

H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services

Parcel No.: 19446

FIELD NOTES
PERMANENT DRAINAGE EASEMENT

Field notes of a 2.191 acre (95,439 square feet) tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 17639, and being over part of that 11.899 acre tract and that 5.857 acre tract, both conveyed to KSM Properties, LLC, and described in deed recorded in Volume 16545, Page 1175, and Volume 16088, Page 705, respectively, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found in the north line of Lot 18, Block 13, N.C.B. 17642, Westover Valley Subdivision, Unit 1, according to plat recorded in Volume 9562, Page 166-169, Plat Records, being the southeast corner of this easement, and being the southwest corner of Lot 20, Block 13, N.C.B. 17642, Westover Valley Subdivision, Unit 2A, according to plat recorded in Volume 9566, Page 218, Plat Records, being the southeast corner of said 11.899 acre tract.

Thence along the north line of Westover Valley Subdivision, Unit 1, and a 1.596 acre tract described in deed recorded in Volume 12808, Page 1157, being the south line of said 11.899 acre tract and said 5.857 acre tract, as follows:

N 89° 59' 17" W. 625.50 feet to a 1/2" iron pin found at an angle point.

N 89° 53' 06" W. 488.60 feet to a 1/2" iron pin found at the northwest corner of Lot 1, Block 13, being the northeast corner of said 1.596 acre tract.

N 89° 57' 08" W. 411.11 feet to a 1/2" iron pin set at the southwest corner of this easement, being the southeast corner of a Variable Width Drainage Easement described in Volume 16089, Page 2370.

Thence N 21° 27' 44" E. 48.34 feet along the east line of said Variable Width Drainage Easement to a 1/2" iron pin set at a northwest corner of this easement.

Thence along a line 45.00 feet north of and parallel to the south line of said 5.857 acre tract and said 11.899 acre tract, as follows:

S 89° 57' 08" E. 393.49 feet to a 1/2" iron pin set at an angle point.

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

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

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

Thence N 00° 31' 04" E. 451.67 feet along a line 45.00 feet west of and parallel to the west line of Westover Valley Subdivision, Unit 2A, to a 1/2" iron pin set in the south line of an existing Drainage and Sanitary Sewer Easement described in Volume 14193, Page 1081, being a northwest corner of this easement.

Thence N 85° 31' 50" E. 45.17 feet along the south line of said existing Drainage and Sanitary Sewer Easement to a 1/2" iron pin set in the west line of Westover Valley Subdivision, Unit 2A, being the northeast corner of this easement.

Thence S 00° 31' 04" W. 580.35 feet along the west line of Westover Valley Subdivision, Unit 2A, being the east line of said 11.899 acre tract, to the place of Beginning and covering 2.191 acres (95,439 square feet) of land according to a survey made on the ground.

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

Job No. 028-15

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

Surveyed June 29, 2015


HENRY A. KUEHLEM

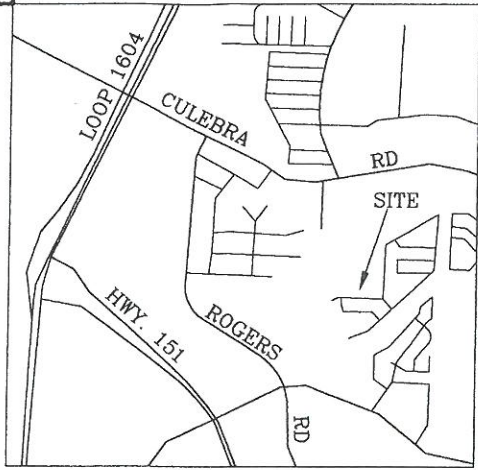
REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 4020

14350 Northbrook Drive Suite 130 San Antonio, Texas 78232 Phone: (210) 490-7847 Fax: (210) 490-7857

SAD_WESTOVER.doc





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

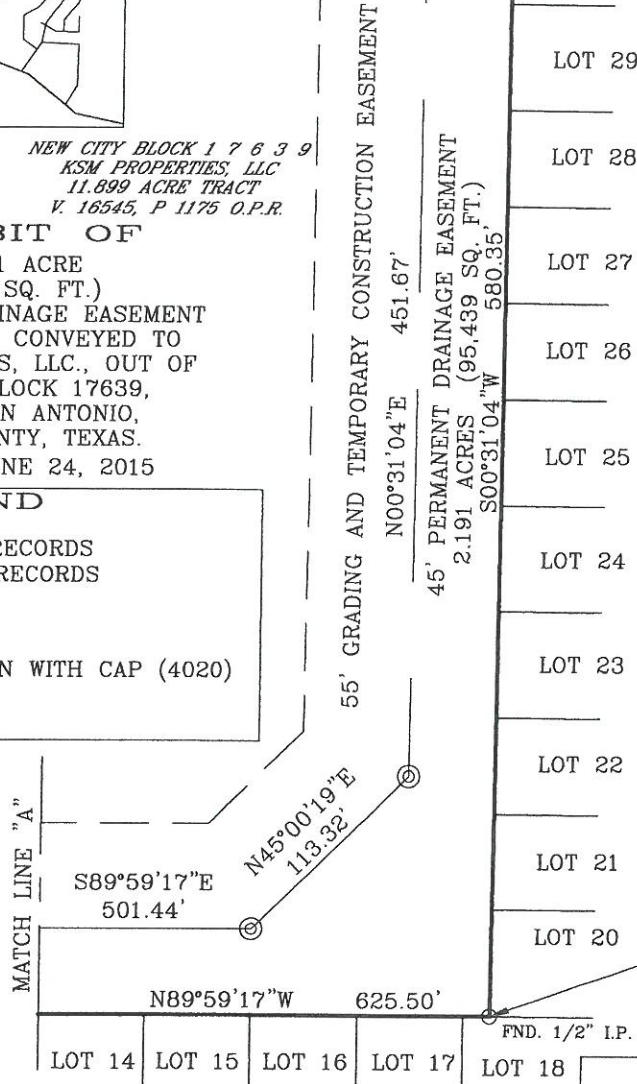
EXHIBIT OF
 A 2.191 ACRE
 (95,439 SQ. FT.)
 PERMANENT DRAINAGE EASEMENT
 THOSE TRACTS CONVEYED TO
 KSM PROPERTIES, LLC., OUT OF
 NEW CITY BLOCK 17639,
 CITY OF SAN ANTONIO,
 BEXAR COUNTY, TEXAS.
 PREPARED JUNE 24, 2015

LEGEND

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

PARCEL NO: 19446
 100 0 50 100
 SCALE: 1" = 100'

BLOCK 13
 N.C.B. 17642
 WESTOVER VALLEY SUBDIVISION
 UNIT 2A
 V. 9566, PG. 218



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

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

SHEET 1 OF 3

SURVEYED: JUNE 29, 2015

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



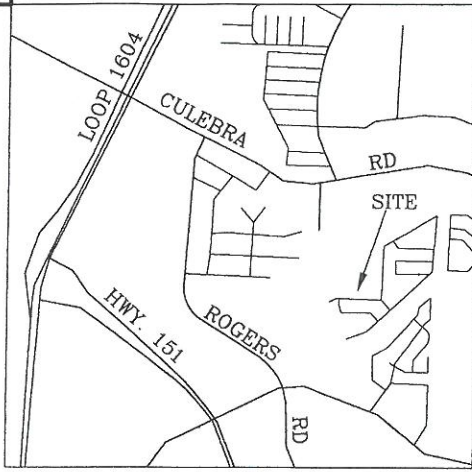
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 HENRY A. KUEHLEM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4020
 JOB NO. 02B-15

PARCEL NO: 19446

100 0 50 100



SCALE: 1" = 100'



LOCATION MAP
N.T.S.

NEW CITY BLOCK 17639

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

MATCH LINE "B"

55' GRADING AND TEMPORARY CONSTRUCTION EASEMENT

S89°53'06"E 488.58'

S89°59'17"E 501.44'

45' PERMANENT DRAINAGE EASEMENT

2.191 ACRES (95,439 SQ. FT.)

N89°53'06"W 488.60'

N89°59'17"W 625.50'

MATCH LINE "A"

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

FND. 1/2" I.P.

BLOCK 13

N.C.B. 17642

WESTOVER VALLEY SUBDIVISION

UNIT 1

V. 9562, PGS 166-169

LEGEND

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

NOTES

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

EXHIBIT OF

A 2.191 ACRE
(95,439 SQ. FT.)

PERMANENT DRAINAGE EASEMENT
THOSE TRACTS CONVEYED TO
KSM PROPERTIES, LLC., OUT OF
NEW CITY BLOCK 17639,
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

SURVEYED: JUNE 29, 2015

SHEET 2 OF 3

H.A. KUEHLEM SURVEY COMPANY

14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857



HENRY A. KUEHLEM

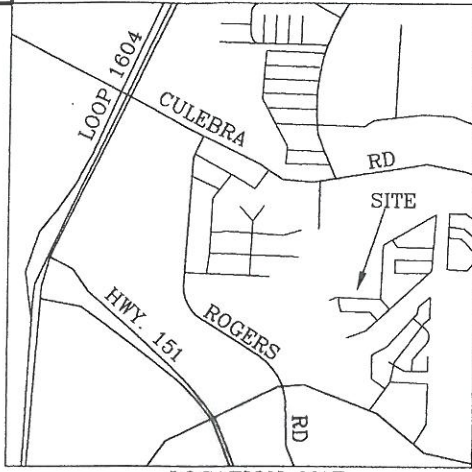
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

JOB NO. 028-15

PARCEL NO: 19446



SCALE: 1" = 100'



LOCATION MAP
N.T.S.

NEW CITY BLOCK 17639

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

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

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

55' GRADING AND TEMPORARY CONSTRUCTION EASEMENT

S89°57'08"E 393.49'

S89°53'06"E 488.58'

N21°27'44"E 48.34'

45' PERMANENT DRAINAGE EASEMENT
411.11' 2.191 ACRES (95,439 SQ. FT.)

N89°53'06"W 488.60'

FND. 1/2" I.P.

N89°57'08"W 455.02'

FND. 1/2" I.P.

LOT 1

LOT 2

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

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

MATCH LINE "B"

LEGEND

- FND. 1/2" I.P.
- R.P.R. REAL PROPERTY RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- WATER METER
- ⊗ WATER VALVE
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SURVEYED: JUNE 29, 2015

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H.A. KUEHLEM SURVEY COMPANY

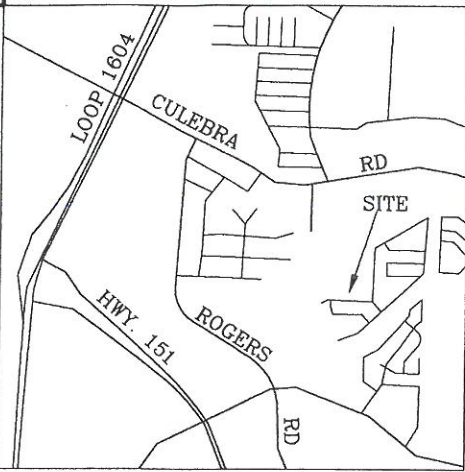
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857



Handwritten signature of Henry A. Kuehlem

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

JOB NO. 028-15



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

EXHIBIT OF
 A 2.191 ACRE
 (95,439 SQ. FT.)
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 PREPARED JUNE 24, 2015

LEGEND

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

MATCH LINE "A"

S89°59'17"E
 501.44'

N45°00'19"E
 113.32'

N89°59'17"W 625.50'

LOT 14 LOT 15 LOT 16 LOT 17 LOT 18

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

PARCEL NO: 19446



SCALE: 1" = 100'



EXISTING
 DRAINAGE AND SANITARY
 SEWER ESMT.
 1.499 ACRES
 V. 14193, P. 1081 O.P.R.

N85°31'50"E

45.17'

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

P.O.B.

55' GRADING AND TEMPORARY CONSTRUCTION EASEMENT

N00°31'04"E 451.67'

45' PERMANENT DRAINAGE EASEMENT
 2.191 ACRES (95,439 SQ. FT.)
 S00°31'04"W 580.35'

BLOCK 13
 N.C.B. 17642

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

FND. 1/2" I.P.

NOTES

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 NAD 83 SOUTH CENTRAL ZONE
3. SET 1/2" IRON PINS HAVE ORANGE
 PLASTIC CAP STAMPED "RPLS 4020"

SHEET 1 OF 3

SURVEYED: JUNE 29, 2015

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[Signature]
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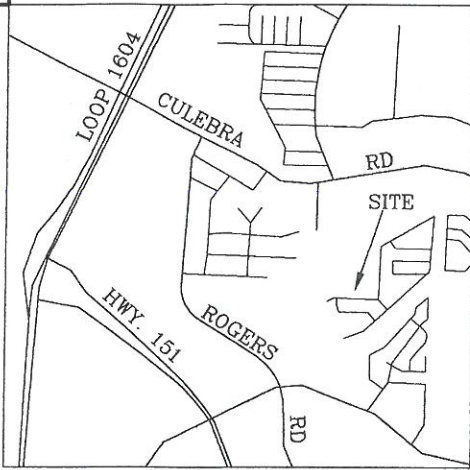
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PARCEL NO: 19446

100 0 50 100



SCALE: 1" = 100'



LOCATION MAP
N.T.S.

NEW CITY BLOCK 17639

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

MATCH LINE "B"

MATCH LINE "A"

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45' PERMANENT DRAINAGE EASEMENT

N89°53'06"W 488.60' 2.191 ACRES (95,439 SQ. FT.) N89°59'17"W 625.50'

FND. 1/2" I.P.

LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13

BLOCK 13

N.C.B. 17642

WESTOVER VALLEY SUBDIVISION

UNIT 1

V. 9562, PGS 166-169

LEGEND

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- O.P.R. OFFICIAL PUBLIC RECORDS
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SURVEYED: JUNE 29, 2015

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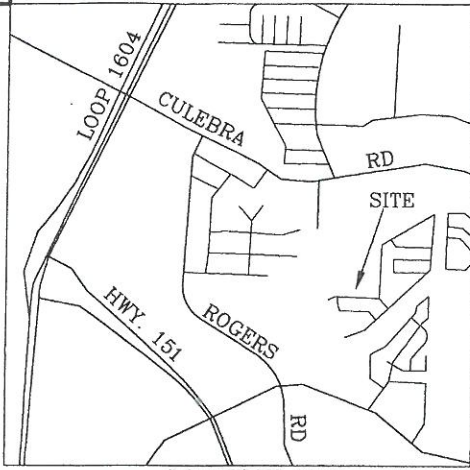
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V. 16088, P. 705 O.P.R.

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V. 16545, P 1175

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FND. 1/2" I.P.

LOT 1

LOT 2

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

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

MATCH LINE "B"

LEGEND

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