

AN ORDINANCE 2014-06-05-0386

**FOR RIGHT-OF-WAY ACQUISITION OF 0.904 ACRES OF LAND FOR THE HAUSMAN ROAD (LOOP 1604 TO IH-10) 2012 – 2017 BOND PROGRAM PROJECT AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION OR CONDEMNATION LOCATED IN NCBS 14615, 14861, 14890, 16331, AND 18919, LOCATED IN COUNCIL DISTRICT 8; AND DECLARING IT TO BE A PUBLIC USE PROJECT FOR THE ACQUISITION AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$385,000.00, PAYABLE TO THE SELECTED TITLE COMPANY, FOR LAND, RELOCATION, LITIGATION EXPENSES AND ASSOCIATED TITLE FEES.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio (“City”) desires to acquire fee simple title of privately owned real property in Council District 8 as part of the Hausman Road (Loop 1604 To IH 10) Project; and

**WHEREAS**, this Project is in the best interest of the health, safety and welfare of the public; and

**WHEREAS**, it is necessary to obtain and acquire fee simple title of privately owned real property as part of the Project as further described in SECTION 2 below;

**WHEREAS**, the acquisitions will be used for the reconstruction and widening of Hausman Road from Loop 1604 to IH 10, with curbs, sidewalks, bike lanes, a 10-ft shared-use path on the south side, traffic signals and drainage improvements;

**WHEREAS**, funds for the property acquisitions are available from previously authorized 2012-2017 Bond Program funds and the project is a part of the FY 2014 - FY 2019 Capital Improvement Program; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** A public use and necessity is hereby declared for the City of San Antonio to acquire fee simple title of privately owned real property in Council District 8, by negotiation and/or condemnation, as part of the Hausman Road (Loop 1604 To IH 10) Project of approximately 0.904 acres in a portion of eight parcels as described below:

<b>Parcel Number</b>	<b>Legal Description</b>
19065	0.007 acres (306 sq. ft) out of a 5.778 acre tract, NCB 14615, I. Stone Survey No. 352, Abstract 713
19066	0.311 acres (13,537 sq. ft) out of a 19.882 acre variable width drainage right-of-way, NCB 16331, A. Prue Survey No. 20, Abstract 574

19066A	0.058 acres (2,516 sq. ft) out Lot 2, Block 2, Maverick Creek Unit 1, P.U.D., NCB 16331
19072	0.027 acres (1,177 sq. ft) out of a 1.256 acre tract, NCB 14861, A. Prue Survey No. 20, Abstract 574
19073	0.011 acre (499 sq. ft) out of Lot 1, Block 1, Laurel Glen Subdivision, NCB 18919
19074	0.047 acres (2,052 sq. ft) out of a 2.169 acre tract, NCB 14861, A. Prue Survey No. 20, Abstract 574
19077	0.117 acres (5,078 sq. ft) out of a 36.55 acre tract, NCB 14861, A. Prue Survey No. 20, Abstract 574
19084	0.326 acres (14,210 sq. ft) out of a 116.64 acre tract, NCB 14890, A. Prue Survey No. 20, Abstract 574

The Project is depicted in **Exhibit A** and more particularly described by metes and bounds in **Exhibits B through I** and incorporated herein for all purposes. Collectively, the properties may be referred to as the “Property.”

**SECTION 2.** The City Manager, or her designee, is hereby authorized to direct the City Attorney to institute and prosecute to conclusion all necessary proceedings to condemn such properties if the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

**SECTION 3.** Payment in the amount of \$385,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00420, Hausman Road (Loop 1604 to IH 10), is authorized to be encumbered and made payable to the selected title company for land, relocation, litigation expenses and associated title fees of eight parcels or 0.904 acres of privately owned real property located at NCBs 14615, 14861, 14890, 16331, and 18919 in Council District 8 in Bexar County, Texas. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

**SECTION 4.** The acquisition of property must be coordinated through the city's Finance Department to assure the addition of these assets into the City's financial records and to record the proper accounting transactions.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value, to execute sales agreements purchasing the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

**SECTION 7.** In the event that the City negotiations fail and staff is unable to acquire one or more parcels from the property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The City Attorney is hereby authorized to retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

**SECTION 8.** This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

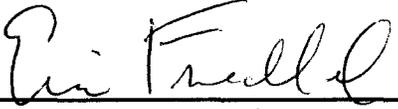
**PASSED and APPROVED** this 5<sup>th</sup> day of **June**, 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

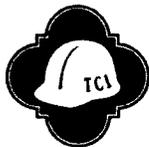
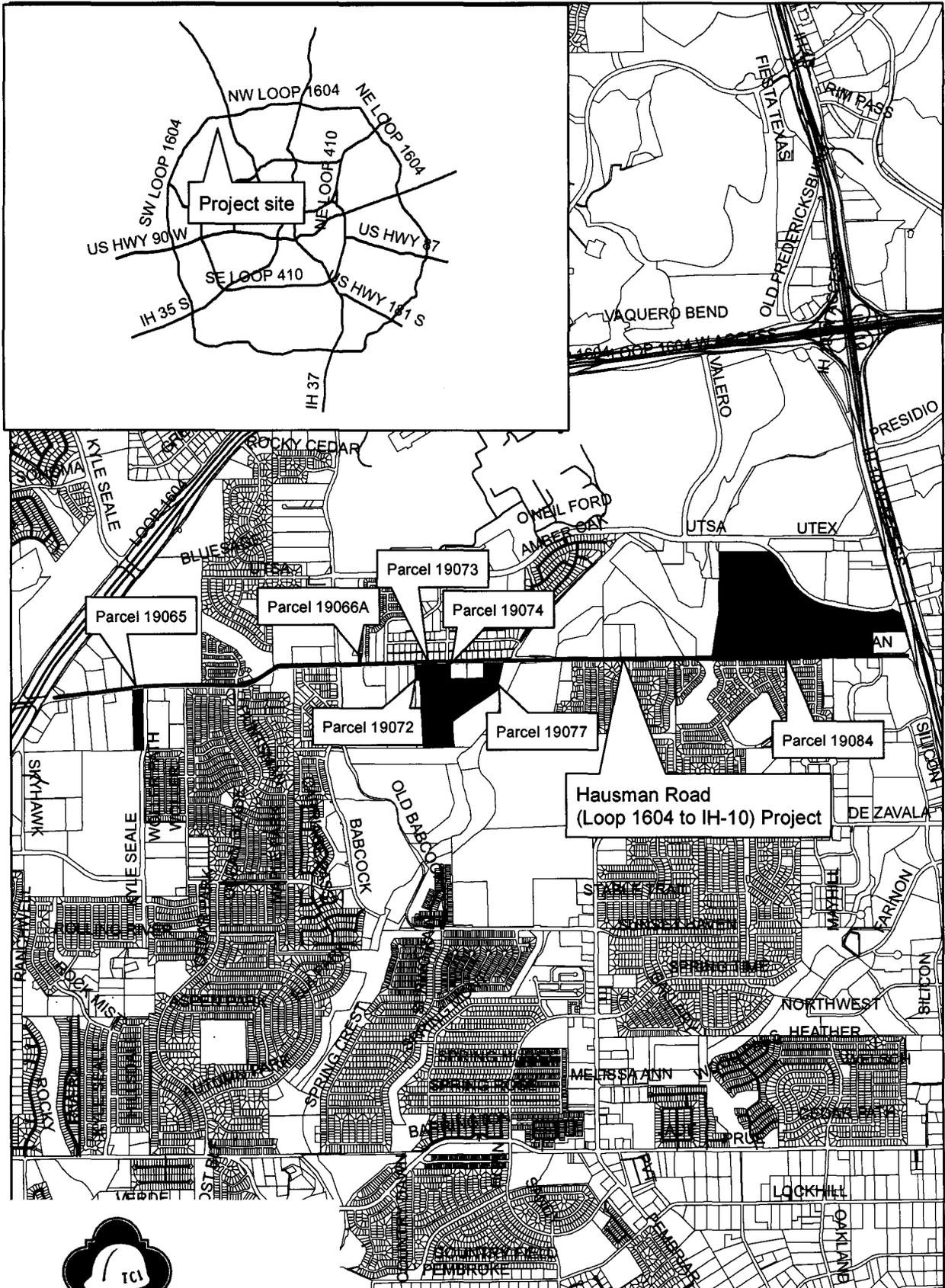
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	7
<b>Date:</b>	06/05/2014
<b>Time:</b>	09:34:46 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	An Ordinance for right-of-way acquisition of .593 acres of land for the Hausman Road (Loop 1604 to IH-10) 2012 - 2017 Bond Program Project authorizing the acquisition through negotiation or condemnation located in NCBs 14615, 14861, 14890, 16331, and 18919, located in Council District 8; and declaring it to be a public use project for the acquisition and authorizing expenditures not to exceed \$385,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

# Hausman Road (Loop 1604 to IH-10) Project



Parcel No.: 19065

Project Name: Hausman Road

Project Number: 40-00256

40-00425

40-00420

Owner's Name: Keith A. Harp and  
wife, Barbara J. Harp

Page 1 of 3

**FEE SIMPLE  
FIELD NOTES  
DESCRIPTION OF HAUSMAN ROAD RIGHT-OF-WAY  
0.007 OF ONE ACRE (306 SQ. FT.) PARCEL OF LAND**

Being a 0.007 of one acre (306 square feet) parcel of land, being out of and part of a 5.778 acre tract of land, New City Block (N.C.B.) 14615, I. Stone Survey No. 352, Abstract 713, City of San Antonio, Bexar County, Texas, being described in a deed to Keith A. Harp and wife, Barbara J. Harp filed in Volume 2063, Page 797, Official Public Records of Real Property, Bexar County, Texas, which said 0.007 of one acre (306 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar found at the intersection of the existing south right-of-way line of Hausman Road and the existing west right-of-way line of Kyle Seale Parkway, at the southwest corner of said intersection and the northeast corner of said 5.778 acre tract, and of this parcel;

**THENCE** South 01°09'00" East (L1), coincident with said existing west right-of-way line and the east line of said 5.778 acre tract, a distance of 37.72 feet (L1) to a 1/2" rebar with a "CEC" plastic cap set, for the southeast corner of this parcel, from which a 1/2" rebar with a "CUDE" plastic cap found at the common corner of said 5.778 acre tract and Lot 7, Block 6, O'Connor / Clark Reliever High School Subdivision, N.C.B. 14616, as shown in Volume 9570, Pages 172-173, Deed and Plat Records of Bexar County, Texas, bears South 01°09'00" East, a distance of 1206.60 feet;

**THENCE** Departing said existing west right-of-way line and said east line of 5.778 acre tract, crossing said 5.778 acre tract, curving to the left, having a radius of 35.00 feet (C1), an arc length of 57.81 feet, a central angle of 94°38'23", a chord bearing North 47°45'58" West, and chord distance of 51.46 feet to a 1/2" rebar with a "CEC plastic cap set, on the existing south right-of-way line of said Hausman Road and the north line of said 5.778 acre tract, for the northwest corner of this parcel, from which a 1/2" rebar found at the northwest corner of said 5.778 acre tract bears along a curve to the left, having a radius of 2824.93 feet (C3), an arc length of 142.59 feet, a central angle of 02°53'31", a chord bearing of South 83°23'37" West, and chord distance of 142.57 feet, and continuing a bearing of South 81°57'30" West, a distance of 25.34 feet;

**EXHIBIT "B"**

Parcel No.: 19065

Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 3

**THENCE** Coincident with said existing south right-of-line of Hausman Road and the north line of said 5.778 acre tract, curving to the right, having a radius of 2824.93 feet (C2), an arc length of 37.47 feet, a central angle of 00°45'36", a chord bearing of North 85°13'11" East and chord distance of 37.47 feet to the **POINT OF BEGINNING** and containing 0.007 of one acre (306 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	5.778 Acres
Parcel 19065	0.007 Acre
Remainder	5.771 Acres

Notes:

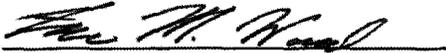
All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

10-14-13  
Date



HAUSMAN ROAD  
PARCEL NO.: 19065

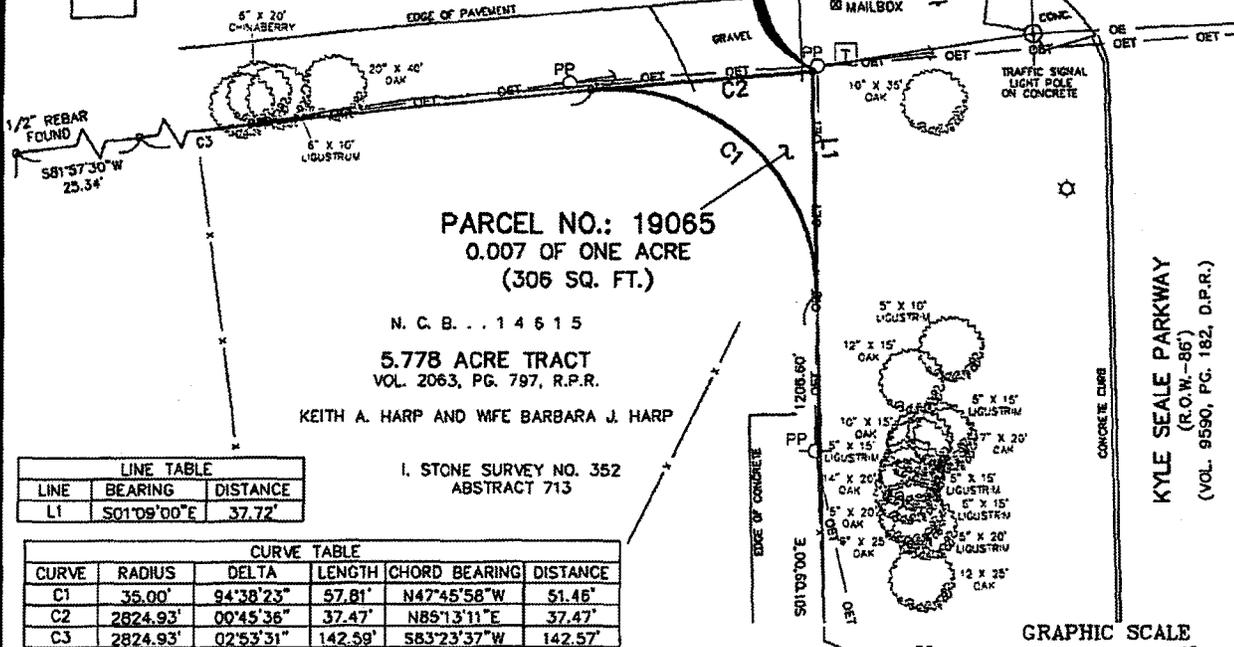
NOT TO SCALE  
5.778 ACRE TRACT

ACREAGE SUMMARY	
PARENT TRACT	5.778 ACRES
PARCEL 19065	0.007 OF ONE ACRE
REMAINDER	5.771 ACRES

PARCEL NO.: 19065  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: KEITH A. HARP AND WIFE BARBARA J. HARP

POINT OF BEGINNING  
1/2" REBAR FOUND  
N: 13758244.4300  
E: 2081618.6510

HAUSMAN ROAD  
(R.O.W. - VARIES, 80' MIN.)



PARCEL NO.: 19065  
0.007 OF ONE ACRE  
(306 SQ. FT.)

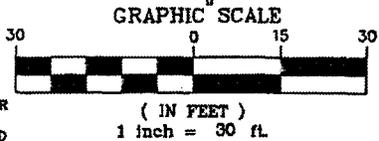
N. C. B. . . 14615  
5.778 ACRE TRACT  
VOL. 2063, PG. 797, R.P.R.

KEITH A. HARP AND WIFE BARBARA J. HARP

I. STONE SURVEY NO. 352  
ABSTRACT 713

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°09'00"E	37.72'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	DISTANCE
C1	35.00'	94°38'23"	57.81'	N47°45'58"W	51.45'
C2	2824.93'	00°45'36"	37.47'	N85°13'11"E	37.47'
C3	2824.93'	02°53'31"	142.59'	S83°23'37"W	142.57'



**NOTES**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 10/8/2013.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- EVERY DOCUMENT OR RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE PROVIDED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION:  
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

B. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**LEGEND**

- ☆ LIGHT POLE
- TELEPHONE PEDISTAL
- PP POWER POLE
- OET — OVERHEAD ELECTRIC & TELEPHONE
- GUY WIRE
- SIGN (TYP.)
- TREE DIA. X SPREAD SPECIES



**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11660 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78220  
P) 210.641.9999  
F) 210.641.8440  
Email: survey@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.007 OF ONE ACRE OF LAND, OUT OF A 5.778  
ACRE TRACT,  
A 5.778 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14615, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	10/03/13
JOB NUMBER	ED010500
SHEET	3
OF	3

Saws Parcel No.: P13-265

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Grantor's Name: City of San  
Antonio

Page 1 of 5

EASEMENT  
FIELD NOTES  
DESCRIPTION OF PERMANENT WATER AND SEWER EASEMENT  
0.311 OF ONE ACRE (13,537 SQ. FT.) PARCEL OF LAND

Being a 0.311 of one acre (13,537 square feet) parcel of land, being out of and part of a 19.882 acre variable width drainage right-of-way as shown and dedicated on the subdivision plat establishing Maverick Creek Unit 1, P.U.D. as shown in Volume 9555, Page 196, Deed and Plat Records, Bexar County, Texas, New City Block (N.C.B.) 16331, A. Prue Survey No. 20, Abstract 574, City of San Antonio, Bexar County, Texas, which said 0.311 of one acre (13,537 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set on the common line of said drainage right-of-way and a 0.256 acre tract of land known as Lot 2 as shown on said Maverick Creek Unit 1, P.U.D., being described in Volume 10867, Page 879, Official Public Records of Real Property, Bexar County, Texas, for the southeast corner of this parcel from which a 1/2" rebar found on the north line of Hausman Road at the common corner of the drainage right-of-way and said Lot 2 bears, South 01°30'52" West, a distance of 14.03 feet;

**THENCE** South 88°03'15" West, departing said common line, coincident with the north line of a 14 foot Electric, Gas, Telephone and Cable TV Easement as shown on the subdivision plat of said Maverick Creek Unit 1, P.U.D., a distance of 364.51 feet to a 1/2" rebar with a "CEC" plastic cap set on the northeast cut back line of Hausman Road to Babcock Road, for the southwest corner of this parcel;

**THENCE** North 47°25'21" West coincident with said cut back line, a distance of 34.87 feet to a 1/2" rebar with a "BROWN" cap found at the north corner of the cut back line, an angle point of this parcel;

**THENCE** North 02°53'24" West, continuing coincident with the east right-of-way line of Babcock Road, a distance of 10.55 feet to a 1/2" rebar with a "CEC" plastic cap set, the northwest corner of this parcel;

**EXHIBIT "C"**

Saws Parcel No.: P13-265

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 5

**THENCE** North 88°03'38" East, departing said common line, crossing said drainage right-of-way, a distance of 392.16 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned common line of the drainage right-of-way and Lot 2, for the northeast corner of this parcel;

**THENCE** South 01°30'52" West, coincident with said common line, a distance of 35.06 feet to a to the **POINT OF BEGINNING** and containing 0.311 of one acre (13,537 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	19.882 Acres
Easement	0.311 Acres

Notes:

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

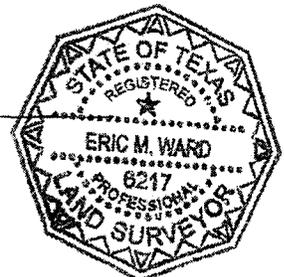
This survey does not constitute a title search by the surveyor. Some information regarding record easements, adjoiners and other documents that might affect the quality of title to the tract shown hereon was gained from the title commitment prepared by Alamo Title Insurance Company, GF No. 4002003035 with an effective date of November 1, 2013 and issued March 4, 2014.

An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

3-6-14  
Date



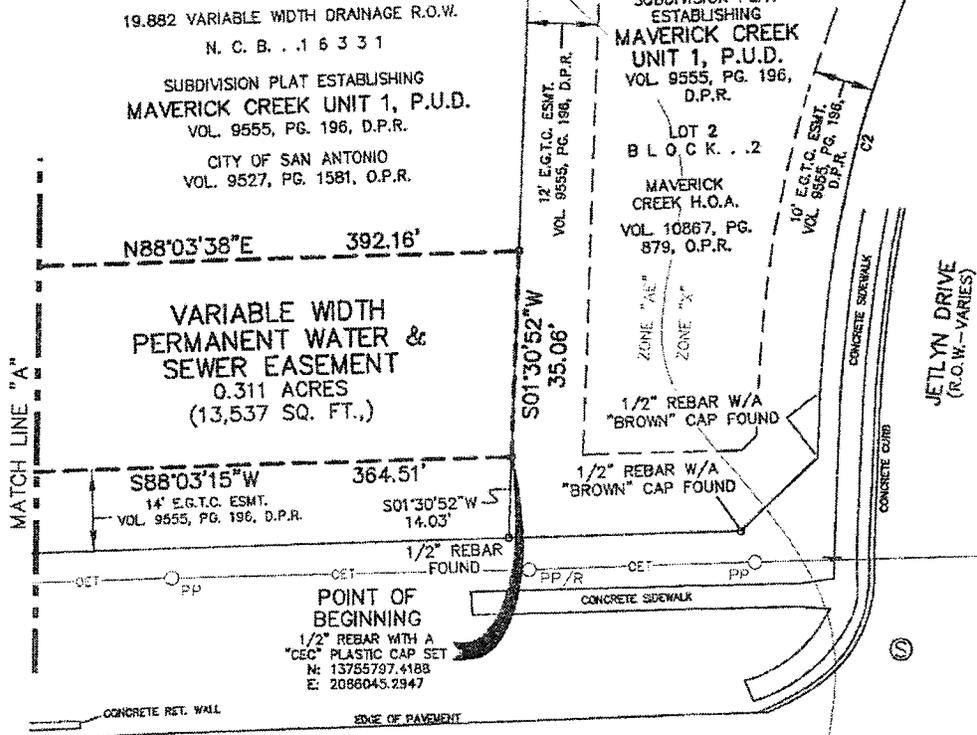


LOCATION MAP  
NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	19.882 ACRES
EASEMENT	0.311 OF ONE ACRE

FLOOD ZONE ACREAGE SUMMARY	
PARCEL P13-265	0.311 OF ONE ACRE
FLOOD ZONE "AE"	0.308 OF ONE ACRE
FLOOD ZONE "X"	0.003 OF ONE ACRE

PROJECT NAME: HAUSMAN ROAD  
SAWS PARCEL NO. P13-265  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: EASEMENT  
GRANTOR'S NAME: CITY OF SAN ANTONIO

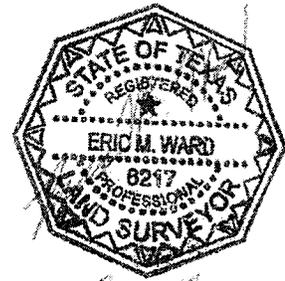
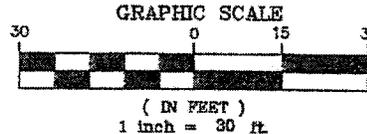


NOTES

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 10/29/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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 COMPANY, GF No. 4002003035 WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2013, AND ISSUED MARCH 4, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION:  
ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.  
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

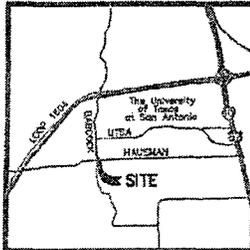


LEGEND

- ⊙ SANITARY SEWER MANHOLE
- PP/R POWER POLE WITH RISER
- PP POWER POLE
- ← GUY WIRE
- OET— OVERHEAD ELECTRIC & TELEPHONE

**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11560 L.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.841.9999  
F) 210.841.6440  
Email: survey@cec-texas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

SURVEY PLAT SHOWING		DATE
HAUSMAN ROAD PERMANENT WATER AND SEWER EASEMENT, 0.311 OF ONE ACRE OF LAND, IN A 19.882 ACRE VARIABLE WIDTH DRAINAGE R.O.W.,		10/25/13
A 19.882 ACRE VARIABLE WIDTH DRAINAGE R.O.W., NEW CITY BLOCK (N.C.B.) 16331, SAN ANTONIO, BEXAR COUNTY, TEXAS		JOB NUMBER E0410500
		SHEET 3
		OF 5

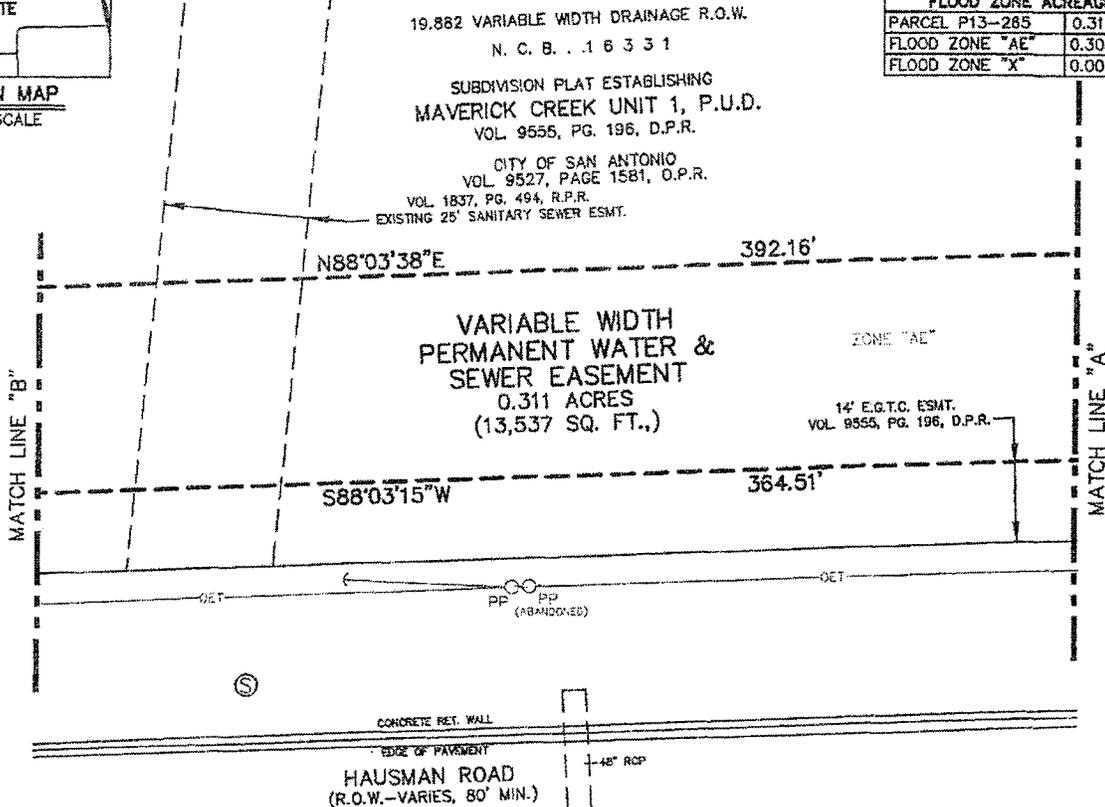


LOCATION MAP  
NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	19.882 ACRES
EASEMENT	0.311 OF ONE ACRE

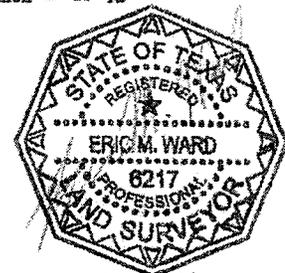
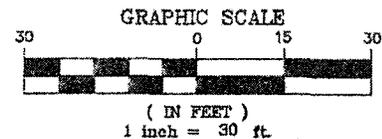
PROJECT NAME: HAUSMAN ROAD  
SAWS PARCEL NO. P13-265  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: EASEMENT  
GRANTOR'S NAME: CITY OF SAN ANTONIO

FLOOD ZONE ACREAGE SUMMARY	
PARCEL P13-265	0.311 OF ONE ACRE
FLOOD ZONE "AE"	0.308 OF ONE ACRE
FLOOD ZONE "X"	0.003 OF ONE ACRE



NOTES

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 10/29/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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 COMPANY, OF No. 4002003035 WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2013, AND ISSUED MARCH 4, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.



3-10-14

LEGEND

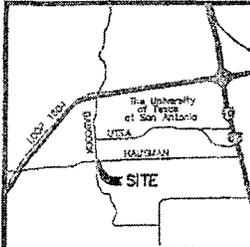
- RCP REINFORCED CONCRETE PIPE
- PP POWER POLE
- GUY WIRE
- OET OVERHEAD ELECTRIC & TELEPHONE
- X WIRE FENCE LINE
- S SANITARY SEWER MANHOLE

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

**CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.**  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78290  
P) 210.641.9999  
F) 210.641.8440  
Email: survey@cec-texas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
HAUSMAN ROAD PERMANENT WATER AND SEWER EASEMENT,  
0.311 OF ONE ACRE OF LAND, IN A 19.882 ACRE VARIABLE  
WIDTH DRAINAGE R.O.W.,  
A 19.882 ACRE VARIABLE WIDTH DRAINAGE R.O.W., NEW CITY  
BLOCK (N.C.B.) 16331, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	10/25/13
JOB NUMBER	E0410500
SHEET	4
OF	5



LOCATION MAP  
NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	19.882 ACRES
EASEMENT	0.311 OF ONE ACRE

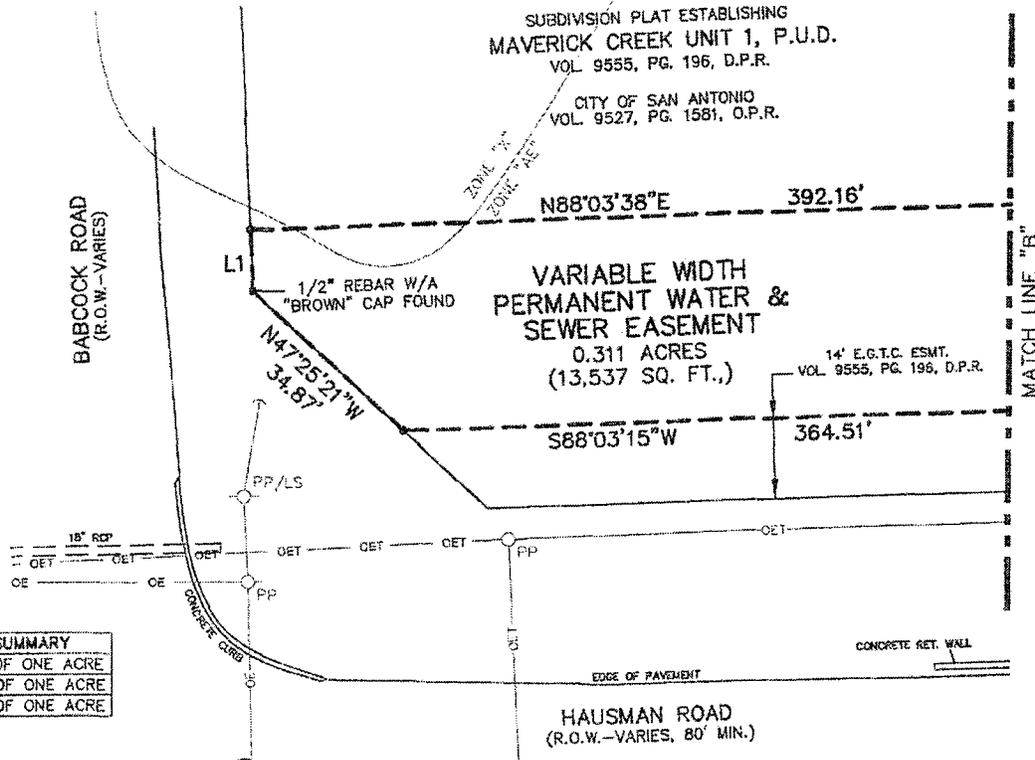
LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°53'24"W	10.55'

PROJECT NAME: HAUSMAN ROAD  
SAWS PARCEL NO. P13-265  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: EASEMENT  
GRANTOR'S NAME: CITY OF SAN ANTONIO

19.882 VARIABLE WIDTH DRAINAGE R.O.W.  
N. C. B. . 1 6 3 1

SUBDIVISION PLAT ESTABLISHING  
MAVERICK CREEK UNIT 1, P.U.D.  
VOL. 9555, PG. 196, D.P.R.

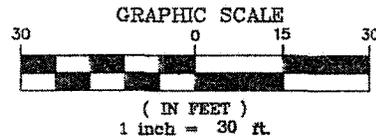
CITY OF SAN ANTONIO  
VOL. 9527, PG. 1581, O.P.R.



FLOOD ZONE ACREAGE SUMMARY	
PARCEL P13-265	0.311 OF ONE ACRE
FLOOD ZONE "AE"	0.308 OF ONE ACRE
FLOOD ZONE "X"	0.003 OF ONE ACRE

NOTES

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 10/29/2013.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.



LEGEND

- RCP REINFORCED CONCRETE PIPE
- PP POWER POLE
- GUY WIRE
- OE OVERHEAD ELECTRIC
- OET OVERHEAD ELECTRIC & TELEPHONE

FLOOD ZONE EXPLANATION:

- ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.
- ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

<p><b>CIVIL ENGINEERING CONSULTANTS</b> <b>DON DURDEN, INC.</b> 11560 L.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: survey@cecotexas.com Engineering No.: F-2214 Surveying No.: 100410-00</p>	<b>SURVEY PLAT SHOWING</b>		DATE
	HAUSMAN ROAD PERMANENT WATER AND SEWER EASEMENT, 0.311 OF ONE ACRE OF LAND, IN A 19.882 ACRE VARIABLE WIDTH DRAINAGE R.O.W.,		10/25/13
	A 19.882 ACRE VARIABLE WIDTH DRAINAGE R.O.W., NEW CITY BLOCK (N.C.B.) 16331, SAN ANTONIO, BEXAR COUNTY, TEXAS		JOB NUMBER
			E0410500
		SHEET	5
		OF	5

Parcel No.: 19066A D.E.

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Owner's Name: Maverick Creek  
(San Antonio)  
Homeowner's  
Association Inc.

Page 1 of 3

**EASEMENT  
FIELD NOTES  
DESCRIPTION OF A VARIABLE WIDTH DRAINAGE EASEMENT  
0.058 OF ONE ACRE (2,516 SQ. FT.) PARCEL OF LAND**

Being a 0.058 of one acre (2,516 square feet) parcel of land, being out of and part of Lot 2, Block 2, Maverick Creek Unit 1, P.U.D. as shown in Volume 9555, Page 196, Deed and Plat Records, Bexar County, Texas, New City Block (N.C.B.) 16331, A. Prue Survey No. 20, Abstract 574, City of San Antonio, Bexar County, Texas, being described in a deed to the Maverick Creek Homeowner's Association Inc. in Volume 10867, Page 879, Official Public Records of Real Property, Bexar County, Texas, which said 0.058 of one acre (2,516 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar found on the north right-of-way line of Hausman Road, at the common corner of said Lot 2 and a 19.882 acre variable width drainage right-of-way as shown on said Maverick Creek Unit 1, P.U.D., for the southwest corner of this parcel;

**THENCE** North 01°30'52" East, departing said right-of-way line, coincident with the common line of said Lot 2 and said drainage right-of-way, a distance of 49.50 feet to a 1/2" rebar with a "CEC" plastic cap set, for the northwest corner of this parcel;

**THENCE** North 88°03'38" East, departing said common line, a distance of 53.96 feet to a 1/2" rebar with a "CEC" plastic cap set at the northeast corner of this parcel on the west right-of-way line of Jetlyn Drive in a curve, from which the point of curvature of said curve, a 1/2" rebar with a "BROWN" cap found bears, in a northerly direction and on a curve to the right, having a radius of 202.19 feet, an arc length of 35.41 feet, a central angle of 10°02'07", a chord bearing of North 14°05'19" East, and chord distance of 35.37 feet;

**THENCE** coincident with said right-of-way line in a southerly direction, and curving to the left (C1), having a radius of 202.19 feet, an arc length of 26.33 feet, a central angle of 07°27'41", a chord bearing South 05°20'26" West, and chord distance of 26.31 feet to a 1/2" rebar with a "BROWN" cap found, a point of tangency of this parcel;

**EXHIBIT "D"**

Parcel No.: 19066A D.E.

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 3

**THENCE** South 01°30'52" West (L1), continuing coincident with said right-of-way line, a distance of 10.95 feet (L1) to a 1/2" rebar with a "BROWN" cap found on the northwest cut back line of said Jetlyn Drive, an angle point of this parcel;

**THENCE** South 45°25'02" West (L2), coincident with said cut back line, a distance of 18.27 feet (L2) to a 1/2" rebar with a "BROWN" cap found on the aforementioned north right-of-way line of Hausman Road, for the most southerly southeast corner of this parcel;

**THENCE** South 88°03'15" West, coincident with said north right-of-way line, a distance of 39.51 feet to a to the **POINT OF BEGINNING** and containing 0.058 of one acre (2,516 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.256 Acre
Easement	0.058 Acre

Notes:

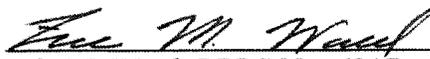
All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

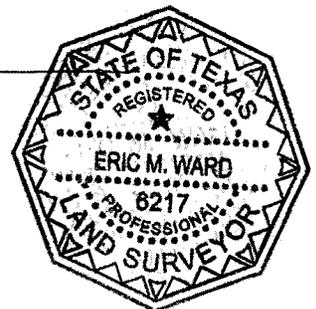
The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

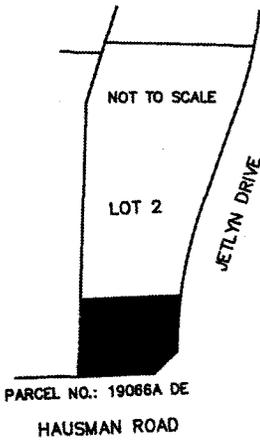
An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

12-6-13  
Date





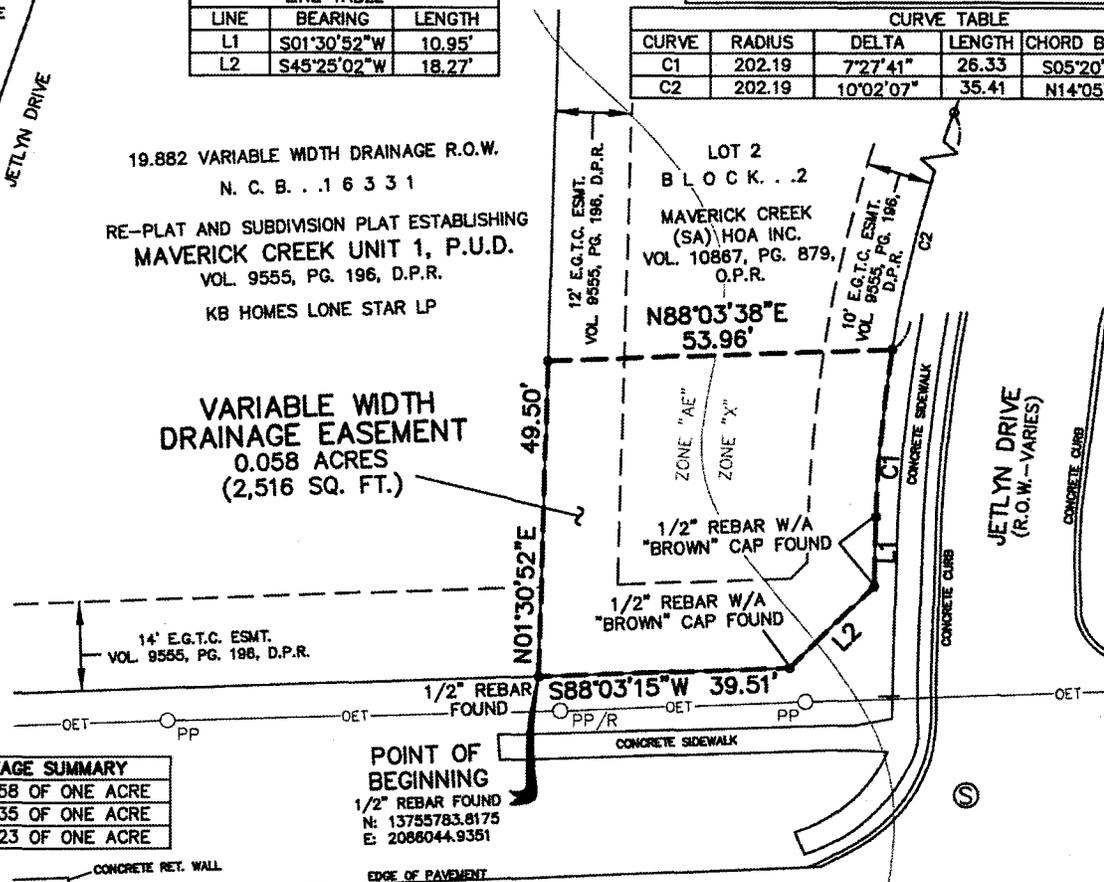
ACREAGE SUMMARY	
PARENT TRACT	0.256 ACRES
EASEMENT	0.058 OF ONE ACRE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°30'52"W	10.95'
L2	S45°25'02"W	18.27'

PARCEL NO.: 19066A D.E.  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: EASEMENT  
 OWNER'S NAME: MAVERICK CREEK (SA) HOA INC.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	DISTANCE
C1	202.19	7°27'41"	26.33	S05°20'26"W	26.31
C2	202.19	10°02'07"	35.41	N14°05'19"E	35.37

19.882 VARIABLE WIDTH DRAINAGE R.O.W.  
 N. C. B. . . 1 6 3 3 1  
 RE-PLAT AND SUBDIVISION PLAT ESTABLISHING  
 MAVERICK CREEK UNIT 1, P.U.D.  
 VOL. 9555, PG. 196, D.P.R.  
 KB HOMES LONE STAR LP



FLOOD ZONE ACREAGE SUMMARY	
EASEMENT	0.058 OF ONE ACRE
ZONE "AE"	0.035 OF ONE ACRE
ZONE "X"	0.023 OF ONE ACRE

POINT OF BEGINNING  
 1/2" REBAR FOUND  
 N: 13755783.8175  
 E: 2086044.9351

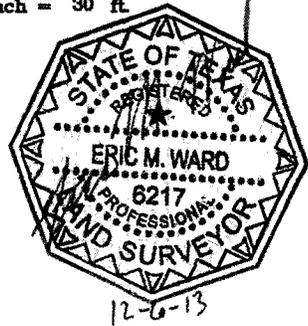
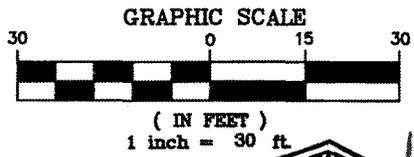
**NOTES**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 11/29/2013.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- EVERY DOCUMENT OR RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE PROVIDED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION:  
 ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.  
 ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

HAUSMAN ROAD  
 (R.O.W.-VARIES, 80' MIN.)



**LEGEND**

- PP/R POWER POLE WITH RISER
- PP POWER POLE
- ← GUY WIRE
- OET OVERHEAD ELECTRIC & TELEPHONE
- ⊕ SIGN (TYP.)
- ⊙ SANITARY SEWER MANHOLE

**SURVEY PLAT SHOWING**  
 VARIABLE WIDTH DRAINAGE EASEMENT,  
 0.058 OF ONE ACRE OF LAND, IN LOT 2,  
 LOT 2, BLOCK 2, REPLAT ESTABLISHING MAVERICK CREEK  
 UNIT 1, P.U.D., NEW CITY BLOCK (N.C.B.) 16331, SAN  
 ANTONIO, BEXAR COUNTY, TEXAS

DATE	11/15/13
JOB NUMBER	E0410500
SHEET	3
OF	3

Parcel No.: 19072

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Owner's Name: Scott Woldhagen  
and wife Peggy  
Ann Woldhagen

Page 1 of 4

**FEE SIMPLE  
FIELD NOTES  
DESCRIPTION OF A HAUSMAN ROAD RIGHT-OF-WAY  
0.027 OF ONE ACRE (1,177 SQ. FT.) PARCEL OF LAND**

Being a 0.027 of one acre (1,177 square feet) parcel of land, being out of and part of a 1.256 acre tract of land, New City Block (N.C.B.) 14861, A. Prue Survey No. 20, Abstract 574, in the City of San Antonio, Bexar County, Texas, being described in a deed to Scott Woldhagen and wife Peggy Ann Woldhagen, as described in Volume 5976, Page 615, Official Public Records of Real Property, Bexar County, Texas, which said 0.027 of one acre (1,176 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set, at the common corner of said 1.256 acre tract and a 20.244 acre tract of land being described in a deed to the Bertetti Family Limited Partnership, as described in Volume 8361, Page 1676, Official Public Records of Real Property, Bexar County, Texas, on the south right-of-way line of Hausman Road, for the northwest corner of this parcel, from which a 1/2" rebar found on the south right-of-way line of Hausman Road at the northwest corner of said 20.244 acre tract bears South 88°06'50" West, a distance of 133.14 feet;

**THENCE** North 88°06'50" East, coincident with said south right-of-way line, a distance of 196.70 feet to a 1/2" rebar with a "MLS" plastic cap found, for the northeast corner of this parcel;

**THENCE** South 00°33'59" East (L1), departing said right-of-way line, at 3.00 feet passing the northwest corner of Lot 1, Block 1, Laurel Glen Subdivision, N.C.B. 18919, as recorded in Volume 9526, Page 188, Deed and Plat Records, Bexar County, Texas, continuing for a total distance of 5.99 feet (L1) to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 1.256 acre tract and said Lot 1, for the southeast corner of this parcel, from which a 1/2" rebar found for the southwest corner of said Lot 1 bears South 00°33'59" East, a distance of 272.19 feet;

**EXHIBIT "E"**

Parcel No.: 19072

Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 4

**THENCE** South 88°06'50" West, departing said common line, crossing said 1.256 acre tract, a distance of 196.71 feet to 1/2" rebar with a "CEC" plastic cap set on the common line of said 1.256 acre tract and the aforementioned 20.244 acre tract, for the southwest corner of this parcel, from which a 1" iron pipe found at the southeast corner of said 20.244 acre tract bears South 00°34'51" East, a distance of 523.44 feet, and South 00°44'01" East, a distance of 1,160.90 feet;

**THENCE** North 00°31'11" West (L2), coincident with said common line, a distance of 5.99 feet (L2) to the **POINT OF BEGINNING** and containing 0.027 of one acre (1,177 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	1.256 Acres
Parcel 19072	0.027 of One Acre
Remainder	1.229 Acres

**Notes:**

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

10-15-13  
Date



HAUSMAN ROAD

PARCEL NO.: 19072

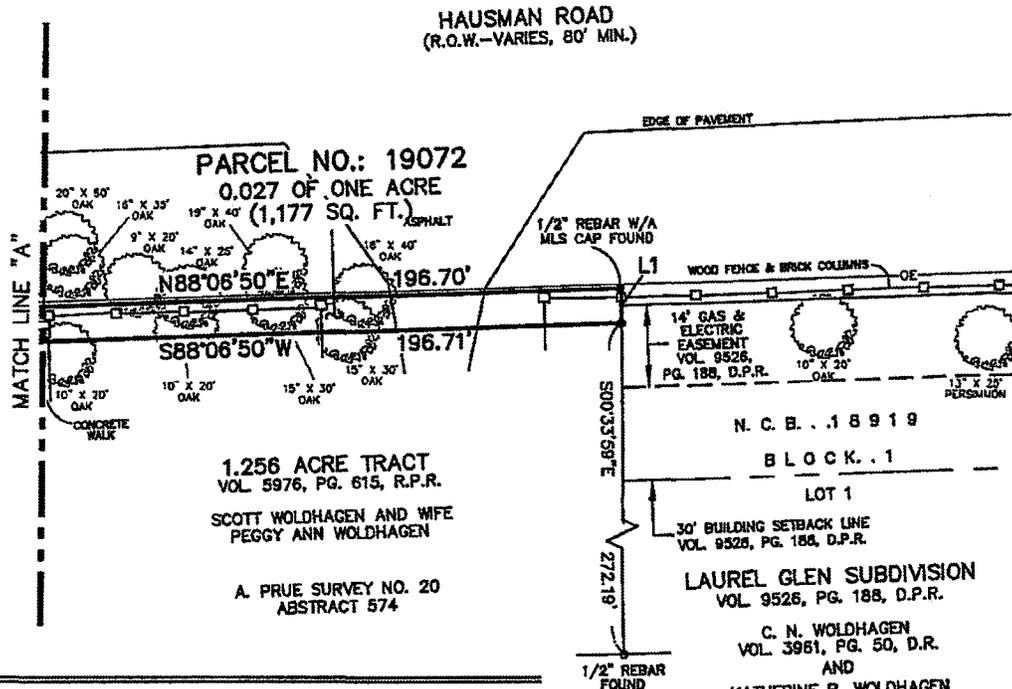
1.256 ACRE TRACT

NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	1.256 ACRES
PARCEL 19072	0.027 ACRES
REMAINDER	1.229 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'59"E	5.99'

PARCEL NO.: 19072  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: SCOTT WOLDHAGEN AND WIFE  
 PEGGY ANN WOLDHAGEN



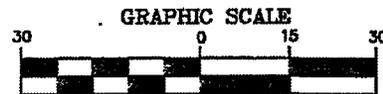
**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/12/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

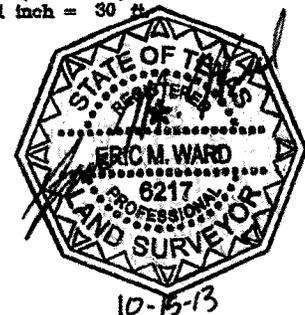
**FLOOD ZONE EXPLANATION:**

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



( IN FEET )  
1 inch = 30 ft



**LEGEND**

- OE — OVERHEAD ELECTRIC
- TREE DIA. X SPREAD SPECIES



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: survey@cecetexas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.027 OF ONE ACRE OF LAND, OUT OF A 1.256  
 ACRE TRACT OF LAND

A 1.256 ACRE TRACT, NEW CITY BLOCK (N.C.B.)  
 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/___/13
JOB NUMBER	EQ410500
SHEET	4
OF	4

HAUSMAN ROAD

PARCEL NO.: 19072

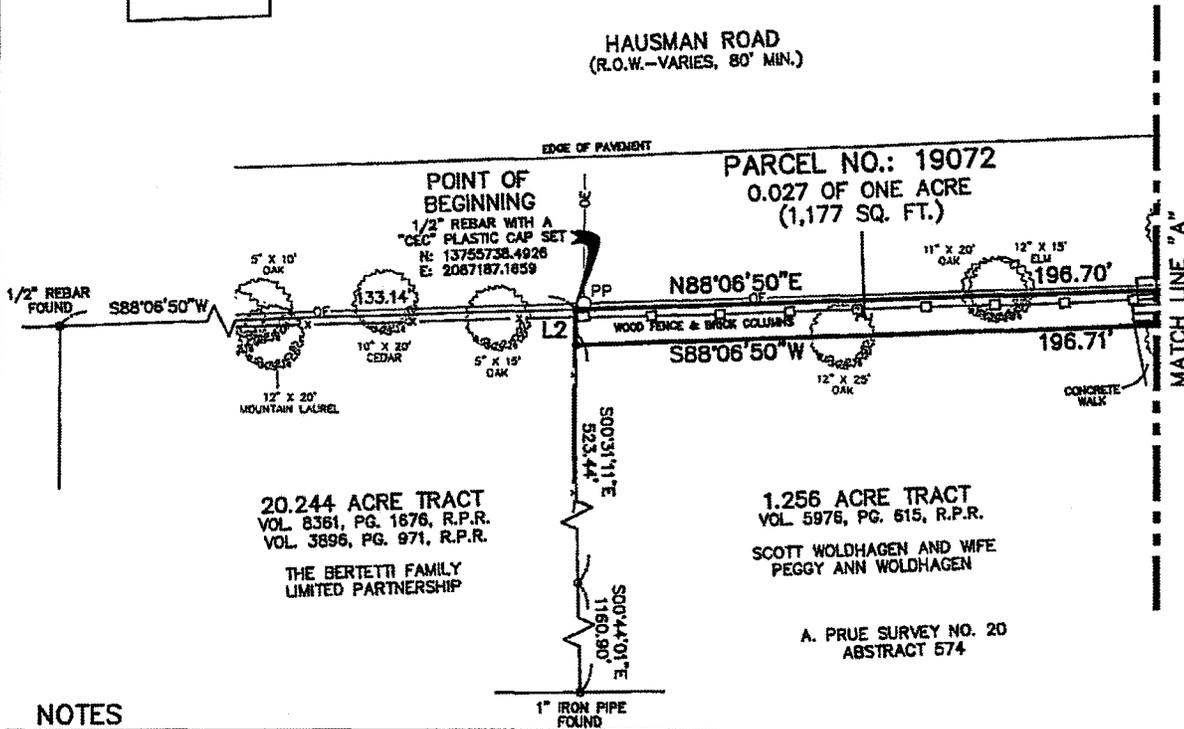
1.256 ACRE TRACT

NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	1.256 ACRES
PARCEL 19069	0.027 ACRES
REMAINDER	1.229 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°31'11"W	5.99'

PARCEL NO.: 19072  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: SCOTT WOLDHAGEN AND WIFE  
 PEGGY ANN WOLDHAGEN



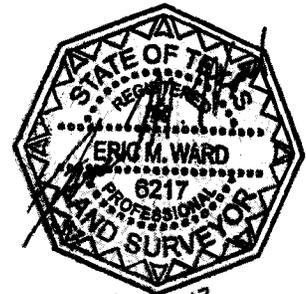
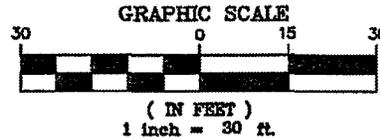
**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/12/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. EVERY DOCUMENT OR RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE PROVIDED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

**FLOOD ZONE EXPLANATION:**

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- TREE DIA. X SPREAD SPECIES



**CIVIL ENGINEERING CONSULTANTS  
 DON DUDEN, INC.**  
 11650 LH. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78250  
 P) 210.641.9999  
 F) 210.641.6440  
 Email: survey@cecotexas.com  
 Engineering No.: F-2314  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.027 OF ONE ACRE OF LAND, OUT OF A 1.256  
 ACRE TRACT OF LAND

A 1.256 ACRE TRACT, NEW CITY BLOCK (N.C.B.)  
 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	EO410500
SHEET	3
OF	4

Parcel No.: 19073

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Owner's Name: Katherine B.  
Woldhagen Family  
Trust & C. N.  
Woldhagen

Page 1 of 4

**FEE SIMPLE  
FIELD NOTES  
DESCRIPTION OF A HAUSMAN ROAD RIGHT-OF-WAY  
0.011 OF ONE ACRE (499 SQ. FT.) PARCEL OF LAND**

Being a 0.011 of one acre (499 square feet) parcel of land, out of and part of Lot 1, Block 1, Laurel Glen Subdivision, New City Block (N.C.B.) 18919, in the City of San Antonio, Bexar County, Texas, as recorded in Volume 9526, Page 188, Deed and Plat Records, Bexar County, Texas, being described in a deed to C. N. Woldhagen, in Volume 3961, Page 50, Deed Records, Bexar County, Texas, and to the Katherine B. Woldhagen Family Trust, in Volume 14937, Page 737, Official Public Records of Real Property, Bexar County, Texas, which said 0.011 of one acre (500 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set, at the northwest corner of said Lot 1 on the east line of a 1.256 acre tract of land being described in Volume 5976, Page 615, Official Public Records of Real Property, Bexar County, Texas, for the northwest corner of this parcel;

**THENCE** North 88°06'50" East, coincident with said south right-of-way line, a distance of 167.16 feet to a 1/2" rebar with a "CEC" plastic cap set, on the west line of a 2.169 acre tract of land being described in a deed to the Katherine B. Woldhagen Family Trust, in Volume 15149, Page 905, Official Public Records of Real Property, Bexar County, Texas, for the northeast corner of this parcel, from which a 1/2" rebar found at the northwest corner of said 2.169 acre tract, bears North 00°33'05" West, a distance of 3.00 feet;

**THENCE** South 00°33'05" East (L1), departing said right-of-way line, coincident with the common line of Lot 1 and said 2.169 acre tract, a distance of 2.99 feet (L1) to a 1/2" rebar with a "CEC" plastic cap set, for the southeast corner of this parcel, from which a 1" iron pipe found at the southeast corner of Lot 1, bears South 00°33'05" East, a distance of 271.61 feet;

**EXHIBIT "F"**

Parcel No.: 19073

Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 4

**THENCE** South 88°06'50" West, departing said common line, crossing Lot 1, a distance of 167.16 feet to 1/2" rebar with a "CEC" plastic cap set on the common line of Lot 1 and the aforementioned 1.256 acre tract, for the southwest corner of this parcel, from which a 1/2" rebar found at the southwest corner of Lot 1, bears South 00°33'59" East, a distance of 272.18 feet;

**THENCE** North 00°33'59" West (L2), coincident with said common line, a distance of 2.99 feet (L2) to the **POINT OF BEGINNING** and containing 0.011 of one acre (499 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	1.053 Acres
Parcel 19073	0.011 of One Acre
Remainder	1.042 Acres

Notes:

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

10-15-13  
Date



HAUSMAN ROAD

PARCEL NO.: 19073

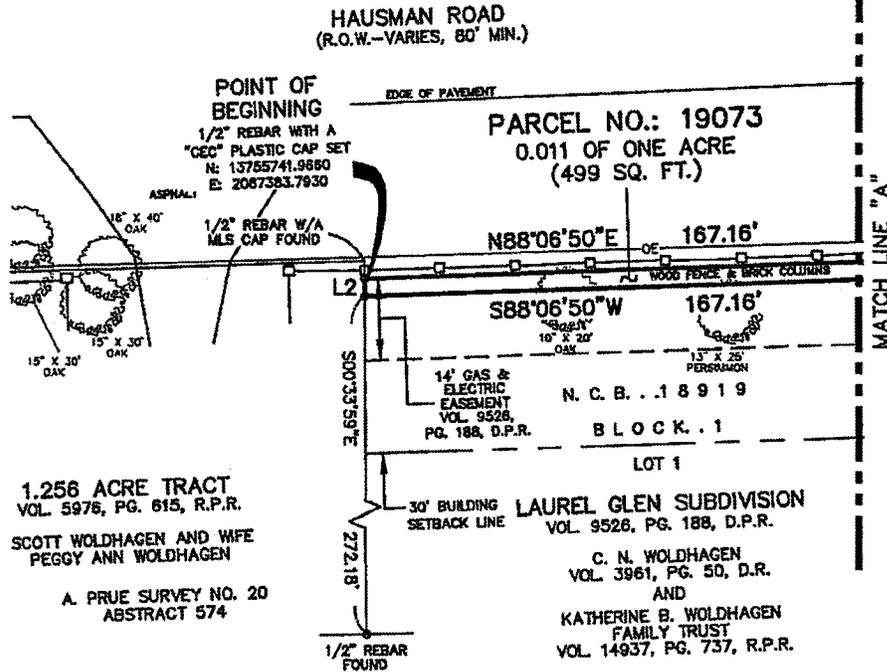
LOT 1  
BLOCK 2

NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	1.053 ACRES
PARCEL 19073	0.011 OF ONE ACRE
REMAINDER	1.042 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°33'59"W	2.99'

PARCEL NO.: 19073  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: KATHERINE B. WOLDHAGEN FAMILY TRUST & C. N. WOLDHAGEN



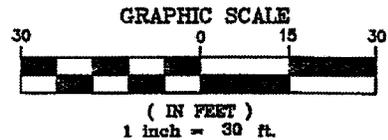
**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/12/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

**FLOOD ZONE EXPLANATION:**

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**LEGEND**

- OE — OVERHEAD ELECTRIC LINE
- TREE DIA. X SPREAD SPECIES



CIVIL ENGINEERING CONSULTANTS  
DON D U R D E N , I N C .  
11550 I.E.H. 10 WEST, SUITE 595  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.8440  
Email: survey@cecotexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.011 OF ONE ACRE OF LAND, OUT OF LOT 1

LOT 1, NEW CITY BLOCK (N.C.B.) 18919,  
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	E0410500
SHEET	3
OF	4

HAUSMAN ROAD

PARCEL NO.: 19073

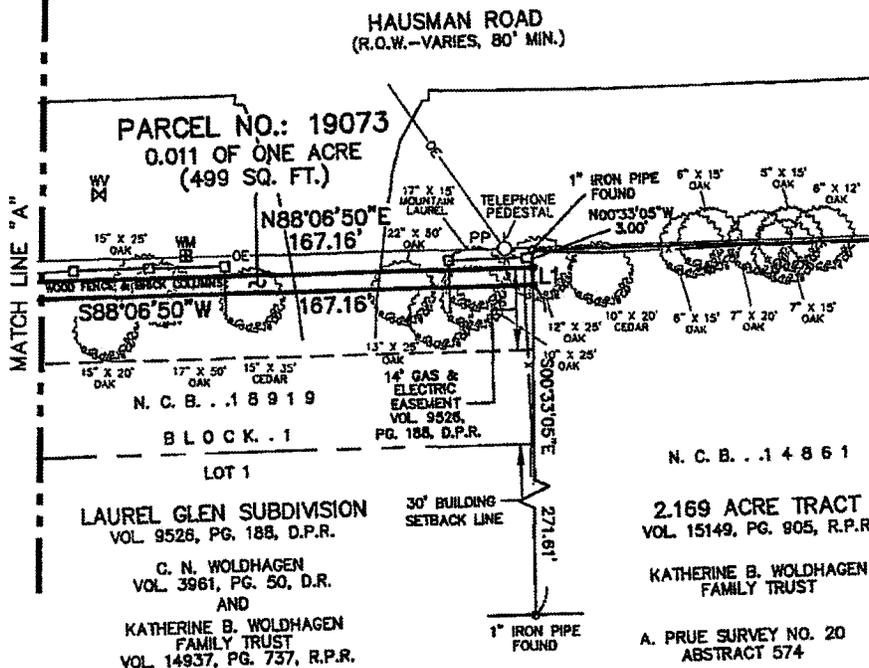
LOT 1  
BLOCK 2

NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	1.053 ACRES
PARCEL 19073	0.011 OF ONE ACRE
REMAINDER	1.042 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'05"E	2.99'

PARCEL NO.: 19073  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: KATHERINE B. WOLDHAGEN FAMILY TRUST & C. N. WOLDHAGEN

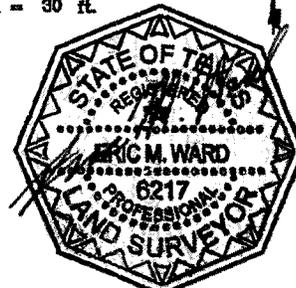
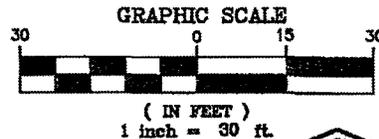


NOTES

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 9/12/2013.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- EVERY DOCUMENT OR RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE PROVIDED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION:  
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



LEGEND

- O-PP POWER POLE
- OE OVERHEAD ELECTRIC LINE
- WY WATER VALVE
- WM WATER METER
- TREE DIA. X SPREAD SPECIES



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
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Email: survey@cecotexas.com  
Engineering No.: F-2814  
Surveying No.: 100410-00

SURVEY PLAT SHOWING  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.011 OF ONE ACRE OF LAND, OUT OF LOT 1

LOT 1, NEW CITY BLOCK (N.C.B.) 18919,  
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	E0410500
SHEET	4
OF	4

Parcel No.: 19074

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Owner's Name: Katherine B.  
Woldhagen Family Trust

Page 1 of 5

**FEE SIMPLE  
FIELD NOTES  
DESCRIPTION OF A HAUSMAN ROAD RIGHT-OF-WAY  
0.047 OF ONE ACRE (2,052 SQ. FT.) PARCEL OF LAND**

Being a 0.047 of one acre (2,052 square feet) parcel of land, being out of and part of a 2.169 acre tract of land, New City Block (N.C.B.) 14861, A. Prue Survey No. 20, Abstract 574, in the City of San Antonio, Bexar County, Texas, said 2.309 acres being described in a deed to the Katherine B. Woldhagen Family Trust, in Volume 15149, Page 905, Official Public Records of Real Property, Bexar County, Texas, which said 0.047 of one acre (2,052 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar with a "KFW" plastic cap found, at the common corner of said 2.169 acre tract and the remaining portion of said 2.309 acre tract of land, being described in Volume 8965, Page 1893, Official Public Records of Real Property, Bexar County, Texas, on the south right-of-way line of Hausman Road, for the northeast corner of this parcel, from which a 1/2" rebar found at the northeast corner of said remaining portion of said 2.309 acre tract, bears North 88°06'50" East, a distance of 20.11 feet;

**THENCE** South 00°37'02" East (L1), departing said south right-of-way line, coincident with the common line of the 2.169 acre tract and said remaining portion of a 2.309 acre tract, a distance of 5.99 feet (L1) to a 1/2" rebar with a "CEC" plastic cap set, for the southeast corner of this parcel, from which a 1/2" rebar with a "KFW" plastic cap found at a southeast corner of the 2.169 acre tract, bears South 00°37'22" East, a distance of 219.69 feet;

**THENCE** South 88°06'50" West, departing said common line, crossing the 2.169 acre tract, a distance of 342.83 feet to 1/2" rebar with a "CEC" plastic cap set on the common line of the 2.169 acre tract and Lot 1, Block 1, Laurel Glen Subdivision, New City Block (N.C.B.) 18919, as recorded in Volume 9526, Page 188, Deed and Plat Records, Bexar County, Texas, for the southwest corner of this parcel, from which a 1" iron pipe found at the southwest corner of the 2.309 acre tract, bears South 00°33'05" East, a distance of 271.61 feet;

**EXHIBIT "G"**

Parcel No.: 19074

Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 5

**THENCE** North 00°33'05" West (L2), continuing with said common line, at 2.99 feet passing the northeast corner of said Lot 1, continuing for a total distance of 5.99 feet (L2) to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned south right-of-way line, for the northwest corner of this parcel;

**THENCE** North 88°06'50" East, coincident with said south right-of-way line, a distance of 342.83 feet to the **POINT OF BEGINNING** and containing 0.047 of one acre (2,052 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	2.169 Acres
Parcel 19074	0.047 of One Acre
Remainder	2.022 Acres

**Notes:**

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

10-15-13  
Date



HAUSMAN ROAD

PARCEL NO.: 19073

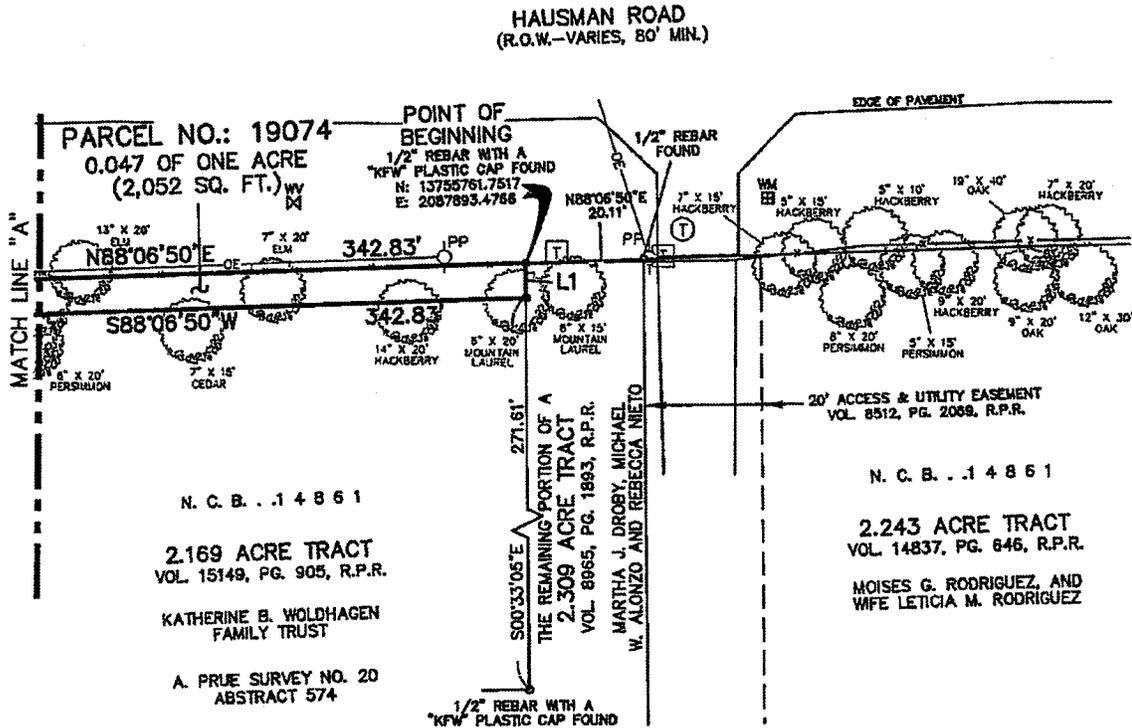
2.169 ACRE TRACT

NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	2.169 ACRES
PARCEL 19081	0.047 OF ONE ACRE
REMAINDER	2.022 ACRES

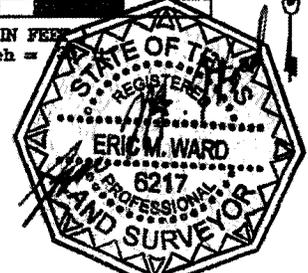
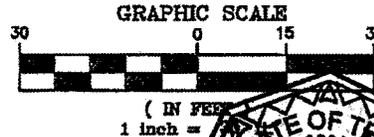
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°37'02"E	5.99'

PARCEL NO.: 19074  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: KATHERINE B. WOLDHAGEN FAMILY TRUST



**NOTES**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 9/12/2013.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- EVERY DOCUMENT OR RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE PROVIDED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.  
  
 FLOOD ZONE EXPLANATION:  
 ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



LEGEND	
○-PP	POWER POLE
—OE—	OVERHEAD ELECTRIC LINE
⊕	TELEPHONE MANHOLE
⊞	TELEPHONE PEDESTAL
⊗	WASTE WATER MANHOLE
⊗	WATER VALVE
⊞	WATER METER
x	WIRE FENCE
○	TREE DIA. X SPREAD SPECIES



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 F) 210.641.0440  
 Email: survey@cecotexas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
**HAUSMAN ROAD RIGHT-OF-WAY WIDENING,**  
**0.047 OF ONE ACRE OF LAND**  
  
 2.169 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	E0410500
SHEET	3
OF	5

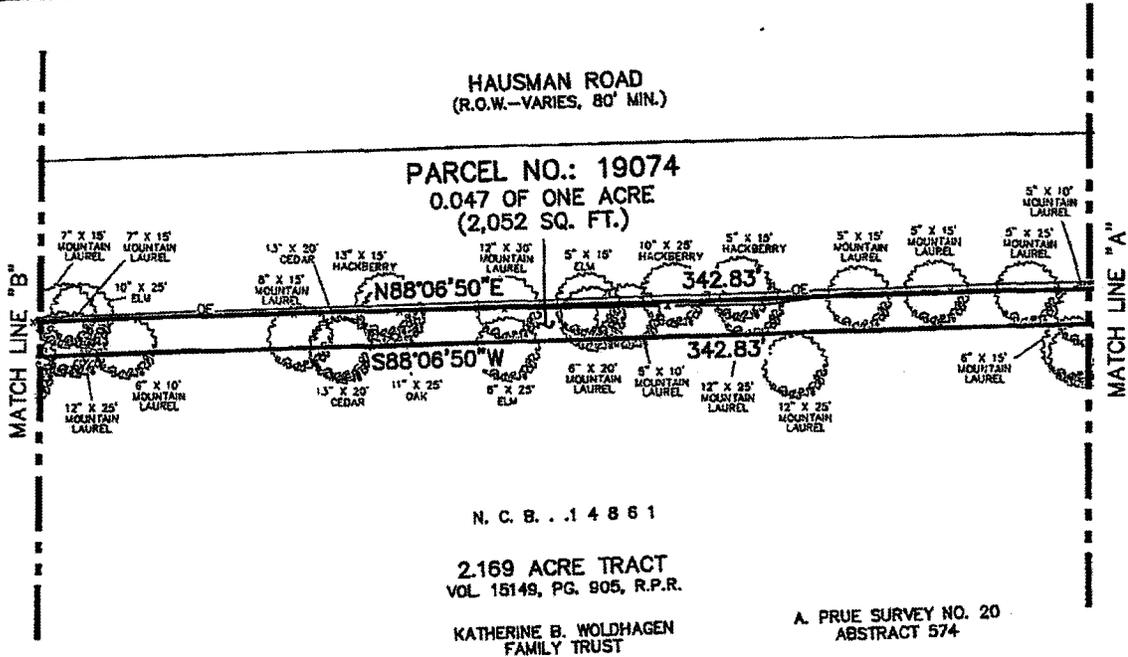
HAUSMAN ROAD

PARCEL NO.: 19073

2.169 ACRE TRACT  
NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	2.169 ACRES
PARCEL 19081	0.047 OF ONE ACRE
REMAINDER	2.022 ACRES

PARCEL NO.: 19074  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: KATHERINE B. WOLDHAGEN FAMILY TRUST



N. C. B. . 1 4 8 6 1

2.169 ACRE TRACT  
VOL 15149, PG. 905, R.P.R.

KATHERINE B. WOLDHAGEN  
FAMILY TRUST

A. PRUE SURVEY NO. 20  
ABSTRACT 574

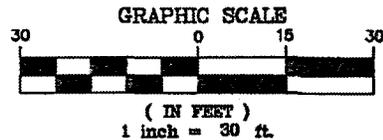
NOTES

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/12/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION:

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



10-15-13

LEGEND

- O E — OVERHEAD ELECTRIC
- TREE DIA. X SPREAD SPECIES



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SURVEY PLAT SHOWING  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.047 OF ONE ACRE OF LAND

2.169 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	ED410500
SHEET	4
OF	5

HAUSMAN ROAD

PARCEL NO.: 19073

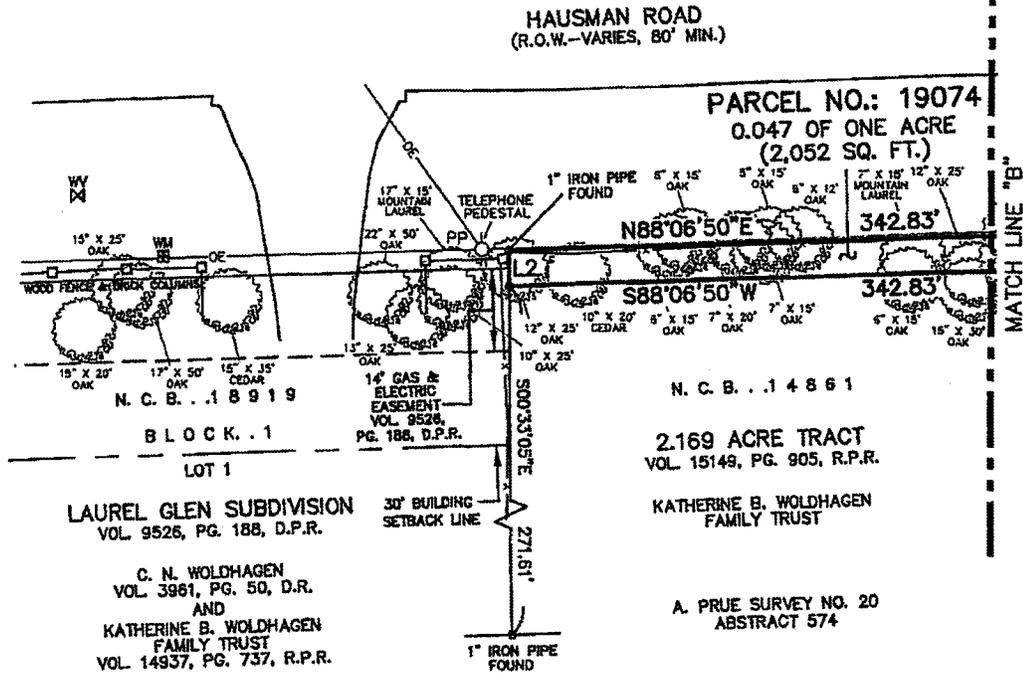
2.169 ACRE TRACT

NOT TO SCALE

ACREAGE SUMMARY	
PARENT TRACT	2.169 ACRES
PARCEL 19081	0.047 OF ONE ACRE
REMAINDER	2.022 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°33'05"W	5.99'

PARCEL NO.: 19074  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: KATHERINE B. WOLDHAGEN FAMILY TRUST



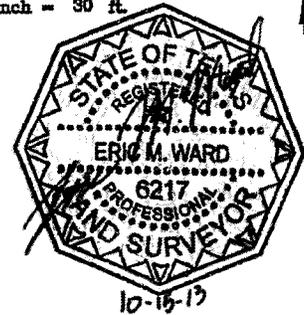
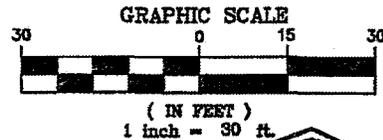
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8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC LINE
- ⊙ WASTE WATER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- SIGN (TYP.)



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**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.047 OF ONE ACRE OF LAND

2.169 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	ED0410500
SHEET	5
OF	5

Parcel No.: 19077

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Owner's Name: C. N. Woldhagen  
and the Katherine B.  
Woldhagen Family  
Trust

Page 1 of 5

**FEE SIMPLE  
FIELD NOTES  
DESCRIPTION OF HAUSMAN ROAD RIGHT-OF-WAY  
0.117 OF ONE ACRE (5,078 SQ. FT.) PARCEL OF LAND**

Being a 0.117 of one acre (5,078 square feet) parcel of land, being out of and part of a 36.55 acre tract of land, New City Block (N.C.B.) 14861, A. Prue Survey No. 20, Abstract 574, City of San Antonio, Bexar County, Texas, said 36.55 acre tract being described in a deed to C. N. Woldhagen, in Volume 3819, Page 81, Deed Records, Bexar County, Texas, and the Katherine B. Woldhagen Family Trust, in Volume 14937, Page 737, Official Public Records of Real Property, Bexar County, Texas, which said 0.117 of one acre (5,078 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set, on the south right-of-way line of Hausman Road, at the common corner of said 36.55 acre tract and a 2.500 acre tract of land, being described in a deed to Martha Droby, et al, in Volume 8632, Page 156, Official Public Records of Real Property, Bexar County, Texas, for the northwest corner of this parcel;

**THENCE** North 88°06'50" East, coincident with said right-of-way line, a distance of 370.32 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of the 36.55 acre tract and a 21.35 acre tract of land being described in a deed to San Antonio Target, Hunting & Fishing Club, in Volume 3685, Page 6, Deed Records, Bexar County, Texas, for the northeast corner of this parcel;

**THENCE** South 12°47'43" West (L1), departing said right-of-way line, coincident with the common line of said 36.55 acre tract, and the 21.35 acre tract, a distance of 22.11 feet (L1) to a 1/2" rebar with a "CEC" plastic cap set on said common line, for the southeast corner of this parcel, from which a 1" iron pipe found (bent) for an angle point on said common line bears South 12°47'43" West, a distance of 578.28 feet;

**EXHIBIT "H"**

Parcel No.: 19077

Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 5

**THENCE** North 89°29'22" West, departing said common line, crossing the 36.55 acre tract, a distance of 365.08 feet a to 1/2" rebar with a "CEC" plastic cap set on the common line of the 36.55 acre tract and the aforementioned 2.500 acre tract, for the southwest corner of this parcel;

**THENCE** North 01°26'41" West (L2), coincident with said common line, a distance of 6.13 feet (L2) to the **POINT OF BEGINNING** and containing 0.117 of one acre (5,078 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	36.55 Acre
Parcel 19077	0.117 Acre
Remainder	36.43 Acre

**Notes:**

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

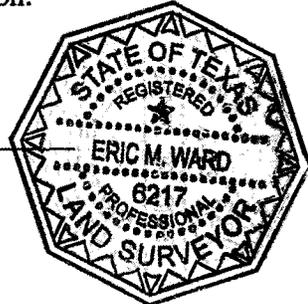
The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

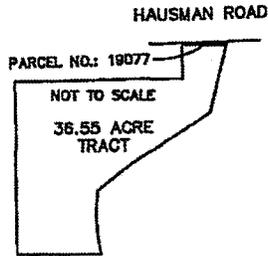
An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

10-15-13  
Date

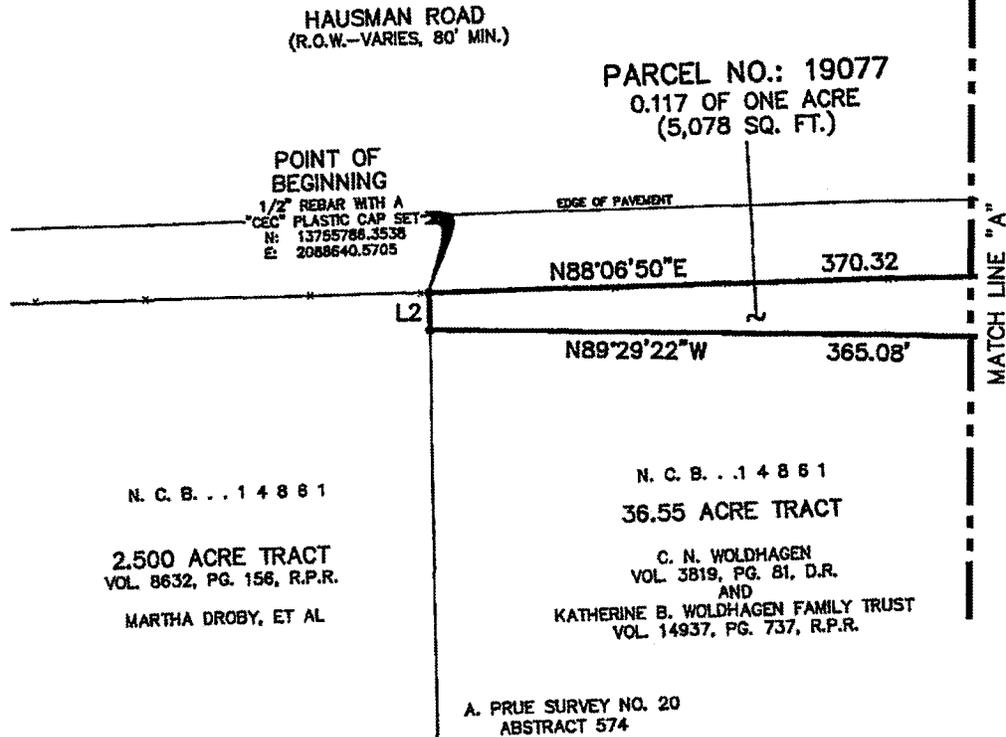




ACREAGE SUMMARY	
PARENT TRACT	36.55 ACRES
PARCEL 19075	0.117 OF ONE ACRE
REMAINDER	36.43 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L2	N01°28'41"W	6.13'

PARCEL NO.: 19077  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: C. N. WOLDHAGEN AND KATHERINE B. WOLDHAGEN FAMILY TRUST



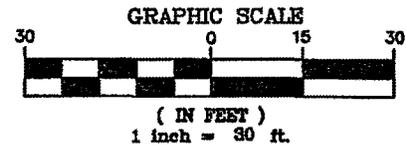
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**LEGEND**

x WIRE FENCE

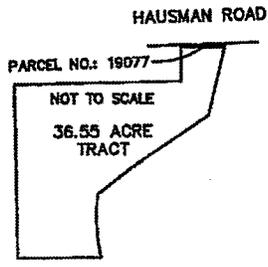


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 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.117 OF ONE ACRE OF LAND

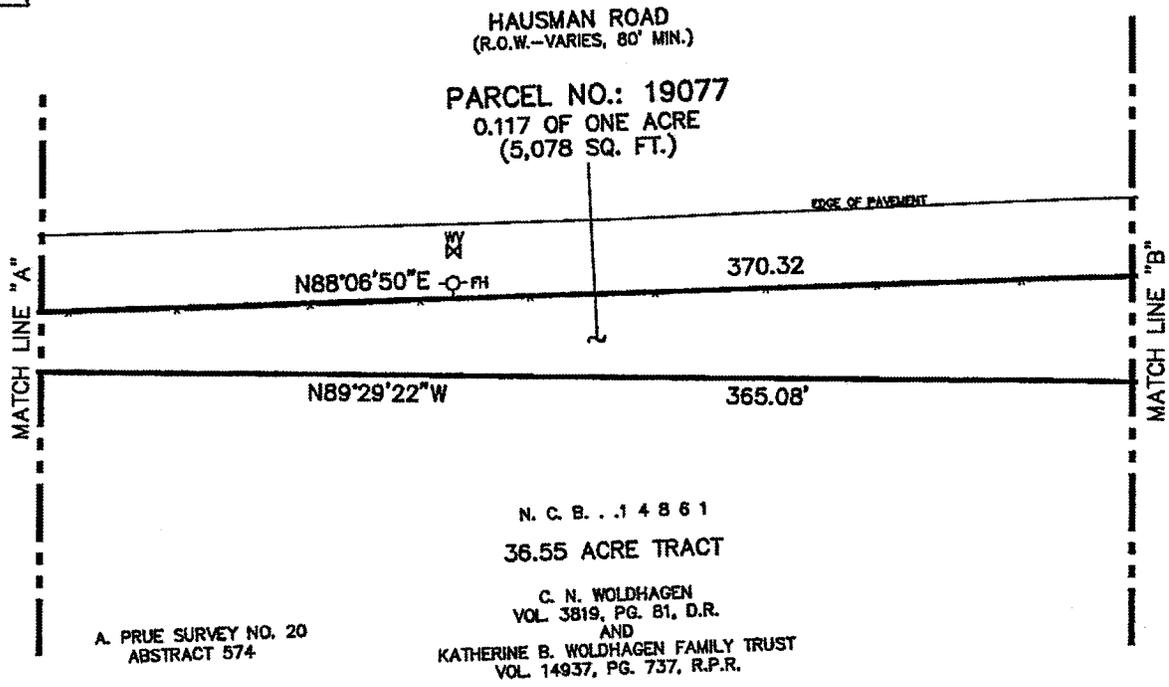
36.55 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/17/13
JOB NUMBER	E0410500
SHEET	3
OF	5



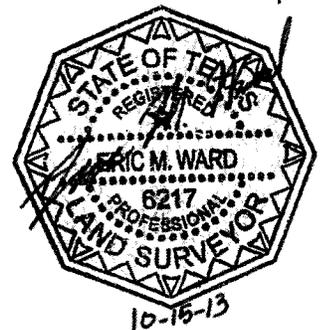
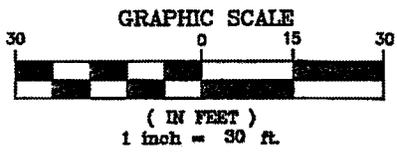
ACREAGE SUMMARY	
PARENT TRACT	36.55 ACRES
PARCEL 19075	0.117 OF ONE ACRE
REMAINDER	36.43 ACRES

PARCEL NO.: 19077  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: C. N. WOLDHAGEN AND KATHERINE B. WOLDHAGEN FAMILY TRUST



**NOTES**

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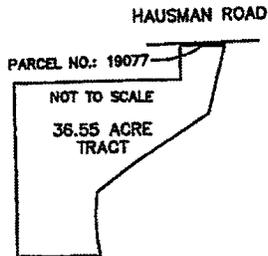
**LEGEND**

- WV WATER VALVE
- FH FIRE HYDRANT
- x WIRE FENCE

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**0.117 OF ONE ACRE OF LAND**  
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DATE	09/17/13
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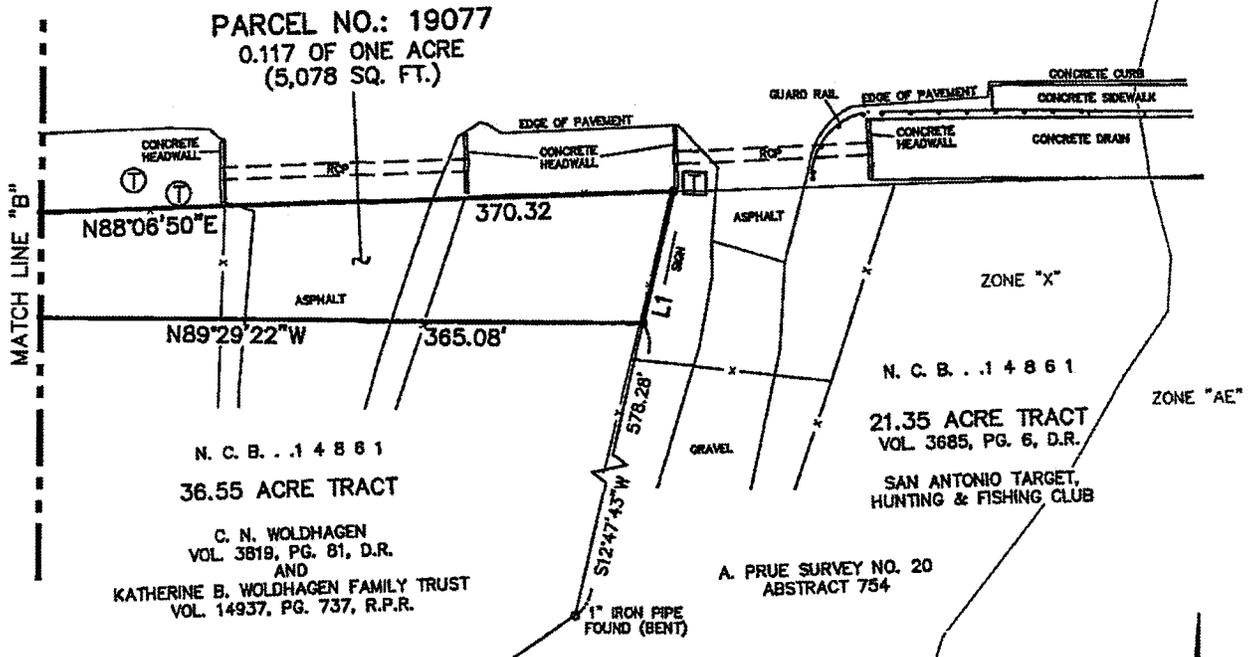


ACREAGE SUMMARY	
PARENT TRACT	36.55 ACRES
PARCEL 19075	0.117 OF ONE ACRE
REMAINDER	36.43 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°47'43"W	22.11'

**PARCEL NO.: 19077**  
**PROJECT NAME: HAUSMAN ROAD**  
**PROJECT NO.: 40-00256, 40-00425 & 40-00420**  
**DOCUMENT TYPE: FEE SIMPLE**  
**OWNER'S NAME: C. N. WOLDHAGEN AND KATHERINE B. WOLDHAGEN FAMILY TRUST**

**HAUSMAN ROAD**  
 (R.O.W.-VARIES, 80' MIN.)



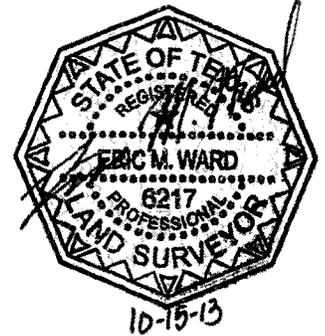
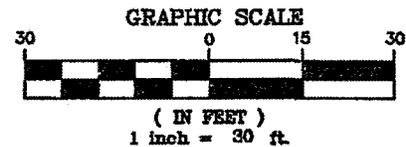
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8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**LEGEND**

- x — WIRE FENCE
- TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE



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**HAUSMAN ROAD RIGHT-OF-WAY WIDENING,**  
**0.117 OF ONE ACRE OF LAND**

36.55 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14861, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/16/13
JOB NUMBER	ED410300
SHEET	5
OF	5

Parcel No.: 19084

Project Name: Hausman Road  
Project Number: 40-00256  
40-00425  
40-00420  
Owner's Name: Clarita Sommers  
Johnson & F.M.  
"Pete" Rozelle, Jr.

Page 1 of 19

**FEE SIMPLE  
FIELD NOTES  
DESCRIPTION OF HAUSMAN ROAD RIGHT-OF-WAY  
0.326 OF ONE ACRE (14,210 SQ. FT.) TRACT OF LAND**

Being a 0.326 of one acre (14,210 square feet) tract of land, being out of and part of a called 116.64 acre tract of land, New City Block (N.C.B.) 14890, in the City of San Antonio, Bexar County, Texas, A. Prue Survey No. 20, Abstract 574, being described in a deed to Clarita Sommers Johnson & F.M. "Pete" Rozelle Jr., filed in Volume 14011, Page 2068, Official Public Records of Real Property, Bexar County, Texas, which said 0.326 of one acre (14,210 square feet) tract of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar found, on the north right-of-way line of Hausman Road, at southwest corner of said 116.64 acre tract, for the southwest corner of this parcel;

**THENCE** North 09°22'44" East, coincident with westerly line of said 116.64 acre tract, a distance of 3.05 feet to a 1/2" rebar with a "CEC" plastic cap set, at the southeast corner of Lot 140, Alamo Place Subdivision, New City Block (N.C.B.) 14890, as shown on the plat recorded in Volume 9579, Pages 187-189, Deed and Plat Records, Bexar County, Texas, from which a 1/2" rebar found, at the common corner of said 116.64 acre tract and said Lot 140 bears North 09°22'44" East, a distance of 847.73 feet;

**THENCE** North 89°00'24" East, departing common line of said 116.64 acre tract and said Lot 140, crossing said 116.64 acre tract, a distance of 416.95 feet to a 1/2" rebar with a "CEC" plastic cap set, for an angle point of this parcel;

**THENCE** North 87°44'01" East, continuing across said 116.64 acre tract, a distance of 134.38 feet to a 1/2" rebar with a "CEC" plastic cap set, for an angle point of this parcel;

**EXHIBIT "I"**

Parcel No.: 19084

Project Number: 40-00256  
40-00425  
40-00420

Page 2 of 19

**THENCE** North  $89^{\circ}00'24''$  East, continuing across said 116.64 acre tract, a distance of 1,700.24 feet to a 1/2" rebar with a "CEC" plastic cap set, for an angle point of this parcel;

**THENCE** North  $88^{\circ}53'38''$  East, continuing across said 116.64 acre tract, a distance of 195.23 feet to a 1/2" rebar with a "CEC" plastic cap set, for an angle point of this parcel;

**THENCE** North  $89^{\circ}54'38''$  East, continuing across said 116.64 acre tract, a distance of 337.33 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned north right-of-way line of Hausman Road, for the east corner of this parcel, from which a 1/2" rebar found at the common corner of the said 116.64 acre tract and Lot 2, Block 14, Hausman Hill Subdivision, New City Block (N.C.B.) 14890, as shown on the plat recorded in Volume 9545, Pages 104, Deed and Plat Records, Bexar County, Texas, bears North  $88^{\circ}53'38''$  East, a distance of 528.06 feet;

**THENCE** South  $88^{\circ}53'38''$  West, coincident with said north right-of-way line, a distance of 532.47 feet to a 1/2" rebar with a "CEC" plastic cap set, for an angle point of this parcel;

Parcel No.: 19084

Project Number: 40-00256  
40-00425  
40-00420

Page 3 of 19

**THENCE** South 89°00'24" West, coincident with said north right-of-way line, a distance of 2,252.12 feet to the **POINT OF BEGINNING** and containing 0.326 of one acre (14,210 square feet) of land, more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	said 116.64 Acres
Parcel 19084	0.326 Acre
Remainder	116.314 Acres

Notes:

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat with like job number accompanies this metes and bounds description.

CEC Job Number E0410500.

  
Eric M. Ward, RPLS No. 6217

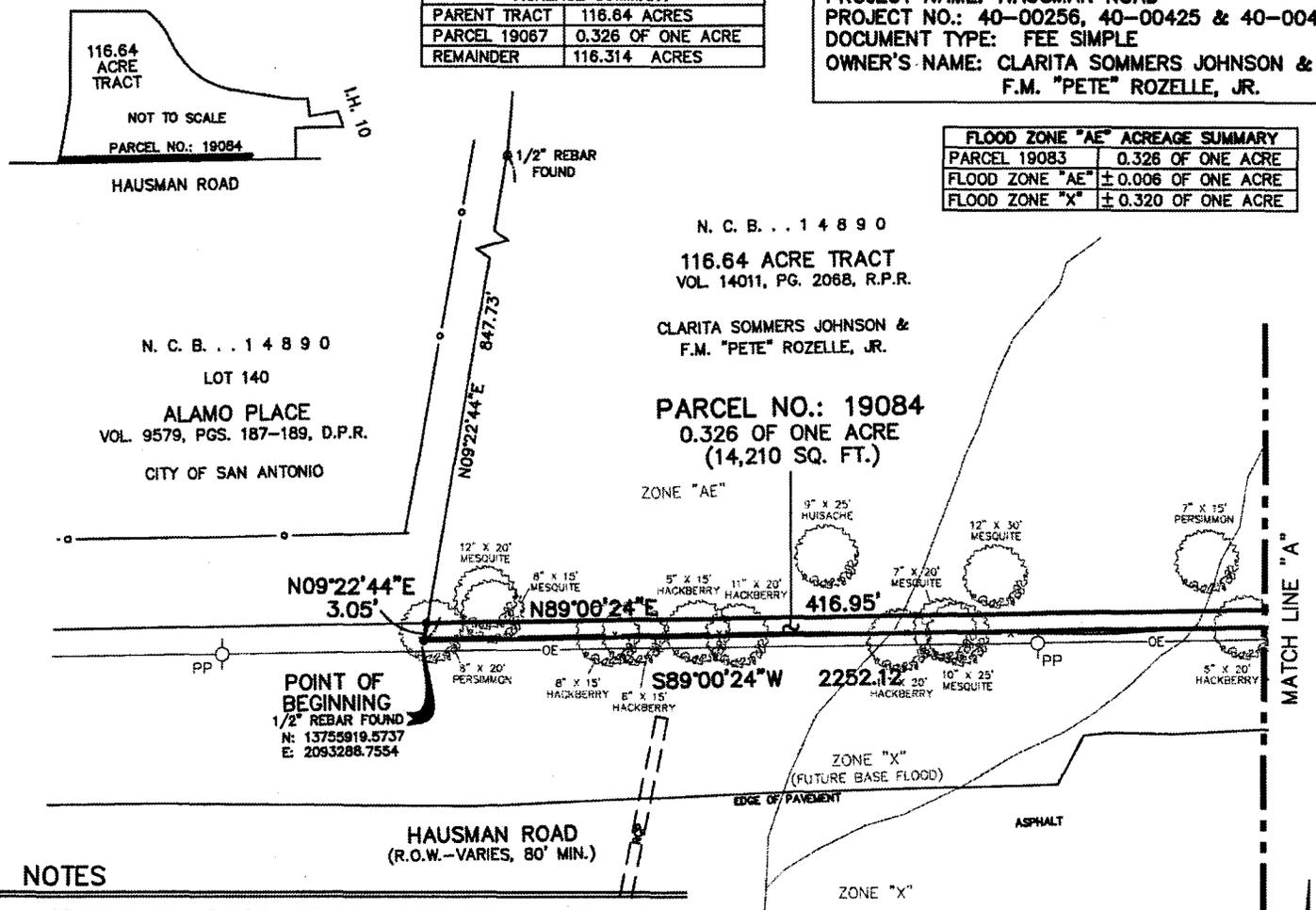
9-27-13  
Date



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

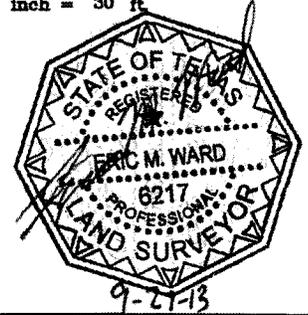
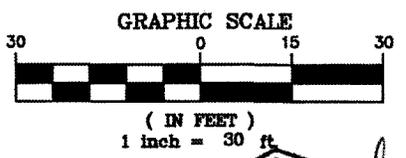
PARCEL NO.: 19084  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE



**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/12/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
 D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.  
  
 FLOOD ZONE EXPLANATION:  
 ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
 ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.
8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES
- ▭ RCP REINFORCED CONCRETE PIPE



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 F) 210.641.6440  
 Email: survey@cec-texas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

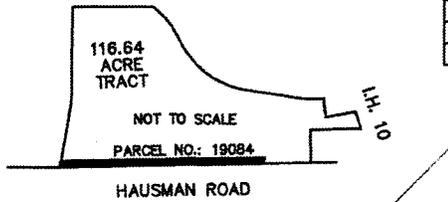
**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.326 OF ONE ACRE OF LAND, OUT OF A  
 116.64 ACRE TRACT,  
  
 A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	4
OF	19

ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

PARCEL NO.: 19084  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: CLARITA SOMMERS JOHNSON &  
 F.M. "PETE" ROZELLE, JR.

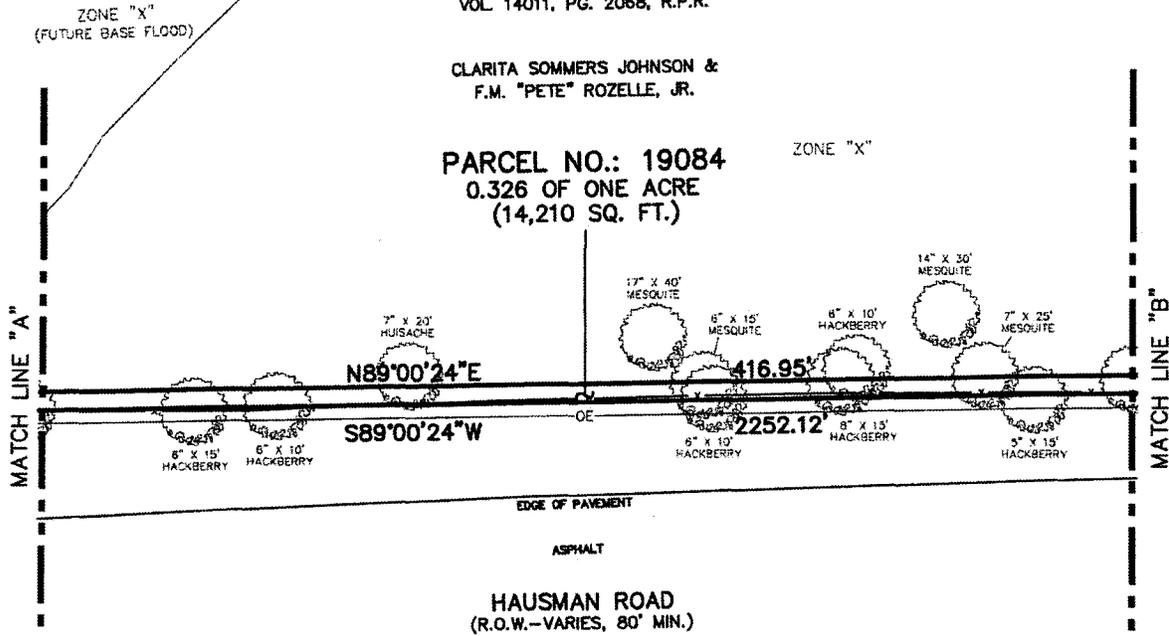
FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE



N. C. B. . . 1 4 8 9 0  
 116.64 ACRE TRACT  
 VOL. 14011, PG. 2068, R.P.R.

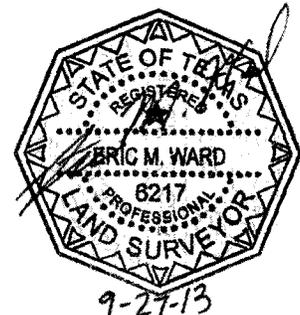
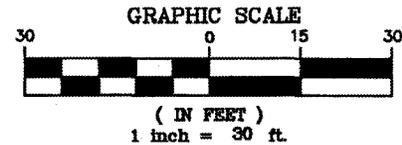
CLARITA SOMMERS JOHNSON &  
 F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
 0.326 OF ONE ACRE  
 (14,210 SQ. FT.)



**NOTES**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 9/12/2013.
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 D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
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**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

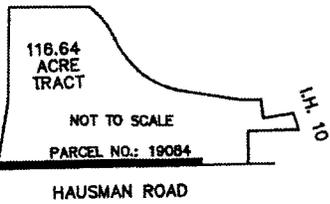
8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



CIVIL ENGINEERING CONSULTANTS  
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 11550 I.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
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 Email: survey@cectexas.com  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.326 OF ONE ACRE OF LAND, OUT OF A  
 116.64 ACRE TRACT,  
 A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	EO410500
SHEET	5
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

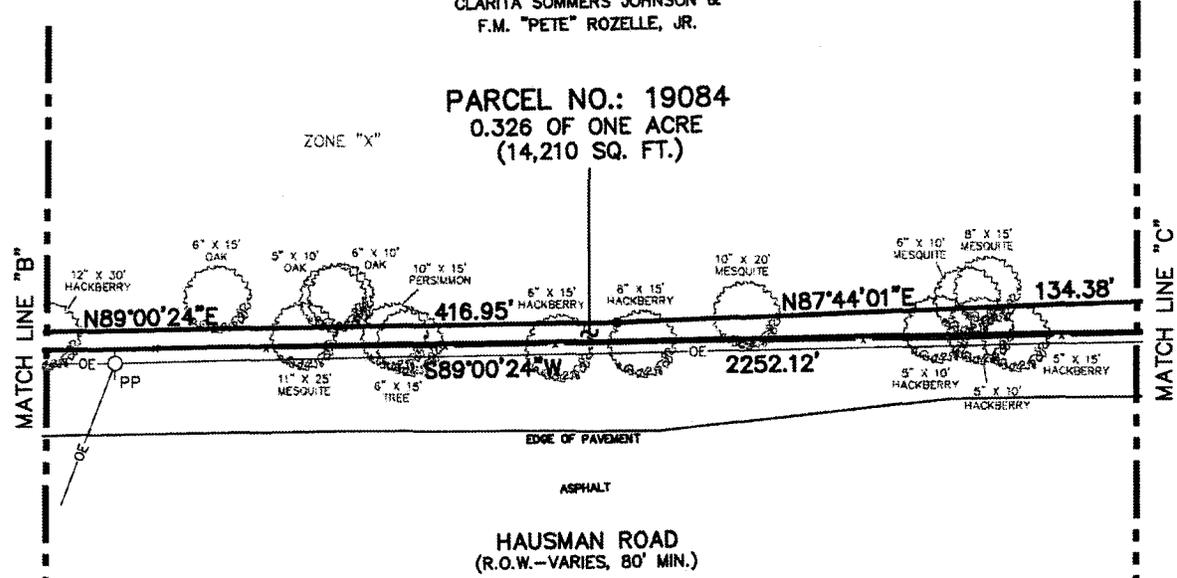
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

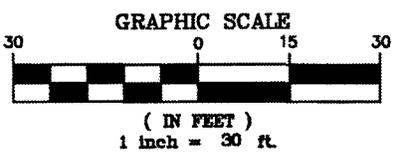
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



NOTES

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
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- FIELD SURVEY COMPLETED 9/17/2013.
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LEGEND

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

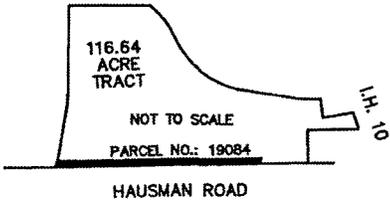
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SURVEY PLAT SHOWING  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,  
A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	6
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

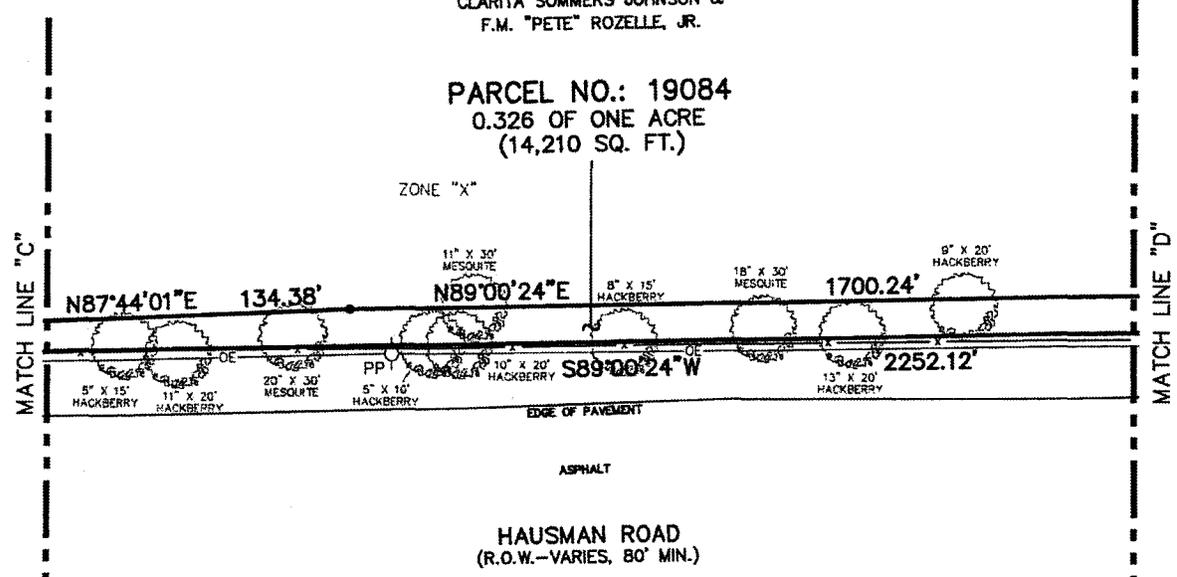
PARCEL NO.: 19084  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
 116.64 ACRE TRACT  
 VOL. 14011, PG. 2068, R.P.R.

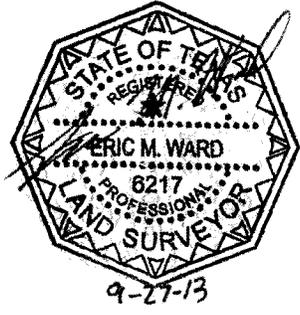
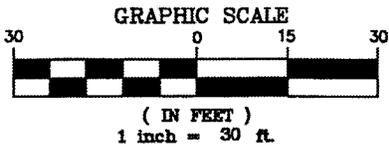
CLARITA SOMMERS JOHNSON &  
 F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
 0.326 OF ONE ACRE  
 (14,210 SQ. FT.)



**NOTES**

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**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

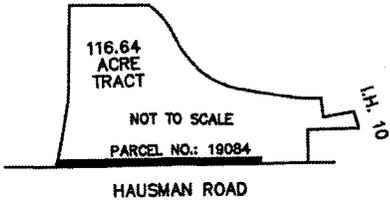
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DATE	09/06/13
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SHEET	7
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

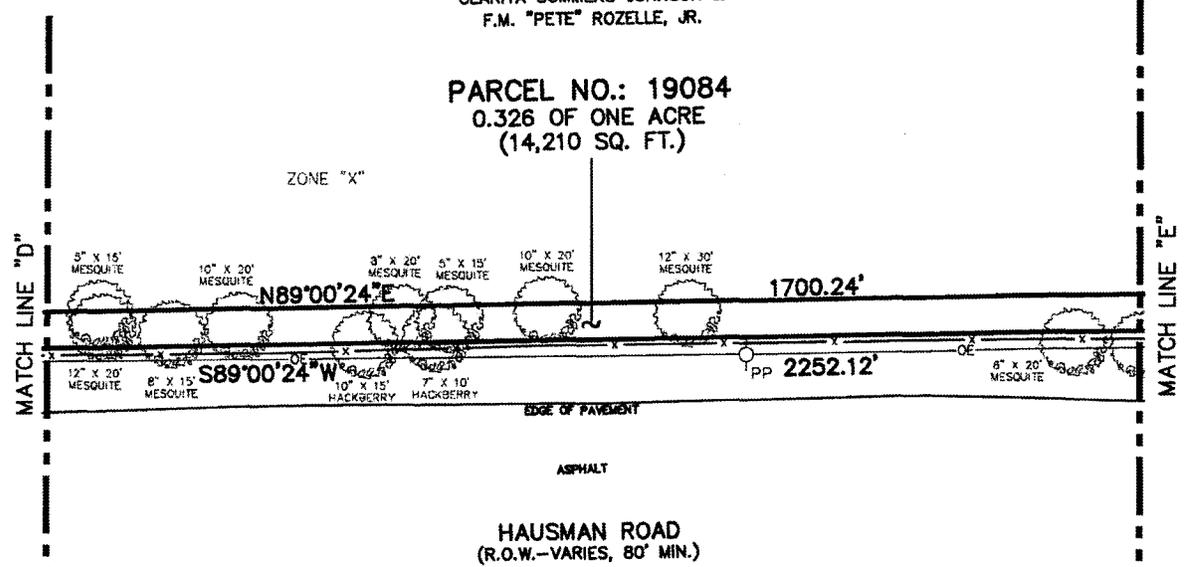
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
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N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

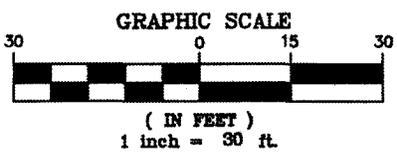
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



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R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.



LEGEND

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



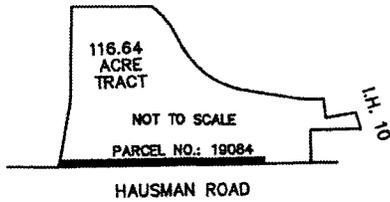
CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 L.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: survey@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

SURVEY PLAT SHOWING  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,  
A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	8
OF	19

ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

PARCEL NO.: 19084  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

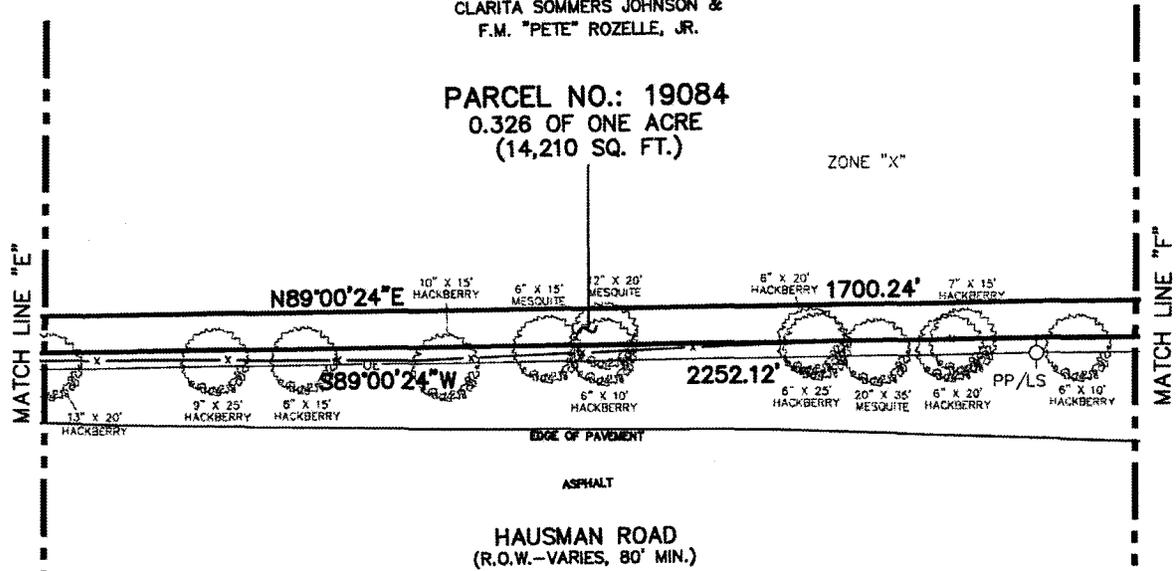


FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
 116.64 ACRE TRACT  
 VOL. 14011, PG. 2068, R.P.R.

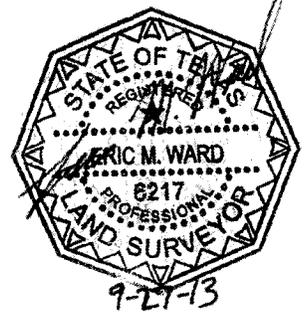
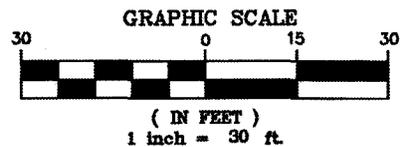
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
 0.326 OF ONE ACRE  
 (14,210 SQ. FT.)



**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/11/2013.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
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 R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
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**LEGEND**

- PP/LS POWER POLE & LIGHT STANDARD
- PP POWER POLE
- OE — OVERHEAD ELECTRIC
- x — WIRE FENCE
- TREE DIA. X SPREAD SPECIES

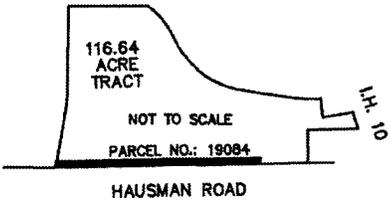
8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



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 Engineering No.: F-2214  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.326 OF ONE ACRE OF LAND, OUT OF A  
 116.64 ACRE TRACT,  
 A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	9
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

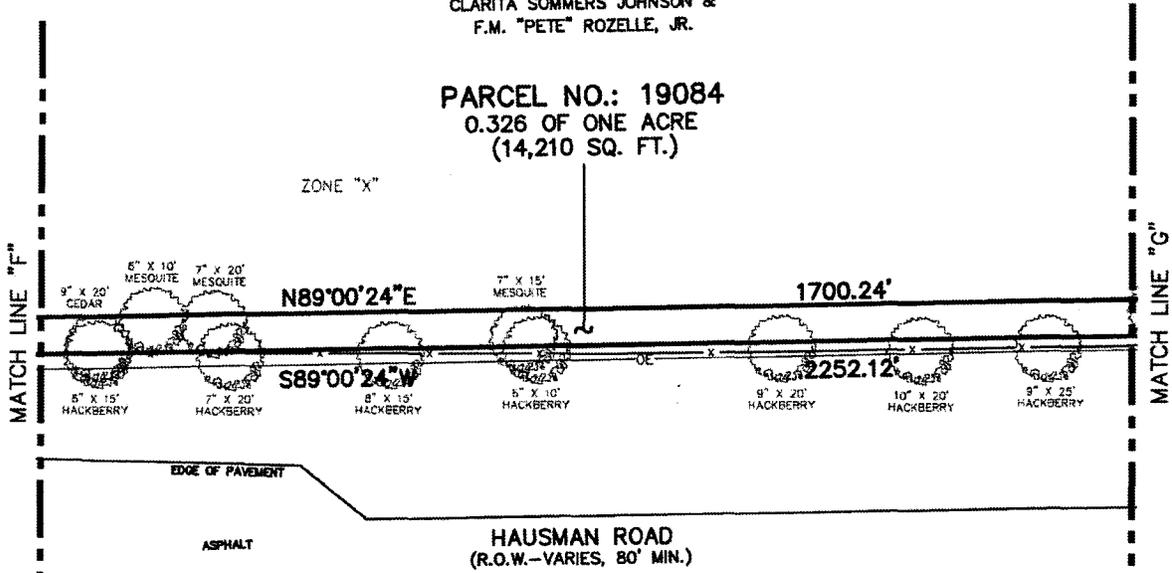
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

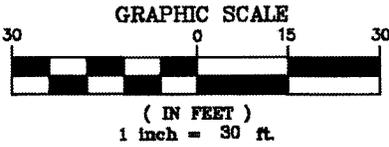
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



**NOTES**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 1/17/2013.
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**LEGEND**

- PP POWER POLE
- OE — OVERHEAD ELECTRIC
- x — WIRE FENCE
- TREE DIA. X SPREAD SPECIES

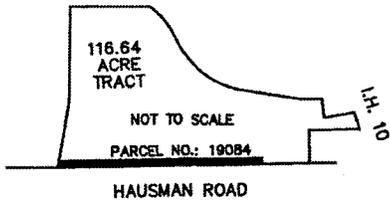
8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



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Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,  
A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	EO410500
SHEET	10
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

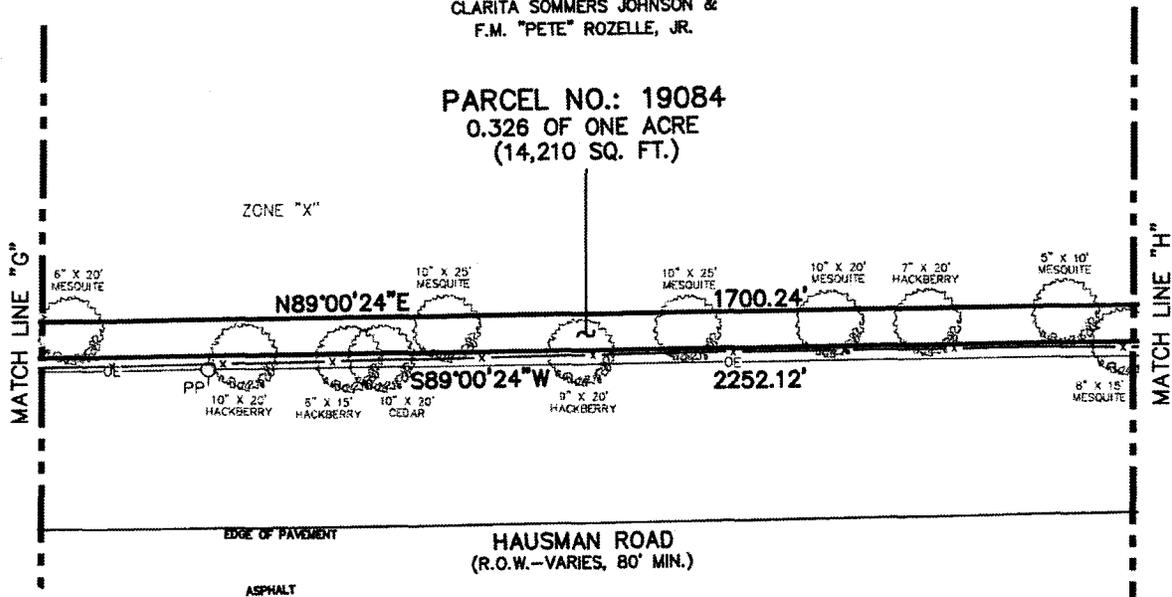
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

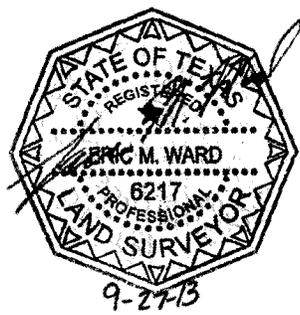
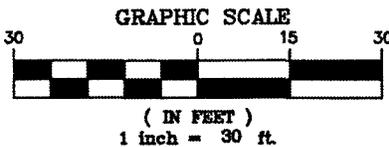
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



**NOTES**

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
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- FIELD SURVEY COMPLETED 9/12/2013.
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**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

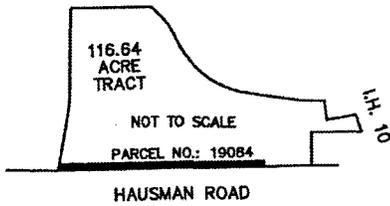
8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

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Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,**

A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	11
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

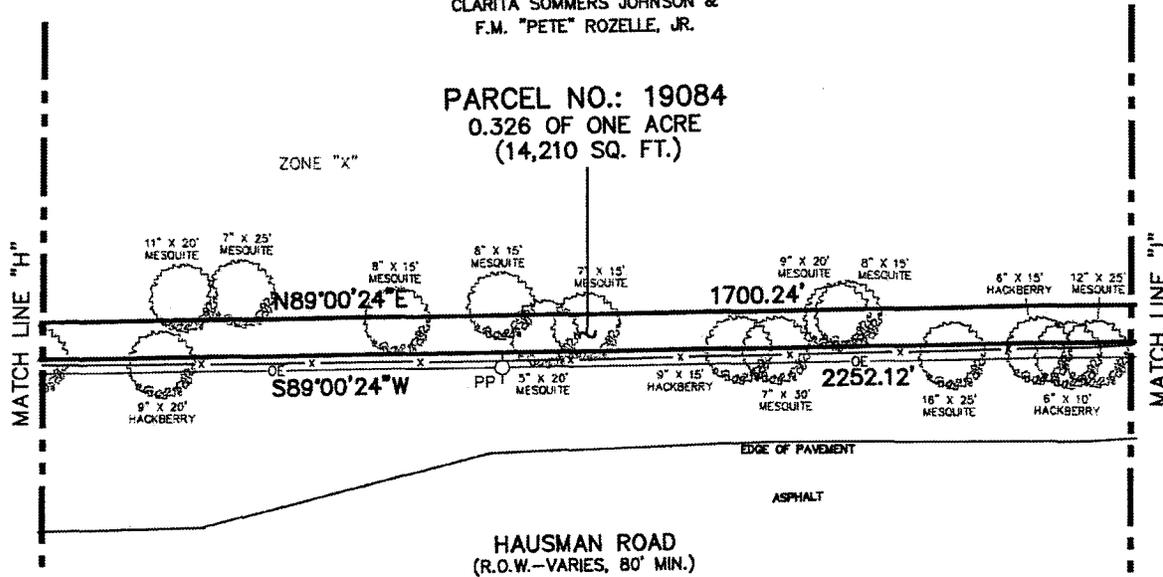
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

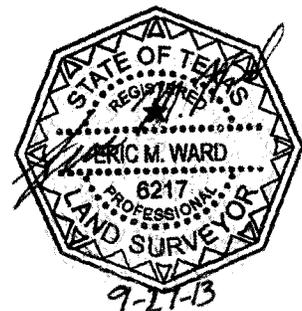
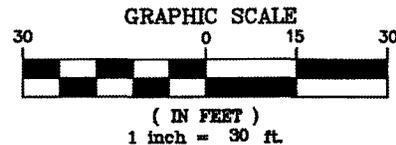
CLARITA SOMMERS JOHNSON &  
F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



NOTES

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
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LEGEND

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
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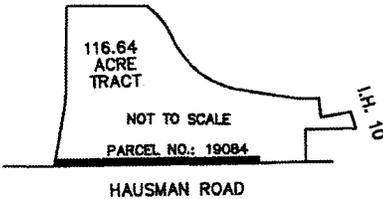
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SURVEY PLAT SHOWING  
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(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	12
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

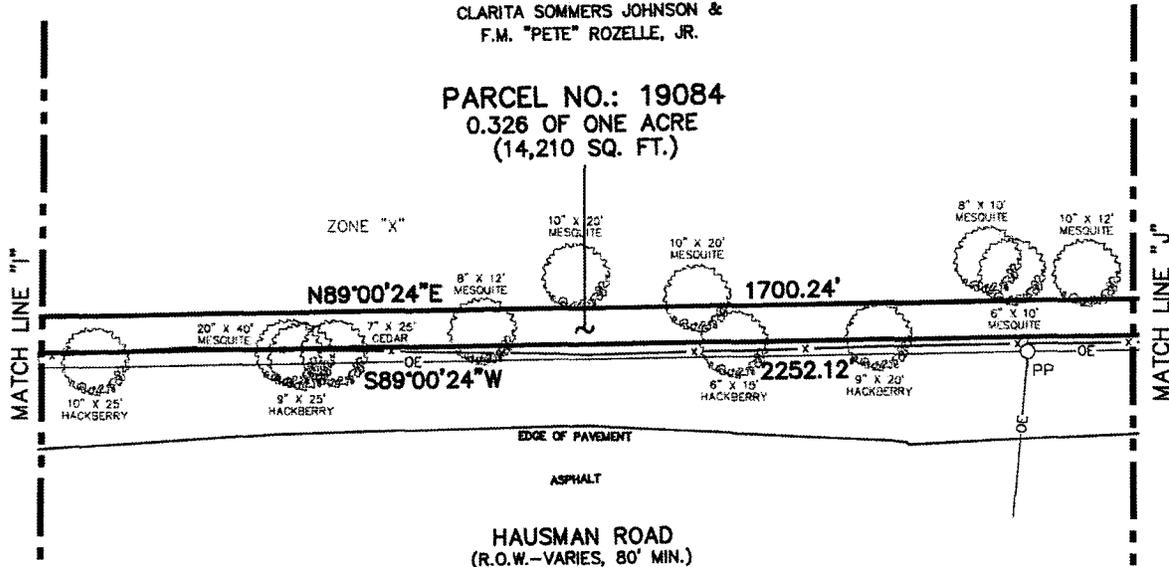
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

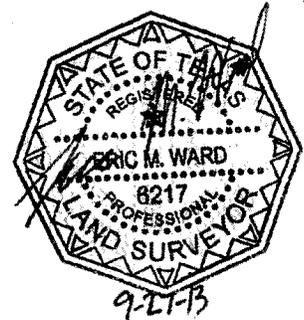
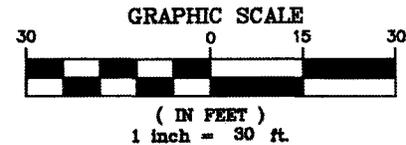
CLARITA SOMMERS JOHNSON &  
F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



**NOTES**

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**LEGEND**

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- OE— OVERHEAD ELECTRIC
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- TREE DIA. X SPREAD SPECIES

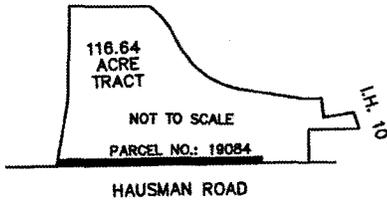
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DATE	09/06/13
JOB NUMBER	E0410500
SHEET	13
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

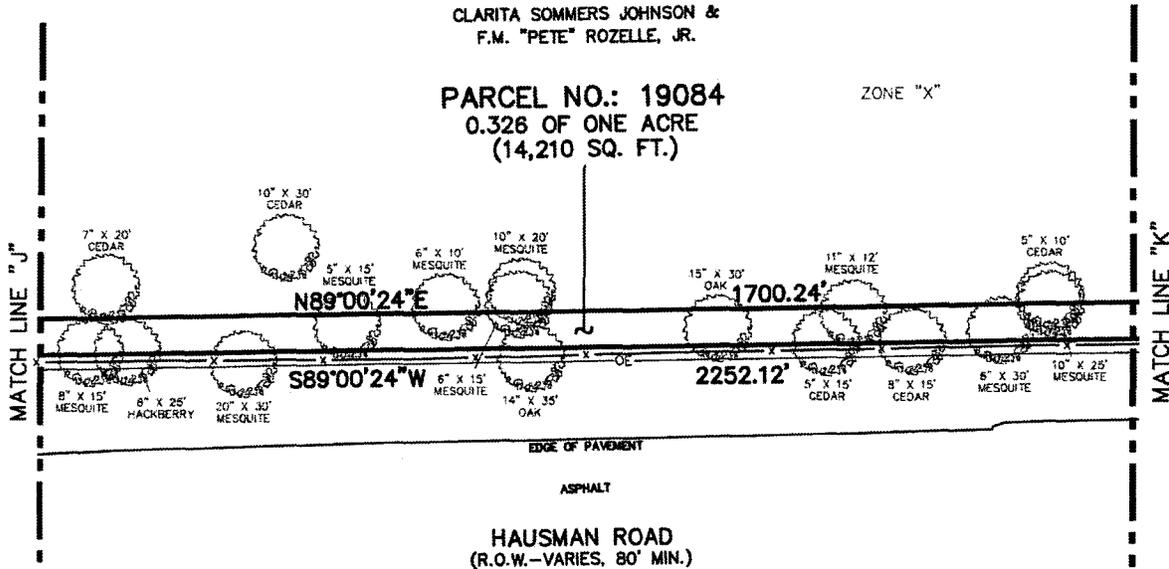
FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
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N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2088, R.P.R.

CLARITA SOMMERS JOHNSON &  
F.M. "PETE" ROZELLE, JR.

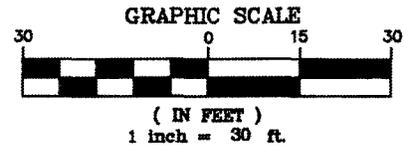
PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)

ZONE "X"



NOTES

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
- FIELD SURVEY COMPLETED 9/12/2013.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
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- D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE "AE" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 480045, COMMUNITY PANEL NO. 0210 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.



LEGEND

- PP POWER POLE
- OE — OVERHEAD ELECTRIC
- x — WIRE FENCE
- TREE DIA. X SPREAD SPECIES

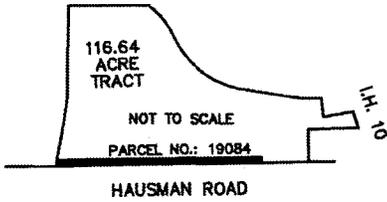
8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11560 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.8440  
Email: survey@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

SURVEY PLAT SHOWING  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,  
A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	EO410500
SHEET	14
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

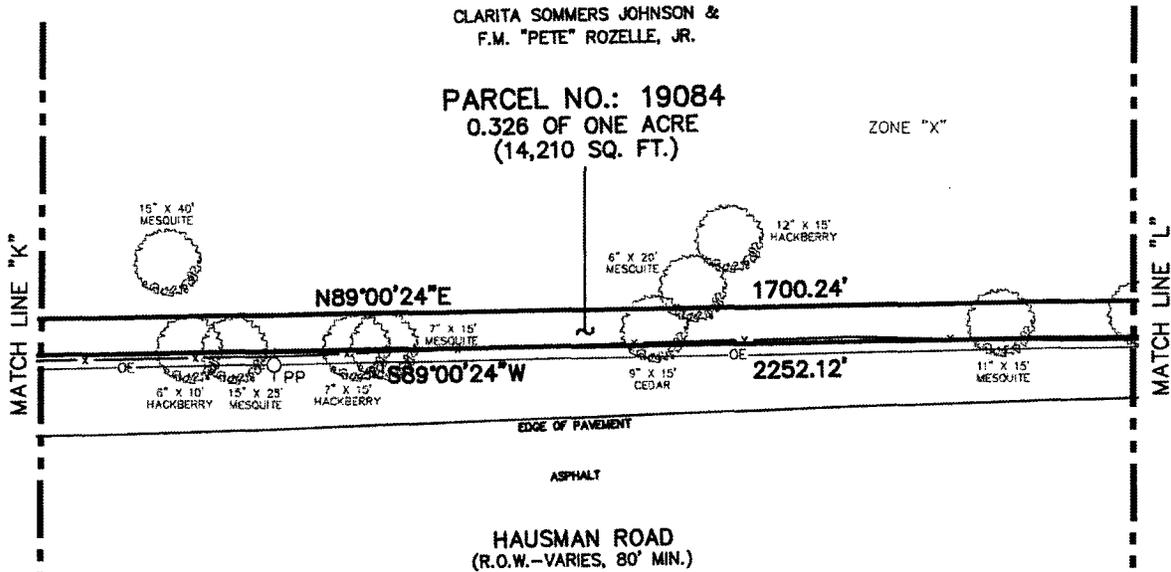
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

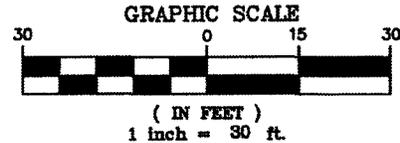
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 9/12/2013.
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6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS  
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**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

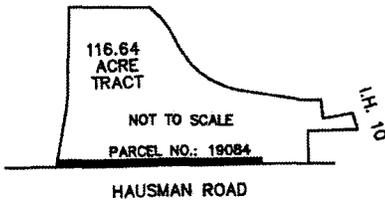
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F) 210.641.6440  
Email: survey@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,  
A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	15
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

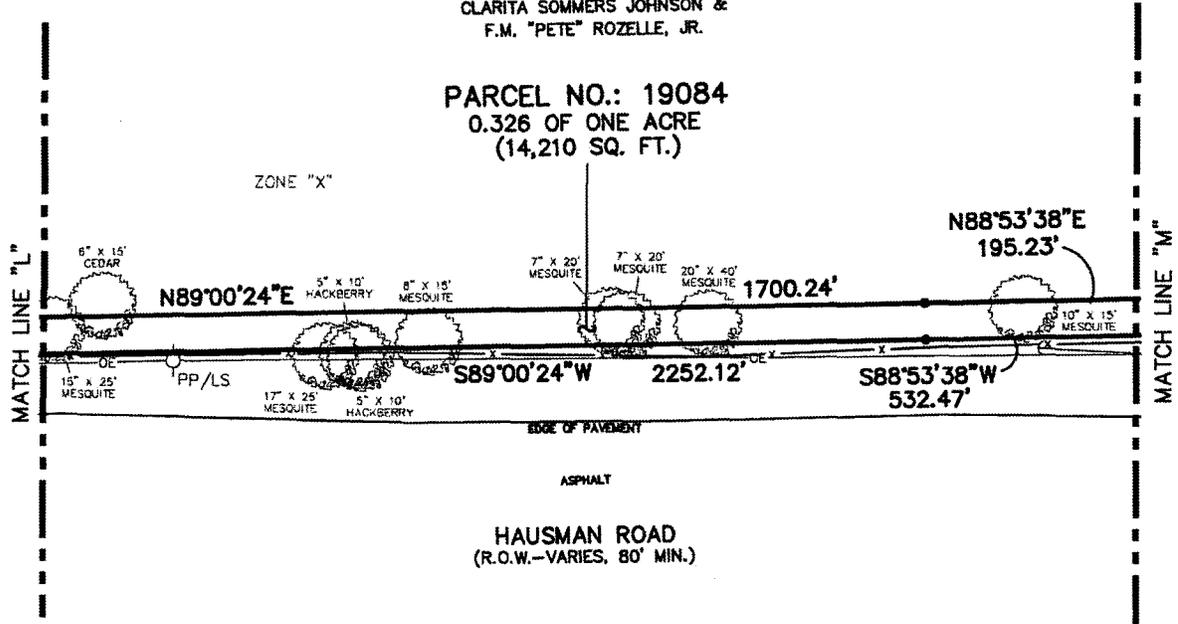
PARCEL NO.: 19084  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
 116.64 ACRE TRACT  
 VOL. 14011, PG. 2068, R.P.R.

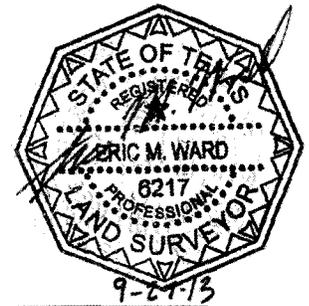
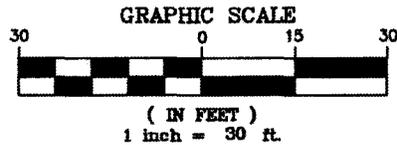
CLARITA SOMMERS JOHNSON &  
 F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
 0.326 OF ONE ACRE  
 (14,210 SQ. FT.)



**NOTES**

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**LEGEND**

- PP/LS POWER POLE & LIGHT STANDARD
- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

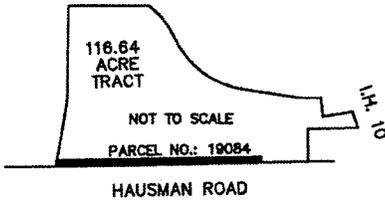


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 F) 210.641.6440  
 Email: survey@cectexas.com  
 Engineering No.: F-2814  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.326 OF ONE ACRE OF LAND, OUT OF A  
 116.64 ACRE TRACT,

A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	16
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19067	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

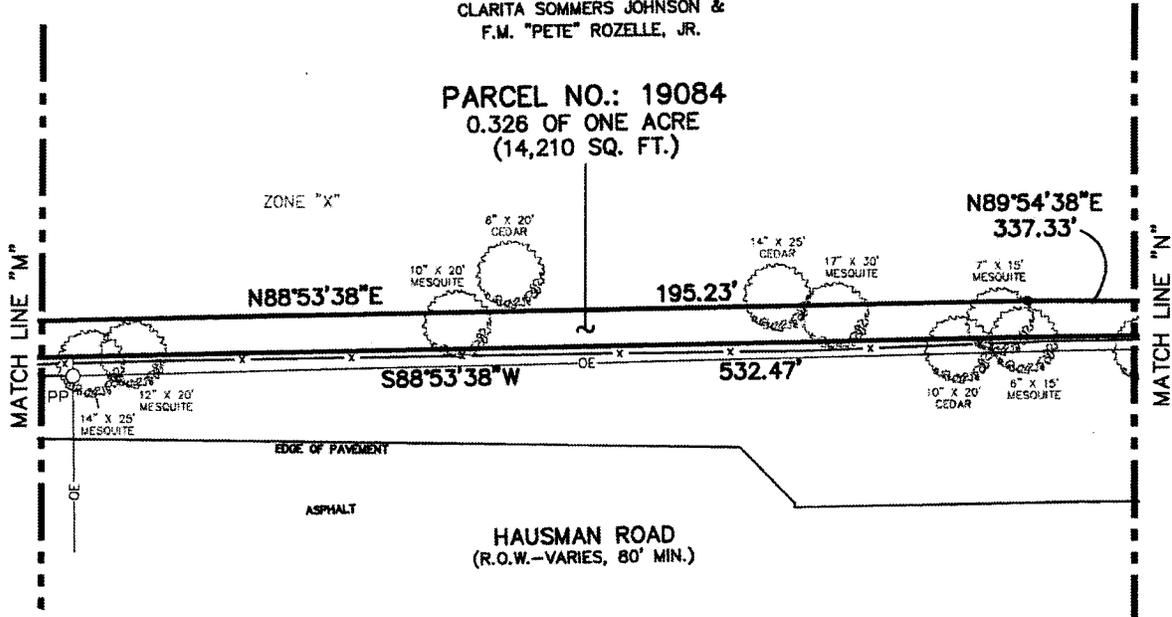
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL. 14011, PG. 2068, R.P.R.

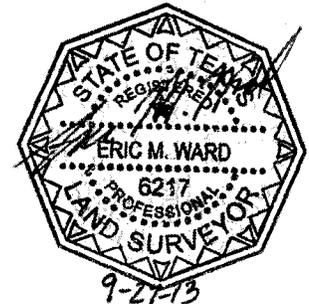
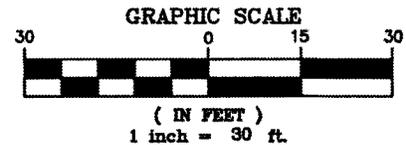
CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
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**LEGEND**

- PP POWER POLE
- OE — OVERHEAD ELECTRIC
- X — WIRE FENCE
- TREE DIA. X SPREAD SPECIES

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

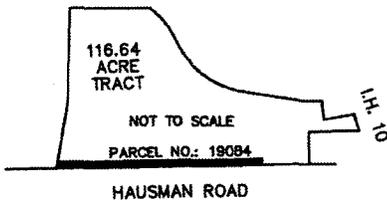


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Email: survey@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

**SURVEY PLAT SHOWING**  
HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A  
116.64 ACRE TRACT,

A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/08/13
JOB NUMBER	E0410500
SHEET	17
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

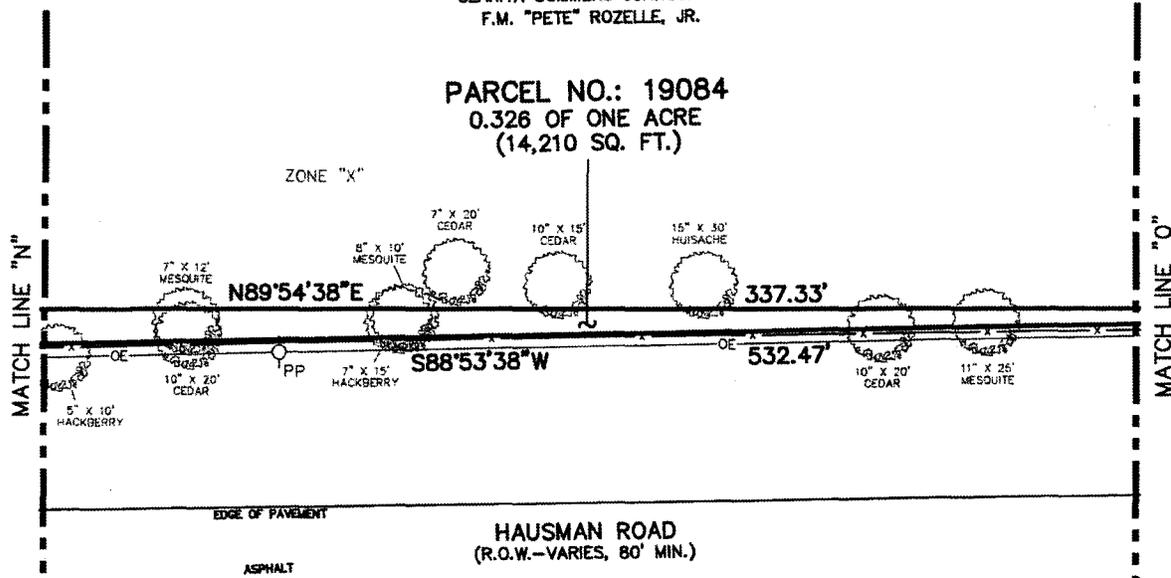
PARCEL NO.: 19084  
PROJECT NAME: HAUSMAN ROAD  
PROJECT NO.: 40-00256, 40-00425 & 40-00420  
DOCUMENT TYPE: FEE SIMPLE  
OWNER'S NAME: CLARITA SOMMERS JOHNSON & F.M. "PETE" ROZELLE, JR.

FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

N. C. B. . . 1 4 8 9 0  
116.64 ACRE TRACT  
VOL 14011, PG. 2068, R.P.R.

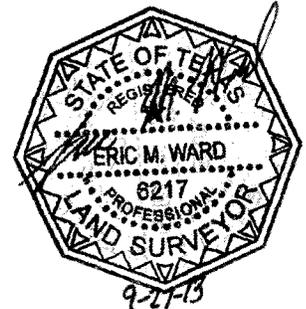
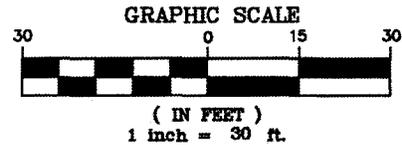
CLARITA SOMMERS JOHNSON &  
F.M. "PETE" ROZELLE, JR.

PARCEL NO.: 19084  
0.326 OF ONE ACRE  
(14,210 SQ. FT.)



**NOTES**

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**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

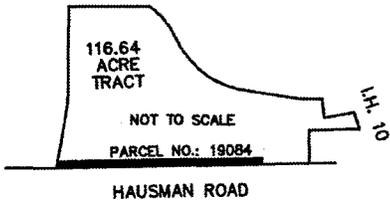


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HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
0.326 OF ONE ACRE OF LAND, OUT OF A 116.64  
ACRE TRACT,

A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
(N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	18
OF	19



ACREAGE SUMMARY	
PARENT TRACT	116.64 ACRES
PARCEL 19087	0.326 OF ONE ACRE
REMAINDER	116.314 ACRES

PARCEL NO.: 19084  
 PROJECT NAME: HAUSMAN ROAD  
 PROJECT NO.: 40-00256, 40-00425 & 40-00420  
 DOCUMENT TYPE: FEE SIMPLE  
 OWNER'S NAME: CLARITA SOMMERS JOHNSON &  
 F.M. "PETE" ROZELLE, JR.

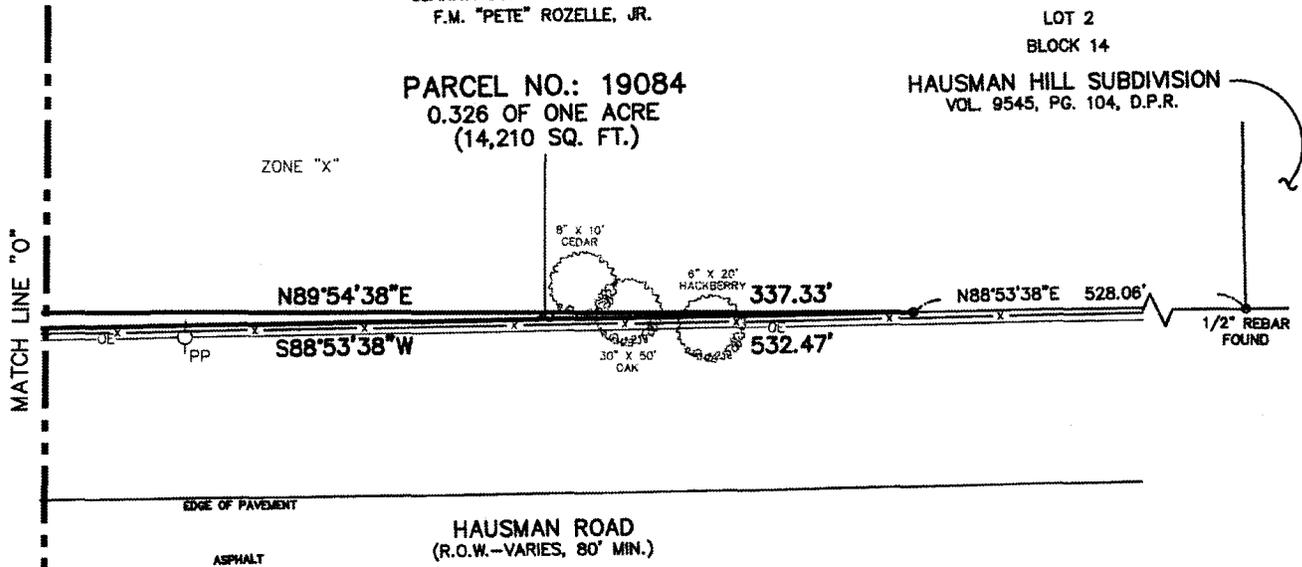
FLOOD ZONE "AE" ACREAGE SUMMARY	
PARCEL 19083	0.326 OF ONE ACRE
FLOOD ZONE "AE"	± 0.006 OF ONE ACRE
FLOOD ZONE "X"	± 0.320 OF ONE ACRE

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 116.64 ACRE TRACT  
 VOL. 14011, PG. 2068, R.P.R.

CLARITA SOMMERS JOHNSON &  
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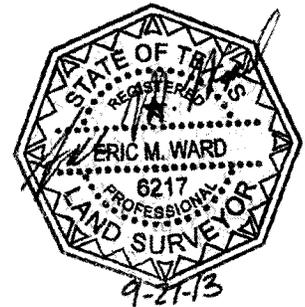
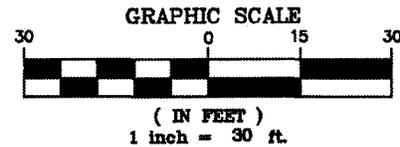
PARCEL NO.: 19084  
 0.326 OF ONE ACRE  
 (14,210 SQ. FT.)

LOT 2  
 BLOCK 14  
 HAUSMAN HILL SUBDIVISION  
 VOL. 9545, PG. 104, D.P.R.



**NOTES**

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**LEGEND**

- PP POWER POLE
- OE— OVERHEAD ELECTRIC
- x— WIRE FENCE
- TREE DIA. X SPREAD SPECIES

8. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.



**CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.**  
 11550 L.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
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 Email: [survey@cectexas.com](mailto:survey@cectexas.com)  
 Engineering No.: F-2214  
 Surveying No.: 100410-00

**SURVEY PLAT SHOWING  
 HAUSMAN ROAD RIGHT-OF-WAY WIDENING,  
 0.326 OF ONE ACRE OF LAND, OUT OF A  
 116.64 ACRE TRACT,**  
 A 116.64 ACRE TRACT OF LAND, NEW CITY BLOCK  
 (N.C.B.) 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	09/06/13
JOB NUMBER	E0410500
SHEET	19
OF	19