Z2016095

RIGHT OF WAY FOR INGRESS/EGRESS & UTILITIES

Being A 0.12 acre (7,[illegible] square feet) parcel situated in the M.T. Guerra Survey, Abstract 260, Bexar County, Texas, out of Lot 152, Block 1 of Colonial Hills Methodist Church according to the map or plat thereof recorded under Volume 9522,Page 211 of the Plat Records of Bexar County, Texas, and 0.01 acre parcel more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum 1983;

COMMENCING, at a 1/2-inch iron rod found with cap in the southwesterly right-of-way line of Vance Jackson Road, for the most northerly corner of Block 1 of Kenney Oaks Subdivision according to the map or plat thereof recorded under Volume 5870, Page 122 of the Plat Records of Bexar County, Texas, for the most easterly corner of said Lot 152;

THENCE, North 36°18'31" West, 315.11 feet along the southwesterly right-of-way line of said Vance Jackson Road, and the northwesterly line of said Lot 152 to a point for the most easterly corner and POINT OF BEGINNING, of the herein described parcel;

THENCE, departing the southwesterly right-of-way line of said Vance Jackson Road, and the northwesterly line of said Lot 152, South 50°45'16" West, 12.76 feet to a point for an interior corner of the herein described parcel;

THENCE, South 41°29'31" East, 58.45 feet to a southwesterly corner of the herein described parcel;

THENCE, South 48°[illegible]' West, 37.18 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most easterly corner of a proposed lower lease area, for the most southerly corner of the herein described parcel;

THENCE, North 41°29'31" West, [illegible] feet along the northeasterly line of said proposed lower lease area to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most northerly corner of said proposed lower lease area, for a southerly corner of the herein described parcel;

THENCE, North 48°28'29" East, 17.18 feet to a point for an interior corner of the herein described parcel;

THENCE, North 41°29'31" West, 12.[illegible] feet to a point for an interior corner of the herein described parcel;

THENCE, South 48°28'29" West, 14.69 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most easterly corner of a proposed lower lease area, for a westerly corner of the herein described parcel;

THENCE, North 41°41'31" West, 12.29 feet along the northeasterly line of said proposed lower lease area, to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most northerly corner of said proposed lower lease area, for the most westerly corner of the herein described parcel;

THENCE, North 48°[illegible]' East, 34.70 feet to a point for a northwesterly corner of the herein described parcel;

THENCE, South 41°29'31" East, 67.54 feet to a point for an interior corner of the herein described parcel;

THENCE, North 50°45'16" East, 13.39 feet to a point in the southwesterly right-of-way line of said Vance Jackson Road, and the northeasterly line of said Lot 152, for the most northerly corner of the herein described parcel;

THENCE, South 36°18'31" East, 30.04 feet along the southwesterly right-of-way line of said Vance Jackson Road, and the northeasterly line of said Lot 152, to the POINT OF BEGINNING, CONTAINING 0.17acre (7,[illegible] square feet) of land in Bexar County, Texas.

LESSEE'S LAND SPACE #2

Being A 0.[illegible] acre (144 square feet) parcel situated in the M.T. Guerra Survey, Abstract 260, Bexar County, Texas, out of Lot 152, Block 1 of Colonial Hills Methodist Church according to the map or plat thereof recorded under Volume 9522,Page 211 of the Plat Records of Bexar County, Texas, and 0.003 acre parcel more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum 1983;

COMMENCING, at a 1/2-inch iron rod found with cap in the southwesterly right-of-way line of Vance Jackson Road, for the most northerly corner of Block 1 of Kenney Oaks Subdivision according to the map or plat thereof recorded under Volume 5870, Page 122 of the Plat Records of Bexar County, Texas, for the most easterly corner of said Lot 152;

THENCE, North 36°18'31" West, 218.50 feet along the southwesterly right-of-way line of said Vance Jackson Road, and the northeasterly line of said Lot 152 to a point;

THENCE, departing the southwesterly right-of-way line of said Vance Jackson Road, and the northeasterly line of said Lot 152, South 48°28'29" West, 17.01 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most northerly corner and POINT OF BEGINNING, of the herein described parcel;

THENCE, South 41°41'31" East, [illegible] feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most easterly corner of the herein described parcel;

THENCE, South 48°[illegible]' West, [illegible] feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most southerly corner of the herein described parcel;

THENCE, North 41°41'31" West, [illegible] feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most westerly corner of the herein described parcel;

THENCE, North 48°20'29" East, 12.00 feet to the POINT OF BEGINNING, CONTAINING 0.003 acre (144 square feet) of land in Bexar County, Texas.

RIGHT OF WAY FOR UTILITIES #2

Being A 0.01 acre (610 square feet) parcel situated in the M.T. Guerra Survey, Abstract 260, Bexar County, Texas, out of Lot 152, Block 1 of Colonial Hills Methodist Church according to the map or plat thereof recorded under Volume 9522,Page 211 of the Plat Records of Bexar County, Texas, and 0.01 acre parcel more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum 1983;

COMMENCING, at a 1/2-inch iron rod found with cap in the southwesterly right-of-way line of Vance Jackson Road, for the most northerly corner of Block 1 of Kenney Oaks Subdivision according to the map or plat thereof recorded under Volume 5870, Page 122 of the Plat Records of Bexar County, Texas, for the most easterly corner of said Lot 152;

THENCE, departing the southwesterly right-of-way line of said Vance Jackson Road, South 41°29'31" West, 201.61 feet along the northwesterly line of said Kenney Oaks Subdivision, and the southwesterly line of said Lot 152 to a point;

THENCE, departing the northwesterly line of said Kenney Oaks Subdivision, and the southwesterly line of said Lot 152, North 41°39'31" West, 85.98 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most southerly corner of a proposed lower lease area;

THENCE, North 41°39'31" West, 22.00 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most westerly corner of said proposed lower lease area;

THENCE, North 48°20'29" East, 40.00 feet to a point for the most southerly corner and POINT OF BEGINNING, of the herein described parcel;

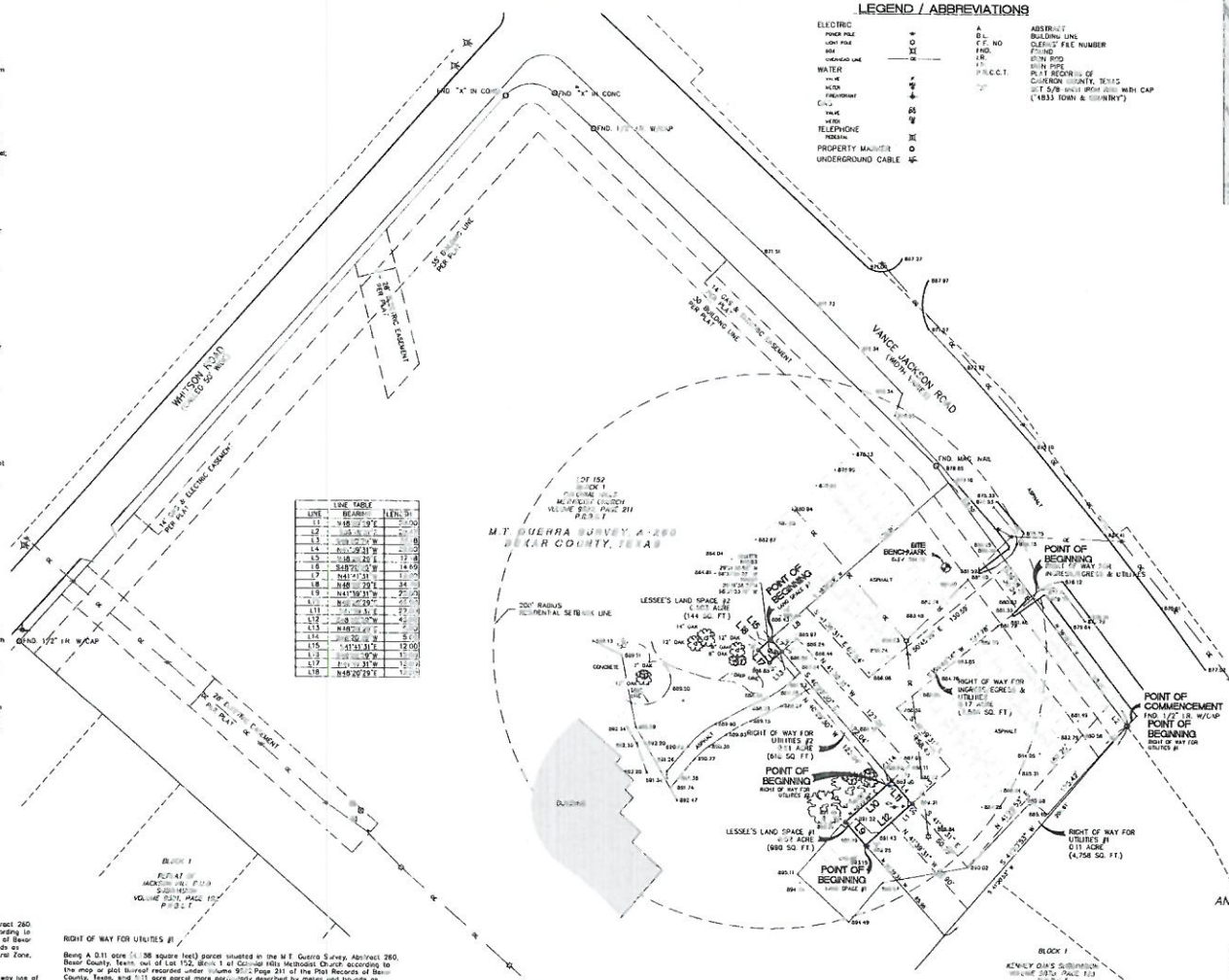
THENCE, departing the northwesterly line of said proposed lower lease area, North 40°39'30" West, 108.04 feet to a point for the most southeasterly line of said proposed lower lease area, for the most westerly corner of the herein described parcel;

THENCE, North 48°20'29" East, 5.00 feet along the southeasterly line of said proposed lower lease area to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most easterly corner of said proposed lower lease area, for the most northerly corner of the herein described parcel;

THENCE, South 40°39'30" East, 122.04 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most northerly corner of said proposed lower lease area, for the most easterly corner of the herein described parcel;

THENCE, South 48°20'29" West, 5.00 feet along the northwesterly line of said proposed lower lease area, to the POINT OF BEGINNING, CONTAINING 0.01 acre (610 square feet) of land in Bexar County, Texas.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°28'29"E	20.00
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	N41°29'31"W	[illegible]
L5	N48°20'29"E	12.[illegible]
L6	S48°20'29"W	14.69
L7	N41°41'31"W	12.00
L8	N48°20'29"E	34.[illegible]
L9	N41°39'31"W	27.[illegible]
L10	N48°20'29"E	27.[illegible]
L11	[illegible]	27.[illegible]
L12	[illegible]	4.[illegible]
L13	N48°[illegible]	[illegible]
L14	[illegible]	5.[illegible]
L15	S41°41'31"E	12.00
L16	[illegible]	1[illegible]
L17	[illegible]	12.[illegible]
L18	N48°20'29"E	12.[illegible]



RIGHT OF WAY FOR UTILITIES #1

Being A 0.11 acre (4,758 square feet) parcel situated in the M.T. Guerra Survey, Abstract 260, Bexar County, Texas, out of Lot 152, Block 1 of Colonial Hills Methodist Church according to the map or plat thereof recorded under Volume 9522,Page 211 of the Plat Records of Bexar County, Texas, and 0.11 acre parcel more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum 1983;

BEGINNING, at a 1/2-inch iron rod found with cap in the southwesterly right-of-way line of Vance Jackson Road, for the most northerly corner of Block 1 of Kenney Oaks Subdivision according to the map or plat thereof recorded under Volume 5870, Page 122 of the Plat Records of Bexar County, Texas, for the most easterly corner of said Lot 152 and the herein described parcel;

THENCE, departing the southwesterly right-of-way line of said Vance Jackson Road, South 41°29'31" West,171.12 feet along the northwesterly line of said Kenney Oaks Subdivision, and the southeasterly line of said Lot 152 to a point for the most southerly corner of the herein described parcel;

THENCE, departing the northwesterly line of said Kenney Oaks Subdivision, and the southeasterly line of said Lot 152, North 41°39'31" West, 82.35 feet to a point in the southeasterly line of a proposed lower lease space, for the most westerly corner of the herein described parcel;

THENCE, North 48°20'29" East, 20.00 feet along the southeasterly line of said proposed lower lease space to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most easterly corner of said proposed lower lease space, for a northwesterly corner of the herein described parcel;

THENCE, South 41°39'31" East, 80.29 feet to a point for an interior corner of the herein described parcel;

THENCE, North 41°29'31" East, 157.20 feet to a point in the southwesterly right-of-way line of said Vance Jackson Road, and the northeasterly line of said Lot 152, for the northerly most northeast corner of the herein described parcel;

THENCE, South 36°18'31" East, 20.47 feet along the southwesterly right-of-way line of said Vance Jackson Road, and the northeasterly line of said Lot 152 to the POINT OF BEGINNING, CONTAINING 0.11 acre (4,758 square feet) of land in Bexar County, Texas

LESSEE'S LAND SPACE #1

Being A 0.02 acre (990 square feet) parcel situated in the M.T. Guerra Survey,Abstract 260, Bexar County, Texas, out of Lot 152, Block 1 of Colonial Hills Methodist Church according to the map or plat thereof recorded under Volume 9522,Page 211 of the Plat Records of Bexar County, Texas, and 0.02 acre parcel more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum 1983;

COMMENCING, at a 1/2-inch iron rod found with cap in the southwesterly right-of-way line of Vance Jackson Road, for the most northerly corner of Block 1 of Kenney Oaks Subdivision according to the map or plat thereof recorded under Volume 5870, Page 122 of the Plat Records of Bexar County, Texas, for the most easterly corner of said Lot 152;

THENCE, departing the southwesterly right-of-way line of said Vance Jackson Road, South 41°29'31" West, 201.61 feet along the northwesterly line of said Kenney Oaks Subdivision, and the southeasterly line of said Lot 152 to a point;

THENCE, departing the northwesterly line of said Kenney Oaks Subdivision, and the southeasterly line of said Lot 152, North 41°39'31" West, 85.98 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most southerly corner and POINT OF BEGINNING, of the herein described parcel;

THENCE, North 41°39'31" West, 27.00 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most westerly corner of the herein described parcel;

THENCE, North 48°20'29" East, 40.00 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most northerly corner of the herein described parcel;

THENCE, South 41°39'31" East, 27.00 feet to a 5/8-inch iron rod set with cap (stamped "4833 Town & Country) for the most easterly corner of the herein described parcel;

THENCE, South 48°[illegible]' West, 40.00 feet to the POINT OF BEGINNING, CONTAINING 0.02 acre (990 square feet) of land in Bexar County, Texas.

LEGEND / ABBREVIATIONS

ELECTRIC
- POWER POLE
- LIGHT POLE
- GUY
- OVERHEAD LINE

WATER
- VALVE
- METER
- FIREHYDRANT

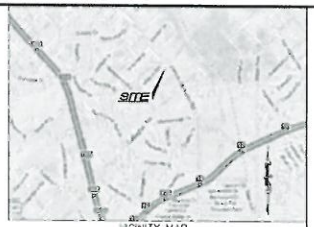
GAS
- VALVE
- METER

TELEPHONE
- PEDESTAL

PROPERTY MARKER

UNDERGROUND CABLE

A ABSTRACT
B.L. BUILDING LINE
C.F. NO CLERK'S FILE NUMBER
FND. FOUND
I.R. IRON ROD
I.P. IRON PIPE
P.R.B.C.T. PLAT RECORDS OF BEXAR COUNTY, TEXAS
SET 5/8 INCH IRON ROD WITH CAP ("4833 TOWN & COUNTRY")



VICINITY MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SITE BENCHMARK

SET MAG NAIL EL. 873.72 (NGVD 12)
SET NEAR THE ENTRANCE AT THE PROPOSED ACCESS & UTILITY EASEMENT AS SHOWN
ELEVATIONS ON MONUMENTS WITH TRIMBLE R6 USING ARCA VRS NETWORK

I hereby certify to Verizon:

That this survey was performed under my supervision and to the Texas Board of Professional Land Surveying standards for a Category 1B, Condition III survey.

David J. Simons
Registered Professional Land Surveyor #4833
June 25, 2014
Revised: March 17, 2015 (move lease area / add lease area / move easements)

SURVEY OF

A PROPOSED LEASE AREA AND RIGHT-OF--WAYS FOR INGRESS/EGRESS & UTILITIES IN THE M.T. GUERRA SURVEY, A-260 BEXAR COUNTY, TEXAS

FLOOD NOTE

Flood Statement: This site is situated in Zone "X" in Bexar County, Texas according to FEMA map number 48029C0241G determined dated September 29, 2010. Warning: If this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by mailing the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

PROJECT INFORMATION

SITE NAME	WHITSON SITE - 20141064965		
OWNER NAME	COLONIAL HILLS UNITED METHODIST CHURCH		
SITE ADDRESS	5247 VANCE JACKSON SAN ANTONIO, TEXAS 78230		
	NAD 27	NAD 83	ELEV.
LATITUDE	29°31'38.77" N	29°31'35.07" N	887' AMSL
LONGITUDE	98°35'23.15" W	98°35'19.22" W	

NOTES

1. ELEVATIONS BASED ON GEOID 12 USING AREA VRS NETWORK
2. THIS SURVEY WAS PREPARED BASED ON TEXAS ABSTRACT SERVICES ABSTRACTOR CERTIFICATE, NUMBER NO. 18763 DATED MARCH 13, 2015.
3. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
4. SUBJECT TO RESTRICTIVE COVENANTS PER VOLUME 9522, PAGE 211.
5. SUBJECT ANY AND ALL EASEMENTS PER VOLUME 9522, PAGE 211
6. SUBJECT TO ELECTRIC SERVICE RIGHT OF WAY AGREEMENT PER VOLUME 3085, PAGE [illegible]

FIELD BOOK	733
FIELD WORK	N/A
DATE	6/26/14
DRAFTING	NWC
DATE	6/26/14
CHECKED	JS
DATE	6/26/14
NTSB PG	
TITLE	
G.T. NO	
SCALE	1"=40'
FIELD MAP	N/A
JOB NO.	3529-0001

S.1

SHEET 1 OF 1

verizon wireless

KGI
BUILDING THREE, SUITE 270
805 LAS CIMAS PARKWAY
AUSTIN, TEXAS 78746
PH (512) 346-8595

TOWN & COUNTRY SURVEYORS, LLC
2730 NORTH FRANKLIN, SUITE 100
TYLER, TEXAS 75702
(903)465-8730
FAX (903) 465-8731