

FIELD NOTES
GRADING AND TEMPORARY CONSTRUCTION EASEMENT

Field notes of a 2.386 acre (103,953 square feet) tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 17639, and being over part of that 11.899 acre tract and that 5.857 acre tract, both conveyed to KSM Properties, LLC, and described in deed recorded in Volume 16545, Page 1175, and Volume 16088, Page 705, respectively, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin set at the northeast corner of this easement, said point being N 00° 31' 04" E. 580.35 feet and S 85° 31' 50" W. 45.17 feet from a 1/2" iron pin found in the north line of Lot 18, Block 13, N.C.B. 17642, Westover Valley Subdivision, Unit 1, according to plat recorded in Volume 9562, Page 166-169, Plat Records, and being the southwest corner of Lot 20, Block 13, N.C.B. 17642, Westover Valley Subdivision, Unit 2A, according to plat recorded in Volume 9566, Page 218, Plat Records, and also being the southeast corner of said 11.899 acre tract.

Thence S 00° 31' 04" W. 451.67 feet along a line 45' west of and parallel to the east line of said 11.899 acre tract, to a 1/2" iron pin set the southeast corner of this easement.

Thence along the south line of this easement, as follows:

S 45° 00' 19" W. 113.32 feet to a 1/2" iron pin set at an angle point.

N 89° 59' 17" W. 501.44 feet to a 1/2" iron pin set at an angle point.

N 89° 53' 06" W. 488.58 feet to a 1/2" iron pin set at an angle point.

N 89° 57' 08" W. 393.49 feet to a 1/2" iron pin set in the east line of a Variable Width Drainage Easement described in Volume 16089, Page 2370, being the southwest corner of this easement.

Thence N 21° 27' 44" E. 59.06 feet along the east line of said Variable Width Drainage Easement to a point at a northwest corner of this easement.

Thence along a line 100.00 feet north of and parallel to the south line of said 5.857 acre tract and said 11.899 acre tract, as follows:

S 89° 57' 08" E. 371.95 feet to an angle point.

S 89° 53' 06" E. 488.57 feet to an angle point.

S 89° 59' 17" E. 478.60 feet to an angle point.

N 45° 00' 19" E. 68.05 feet to a point at an interior corner of this easement.

Thence N 00° 31' 04" E. 424.38 feet along a line 100.00 feet west of and parallel to the west line of Westover Valley Subdivision, Unit 2A, to a point in the south line of an existing Drainage and Sanitary Sewer Easement described in Volume 14193, Page 1081, being a northwest corner of this easement.

Thence N 85° 31' 50" E. 55.21 feet along the south line of said existing Drainage and Sanitary Sewer Easement to the place of Beginning and covering 2.386 acres (103,953 square feet) of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

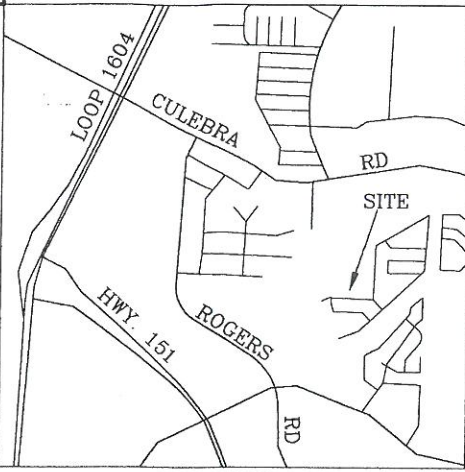
Job No. 028-15

RE: Plat – Bearing Source: Texas State Plane NAD 83
South Central Zone

Surveyed June 29, 2015

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020





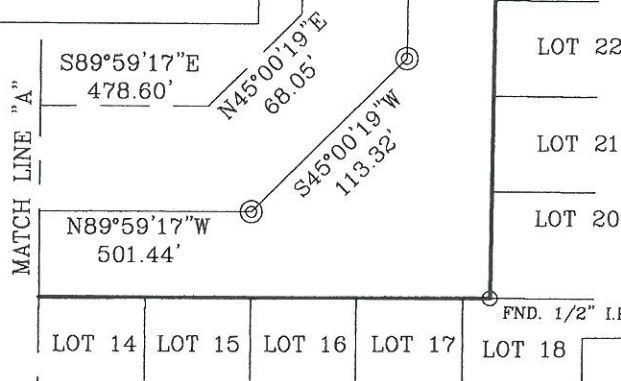
LOCATION MAP
N.T.S. NEW CITY BLOCK 17639
KSM PROPERTIES, LLC
11.899 ACRE TRACT
V. 16545, P 1175 O.P.R.

EXHIBIT OF
A 2.386 ACRE
(103,953 SQ. FT.)

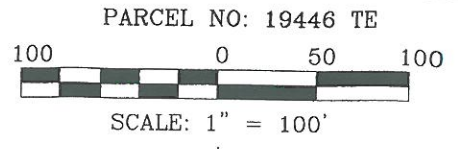
GRADING AND TEMPORARY CONSTRUCTION
EASEMENT OVER A PORTION OF THOSE TRACTS
CONVEYED TO KSM PROPERTIES, LLC., OUT OF
NEW CITY BLOCK 17639,
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.
PREPARED JUNE 24, 2015

LEGEND

- FND. 1/2" I.P.
- R.P.R. REAL PROPERTY RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- WATER METER
- ⊗ WATER VALVE
- ⊙ SET 1/2" IRON PIN WITH CAP (4020)
- ⊕ FIRE HYDRANT
- △ PROPOSED TOWER



LOT 14 LOT 15 LOT 16 LOT 17 LOT 18
BLOCK 13
N.C.B. 17642
WESTOVER VALLEY SUBDIVISION
UNIT 1
V. 9562, PGS 166-169



P.O.B.

- LOT 30
- LOT 29
- LOT 28
- LOT 27
- LOT 26
- LOT 25
- LOT 24
- LOT 23
- LOT 22
- LOT 21
- LOT 20

BLOCK 13
N.C.B. 17642

WESTOVER VALLEY SUBDIVISION
UNIT 2A
V. 9566, PG. 218

NOTES

1. FIELD NOTE DESCRIPTION PROVIDED
2. BEARING SOURCE TEXAS STATE PLANE
NAD 83 SOUTH CENTRAL ZONE
3. SET 1/2" IRON PINS HAVE ORANGE
PLASTIC CAP STAMPED "RPLS 4020"

SHEET 1 OF 3

SURVEYED: JUNE 29, 2015

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857

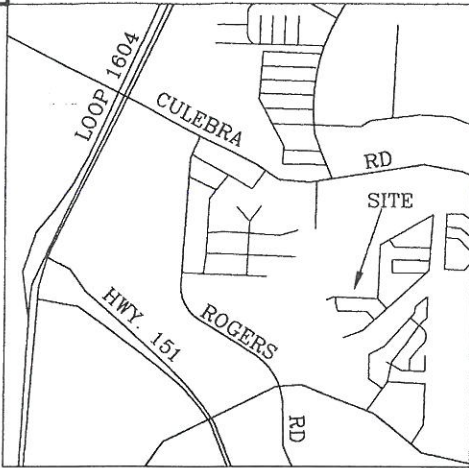


[Signature]
HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020
JOB NO. 028-15

PARCEL NO: 19446 TE



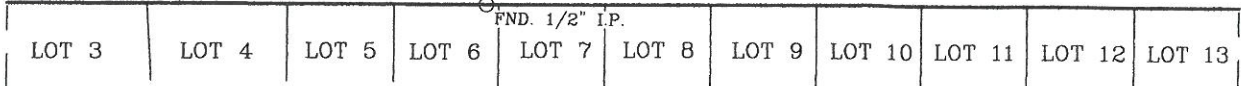
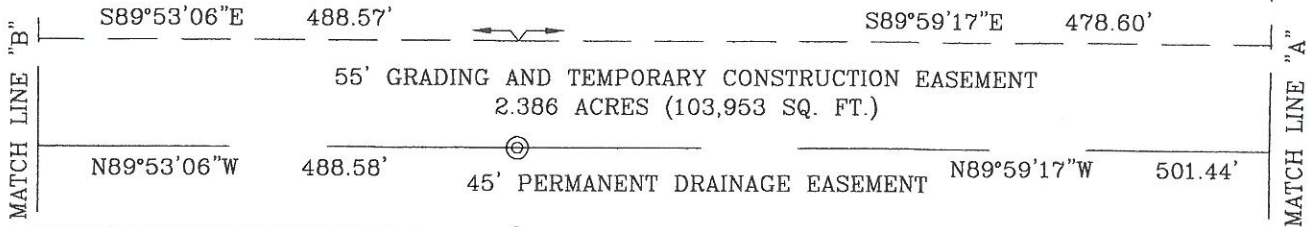
SCALE: 1" = 100'



LOCATION MAP
N.T.S.

NEW CITY BLOCK 17639

KSM PROPERTIES, LLC
11.899 ACRE TRACT
V. 16545, P 1175 O.P.R.



B L O C K 1 3
N.C.B. 17642
WESTOVER VALLEY SUBDIVISION
UNIT 1
V. 9562, PGS 166-169

- LEGEND**
- FND. 1/2" I.P.
 - R.P.R. REAL PROPERTY RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - WATER METER
 - ⊗ WATER VALVE
 - ⊙ SET 1/2" IRON PIN WITH CAP (4020)
 - ⊗ FIRE HYDRANT

- NOTES**
1. FIELD NOTE DESCRIPTION PROVIDED
 2. BEARING SOURCE TEXAS STATE PLANE NAD 83 SOUTH CENTRAL ZONE
 3. SET 1/2" IRON PINS HAVE ORANGE PLASTIC CAP STAMPED "RPLS 4020"

EXHIBIT OF
A 2.386 ACRE
(103,953 SQ. FT.)
GRADING AND TEMPORARY CONSTRUCTION
EASEMENT OVER A PORTION OF THOSE TRACTS
CONVEYED TO KSM PROPERTIES, LLC., OUT OF
NEW CITY BLOCK 17639,
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BEXAR COUNTY, TEXAS.
PREPARED JUNE 24, 2015

SHEET 2 OF 3

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857



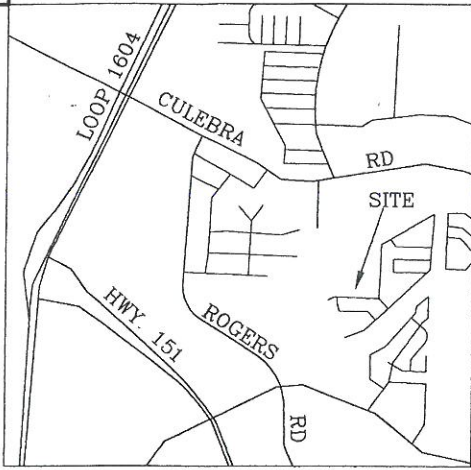

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

JOB NO. 028-15

PARCEL NO: 19446 TE



SCALE: 1" = 100'



LOCATION MAP
N.T.S.

NEW CITY BLOCK 17639

KSM PROPERTIES, LLC
5.857 ACRE TRACT
V. 16088, P. 705 O.P.R.

KSM PROPERTIES, LLC
11.899 ACRE TRACT
V. 16545, P. 1175

VARIABLE WIDTH EXISTING DRAINAGE ESM'T.
V. 16089, P. 2370 O.P.R.

S89°57'08"E 371.95'

S89°53'06"E 488.57'

N21°27'44"E 59.06'

55' GRADING AND TEMPORARY CONSTRUCTION EASEMENT
2.386 ACRES (103,953 SQ. FT.)

N89°57'08"W 393.49'

45' PERMANENT DRAINAGE EASEMENT

N89°53'06"W 488.58'

FND. 1/2" I.P.

FND. 1/2" I.P.

WESTOVER HILLS-PHASE VI OWNERS ASSOCIATION, INC.
1.596 ACRES
V. 12808, PGS. 1157 O.P.R.

LOT 1

LOT 2

BLOCK 13
N.C.B. 17642
WESTOVER VALLEY SUBDIVISION
UNIT 1
V. 9562, PGS 166-169

MATCH LINE "B"

LEGEND

- FND. 1/2" I.P.
- R.P.R. REAL PROPERTY RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- WATER METER
- ⊗ WATER VALVE
- ⊙ SET 1/2" IRON PIN WITH CAP (4020)
- ⊛ FIRE HYDRANT

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SHEET 3 OF 3

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