



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3

July 7, 2014

Job No.: S0404026

100' Wide Electric Easement

Parcel No. 2 & 3

Revised: 8/28/14

Revised: 9/05/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(2.47 ACRES OF LAND)**

Being a 100-foot Electric Easement (2.47 acres of land), out of a called 22.201 acre tract of land as described in Document No. 9806015966, Official Public Records, Comal County, Texas, said 22.201 acre tract is also out of a called 158.05 acre tract, First Tract as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas and being situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206 and the Agapita Gaytan Survey No. 194, Abstract No. 174, said 2.03 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar found at the northeast corner of the said 22.201 acre tract, on the common line of the 22.201 acre tract and the west right of way line of U.S. Highway 281 (200'- R.O.W); **THENCE** South 10°45'55" West, coincident with the common line of said 22.201 acre tract and west right of way line of U.S. Highway 281, a distance of 686.17 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and northeast corner of this easement;

**THENCE** South 10°45'55" West, continuing coincident with said common line, a distance of 100.09 feet to a 1/2" rebar with a "CEC" plastic cap set at the easternmost southeast corner of this easement;

**THENCE** North 76°44'32" West, a distance of 457.42 feet to a 1/2" rebar with a "CEC" plastic cap set at interior corner of this easement;

**THENCE** South 12°41'01" West, a distance of 512.27 feet to a 1/2" rebar with a "CEC" plastic cap set in the common line of said 22.201 acre tract and a 17.568 acre tract as described in Document No. 200306014926, Official Public Records, Comal County, Texas, the most southerly corner of this easement;

**THENCE** North 84°12'20" West, coincident with the common line of said 22.201 acre tract and the north line of said 17.568 acre tract, a distance of 100.73 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

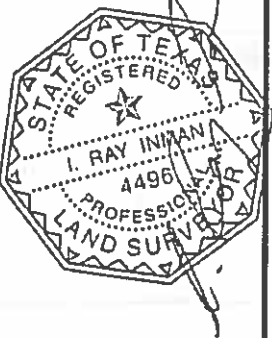
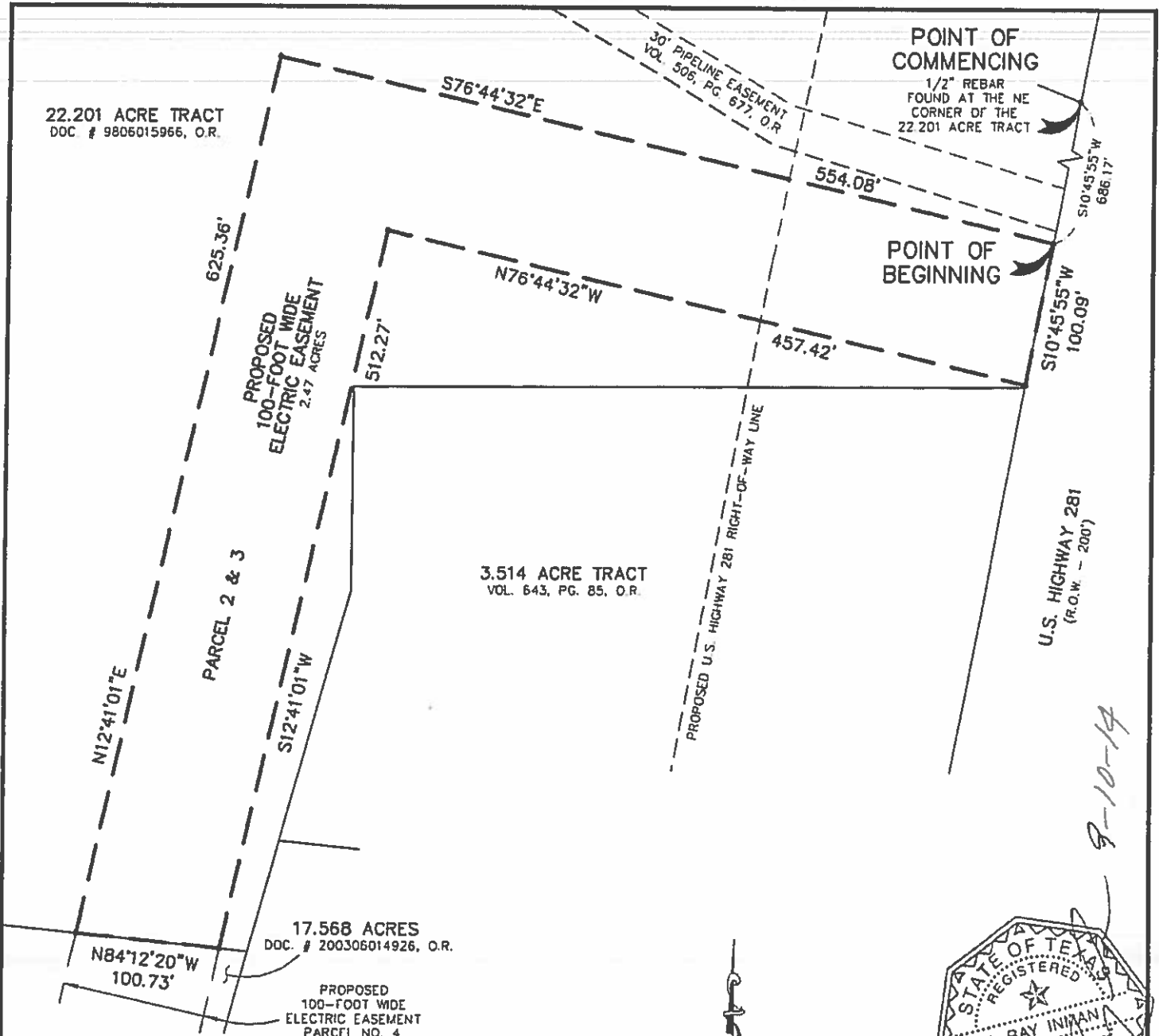
Page 2 of 3  
July 7, 2014  
Job No. S0404026  
100' Wide Electric Easement  
Parcel No. 2 & 3  
Revised: 8/28/14  
Revised: 9/05/14

THENCE North  $12^{\circ}41'01''$  East, a distance of 625.36 feet to a 1/2" rebar with a "CEC" plastic cap set at the northwest corner of this easement;

THENCE South  $76^{\circ}44'32''$  East, a distance of 554.08 feet to the **POINT OF BEGINNING** and containing 2.47 acres of land, more or less.

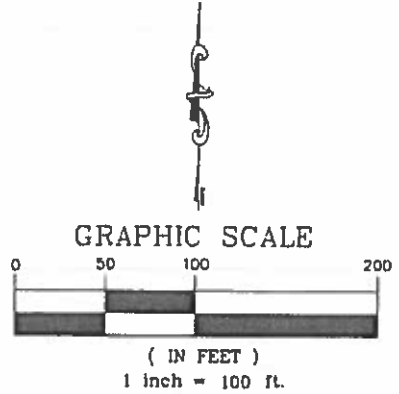
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





**NOTES:**


1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH BOUNDARY CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004546, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF MARCH 30, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



**SCHEDULE B ITEM: Exhibit A - 2**

10a. DOES NOT APPLY TO THIS EASEMENT AREA  
 10b. MAY APPLY, CANNOT LOCATE FROM DESCRIPTION WITHIN THE DOCUMENT

REVISED: 9/05/14  
 REVISED: 8/28/14

 <p><b>CIVIL ENGINEERING CONSULTANTS          DON DURDEN, INC.          11050 I.H. 10 WEST, SUITE 300          SAN ANTONIO, TEXAS 78230          P) 210.641.9999          F) 210.641.6440          Email: cec@cec-texas.com          Engineering No.: P-2214          Surveying No.: 100410-00</b></p>	<p><b>EXHIBIT OF</b>          A 100 FOOT WIDE ELECTRIC EASEMENT,          2.47 ACRES OF LAND,          OUT OF A 22.201 ACRE TRACT,</p>	<p>DATE 7/24/14</p>
	<p>GUADALUPE HERRERA SURVEY NO. 192,          ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,          ABSTRACT 174, COMAL COUNTY, TEXAS</p>	<p>JOB NUMBER 50404026</p>



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

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Page 1 of 5  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 4  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(3.28 ACRES OF LAND)**

Being a 100-foot Electric Easement (3.28 acres of land), out of a called 17.568 acre tract of land as described in Document No. 200306014926, Official Public Records, Comal County, Texas, said 17.568 acres also being out of a 158.05 acre tract of land, called First Tract, as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas and being situated in the Guadalupe Herrera Survey No. 192, Abstract 206 and in the Agapita Gaytan Survey No. 194, Abstract 174, Comal County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point on the west right of way line of U. S. Highway 281 (an existing 200' R.O.W) at the common corner of said 17.568 acre tract and a 13.661 acre tract of land as described in Document No. 200306014925, Official Public Records, Comal County, Texas, from which a 1/2" rebar found bears North 78°31'17" East, a distance of 0.19 feet; **THENCE**; South 89°29'22" West, coincident with the common line of said 17.568 acre and 13.661 acre tracts, a distance of 262.55 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and at the southeast corner of this easement;

**THENCE** South 89°29'22" West, coincident with said common line of said 17.568 acre and 13.661 acre tracts, a distance of 100.19 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

**THENCE** North 04°00'38" West, departing said common line, crossing said 17.568 acre tract, a distance of 924.69 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** North 12°41'01" East, continuing crossing said 17.568 acre tract, a distance of 510.14 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 17.568 acre tract and a called 22.201 acre tract of land described in Document No. 9806015966, Official Public Records, Comal County, Texas, the northwest corner of this easement;

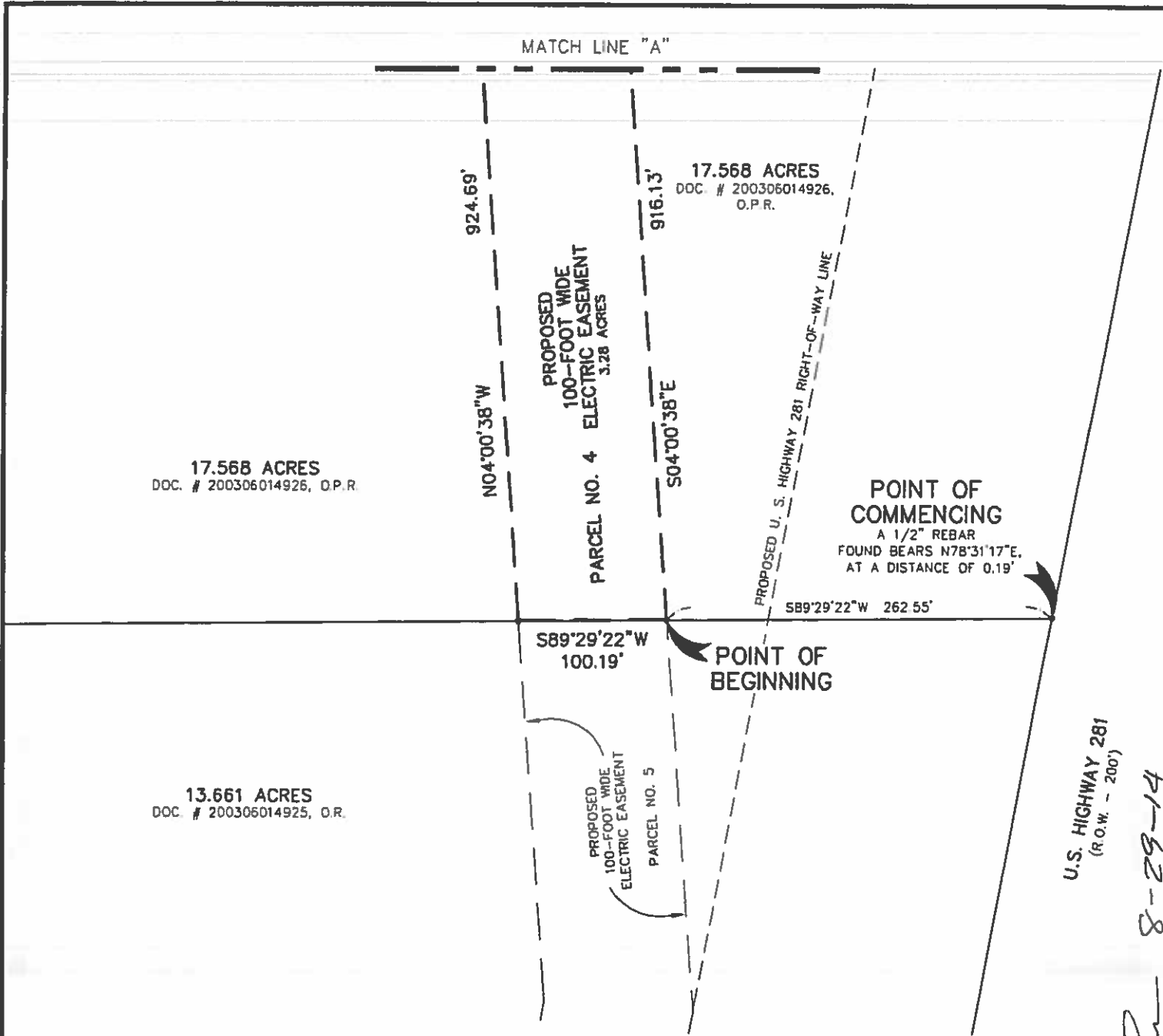
THENCE South 84°12'20" East, coincident with said common line of the 17.568 acre and 22.201 acre tracts, a distance of 100.73 feet to a 1/2" rebar with a "CEC" plastic cap set at the northeast corner of this easement, from which a found 1/2" rebar with plastic cap stamped "GRE 3501", bears North 89°30'43" East, a distance of 4.38 feet;

THENCE South 12°41'01" West, departing said common line and crossing said 17.568 acre tract, a distance of 507.55 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 04°00'38" East, continuing crossing said 17.568 tract, a distance of 916.13 feet to the **POINT OF BEGINNING**, and containing 3.28 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

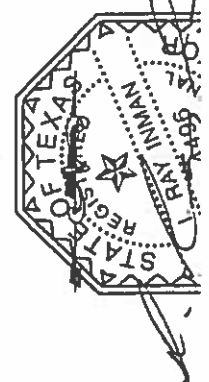
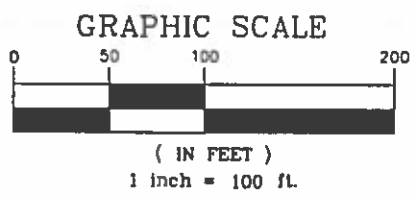




U.S. HIGHWAY 281  
(R.O.W. - 200')  
8-29-14

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004548, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



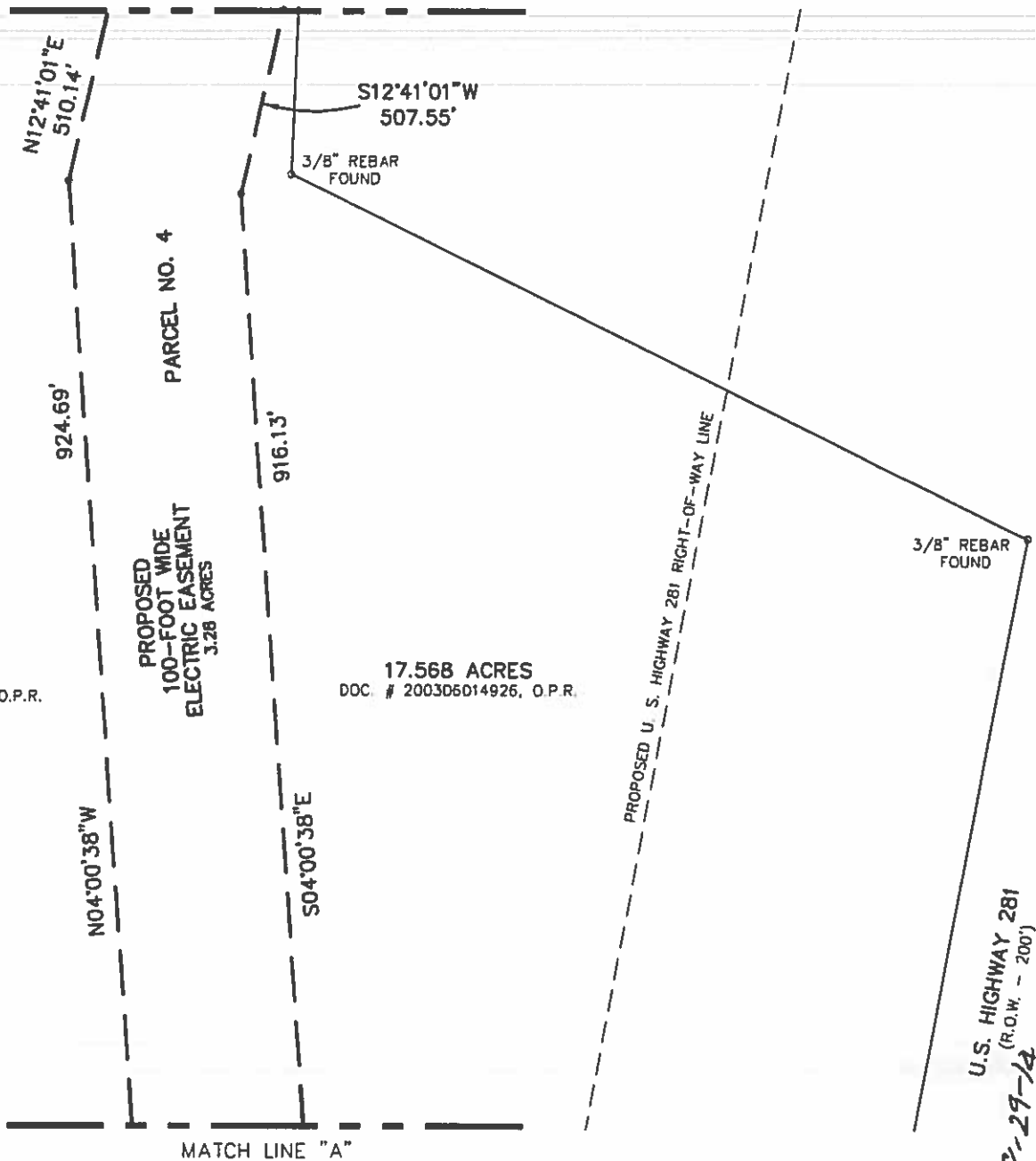
**SCHEDULE B ITEMS:**

- Exhibit A - 3
- 10a. DOES NOT APPLY TO THIS EASEMENT
  - 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

	<b>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.</b> 11550 I.H. 10 WEST, SUITE 308 SAN ANTONIO, TEXAS 78230 P) 210.641.9889 F) 210.641.6440 Email: cec@cectexas.com Engineering No.: F-2214 Surveying No.: 100410-00	<b>EXHIBIT OF</b> <b>A 100 FOOT WIDE ELECTRIC EASEMENT,</b> <b>3.28 ACRES OF LAND,</b> <b>OUT OF A 17.568 ACRE TRACT,</b> <b>GUADALUPE HERRERA SURVEY NO. 192,</b> <b>ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,</b> <b>ABSTRACT 174, COMAL COUNTY, TEXAS</b>	<b>DATE</b> 7/24/14 <b>JOB NUMBER</b> SD4D4026 <b>SHEET</b> 3 <b>OF</b> 5
	10a. DOES NOT APPLY TO THIS EASEMENT 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN		

MATCH LINE "B"



17.568 ACRES  
DOC. # 200306014926, O.P.R.

17.568 ACRES  
DOC. # 200306014926, O.P.R.

PARCEL NO. 4  
PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
3.28 ACRES

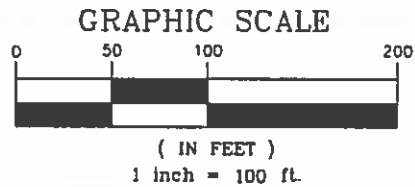
PROPOSED U. S. HIGHWAY 281 RIGHT-OF-WAY LINE

U.S. HIGHWAY 281  
(R.O.W. - 200')  
8-29-14

MATCH LINE "A"

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004548, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN



Exhibit A - 3

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11650 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

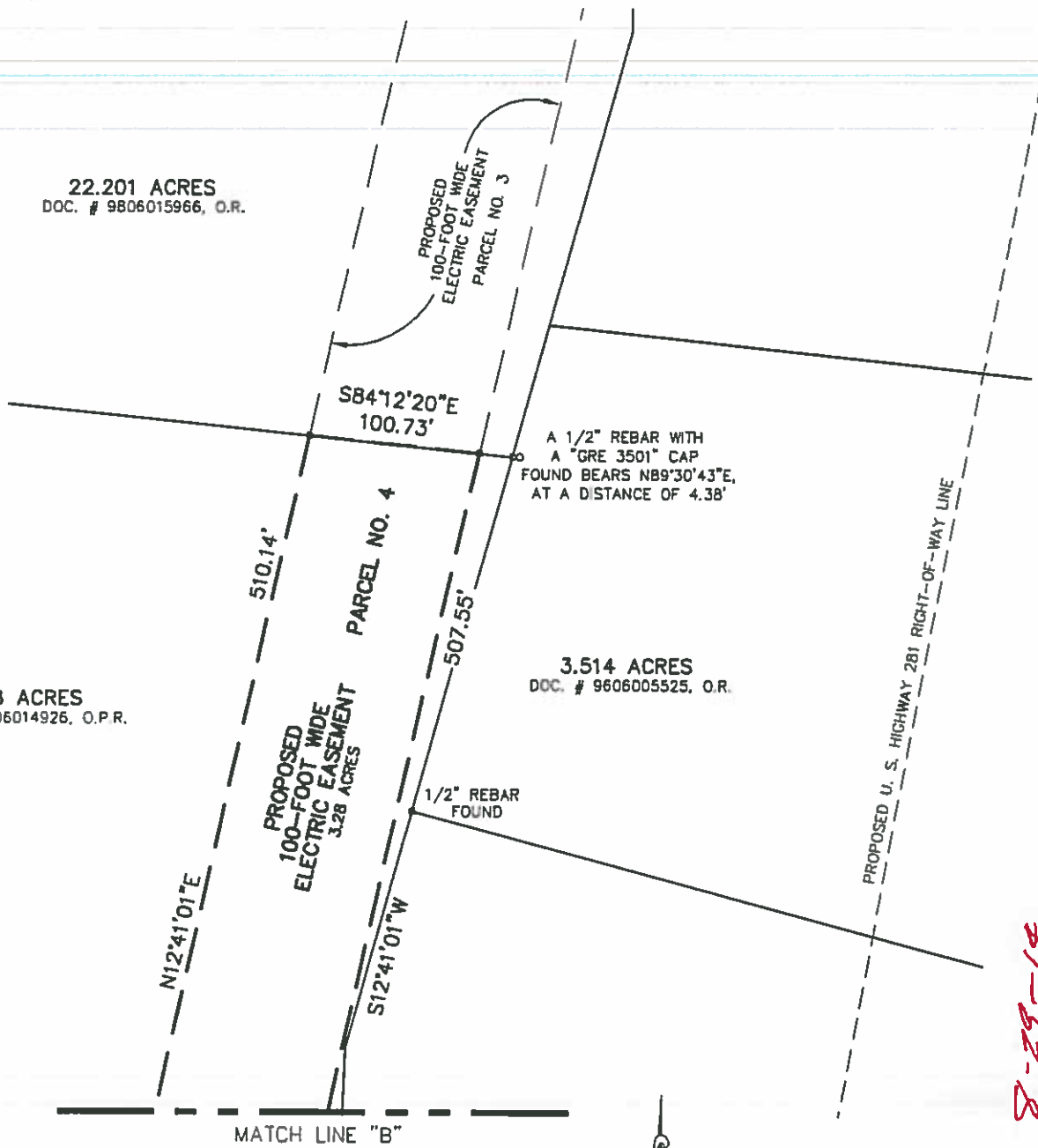
**EXHIBIT OF**  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
3.28 ACRES OF LAND,  
OUT OF A 17.568 ACRE TRACT,  
GUADALUPE HERRERA SURVEY NO. 192,  
ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,  
ABSTRACT 174, COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	4
OF	5

22.201 ACRES  
DOC. # 9806015966, O.R.

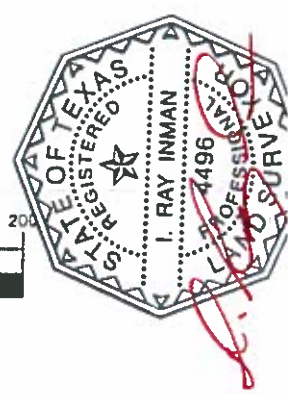
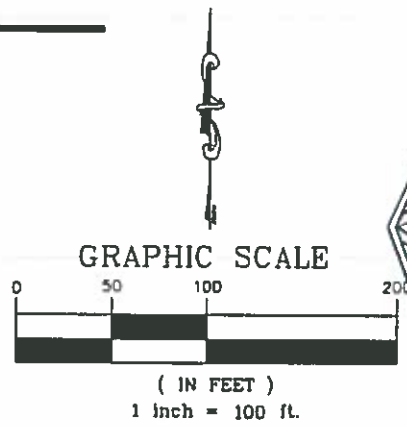
17.568 ACRES  
DOC # 200306014926, O.P.R.

3.514 ACRES  
DOC. # 9806005525, O.R.



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004548, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



8-29-14

**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

Exhibit A - 3

**CEC**  
**CIVIL ENGINEERING CONSULTANTS**  
**DON DURDEN, INC.**  
 11550 I.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.6440  
 Email: cec@cectexas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**EXHIBIT OF**  
 A 100 FOOT WIDE ELECTRIC EASEMENT,  
 3.28 ACRES OF LAND,  
 OUT OF A 17,568 ACRE TRACT,  
 GUADALUPE HERRERA SURVEY NO. 192,  
 ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,  
 ABSTRACT 174, COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	5
OF	5





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
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Page 1 of 5  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 5  
Revised: 8/28/14

**DESCRIPTION OF  
PART I AND PART II  
FOR A 100-FOOT WIDE ELECTRIC EASEMENT  
(TOTALING 0.806 OF ONE ACRE OF LAND)**

Being a 100-foot Electric Easement (0.806 of one acre of land), out of a called 13.661 acre tract of land as described in Document No. 200306014925, Official Public Records, Comal County, Texas, said 13.661 acres being situated in the Luciano Bulverda Survey No. 195, Abstract 27 and the Agapita Gaytan Survey No. 194, Abstract No. 174, Comal County, Texas, being more particularly described by metes and bounds as follows:

**PART I – 0.690 OF ONE ACRE**

**COMMENCING** at a point on the west right of way line of U. S. Highway No. 281 (an existing 200' R.O.W) at the common corner of a 17.568 acre tract as described in Document No. 200306014926 and a 13.661 acre tract of land as described in Document No. 200306014925, Official Public Records, Comal County, Texas, from which a 1/2" rebar found bears North 78°31'17" East, a distance of 0.19 feet; **THENCE** South 89°29'22" West, coincident with the common line of said 17.568 acre and 13.661 acre tracts, a distance of 262.55 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING** and at the northeast corner of this easement;

**THENCE** South 04°00'38" East, departing said common line of the 17.568 acre and 13.661 acre tracts, crossing said 13.661 acre tract, a distance of 264.60 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement, said angle point being on the northwest line of the proposed U. S. Highway 281 right of way;

**THENCE** South 10°45'55" West, continuing crossing said 13.661 acre tract and coincident with said proposed U. S. Highway 281 right of way line, a distance of 39.75 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 13.661 acre tract and a 2.000 acre tract as described in Document No. 200606034366, Official Public Records, Comal County, Texas, the southeast corner of this easement;

**THENCE** North 86°15'18" West, coincident with said common line of the 13.661 acre and 2.000 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement, from which a found 1/2" rebar at the northwest corner of the herein mentioned 2.000 acre tract, bears North 78°55'07" West, a distance of 1.99 feet;

THENCE North 10°45'55" East, departing said common line of the 13.661 acre and 2.000 acre tracts, crossing said 13.661 acre tract, a distance of 39.10 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 04°00'38" West, continuing crossing said 13.661 acre tract, a distance of 257.75 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the aforementioned 17.568 acre tract and 13.661 acre tracts, the northwest corner of this easement;

THENCE North 89°29'22" East, coincident with said common line of said 17.568 acre and 13.661 acre tracts, a distance of 100.19 feet to the **POINT OF BEGINNING**, and containing 0.690 of one acre of land, more or less.

#### **PART II – 0.116 OF ONE ACRE**

**COMMENCING** at a 1/2" rebar found on the west right of way line of U. S. Highway 281 (an existing 200' ROW), also the common corner of said 13.661 acre tract as described in Document No. 200306014925 and a called 13.661 acre tract as described in Document No. 9506480525, Official Public Records, Comal County, Texas; THENCE North 10°45'55" East, coincident with the 13.661 acre tract line and the northwest right of way line of U. S. Highway 281, to a point at the southeast corner of a called 2.000 acre tract as described in Document No. 200606034366, Official Public Records, Comal County, Texas, THENCE; North 86°15'18" West, coincident with the common line of said 13.661 acre tract as described in Document No. 200306014925 and the 2.000 acre tract, a distance of 191.44 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the northeast corner of this easement;

THENCE South 10°45'55" West, departing said common line, crossing said 13.661 acre tract as described in Document No. 200306014925 and coincident with the proposed northwest right of way line of U.S. Highway 281, a distance of 50.38 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 13.661 acre tract as described in Document No. 200306014925 and that certain 13.661 acre tract as described in Document No. 9506480525, Official Public Records, Comal County, Texas, at the southeast corner of this easement;

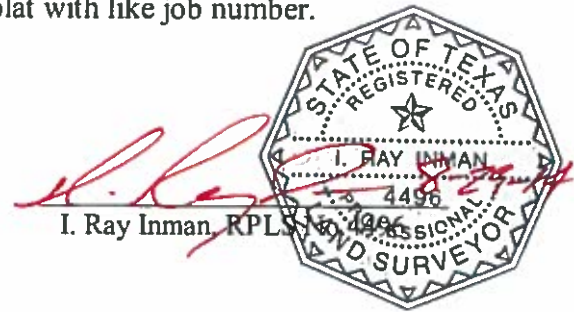
THENCE North 86°15'18" West, coincident with said common line of the two 13.661 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

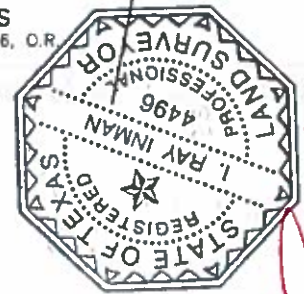
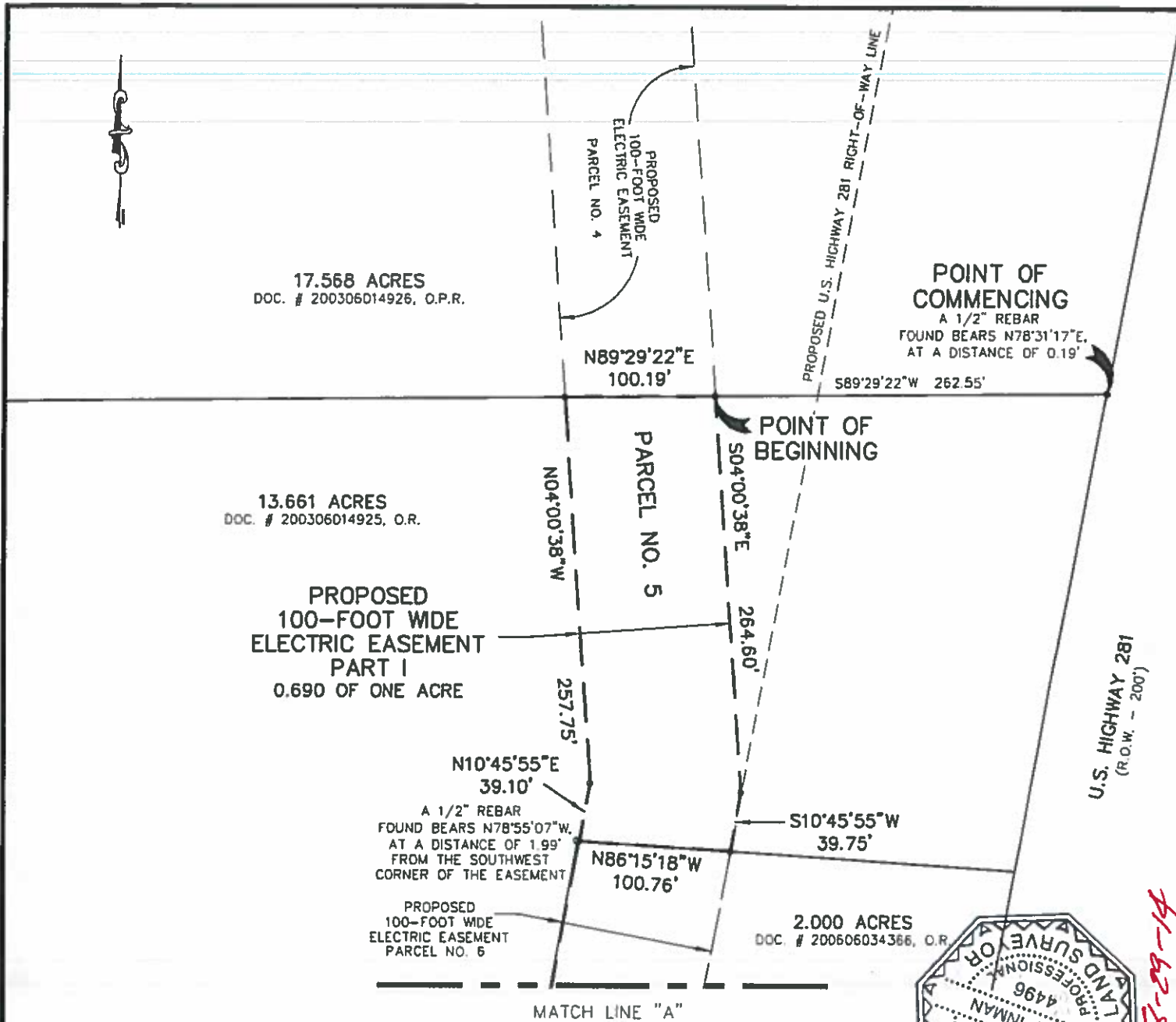
THENCE North 10°45'55" East, departing said common line, crossing said 13.661 acre tract as described in Document No. 200306014925, a distance of 50.38 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 13.661 acre tract as described in Document No. 200306014925 and 2.000 acre tract, the northwest corner of this easement, from which a found 1/2" rebar with plastic cap stamped "BAKER SURVEY", at the southwest corner of said 2.000 acre tract, bears North 84°24'23" West, a distance of 1.81 feet;

Page 3 of 5  
July 7, 2014  
Job No. S0404026  
100' Wide Electric Easement  
Parcel No. 5  
Revised: 8/28/14

THENCE South 86°15'18" East, coincident with said common line of the 13.661 acre tract as described in Document No. 200306014925 and 2.000 acre tract, a distance of 100.76 feet to the **POINT OF BEGINNING** and containing 0.116 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





*I. Ray Inman*  
8-29-14

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004549, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

Exhibit A - 4

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

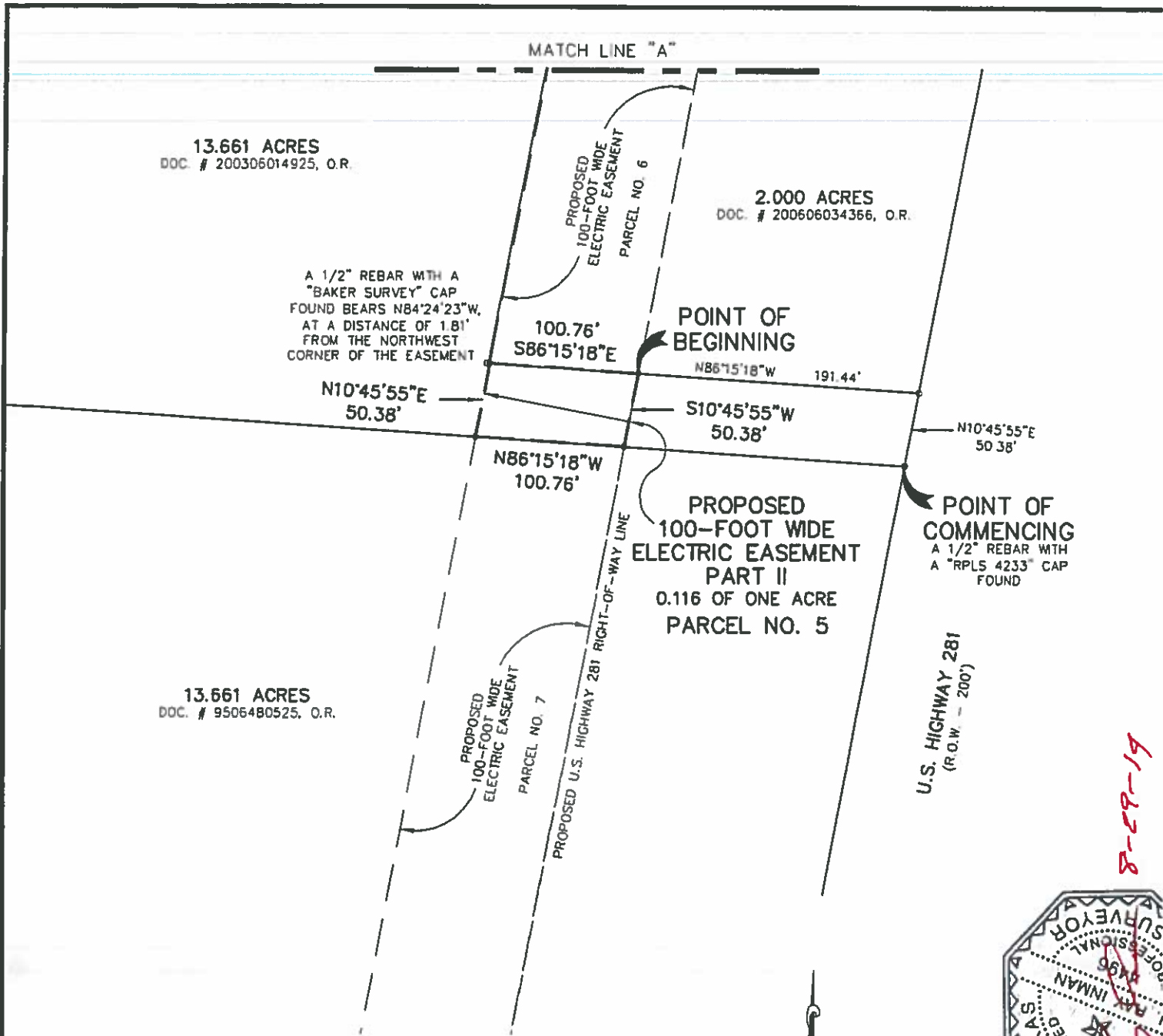


**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11660 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
0.690 OF ONE ACRE OF LAND,  
OUT OF A 13.661 ACRE TRACT,

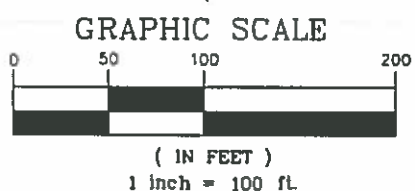
LUCIANO BULVERDA SURVEY NO. 195, ABSTRACT  
NO. 27, AGAPITA GAYTAN SURVEY NO. 194,  
ABSTRACT NO. 174, COMAL COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	50404026
SHEET	4
OF	5



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004549, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



**SCHEDULE B ITEMS:**

Exhibit A - 4

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

<p><b>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.</b> 11660 I.H. 10 WEST, SUITE 396 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: cec@cecotexas.com Engineering No.: F-2214 Surveying No.: 100410-00</p>	<p><b>EXHIBIT OF</b> A 100 FOOT WIDE ELECTRIC EASEMENT, 0.116 OF ONE ACRE OF LAND, OUT OF A 13.661 ACRE TRACT,</p>	<p>DATE 7/23/14</p>
	<p>LUCIANO BULVERDA SURVEY NO. 195, ABSTRACT NO. 27, AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT NO. 174, COMAL COUNTY, TEXAS</p>	<p>JOB NUMBER S0404026</p>
		<p>SHEET <b>5</b> OF 5</p>





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 6  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(0.687 OF ONE ACRE OF LAND)**

Being a 100-foot Electric Easement (0.687 of one acre of land), out of a called 2.000 acre tract of land described in Document No. 200606034366, Official Public Records, Comal County, Texas, said 2.000 acres being out of a called 13.661 acre tract of land conveyed to TLC Joint Venture, LLP. described in Document No. 200306014925, Official Public Records, Comal County, Texas, being situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, Comal County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar found on the west right of way line of U. S. Highway 281 (an existing 200' R.O.W), also the common corner of said 13.661 acre tract (Document No. 200306014925) and a called 13.661 acre tract (Document No. 9506480525) **THENCE**; North 10°45'55" East, coincident with the 13.661 acre tract line and the northwest right of way line of U. S. Highway 281, a distance of 50.38 feet to a point at the southeast corner of said 2.000 acre tract, **THENCE**; North 86°15'18" West, coincident with the common line of said 13.661 acre tract and the 2.000 acre tract, a distance of 191.44 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the southeast corner of this easement;

**THENCE** North 86°15'18" West, continuing coincident with said common line of the 13.661 acre and 2.000 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement, from which a found 1/2" rebar with plastic cap stamped "Baker Survey", at the southwest corner of the herein mentioned 2.000 acre tract, bears North 84°24'23" West, a distance of 1.81 feet;

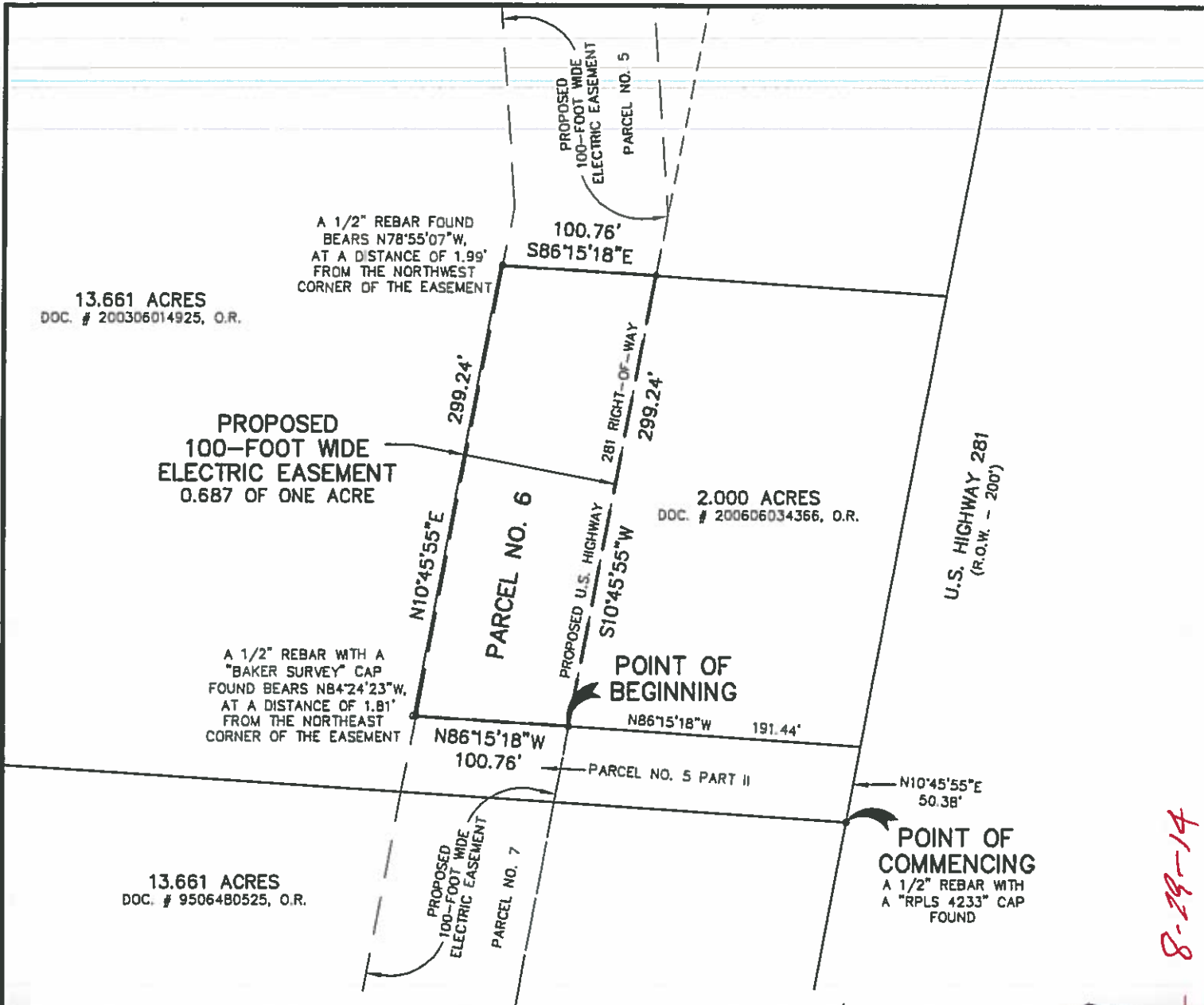
**THENCE** North 10°45'55" East, departing said common line, crossing said 2.000 acre tract, a distance of 299.24 feet to a 1/2" rebar with a "CEC" plastic cap set on a common line of said 2.000 acre and 13.661 acre tract, from which a found 1/2" rebar at the northwest corner of the herein mentioned 2.000 acre tract bears North 78°55'07" West, 1.99 feet;

**THENCE** South 86°15'18" East, coincident with said common line of the 13.661 acre and 2.000 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the northeast corner of this easement, said corner also being on the proposed northwest right of way line of U. S. Highway 281;

THENCE South 10°45'55" West, departing said common line, crossing said 2.000 acre tract and coincident with said proposed northwest right of way line of U. S. Highway 281, a distance of 299.24 feet to the **POINT OF BEGINNING** and containing 0.687 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





13.661 ACRES  
DOC. # 200306014925, O.R.

A 1/2" REBAR FOUND BEARS N78°55'07"W, AT A DISTANCE OF 1.99' FROM THE NORTHWEST CORNER OF THE EASEMENT

PROPOSED 100-FOOT WIDE ELECTRIC EASEMENT 0.687 OF ONE ACRE

2.000 ACRES  
DOC. # 200606034366, O.R.

A 1/2" REBAR WITH A "BAKER SURVEY" CAP FOUND BEARS NB4°24'23"W, AT A DISTANCE OF 1.81' FROM THE NORTHEAST CORNER OF THE EASEMENT

13.661 ACRES  
DOC. # 9506480525, O.R.

U.S. HIGHWAY 281  
(R.O.W. - 200')

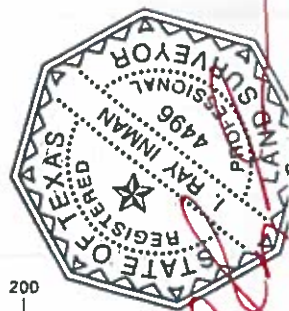
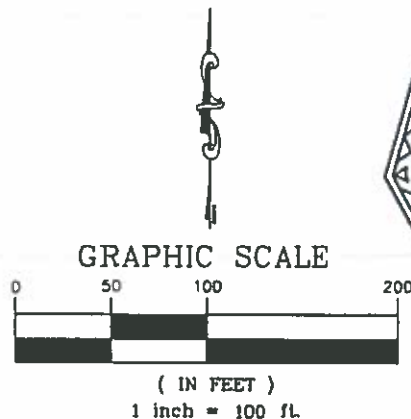
POINT OF BEGINNING

POINT OF COMMENCING  
A 1/2" REBAR WITH A "RPLS 4233" CAP FOUND

**NOTES:**


1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, C.F. NO. 4041004550, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS

Exhibit A - 5



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION REVISED: 8/28/14

 <p><b>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.</b> 11550 I.H. 10 WEST, SUITE 305 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: cec@cectexas.com Engineering No.: F-2314 Surveying No.: 100410-00</p>	<p>EXHIBIT OF A 100 FOOT WIDE ELECTRIC EASEMENT, 0.687 OF ONE ACRE OF LAND, OUT OF A 2.000 ACRE TRACT,</p>	<p>DATE 7/23/14</p>
	<p>LUCIANO BULVERDA SURVEY NO. 195, ABSTRACT NO. 27, COMAL COUNTY, TEXAS</p>	<p>JOB NUMBER S0404026</p> <p>SHEET 3</p> <p>OF 3</p>

8-29-14





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DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 7  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(1.51 ACRES OF LAND)**

Being a 100-foot Electric Easement (1.51 acres of land), out of a called 13.661 acre tract of land, called Tract 2 as described in Document No. 9506480525, Official Public Records, Comal County, Texas, also being out of the Southern portion of a tract called 158.05 acres, (First Tract) as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas, and situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, Comal County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at the common corner of a 13.661 acre tract (Document No. 200306014925), said Tract 2 and the west right of way line of U. S. Highway No. 281 (an existing 200' R.O.W), from which a found 1/2" rebar with plastic cap stamped "RPLS 4233 bears South 84°47'48" West, 0.88 feet; **THENCE**; North 86°15'18" West, coincident with said common line of the two 13.661 acre tracts, a distance of 191.44 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and northeast corner of this easement, said rebar also being set on the proposed northwest right of way line of U. S. Highway 281;

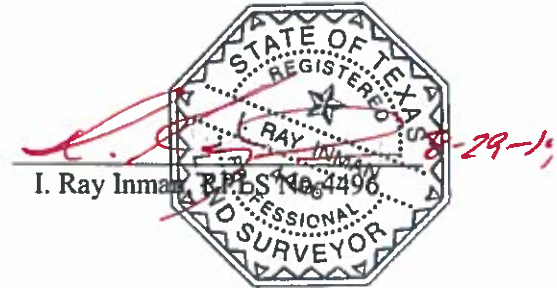
**THENCE** South 10°45'55" West, departing said common line, crossing said Tract 2 and running coincident with the proposed northwest right of way line of U. S. Highway 281, a distance of 659.28 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and the north line of a 13.600 acre tract as described in Document No. 9806015969, Official Public Records, Comal County, Texas, at the southeast corner of this easement;

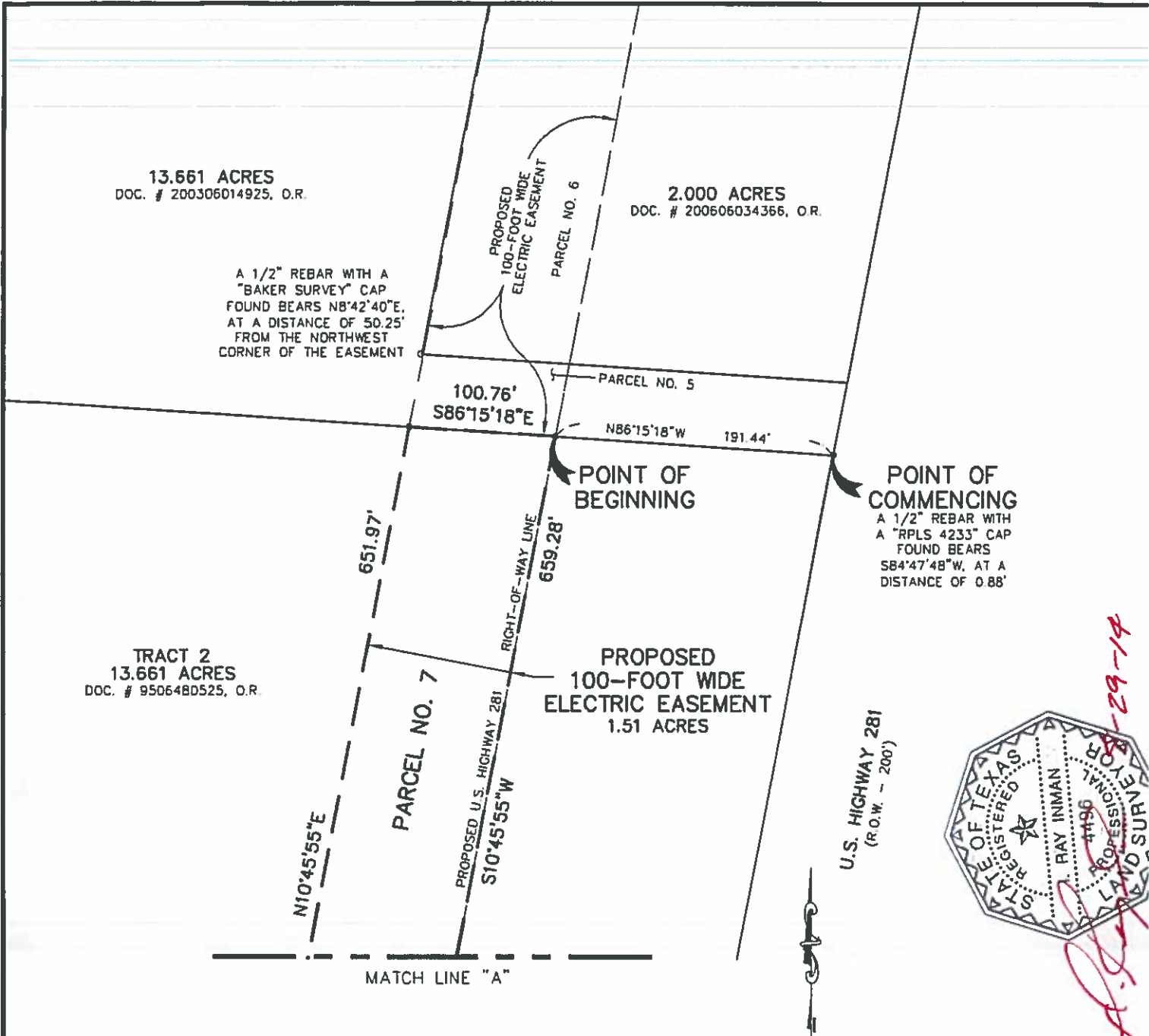
**THENCE** North 82°06'04" West, continuing coincident with said common line of said Tract 2 and the 13.600 acre tract, a distance of 100.13 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

**THENCE** North 10°45'55" East, departing said common line of said Tract 2 and the 13.600 acre tract, crossing the aforementioned Tract 2, a distance of 651.97 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and the south line of the 13.661 acre tract (Document No. 200306014925), at the northwest corner of this easement;

THENCE South 86°15'18" East, coincident with said common line of said Tract 2 and the 13.661 acre tract (document No. 200306014925), a distance of 100.76 feet to the **POINT OF BEGINNING**, and containing 1.51 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_/\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004551, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS

**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT AREA
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10c. DOES NOT APPLY TO THIS EASEMENT AREA

Exhibit A - 6

REVISED: 8/28/14

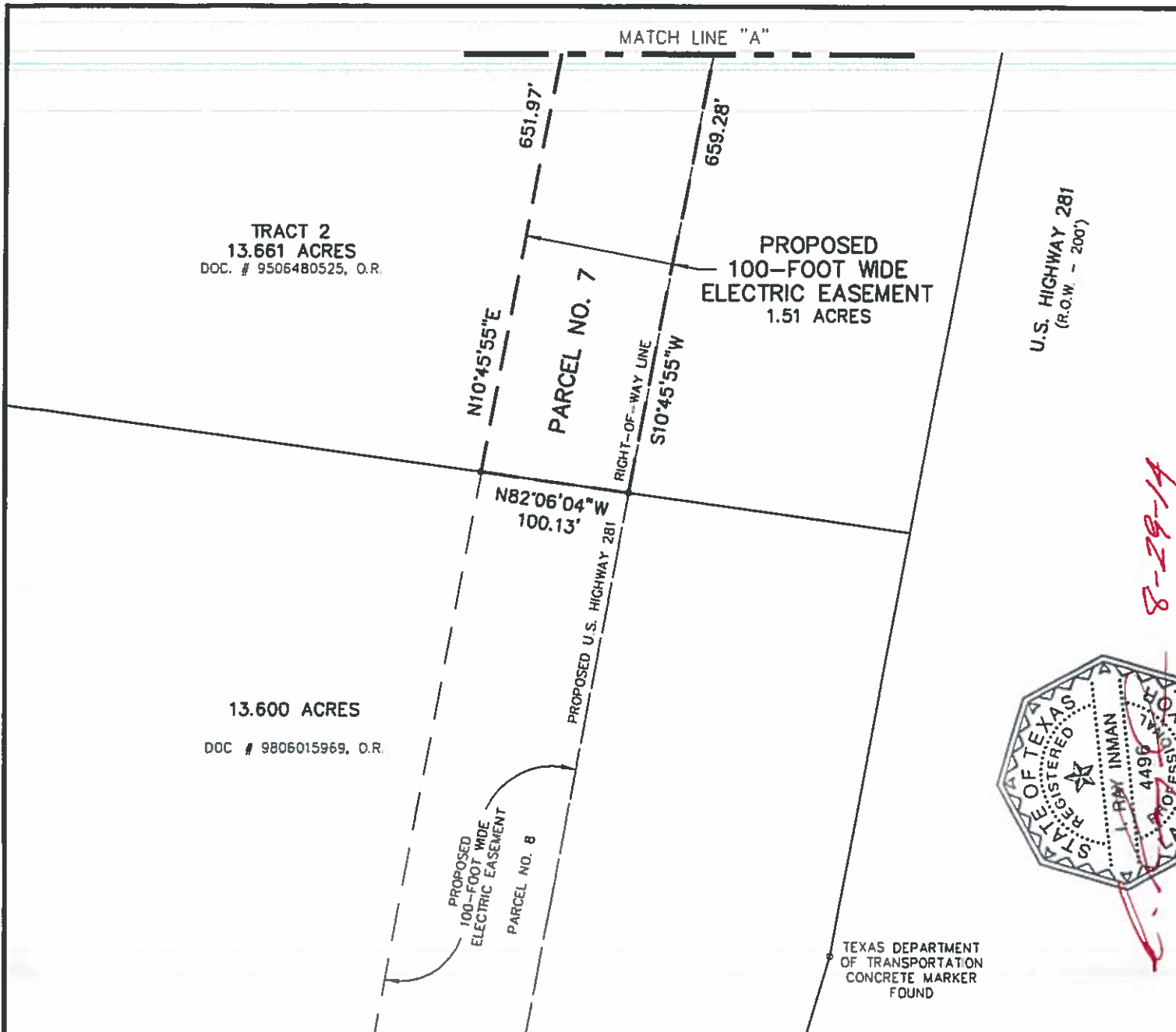


CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cec-texas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
1.51 ACRES OF LAND,  
OUT OF A 13.661 ACRE TRACT,

LUCIANO BULVERDA SURVEY NO. 195,  
ABSTRACT NO. 27,  
COMAL COUNTY, TEXAS

DATE	00/00/00
JOB NUMBER	S0404026
SHEET	3
OF	4



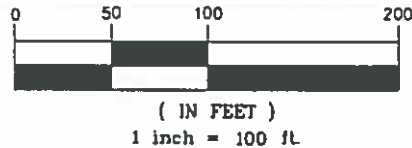
8-29-14



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004551, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS

**GRAPHIC SCALE**



**Exhibit A - 6**

**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT AREA
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10c. DOES NOT APPLY TO THIS EASEMENT AREA

REVISED: 8/28/1



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11650 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
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Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
1.51 ACRES OF LAND,  
OUT OF A 13.661 ACRE TRACT,  
LUCIANO BULVERDA SURVEY NO. 195,  
ABSTRACT NO. 27,  
COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	4
OF	4



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 8  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH WIDE ELECTRIC EASEMENT  
(1.68 ACRES OF LAND)**

Being a Variable Width Electric Easement (1.68 acres of land), out of a called 13.660 acre tract of land described in Document No. 9806015969, Official Public Records, Comal County, Texas, situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, also being the southern portion of a tract called 158.05 acres, called First Tract, described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar with a "RPLS 4233" plastic cap found on the northwest right of way line of U.S. Highway 281 (a varying width R.O.W) and the common corner of said 13.660 acre tract and a 9.887 acre tract as described in Document No. 9806015967, Official Public Records, Comal County, Texas, **THENCE:** North 79°02'45" West, coincident with the common line of said 13.660 acre tract and 9.887 acre tract, a distance of 44.42 feet, to an angle point; **THENCE:** South 85°34'58" West, continuing coincident with said common line, a distance of 148.83 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and at the southeast corner of this easement;

**THENCE** South 85°34'58" West, continuing coincident with the common line of said 13.660 and 9.887 acre tract, a distance of 123.78 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

**THENCE** North 19°00'56" East, departing common line and crossing the said 13.660 acre tract, a distance of 270.44 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

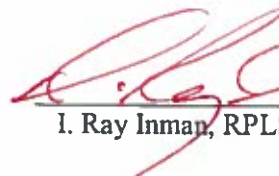

**THENCE** North 10°45'55" East, continuing crossing the above mentioned 13.660 acre tract, a distance of 460.47 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 13.660 acre tract and a 13.661 acre tract as described in Document No. 9506480525, Official Public Records, Comal County, Texas, the northwest corner of this easement;

**THENCE** South 82°06'04" East, coincident with common line of said 13.660 acre and 13.661 acre tracts, a distance of 100.13 feet to a 1/2" rebar with a "CEC" plastic cap set on the northwest right of way line of U. S. Highway 281, at the northeast corner of this easement;

THENCE South  $10^{\circ}45'55''$  West, coincident with the northwest right of way line of U. S. Highway 281, a distance of 277.68 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the right;

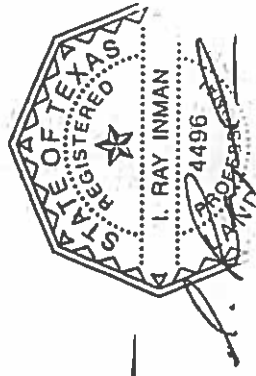
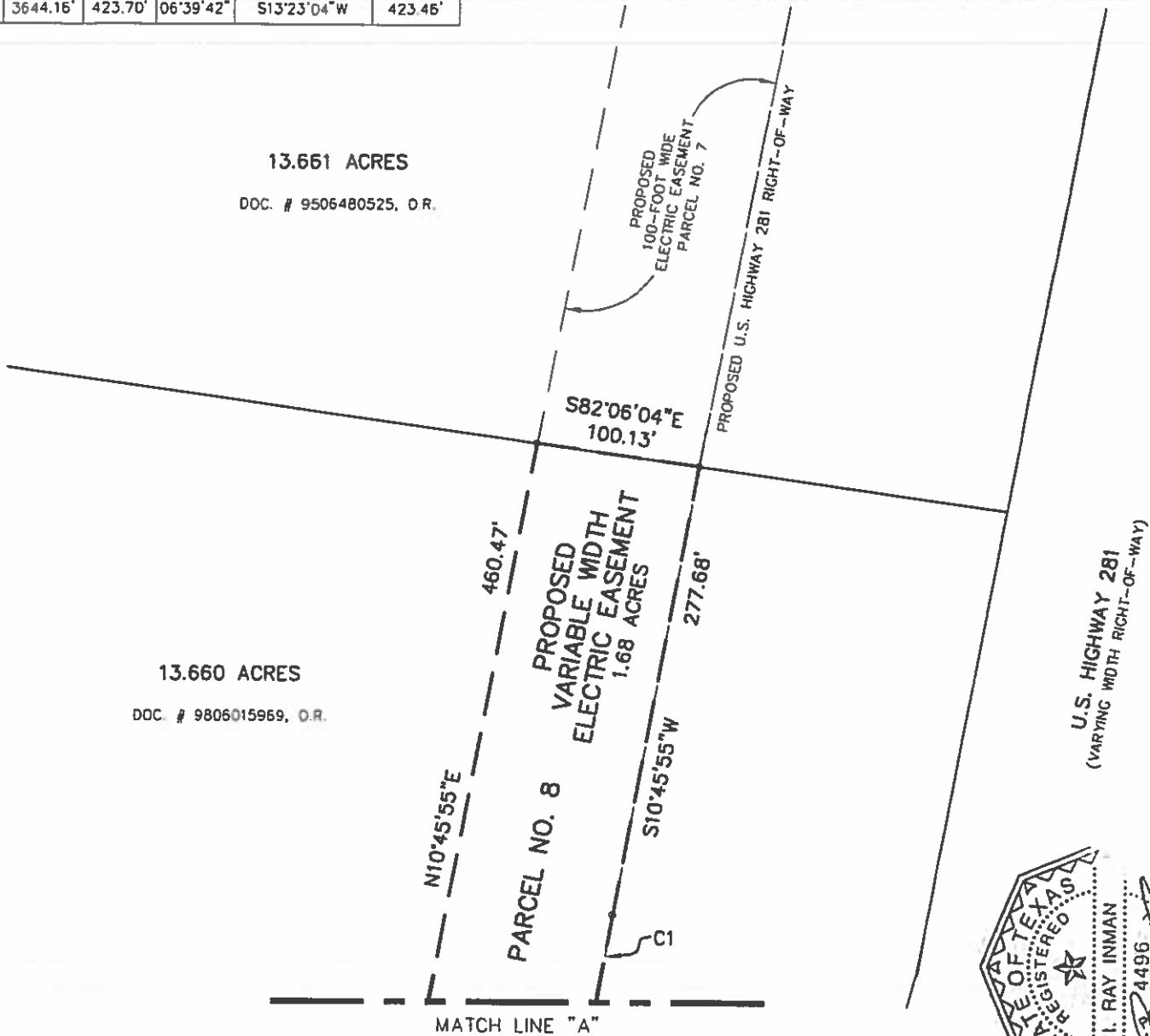
THENCE continuing coincident with the northwest right of way line of U. S. Highway 281 and curve to the right, having a radius of 3,644.16 feet, an arc length of 423.70 feet, a central angle  $06^{\circ}39'42''$ , a chord bearing South  $13^{\circ}23'04''$  West and a chord distance of 423.46 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on the herein described curve and at the **POINT OF BEGINNING**, and containing 1.68 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

  
I. Ray Inman, RPLS No. 4496  




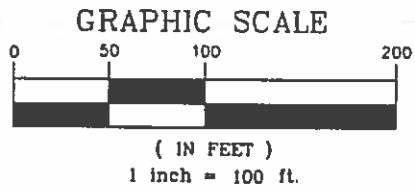
Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	423.70'	06°39'42"	S13°23'04"W	423.46'



8-29-14

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004552, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEMS:**

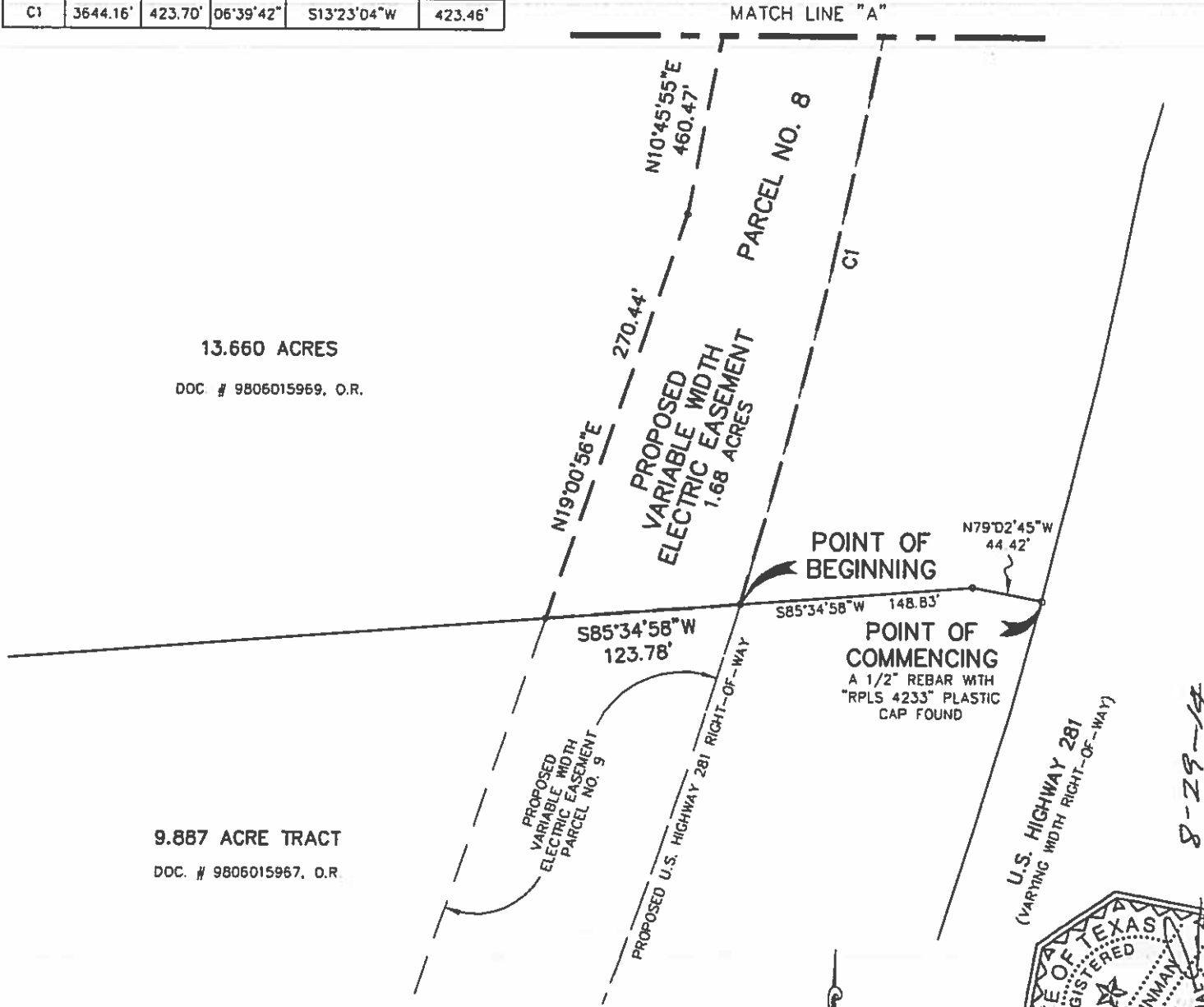
Exhibit A - 7 10a. DOES NOT APPLY TO THIS EASEMENT  
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN  
REVISED: 8/28/14

**CEC**  
**CIVIL ENGINEERING CONSULTANTS**  
**DON DURDEN, INC.**  
 11550 I.H. 10 WEST, SUITE 390  
 SAN ANTONIO, TEXAS 78230  
 P) 210.541.9999  
 F) 210.541.6440  
 Email: cec@cectexas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**EXHIBIT OF**  
**A VARIABLE WIDTH ELECTRIC EASEMENT,**  
**1.68 ACRES OF LAND,**  
**OUT OF A 13.660 ACRE TRACT,**  
**LUCIANO BULVERDA**  
**SURVEY 195, ABSTRACT 27**  
**COMAL COUNTY, TEXAS**

DATE	7/28/14
JOB NUMBER	50404026
SHEET	4
OF	4

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	423.70'	06°39'42"	S13°23'04"W	423.46'



13.660 ACRES

DOC # 9806015969, O.R.

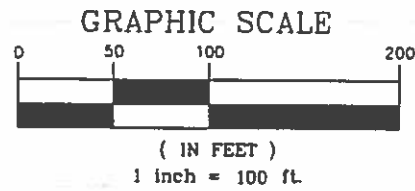
9.887 ACRE TRACT

DOC. # 9806015967, O.R.

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004552, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. D.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS

8-29-14



**SCHEDULE B ITEMS:**

Exhibit A - 7 10a. DOES NOT APPLY TO THIS EASEMENT  
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN  
REVISED: 8/28/14

**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.8440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
1.68 ACRES OF LAND,  
OUT OF A 13.660 ACRE TRACT,**

LUCIANO BULVERDA  
SURVEY 195, ABSTRACT 27  
COMAL COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	SD404026
SHEET	3
OF	4





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 9  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(1.99 ACRES OF LAND)**

Being a Variable Width Electric Easement (1.99 acres of land), out of a called 9.887 acre tract of land as described in Document No. 9806015967, Official Public Records, Comal County, Texas, situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, also being out of the southern portion of a tract called 158.05 acres, called "First Tract", as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Department of Transportation monument Type III found on the common line of said 9.887 acre tract and a remaining portion of a 33 acre tract, called Tract "J", as described in Volume 4645, Page 418, Deed Records, Bexar County, Texas, the most southerly corner of this easement;

**THENCE** North  $16^{\circ}24'15''$  West, continuing coincident with common line of said 9.887 acre tract and Tract "J", a distance of 154.45 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** North  $23^{\circ}56'45''$  East, departing the above mentioned common line of said 9.887 acre tract and Tract "J" and crossing said 9.887 acre tract, a distance of 278.98 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

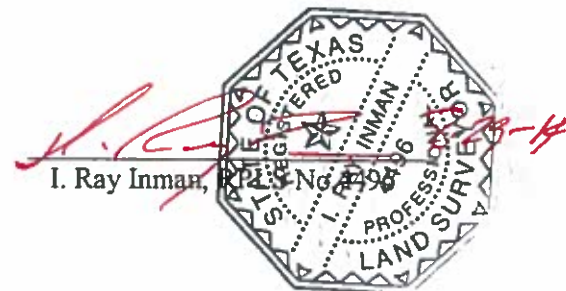
**THENCE** North  $19^{\circ}00'56''$  East, continuing crossing the aforementioned 9.887 acre tract, a distance of 440.95 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 9.887 acre tract and a 13.660 acre tract as described in Document No. 9806015969, Official Public Records, Comal County, Texas, the northwest corner of this easement;

**THENCE** North  $85^{\circ}34'58''$  East, coincident with the common line of said 9.887 acre tract and said 13.660 acre tract, a distance of 123.78 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in a curve to the right, said 1/2" rebar being at the northeast corner of this easement;

THENCE coincident with the northerly right of way line of said U.S. Highway 281 and curve to the right, having a radius of 3644.16 feet, an arc length of 461.81 feet, a central angle of  $07^{\circ} 15' 39''$ , a chord bearing of South  $20^{\circ} 20' 44''$  West and a chord distance of 461.51 feet to the point of tangency of the herein described curve;

THENCE South  $23^{\circ} 56' 45''$  West, coincident with the northwest right of way line of said U. S. Highway 281, a distance of 434.21 feet to the **POINT OF BEGINNING**, and containing 1.99 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



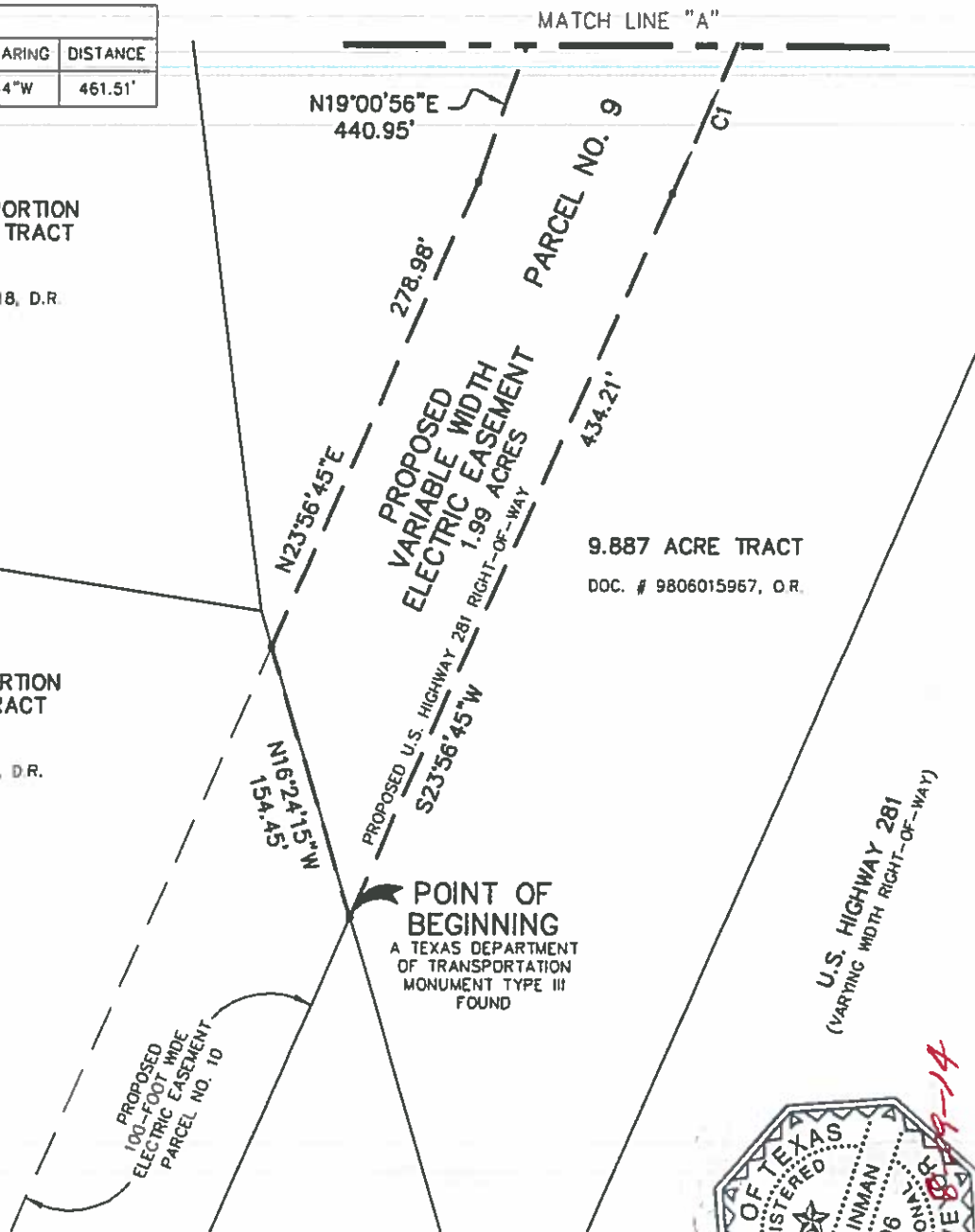
Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	461.81'	07°15'39"	S20°20'44"W	461.51'

A REMAINING PORTION  
OF 41.5 ACRE TRACT  
(TRACT H)

VOL. 4645, PG. 418, D.R.

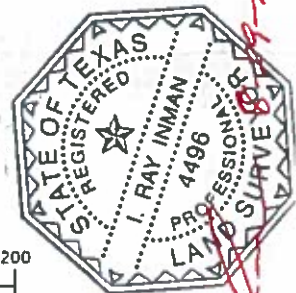
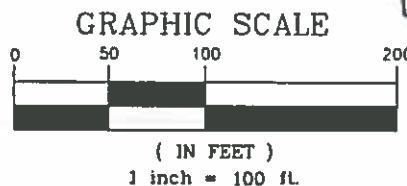
A REMAINING PORTION  
OF 33 ACRE TRACT  
(TRACT J)

VOL. 4645, PG. 418, D.R.



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004553, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. D.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 8

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11660 I.H. 10 WEST, SUITE 306  
SAN ANTONIO, TEXAS 78230  
P) 210.841.9999  
F) 210.841.8440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
1.99 ACRES OF LAND,  
OUT OF A 9.887 ACRE TRACT,

LUCIANO BULVERDA,  
SURVEY NO. 195, ABSTRACT NO. 27,  
COMAL COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S04D04026
SHEET	3
OF	4

*I. Ray Inman*  
8-14

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	461.81'	07°15'39"	S20°20'44"W	461.51'

13.660 ACRES

DOC. # 9806015969, O.R.

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
PARCEL NO. 8

NB5°34'58"E  
123.78'

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
1.99 ACRES

9.887 ACRE TRACT

DOC. # 9806015967, O.R.

440.95'

N19°00'56"E

PARCEL NO. 9

C1

PROPOSED U.S. HIGHWAY 281 RIGHT-OF-WAY

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)



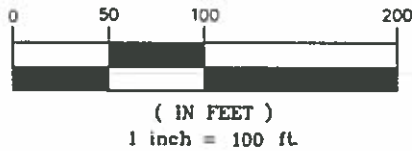
*I. Ray Inman*  
7-14

MATCH LINE "A"

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004553, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS

**GRAPHIC SCALE**



**Exhibit A - 8**

**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11550 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.8440  
Email: cec@cecotexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
1.99 ACRES OF LAND,  
OUT OF A 9.887 ACRE TRACT,**

LUCIANO BULVERDA,  
SURVEY NO. 195, ABSTRACT NO. 27,  
COMAL COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	50404026
SHEET	4
OF	4



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 10  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(2.84 ACRES OF LAND)**

Being a 100-foot Wide Electric Easement (2.84 acres of land), out of a called 145 acre tract of land known as tracts "H", "J" (called 33 acres), "K" (called 34.5 acres), and "L" (called 36 acres) as described in Volume 4645, Page 418, Deed Records, Bexar County, Texas, and out of a called 43 acre tract (also known as tract "G" (called 40 acres and a 3 acre road parcel)) as described in Volume 4645, Page 422, Deed Records, Bexar County, Texas, situated in the Luciano Bulverda Survey No. 195, Abstract No. 51, County Block 4860, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Department of Transportation monument Type III found on the common line of said a remaining portion of a 33 acre tract, known as tract "J" and a 9.887 acre tract as described in Document No. 9806015967, Official Public Records, Comal County, Texas and on the west right of way line of U.S. Highway 281 (a varying width-R.O.W.), at the most easterly corner of this easement;

**THENCE** South 23°56'45" West, coincident with the common line of said tract "J" and the 9.887 acre tract, passing the common corner of said tracts "J" and "K", at a distance of 242.20 feet, passing the common corner of said tracts "K" and "L" at a distance of 680.62 feet, a total distance of 1,156.82 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of said tract "L" and a 39.928 acre tract as described in Volume 7609, Page 649, Official Public Records of Real Property, Bexar County, Texas, the southeast corner of this easement;

**THENCE** South 89°14'57" West, coincident with the common line of said tract "L" and 39.928 acre tract, a distance of 110.07 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

**THENCE** North 23°56'45" East, departing the above mentioned common line of said tract "L" and 39.928 acre tract, passing the common line of said tracts "L" and "K" at a distance of 482.85 feet, passing the common line of said tracts "K" and "J" at a distance of 926.96 feet, a total distance of 1,320.51 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said tract "J" and the 9.887 acre tract, the most northerly corner of this easement;

Page 2 of 4  
July 7, 2014  
Job No. S0404026  
100' Wide Electric Easement  
Parcel No. 10  
Revised: 8/28/14

THENCE South 16°24'15" East, coincident with the common line of said tract "J" and the 9.887 acre tract, a distance of 154.45 feet to the **POINT OF BEGINNING**, and containing 2.84 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





A REMAINING PORTION  
OF 33 ACRE TRACT  
(TRACT J)

VOL. 4645, PG. 418, D.R.

9.887 ACRE TRACT  
DOC. # 9806015967, O.R.

POINT OF  
BEGINNING  
A TEXAS DEPARTMENT  
OF TRANSPORTATION  
MONUMENT  
TYPE III  
FOUND

1,320.51'  
PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
2.84 ACRES

516°24'15"E  
154.45'  
PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
PARCEL NO. 9

242.20'  
1,156.82'  
U.S. HIGHWAY 281  
RIGHT-OF-WAY

RIGHT-OF-WAY  
U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)

A REMAINING PORTION  
OF 34.5 ACRE TRACT  
(TRACT K)

VOL. 4645, PG. 418, D.R.

N23°56'45"E  
444.11'

PARCEL NO. 10

438.42'  
S23°56'45"W

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)



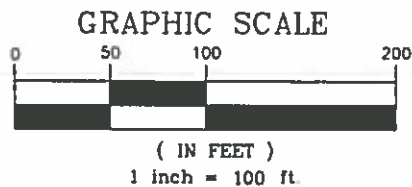
8-29-14

**NOTES:**

MATCH LINE "A"

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004554, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF MAY 1, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 9



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. DOES NOT APPLY TO THIS EASEMENT
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. DOES NOT APPLY TO THIS EASEMENT

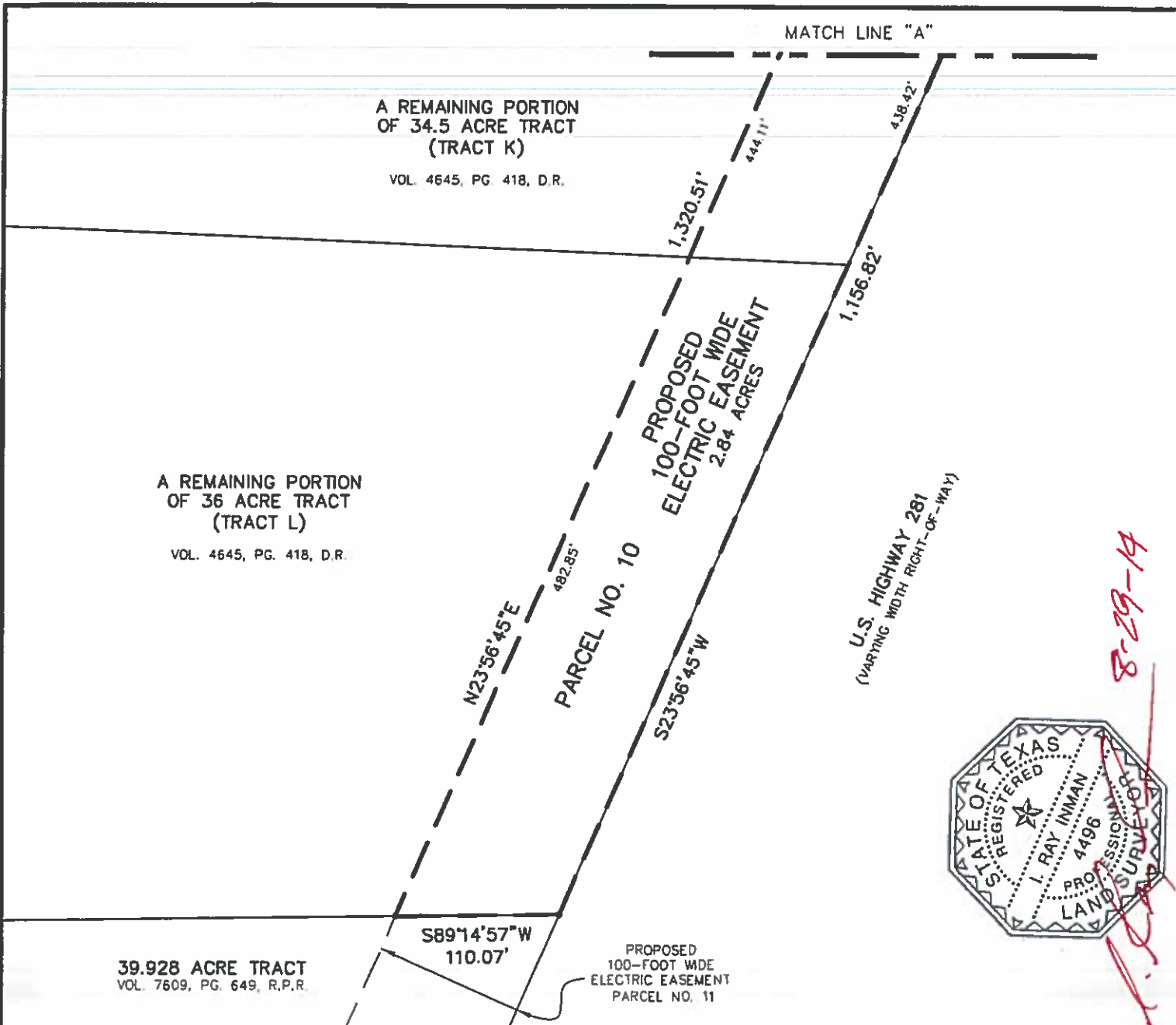
REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11660 I.H. 10 WEST, SUITE 505  
SAN ANTONIO, TEXAS 78230  
P) 210.841.9999  
F) 210.841.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
2.84 ACRES OF LAND, OUT OF A CALLED  
145 ACRE TRACT KNOWN AS "TRACTS H, J, K, & L"  
LUCIANO BULVERDA SURVEY 195, ABSTRACT 51  
COUNTY BLOCK (C.B) 4860,  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	4



A REMAINING PORTION  
OF 34.5 ACRE TRACT  
(TRACT K)

VOL. 4645, PG. 418, D.R.

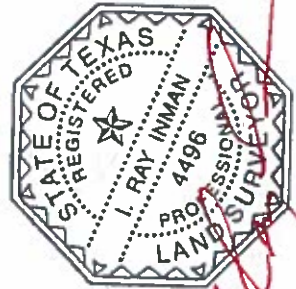
A REMAINING PORTION  
OF 36 ACRE TRACT  
(TRACT L)

VOL. 4645, PG. 418, D.R.

39.928 ACRE TRACT  
VOL. 7609, PG. 649, R.P.R.

PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
PARCEL NO. 11

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)



8-29-14

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, GF. NO. 4041004554, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF MAY 1, 2014.
6. D.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 9

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. DOES NOT APPLY TO THIS EASEMENT
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. DOES NOT APPLY TO THIS EASEMENT

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 398  
SAN ANTONIO, TEXAS 78230  
P) 210.841.9999  
F) 210.841.5440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
2.84 ACRES OF LAND, OUT OF A CALLED  
145 ACRE TRACT KNOWN AS "TRACTS H, J, K, & L"  
LUCIANO BULVERDA SURVEY 195, ABSTRACT 51  
COUNTY BLOCK (C.B) 4860,  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	4
OF	4





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 6  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 11  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(4.75 ACRES OF LAND)**

Being a 100-foot Wide Electric Easement (4.75 acres of land), out of a called 39.928 acre tract of land described in Volume 7609, Page 649, Official Public Records of Real Property, Bexar County, Texas, situated in Guadalupe College Survey No. 415, Abstract No. 268, County Block (C.B.) 4861, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a Texas Department of Transportation monument Type III found on the northwest right of way line of U.S. Highway 281 (Varying width - R.O.W) and the common corner of said right of way and a called 36 acre tract (Tract "L") as described in Volume 4645, Page 418, Deed Records, Bexar County, Texas; **THENCE** South 23°56'45" West, coincident with said right of way line and said 36 acre tract, a distance of 1,156.82 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the northeast corner of this easement;

**THENCE** South 23°56'45" West, coincident with the common line of said 39.928 acre tract and right of way line of U.S. Highway 281, a distance of 2,069.96 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of said 39.928 acre tract and a 6.004 acre tract as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas and at the southeast corner of this easement;

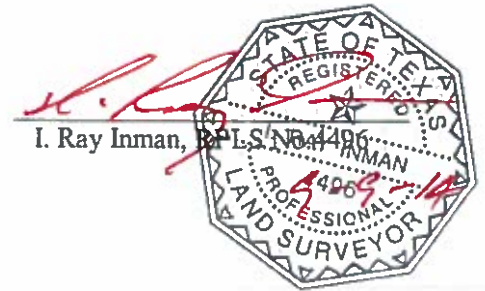
**THENCE** North 88°21'51" West, coincident with the common line of said 39.928 acre tract and the 6.004 acre tract, a distance of 34.19 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** North 89°14'09" West, continuing coincident with said 39.928 acre tract and the 6.004 acre tract, a distance of 74.37 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 23°56'45" East, departing the above mentioned common line and crossing said 39.928 acre tract, a distance of 2,066.23 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 39.928 acre tract and the 36 acre tract and at the northwest corner of this easement;

THENCE North 89°14'57" East, coincident with the common line of said 39.928 acre tract and the 36 acre tract, a distance of 110.07 feet to the **POINT OF BEGINNING**, and containing 4.75 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



A REMAINING PORTION OF  
A CALLED 36 ACRE TRACT  
(TRACT L)

VOL. 4645, PG. 418, D.R

POINT OF  
COMMENCING

A TEXAS  
DEPARTMENT of  
TRANSPORTATION  
MONUMENT  
TYPE III FOUND

PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
PARCEL NO. 10

N89°14'57"E  
110.07'

POINT OF  
BEGINNING

39.928 ACRE TRACT

VOL. 7609, PG. 649, R.P.R.

2,066.23'

PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
4.75 ACRES

2,069.98'

N23°56'45"E

PARCEL NO. 11

S23°56'45"W

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)

MATCH LINE "A"

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D. R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEM:**

10c. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

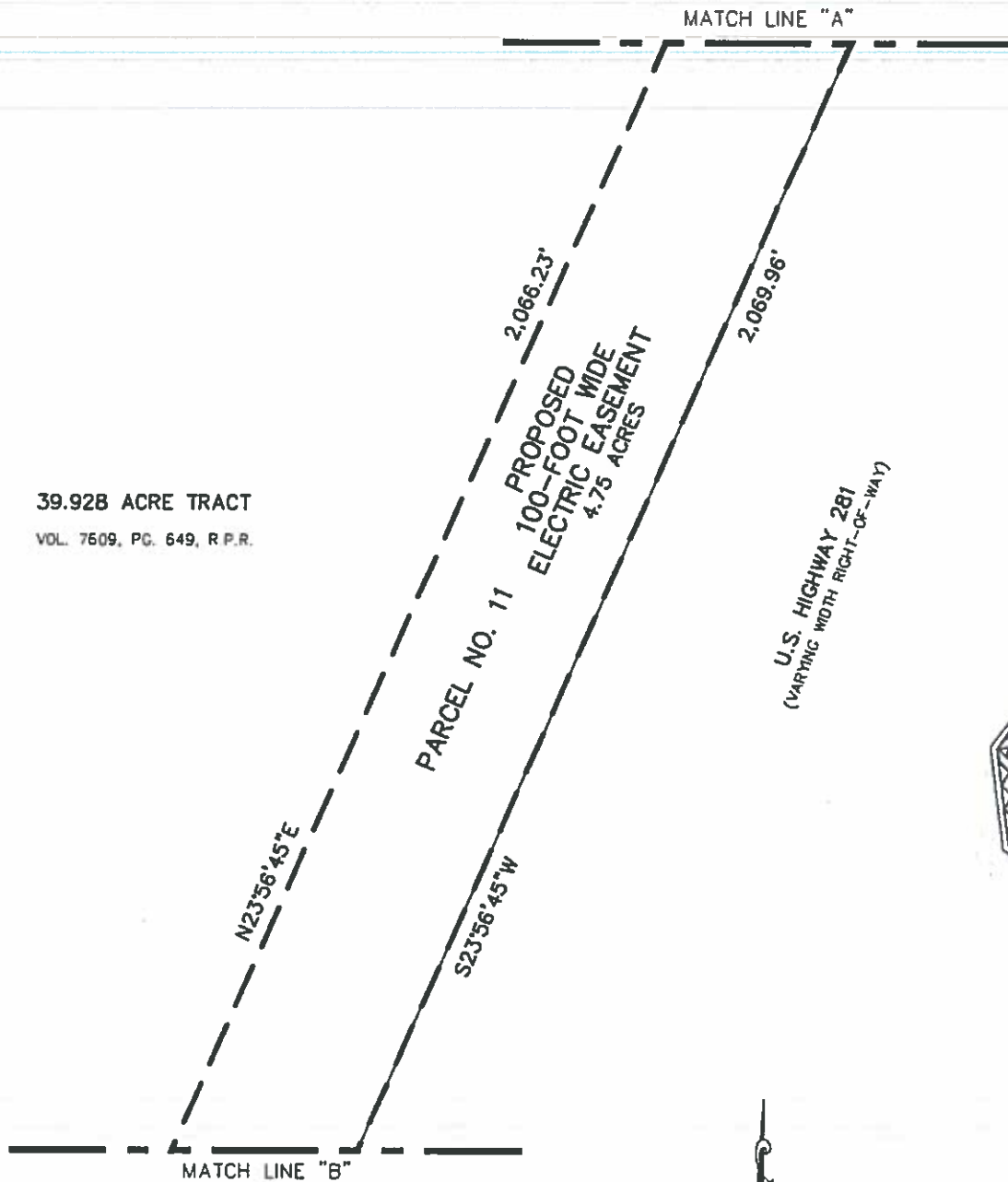
EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
4.75 ACRES OF LAND,  
OUT OF A 39.928 ACRE TRACT,  
GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT  
NO. 268, COUNTY BLOCK (C.B) 4861,  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	6

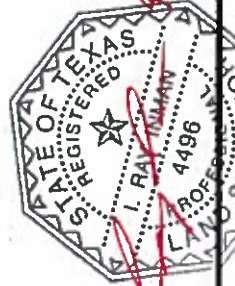


8-9-14

39.928 ACRE TRACT  
VOL. 7609, PG. 649, R.P.R.



U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D. R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

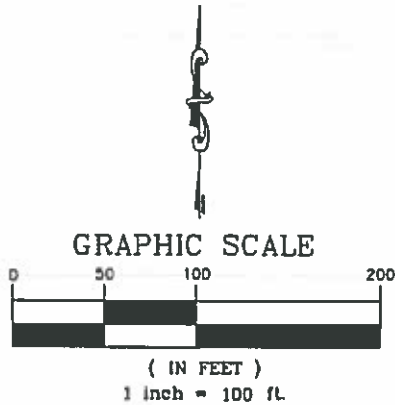


Exhibit A - 10

**SCHEDULE B ITEM:**

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

REVISED: 8/28/14

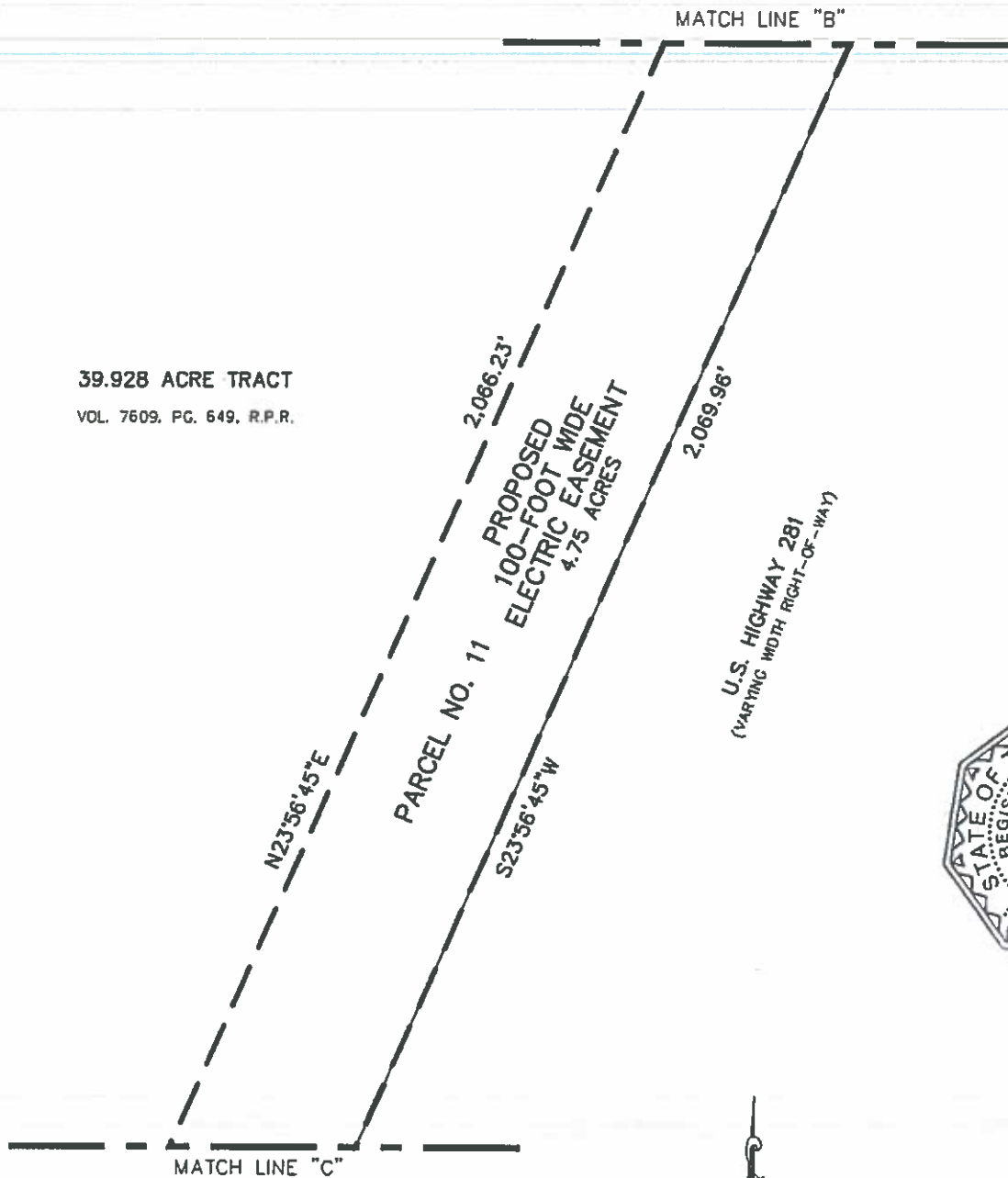


CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11560 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9099  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2314  
Surveying No.: 100410-00

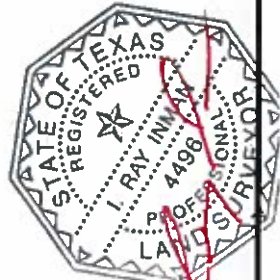
EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
4.75 ACRES OF LAND,  
OUT OF A 39.928 ACRE TRACT,  
GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT  
NO. 268, COUNTY BLOCK (C.B) 4861,  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S04D4026
SHEET	4
OF	6

39.928 ACRE TRACT  
VOL. 7609, PG. 649, R.P.R.



U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)



9-5-14  
I. Ray Innis

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D. R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

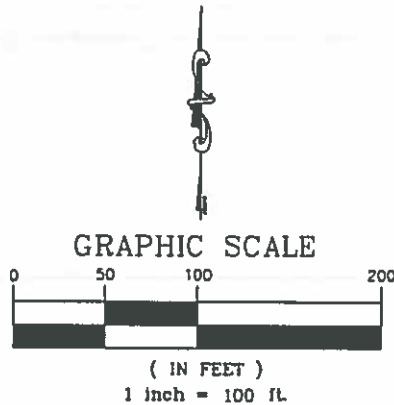


Exhibit A - 10

**SCHEDULE B ITEM:**

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

REVISED: 8/28/14

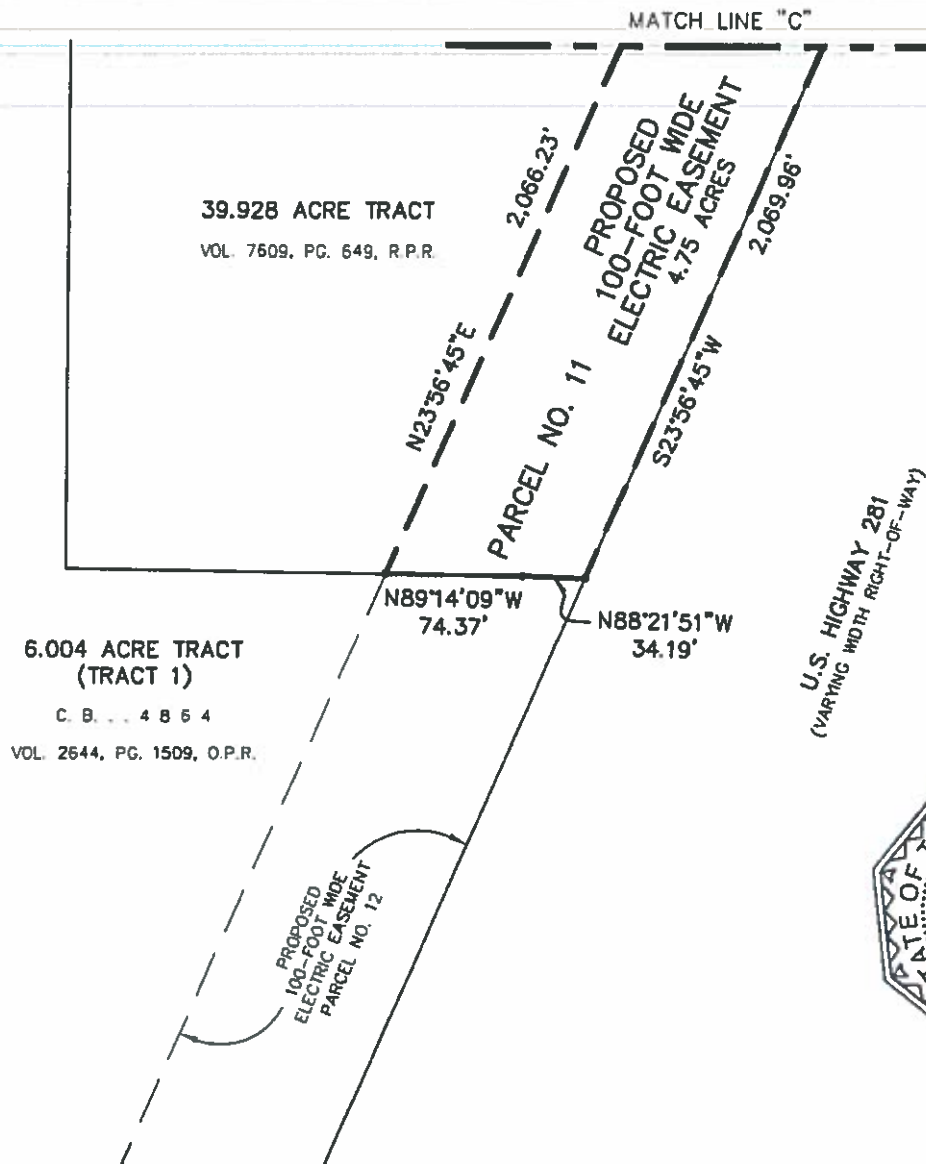


CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
4.75 ACRES OF LAND,  
OUT OF A 39.928 ACRE TRACT,

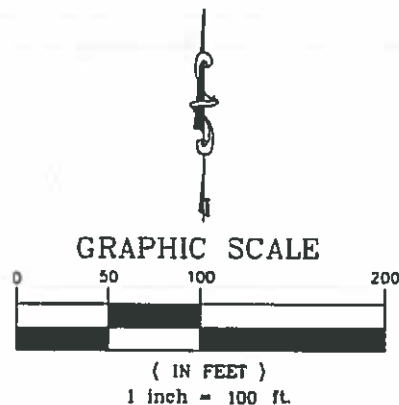
GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT  
NO. 268, COUNTY BLOCK (C.B) 4861,  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	50404026
SHEET	5
OF	6



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D. R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEM:**

Exhibit A - 10

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11850 L.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.9440  
Email: cec@cec-texas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
4.75 ACRES OF LAND,  
OUT OF A 39.928 ACRE TRACT,  
GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT  
NO. 268, COUNTY BLOCK (C.B) 4861,  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	50404026
SHEET	6
OF	6





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 12  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(0.871 OF ONE ACRE OF LAND)**

Being a 100-foot Wide Electric Easement (0.871 of one acre of land), out of a called 6.004 acre tract (Tract 1) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas, situated in the T. J. Robinson Survey No. 486, Abstract No. 637, County Block (C.B.) 4862, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a Texas Department of Transportation monument Type III found on the common line of a called, 6.003 acre tract (Tract 2) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas and the northeasterly right of way line Borgfeld Road (R.O.W. - varies, 80' min.); **THENCE** South 45°05'49" East, coincident with the common line of said Tract 2 and the northeasterly right of way line of Borgfeld Road, a distance of 42.56 feet to an angle point; **THENCE** South 45°23'34" East, continuing coincident with the common line of said Tract 2 and right of way line of Borgfeld Road, a distance of 64.51 feet to an angle point; **THENCE** North 68°56'30" East, continuing coincident with the said common line, a distance of 56.06 feet to the common corner of said right of way line of Borgfeld Road and the northwesterly right of way line of U.S. Highway 281 (Varying width - R.O.W); **THENCE** North 23°56'45" East, coincident with common line of said Tract 2 and the northwesterly right of way line of U.S. Highway 281, a distance of 325.59 feet to the **POINT OF BEGINNING** and the southeast corner of this easement;

**THENCE** North 69°36'14" West, coincident with common line of said Tract 1 and 2, a distance of 100.19 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

**THENCE** North 23°56'45" East, departing the common line of said Tract 1 and 2 and crossing said Tract 1, a distance of 361.33 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 1 and a 39.928 acre tract as described in Volume 7609, Page 649, Official Public Records of Real Property, Bexar County, Texas, at the northwest corner of this easement;

THENCE South 89°14'09" East, coincident with the common line of said Tract 1 and 39.928 acre tract, a distance of 74.37 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

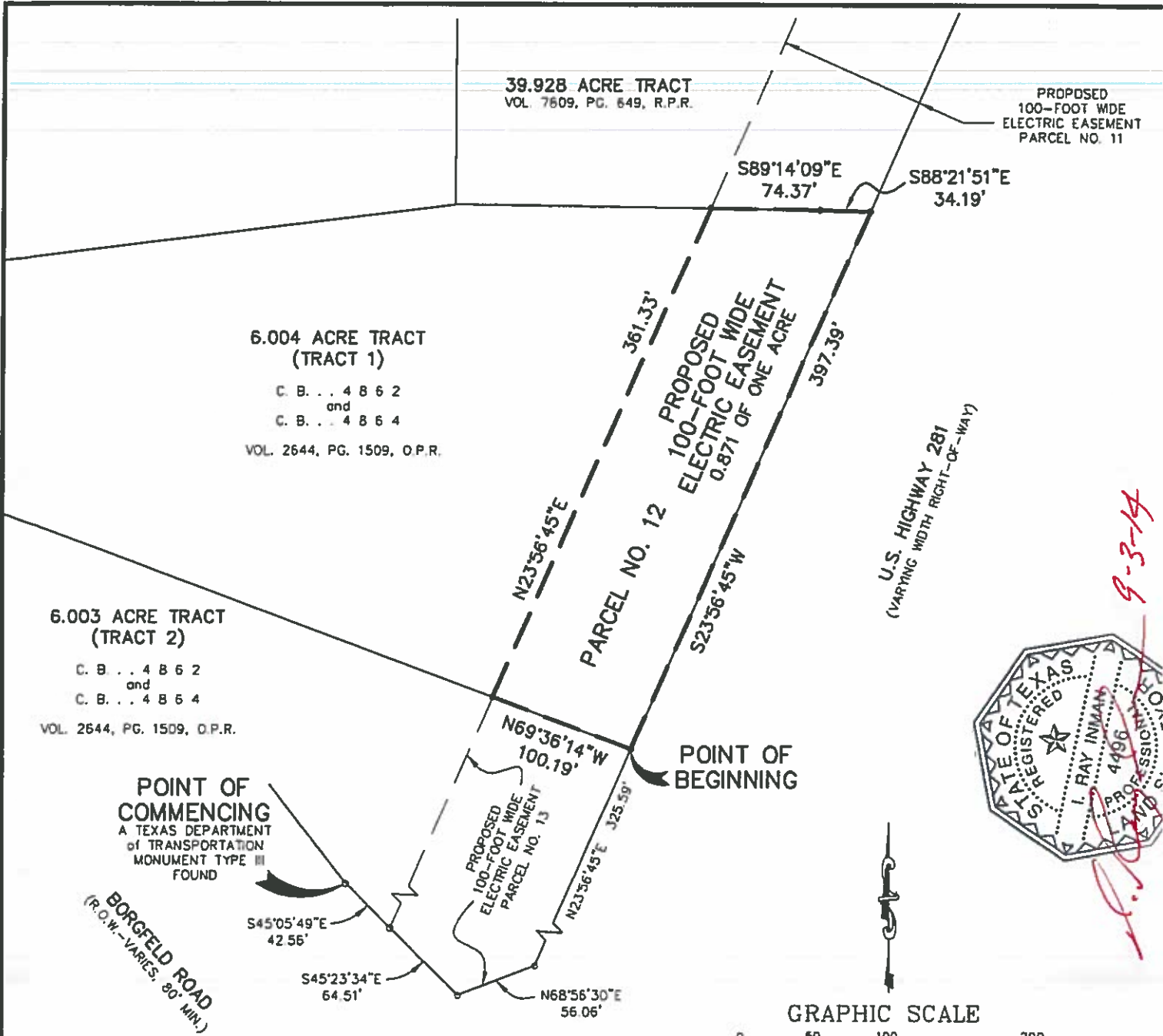
THENCE South 88°21'51" East, continuing coincident with common line of said Tract 1 and 39.928 acre tract, a distance of 34.19 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 1 and the northwesterly right of way line of U.S. Highway 281 at the northeast corner of this easement;

THENCE South 23°56'45" West, coincident with common line of said Tract 1 and the northwesterly right of way of said U.S. Highway 281, a distance of 397.39 feet to the **POINT OF BEGINNING**, and containing 0.871 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.







9-3-14

6.004 ACRE TRACT  
(TRACT 1)  
C. B. . . 4 8 6 2  
and  
C. B. . . 4 8 6 4  
VOL. 2644, PG. 1509, O.P.R.

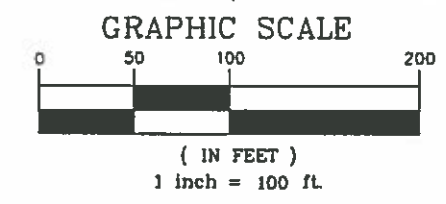
6.003 ACRE TRACT  
(TRACT 2)  
C. B. . . 4 8 6 2  
and  
C. B. . . 4 8 6 4  
VOL. 2644, PG. 1509, O.P.R.

POINT OF COMMENCING  
A TEXAS DEPARTMENT  
of TRANSPORTATION  
MONUMENT TYPE III  
FOUND

POINT OF BEGINNING

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREDON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004556, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 6, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEMS:**

- 10a. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
- 10b. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
- 10c. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
- 10d. DOES NOT APPLY TO THIS EASEMENT AREA

Exhibit A - 11

REVISED: 8/28/14

	<b>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.</b> 11650 I.H. 10 WEST, SUITE 306 SAN ANTONIO, TEXAS 78230 P) 210.841.9999 F) 210.841.8440 Email: cec@cectexas.com Engineering No.: F-2214 Surveying No.: 100410-00	<b>EXHIBIT OF</b> A 100 FOOT WIDE ELECTRIC EASEMENT, 0.871 OF ONE ACRE OF LAND, OUT OF 6.004 ACRE TRACT, T.J. ROBINSON SURVEY NO. 486, ABSTRACT NO. 637, COUNTY BLOCK (C.B.) 4862, BEXAR COUNTY, TEXAS	DATE 7/28/14 JOB NUMBER S0404026 SHEET <b>3</b> OF 3
			REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 13  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(0.80 OF ONE ACRE OF LAND)**

Being a 100-foot Wide Electric Easement (0.80 of one acre of land), out of called 6.003 acre tract (Tract 2) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas, said 6.003 acre tract being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864 and the T. J. Robinson Survey No. 486, Abstract No. 637, County Block (C.B.) 4862, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a Texas Department of Transportation monument Type III found on the common line of said Tract 2 and the northeast right of way line of Borgfeld Road (R.O.W. - varies, 80' min.); **THENCE** South 45°05'49" East, coincident with the common line of said Tract 2 and the northeast right of way line of Borgfeld Road, a distance of 42.56 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the most westerly corner of this easement;

**THENCE** North 23°56'45" East, departing the common line of said Tract 2 and the northeast right of way of Borgfeld Road, crossing said Tract 2, a distance of 336.26 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and a called 6.004 acre tract (Tract 1) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas at the most northerly corner of this easement;

**THENCE** South 69°36'14" East, coincident with the common line of said Tract 2 and Tract 1, a distance of 100.19 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and the northwesterly right of way line of U.S. Highway 281 (Varying width - R.O.W.), the most easterly corner of this easement;

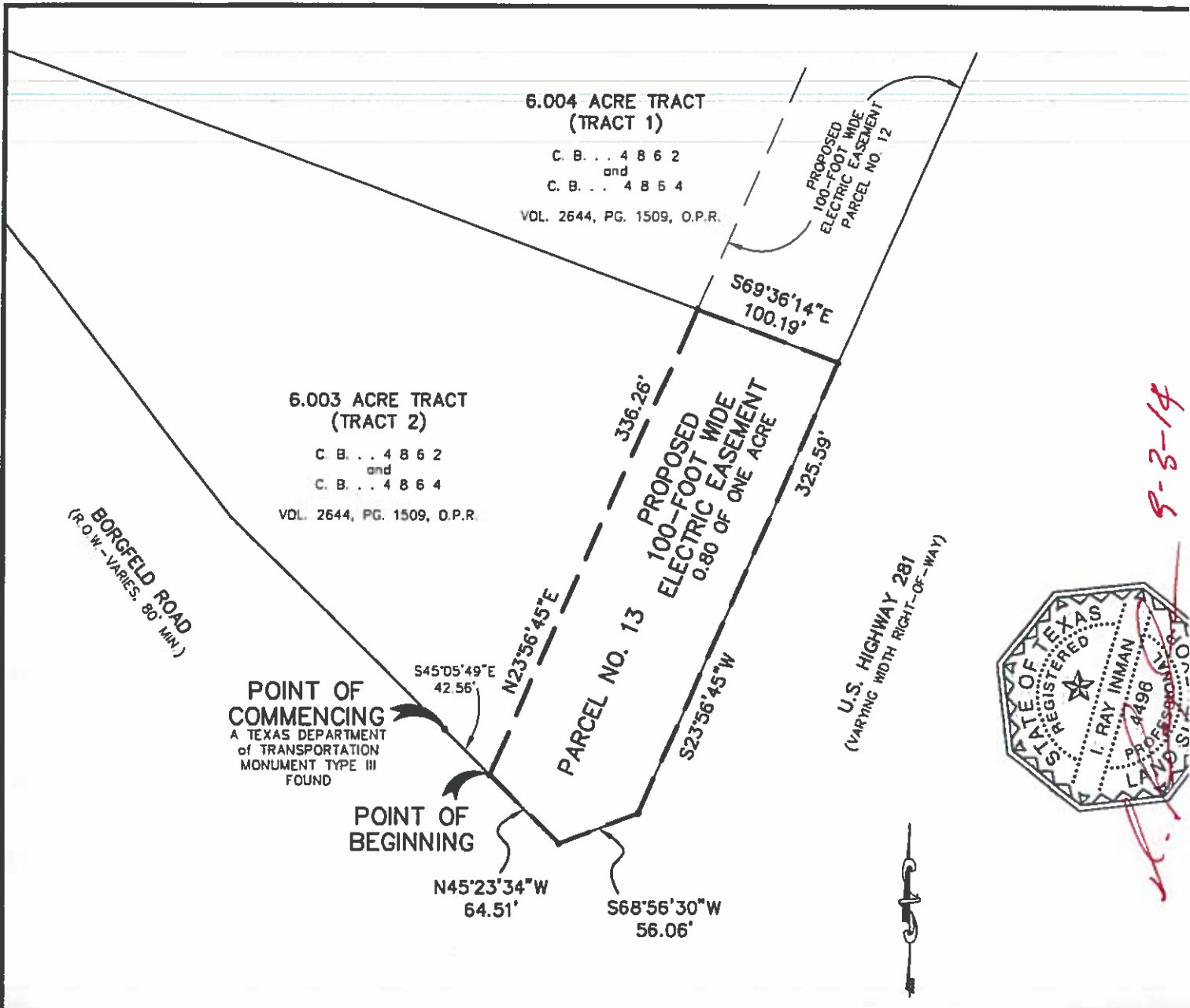
**THENCE** South 23°56'45" West, coincident with common line of said Tract 2 and the northwesterly right of way of said U.S. Highway 281, a distance of 325.59 feet to an angle point of this easement;

THENCE South 68°56'30" West, continuing coincident with common line of said Tract 2 and right of way line of said U.S. Highway 281, a distance of 56.06 feet to an angle point on the northeast right of way line of Borgfeld Road, an angle point of this easement;

THENCE North 45°23'34" West, coincident with the common line of said Tract 2 and northeast right of way line of said Borgfeld Road, a distance of 64.51 feet to the **POINT OF BEGINNING**, and containing 0.80 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





9-3-14



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004557, WITH AN ISSUED DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 7, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 12

**SCHEDULE B ITEMS:**

- 10a. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
- 10b. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
- 10c. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
- 10d. DOES NOT APPLY TO THIS EASEMENT AREA

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11650 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cecotexas.com  
Engineering No.: P-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
0.80 OF ONE ACRE OF LAND,  
OUT OF A 6.003 ACRE TRACT.

GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864, AND THE T.J. ROBINSON SURVEY NO. 486, ABSTRACT NO. 637, COUNTY BLOCK (C.B.) 4862, BEXAR COUNTY, TEXAS

DATE	7/25/14
JOB NUMBER	S0404026
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 14  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(0.99 OF ONE ACRE OF LAND)**

Being a 100-foot Wide Electric Easement (0.99 of one acre of land), out of the remaining portion of Lot 1, Block 2, Ram Store No. 24 Subdivision as described in Volume 9536, Page 107, Deed and Plat Records, Bexar County, Texas, said remaining portion of Lot 1, Block 2, being further described as a 2.39 acre tract (Volume 13704, Page 169, Official Public Records of Real Property, Bexar County, Texas), which is out of said Lot 1, Block 2 and originally platted from a called 4.112 acre tract as described in Volume 6628, Page 1975, Official Public Records of Real Property, Bexar County, Texas) and being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Department of Transportation monument Type III found on the northwest right of way line of U.S. Highway 281 (varying width-R.O.W.) and the southeast line of the said remaining portion of Lot 1, at the south end of the cutback line of the southwest right of way line of Borgfeld Road and its intersection with the northwest right of way line of said U. S. Highway 281;

**THENCE** South 23°56'45" West, coincident with the common line of said remaining portion of Lot 1 and northwest right of way line of U.S. Highway 281, a distance of 388.34 feet to a Texas Department of Transportation monument Type III found at the most southerly corner of this easement and at the southernmost corner of the aforementioned Lot 1, Block 2;

**THENCE** North 66°04'52" West, departing the northwest right of way of U.S. Highway 281, coincident with the common line of said remaining portion of Lot 1 and a 12.66 acre tract as described in Volume 16276, Page 2032, Official Public Records of Real Property, Bexar County, Texas, a distance of 99.51 feet to a 1/2" rebar found at an angle point of this easement;

**THENCE** North 06°47'55" West, continuing coincident with the above mentioned common line of the remaining portion of said Lot 1 and said 12.66 acre tract, a distance of 0.96 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;



THENCE North 23°56'45" East, departing the above mentioned common line of the remaining portion of Lot 1 and the 12.66 acre tract, crossing the said remaining portion of Lot 1, a distance of 457.48 feet to a 1/2" rebar with a "CEC" plastic cap set on the southwest right of way line of Borgfeld Road (a varying width right of way, 80' minimum) and the northeast line of said remaining portion of Lot 1 at the most northerly corner of this easement;

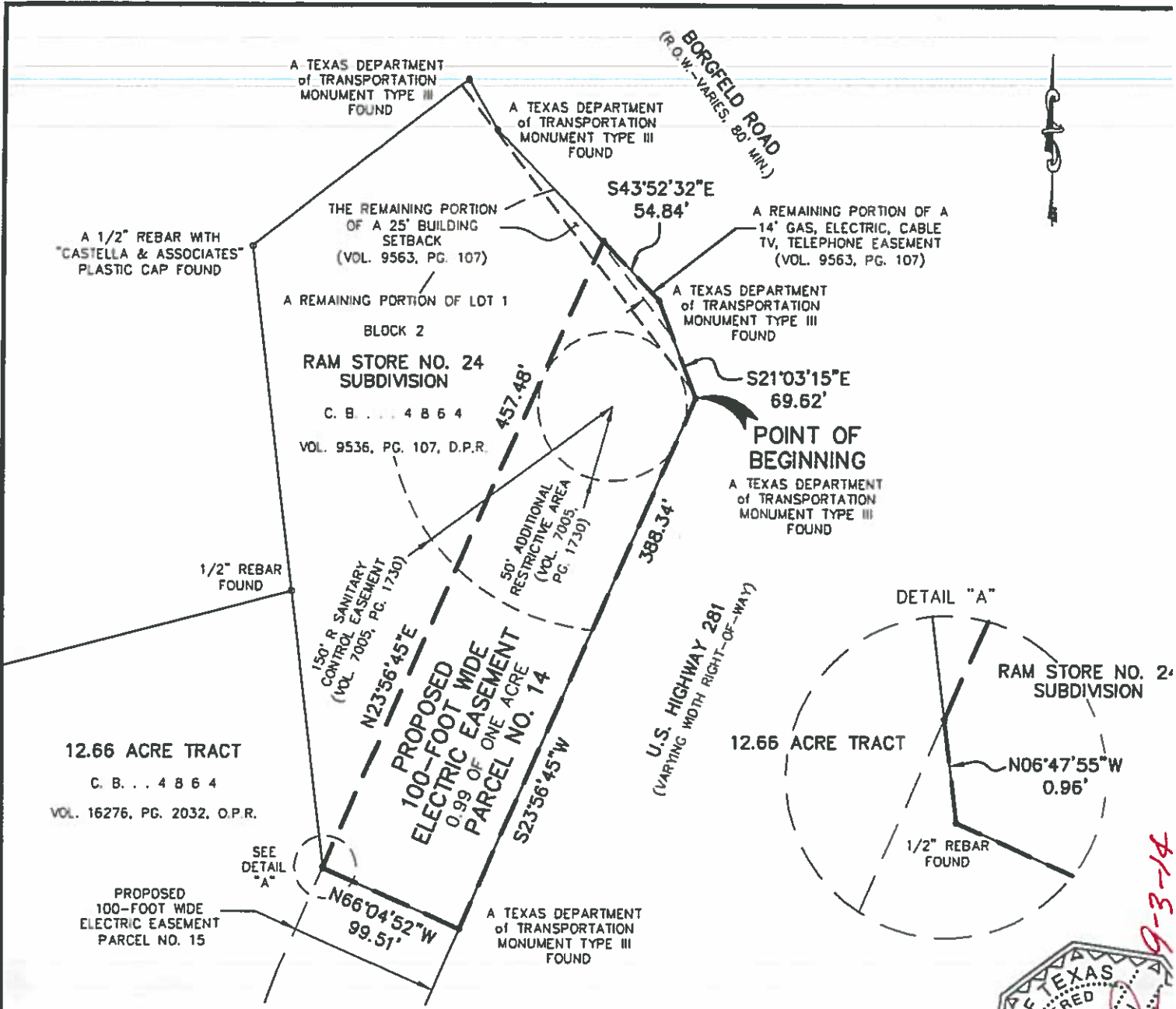
THENCE South 43°52'32" East, coincident with the common line of said remaining portion of Lot 1 and right of way line of Borgfeld Road, a distance of 54.84 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 21°03'15" East, continuing coincident with common line of said remaining portion of Lot 1 and right of way line of Borgfeld Road, a distance of 69.62 feet to the **POINT OF BEGINNING** and containing 0.99 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



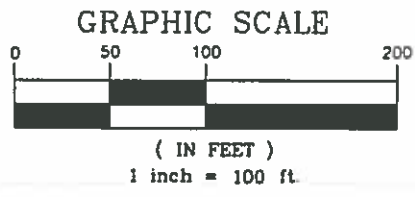




**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED --/--/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004558, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 13



**SCHEDULE B ITEMS:**

- 10a. VOLUME 9536, PAGE 107  
25' BUILDING SETBACK (APPLIES AS SHOWN)  
14' GAS, ELECTRIC, CABLE TV, & TELEPHONE EASEMENT (APPLIES AS SHOWN)  
1' NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
VARIABLE WIDTH DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10b. DOES NOT APPLY TO THIS EASEMENT AREA
- 10c. APPLIES AS SHOWN
- 10d. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11560 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
0.99 OF ONE ACRE OF LAND,  
OUT OF RAM STORE NO. 24 SUBDIVISION,  
GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	50404026
SHEET	3
OF	3



9-3-14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 15  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(2.03 ACRES OF LAND)**

Being a Variable Width Electric Easement (2.03 acres of land), out of a called 12.66 acre tract described in Volume 16276, Page 2032, Official Public Records of Real Property, Bexar County, Texas situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Department of Transportation monument Type III on the northwest right of way line of U.S. Highway 281 (a varying width-R.O.W.) at the common corner of said 12.66 acre tract and the remaining portion of Lot 1, Block 2, Ram Store No. 24 Subdivision as described in Volume 9563, Page 107, Deed and Plat Records, Bexar County, Texas;

**THENCE** South 23°56'44" West, coincident with the northwest right of way line of U.S. Highway 281, a distance of 32.12 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

**THENCE** continuing coincident with the northwest right of way line of U.S. Highway 281 and curve to the left, having a radius of 3,819.75 feet, an arc length of 840.51 feet, a central angle 12°36'27", a chord bearing South 17°38'34" West and a chord distance of 838.81 feet to a Texas Department of Transportation monument Type III at the common corner of said 12.66 acre tract and a 10.752 acre tract as described in Volume 11088, page 1606, Official Public Records of Real Property, Bexar County, Texas, also being at a non-tangent point on the herein described curve and at the southeast corner of this easement;

**THENCE** North 67°53'14" West, departing the northwest right of way line of U.S. Highway 281 and coincident with said 12.66 acre tract and said 10.752 acre tract, a distance of 109.91 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 15°13'52" East, departing the above mentioned common line of the 12.66 acre tract and 10.752 acre tract and crossing said 12.66 acre tract, a distance of 442.82 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 21°30'10" East, continuing crossing the said 12.66 acre tract, a distance of 355.41 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 23°56'45" East, continuing crossing the said 12.66 acre tract, a distance of 77.36 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 12.66 acre tract and the remaining portion of the aforementioned Lot 1 at the most northerly corner of this easement;

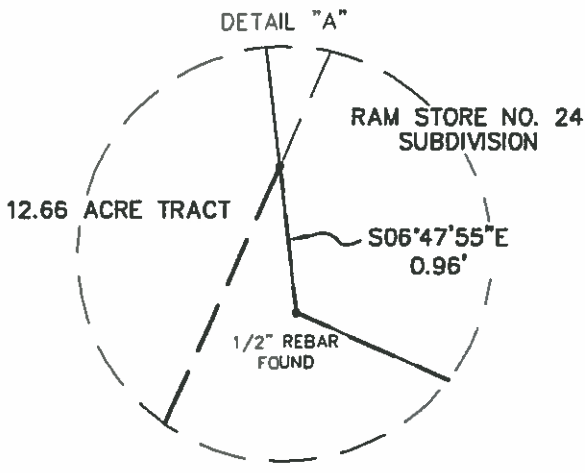
THENCE South 06°47'55" East, coincident with the common line of said 12.66 acre tract and the remaining portion of Lot 1, a distance of 0.96 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of said 12.66 acre tract and the remaining portion of Lot 1, an angle point of this easement;

THENCE South 66°04'52" East, coincident with the common line of said 12.66 acre tract and the remaining portion of Lot 1, a distance of 99.51 feet to the **POINT OF BEGINNING**, and containing 2.03 acres of land, more or less.

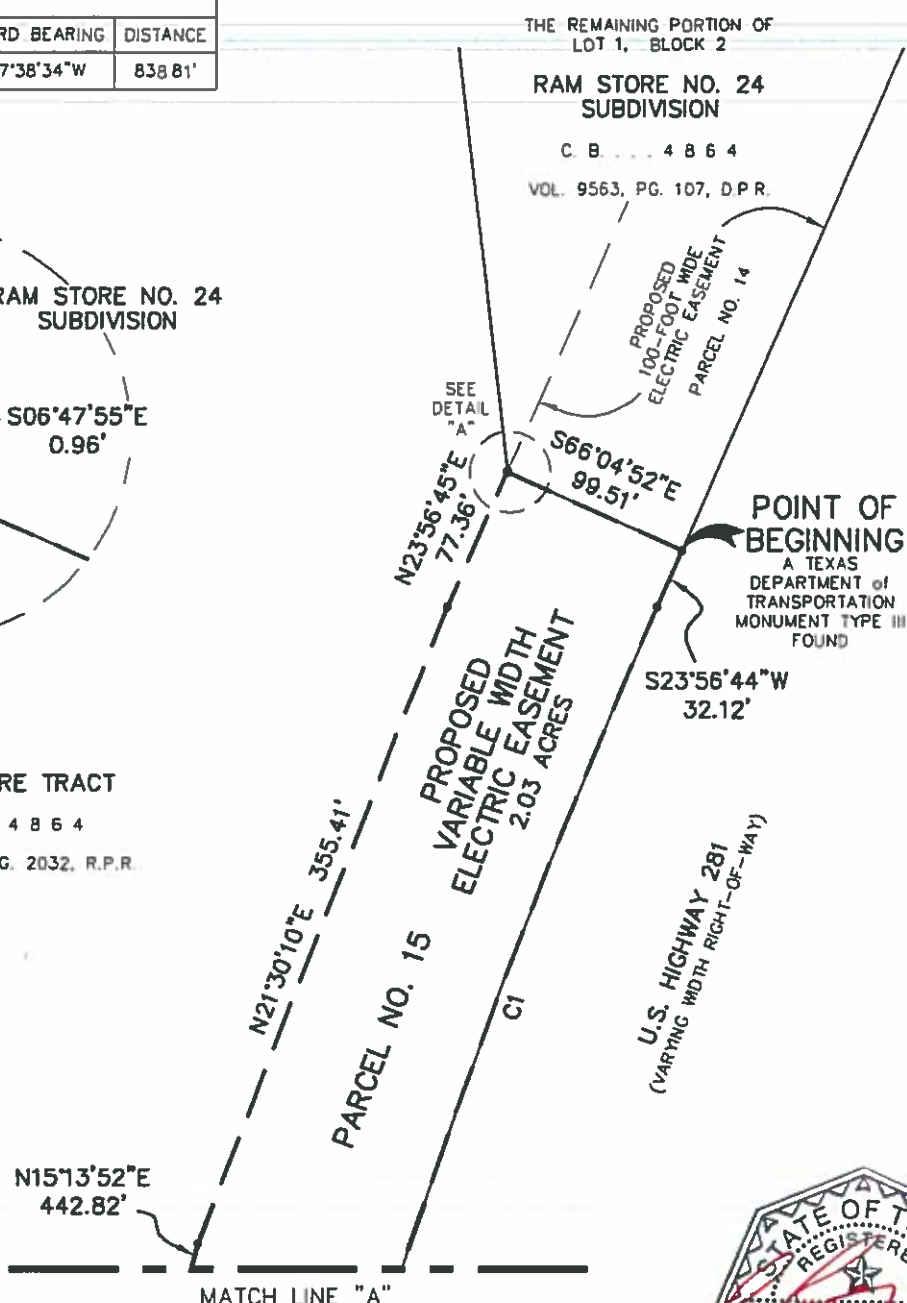
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3819.75'	840.51'	12°36'27"	S17°38'34"W	838.81'

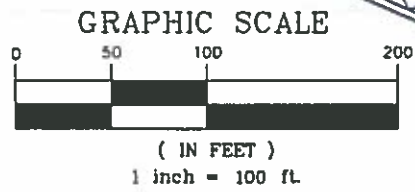
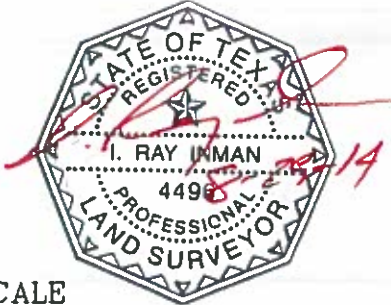


12.66 ACRE TRACT  
C. B. . . . 4 8 6 4  
VOL. 16276, PG. 2032, R.P.R.



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004559, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 6, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEMS:**

- 10a. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN  
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11650 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cestexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
2.03 ACRES OF LAND,  
OUT OF A 12.66 ACRE TRACT,  
GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864  
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	4

Exhibit A - 14

12.66 ACRE TRACT

C. B. . . 4 8 6 4

VOL. 16276, PG. 2032, R.P.R.

10.752 ACRES

VOL. 11088, PG. 1606, R.P.R.

MATCH LINE "A"

442.82'  
 N15°13'52"E  
 PROPOSED VARIABLE WIDTH  
 ELECTRIC EASEMENT  
 2.03 ACRES  
 PARCEL NO. 15

N67°53'14"W  
 109.91'

PROPOSED  
 VARIABLE WIDTH  
 ELECTRIC EASEMENT  
 PARCEL NO. 16

U.S. HIGHWAY 281  
 (VARYING WIDTH RIGHT-OF-WAY)

A TEXAS DEPARTMENT  
 of TRANSPORTATION  
 MONUMENT  
 TYPE III  
 FOUND

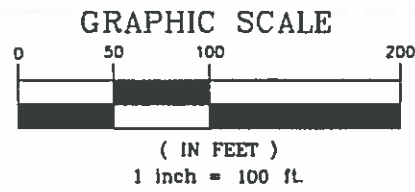


Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3819.75'	840.51'	12°36'27"	S17°38'34"W	838.81'

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004559, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 6, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 14



**SCHEDULE B ITEMS:**

- 10a. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11650 I.H. 10 WEST, SUITE 396  
 SAN ANTONIO, TEXAS 78230  
 P) 210.841.0999  
 F) 210.841.6440  
 Email: cec@cectexas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

EXHIBIT OF  
 A VARIABLE WIDTH ELECTRIC EASEMENT,  
 2.03 ACRES OF LAND,  
 OUT OF A 12.66 ACRE TRACT,  
 GUADALUPE COLLEGE SURVEY NO. 416,  
 ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864  
 BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S04D026
SHEET	4
OF	4





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 16  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(1.98 ACRES OF LAND)**

Being a Variable width Electric Easement (1.98 acres of land), out of a called 10.752 acre tract described in Volume 11088, Page 1606, Official Public Records of Real Property, Bexar County, Texas, said 10.752 acres being out of a called 39.847 acre tract described in Volume 4765, Page 234, Official Public Records of Real Property, Bexar County, Texas, situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Highway Department Type III monument found on the west right-of way line of U. S. Highway No. 281 (varying width Right of Way) and a common corner of a called 12.66 acre tract as described in Volume 16276, Page 2032, Official Public Records of Real Property, Bexar County, Texas and the above mentioned 10.752 acre tract, said found monument being on a curve to the left and the northeast corner of this easement;

THENCE coincident with the west right of way line of said U.S. Highway 281 and curve to the left, having a radius of 3819.72 feet, an arc length of 307.76 feet, a central angle of 04° 36' 59", a chord bearing of South 09° 02' 10" West and a chord distance of 307.67 feet to a found Texas Highway Department Type III monument at the point of tangency of the herein described curve to the left;

THENCE South 06°44'40" West, continuing coincident with the west right of way line of said U.S. Highway 281, a distance of 531.40 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement, said 1/2" rebar also being on the west right of way line of the aforementioned U.S. Highway 281 and at a common corner of the herein referenced 10.752 acre tract and a remaining portion of a called 36.17 acre tract as described in Volume 12220, Page 2205, the southeast corner of this easement;

THENCE North 75°39'30" West, coincident with said common line, a distance of 100.89 feet to a 1/2" rebar with a "CEC" plastic cap set on said common line at the southwest corner of this easement;



THENCE North 06°44'40" East, a distance of 812.27 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 15°13'52" East, a distance of 42.80 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the aforementioned 12.66 acre and 10.752 acre tracts, the northwest corner of this easement;

THENCE South 67°53'14" East, coincident with said common line, a distance of 109.91 feet to the **POINT OF BEGINNING**, and containing 1.98 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



12.66 ACRE TRACT

C. B. . . 4 8 6 4

VOL. 16276, PG. 2032, R.P.R.

10.752 ACRE TRACT

C. B. . . 4 8 6 4

VOL. 11088, PG. 1606, R.P.R.

N15°13'52"E  
42.80'

S67°53'14"E  
109.91'

812.27'

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
1.98 ACRES

PARCEL NO. 16

N06°44'40"E

S6°44'40"W  
531.40'

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING  
A TEXAS DEPARTMENT  
OF TRANSPORTATION  
DISC MONUMENT TYPE  
III FOUND

A TEXAS DEPARTMENT  
OF TRANSPORTATION  
DISC MONUMENT TYPE  
III FOUND



9-3-14

MATCH LINE "A"

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3819.72'	307.76'	04°36'59"	S09°02'10"W	307.67'

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED --/--/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004560, WITH AN ISSUE DATE OF MAY 15, 2014 AND AN EFFECTIVE DATE OF MAY 8, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEM:**

Exhibit A - 15

NONE PROVIDED

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11550 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.8440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
1.98 ACRES OF LAND, OUT OF A  
10.752 ACRE TRACT,  
GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	3
OF	4

MATCH LINE "A"

10.752 ACRE TRACT  
C. B. . . 4 8 6 4  
VOL. 11088, PG. 1606, R.P.R.

812.27'  
N06°44'40"E  
PROPOSED VARIABLE WIDTH ELECTRIC EASEMENT  
1.98 ACRES  
S6°44'40"W  
531.40'  
RIGHT-OF-WAY

U.S. HIGHWAY 281  
(VARYING WIDTH RIGHT-OF-WAY)

A TEXAS DEPARTMENT OF TRANSPORTATION DISC MONUMENT TYPE III FOUND BEARS N18°34'19"E, A DISTANCE OF 0.30'

A REMAINING PORTION OF A 36.17 ACRE TRACT  
VOL. 12220, PG. 2205, R.P.R.  
DOC. # 20060153305, R.P.R.

N75°39'30"W  
100.89'

PROPOSED VARIABLE WIDTH ELECTRIC EASEMENT  
PARCEL NO. 17

PROPOSED U.S. HIGHWAY 281 RIGHT-OF-WAY

1/2" REBAR FOUND

35' ACCESS & UTILITY EASEMENT  
RIGHT-OF-WAY

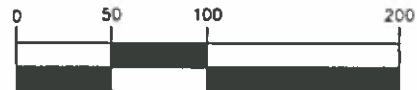


9-3-14

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED --/--/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004560, WITH AN ISSUE DATE OF MAY 15, 2014 AND AN EFFECTIVE DATE OF MAY 8, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEM:**

NONE PROVIDED

Exhibit A - 15

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11650 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
1.98 ACRES OF LAND, OUT OF A  
10.752 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	4
OF	4



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 5  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 17  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(3.32 ACRES OF LAND)**

Being a 100-foot Wide Electric Easement (3.32 acres of land), out of a remaining portion of a called 38.28 acre tract as described in Volume 12220, Page 2205, Official Public Records of Real Property, Bexar County, Texas, also being out of a portion of an 82.6 acre tract of land as described in Volume 2569, Page 209, Deed Records, Bexar County, Texas, said 82.6 acre tract being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, the Henry Penshorn Survey No. 366, Abstract 590, County Block (C.B.) 4863 and the T.J. Robinson Survey No. 486, Abstract 637, County Block 4862, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar found on the northwest right of way line of U. S. Highway No. 281 (Varying width - R.O.W) at the common corner of said 38.28 acre tract and a 10.752 acre tract as described in Volume 11088, Page 1606, Official Public Records of Real Property, Bexar County, Texas, ; **THENCE** North 75°37'36" West, coincident with the common line of a remaining portion of said 38.28 acre and 10.752 acre tracts, a distance of 101.19 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and at the northeast corner of this easement, said 1/2" rebar also being on the proposed northwest right of way line of U. S. Highway 281;

**THENCE** South 06°44'40" West, departing the common line of a remaining portion of said 38.28 acre and 10.752 acre tracts and coincident with said proposed U. S. 281 Highway right of way line, a distance of 1,301.00 feet to a 1/2" rebar with a "CEC" plastic cap set in the common line of said 38.28 acre tract and the northeast line of Lot 1, Block 3, U. S. Brick Subdivision, as described in Volume 9538, Page 82, Deed and Plat Records, Bexar County, Texas at the southeast corner of this easement;

**THENCE** North 83°16'45" West, coincident with the common line of a remaining portion of said 38.28 acre tract and said Lot 1, a distance of 239.31 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of a remaining portion of said 38.28 acre tract, the northwest corner of said Lot 1 and the southeast corner of Lot 2, Block 3, North Central Business Park Subdivision as described in Volume 9543, Page 172, Deed and Plat Records, Bexar County, Texas at the southwest corner of this easement;

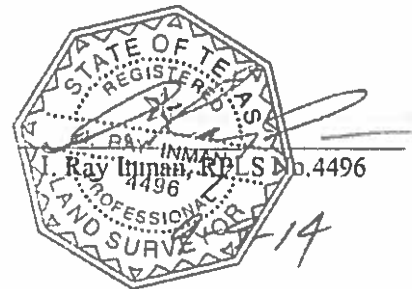
THENCE North 06°43'29" East, coincident with the common line of a remaining portion of said 38.28 acre tract and said Lot 2, a distance of 100.00 feet to a 1/2" rebar with a "CEC" plastic cap set at a corner of this easement;

THENCE South 83°16'45" East, departing the easterly line of said Lot 2, crossing a portion of a remaining portion of said 38.28 acre tract, a distance of 139.35 feet to a 1/2" rebar with a "CEC" plastic cap set at a corner of this easement;

THENCE North 06°44'40" East, continuing crossing a remaining portion of said 38.28 acre tract, a distance of 1,214.38 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned common line of a remaining portion of said 38.28 acre and 10.752 acre tracts at the northwest corner of this easement;

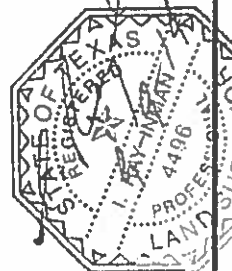
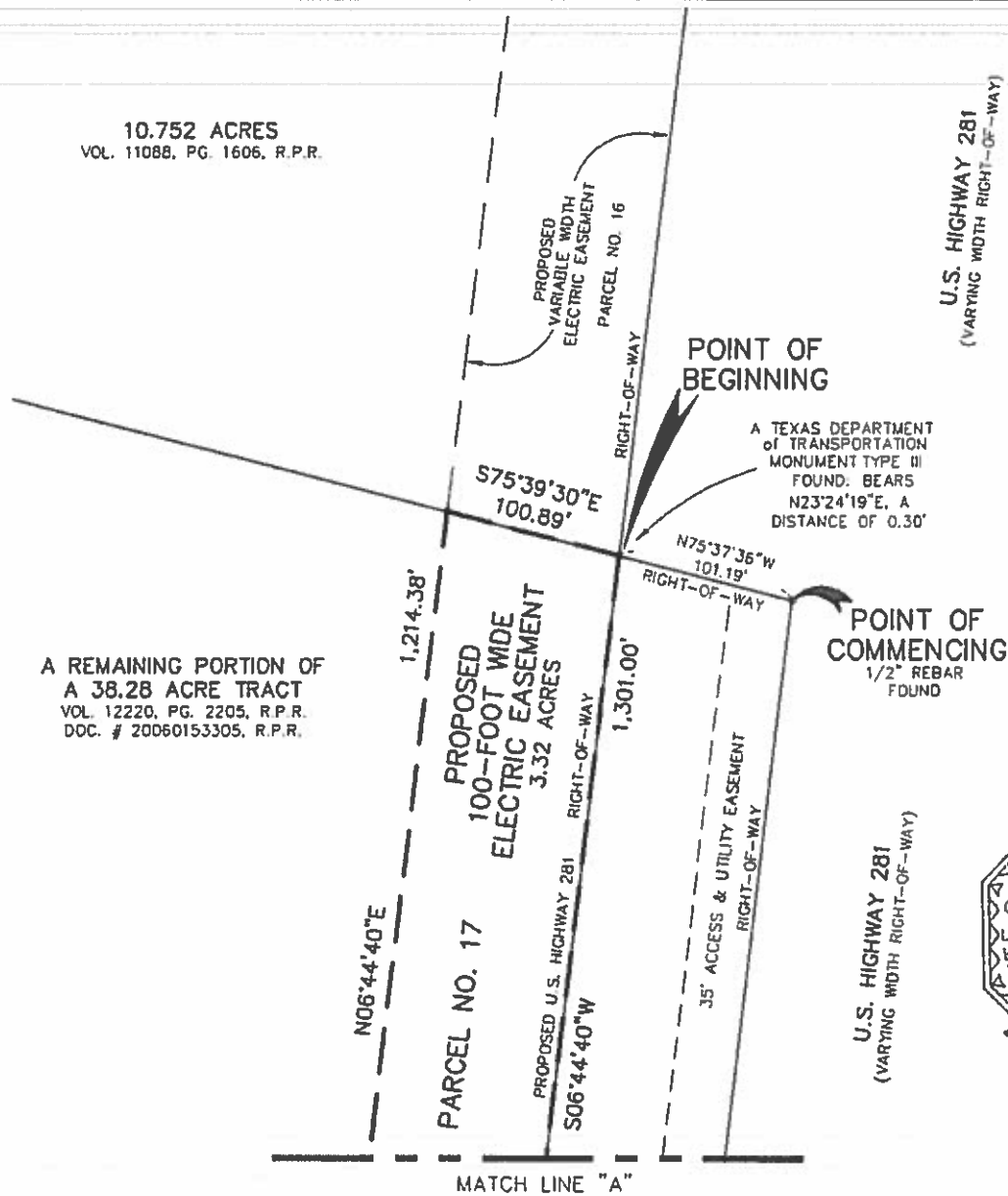
THENCE South 75°39'30" East, coincident with the common line of a remaining portion of said 38.28 acre and 10.752 acre tracts, a distance of 100.89 feet to the **POINT OF BEGINNING**, and containing 3.32 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



10.752 ACRES  
VOL. 11088, PG. 1606, R.P.R.

A REMAINING PORTION OF  
A 38.28 ACRE TRACT  
VOL. 12220, PG. 2205, R.P.R.  
DOC. # 20060153305, R.P.R.

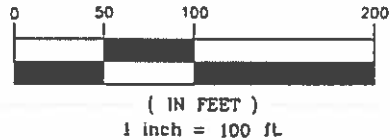


**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, C.F. NO. 4041004563, WITH AN ISSUED DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 9, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 16

**GRAPHIC SCALE**



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
  - 10b. APPLIES AS SHOWN
  - 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
  - 10d. EXPIRED
- REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11660 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
P) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

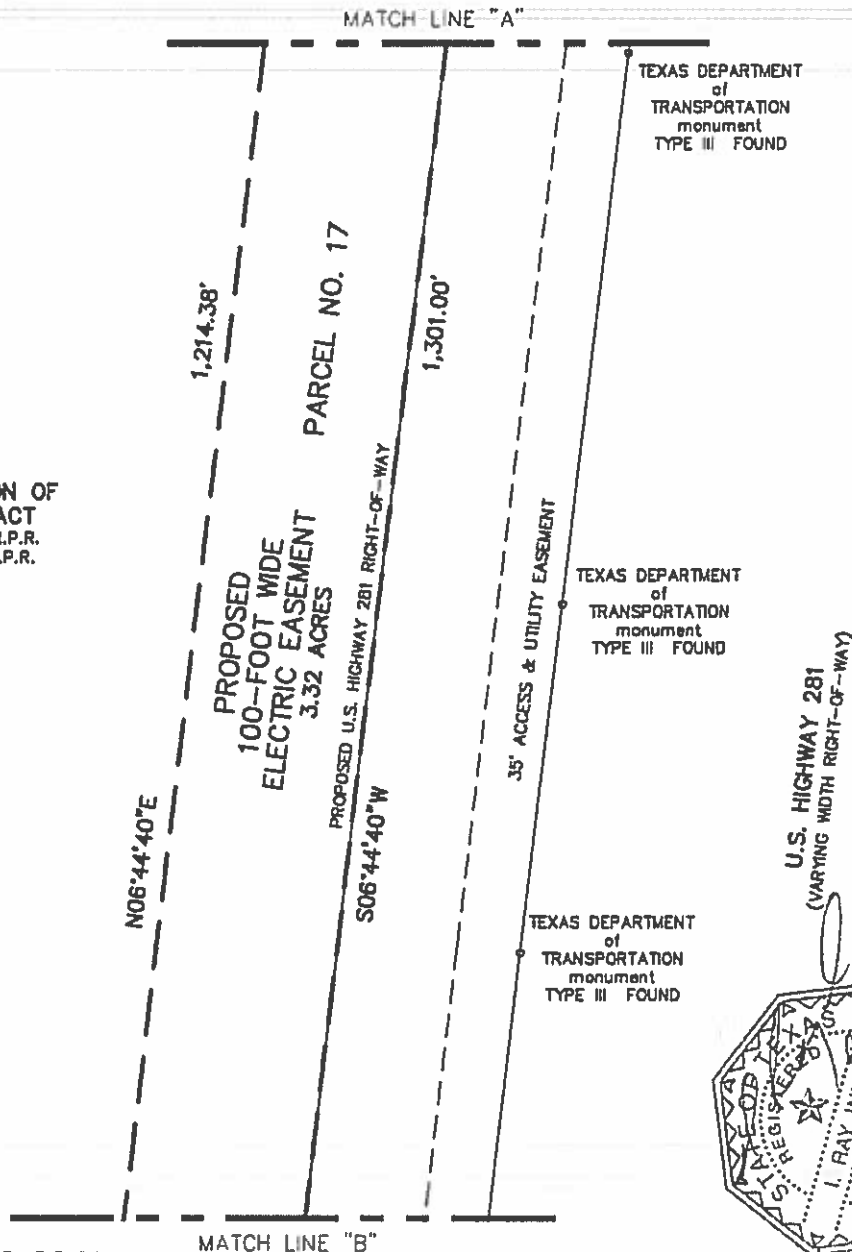
EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
3.32 ACRES OF LAND, OUT OF A  
38.28 ACRE TRACT.

GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S04D4026
SHEET	3
OF	5



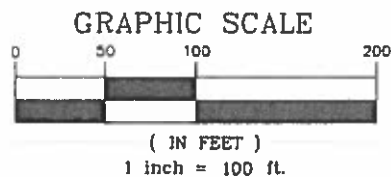
A REMAINING PORTION OF  
A 38.28 ACRE TRACT  
VOL. 12220, PG. 2205, R.P.R.  
DOC. # 20080153305, R.P.R.



**NOTES:**

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6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 16



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. APPLIES AS SHOWN
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. EXPIRED

REVISED: 8/28/14

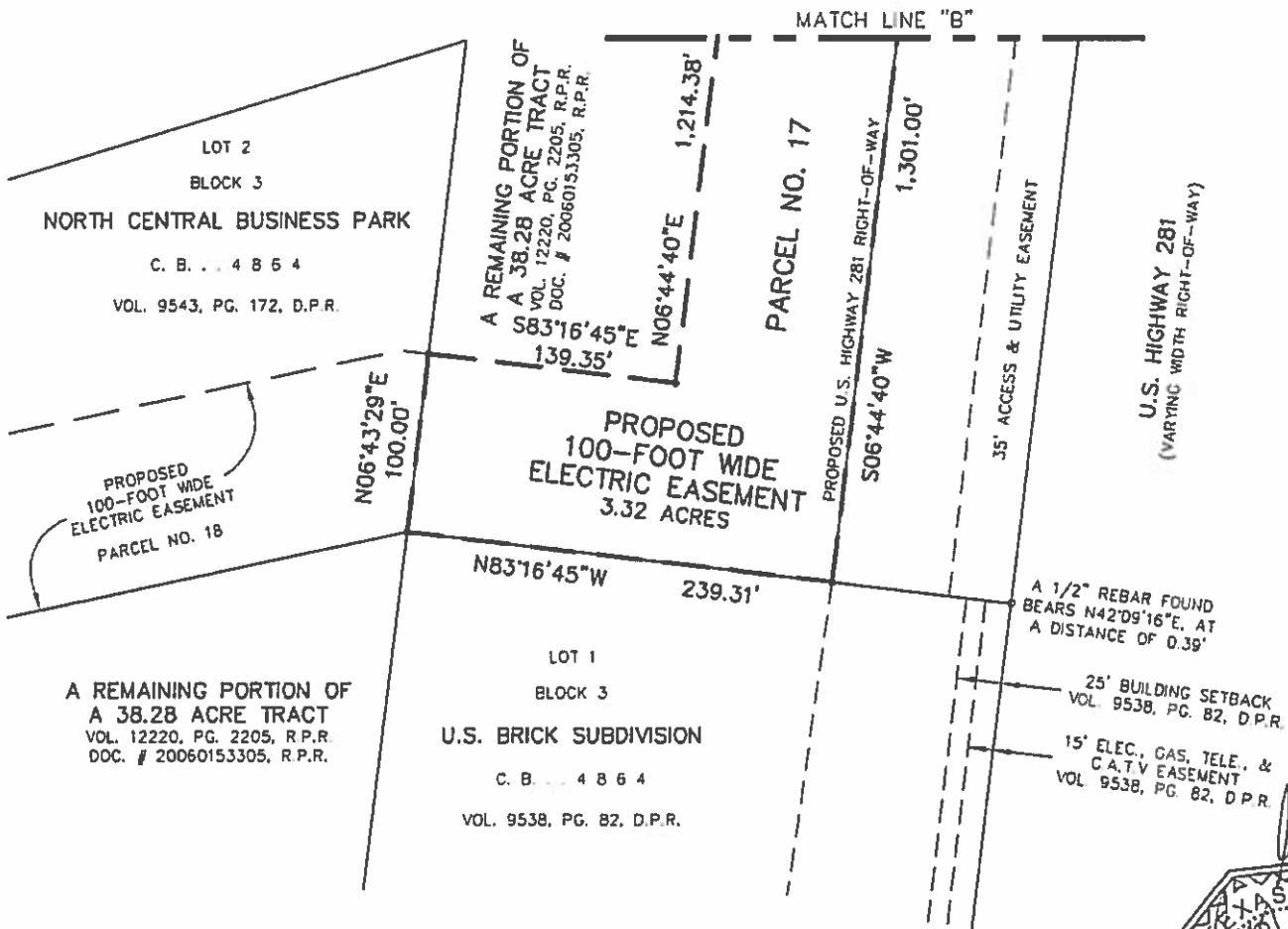


CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11660 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cec-texas.com  
Engineering No.: P-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
3.32 ACRES OF LAND, OUT OF A  
38.28 ACRE TRACT,

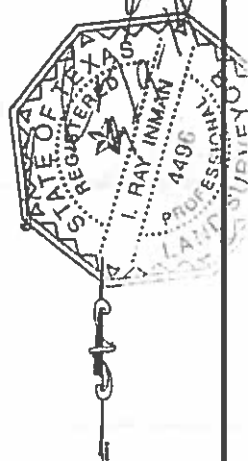
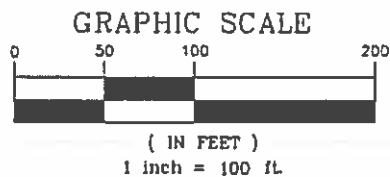
GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	4
OF	5



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
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6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEMS:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
  - 10b. APPLIES AS SHOWN
  - 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
  - 10d. EXPIRED
- REVISED: 8/28/14

**Exhibit A - 16**



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11660 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
P) 210.641.6440  
Email: cec@cecotexas.com  
Engineering No.: P-2214  
Surveying No.: 100410-00

**EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
3.32 ACRES OF LAND, OUT OF A  
38.28 ACRE TRACT,**

GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	5
OF	5



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9998 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 18  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(1.41 ACRES OF LAND)**

Being a 100-foot Wide Electric Easement (1.41 acres of land), out of Lot 2, Block 3, North Central Business Park Subdivision as recorded in Volume 9543, Page 172, Deed and Plat Records, Bexar County, Texas, said Lot 2, Block 3 being out of a called 38.28 acre tract as recorded in Volume 12220, page 2205, Official Public Records of Real Property, Bexar County, Texas, said 38.28 acres being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864 and the Henry Penshorn Survey No. 366, Abstract 590, County Block (C.B.) 4863 and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar with a "RPLS 4020" plastic cap found on the east right of way line of Bulverde Road (varying width - R.O.W) and the west line of a remaining portion of a 38.28 acre tract as described in Volume 12220, Page 2205 (Document No. 20060153305) Official Public Records of Real Property, Bexar County, Texas; **THENCE** North 00°55'41" West, coincident with said east right of way line and said remaining portion of a 38.28 acre tract, a distance of 177.63 feet to an angle point; **THENCE** North 19°36'04" West, continuing coincident with the above mentioned common line, a distance of 5.16 feet to a non-tangent point on a curve to the left; **THENCE** continuing coincident with said Bulverde Road right of way line and curve to the left, having a radius of 430.00 feet, an arc length of 55.69 feet, a central angle of 07°25'13", a chord bearing of North 09°39'43" West and a chord distance of 55.65 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the southwest corner of this easement;

**THENCE** coincident with said east right of way line of Bulverde Road, the west line of said Lot 2, and continuing coincident with said curve to the left, having a radius 430.00 feet, an arc length 94.30 feet, a central angle of 12°33'54", a chord bearing of North 19°39'16" West and a chord distance 94.11 feet, to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

**THENCE** North 25°56'13" West, coincident with common line of said east right of way line of Bulverde Road and Lot 2, a distance of 6.94 feet to a 1/2" rebar with a "CEC" plastic cap set at the most westerly corner of this easement;

THENCE North 78°00'33" East, departing the common line of said east right of way line of Bulverde Road and Lot 2, crossing said Lot 2, a distance of 623.12 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 83°16'45" East, continuing crossing said Lot 2, a distance of 16.48 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Lot 2 and a remaining portion of said 38.28 acre tract at the most northeast corner of this easement;

THENCE South 06°43'29" West, coincident with the common line of said Lot 2 and a remaining portion of said 38.28 acre tract, a distance of 100.00 feet to a 1/2" rebar with a "CEC" plastic cap set at the southeast corner of said Lot 2, a corner of a remaining portion of said 38.28 acre tract and the northwest corner of Lot 1, Block 3, U.S. Brick Subdivision as described in Volume 9538, Page 82, Deed and Plat Records, Bexar County, Texas and at the southeast corner of this easement;

THENCE South 78°00'33" West, coincident with the common line of said Lot 2 and remaining portion of said 38.28 acre tract, a distance of 592.42 feet to the **POINT OF BEGINNING** and containing 1.41 acres of land, more or less.

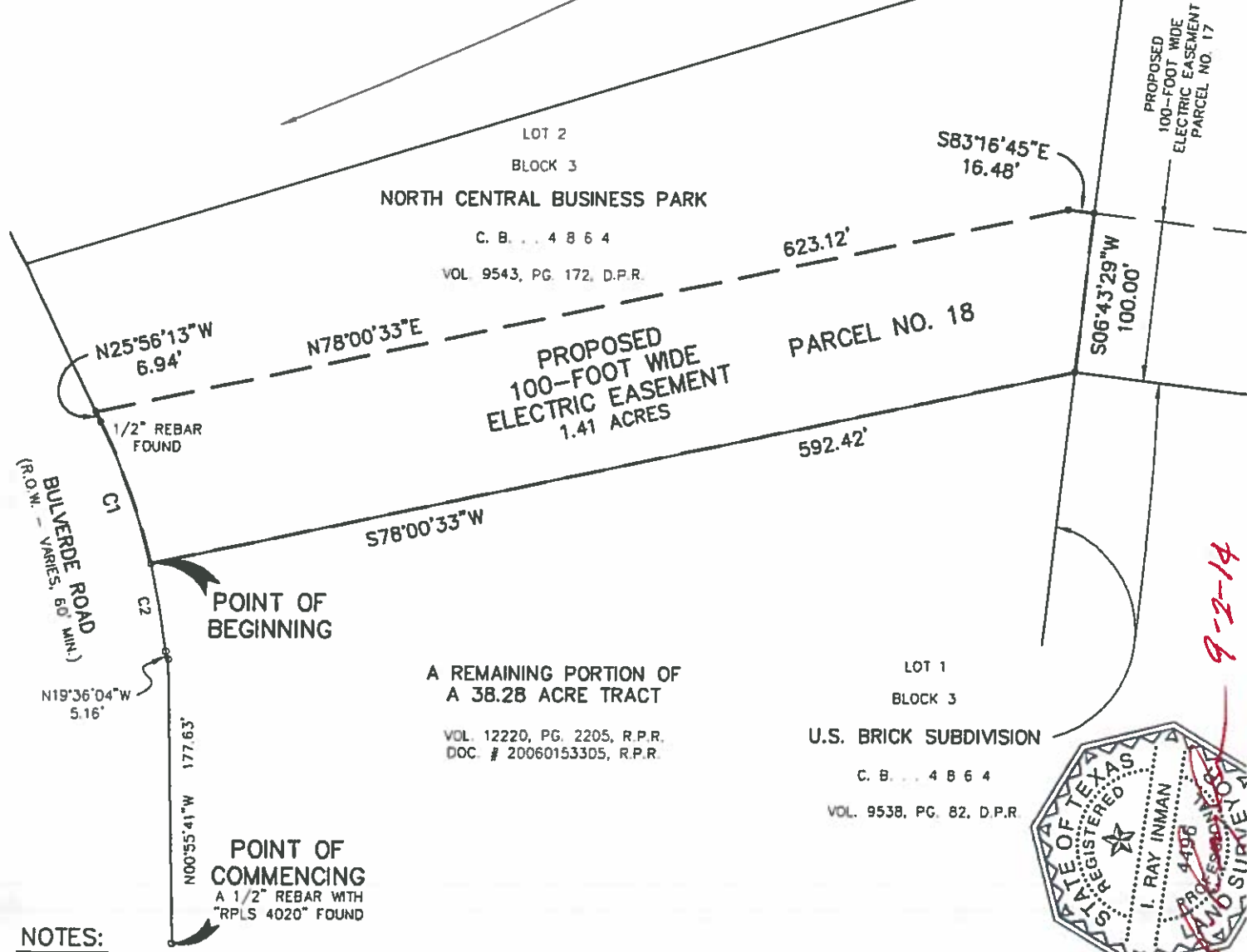
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	430.00'	94.30'	12°33'54"	N19°39'16"W	94.11'
C2	430.00'	55.69'	07°25'13"	N09°39'43"W	55.65'

A REMAINING PORTION  
OF A 38.28 ACRE  
TRACT

VOL. 12220, PG. 2205, R.P.R.  
DOC. # 20060153305, R.P.R.



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, C.F. NO. 4041004563, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 9, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEM:**

- 10a. DOES NOT APPLY TO THIS EASEMENT
- 10b. DOES NOT APPLY TO THIS EASEMENT
- 10c. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN

Exhibit A - 17

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11550 I.H. 10 WEST, SUITE 300  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
1.41 ACRES OF LAND, OUT OF THE  
NORTH CENTRAL BUSINESS PARK**

GUADALUPE COLLEGE SURVEY 416, ABSTRACT 266,  
COUNTY BLOCK (C.B.) 4864, HENRY PENSHORN  
SURVEY 366, ABSTRACT 590, COUNTY BLOCK  
(C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	7/29/14
JOB NUMBER	50404026
SHEET	3
OF	3



9-2-14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 7  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 19  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(6.17 ACRES OF LAND)**

Being a Variable Width Electric Easement (6.17 acres of land), out of a called 442.445 acre tract of land described in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas, situated in the F. H. Uecker Survey No. 417 4/8, Abstract 934, County Block 4865 and the Henry Peshorn Survey No. 366, Abstract 590, County Block 4863, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar found on the westerly right of way line of Bulverde Road (a varying width R.O.W), said 1/2" rebar also marks the southeast corner of the above referenced 442.445 acre tract as recorded in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas; **THENCE:** North 01°57'14" West, coincident with the easterly line of said 442.445 acre tract and the westerly right of way line of Bulverde Road, a distance of 1.44 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING** and southernmost corner of this easement;

**THENCE** in a northerly direction, crossing said 442.445 acre tract, the following courses;

North 53°03'15" West, a distance of 223.45 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 01°23'15" West, a distance of 837.78 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 00°02'06" West, a distance of 778.99 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 02°38'50" West, a distance of 687.39 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 78°00'33" East, a distance of 118.57 feet to a 1/2" rebar with a "CEC" plastic cap set on the westerly right of way line of the Bulverde Road, same being the easterly line of said 442.445 acre tract, said 1/2" rebar being set at the most northerly corner of this easement;



THENCE South 25°56'38" East, a distance of 22.71 feet coincident with said Bulverde Road right of way line, to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement, the beginning of a non-tangent curve to the right;

THENCE coincident with said Bulverde Road right of way line and curve to the right, having a radius 372.78 feet, an arc length 78.84 feet, a central angle of 12°07'04", a chord bearing South 19°50'22" East and a chord distance 78.69 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point of this easement;

THENCE South 78°00'33" West, a distance of 44.21 feet crossing said tract, to a 1/2" rebar with a "CEC" plastic cap set on the west line of a varying width permanent water easement as recorded in Volume 11657, Page 2330, Official Public Records of Real Property, Bexar County, Texas, an angle point of this easement;

THENCE South 19°42'35" East, a distance of 1.62 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 07°12'20" East, a distance of 105.29 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 00°57'11" East, passing at a distance of 520.27 feet, an angle point of the herein referenced water easement where it turns to the southwest and departs the easterly line of the herein described easement, passing at 611.30 feet, an angle point in the herein referenced water easement where it comes in from the northwest and re-joins the easterly line of the herein described easement, in all, a total distance of 1326.94 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE continuing in a southerly direction, continuing across said 442.445 acre tract, coincident with the said west line of the varying width permanent water easement, the following courses;

South 89°20'39" West, a distance of 10.00 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

South 00°57'12" East, a distance of 201.67 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

South 88°13'04" East, a distance of 10.01 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

South 00°57'12" East, a distance of 204.12 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

South 04°07'59" East, a distance of 56.69 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

South 07°18'46" East, a distance of 237.47 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

South 03°48'29" East, a distance of 59.78 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

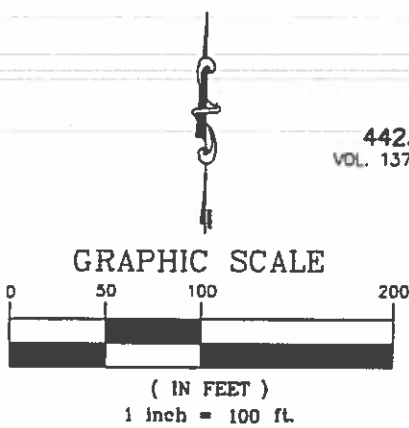
South 00°18'12" East, a distance of 12.06 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 53°03'15" East, a distance of 45.54 feet, continuing across said 442.445 acre tract, departing the aforementioned west line of the varying width permanent water easement, to a 1/2" rebar with a "CEC" plastic cap set on the said common line of the aforementioned Bulverde Road westerly right of way line and said easterly line of the 442.445 acre tract, at an angle point of this easement;

THENCE South 01°57'14" East, coincident with said common line of said Bulverde Road and said 442.445 acre tract, a distance of 128.49 feet to the **POINT OF BEGINNING**, and containing 6.17 acres of land, more or less.

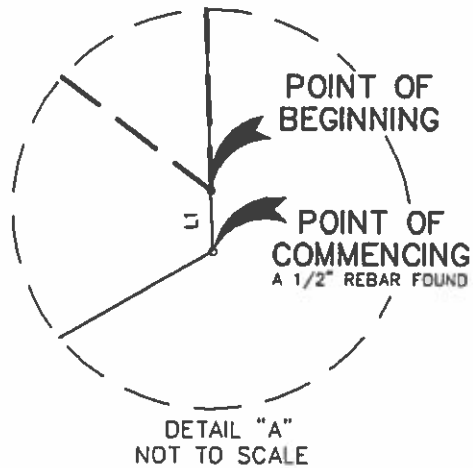
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





442.445 ACRES  
VOL. 13794, PG. 1147, D.R.

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
6.17 ACRES  
PARCEL NO. 19



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°57'14"W	1.44'

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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 18

**SCHEDULE B ITEM:**

- 10a. BLANKET EASEMENT
- 10b. APPLIES AS SHOWN
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. DOES NOT APPLY TO THIS EASEMENT
- 10e. APPLIES AS SHOWN
- 10f. APPLIES AS SHOWN
- 10g. APPLIES AS SHOWN
- 10h. BLANKET EASEMENT
- 10i. APPLIES AS SHOWN

REVISED: 8/28/14

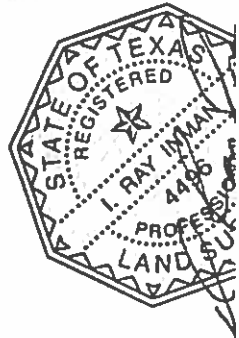
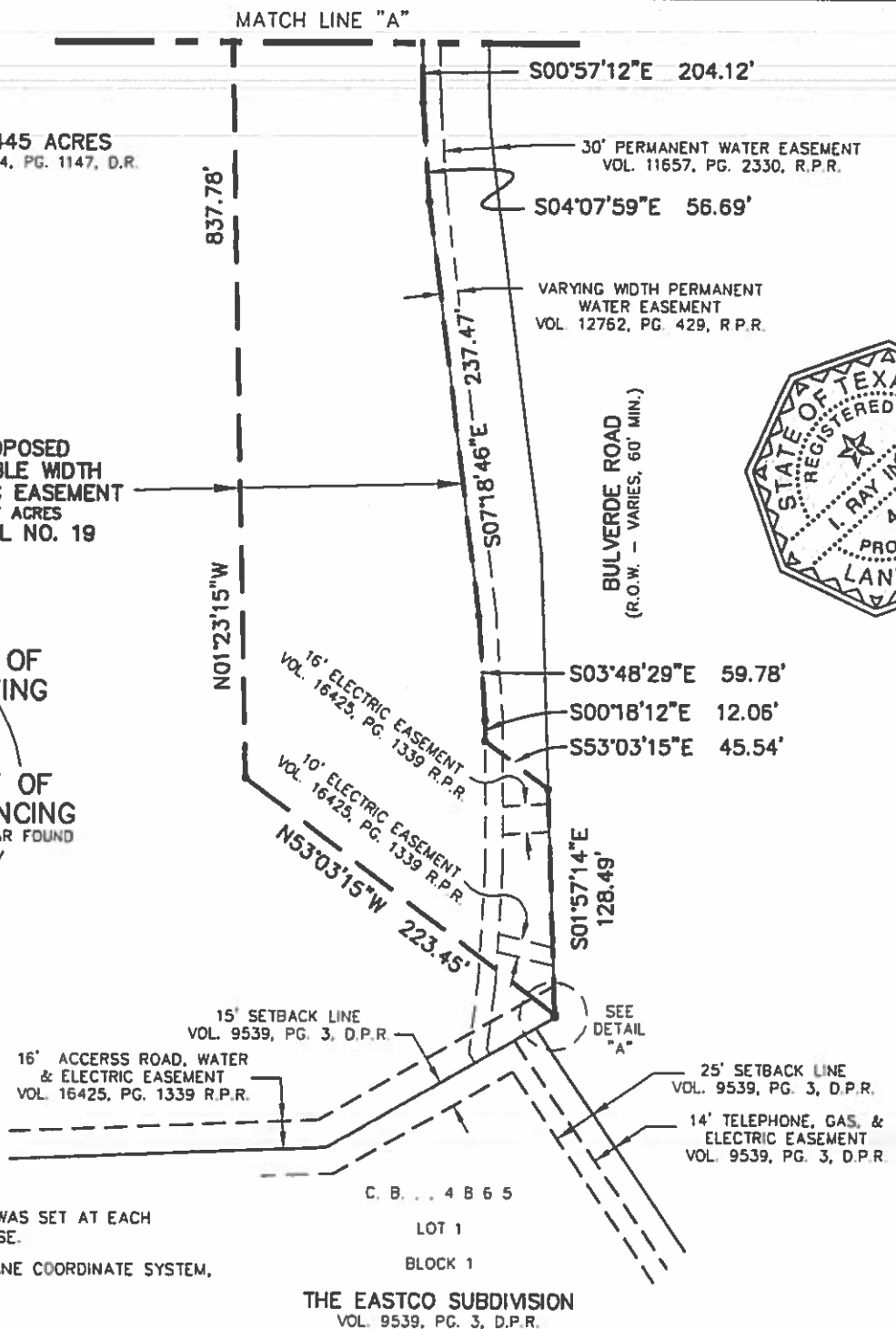


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DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 395  
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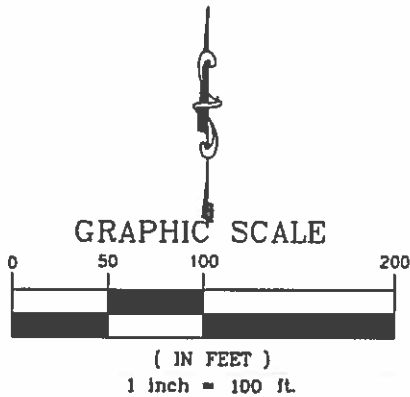
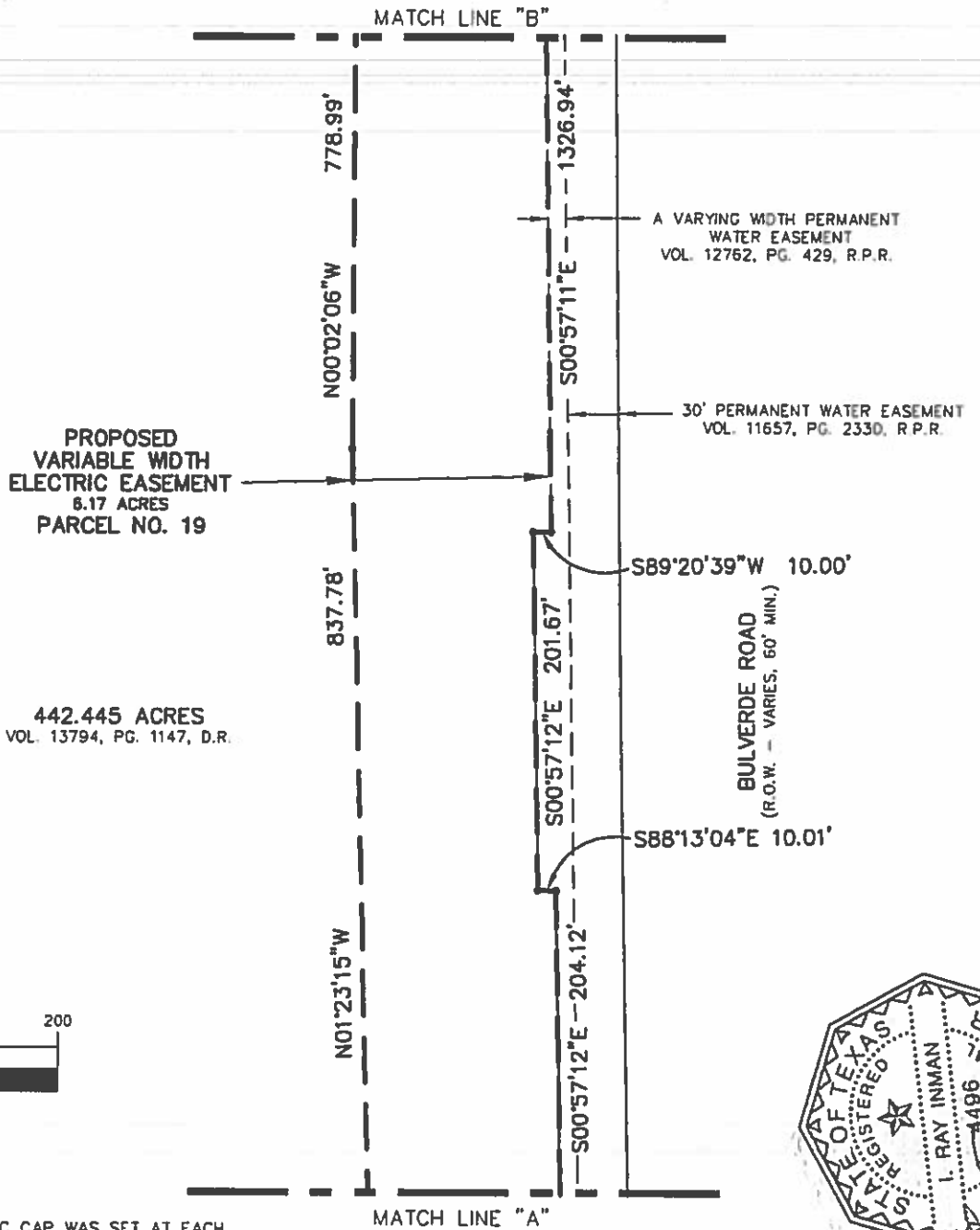
EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
6.17 ACRES OF LAND,  
OUT OF A 442.445 ACRE TRACT,

F. H. UECKER SURVEY 417 4/8, ABSTRACT 934  
COUNTY BLOCK (C.B) 4865 AND THE HENRY  
PENSHORN SURVEY 366, ABSTRACT 590, COUNTY  
BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	7/25/14
JOB NUMBER	S0404026
SHEET	4
OF	7



9-2-14



**NOTES:**

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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

**SCHEDULE B ITEM:**

- 10a. BLANKET EASEMENT
- 10b. APPLIES AS SHOWN
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. DOES NOT APPLY TO THIS EASEMENT
- 10e. APPLIES AS SHOWN
- 10f. APPLIES AS SHOWN
- 10g. APPLIES AS SHOWN
- 10h. BLANKET EASEMENT
- 10i. APPLIES AS SHOWN

Exhibit A - 18



REVISED: 8/28/14



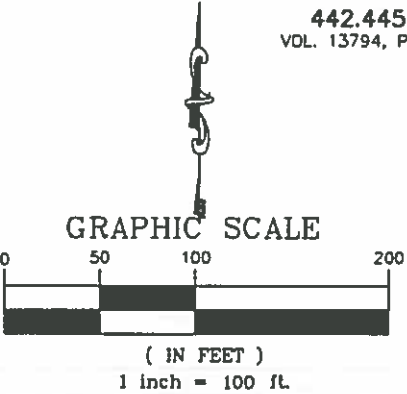
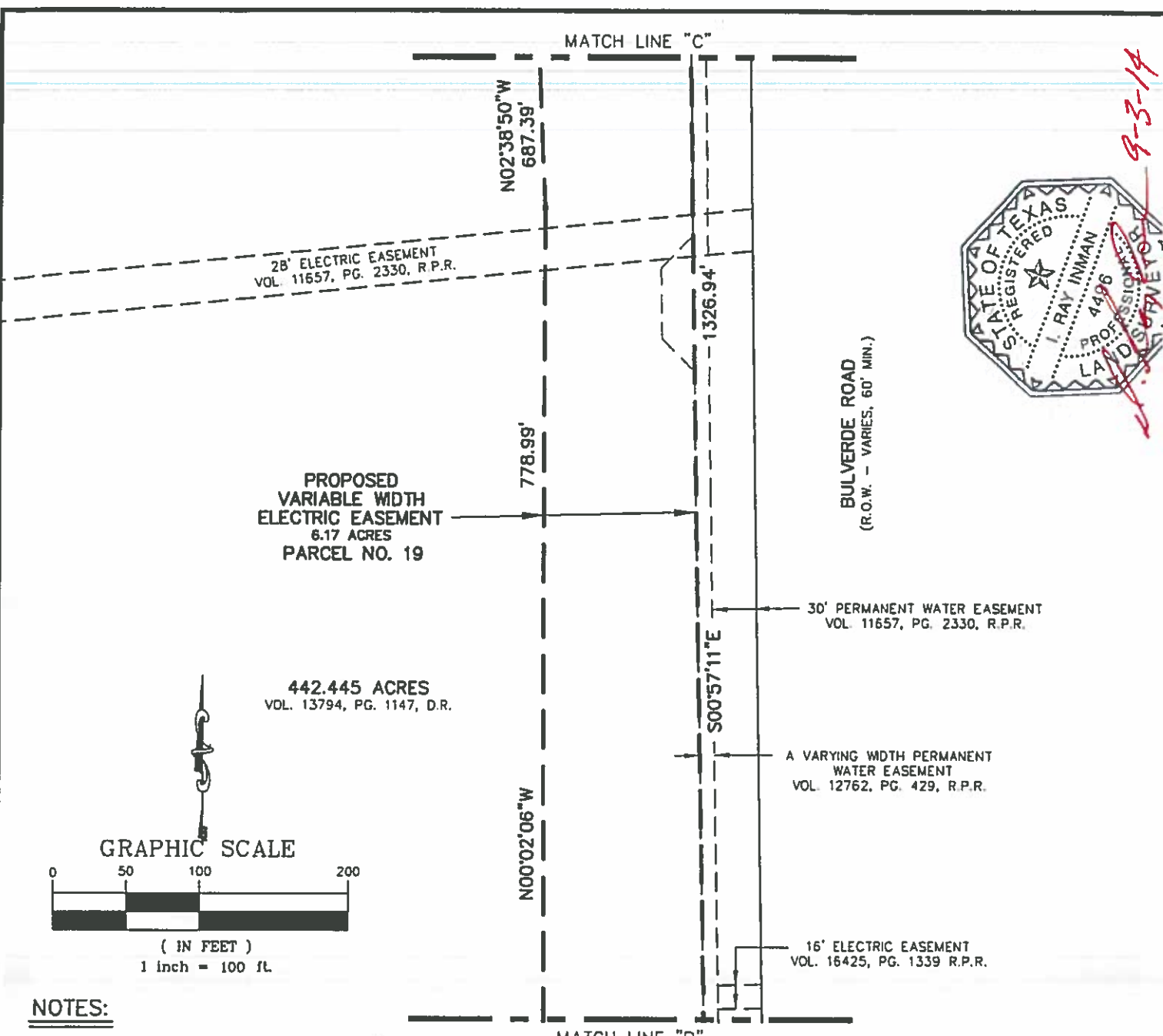
**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11660 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: [cec@cectexas.com](mailto:cec@cectexas.com)  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
6.17 ACRES OF LAND,  
OUT OF A 442.445 ACRE TRACT,**

F. H. UECKER SURVEY 417 4/8, ABSTRACT 934  
COUNTY BLOCK (C.B) 4865 AND THE HENRY  
PENSHORN SURVEY 366, ABSTRACT 590, COUNTY  
BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	7/25/14
JOB NUMBER	S0404026
SHEET	5
OF	7

9-3-14



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

**SCHEDULE B ITEM:**

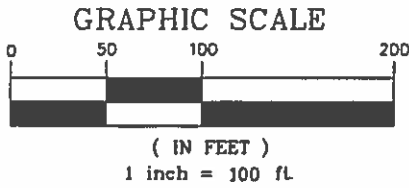
- 10a. BLANKET EASEMENT
- 10b. APPLIES AS SHOWN
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. DOES NOT APPLY TO THIS EASEMENT
- 10e. APPLIES AS SHOWN
- 10f. APPLIES AS SHOWN
- 10g. APPLIES AS SHOWN
- 10h. BLANKET EASEMENT
- 10i. APPLIES AS SHOWN

Exhibit A - 18

REVISED: 8/28/14

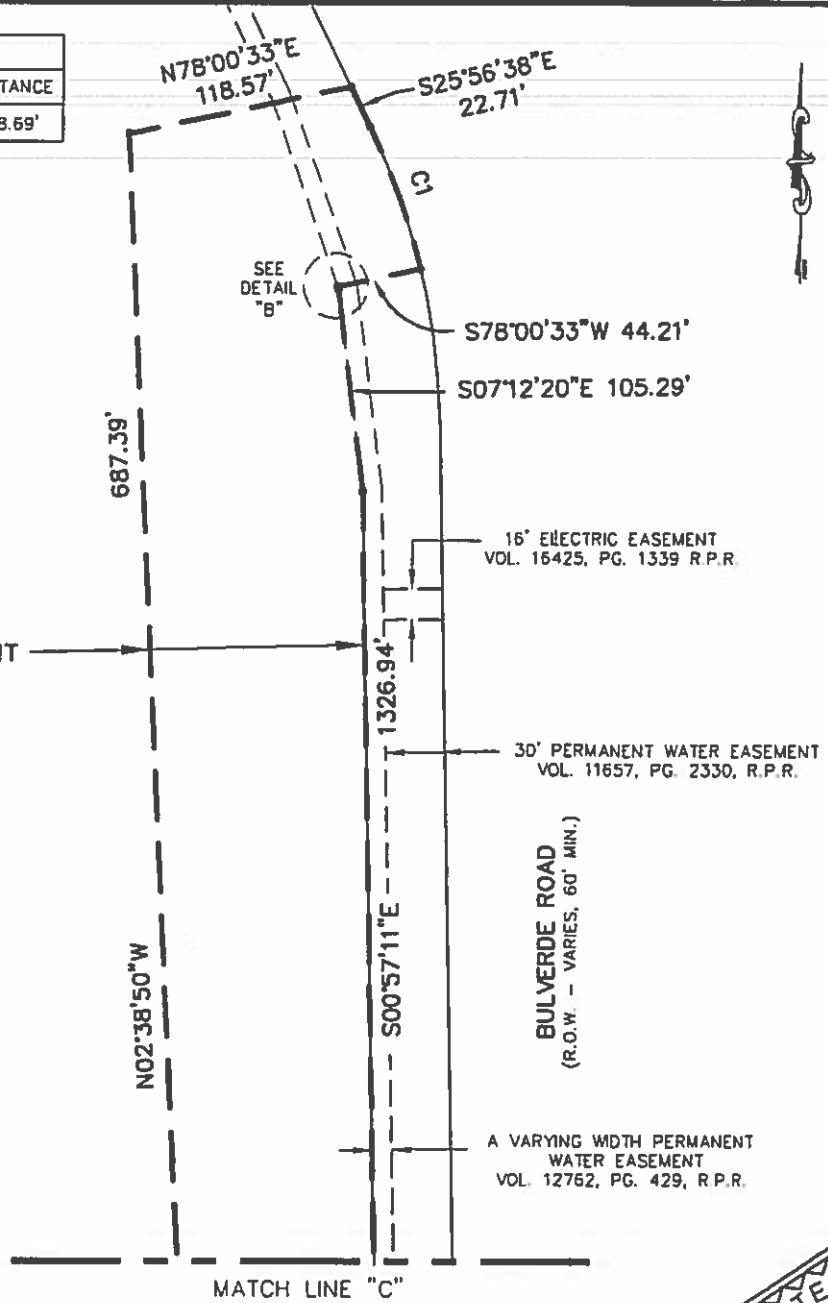
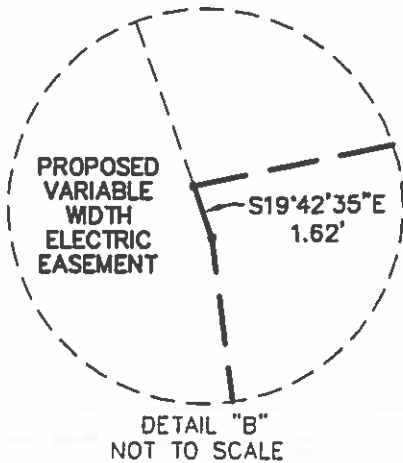
<p><b>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.</b> 11660 I.H. 10 WEST, SUITE 306 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: cec@cectexas.com Engineering No.: F-2214 Surveying No.: 100410-00</p>	<p><b>EXHIBIT OF</b> A VARIABLE WIDTH ELECTRIC EASEMENT, 6.17 ACRES OF LAND, OUT OF A 442.445 ACRE TRACT,</p>	<p>DATE 7/25/14</p>
	<p>F. H. UECKER SURVEY 417 4/8, ABSTRACT 934 COUNTY BLOCK (C.B) 4865 AND THE HENRY PENSORN SURVEY 366, ABSTRACT 590, COUNTY BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS</p>	<p>JOB NUMBER S0404026</p> <p>SHEET <b>6</b></p> <p>OF 7</p>

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	372.78'	78.84'	12°07'04"	S19°50'22"E	78.69'



442.445 ACRES  
VOL. 13794, PG. 1147, D.R.

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
6.17 ACRES  
PARCEL NO. 19



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

**SCHEDULE B ITEM:**

- 10a. BLANKET EASEMENT
- 10b. APPLIES AS SHOWN
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. DOES NOT APPLY TO THIS EASEMENT
- 10e. APPLIES AS SHOWN
- 10f. APPLIES AS SHOWN
- 10g. APPLIES AS SHOWN
- 10h. BLANKET EASEMENT
- 10i. APPLIES AS SHOWN

Exhibit A - 18



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
6.17 ACRES OF LAND,  
OUT OF A 442.445 ACRE TRACT,  
F. H. UECKER SURVEY 417 4/8, ABSTRACT 934  
COUNTY BLOCK (C.B) 4865 AND THE HENRY  
PENSHERN SURVEY 366, ABSTRACT 590, COUNTY  
BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

REVISED: 8/28/14

DATE	7/25/14
JOB NUMBER	S0404026
SHEET	7
OF	7





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 2  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 20  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(0.037 OF ONE ACRE OF LAND)**

Being a Variable Width Electric Easement (0.037 of one acre of land), out of a called 1.916 acre tract as recorded in Volume 8707, Page 663, Official Public Records of Real Property, Bexar County, Texas, said 1.916 acre tract being out of a remaining portion of an 82.6 acre tract as recorded in Volume 2569, Page 209, Official Public Records of Real Property, Bexar County, Texas, said 1.916 acres being situated in the Guadalupe College Survey No. 416, Abstract 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

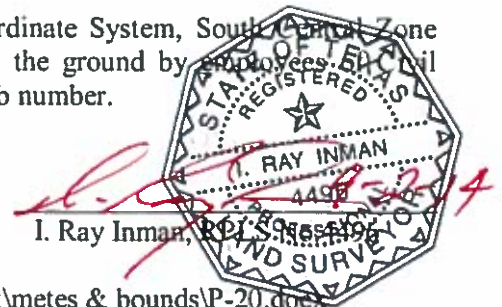
**COMMENCING** at a 1/2" rebar with a stamped "PAPE DAWSON" plastic cap found on the common line of said 1.916 acre tract and the east right of way of Bulverde Road (a varying width R.O.W) and on a curve to the left; **THENCE**: coincident with said right of way line and curve to the left, having a radius 441.58 feet, an arc length 12.72 feet, a central angle 01°39'02", a chord bearing of South 07°58'08" East and a chord distance 12.72 feet to the **POINT OF BEGINNING** of this easement;

**THENCE** South 53°03'15" East, departing said common right of way line and crossing said 1.916 acre tract, a distance of 79.92 feet to a 1/2" rebar with a "CEC" plastic cap set on the south line of said 1.916 acre tract and the north line of a called 3.230 acre tract as recorded in Volume 3649, Page 1416, Official Public Records of Real Property, Bexar County, Texas at the east corner of this easement;

**THENCE** South 78°03'57" West, coincident with the common line of the 1.916 acre and the 3.230 acre tracts, a distance of 51.75 feet to a 1/2" rebar with a "CEC" plastic cap set on the easterly right of way line of the aforementioned Bulverde Road and at a non-tangent point on a curve to the right;

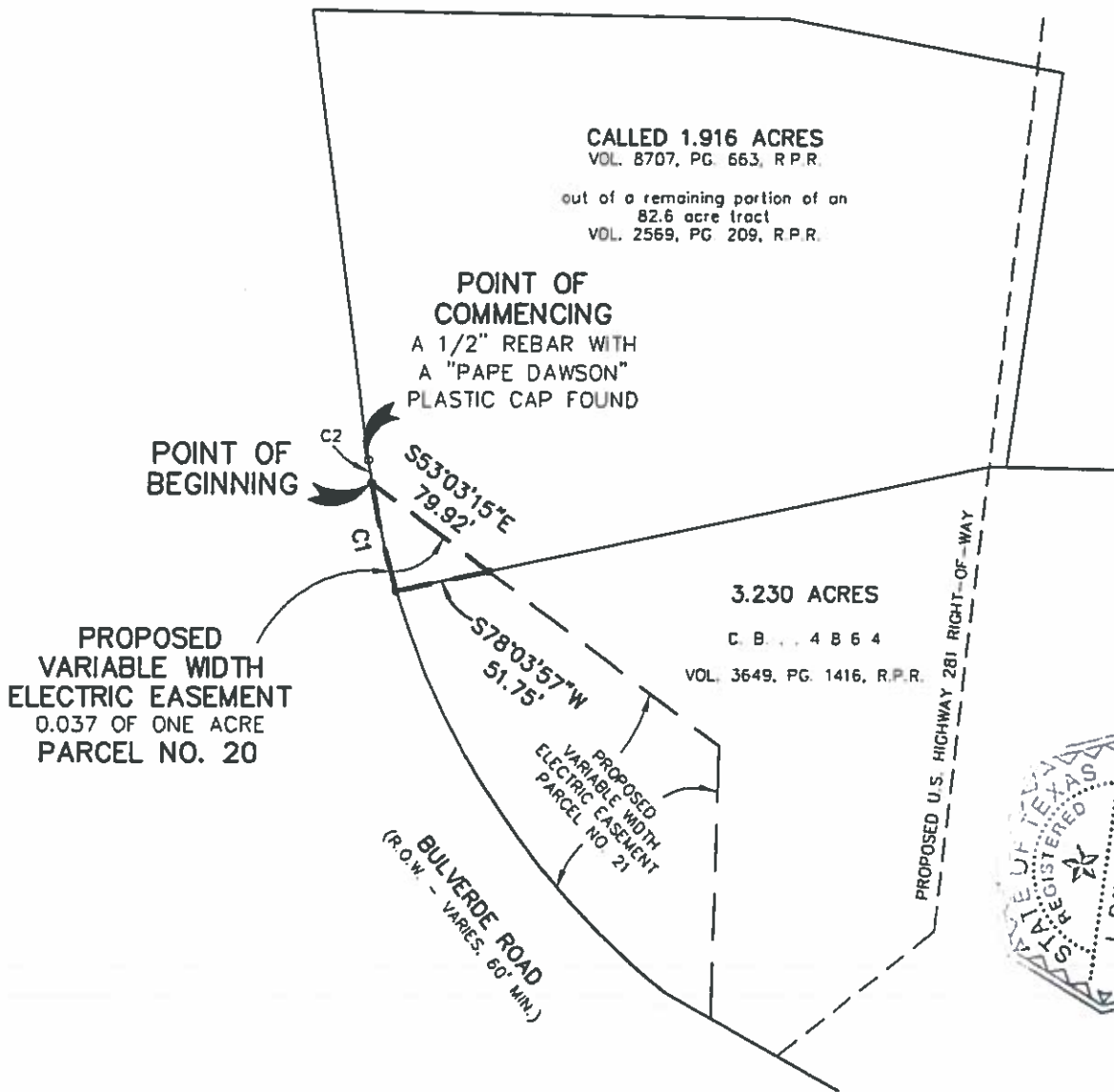
**THENCE** coincident with said right of way line of Bulverde Road and curve to the right, having a radius 441.58 feet, an arc length 60.26 feet, central angle 07°49'06", a chord bearing North 12°42'11" West and a chord distance 60.21 feet to the **POINT OF BEGINNING** and containing 0.037 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



X:\data\survey\projects 2014\S0404026\_CPS Bulverde Trans Project\metes & bounds\IP-20.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	441.58'	60.26'	07'49'06"	N12'42'11"W	60.21'
C2	441.58'	12.72'	01'39'02"	S07'58'08"E	12.72'

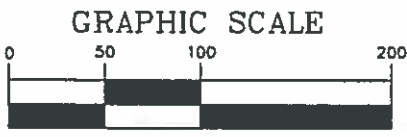


9-2-14



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004567, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEM:**

- 10a. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 19

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11550 I.H. 10 WEST, SUITE 398  
SAN ANTONIO, TEXAS 78230  
P) 210.841.9999  
F) 210.841.8440  
Email: cec@cec-texas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A VARIABLE WIDTH ELECTRIC EASEMENT, 0.037 OF AN ACRE OF LAND, OUT OF A 1.916 ACRE TRACT OUT OF A REMAINING PORTION OF AN 82.6 ACRE TRACT  
GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,  
BEXAR COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	S04D4026
SHEET	2
OF	2



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 21

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(0.496 OF ONE ACRE OF LAND)**

Being a Variable Width Electric Easement (0.496 of one acre of land), out of a called 3.230 acre tract of land as recorded in Volume 3649, Page 1416, Official Public Records of Real Property, Bexar County, Texas, situated in the Guadalupe College Survey No. 416, Abstract 266, County Block (CB) 4864, Bexar County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar with a "PAPE DAWSON" plastic cap found on the common line of an 82.6 acre tract of land described in Volume 2569, Page 209, Deed Records, Bexar County, Texas, and the easterly right of way line of Bulverde Road (a varying width R.O.W), at the point of curvature of a curve to the left; **THENCE** continuing coincident with said common line and curve to the left, having a radius of 441.58 feet, an arc length 72.98 feet, a central angle 09°28'07", a chord bearing South 11°52'40" East and a chord distance of 72.89 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** of this easement;

**THENCE** North 78°03'57" East, departing the northeast right of way line of said Bulverde Road, coincident with said common line of said 3.230 acre tract and the 82.6 acre tract, a distance of 51.75 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** South 53°03'15" East, departing said common line and crossing said 3.230 acre tract, a distance of 157.64 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** South 01°41'29" West, continuing crossing said tract, a distance of 148.71 feet to a 1/2" rebar with a "CEC" plastic cap set on the northeast right of way line of said Bulverde Road, the most southerly corner of this easement;

**THENCE** North 60°31'42" West, coincident with said Bulverde Road right of way line, a distance of 28.48 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on a curve to the right;

THENCE continuing coincident with the northeast right of way line of said Bulverde Road and curve to the right, having a radius 441.58 feet, an arc length of 267.83 feet, a central angle 34°45'03", a chord bearing North 33°59'15" West and a chord distance of 263.74 feet, to the **POINT OF BEGINNING** and containing 0.496 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



**POINT OF COMMENCING**  
A 1/2" REBAR WITH  
A "PAPE DAWSON"  
PLASTIC CAP FOUND

**POINT OF BEGINNING**  
A 1/2" REBAR  
WITH A RED CAP  
FOUND BEARS  
S52°39'50"E. A  
DISTANCE OF 0.46'

A REMAINING PORTION  
OF 82.6 ACRES

VOL. 2569, PG. 209, D.R.

out of a remaining portion of  
an 82.6 acre tract  
Vol. 2569, Pg. 209

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
PARCEL NO. 20

PROPOSED  
VARIABLE WIDTH  
ELECTRIC EASEMENT  
0.496 OF ONE ACRE  
PARCEL NO. 21

3.230 ACRES

C. B. . . 4 8 6 4

VOL. 3649, PG. 1416, R.P.R.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°03'57"E	51.75'
L2	N60°31'42"W	28.48'

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	441.58'	267.83'	34°45'03"	N33°59'15"W	263.74'
C2	441.58'	72.98'	09°28'07"	S11°52'40"E	72.89'

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004568, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 20

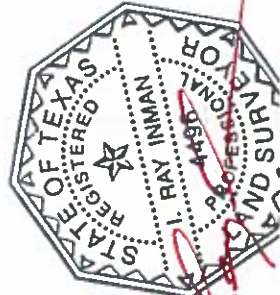
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**SCHEDULE B ITEM:**

- 10a APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10b APPLIES BUT CANNOT BE GRAPHICALLY SHOWN



*Handwritten signature and date: 9-3-14*



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11650 I.H. 10 WEST, SUITE 598  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9899  
F) 210.641.6440  
Email: cec@cecotexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
0.496 ACRES OF LAND, OUT OF  
A CALLED 3.230 ACRE TRACT,  
GUADALUPE COLLEGE SURVEY NO. 416,  
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,  
BEXAR COUNTY, TEXAS

REVISED: 8/28/14  
DATE  
7/23/14  
JOB NUMBER  
S0404026  
SHEET  
3  
OF  
3





CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 22  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(0.911 OF ONE ACRE OF LAND)**

Being a Variable Width Electric Easement (0.911 of one acre of land), out of Lots 96 and 97, Block 1, Weekly 281 Venture Subdivision as recorded in Volume 9559, Page 222, Deed and Plat Records, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block 4865 and the Guadalupe College Survey 416, Abstract 266, County Block (CB) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar found on the southwest right of way line of Bulverde Road (a varying width R.O.W), said 1/2" rebar also marks the southeast corner of a called 442.445 acre tract as recorded in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas; **THENCE:** South 60°18'18" West, coincident with the southeast line of said 442.445 acre tract and Bulverde Road right of way line, a distance of 13.04 feet to an angle point; **THENCE:** South 34°25'02" East, a distance of 284.14 feet, continuing along and with the southwest right of way line of said Bulverde Road, to an angle point; **THENCE:** South 57°54'57" East, continuing coincident with said Bulverde Road right of way line, a distance of 9.57 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING**, also being the northwest corner of this easement and the northernmost corner of said Lot 96;

**THENCE** South 57°54'57" East, coincident with southwest right of way line of said Bulverde Road and Lot 96, a distance of 143.94 feet to a 1/2" rebar with a "CEC" plastic cap at an angle point of this easement;

**THENCE** South 69°17'08" East, coincident with southwest right of way line of said Bulverde Road and said Lots 96 and 97, a distance of 116.72 feet to a 1/2" rebar with a "CEC" plastic cap at an angle point of this easement;

**THENCE** South 80°02'39" East, continuing coincident with the southwest right of way line of said Bulverde Road and the northerly line of said Lot 97, a distance of 87.51 feet to a 1/2" rebar with a "CEC" plastic cap set on the cutback line of the right of way of U. S. Highway 281 (200'-R.O.W.) and said Bulverde Road, an angle point of this easement;

**THENCE** South 36°48'12" East, coincident with said cutback line, a distance of 125.97 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of intersection of said cutback line and the westerly right of way line of said U. S. Highway 281;

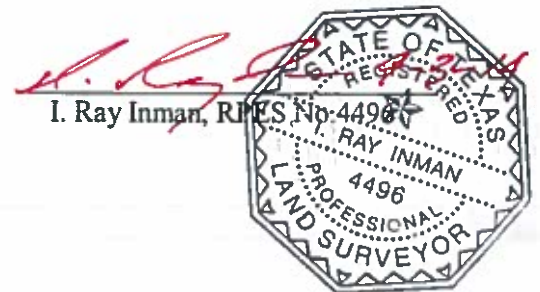


THENCE South  $06^{\circ}43'33''$  West, coincident with the easterly line of said Lot 97 and the westerly right of way line of said U. S. Highway 281, a distance of 9.49 feet to a 1/2" rebar with a "CEC" plastic cap set at the southeast corner of this easement;

THENCE North  $77^{\circ}18'09''$  West, departing said U. S. Highway 281 right of way line and crossing said Lots 96 and 97, a distance of 419.58 feet to a 1/2" rebar with a "CEC" plastic cap set on the westerly line of the aforementioned Lot 96 and at an angle point of this easement;

THENCE North  $06^{\circ}40'01''$  East, along and with the westerly line of said Lot 96, a distance of 151.96 feet to the **POINT OF BEGINNING** and containing 0.911 of one acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



POINT OF COMMENCING

1/2" REBAR FOUND

442.445 ACRES  
VOL. 13794, PG. 1147, D.R.

POINT OF BEGINNING

LOT 1  
BLOCK 1  
THE EASTCO SUBDIVISION  
C. B. . . 4 8 6 5  
VOL. 9539, PG. 3, D.P.R.

3.230 ACRES

C. B. . . 4 8 6 4  
VOL. 3649, PG. 1416, R.P.R.

N6°40'01"E  
151.96'

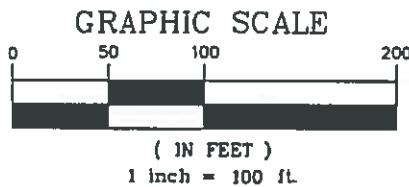
PROPOSED VARIABLE WIDTH ELECTRIC EASEMENT  
0.911 OF ONE ACRE

WEEKLY 281 VENTURE  
C. B. . . 4 8 6 5  
VOL. 9559, PG. 222, D.P.R.



3-14

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°43'33"W	9.49'
L2	S60°18'18"W	13.04'
L3	S57°54'57"E	9.57'



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004569, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

**SCHEDULE B ITEM:**

- 10a. VOLUME 9559, PAGE 222  
14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)  
16' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)  
5' X 25' ANCHOR EASEMENT (APPLIES AS SHOWN)  
1' VEHICULAR NON-ACCESS EASEMENT (APPLIES AS SHOWN)  
25' BUILDING SETBACK (APPLIES AS SHOWN)
- 10b. TEMPORARY CONSTRUCTION ACCESS EASEMENT AGREEMENT
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 2

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11660 I.H. 10 WEST, SUITE 396  
SAN ANTONIO, TEXAS 78250  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
0.911 OF ONE ACRE OF LAND, OUT OF LOTS  
96 & 97, BLOCK 1, WEEKLEY 281 VENTURE,  
F. H. UECKER SURVEY NO. 417 4/8,  
ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865,  
BEXAR COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	50404026
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 23

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(0.581 OF ONE ACRE OF LAND)**

Being a Variable Width Electric Easement (0.581 of one acre of land), out of a remaining portion of a called 13.5529 acre tract of land described in Volume 12640, Page 1655, Official Public Records of Real Property, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract No. 934, County Block (C.B) 4865, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar with a "Pape Dawson" plastic cap found on the southwest right of way line of Bulverde Road (a varying width R.O.W) and the common corner of said 13.5529 acre tract and Lot 901, Block 2, Bulverde Crossing, Unit 2 Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records, Bexar County, Texas;

THENCE South 27°58'42" West, continuing coincident with the northwest line of said Lot 901, a distance of 59.08 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

THENCE continuing coincident with the northwest line of said Lot 901 and curve to the left, having a radius of 215.00 feet, an arc length of 20.94 feet, a central angle 05°34'48", a chord bearing South 25°11'21" West and a chord distance of 20.93 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on the herein described curve and at the southeast corner of this easement;

THENCE North 59°14'51" West, departing said common line and crossing a remaining portion of the 13.5529 acre tract, a distance of 58.59 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 71°32'50" West, continuing crossing the above mentioned remaining portion of the 13.5529 acre tract, a distance of 90.5 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 13°58'28" West, continuing crossing the above mentioned remaining portion of the 13.5529 acre tract, a distance of 2.98 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North  $78^{\circ}20'59''$  West, continuing crossing the above mentioned remaining portion of the 13.5529 acre tract, a distance of 179.76 feet to a 1/2" rebar with a "CEC" plastic cap set on the easterly right of way line of U. S. Highway 281 (an existing 200' R.O.W.), the southwest corner of this easement;

THENCE North  $06^{\circ}43'33''$  East, coincident with the easterly right of way line of said U.S. Highway 281, a distance of 6.31 feet to a 1/2" rebar with a "CEC" plastic cap set at the westernmost point of the southeast cutback line of the intersection of the U.S Highway 281 and Bulverde Road right of ways, an angle point of this easement;

THENCE North  $54^{\circ}34'59''$  East, continuing coincident with said cutback line, a distance of 116.83 feet to a 1/2" rebar with a "CEC" plastic cap set on the most northerly corner of this easement, same being the easternmost end of the herein mentioned cutback line and a corner on the southwest right of way line of said Bulverde Road;

THENCE South  $77^{\circ}24'44''$  East, coincident with the southwest right of way line of said Bulverde Road, a distance of 88.32 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the right;

THENCE continuing coincident with the southwest right of way line of Bulverde Road and curve to the right, having a radius of 663.98 feet, an arc length of 16.07 feet, a central angle  $01^{\circ}23'12''$ , a chord bearing South  $76^{\circ}43'08''$  East and a chord distance of 16.07 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point in said Bulverde right of way line and the herein described curve to the right;

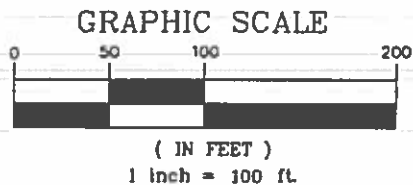
THENCE South  $12^{\circ}35'21''$  West, continuing coincident with the southwest right of way line of said Bulverde Road, a distance of 12.00 feet to a set 1/2" rebar with a "CEC" plastic cap set at a point in a curve to the right;

THENCE continuing coincident with the southwest right of way line of Bulverde Road and curve to the right, having a radius of 651.98 feet, an arc length of 166.20 feet, a central angle  $14^{\circ}36'20''$ , a chord bearing South  $68^{\circ}41'51''$  East and a chord distance of 165.75 feet to the **POINT OF BEGINNING**, and containing 0.581 of one acre of land, more or less.

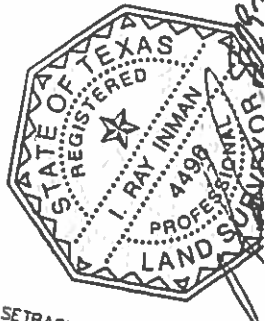
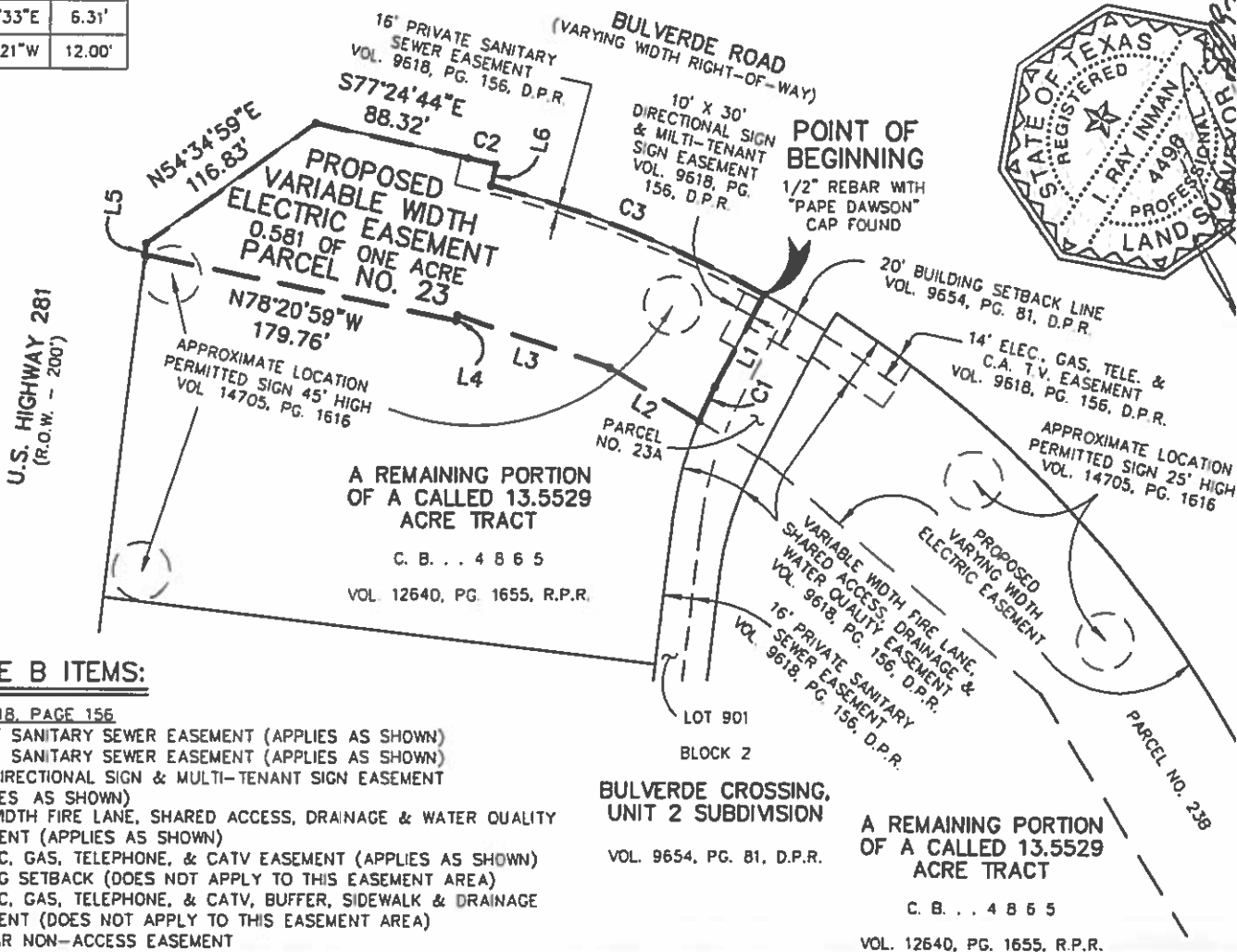
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°58'42"W	59.08'
L2	N59°14'51"W	58.59'
L3	N71°32'50"W	90.50'
L4	S13°58'28"W	2.98'
L5	N06°43'33"E	6.31'
L6	S12°35'21"W	12.00'



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	215.00'	20.94'	05°34'48"	S25°11'21"W	20.93'
C2	663.98'	16.07'	01°23'12"	S76°43'08"E	16.07'
C3	651.98'	166.20'	14°36'20"	S68°41'51"E	165.75'



**SCHEDULE B ITEMS:**

- 10a. VOLUME 9618, PAGE 156  
 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)  
 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)  
 10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)  
 VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)  
 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)  
 20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)  
 15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 46' FIRE LANE, SHARED ACCESS, ELECTRIC, GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 TXDOT NOTES APPLY, CANNOT BE GRAPHICALLY SHOWN  
VOLUME 9654, PAGE 81  
 OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
 APPLIES AS SHOWN  
 10c. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON  
 10d. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN  
 10e. DOES NOT APPLY TO THIS EASEMENT AREA  
 10f. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

**BULVERDE CROSSING,  
UNIT 2 SUBDIVISION**  
VOL. 9654, PG. 81, D.P.R.

**A REMAINING PORTION  
OF A CALLED 13.5529  
ACRE TRACT**  
C. B. . . 4 8 6 5  
VOL. 12640, PG. 1655, R.P.R.

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004570, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

REVISED: 8/28/14

Exhibit A - 22



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
 11660 I.H. 10 WEST, SUITE 306  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.5440  
 Email: cec@cec-texas.com  
 Engineering No.: P-2214  
 Surveying No.: 100410-00

**EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
0.581 OF ONE ACRE OF LAND, OUT OF THE  
A CALLED 13.5529 ACRE TRACT,**  
 H. J. HUPPERTZ SURVEY NO. 417 4/8,  
 ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865,  
 BEXAR COUNTY, TEXAS

DATE	7/22/14
JOB NUMBER	SD404026
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 23A

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(0.074 OF ONE ACRE OF LAND)**

Being a Variable Width Electric Easement (0.074 of one acre of land), out of Lot 901, Block 2, Bulverde Crossing, Unit 2, Subdivision, as recorded in Volume 9654, Page 81, Deed and Plat Records, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract No. 934, County Block (C.B) 4865, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar with a "Pape Dawson" plastic cap found on the southwest right-of-way line of Bulverde Road (a varying width R.O.W) and at the northeast corner of said Lot 901;

**THENCE** South 27°58'42" West, coincident with the southeast line of said Lot 901, a distance of 80.19 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement and at a non-tangent point on a curve to the left;

**THENCE** North 59°14'51" West, departing said southeast line and crossing said Lot 901, a distance of 39.47 feet to a 1/2" rebar with a "CEC" plastic cap set at the west corner of this easement, on the northwest line of the aforementioned Lot 901 and at a non-tangent point on a curve to the right;

**THENCE** along and with said curve to the right and said northwest line of Lot 901, having a radius 215.00 feet, an arc length of 20.94 feet, a central angle 05°34'48", a chord bearing of North 25°11'21" East and a chord distance of 20.93 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;



THENCE North 27°58'42" East, coincident with the northwest line of said Lot 901, a distance of 59.08 feet to a 1/2" rebar with a "CEC" plastic cap set on the southwest right of way line of said Bulverde Road at the north corner of this easement and a corner in a curve to the right;

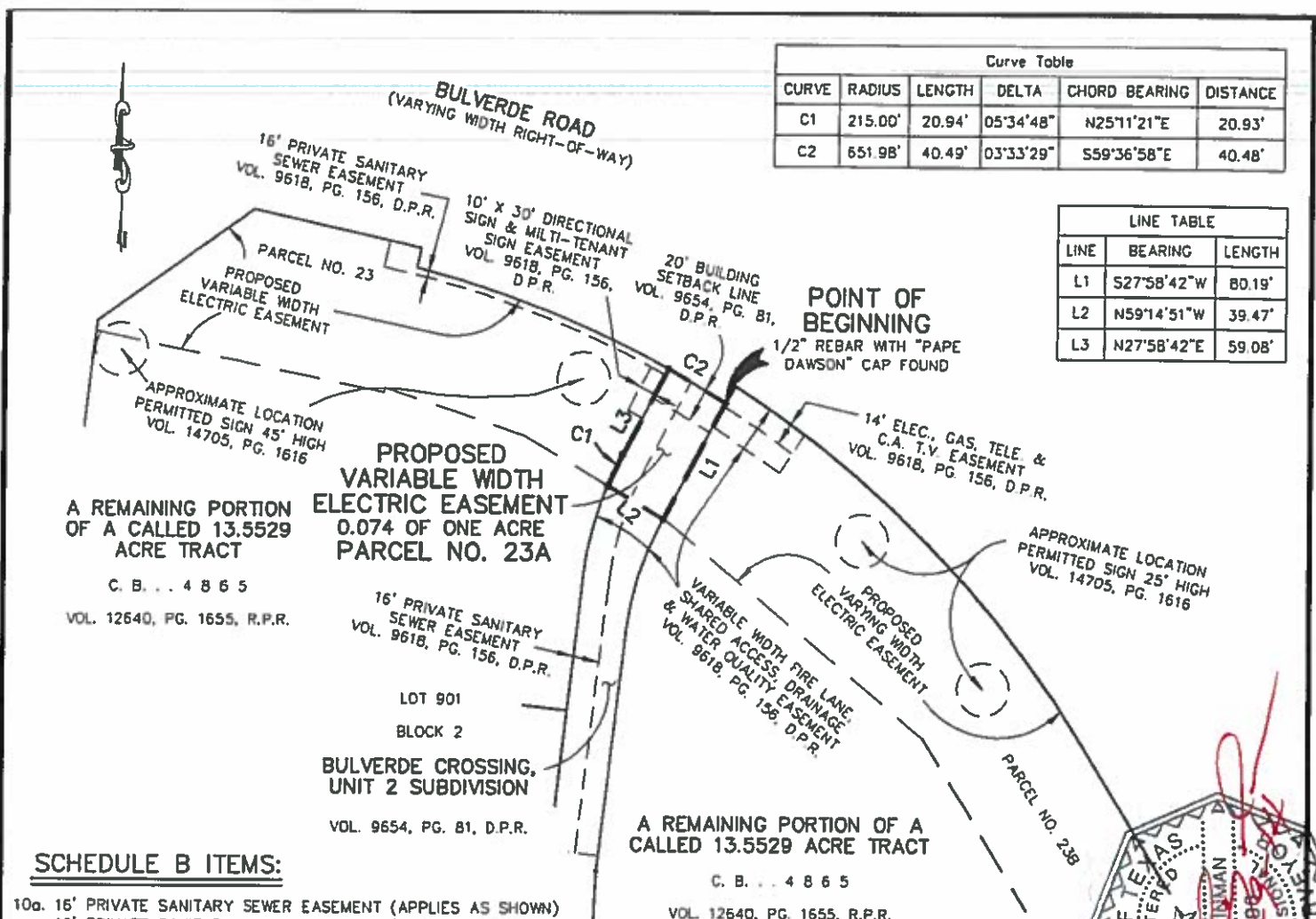
THENCE along and with said southwest right of way line and curve to the right, having a radius 651.98 feet, an arc length of 40.49 feet, a central angle 03°33'29", a chord bearing of South 59°36'58" East and a chord distance of 40.48 feet to the **POINT OF BEGINNING**, and containing 0.074 of an acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



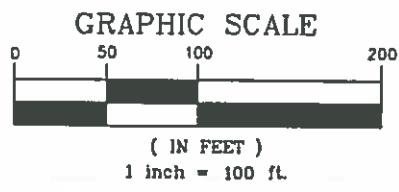
Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	215.00'	20.94'	05°34'48"	N25°11'21"E	20.93'
C2	651.98'	40.49'	03°33'29"	S59°36'58"E	40.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°58'42"W	80.19'
L2	N59°14'51"W	39.47'
L3	N27°58'42"E	59.08'



**SCHEDULE B ITEMS:**

- 10a. 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)
- VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)
- 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
- 20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)
- 15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 46' FIRE LANE, SHARED ACCESS, ELECTRIC, GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- TXDOT NOTES APPLY, CANNOT BE GRAPHICALLY SHOWN
- OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10b. DOES NOT APPLY TO THIS EASEMENT AREA
- 10c. APPLIES AS SHOWN
- 10d. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
- 10e. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10f. DOES NOT APPLY TO THIS EASEMENT AREA
- 10g. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004571, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS



Exhibit A - 23



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11650 I.H. 10 WEST, SUITE 390  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.5440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

<b>EXHIBIT OF</b> A VARIABLE WIDTH ELECTRIC EASEMENT, 0.074 ACRES OF LAND, OUT OF LOT 901, H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865, BEXAR COUNTY, TEXAS	DATE	7/22/14
	JOB NUMBER	S0404026
	SHEET	3
	OF	3



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 4  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 23B

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(1.69 ACRES OF LAND)**

Being a Variable Width Electric Easement (1.69 acres of land), out of a remaining portion of a 13.5529 acre tract of land described in Volume 12640, Page 1655, Official Public Records of Real Property, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract No. 934, County Block (C.B) 4865, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar with a "Pape Dawson" plastic cap found on the southwest right-of-way line of Bulverde Road (a varying width R.O.W) and the northeast corner of Lot 901, Block 2, Bulverde Crossing, Unit 2 Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records;

**THENCE** North 32°08'43" East, coincident with said Bulverde road right of way line, a distance of 12.00 feet to a 1/2" rebar with a "CEC" plastic cap set on said right-of-way and in a curve to the right;

**THENCE** continuing with said southwest right of way line of Bulverde Road, and curve to the right, having a radius 663.98 feet, an arc length 306.08 feet, a central angle of 26°24'43", a chord bearing of South 44°37'54" East and a chord distance 303.37 feet, to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

**THENCE** South 31°25'32" East, continuing with said southwest right of way line of Bulverde Road, a distance of 574.90 feet to a 1/2" rebar with a "CEC" plastic cap set on the cutback line of the intersection of Bulverde Road and the northwesterly right of way line of W.R. Larson Road (60'- R.O.W (Plat Volume 9504, Page 216)), an angle point of this easement;

**THENCE** South 12°19'48" West, coincident with said W.R. Larson road right of way line, a distance of 36.39 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** South 58°25'44" West, coincident with said northerly right of way line of W. R. Larson Road, a distance of 33.83 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 89°56'23" West, continuing coincident with said common line, a distance of 27.80 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 29°49'33" West, crossing said remaining portion of the 13.5529 acre tract, a distance of 64.87 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 31°26'58" West, continuing crossing said tract, a distance of 575.04 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 50°18'20" West, continuing crossing said tract, a distance of 202.39 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 59°14'51" West, continuing crossing said tract, a distance of 5.22 feet to a 1/2" rebar with a "CEC" plastic cap set on the southeast line of the aforementioned Lot 901 at the most westerly corner of this easement;

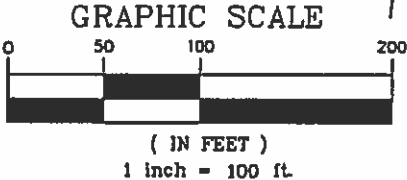
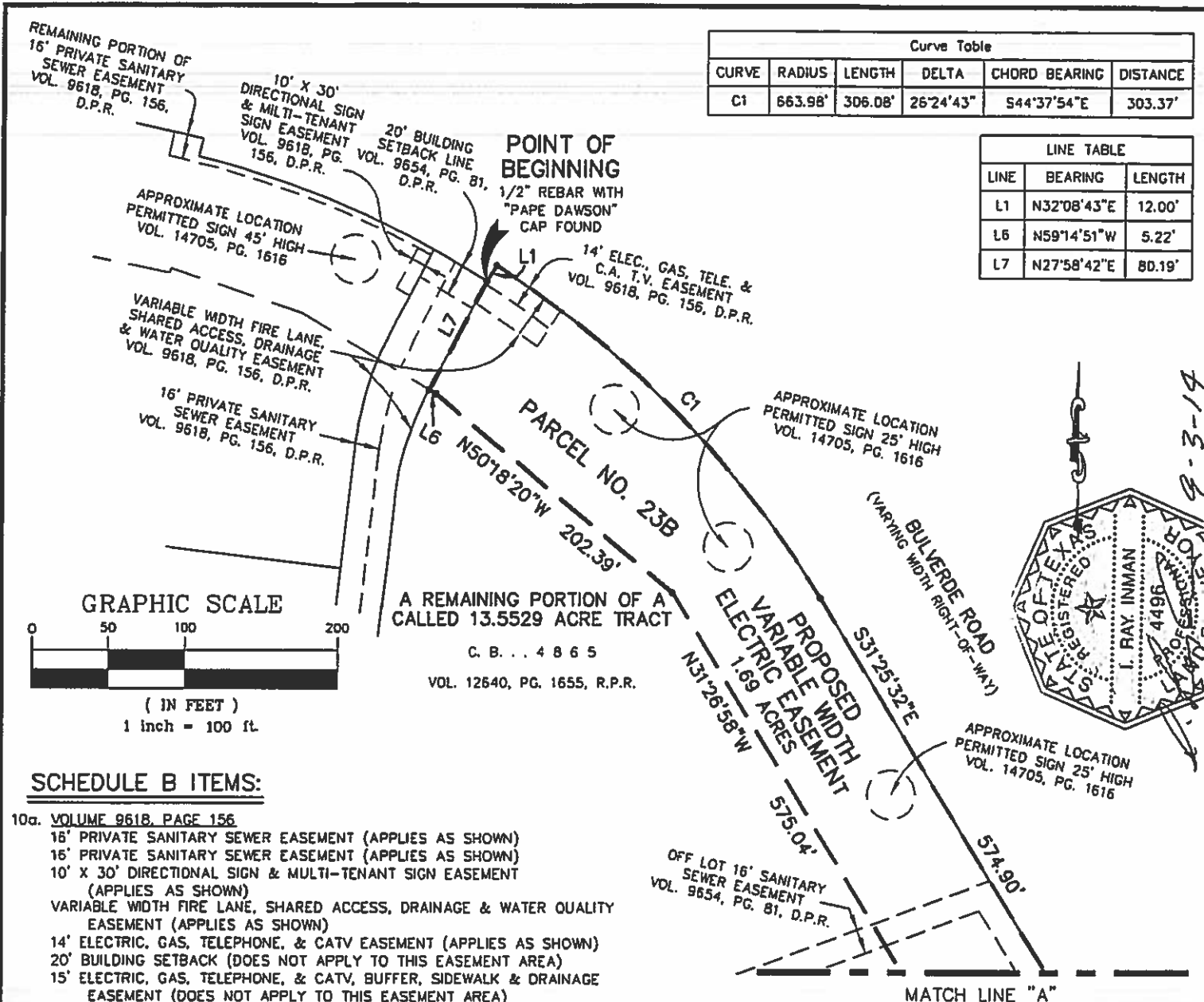
THENCE North 27°58'42" East, coincident with said southeast line, a distance of 80.19 feet to the **POINT OF BEGINNING**, and containing 1.69 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	663.98'	306.08'	26°24'43"	S44°37'54"E	303.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°08'43"E	12.00'
L6	N59°14'51"W	5.22'
L7	N27°58'42"E	80.19'



**SCHEDULE B ITEMS:**

- 10a. VOLUME 9618, PAGE 156
  - 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
  - 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
  - 10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)
  - VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)
  - 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
  - 20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 46' FIRE LANE, SHARED ACCESS, ELECTRIC, GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- TXDOT NOTES APPLY, CAN NOT BE GRAPHICALLY SHOWN
- VOLUME 9654, PAGE 81
  - OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - 25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
  - VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10b. APPLIES AS SHOWN
- 10c. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
- 10d. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10e. DOES NOT APPLY TO THIS EASEMENT AREA
- 10f. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

**NOTES:**

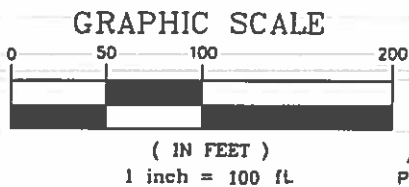
1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAO 83).
3. FIELD SURVEY COMPLETED \_\_/\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004572, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 24

REVISED: 8/28/14

	<p><b>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.</b> 11660 I.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: cec@cectexas.com Engineering No.: F-2314 Surveying No.: 100410-00</p>	<p><b>EXHIBIT OF</b> A VARIABLE WIDTH ELECTRIC EASEMENT, 1.69 ACRES OF LAND, OUT OF A 13.5529 ACRE TRACT, H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865, BEXAR COUNTY, TEXAS</p>	<p>DATE 7/22/14</p> <p>JOB NUMBER 50404026</p> <p>SHEET 3</p> <p>OF 4</p>
	<p>11660 I.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: cec@cectexas.com Engineering No.: F-2314 Surveying No.: 100410-00</p>		





MATCH LINE "A"

LINE TABLE		
LINE	BEARING	LENGTH
L2	S12°19'48"W	36.39'
L3	S58°25'44"W	33.83'
L4	S89°56'23"W	27.80'
L5	N29°49'33"W	64.87'

APPROXIMATE LOCATION PERMITTED SIGN 25' HIGH VOL. 14705, PG. 1616

OFF LOT 16' SANITARY SEWER EASEMENT VOL. 9654, PG. 81, D.P.R.

PARCEL NO. 23B

A REMAINING PORTION OF A CALLED 13.5529 ACRE TRACT

C. B. . . 4 8 6 5

VOL. 12640, PG. 1655, R.P.R.

APPROXIMATE LOCATION PERMITTED SIGN 25' HIGH VOL. 14705, PG. 1616

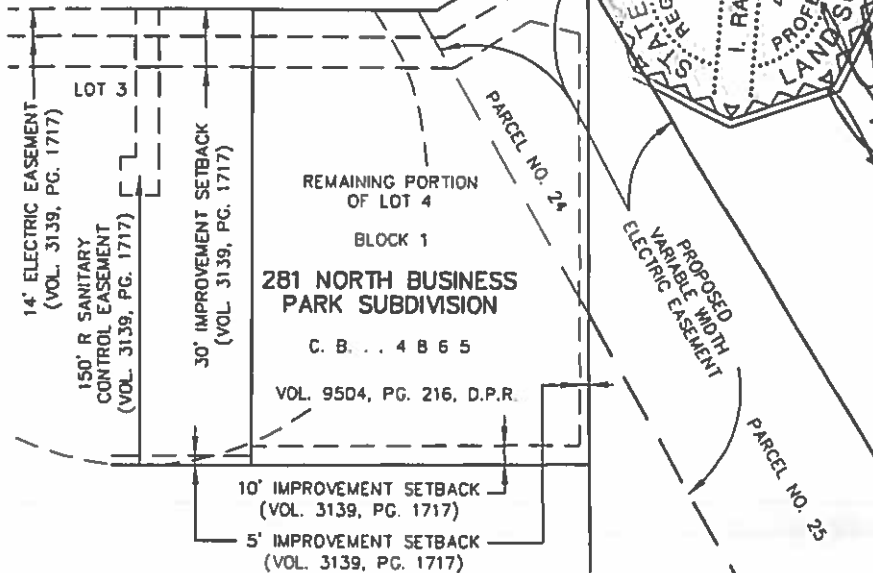
W. R. LARSON RD.  
(R.O.W. - 60')  
(VOL. 9504, PG. 216)



9-3-14

**SCHEDULE B ITEMS:**

- 10a. VOLUME 961B, PAGE 156  
16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)  
16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)  
10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)  
VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)  
14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)  
20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)  
15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
46' FIRE LANE, SHARED ACCESS, ELECTRIC, GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
TXDOT NOTES APPLY, CAN NOT BE GRAPHICALLY SHOWN  
VOLUME 9654, PAGE 81  
OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)  
VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10b. APPLIES AS SHOWN
- 10c. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
- 10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10e. DOES NOT APPLY TO THIS EASEMENT AREA
- 10f. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN



**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004572, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 24



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11500 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cecotexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

<p>EXHIBIT OF A VARIABLE WIDTH ELECTRIC EASEMENT, 1.69 ACRES OF LAND, OUT OF A 13.5529 ACRE TRACT, H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865, BEXAR COUNTY, TEXAS</p>	DATE	7/22/14
	JOB NUMBER	50404026
	SHEET	4
	OF	4

REVISED: 8/28/14





CIVIL ENGINEERING CONSULTANTS  
D O N D U R D E N , I N C .

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 24  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(0.193 OF ONE ACRE OF LAND)**

Being a Variable Width Electric Easement (0.193 of one acre of land), out of the remaining portion of Lot 4, Block 1, 281 North Business Park Subdivision as recorded in Volume 9504, Page 216, Deed and Plat Records, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block (C.B.) 4865 and the William W. Allen Survey No. 353, Abstract 34, County Block (C.B.) 4866, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar with a "PAPE DAWSON" plastic cap found on the southwest right of way line of Bulverde Road (a varying width right of way), also being at the northeast corner of Lot 901, Block 2, Bulverde Crossing, Unit 2, Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records, Bexar County, Texas; Thence: North 32° 08' 43" East, along the southwest right of way line of said Bulverde Road, a distance of 12.00 feet to a non-tangent point on a curve to the right; Thence: continuing coincident with said Bulverde Road right of way line and curve to the right, having a radius of 663.98 feet, an arc length of 306.08 feet, a central angle of 26° 24' 43", a chord bearing of South 44° 37' 54" East and a chord distance of 303.37 feet, to the point of tangency of the herein described curve; Thence: South 31° 25' 32" East, continuing coincident with said Bulverde Road right of way line, a distance of 686.13 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and easternmost intersection of the south right of way line of W. R. Larson Road cutback line and Bulverde Road right of way line;

THENCE South 31°25'32" East, coincident with the northeast line of said remaining portion of Lot 4 and said Bulverde Road right of way line, a distance of 2.47 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement and the northernmost corner of a 12.08 acre tract of land as described in Volume 7790, Page 1151, Official Public Records of Real Property, Bexar County, Texas;

THENCE South 00°19'15" East, coincident with the east line of said remaining portion of Lot 4 and the common line of said 12.08 acre tract, a distance of 173.68 feet to a 1/2" rebar with a "CEC" plastic cap set at the south corner of this easement;

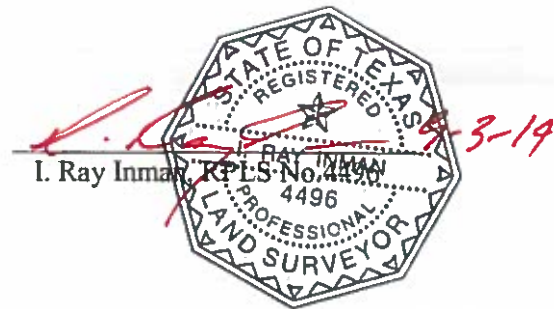
THENCE North 29°49'33" West, crossing said remaining portion of Lot 4, a distance of 181.45 feet to a 1/2" rebar with a "CEC" plastic cap set on the south right of way line of W. R. Larson Road, a 60' right of way as described in Volume 9504, Page 216, Deed and Plat Records, Bexar County, Texas, the westernmost corner of this easement;

THENCE North 89°56'23" East, coincident with the south right of way line of said W. R. Larson Road and the northerly line of said remaining portion of Lot 4, a distance of 10.40 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 58°25'44" East, continuing coincident with the south right of way line of said W. R. Larson Road and the northerly line of said remaining portion of Lot 4, a distance of 50.77 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 76°33'06" East, coincident with the aforementioned cutback line of the south right of way line of said W. R. Larson Road and the northerly line of said remaining portion of Lot 4, a distance of 35.30 feet to the **POINT OF BEGINNING**, and containing 0.193 of one acre of land, more or less.

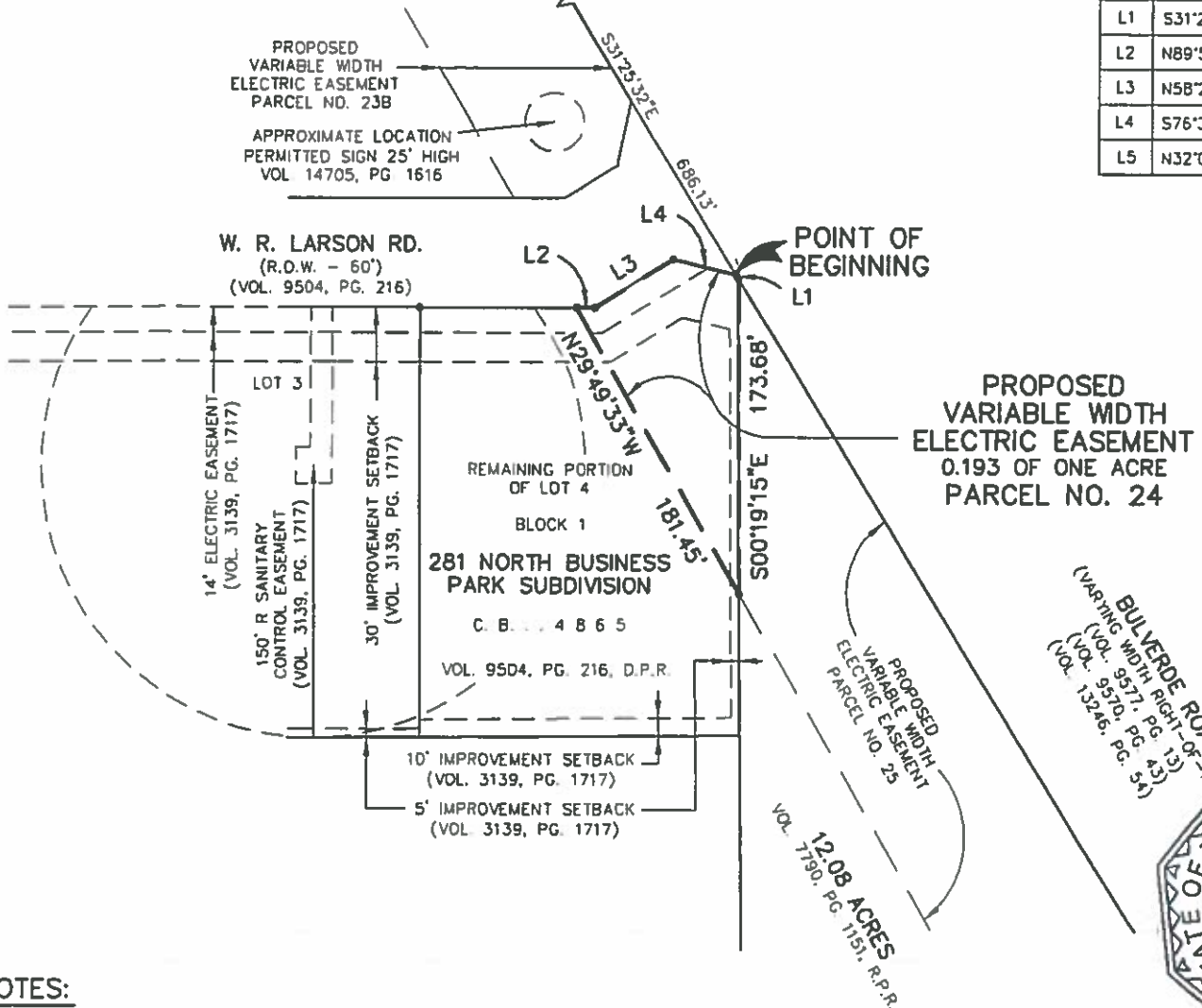
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



**POINT OF COMMENCING**  
 A 1/2" REBAR WITH A "PAPE DAWSON" CAP FOUND AT NORTHEAST CORNER OF LOT 901, BLOCK 2, BULVERDE CROSSING, UNIT 2, SUBDIVISION (PLAT VOL. 9654, PG. 81).

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	663.98'	306.08'	26°24'43"	S44°37'54"E	303.37'

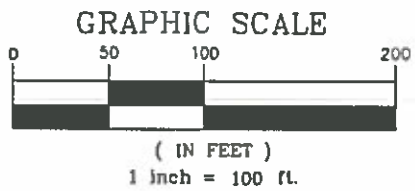
LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°25'32"E	2.47'
L2	N89°56'23"E	10.40'
L3	N58°25'44"E	50.77'
L4	S76°33'06"E	35.30'
L5	N32°08'43"E	12.00'



9-3-14

**NOTES:**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
- THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, C.F. NO. 4041004573, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS



**SCHEDULE B ITEM:**

- VOLUME 9504, PAGE 216  
 14" ELECTRIC EASEMENT (APPLIES AS SHOWN)  
 150' SANITARY CONTROL EASEMENT (APPLIES AS SHOWN)  
 WATER WELL & ACCESS EASEMENT (APPLIES AS SHOWN)

Exhibit A - 25

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.**  
 11650 I.H. 10 WEST, SUITE 305  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.6440  
 Email: [oso@cectexas.com](mailto:oso@cectexas.com)  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**EXHIBIT OF  
 A VARIABLE WIDTH ELECTRIC EASEMENT,  
 0.193 ACRES OF LAND, OUT OF THE  
 281 NORTH BUSINESS PARK SUBDIVISION,  
 H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT  
 934, COUNTY BLOCK (C.B.) 4865, WILLIAM W.  
 ALLEN SURVEY NO. 353, ABSTRACT NO. 34,  
 COUNTY BLOCK (C.B.) 4866, BEXAR COUNTY, TEXAS**

DATE	7/25/14
JOB NUMBER	S04D4026
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS  
D O N D U R D E N , I N C .  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
Variable Width Electric Easement  
Parcel No. 25  
Revised: 8/28/14

**DESCRIPTION OF A  
VARIABLE WIDTH ELECTRIC EASEMENT  
(1.17 ACRES OF LAND)**

Being a Variable Width Electric Easement (1.17 acres of land), out of a called 12.08 acre tract of land as described in Volume 7790, Page 1151, Official Public Records of Real Property, Bexar County, Texas, said 12.08 acre tract being out of a 12.5 acre tract as described in Volume 4687, Page 509, Deed Records, Bexar County, Texas, situated in the William W. Allen Survey No. 353, Abstract No. 34, County Block (C.B.) 4866, Bexar County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar with a "CEC" plastic cap set on the southwest right of way line of Bulverde Road (a varying width right of way), also being at the northeast corner of Lot 901, Block 2, Bulverde Crossing, Unit 2, Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records, Bexar County, Texas; **THENCE:** North 32°08'43" East, along the southwest right of way line of said Bulverde Road, a distance of 12.00 feet to a non-tangent point on a curve to the right; Thence: continuing coincident with said Bulverde Road right of way line and curve to the right, having a radius of 663.98 feet, an arc length of 306.08 feet, a central angle of 26°24'23", a chord bearing of South 44°37'54" East and a chord distance of 303.37 feet, to the point of tangency of the herein described curve; Thence: South 31°25'32" East, continuing coincident with said Bulverde Road right of way line, a distance of 688.60 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and northernmost corner of this easement;

**THENCE** South 31°25'32" East, continuing coincident with the said Bulverde Road right of way line, a distance of 378.25 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

**THENCE** continuing coincident with said Bulverde Road right of way line and curve to the left, having a radius 1,082.54 feet, an arc length 320.82 feet, a central angle 16°58'49", a chord bearing South 39°54'57" East and a chord distance 319.65 feet, to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in the herein described right of way line and curve;

**THENCE** North 70°08'43" West, crossing said 12.08 acre tract, a distance of 235.07 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 29°49'33" West, continuing crossing said 12.08 acre tract, a distance of 362.42 feet to a 1/2" rebar with a "CEC" plastic cap set on the east line of the remaining portion of Lot 4, Block 1, 281 North Business Park Subdivision as recorded in Volume 9504, Page 216, Deed and Plat Records, Bexar County, Texas, at an angle point of this easement;

THENCE North 00°19'15" West, coincident with the common line of said Lot 4, a distance of 173.68 feet to the **POINT OF BEGINNING** and containing 1.17 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.





**POINT OF COMMENCING**

A 1/2" REBAR WITH A "PAPE DAWSON" CAP FOUND AT NORTHEAST CORNER OF LOT 901, BLOCK 2, BULVERDE CROSSING, UNIT 2, SUBDIVISION (PLAT VOL. 9654, PG. 81)

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	1082.54'	320.82'	16°58'49"	S39°54'57"E	319.65'
C2	663.98'	306.08'	26°24'43"	S44°37'54"E	303.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°19'15"W	173.68'
L2	N32°08'43"E	12.00'
L3	S31°25'32"E	688.60'

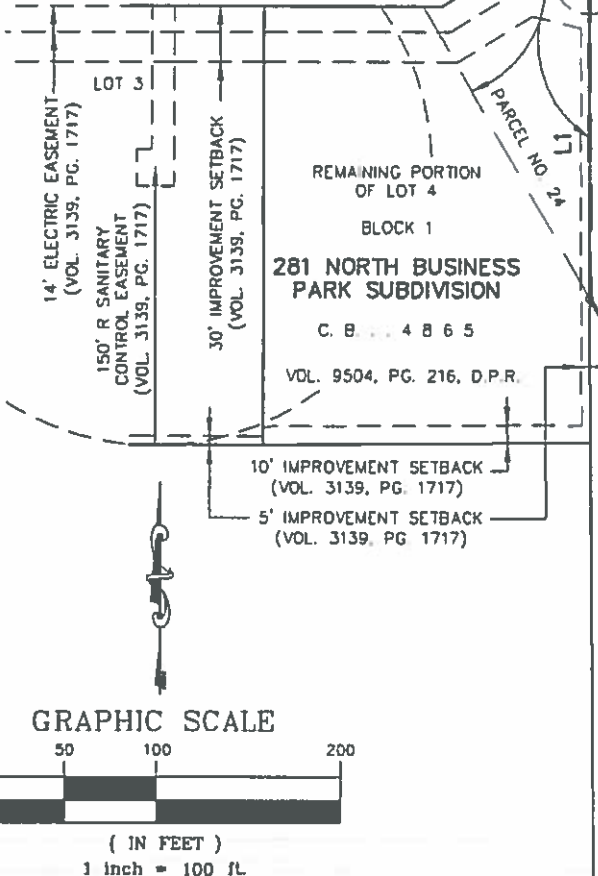
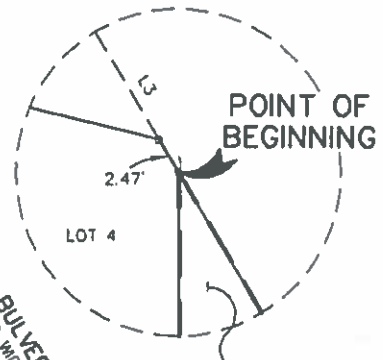
PROPOSED VARIABLE WIDTH ELECTRIC EASEMENT

W. R. LARSON RD.  
(R.O.W. - 60')  
(VOL. 9504, PG. 216)

POINT OF BEGINNING

SEE DETAIL "A"

DETAIL "A"



PARCEL NO. 25  
S31°25'32"E 378.25'

PROPOSED VARIABLE WIDTH ELECTRIC EASEMENT  
1.17 ACRES

BULVERDE ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 9577, PG. 13)  
(VOL. 13246, PG. 54)

12.08 ACRES

12.08 ACRES  
(VOL. 7790, PG. 1151)



**NOTES:**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
- FIELD SURVEY COMPLETED --/--/2014.
- THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, C.F. NO. 4041004574, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

**SCHEDULE B ITEM:**

NONE PROVIDED

REVISED: 8/28/14

Exhibit A - 26



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11660 L.H. 10 WEST, SUITE 390  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2814  
Surveying No.: 100410-00

EXHIBIT OF  
A VARIABLE WIDTH ELECTRIC EASEMENT,  
1.17 ACRES OF LAND,  
OUT OF A 12.08 ACRE TRACT,  
WILLIAM W. ALLEN SURVEY NO. 353,  
ABSTRACT NO. 34, COUNTY BLOCK (C.B.) 4866,  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	3
OF	3





CIVIL ENGINEERING CONSULTANTS  
D O N D U R D E N . I N C .  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-8999 F: 210-641-8440

Page 1 of 5  
July 7, 2014  
Job No.: S0404026  
100' Wide Electric Easement  
Parcel No. 26  
Revised: 8/28/14

**DESCRIPTION OF A  
100-FOOT WIDE ELECTRIC EASEMENT  
(3.29 ACRES OF LAND)**

Being a 100-foot Electric Easement (3.29 acres of land), out of the remaining portion of Lot 113, Block 1, Tuscan Oaks, Unit-1, P.U.D. Subdivision as recorded in Volume 9570, Pages 43-44, Deed and Plat Records, Bexar County, Texas, situated in the William W. Allen Survey No. 353, Abstract No. 34, County Block (C.B.) 4866, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" rebar found on the northwest right of way line of Smithson Valley Road (86'- R.O.W. as shown on plat recorded in Volume 9570, Page 43) and at an angle point of a called 101.5566 acre tract of land described in Volume 10531, Page 1109, Official Public Records of Real Property, Bexar County, Texas; **THENCE** South 09°39'07" West, coincident with said right of way line and said 101.5566 acre tract, passing a common corner of said 101.5566 acre tract and said remaining portion of Lot 113, Block 1 at 178.72 feet, a total distance of 397.10 feet (record), 397.33 feet (measured), to an angle point of said right of way line and said remaining portion of Lot 113, Block 1; **THENCE** South 09°58'52" West, continuing coincident with said common line, a distance of 343.64 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the northeast corner of this easement;

**THENCE** South 09°58'52" West, continuing coincident with the common right of way line of the said subdivision and Smithson Valley Road right of way line, a distance of 30.99 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

**THENCE** South 01°07'43" West, continuing coincident with said common right of way line and the remaining portion of Lot 113, Block 1, a distance of 69.86 feet to a 1/2" rebar with a "CEC" plastic cap set at the most southeasterly corner of this easement;

**THENCE** South 87°36'55" West, departing said common line, crossing said remaining portion of Lot 113, Block 1, a distance of 328.87 feet to a 1/2" rebar with a "CEC" plastic cap set on the common right of way line of Bulverde Road (a varying width right of way) and the westerly line of the remaining portion of said Lot 113, Block 1, at an angle point of this easement and at a non-tangent point in a curve to the right;

THENCE curving to the right, coincident with the above common line and curve, having a radius 2000.00 feet, an arc length 95.32 feet, a central angle  $02^{\circ}43'50''$ , a chord bearing North  $61^{\circ}54'25''$  West and a chord distance 95.31 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

THENCE North  $60^{\circ}32'33''$  West, continuing coincident with said common line, a distance of 1,064.55 feet to a 1/2" rebar with a "CEC" plastic cap set at the beginning of a non-tangent curve to the right;

THENCE curving to the right, coincident with the above common line and curve, having a radius 966.54 feet, an arc length 182.79 feet, a central angle  $10^{\circ}50'08''$ , a chord bearing of North  $55^{\circ}07'22''$  West and a chord distance 182.52 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in a curve to the right and at the northwest corner of this easement;

THENCE South  $70^{\circ}08'43''$  East, departing said common line, crossing said remaining portion of Lot 113, Block 1, a distance of 496.12 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South  $60^{\circ}32'33''$  East, a distance of 820.18 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North  $87^{\circ}36'55''$  East, a distance of 315.56 feet to the **POINT OF BEGINNING**, and containing 3.29 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	2000.00'	95.32'	2°43'50"	N61°54'25"W	95.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°58'52"W	30.99'

A REMAINING PORTION OF A CALLED 101.5566 ACRE TRACT AS RECORDED IN VOL. 10531, PG 1109. D.P.R.

**POINT OF COMMENCING**  
1/2" REBAR WITH "MBC" CAP FOUND

LOT 113

BLOCK 1

TUSCAN OAKS, UNIT-1

C. B. . . 4 8 6 6

VARIABLE WIDTH DRAIN EASEMENT, GREENSPACE, & NO BUILD EASEMENT (PERMIABLE)

VOL. 9570, PG. 43, D.P.R.

**PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
3.29 ACRES  
PARCEL NO. 26**

MATCH LINE "A"

S60°32'33"E  
820.18'

N87°36'55"E 315.56'

A 1/2" REBAR WITH A YELLOW CAP FOUND BEARS N40°57'31"W, AT A DISTANCE OF 0.77'

C1  
N60°32'33"W  
1,064.55'

S87°36'55"W 328.87'

16' SAN SEWER EASEMENT  
VOL. 10982, PG. 1364-1374

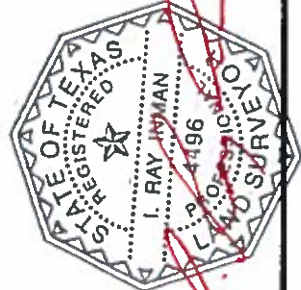
**BULVERDE ROAD**  
(VARYING WIDTH RIGHT-OF-WAY)  
(VOL. 9577, PG. 13)  
(VOL. 9570, PG. 43)  
(VOL. 13246, PG. 54)

**POINT OF BEGINNING**

S01°07'43"W L1  
69.86'

S09°39'07"W 397.10' (RECORD)  
S09°39'07"W 397.33 (MEASURED)

SMITHSON VALLEY ROAD  
(R.O.W. - 86') VOL. 9570, PG. 43)



9-9-14

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJONERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004575, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

**SCHEDULE B ITEM:**

- 10a. VOLUME 9510, PAGES 43-44  
VARIABLE WIDTH DRAIN EASEMENT, GREENSPACE, & NO BUILD EASEMENT (APPLIES AS SHOWN)  
NOTE: ALL OTHER EASEMENTS ASSOCIATED WITH THIS PLAT DO NOT APPLY TO THIS EASEMENT
- 10b. DOES NOT APPLY TO THIS EASEMENT
- 10c. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10e. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10f. APPLIES AS SHOWN

Exhibit A - 2

REVISED: 8/28/14



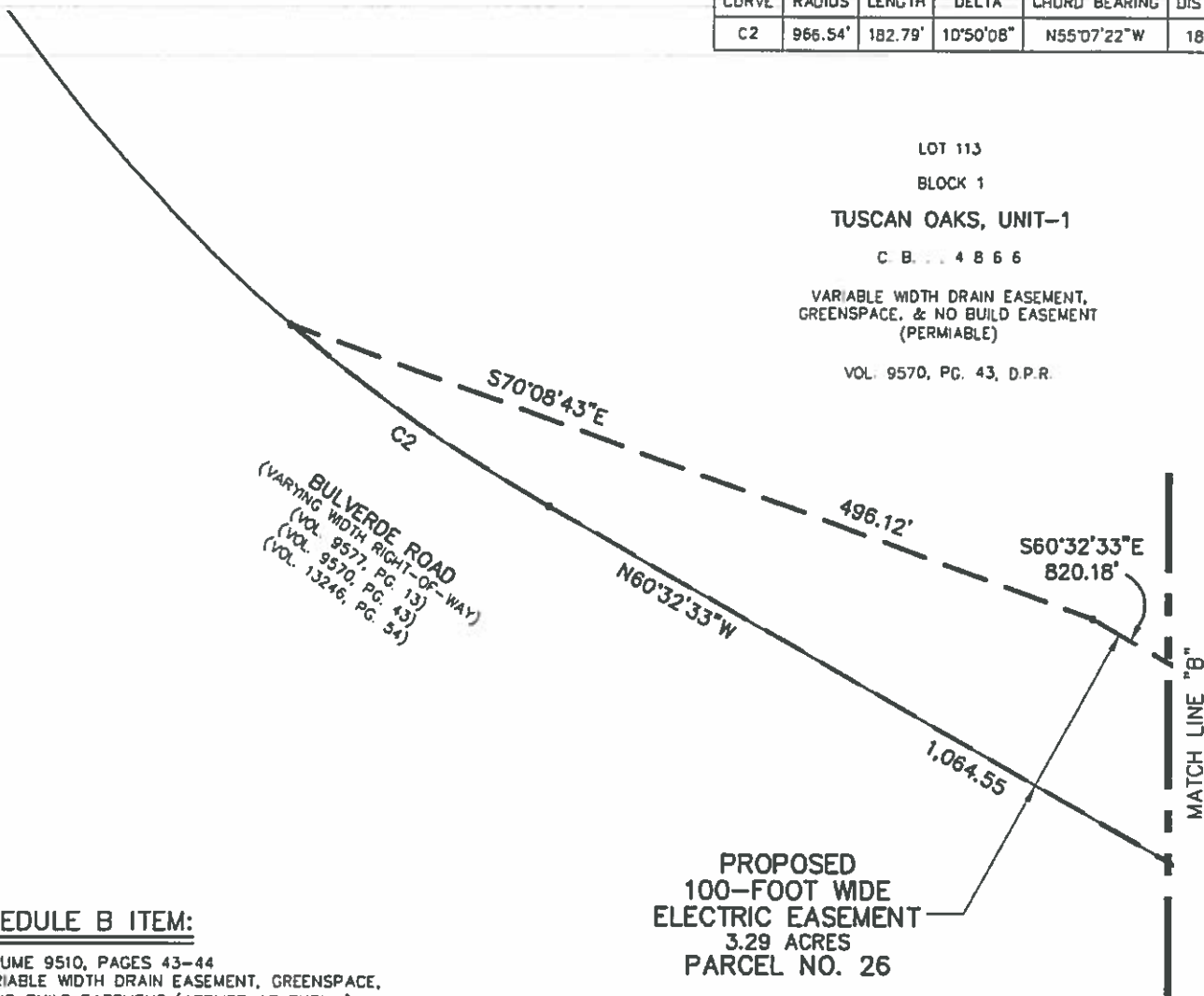
CIVIL ENGINEERING CONSULTANTS  
**DON DURDEN, INC.**  
11560 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.841.9999  
F) 210.841.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF**  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
3.29 ACRES OF LAND, LOT 113, BLOCK 1  
TUSCAN OAKS, UNIT-1 SUBDIVISION  
WILLIAM W. ALLEN SURVEY NO. 353, ABSTRACT  
NO 34, COUNTY BLOCK (C.B.) 4866,  
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	SD04026
SHEET	3
OF	5



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C2	966.54'	182.79'	10°50'08"	N55°07'22"W	182.52'



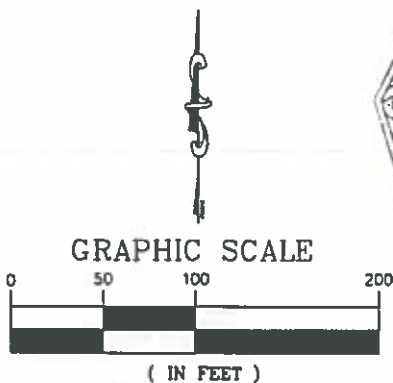
**SCHEDULE B ITEM:**

- 10a. VOLUME 9510, PAGES 43-44  
VARIABLE WIDTH DRAIN EASEMENT, GREENSPACE,  
& NO BUILD EASEMENT (APPLIES AS SHOWN)  
NOTE: ALL OTHER EASEMENTS ASSOCIATED WITH THIS  
PLAT DO NOT APPLY TO THIS EASEMENT
- 10b. DOES NOT APPLY TO THIS EASEMENT
- 10c. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10e. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
- 10f. APPLIES AS SHOWN

**NOTES:**

- 1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
- 2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- 3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
- 4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
- 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004575, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
- 6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

**PROPOSED  
100-FOOT WIDE  
ELECTRIC EASEMENT  
3.29 ACRES  
PARCEL NO. 26**



**Exhibit A - 27**

REVISED: 8/28/14



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11650 I.H. 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**EXHIBIT OF  
A 100 FOOT WIDE ELECTRIC EASEMENT,  
3.29 ACRES OF LAND,  
TUSCAN OAKS, UNIT-1 SUBDIVISION**

**LOT 113, BLOCK 1,  
COUNTY BLOCK (C.B.) 4866,  
BEXAR COUNTY, TEXAS**

DATE	7/24/14
JOB NUMBER	50404026
SHEET	5
OF	5





CIVIL ENGINEERING CONSULTANTS  
D O N D U R D E N , I N C .

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

Page 1 of 3  
July 7, 2014  
Job No.: S0404026  
6.050 Acre survey  
Parcel No. 1  
Revised: 8/28/14

### DESCRIPTION OF A 6.050 ACRE TRACT OF LAND

Being all of Lot 1 (6.050 acres, measured; 6.043 acres, plat record), Cibolo Two Subdivision recorded in Volume 11, Page 32, Plat Records, Comal County, Texas, and being that same 6.050 acre tract as described in Document No. 200506043126, Official Public Records, Comal County, Texas, said Lot 1 being out of a called 38.248 acre tract of land as described in Document No. 9906032024, Official Public Records, Comal County, Texas, situated in the Agapita Gaytan Survey No. 194, Abstract 174, Comal County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar with "RPLS 5142" cap found on the east right of way line of U.S. Highway 281 (200'- R.O.W) at the common corner of said Lot 1 and Lot 4A, Cibolo One Subdivision as described in Volume 10, Page 169, Plat Records, Comal County, Texas, the northwest corner of this tract;

THENCE South 73°30'17" East, coincident with the southwest line of said Lot 4A, same being the approximate centerline of an underground pipeline easement as described in Volume 506, Page 677, Official Public Records, Comal County, Texas, a distance of 495.85 feet to a 1/2" rebar found at the common corner of the herein described Lot 1, said Lot 4A and Lot 2, Weidner Subdivision Unit 1 as described in Volume 11, pages 330-331, Plat Records, Comal County, Texas, the northeast corner of this tract;

THENCE South 00°35'30" East, coincident with the east line of said Lot 1 and the west line of said Lot 2, a distance of 462.35 feet to a 1/2" rebar with a "SINCLAIR" plastic cap found at the southeast corner of this tract;

THENCE North 81°34'58" West, coincident with south line of said Lot 1, a distance of 585.00 feet to a 1/2" rebar with "SINCLAIR" plastic cap found on the easterly right of way line of the aforementioned U. S. Highway 281, at the southwest corner of this tract;



Page 2 of 3  
July 7, 2014  
Job No. S0404026  
6.050 Acre survey  
Parcel No. 1  
Revised: 8/28/14

THENCE North  $10^{\circ}46'31''$  East, coincident with the said right of way line of U.S. Highway 281, a distance of 526.77 feet to the **POINT OF BEGINNING**, and containing 6.050 acres of land, more or less.

NOTE: Rotate bearings  $00^{\circ} 29' 29''$  clockwise to obtain the record plat bearing system as held between found monuments along the right of way line of U.S. Highway 281.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.



POINT OF BEGINNING  
A 1/2" REBAR WITH  
"RPLS 5142" CAP  
FOUND

LOT 4A  
CIBOLO ONE SUBDIVISION  
VOL. 10, PG. 169, P.R.

U.S. HIGHWAY 281  
(R.O.W. - 200')

526.77'

S73°30'17"E

30' PIPELINE EASEMENT  
VOL. 506, PG. 677, O.R.

495.85'

A 1/2" REBAR  
FOUND

6.050 ACRES (MEASURED)  
6.050 ACRES (RECORD) (DOC. # 200506043126, O.R.)

LOT 1  
CIBOLO TWO SUBDIVISION  
6.043 ACRES (RECORD) (Plot Volume 11, Page 32)

PARCEL No. 1

462.35'

N10°46'31"E

20' UTILITY EASEMENT  
VOL. 11, PG. 32, O.R.

LOT 2  
WEIDNER SUBDIVISION  
UNIT 1  
VOL. 11, PG. 330-331, P.R.

S00°35'30"E

1/2" REBAR WITH  
"SINCLAIR" CAP  
FOUND

N81°34'58"W

38.248 ACRE TRACT  
DOC. # 9906032024, O.R.

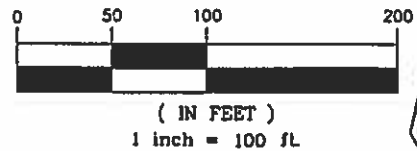
585.00'

A 1/2" REBAR WITH  
"SINCLAIR" CAP  
FOUND

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH BOUNDARY CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED \_\_\_/\_\_\_/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004545, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS  
P.R. DENOTES PLAT RECORDS, COMAL COUNTY, TEXAS
7. ROTATE BEARINGS 00°29'29" CLOCKWISE TO OBTAIN THE RECORDED PLAT BEARING SYSTEM AS HELD ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281.

**GRAPHIC SCALE**



**SCHEDULE B ITEMS:**

- 10a. VOLUME 11, PAGE 32  
20' UTILITY EASEMENT (APPLIES AS SHOWN)  
PORTION OF A 30' PIPELINE EASEMENT SHOWN ON, BUT NOT CREATED BY THIS PLAT, APPLIES AS SHOWN HEREON
- 10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
- 10d. APPLIES AS SHOWN

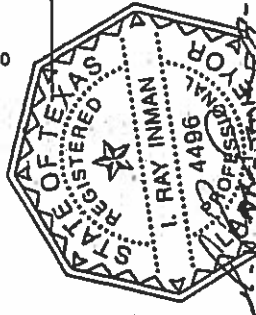


Exhibit A - 28

REVISED: 8/28/14



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11560 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: ceo@cecotexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

EXHIBIT OF  
A BOUNDARY SURVEY,  
OF A 6.050 ACRE TRACT OF LAND,  
AGAPITA GAYTAN SURVEY NO. 194,  
ABSTRACT NO. 174,  
COMAL COUNTY, TEXAS

DATE	7/30/14
JOB NUMBER	S0404026
SHEET	3
OF	3