

Parcel No: P 14- 376 B T
Project Name: Lift Stations 011 & 111 Elimination Project
Job No. 12-2512
Owner Name: Capitol Aggregates, Inc.

Field Notes
For a
Variable Width Temporary Easement
0.0701 of an Acre (3,053.47 Square Feet)

A 0.0701 of an acre tract out of Lot P-57 A, Louis Kneipp Survey No. 11, Abstract 391, NCB 13753, and being out of a 189.99 acre tract conveyed to Capitol Aggregates, Inc., as recorded in Volume 5019, Page 481, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at a point at the intersection of the southeast Right-of-Way line of the Union Pacific Railroad and the north Right-of-Way line of P.A.S.S. Project 1502-30 (Wurzbach Parkway) being Parcel 48, as recorded in Volume 6170, Page 1550, Deed Records, Bexar County, Texas;

Thence in a northeasterly direction along the north Right-of-Way line of said Wurzbach Parkway, the following calls:

N 88° 35' 49" E, 95.15 feet;

77.61 feet along a curve to the right, having a central angle of 6° 21' 08", a radius of 700.00 feet, a tangent of 38.84 feet, a chord bearing of S 71° 31' 53" W, and a chord length of 77.57 feet to the Point of Beginning and the southwest corner of herein described tract;

Thence N 45° 35' 25" E, 127.08 feet along the east line of a proposed variable width permanent sanitary sewer easement to a point on the south Right-of-Way line of the Union Pacific Railroad spur for the northwest corner of herein described tract;

Thence in a northeasterly direction along of the south Right-of-Way line of said Union Pacific Railroad spur, the following calls:

N 81° 19' 00" E, 10.71 feet;

N 84° 29' 00" E, 29.86 feet tract to a point for the northeast corner of herein described tract;

Thence S 45° 35' 25" W, 117.57 feet to a point on the north Right-of-Way line of said Wurzbach Parkway for the southeast corner of herein described tract;

Thence, 48.41 feet in a southwesterly direction along the north Right-of-Way line of said Wurzbach Parkway along a curve to the left, having a central angle of 03° 57' 45", a radius of 700.00 feet, a tangent of 24.22 feet, a chord bearing of S 76° 41' 19" W, and a chord length of 48.40 feet to the Point of Beginning and containing 0.0701 of an acre (3,053.47 sq. ft.) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S.
December 9, 2015
Job No. 3440
TBPLS No. 1004890

Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.
 grnd= 1.00017 x grid

SCALE: 1"=400'

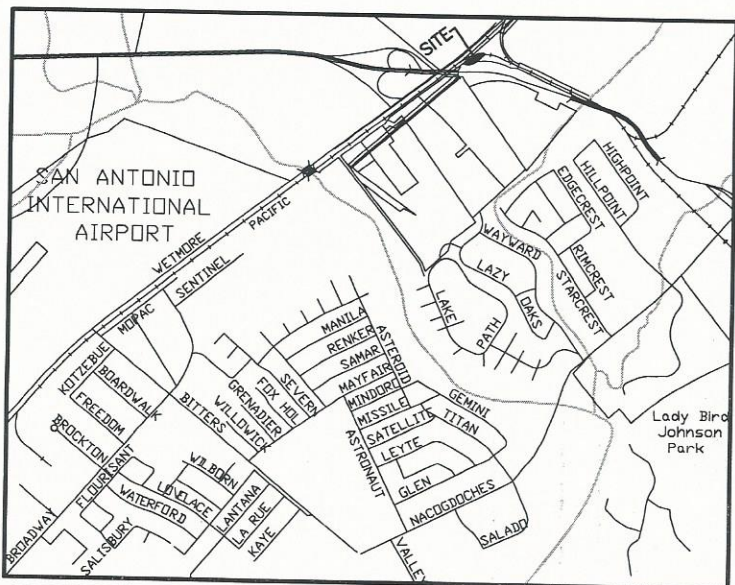
LEGEND

P. Ac PROPERTY LINE
 S.F. ACRE
 VOL. SQUARE FEET
 PG. VOLUME
 PAGE

PARCEL NO: P14-376BT
 PROJECT NAME: LIFT STATIONS 011 & 111 ELIMINATION PROJECT

JOB NO. 12-2512

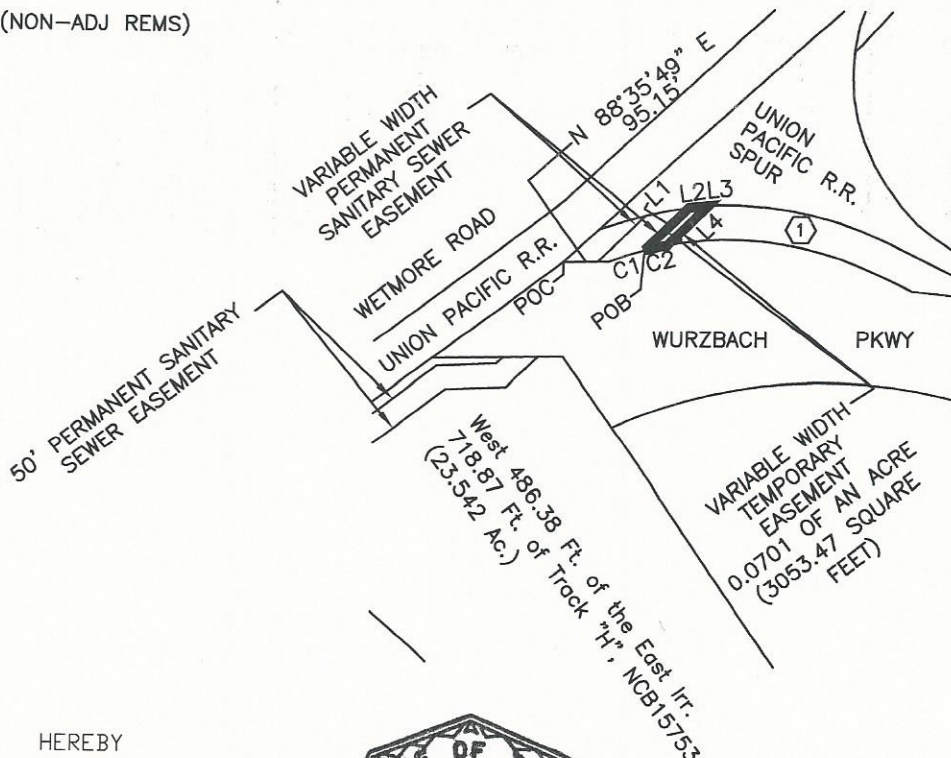
OWNER: CAPITOL AGGREGATES



LINE	BEARING	DISTANCE
L1	N 45°35'25" E	127.08'
L2	N 81°19'00" E	10.71'
L3	N 84°29'00" E	29.86'
L4	S 45°35'25" W	117.57'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	700.00'	77.61'	6°21'08"	38.84'	77.57'	S 71°31'53" W
C2	700.00'	48.41'	3°57'45"	24.22'	48.40'	S 76°41'19" W

① P-57A(OUT OF G)(NON-ADJ REMS)
 N.C.B. 13753



STATE OF TEXAS
 COUNTY OF BEXAR

I, DONALD L. WHITE, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION

Donald L. White
 REGISTERED PROFESSIONAL LAND SURVEYOR



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC
 CIVIL ENGINEERS / SURVEYORS

TBPLS No. 10048900 210/377-0774 SAN ANTONIO, TEXAS 78216



Parcel P14-376BT

REVISIONS	
DRAWN BY	CHECKED BY
DLW	DLW
DATE:	
12/09/2015	
PROJECT NO.:	
3440	
SHEET	1
OF	1 SHEETS

Lot Report

Wed Dec 09 12:08:48 2015

Lot File: M:\CEPROJET\3440 LS 011 111 Elimination\carlson\3440-parcels.lot
 CRD File: M:\CEPROJET\3440 LS 011 111 Elimination\carlson\3440-jodfile-ground.crd

Lot: P14-376BT , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting
200			13749064.25	2148799.28
	N 45°35'25" E	127.08		
199			13749153.18	2148890.06
	N 81°19'00" E	10.71		
203			13749154.80	2148900.65
	N 84°29'00" E	29.86		
204			13749157.67	2148930.37
	S 45°35'25" W	117.57		
205			13749075.40	2148846.38

Radius: 700.00 Length: 48.41 Chord: 48.40 Delta: 3°57'45"
 Chord BRG: S 76°41'19" W Rad-In: S 11°19'48" E Rad-Out: S 15°17'33" E
 Radius Pt: 201 13748389.04,2148983.90 Tangent: 24.22 Dir: Left
 Tangent-In: S 78°40'12" W Tangent-Out: S 74°42'27" W Non Tangential-In
 200 13749064.25 2148799.28

Closure Error Distance> 0.0000
 Total Distance> 333.63
 Area: 3053.47 Sq. Feet, 0.0701 Acres

Block Total Area: 3053.47 Sq. Feet, 0.0701 Acres