

**EXHIBIT "A"**

**FIELD NOTES  
for a 0.378 of an Acre (16,466 SQ. FT.)  
Joint Use Agreement**

**BEING A 0.378 OF AN ACRE (16,466 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE MARIA OCON SURVEY NO. 279, ABSTRACT NO. 864, COUNTY BLOCK 5042, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. DESCRIBED IN EXHIBIT "A" IN A DEED WITHOUT WARRANTY DATED DECEMBER 15, 2004 TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 11149, PAGE 1132, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. BEING OUT OF RAINTREE SUBDIVISION, UNIT 10, A SUBDIVISION RECORDED IN VOLUME 9551, PAGES 40-42, PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.378 OF AN ACRE (16,466 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** for reference at a found ½" iron rod at the monumented northeast corner of said 7.318 acre variable width drainage right-of-way and the southeast corner of a 105.2599 acre tract called "Tract A" as described in a Special Warranty Deed dated January 1, 2000 conveying an undivided one-half interest to Texas Dorado Properties, Ltd., recorded in Volume 8278, Page 937, Official Public Records of Real Property of Bexar County, Texas; said 105.2599 acre tract also described in a Special Warranty Deed dated January 1, 2000 conveying an undivided one-half interest to Southern Acres Properties, Ltd., recorded in Volume 8278, Page 944, Official Public Records of Real Property of Bexar County, Texas;

Thence S. 59°49'43" W., with the north line of said 7.318 acre variable width drainage right-of-way and the south line of said 105.2599 acre tract, a distance of 1.88 feet to a calculated point, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, said point being 60.00 feet from and at right angles to the center line of the existing railroad tracks;

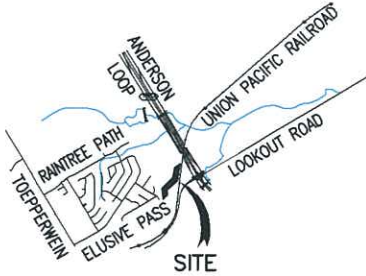
(1) Thence S. 08°09'36" W., with the west right-of-way line of Union Pacific Railroad and the east line of said 7.318 acre variable width drainage right-of-way, a distance of 286.27 feet to a calculated point, said point being 60.00 feet from and at right angles to the center line of the existing railroad tracks;

Thence, across said 7.318 acre variable width drainage right-of-way, the following eight courses numbered (2) through (9):

- (2) S. 46°38'18" W., a distance of 205.12 feet to a calculated point;
- (3) S. 08°30'31" W., a distance of 56.70 feet to a calculated point on the northwest line of a 15-foot wide sanitary sewer easement recorded in Volume 3920, Page 1704, Official Public Records of Real Property of Bexar County, Texas, for an angle point;
- (4) S. 46°38'18" W., with the northwest line of said 15-foot wide sanitary sewer easement, a distance of 30.03 feet to a calculated point at the intersection of the northwest line of said 15-foot wide sanitary sewer easement, with the northeast line of a 16-foot wide sanitary sewer easement recorded in Volume 9551, Pages 40-42, Plat Records of Bexar County, for the most southerly corner of the herein described tract, from said point, a found ½" iron rod at an interior corner of said 7.318 acre variable width drainage right-of-way, and the east corner of Lot 33, Block 16, N.C.B. 16587 of said Raintree Subdivision, Unit 10, bears S. 46°38'18" W., 52.72 feet;
- (5) N. 41°31'28" W., with the northeast line of said 16-foot wide sanitary sewer easement, a distance of 14.95 feet to a calculated point;
- (6) N. 08°30'31" E., a distance of 81.09 feet to a calculated point;
- (7) N. 46°38'18" E., a distance of 205.02 feet to a calculated point;
- (8) N. 08°09'36" E., a distance of 230.90 feet to a calculated point;
- (9) N. 19°24'26" E., a distance of 25.64 feet to a calculated point on the north line of said 7.318 acre variable width drainage right-of-way and the south line of said 105.2599 acre tract, for the northwest corner of the herein described tract, from said point, a found ½" iron rod with a yellow plastic cap stamped "VICKREY PROP. COR.", at the northwest corner of said 7.318 acre variable width drainage right-of-way and the northeast corner of Lot 32, Block 16, N.C.B. 16587 of said Raintree Subdivision, Unit 10, bears S. 59°49'43" W., 219.83 feet;
- (10) Thence N. 59°49'43" E., with the north line of said 7.318 acre variable width drainage right-of-way and the south line of said 105.2599 acre tract, a distance of 31.87 feet to the **POINT OF BEGINNING** and containing 0.378 of an acre (16,466 Square Feet) of land, more or less.

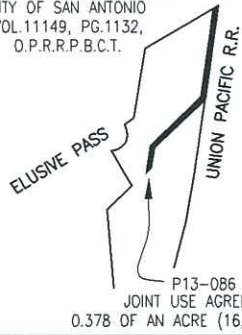
NOTE: All calculated points described herein to be monumented with a ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT" after easement acquisition.





LOCATION MAP NOT TO SCALE

CITY OF SAN ANTONIO  
VOL.11149, PG.1132,  
O.P.R.R.P.B.C.T.

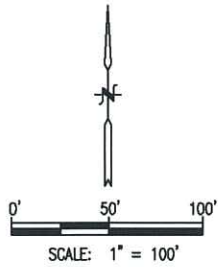


PARENT TRACT NOT TO SCALE

Saws Parcel: P13-086

Owner: City of San Antonio  
Project Name: San Antonio Water System  
Cibola Creek Sewershed Flow Diversion Project  
SAWS Job No.: 11-2511

TEXAS DORADO PROPERTIES, LTD.  
TRACT A - 105.2599 ACRES  
VOL.8278, PG.937, O.P.R.R.P.B.C.T.  
(AN UNDIVIDED ONE-HALF INTEREST)  
SOUTHERN ACRES PROPERTIES, LTD.  
TRACT A - 105.2599 ACRES  
VOL.8278, PG.944, O.P.R.R.P.B.C.T.  
(AN UNDIVIDED ONE-HALF INTEREST)



HERMAN SPARKS SURVEY NO. 71  
ABSTRACT NO. 707  
COUNTY BLOCK 5041

RED PLASTIC CAP STAMPED  
"VICKREY PROP. COR."

5' GAS, ELEC., TELE. & CATV EASEMENT  
VOL.9551, PGS.40-42, P.R.B.C.T.

P13-086  
JOINT USE AGREEMENT  
0.378 OF AN ACRE  
(16,466 SQ. FT.)

JOSE MARIA OCON SURVEY NO. 279  
ABSTRACT NO. 864  
COUNTY BLOCK 5042

CITY OF SAN ANTONIO  
VOL.11149, PG.1132, O.P.R.R.P.B.C.T.

RAINTREE SUBDIVISION, UNIT 10  
VOL.9551, PGS.40-42, P.R.B.C.T.

ELUSIVE PASS  
16' SAN SEWER EASEMENT  
VOL.9551, PGS.40-42, P.R.B.C.T.

BLOCK 16  
N.C.B. 16587

12' GAS, ELEC., TELE. & CATV EASEMENT  
VOL.9551, PGS.40-42, P.R.B.C.T.

CITY OF SAN ANTONIO  
VOL.11149, PG.1132, O.P.R.R.P.B.C.T.

VARIABLE WIDTH DRAINAGE R.O.W.  
7.318 ACRES  
VOL.9551, PGS. 40-42, P.R.B.C.T.

S46°38'18"W  
52.72'

**LEGEND**

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- △ CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
- POWER POLE
- GUY ANCHOR
- SIGN
- OHE — OVERHEAD ELECTRIC
- X — BARBED WIRE FENCE
- OO — CHAIN LINK FENCE
- // — WOOD FENCE
- - - - EXISTING R.O.W
- — — PROPOSED PARCEL
- P.R.B.C.T. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**BEARING SOURCE:**

NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

**SURVEY PLAT SHOWING:**

A 0.378 OF AN ACRE (16,466 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE MARIA OCON SURVEY NO. 279, ABSTRACT NO. 864, COUNTY BLOCK 5042, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. DESCRIBED IN EXHIBIT "A" IN A DEED WITHOUT WARRANTY DATED DECEMBER 15, 2004 TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 11149, PAGE 1132, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. BEING OUT OF RAIN TREE SUBDIVISION, UNIT 10, A SUBDIVISION RECORDED IN VOLUME 9551, PAGES 40-42, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**PREPARED BY:**



BAIN MEDINA BAIN, INC.  
ENGINEERS & SURVEYORS  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210/494-7223  
TLSF REG No. 100209-00



**NOTE:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.

LINE	BEARING	LENGTH
L1	S08°30'31"W	56.70'
L2	S46°38'18"W	30.03'
L3	N41°31'28"W	14.95'
L4	N08°30'31"E	81.09'
L5	N19°24'26"E	25.64'
L6	N59°49'43"E	31.87'

STATE OF TEXAS }  
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 10TH DAY OF MAY, 2013 A.D.

*Gregorio Lopez, Jr.*  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas