5%	4,187 90.0%	4,696 89.7%
<b>Renter Occupied Housing Units</b>	315 14.2%	369 9.5%	463 10.0%	537 10.3%
<b>Households w/ 1 Person</b>		547 14.1%	715 15.4%	836 16.0%
<b>Households w/ 2 Persons</b>		1,660 42.7%	1,970 42.4%	2,203 42.1%
<b>Households w/ 3-5 Persons</b>		1,546 38.8%	1,809 38.9%	2,016 38.5%
<b>Households w/ 6+ Persons</b>		136 3.5%	156 3.4%	176 3.4%
<b>San Antonio</b>				
<b>Population</b>	1,407,745	1,711,703	1,900,421	2,059,440
Change (# Numerical)		303,958	188,718	159,019
Change (% Percent)		21.6%	11.0%	8.4%
Annual Change (# Numerical)		30,396	31,453	31,804
Annual Change (% Percent)		2.2%	1.8%	1.7%
<b>Households</b>	487,073	601,285	672,793	732,275
Change (# Numerical)		114,192	71,528	59,482
Change (% Percent)		23.4%	11.9%	8.8%
Annual Change (# Numerical)		11,419	11,921	11,896
Annual Change (% Percent)		2.3%	2.0%	1.8%
<b>Median Age</b>	31.4	33.5	34.4	35.4
<b>Average Household Size</b>	0.00	2.78	2.76	2.75
<b>Median Household Income</b>	\$27,848	\$42,334	\$49,778	\$55,180
<b>Average Household Income</b>	\$33,332	\$51,500	\$60,772	\$67,928
<b>Median Home Value (\$)</b>	\$0	\$83,258	\$108,626	\$121,554
<b>Owner Occupied Housing Units</b>	295,092 60.6%	387,770 64.5%	438,858 65.2%	481,263 65.7%
<b>Renter Occupied Housing Units</b>	191,981 39.4%	213,495 35.5%	233,935 34.8%	251,012 34.3%
<b>Households w/ 1 Person</b>		138,885 23.1%	156,306 23.2%	170,868 23.3%
<b>Households w/ 2 Persons</b>		180,254 30.0%	201,693 30.0%	219,471 30.0%
<b>Households w/ 3-5 Persons</b>		246,632 41.0%	276,539 41.1%	301,024 41.1%
<b>Households w/ 6+ Persons</b>		35,494 5.9%	38,253 5.7%	40,912 5.6%
<b>TMA Market Share</b>				
Population	0.4%	0.6%	0.7%	0.7%
Households	0.5%	0.6%	0.7%	0.7%

\*\*Source: Claritas



### Age Distribution of Population

Block Group	1990 Census		2000 Census		2006 Estimate**		2011 Projection**	
Summary Method: <i>Boundary Area Weighted</i>	Population	%	Population	%	Population	%	Population	%
<b>Population By Age Group</b>								
0-24	1,965	32.4%	3,167	30.0%	3,913	31.6%	4,135	29.7%
25-34	636	10.5%	723	6.8%	850	6.8%	1,382	10.0%
35-44	1,100	18.1%	1,671	15.8%	1,281	10.3%	1,031	7.4%
45-54	888	16.3%	2,167	20.5%	2,512	20.2%	2,401	17.3%
55-59	330	5.4%	837	7.9%	1,129	9.1%	1,381	9.9%
60-64	306	5.0%	640	6.1%	897	7.2%	1,188	8.4%
65-74	503	8.3%	840	8.0%	1,143	9.2%	1,473	10.6%
75+	241	4.0%	510	4.8%	714	5.7%	939	6.7%
<b>Total</b>	<b>6,069</b>	<b>100.0%</b>	<b>10,555</b>	<b>100.0%</b>	<b>12,439</b>	<b>100.0%</b>	<b>13,918</b>	<b>100.0%</b>
<b>Annual Change</b>								
0-24			120	6.1%	124	3.9%	45	1.1%
25-34			9	1.4%	21	2.9%	109	12.8%
35-44			57	5.2%	-65	-3.9%	-50	-3.9%
45-54			118	11.9%	58	2.7%	-22	-0.9%
55-59			51	15.3%	49	5.8%	50	4.5%
60-64			33	10.9%	43	6.7%	54	8.0%
65-74			34	6.7%	51	6.0%	68	5.8%
75+			27	11.2%	34	6.6%	45	6.3%
<b>Total</b>			<b>449</b>	<b>7.4%</b>	<b>314</b>	<b>3.0%</b>	<b>296</b>	<b>2.4%</b>
<b>Median Age</b>	<b>38.9</b>		<b>43.5</b>		<b>45.5</b>		<b>46.9</b>	

<b>San Antonio</b>								
<b>Population By Age Group</b>								
0-24	566,121	40.2%	659,334	38.5%	723,075	38.0%	763,522	37.1%
25-34	245,160	17.4%	248,731	14.5%	265,809	14.0%	276,566	13.4%
35-44	205,469	14.8%	266,594	15.6%	271,431	14.3%	275,625	13.4%
45-54	133,312	9.5%	217,319	12.7%	254,038	13.4%	279,497	13.6%
55-59	56,611	4.0%	75,208	4.4%	101,597	5.3%	121,530	5.9%
60-64	53,018	3.8%	59,576	3.5%	77,592	4.1%	101,494	4.9%
65-74	88,890	6.3%	100,451	5.9%	110,701	5.8%	131,650	6.4%
75+	59,154	4.2%	84,450	4.9%	95,178	5.1%	109,554	5.3%
<b>Total</b>	<b>1,407,745</b>	<b>100.0%</b>	<b>1,711,703</b>	<b>100.0%</b>	<b>1,900,421</b>	<b>100.0%</b>	<b>2,059,440</b>	<b>100.0%</b>
<b>Annual Change</b>								
0-24			9,321	1.6%	10,624	1.6%	8,089	1.1%
25-34			357	0.1%	2,845	1.1%	2,152	0.8%
35-44			6,111	3.0%	806	0.3%	839	0.3%
45-54			8,401	6.3%	6,120	2.8%	5,092	2.0%
55-59			1,860	3.3%	4,398	5.8%	3,987	3.9%
60-64			656	1.2%	3,003	5.0%	4,790	6.2%
65-74			1,157	1.3%	1,708	1.7%	4,190	3.8%
75+			2,534	4.3%	1,948	2.3%	2,675	2.8%
<b>Total</b>			<b>30,395</b>	<b>2.2%</b>	<b>31,453</b>	<b>1.8%</b>	<b>31,804</b>	<b>1.7%</b>
<b>Median Age</b>	<b>31.4</b>		<b>33.5</b>		<b>34.4</b>		<b>35.4</b>	

\*\*Source: Claritas



**Income Distribution of Household**

Block Group	1990 Census		2000 Census		2006 Estimate**		2011 Projection**	
Summary Method: <i>Boundary Area Weighted</i>	Households	%	Households	%	Households	%	Households	%
<b>Households By Annual Income</b>								
Less than \$25,000	559	25.3%	444	11.4%	438	9.4%	452	8.6%
\$25,000-\$34,999	249	11.2%	247	6.3%	272	5.8%	301	5.8%
\$35,000-\$49,999	360	15.8%	383	9.8%	379	8.1%	416	8.0%
\$50,000-\$74,999	392	17.7%	645	16.6%	660	14.2%	687	13.1%
\$75,000-\$99,999	248	11.2%	535	13.8%	597	12.8%	619	11.8%
\$100,000-\$149,999	218	9.9%	606	16.0%	690	14.9%	690	13.2%
\$150,000 and Over	205	9.3%	934	24.0%	1,415	30.4%	1,776	33.9%
<b>Total</b>	<b>2,211</b>	<b>100.0%</b>	<b>3,889</b>	<b>100.0%</b>	<b>4,650</b>	<b>100.0%</b>	<b>5,231</b>	<b>100.0%</b>
<b>Annual Change</b>								
Less than \$25,000			-12	-2.1%	-1	-0.2%	3	0.7%
\$25,000-\$34,999			0	-0.1%	4	1.7%	6	2.1%
\$35,000-\$49,999			3	0.9%	-1	-0.2%	7	2.0%
\$50,000-\$74,999			25	6.5%	2	0.4%	5	0.8%
\$75,000-\$99,999			29	11.6%	10	1.9%	4	0.7%
\$100,000-\$149,999			48	22.0%	32	4.6%	18	2.0%
\$150,000 and Over			73	35.5%	80	8.6%	72	5.1%
<b>Total</b>			<b>168</b>	<b>7.6%</b>	<b>127</b>	<b>3.3%</b>	<b>116</b>	<b>2.5%</b>
<b>Median Household Income</b>	<b>\$48,312</b>		<b>\$86,532</b>		<b>\$97,058</b>		<b>\$103,093</b>	
<b>Average Household Income</b>	<b>\$72,579</b>		<b>\$113,051</b>		<b>\$139,721</b>		<b>\$151,771</b>	

<b>San Antonio</b>								
<b>Households By Annual Income</b>								
Less than \$25,000	238,236	46.5%	184,653	30.7%	172,149	25.6%	167,059	22.8%
\$25,000-\$34,999	80,060	16.4%	85,308	14.2%	81,916	12.2%	81,168	11.1%
\$35,000-\$49,999	81,162	16.7%	104,446	17.4%	112,921	16.8%	116,478	15.9%
\$50,000-\$74,999	59,310	12.2%	114,370	19.0%	132,804	19.7%	143,068	19.5%
\$75,000-\$99,999	17,201	3.5%	53,820	9.0%	72,910	10.8%	86,258	11.8%
\$100,000-\$149,999	8,731	1.8%	38,963	6.4%	66,030	9.8%	87,321	11.9%
\$150,000 and Over	5,206	1.1%	20,433	3.4%	34,063	5.1%	50,923	7.0%
<b>Total</b>	<b>487,073</b>	<b>100.0%</b>	<b>601,265</b>	<b>100.0%</b>	<b>672,793</b>	<b>100.0%</b>	<b>732,275</b>	<b>100.0%</b>
<b>Annual Change</b>								
Less than \$25,000								
\$25,000-\$34,999								
\$35,000-\$49,999								
\$50,000-\$74,999								
\$75,000-\$99,999								
\$100,000-\$149,999								
\$150,000 and Over								
<b>Total</b>			<b>11,419</b>	<b>2.3%</b>	<b>11,921</b>	<b>2.0%</b>	<b>11,896</b>	<b>1.8%</b>
<b>Median Household Income</b>	<b>\$27,848</b>		<b>\$42,334</b>		<b>\$49,778</b>		<b>\$55,180</b>	
<b>Average Household Income</b>	<b>\$33,332</b>		<b>\$51,500</b>		<b>\$60,772</b>		<b>\$67,928</b>	

\*\*Source: Claritas





SCALE: 1"=50'  
BEARING BASED ON  
GPS STATE PLANE GRID  
COORDINATES, NAD 83 TEXAS  
SOUTH CENTRAL.

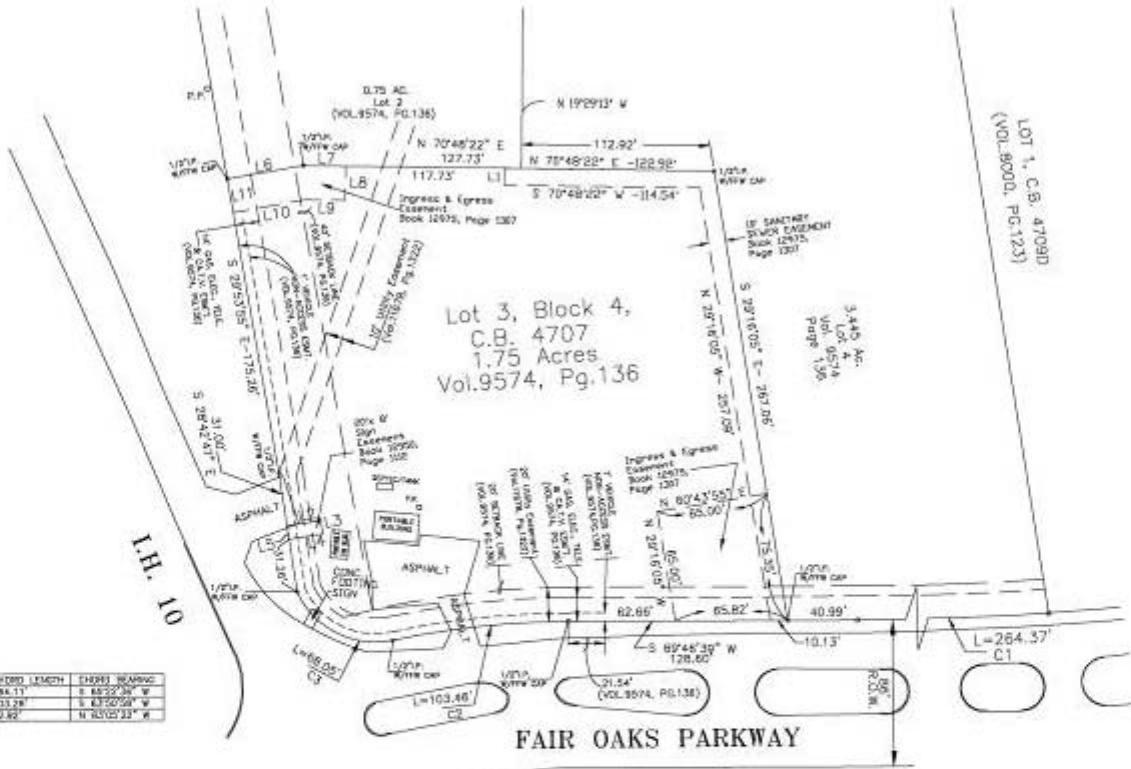


TABLE A

- Notes:
- See plan for set monuments (1/2" iron pins with PPK Cap).
  - Verify map shown  
Address: 9081 Fair Oaks Parkway, Fair Oaks Ranch, Tx.
  - Flood Zone Designation:  
Federal Emergency Management Agency  
Panel 88 of 900, Map Number 48029C0080 E,  
Zone X
  - Gross Land: 1.75 Acres.
  - Building Setback Line: 40' along IH 10  
20' Setback line along Fair Oaks Parkway  
No height and floor space area  
restrictions for commercial property  
disclosed by City of Fair Oaks Ranch, Tx.
  - Improvements shown.
  - Entrances and Exits to IH 10 and Fair Oaks Parkway  
shown on plan. Owner shall provide for shared access  
access with adjacent lots as per Corrector Plat of Replat  
and Subdivision Plat Delineating Fair Oaks Village  
Volume 9574, Page 136.  
Existing asphalt drives of IH 10 and Fair Oaks Parkway  
to be abandoned due to locations of proposed entrances.
  - Existing utilities shown on plans.
  - No observable evidence of earth moving work, building construction  
or building additions within recent months.  
Portable Buildings to be removed by owner.
  - No observable evidence of site use as a solid waste dump,  
dump or sanitary landfill.

LINE	BEARING	DISTANCE
L1	N 18°11'38" W	10.00'
L2	N 61°17'13" E	20.00'
L3	S 28°42'47" E	8.00'
L4	S 87°17'13" W	20.00'
L5	N 78°42'47" W	3.00'
L6	N 59°55'56" E	43.32'
L7	N 70°48'22" E	23.10'
L8	S 19°11'58" E	20.00'
L9	S 70°48'22" W	23.10'
L10	S 59°55'56" W	43.32'
L11	N 28°53'55" W	20.00'

CURVE	RADIUS	CHORD ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1786.31'	99.9500°	284.52'	33.49'	384.11'	S 83°22'30" W
C2	300.00'	113°12'22"	133.49'	31.92'	103.28'	S 83°50'59" W
C3	30.00'	77°38'43"	88.58'	48.47'	82.82'	N 20°02'33" W

STATE OF TEXAS  
COUNTY OF BEXAR

Survey Certification

To: Horn Fair Oaks, L.P., First National Bank 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 "Minimum Standard Detail Requirements for ALTA/ACSM  
Land Title Surveys," jointly established and adopted by ALTA  
and NSPS in 2005, and includes items 1,2,3,4,6,8,10,11,16, &  
18 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 this survey does not exceed that  
which is specified therein.

Legal description:

Tract 1: Lot 3, Block 4, C.B. 4707, Fair Oaks Village, in the City of Fair Oaks, an  
addition in Bexar County, Texas, according to the map or plat thereof, recorded in  
Volume 9574, Page 136, Deed and Plat Records of Bexar County, Texas.

Tract 2: Easement for Ingress and Egress over Lots 2 and 4, Block 4, C.B. 4707,  
Fair Oaks Village as recorded in Volume 9574, Page 136, Deed and Plat Records,  
Bexar County, Texas, in the City of Fair Oaks Ranch, Texas, as set forth in  
Declaration of Fair Oaks Village filed of record in Book 12975, Page 1307, Official  
Public Records of Real Property of Bexar County, Texas.

Not Platiable:  
Volume 12498, Page 1270  
Declaration of Easements

Restrictive Covenants  
Book 11676, Page 1322  
Book 12975, Page 1307

REGISTERED PROFESSIONAL LAND SURVEYOR  
Registration No. 3223  
Date: April 12, 2007  
Revised: June 21, 2007  
Revised: June 28, 2007  
Revised: July 10, 2007

PROPERTY SURVEY

FOR  
Lot 3, Block 4, C.B. 4707, Fair Oaks Villa  
in the City of Fair Oaks, Texas,



FERNANDEZ, PRAZLER, I  
AND ASSOCIATES, INC  
11824 RADJUN  
SAN ANTONIO, TEXAS 1  
( 210 ) 377-0774