



**LOCATION MAP**  
SCALE 1" = 10,000'

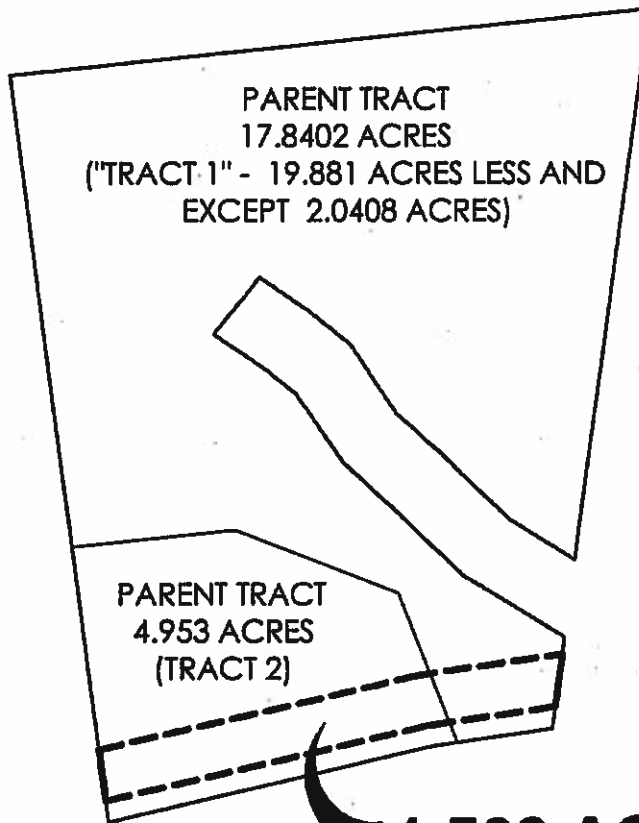
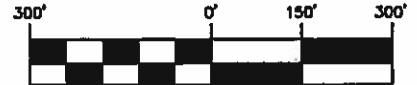
**NOTES:**

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

PARCEL 70035  
BEXAR COUNTY, TEXAS  
VISTA RIDGE REGIONAL  
SUPPLY PROJECT



1 inch = 300'



**1.509 ACRES**  
(65,714 SQ. FT. MORE OR LESS)  
**85' WIDE PERMANENT  
WATER LINE EASEMENT**

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

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

*[Signature]* 6/2/16

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

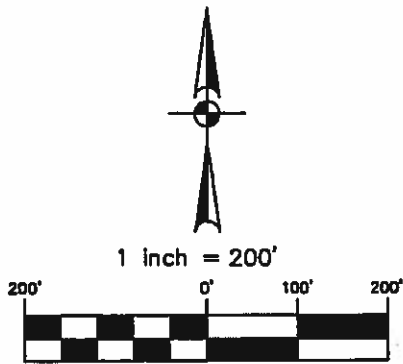
**PAPE-DAWSON  
ENGINEERS**

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

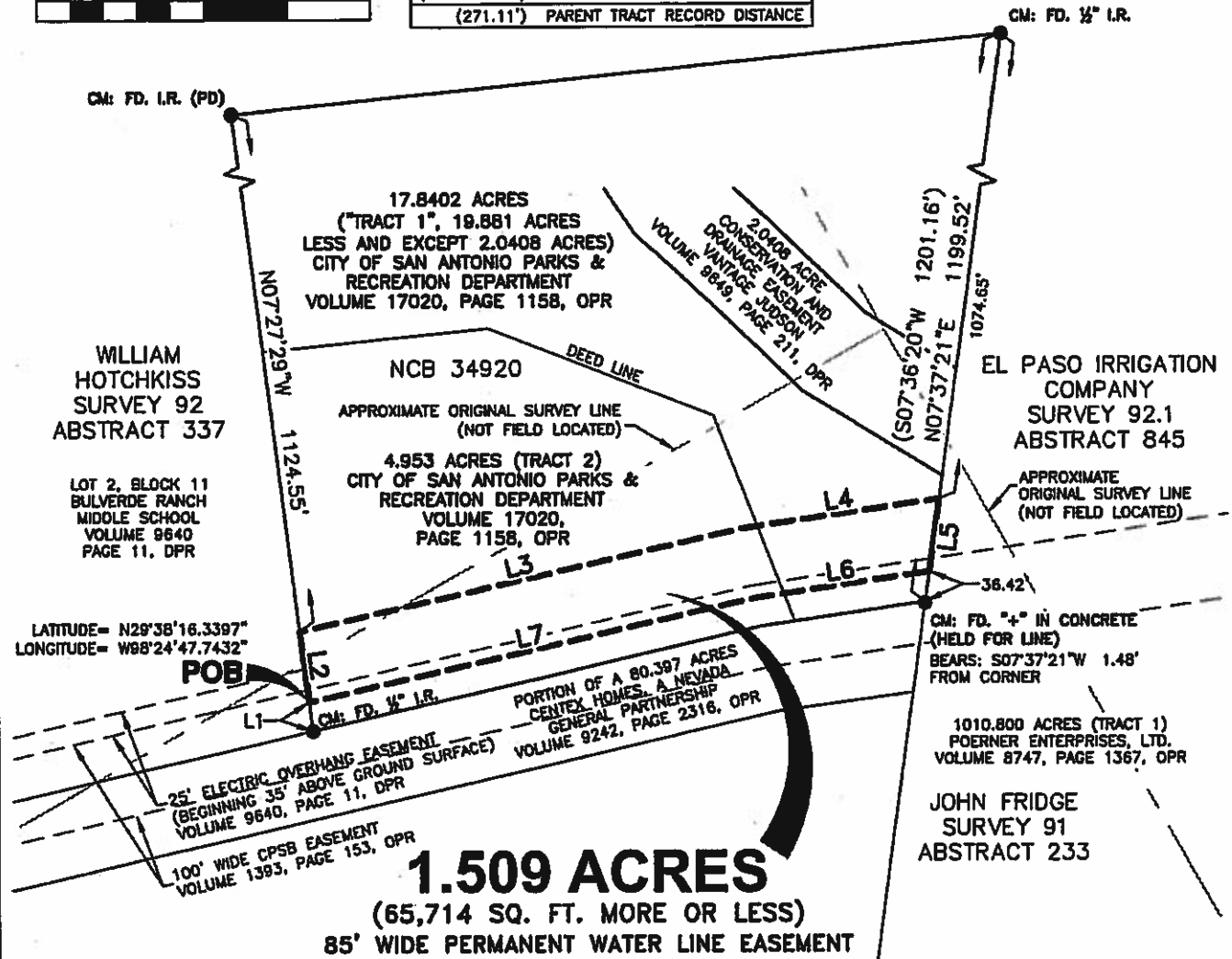
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 100288-00

Dated: Jun 01, 2016, 11:32am User ID: SS64hh  
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PARCEL 70035  
 BEXAR COUNTY, TEXAS  
 VISTA RIDGE REGIONAL  
 SUPPLY PROJECT



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



**1.509 ACRES**  
 (65,714 SQ. FT. MORE OR LESS)  
 85' WIDE PERMANENT WATER LINE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°27'29"E	35.17'
L2	N07°27'29"W	85.40'
L3	N76°58'45"E	546.04'
L4	N81°34'17"E	238.56'

LINE TABLE		
LINE	BEARING	LENGTH
L5	S07°37'21"W	88.45'
L6	S81°34'17"W	210.70'
L7	S76°58'45"W	550.91'

**PAPE-DAWSON ENGINEERS**

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION / 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION / 100289-00

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Parcel Number 70035  
County: Bexar  
Vista Ridge Regional Supply Project

**METES AND BOUNDS DESCRIPTION**  
1.509 Acres (65,714 square foot)  
85' Wide Permanent Water Line Easement

A 1.509 acre, or 65,714 square feet more or less, 85-foot wide permanent water line easement on a 17.8402 acre tract of land (called "Tract 1", 19.881 acres, less and except 2.0408 acres) and on a 4.953 acre tract of land, both conveyed to the City of San Antonio Parks and Recreation Department and described in a deed recorded in Volume 17020, Page 1158 of the Official Public Records of Bexar County, Texas, situated in the William Hotchkiss Survey No. 92, Abstract 337 and the John Fridge Survey No. 91, Abstract 233, now in New City Block 34920 of the City of San Antonio, Bexar County, Texas. Said 1.509 acre permanent water line easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00 and distances scaled to surface, displayed in U.S. Survey Feet:

**BEGINNING:** At a point with a latitude of N 29°38'16.3397" and a longitude of W 98°24'47.7432" on the common line between said 4.953 acre tract and Lot 2, Block 11, Bulverde Ranch Middle School Subdivision, recorded in Volume 9640, Page 11 of the Deed and Plat Records of Bexar County, Texas, from which a found 1/2 inch iron rod at the southwest corner of said 4.953 acre tract bears S 07°27'29" E, a distance of 35.17 feet;

**THENCE:** N 07°27'29" W, along and with said common line, a distance of 85.40 feet to a point, from which a found iron rod with cap marked "Pape-Dawson" at the northwest corner of said 17.8402 acre tract bears N 07°27'29" W, a distance of 1124.55 feet;

**THENCE:** Departing said common line, over and across said 4.953 acre tract and said 17.8402 acre tract, the following courses and distances:

N 76°58'45" E, a distance of 546.04 feet to a point, and

N 81°34'17" E, a distance of 238.56 feet to a point on the common line between said 17.8402 acre tract and a 1010.800 acre tract of land conveyed to Poerner Enterprises, Ltd. and described in a deed recorded in Volume 8747, Page 1367 of the Official Public Records of Bexar County, Texas, from which a found 1/2 inch iron rod at the northeast corner of said 17.8402 acre tract bears N 07°37'21" E, a distance of 1074.65 feet;

THENCE: S 07°37'21" W, along and with said common line, a distance of 88.45 feet to a point;

THENCE: Departing said common line, over and across said 17.8402 acre tract and said 4.953 acre tract, the following courses and distances:

S 81°34'17" W, a distance of 210.70 feet to a point, and

S 76°58'45" W, a distance of 550.91 feet to the POINT OF BEGINNING, and containing 1.509 acres in the City of San Antonio, Bexar County, Texas. Said permanent water line easement being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7774-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 23, 2015  
REVISED: June 1, 2016  
JOB NO. 7774-02  
DOC. ID. N:\CIVIL\7774-02\PARCELS\70 BEXAR\70035\70\_EASEMENT\_035 R2.docx



*Handwritten signature and date:* 6/2/16