

**LOCATION MAP**

SCALE: 1" = 300'

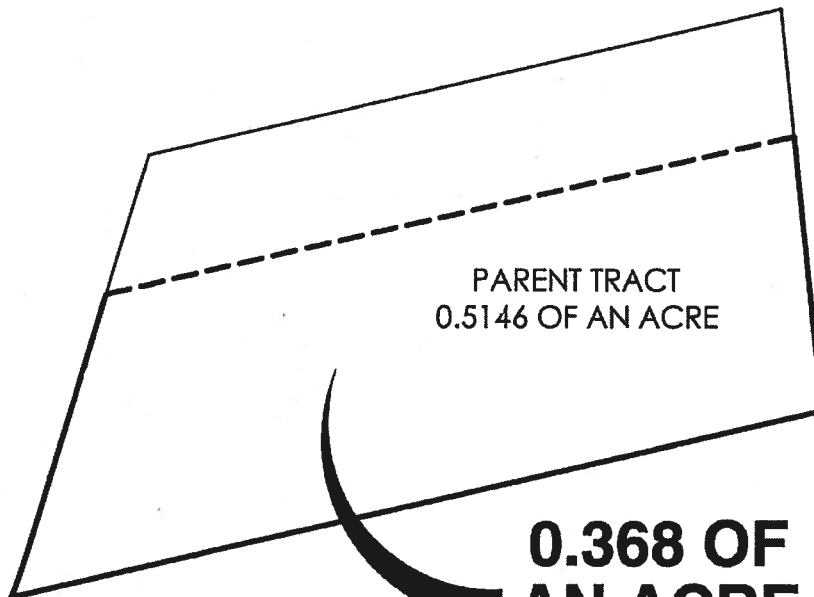
**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE SCALED TO SURFACE, DISPLAYED IN U.S. SURVEY FEET.

PARCEL 70042  
 BEXAR COUNTY, TEXAS  
 VISTA RIDGE REGIONAL  
 SUPPLY PROJECT



1 inch = 50'



PARENT TRACT  
 0.5146 OF AN ACRE

**0.368 OF  
 AN ACRE**

(16,023 SQ. FT. MORE OR LESS)  
 75.6' WIDE PERMANENT WATER LINE EASEMENT



**PAPE-DAWSON  
 ENGINEERS**

2000 HW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 100285-00

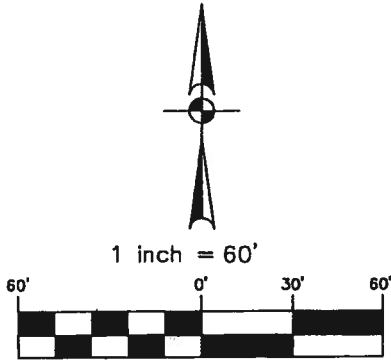
I HEREBY CERTIFY TO CENTRAL TEXAS REGIONAL WATER SUPPLY COMPANY AND SAN ANTONIO WATER SYSTEM:

THAT THIS EASEMENT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT MEETS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*Angela Marie Carlin* 6/8/16

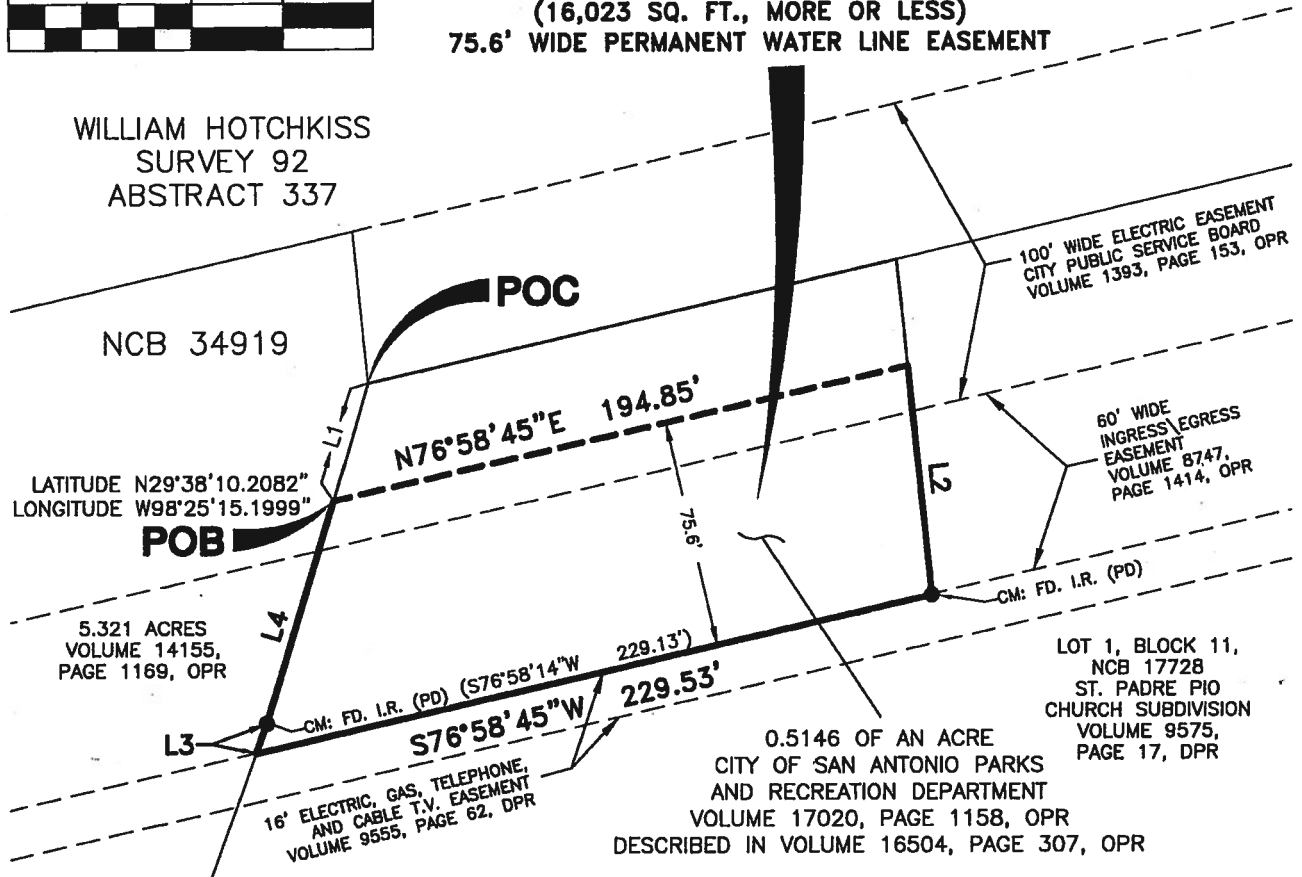
ANGELA M. CARLIN  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5981

PARCEL 70042  
 BEXAR COUNTY, TEXAS  
 VISTA RIDGE REGIONAL  
 SUPPLY PROJECT



**0.368 OF AN ACRE**  
 (16,023 SQ. FT., MORE OR LESS)  
 75.6' WIDE PERMANENT WATER LINE EASEMENT

WILLIAM HOTCHKISS  
 SURVEY 92  
 ABSTRACT 337



LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°41'27"W	40.30'
L2	S06°10'34"E	76.15'
L3	N19°34'35"E	10.50'
L4	N16°41'27"E	76.87'

LEGEND	
(PD)	CAP MARKED "PAPE DAWSON"
FD.	FOUND
I.R.	IRON ROD
CM	CONTROLLING MONUMENT
NCB	NEW CITY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(S82°54'04"W)	PARENT TRACT RECORD BEARING
(271.11)	PARENT TRACT RECORD DISTANCE

**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 100288-00

Date: Jun 09, 2016, 3:21pm User ID: D:\ayendecker  
 File: N:\CIVIL\7774-02\PARCELS\70 BEXAR\70042\70\_EASEMENT\_043 R3.dwg



Parcel Number: 70042  
County: Bexar  
Vista Ridge Regional Supply Project

**METES AND BOUNDS DESCRIPTION**  
**0.368 of an Acre (16,023 Square Foot)**  
**75.6-Foot Wide Permanent Water Line Easement**

A 0.368 of an acre, or 16,023 square feet more or less, 75.6-foot wide permanent water line easement on a 0.5146 of an acre tract of land conveyed to the City of San Antonio Parks and Recreation Department in a deed recorded in Volume 17020, Page 1158 of the Official Public Records of Bexar County, Texas, described in a deed recorded in Volume 16504, Page 307 of the Official Public Records of Bexar County, Texas, situated in the William Hotchkiss Survey No. 92, Abstract 337, now in New City Block 34919 in the City of San Antonio, Bexar County, Texas. Said 0.368 of an acre 75.6-foot wide permanent water line easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011), epoch 2010.00 and distances scaled to surface, displayed in U.S. Survey Feet:

**COMMENCING:** At the northwest corner of said 0.5146 of an acre tract, an east corner of a 5.321 acre tract of land described in a deed recorded in Volume 14155, Page 1169 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 16°41'27" W, along and with the common line between said 0.5146 of an acre tract and said 5.321 acre tract, a distance of 40.30 feet to a point with a latitude of N 29°38'10.2082" and a longitude of W 98°25'15.1999" for the POINT OF BEGINNING of herein described 75.6-foot wide permanent water line easement;

**THENCE:** N 76°58'45" E, departing said common line, over and across said 0.5146 acre tract, a distance of 194.85 feet to a point on the common line between said 0.5146 of an acre tract and Lot 1, Block 11, New City Block 17728, St. Padre Pio Church Subdivision, recorded in Volume 9575, Page 17 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the common line between said 0.5146 of an acre tract and said Lot 1, the following courses and distances:

S 06°10'34" E, a distance of 76.15 feet to a found iron rod with cap marked "PAPE DAWSON" at the southeast corner of said 0.5146 acre tract, a re-entrant corner of said Lot 1, and

S 76°58'45" W, a distance of 229.53 feet to a point on the east line of said 5.321 acre tract at the southwest corner of said 0.5146 of an acre tract, the northwest corner of said Lot 1;

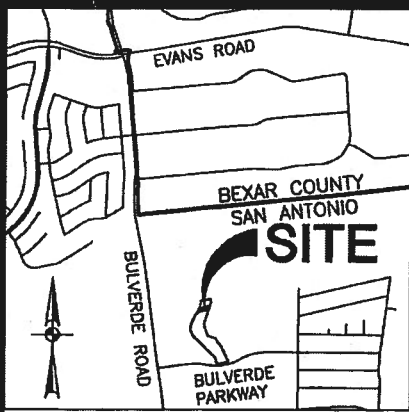
THENCE: N 19°34'35" E, along and with the common line between said 0.5146 of an acre tract and said 5.321 acre tract, a distance of 10.50 feet to a found iron rod with cap marked "PAPE DAWSON";

THENCE: N 16°41'27" E, continuing along and with said common line, a distance of 76.87 feet to the POINT OF BEGINNING, and containing 0.368 of an acre in the City of San Antonio, Bexar County, Texas. Said 75.6-foot wide permanent water line easement being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7774-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 26, 2015  
REVISED: June 3, 2016  
JOB NO. 7774-02ps  
DOC. ID. N:\CIVIL\7774-02\PARCELS\70 BEXAR\70042\70\_EASEMENT\_042 R3.docx



*[Handwritten signature]*  
6/9/16



**LOCATION MAP**

SCALE: 1" = 300'

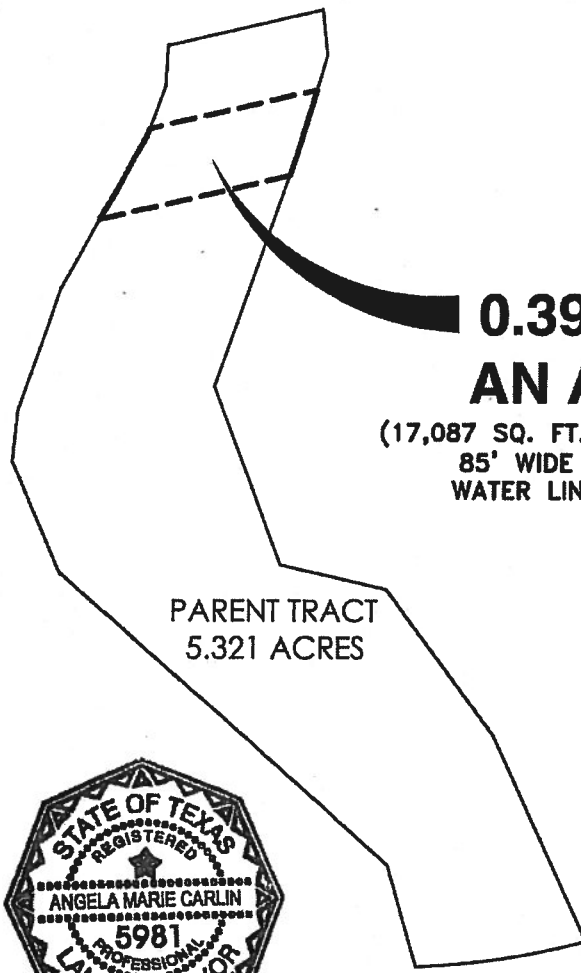
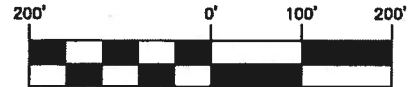
**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE SCALED TO SURFACE, DISPLAYED IN U.S. SURVEY FEET.

PARCEL 70043  
 BEXAR COUNTY, TEXAS  
 VISTA RIDGE REGIONAL  
 SUPPLY PROJECT



1 inch = 200'



**0.392 OF  
 AN ACRE**

(17,087 SQ. FT., MORE OR LESS)  
 85' WIDE PERMANENT  
 WATER LINE EASEMENT

PARENT TRACT  
 5.321 ACRES



I HEREBY CERTIFY TO CENTRAL TEXAS REGIONAL WATER SUPPLY COMPANY AND SAN ANTONIO WATER SYSTEM:

THAT THIS EASEMENT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT MEETS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*[Signature]* 6/9/16

ANGELA M. CARLIN  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5981



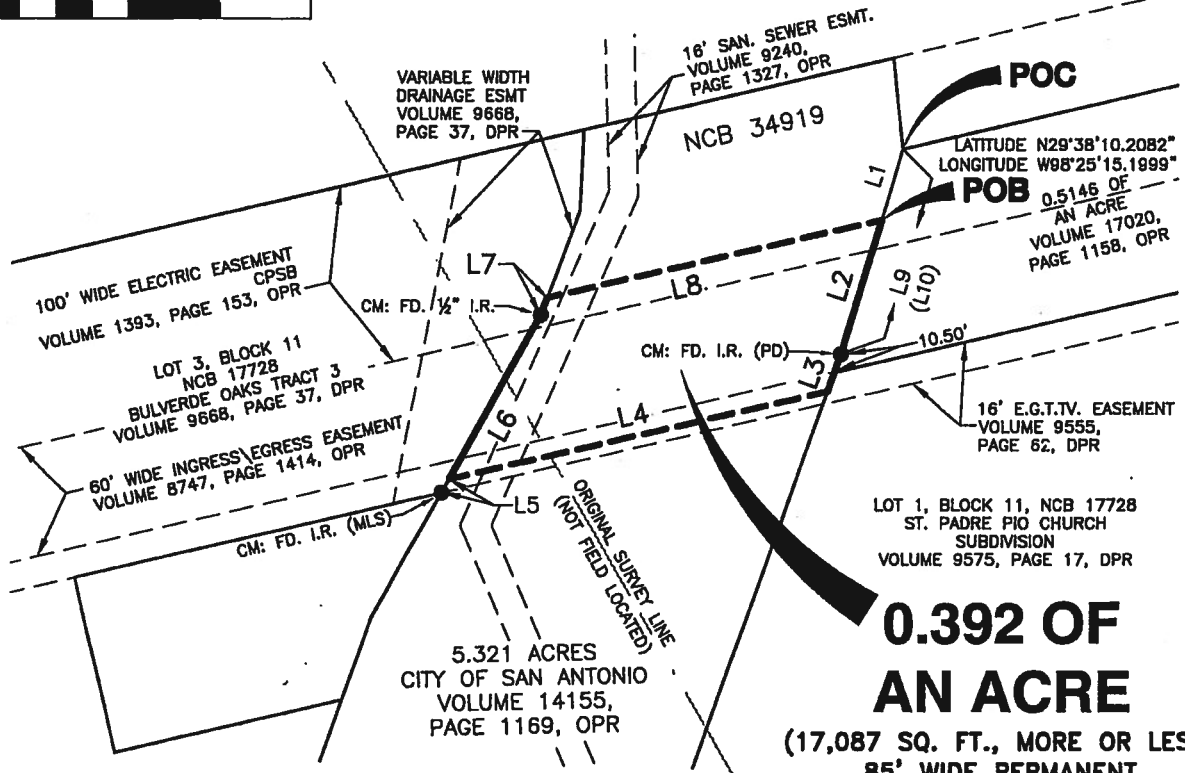
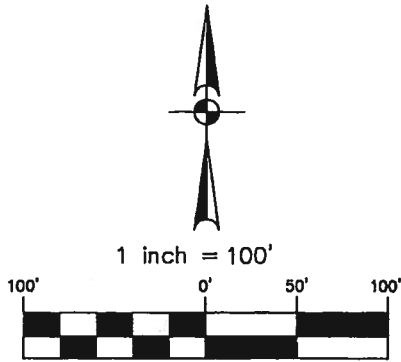
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 100288-00

Date: Jun 08, 2016, 5:07pm User ID: D:\ejendeker  
 File: N:\CML\7774-02\PARCELS\70 BEXAR\70043\70 EASEMENT\_043 A3.dwg

PARCEL 70043  
BEXAR COUNTY, TEXAS  
VISTA RIDGE REGIONAL  
SUPPLY PROJECT

WILLIAM HOTCHKISS  
SURVEY 92  
ABSTRACT 337



**0.392 OF  
AN ACRE**  
(17,087 SQ. FT., MORE OR LESS)  
85' WIDE PERMANENT  
WATER LINE EASEMENT

LEGEND	
CPSB	CITY PUBLIC SERVICE BOARD
(MLS)	CAP MARKED "MLS CO RPLS 4612"
(PD)	CAP MARKED "PAPE DAWSON"
FD.	FOUND
I.R.	IRON ROD
CM	CONTROLLING MONUMENT
NCB	NEW CITY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(S82°54'04"W)	PARENT TRACT RECORD BEARING
(271.11)	PARENT TRACT RECORD DISTANCE
E.G.T.V.	ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ROW	RIGHT-OF-WAY

CONSOLIDATED  
EL PASO IRRIGATION  
AND MANUFACTURING  
COMPANY  
SURVEY 397,  
ABSTRACT 924

LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°41'27"W	40.30'
L2	S16°41'27"W	76.87'
L3	S19°34'35"W	21.65'
L4	S76°58'45"W	213.91'
L5	S29°02'55"W	8.64'
L6	N29°02'55"E	103.11'
L7	N20°46'37"E	10.18'
L8	N76°58'45"E	188.93'
L9	S16°41'27"W	117.17'
(L10)	(S16°40'00"W)	(116.84')



2000 HW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.8000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 100288-00

Date: Jun 06, 2016, 8:45am User ID: D:\ayendecker  
File: N:\CML\7774-02\PARCELS\70\_BEXAR\70043\70\_EASEMENT\_043\_R3.dwg



Parcel Number: 70043  
County: Bexar  
Vista Ridge Regional Supply Project

**METES AND BOUNDS DESCRIPTION**  
**0.392 of an Acre (17,087 Square Foot)**  
**85-Foot Wide Permanent Water Line Easement**

A 0.392 of an acre, or 17,087 square feet more or less, 85-foot wide permanent water line easement on a 5.321 acre tract of land conveyed to the City of San Antonio and described in a deed recorded in Volume 14155, Page 1169 of the Official Public Records of Bexar County, Texas, situated in the Consolidated El Paso Irrigation and Manufacturing Company Survey No. 397, Abstract 924 and the William Hotchkiss Survey No. 92, Abstract 337, now in New City Block 34919 in the City of San Antonio, Bexar County, Texas. Said 0.392 of an acre, 85-foot wide permanent water line easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011), epoch 2010.00 and distances scaled to surface, displayed in U.S. Survey Feet:

**COMMENCING:** At an east corner of said 5.321 acre tract, the northwest corner of a 0.5146 of an acre tract of land conveyed to the City of San Antonio Parks and Recreation Department in a deed recorded in Volume 17020, Page 1158 of the Official Public Records of Bexar County, Texas, described in a deed recorded in Volume 16504, Page 307 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 16°41'27" W, along and with the common line between said 0.5146 of an acre tract and said 5.321 acre tract, a distance of 40.30 feet a point having a latitude of N 29°38'10.2082" and a longitude of W 98°25'15.1999" for the **POINT OF BEGINNING** of herein described 85-foot wide permanent water line easement;

**THENCE:** S 16°41'27" W, continuing along and with said common line, a distance of 76.87 feet to a found iron rod with cap marked "PAPE DAWSON" at another east corner of said 5.321 acre tract;

- THENCE: S 19°34'35" W, continuing along and with said common line, passing the southwest corner of said 0.5146 of an acre tract, a northwest corner of Lot 1, Block 11, New City Block 17728, St. Padre Pio Church Subdivision, recorded in Volume 9575, Page 17 of the Deed and Plat Records of Bexar County, Texas at a distance of 10.50 feet, now along the common line between said 5.321 acre tract and said Lot 1, an additional distance of 11.15 feet for a total distance of 21.65 feet to a point;
- THENCE: S 76°58'45" W, departing said common line, over and across said 5.321 acre tract, a distance of 213.91 feet to a point on the common line between said 5.321 acre tract and Lot 3, Block 11, New City Block 17728, Bulverde Oaks Tract 3, recorded in Volume 9668, Page 37 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 29°02'55" E, along and with said common line, a distance of 103.11 feet to a found ½ inch iron rod at a common corner between said 5.321 acre tract and said Lot 3;
- THENCE: N 20°46'37" E, continuing along and with said common line, a distance of 10.18 feet to a point;
- THENCE: N 76°58'45" E, departing said common line, over and across said 5.321 acre tract, a distance of 188.93 feet to the POINT OF BEGINNING, and containing 0.392 of an acre in the City of San Antonio, Bexar County, Texas. Said 85-foot wide permanent water line easement being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7774-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 24, 2015  
REVISED: June 7, 2016  
JOB NO. 7774-02  
DOC. ID. N:\CIVIL\7774-02\PARCELS\70 BEXAR\70043\70\_EASEMENT\_043 R3.docx

Page 4 of 4

  
6/9/16

