

**EXHIBIT "A"**

**FIELD NOTES FOR 80' WIDE SALADO CREEK EASEMENT**

**BEING A 7.973 ACRE (347,304 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF A 3076.50 ACRE TRACT OF LAND CALLED TRACT A, RECORDED IN VOLUME 980, PAGE 39-64, AND OUT OF THE FORT SAM HOUSTON SUBDIVISION PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC. EASEMENT" in the north line of said Tract A and the south line of a 41.137 acre tract also known as John James Park, recorded in Volume 7053, Page 85, of the Deed Records of Bexar County Texas, from said point, a found 3" Aluminum cap monument in concrete on the property line in reference to the northeast corner of said Tract A, bears N. 89°56'14" E., a distance of 702.28 feet;

Thence S. 00°03'46" E., a distance of 40.00 feet, crossing said Tract A, along the centerline of said 80' wide easement to a point for an angle point;

Thence N. 89°56'14" E., a distance of 333.04 feet, continuing along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 307.33 feet, along said tangent curve to the right, having a radius of 250.00 feet, a tangent of 176.47 feet, a delta of 70°26'09" and a chord bearing and distance of S. 54°50'42" E., 288.34 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the right;

Thence S. 19°37'37" E., a distance of 52.26 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 64.42 feet, along said tangent curve to the right, having a radius of 200.00 feet, a tangent of 32.49 feet, a delta of 18°27'18" and a chord bearing and distance of S. 10°23'58" E., 64.14 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the right;

Thence S. 01°10'19" E., a distance of 279.72 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 301.46 feet, along said tangent curve to the right, having a radius of 500.00 feet, a tangent of 155.47 feet, a delta of 34°32'39" and a chord bearing and distance of S. 16°06'00" E., 296.91 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the right;

Thence S.  $33^{\circ}22'20''$  W., a distance of 156.10 feet along the centerline of said 80' wide easement to an angle point;

Thence S.  $59^{\circ}30'52''$  W., a distance of 121.48 feet along the centerline of said 80' wide easement to an angle point;

Thence S.  $28^{\circ}07'08''$  W., a distance of 200.40 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 89.39 feet, along said tangent curve to the right, having a radius of 100.00 feet, a tangent of 47.93 feet, a delta of  $51^{\circ}13'00''$  and a chord bearing and distance of S.  $53^{\circ}43'38''$  W., 86.44 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the right;

Thence S.  $79^{\circ}20'08''$  W., a distance of 38.18 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the left;

Thence an arc length of 108.21 feet, along said tangent curve to the left, having a radius of 100.00 feet, a tangent of 60.08 feet, a delta of  $61^{\circ}59'56''$  and a chord bearing and distance of S.  $48^{\circ}20'10''$  W., 103.01 feet, along the centerline of said 80' wide easement for the PT of said tangent curve to the left;

Thence S.  $17^{\circ}37'44''$  W., a distance of 207.38 feet along the centerline of said 80' wide easement to a set  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "B.M.B. INC. EASEMENT" for the PC of a tangent curve to the left, from said point, a set  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "B.M.B. INC. EASEMENT", bears N.  $72^{\circ}22'16''$  E., a distance of 40.00 feet, marking the west line of said 80' wide easement and a set  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "B.M.B. INC. EASEMENT", bears S.  $72^{\circ}22'16''$  E., a distance of 40.00 feet, marking the east line of said 80' wide easement;

Thence an arc length of 169.23 feet, along said tangent curve to the left, having a radius of 156.00 feet, a tangent of 94.02 feet, a delta of  $62^{\circ}09'15''$  and a chord bearing and distance of S.  $13^{\circ}26'54''$  E., 161.05 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the left;

Thence S.  $44^{\circ}31'31''$  E., a distance of 122.54 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 161.50 feet, along said tangent curve to the right, having a radius of 124.82 feet, a tangent of 94.29 feet, a delta of  $74^{\circ}08'02''$  and a chord bearing and distance of S.  $07^{\circ}27'30''$  E., 150.47 feet, along the centerline of said 80' wide easement for the PT of said tangent curve to the right;

Thence S.  $29^{\circ}32'46''$  W., a distance of 229.81 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 77.01 feet, along said tangent curve to the right, having a radius of 100.00 feet, a tangent of 40.53 feet, a delta of  $44^{\circ}07'23''$  and a chord bearing and distance of S.  $51^{\circ}36'27''$  W., 75.12 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the right;

Thence S.  $73^{\circ}40'09''$  W., a distance of 75.39 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the left;

Thence an arc length of 122.53 feet, along said tangent curve to the left, having a radius of 125.00 feet, a tangent of 66.69 feet, a delta of  $56^{\circ}09'42''$  and a chord bearing and distance of S.  $45^{\circ}35'18''$  W., 117.68 feet, along the centerline of said 80' wide easement to a point for the PT of said tangent curve to the left;

Thence S.  $17^{\circ}30'27''$  W., a distance of 282.03 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 154.45 feet, along said tangent curve to the right, having a radius of 300.00 feet, a tangent of 78.98 feet, a delta of  $29^{\circ}29'50''$  and a chord bearing and distance of S.  $32^{\circ}15'22''$  W., 152.75 feet, along the centerline of said 80' wide easement for the PT of said tangent curve to the right;

Thence S.  $47^{\circ}00'17''$  W., a distance of 381.54 feet along the centerline of said 80' wide easement to a point for the PC of a tangent curve to the right;

Thence an arc length of 112.22 feet, along said tangent curve to the right, having a radius of 350.00 feet, a tangent of 56.60 feet, a delta of  $18^{\circ}22'17''$  and a chord bearing and distance of S.  $56^{\circ}11'25''$  W., 111.74 feet, along the centerline of said 80' wide easement for the PT of said tangent curve to the right and a PC of a tangent curve to the left, from said point a set  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "B.M.B. INC. EASEMENT", bears N.  $24^{\circ}37'27''$  W., a distance of 40.00 feet, marking the west line of said 80' wide easement.

Thence an arc length of 101.03 feet, along said tangent curve to the left, having a radius of 80.00 feet, a tangent of 58.50 feet, a delta of  $72^{\circ}21'16''$  and a chord bearing and distance of S.  $29^{\circ}11'56''$  W., 94.45 feet, along the centerline of said 80' wide easement for the PT of said tangent curve to the left, from said point a set  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "B.M.B. INC. EASEMENT", bears S.  $86^{\circ}01'18''$  E., a distance of 40.00 feet, marking the east line of said 80' wide easement.

Thence S.  $06^{\circ}58'42''$  E., a distance of 51.72 feet along the centerline of said 80' wide easement to a point in the centerline of the Salado Creek, being the east line of said Tract A for the termination point of the centerline of said 80' wide easement.

Bearings based on NAD 83(93), Texas South Central Zone, Surface Coordinates, Scale Factor 1.00017.

All distances are surface.


A plat of even date herewith accompanies this metes and bounds description.

**THE STATE OF TEXAS** §  
§ KNOW ALL MEN BY THESE PRESENTS:  
**COUNTY OF BEXAR** §

That I, Victor Mendez, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this 23<sup>rd</sup> day of January, 2015, A.D.

Bain Medina Bain, Inc.  
7073 San Pedro Ave.  
San Antonio, Texas 78216  
210-494-7223



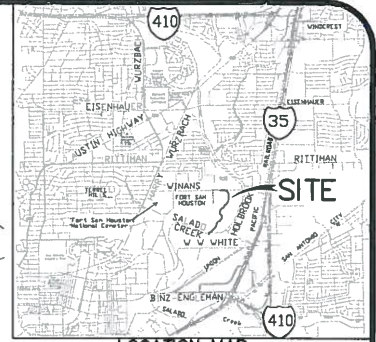
Victor Mendez, Jr.  
Registered Professional Land Surveyor  
No. 6056 – State of Texas

Revised Date: 3-13-2015



CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	307.33'	250.00'	176.47'	70°26'09"	S 54°50'42" E	288.34'
C2	64.42'	200.00'	32.49'	18°27'18"	S 10°23'58" E	64.14'
C3	301.46'	500.00'	155.47'	34°32'39"	S 16°06'00" W	296.91'

41.137 ACRES  
 (ALSO KNOWN AS  
 JOHN JAMES PARK)  
 USA TO  
 CITY OF SAN ANTONIO  
 VOL.7053, PG.85  
 D.R.B.C.T.  
 MARCH 23, 1973



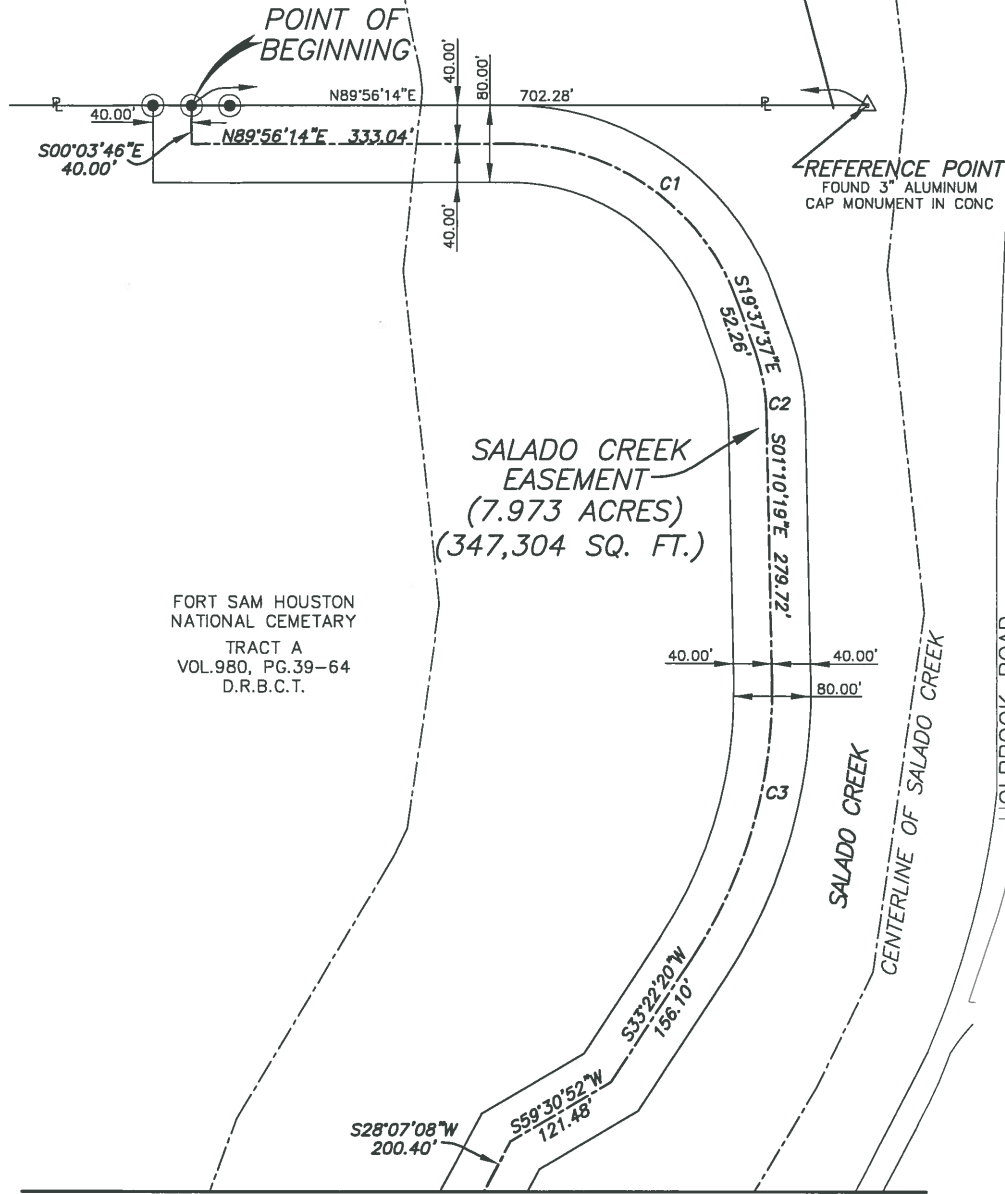
LOCATION MAP  
N.T.S.

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- CHAIN LINK FENCE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC
- POWER POLE
- TREE
- LIGHT POLE
- SET 1/2" IRON ROD W/  
YELLOW PLASTIC CAP STAMPED  
"BMB INC EASEMENT"
- FOUND 3" ALUMINUM CAP  
MONUMENT

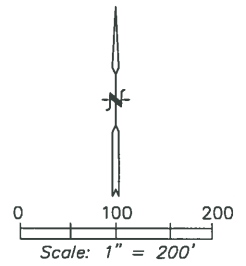
**NOTES:**  
 A METES AND BOUNDS DESCRIPTION OF  
 EVEN DATE HEREWITH ACCOMPANIES  
 THIS SURVEY PLAT.

**BEARING SOURCE:**  
 NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
 ALL DISTANCES ARE GRID



FORT SAM HOUSTON  
 NATIONAL CEMETARY  
 TRACT A  
 VOL.980, PG.39-64  
 D.R.B.C.T.

**SALADO CREEK  
 EASEMENT  
 (7.973 ACRES)  
 (347,304 SQ. FT.)**



**PLAT SHOWING:**  
 BEING A 7.973 ACRE (347,304 SQ. FT.) TRACT OF  
 LAND, MORE OR LESS, OUT OF A 3076.50 ACRE  
 TRACT OF LAND CALLED TRACT A, RECORDED IN  
 VOLUME 980, PAGE 39-64, AND OUT OF THE FORT  
 SAM HOUSTON SUBDIVISION PLAT

STATE OF TEXAS  
 BEXAR COUNTY  
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL  
 SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 6TH DAY OF JANUARY, 2015 A.D.

VICTOR MENDEZ, JR. RPLS 6056

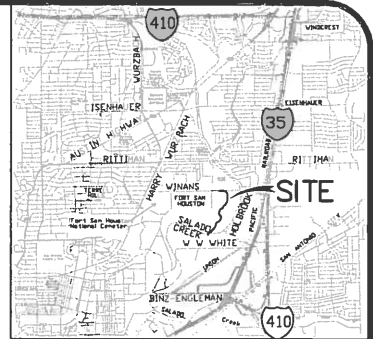
REVISED DATE: 3-13-2015

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JOB NO.: S-5496  
 DATE: 01-15-2015  
 DRAWN BY: RDA  
 PAGE 5 OF 7

PREPARED BY:  
**BAIN MEDINA BAIN**  
 ENGINEERS & SURVEYORS  
 7073 San Pedro  
 San Antonio, Texas 78216  
 210-494-7223  
 TBPE NO. F-1712  
 TLSF REG. NO. 100209-00

CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C4	89.39'	100.00'	47.93'	51°13'00"	S 53°43'38" W	86.44'
C5	108.21'	100.00'	60.08'	61°59'56"	S 48°20'10" W	103.01'
C6	169.23'	156.00'	94.02'	62°09'15"	S 13°26'54" E	161.05'
C7	161.50'	125.00'	94.29'	74°08'03"	S 07°27'30" E	150.47'
C8	77.01'	100.00'	40.53'	44°07'23"	S 51°36'27" W	75.12'
C9	122.53'	125.00'	66.69'	56°09'41"	S 45°35'18" W	117.68'



LOCATION MAP  
N.T.S.

**LEGEND**

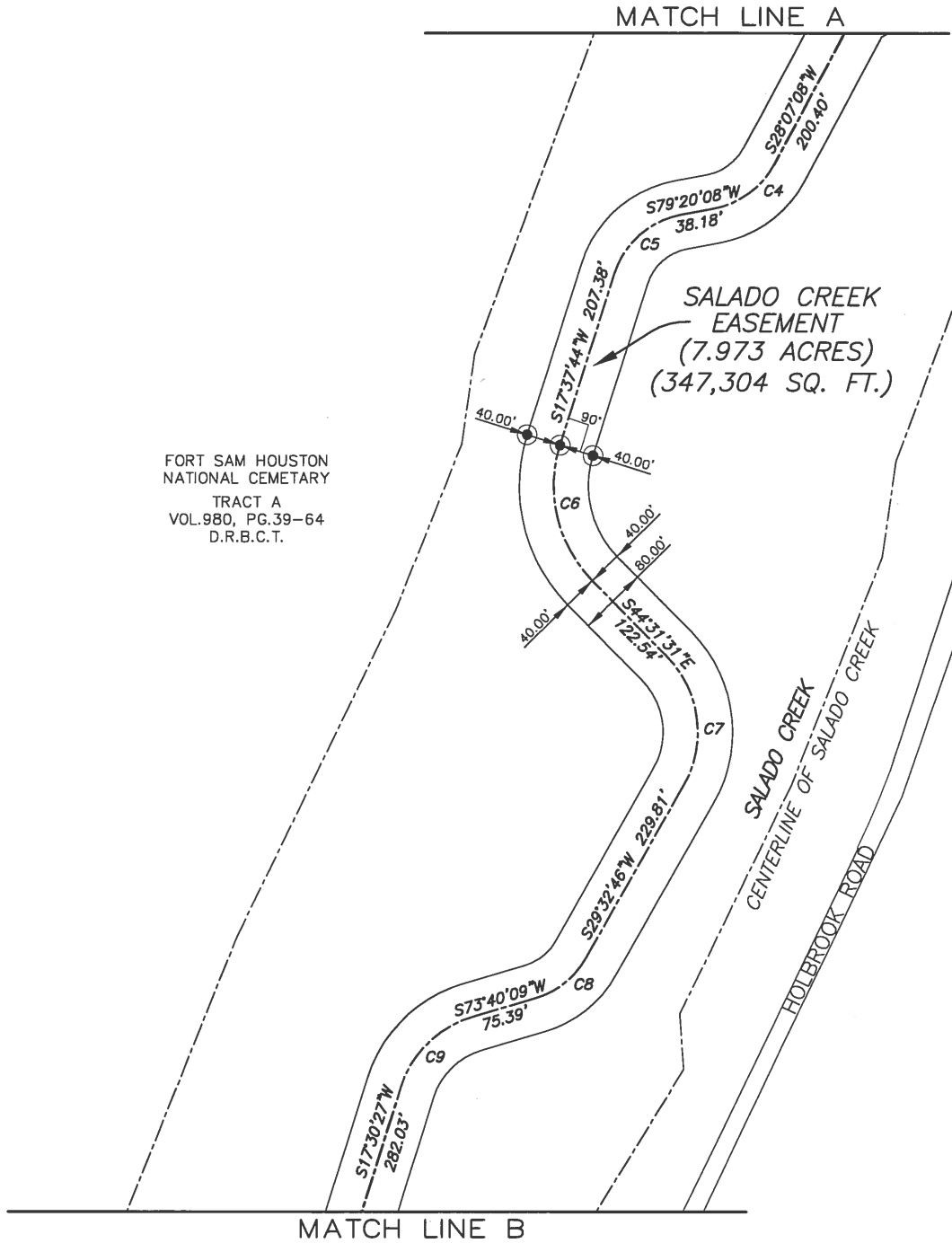
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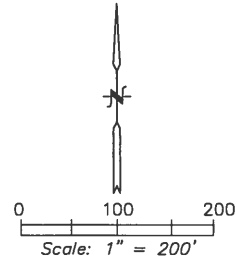
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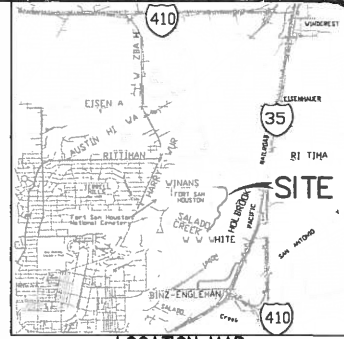


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CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C10	154.45'	300.00'	78.98'	29°29'50"	S 32°15'22" W	152.75'
C11	112.22'	350.00'	56.60'	18°22'16"	S 56°11'25" W	111.74'
C12	101.03'	80.00'	58.50'	72°21'15"	S 29°11'56" W	94.45'



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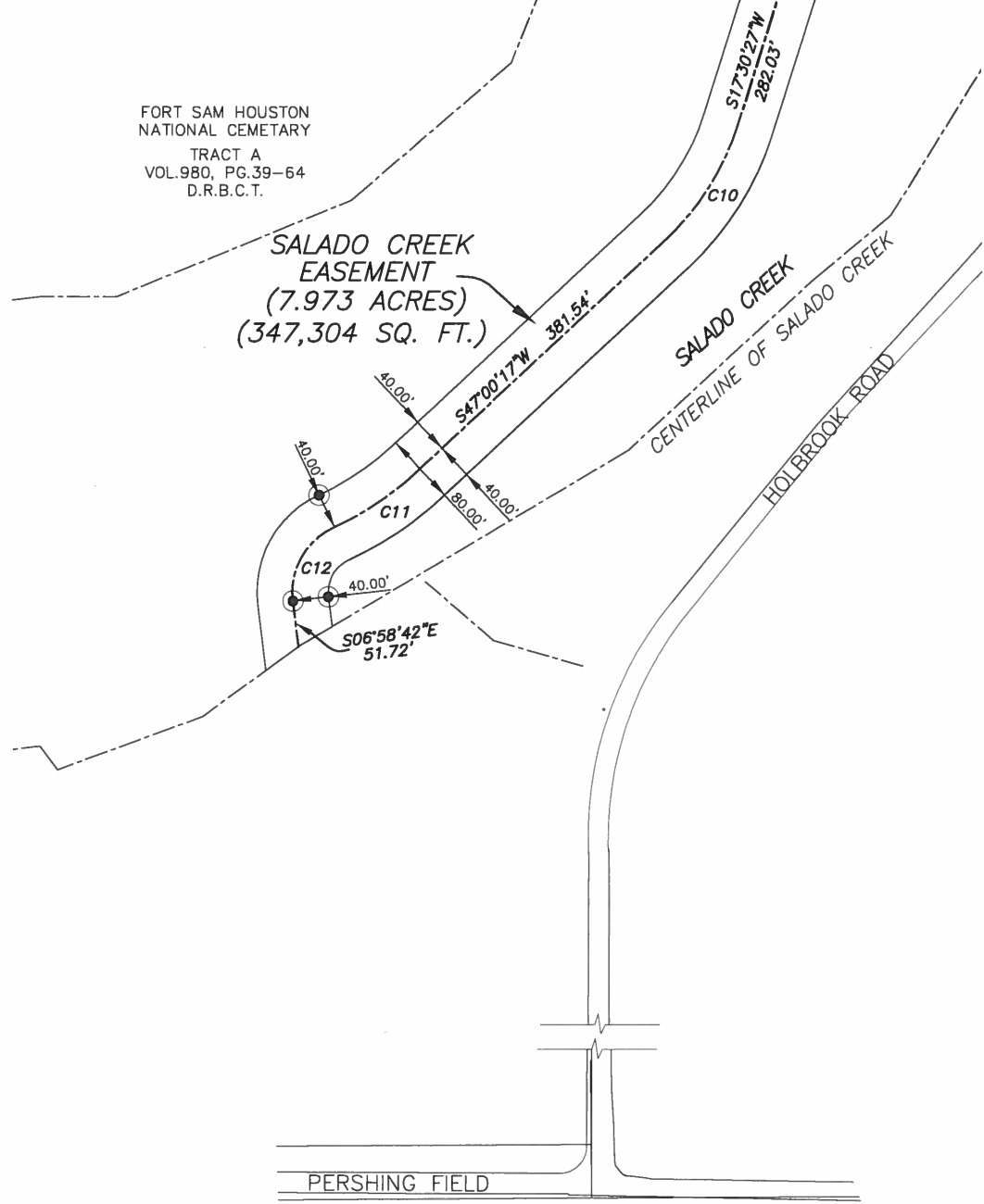
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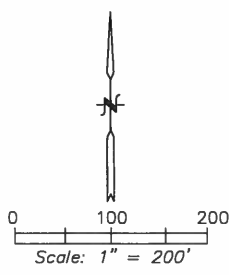
SALADO CREEK  
EASEMENT  
(7.973 ACRES)  
(347,304 SQ. FT.)

MATCH LINE B



PERSHING FIELD

PREPARED BY:  
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ENGINEERS & SURVEYORS  
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