

PROJECT NAME: CLAYTON TANK REPLACEMENT PROJECT

SAWS PARCEL: P15-088

Page 1 of 3

FIELD NOTES

for a 0.624 of an acre (27,192 square feet)
20-foot Wide Permanent Water Line Easement

Being a 0.624 of an acre (27,192 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, also being out a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Real Property of Bexar County, Texas; said 0.624 of an acre (27,192 square feet) tract being more particularly described as follows:

COMMENCING for reference: At a found chain-link fence corner post on the east right-of-way line of Somerset Road, a 120-foot wide right-of-way, being a corner of said 72.481 acre tract and the southwest corner of a tract of land described in a Deed, Water Deed and Transfer of Real Property Interests dated March 1, 2012 to the City of San Antonio, a Texas Municipal Corporation, for the use, benefit and control of its San Antonio Water System Board of Trustees, recorded in Volume 15414, Page 1147, Official Public Records of Real Property of Bexar County, Texas; said tract called 1.15 acres as described in a Warranty Deed dated January 25, 1990 to Bexar Metropolitan Water District, recorded in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas, also being a corner of a 1.38 acre sanitary easement recorded in Volume 2909, Page 948, and in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas;

Thence: S26°37'32"W, with the east right-of-way line of Somerset Road, the west line of said 72.481 acre tract and the west line of said 1.38 acre sanitary easement, a distance of 100.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence: Across said 72.481 acre tract, the following six (6) courses:

S63°35'18"E, with the south line of said 1.38 acre sanitary easement, a distance of 20.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the northeast corner of the herein described tract;

S26°37'32"W, a distance of 280.23 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S19°10'55"E, a distance of 122.09 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S64°39'52"E, a distance of 374.33 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S60°31'18"E, a distance of 198.32 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for an angle point;

S63°26'18"E, a distance of 388.28 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE" on the south line of said 72.481 acre tract and the north line of Somerset ISD property, for the southeast corner of the herein described tract;

Thence: N89°42'55"W, with the south line of said 72.481 acre tract and the north line of said Somerset ISD property, a distance of 45.18 feet to a found 5/8" iron rod on the north right-of-way line of F. M. Loop 1604, being a corner of said 72.481 acre tract and a corner of said Somerset ISD property, for a corner of the herein described tract;

Thence: With the north right-of-way line of F.M. Loop 1604, the east right-of-way line of Somerset Road and the south and west lines of said 72.481 acre tract, the following five (5) courses:

N63°26'18"W, a distance of 348.28 feet to a found TxDOT Type II concrete monument, for an angle point;

N60°31'18"W, a distance of 198.11 feet to a found TxDOT Type II concrete monument, for an angle point;

N64°39'52"W, a distance of 381.99 feet to a found 6" cedar fence corner post, for an angle point;

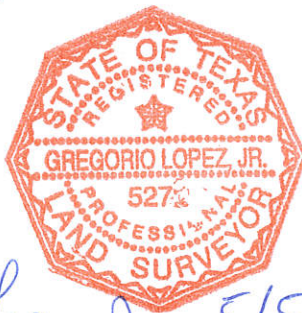
N19°10'55"W, a distance of 138.93 feet to a found 5/8" iron rod, for an angle point;

N26°37'32"E, a distance of 288.61 feet to the **POINT OF BEGINNING**, and containing 0.624 of an acre (27,192 square feet) of land.

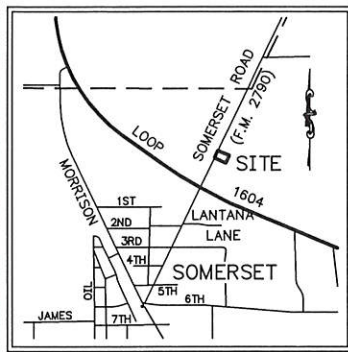
Notes: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Survey plat accompanying this description of even date.

Job No. 02927.010
 Date: May 5, 2015
 G.L.

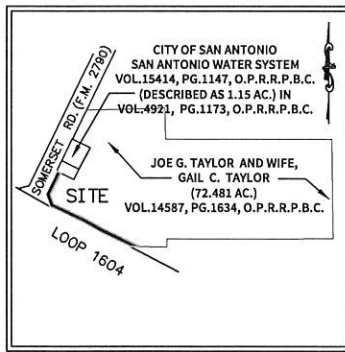


Gregorio Lopez, Jr. 5/5/15



LOCATION MAP

N.T.S.



PARENT TRACT

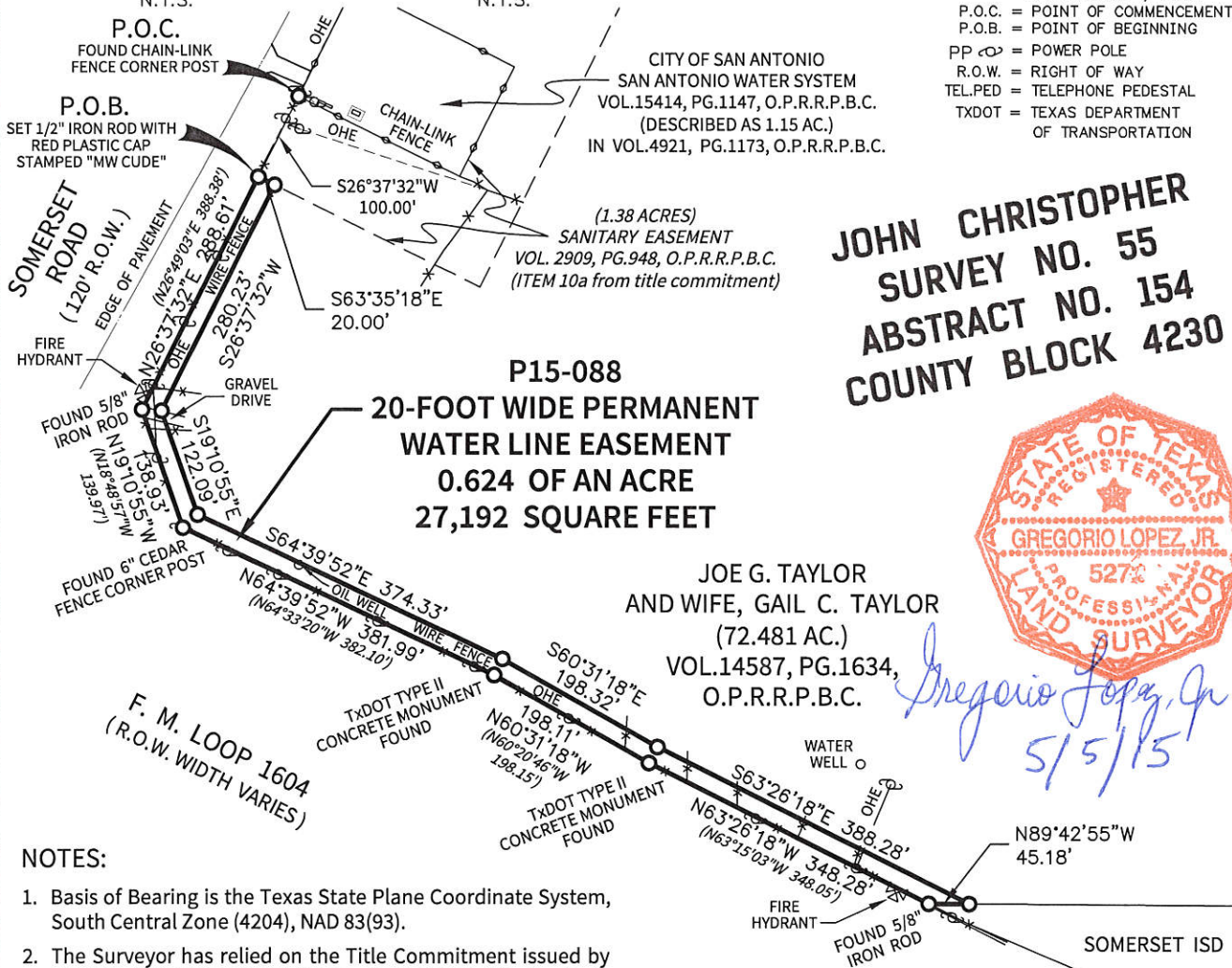
N.T.S.

SCALE: 1" = 200'

PROJECT NAME: CLAYTON TANK
REPLACEMENT PROJECT
PARCEL NUMBER: P15-088

LEGEND

- CONC. = CONCRETE
- D.P.R. = DEED AND PLAT RECORDS
- ELEC. = ELECTRIC
- E.O.P. = EDGE OF PAVEMENT
- FH = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.P.K. = FOUND P.K. NAIL
- GW = GUY WIRE
- OHE = OVERHEAD ELECTRIC
- O.P.R.R.P.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PP = POWER POLE
- R.O.W. = RIGHT OF WAY
- TEL.PED = TELEPHONE PEDESTAL
- TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION



**JOHN CHRISTOPHER
SURVEY NO. 55
ABSTRACT NO. 154
COUNTY BLOCK 4230**

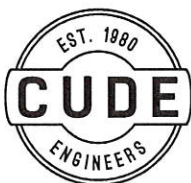


Gregorio Lopez, Jr.
5/5/15

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(93).
2. The Surveyor has relied on the Title Commitment issued by ALAMO TITLE INSURANCE, GF NO. 4041005613, Effective Date of April 14, 2015, and issued May 1, 2015. Only those matters affecting the area of the subject easement identified in the Title Commitment are shown.
3. All easement corners are set 1/2" iron rods with red plastic cap stamped "MW CUDE" unless otherwise noted.
4. A Metes and Bounds description accompanying this survey plat of even date.

EXHIBIT OF
0.624 of an acre (27,192 square feet) tract of land, being a 20-foot wide Permanent Water Line Easement out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, also being out of a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Bexar County, Texas.



CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
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TBPE REGISTERED ENGINEERING
FIRM #455

Name: EASEMENT 1

North: 13634791.4673' East: 2079353.6764'

Segment #1 : Line

Course: S63° 35' 18"E Length: 20.00'
North: 13634782.5709' East: 2079371.5888'

Segment #2 : Line

Course: S26° 37' 32"W Length: 280.23'
North: 13634532.0581' East: 2079246.0016'

Segment #3 : Line

Course: S19° 10' 55"E Length: 122.09'
North: 13634416.7465' East: 2079286.1166'

Segment #4 : Line

Course: S64° 39' 52"E Length: 374.33'
North: 13634256.5637' East: 2079624.4424'

Segment #5 : Line

Course: S60° 31' 18"E Length: 198.32'
North: 13634158.9715' East: 2079797.0883'

Segment #6 : Line

PERMANENT WATER LINE EASEMENT.txt

Course: S63° 26' 18"E Length: 388.28'
North: 13633985.3479' East: 2080144.3867'

Segment #7 : Line

Course: N89° 42' 55"W Length: 45.18'
North: 13633985.5724' East: 2080099.2073'

Segment #8 : Line

Course: N63° 26' 18"W Length: 348.28'
North: 13634141.3096' East: 2079787.6870'

Segment #9 : Line

Course: N60° 31' 18"W Length: 198.11'
North: 13634238.7984' East: 2079615.2240'

Segment #10 : Line

Course: N64° 39' 52"W Length: 381.99'
North: 13634402.2591' East: 2079269.9748'

Segment #11 : Line

Course: N19° 10' 55"W Length: 138.93'
North: 13634533.4757' East: 2079224.3267'

Segment #12 : Line

Course: N26° 37' 32"E Length: 288.61'
North: 13634791.4799' East: 2079353.6696'

Perimeter: 2784.33' Area: 0.624 Acre

Error Closure: 0.0144 Course: N28° 25' 59"W

Error North: 0.01263 East: -0.00684

Precision 1: 193357.64