



ATTACHMENT II

County: Bexar  
Highway: IH410  
Project Limits: IH-10E  
RCSJ No.: 0521-06-140

Revised February 2020  
August 2018  
Parcel 54A  
Page 1 of 5

Property Description for Parcel 54A

Being a 0.0679 of an acre (2,956 square feet) tract of land situated in the C. Texada Survey 133, Abstract Number 743, Bexar County, Texas, and being out of and a part of a called 25.564 acre tract of land described in deed to San Antonio Water System executed June 2, 2005 as recorded in Volume 11434, Page 2054 of the Official Public Records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with "KHA" cap found in the east line of said 25.564 acre tract for the southwest corner of ROSILLO CREEK COMMERCIAL UNIT 1 SUBDIVISION (Subdivision) as recorded on plat in Volume 9681, Page 163 of the Deed and Plat Records of Bexar County, Texas and the northwest corner of a remainder of a called 701.078 acre tract of land described in the deed to Rosillo Creek Development, Ltd. dated March 1, 2003 as recorded in Volume 9955, Page 2109 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE, with the common line of said 25.564 acre tract and said Subdivision, North 20°12'49" West (North 20°12'51" West) a distance of 577.74 feet to a 1/2 inch iron rod with aluminum TxDOT ROW cap set \*\* in the proposed southerly right-of-way line of Interstate Highway 10 East (IH10E) (a variable width right-of-way) for the POINT OF BEGINNING (N:13,711,382.71, E:2,170,423.31) at Station 294+92.39, 179.07 feet right and being the southeast corner of the herein described tract of land;

- 1) THENCE, departing said common line with said proposed southerly right-of-way line of IH10E, over and across said 25.564 acre tract, South 69°46'55" West a distance of 150.00 feet to a 1/2 inch iron rod with aluminum TxDOT ROW cap set \*\* in the west line of said 25.564 acre tract and a east line of said 701.078 acre remainder tract for the southwest corner of the herein described tract of land;
- 2) THENCE, departing said proposed southerly right-of-way line of IH10E with the common line of said 25.564 acre tract and said 701.078 acre remainder tract, North 20°12'49" West (North 20°12'51" West) a distance of 19.71 feet to the northeast corner of said 701.078 remainder acre tract in the existing southerly right-of-way line of IH10E (a variable width right-of-way) as recorded in Volume 3931, Page 335 of the Deed Records of Bexar County, Texas for the northwest corner of said 25.564 acre tract and the herein described tract of land, from which a 1/2 inch iron rod with "OVERBY DESCAMPS" cap found bears South 20°12'49" East a distance of 0.90 feet;



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- 3) THENCE, departing said common line with said existing southerly right-of-way line of IH10E, North 69°47'02" East (North 69°47'09" East) a distance of 150.00 feet to a 1/2 inch iron rod with "OVERBY DESCHAMPS" cap found for the northwest corner of said Subdivision and the northeast corner of said 25.564 acre tract and the herein described tract of land;
- 4) THENCE, departing said existing southerly right-of-way line of IH10E with the common line of said 25.564 acre tract and said Subdivision, South 20°12'49" East (South 20°12'51" East) a distance of 19.70 feet to the POINT OF BEGINNING and containing 0.0679 acres (2,956 square feet) of land.

NOTE: All bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83, 2011 Adjustment) based on TxDOT VRS network observations. All coordinates and distances are in U.S. Survey Feet displayed in surface values and may be converted to grid by applying the TxDOT combined scale factor for Bexar County of 1.00017. The project was surveyed on-the-ground between December 2017 and July 2019.

This property description was prepared in conjunction with a parcel plat of even date.

This survey was performed utilizing that certain title report prepared by First American Title Insurance Company, G.F. No. NCS-873242-68-SNANT (Issue Date: January 2, 2018, Effective Date: November 2, 2017) pursuant to Section 663.16(b) of the Professional Land Surveying Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Jones|Carter performed no additional research of the public records.

\*\* The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

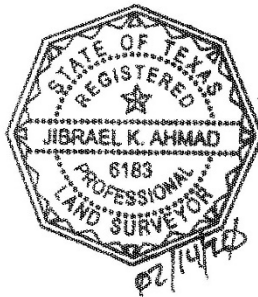
Access is permitted to the highway facility from the remainder of the abutting property.




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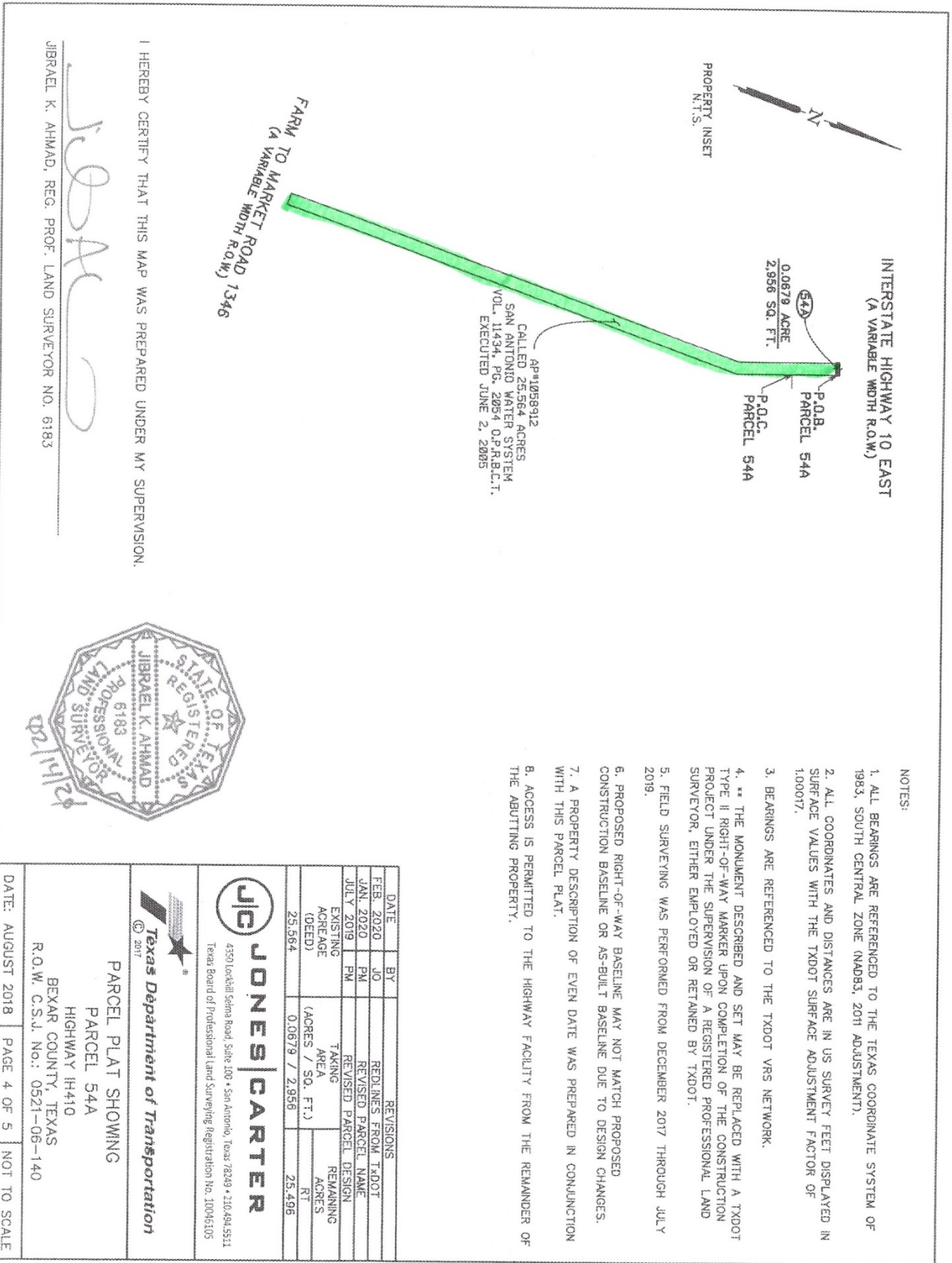
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I, Jibrael Ahmad, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on-the-ground survey made by me or under my supervision.



  
Jibrael K. Ahmad  
Registered Professional Land Surveyor  
Texas Registration Number 6183

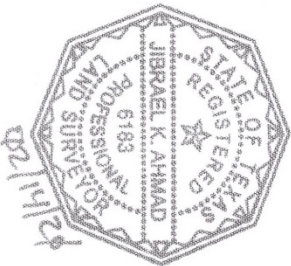
Prepared by: Jones | Carter  
4350 Lockhill-Selma Road, Suite 100  
San Antonio, TX 78249  
210.494.5511  
TBPLS Firm Registration Number 10046105



I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.

*Jibrail K. Ahmad*

JIBRAEL K. AHMAD, REG. PROF. LAND SURVEYOR NO. 6183



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83, 2011 ADJUSTMENT).
2. ALL COORDINATES AND DISTANCES ARE IN US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. BEARINGS ARE REFERENCED TO THE TXDOT VRS NETWORK.
4. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. FIELD SURVEYING WAS PERFORMED FROM DECEMBER 2017 THROUGH JULY 2019.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

DATE	BY	REVISIONS
FEB. 2020	JO	REDLINES FROM TXDOT
JAN. 2020	PM	REVISED PARCEL NAME
JULY 2019	PM	REVISED PARCEL DESIGN
		TAKING EXISTING REMAINING
		ACREAGE AREA ACRES
25.564		(DEED) (ACRES / SQ. FT.) RT
		0.0679 / 2.956 25.496

**JONES CARTER**

4550 Lockhill Seena Road, Suite 100 • San Antonio, Texas 78249 • 210.694.5511  
Texas Board of Professional Land Surveying Registration No. 10046105

**Texas Department of Transportation**

2017

PARCEL PLAT SHOWING

PARCEL 54A

HIGHWAY IH410

BEXAR COUNTY, TEXAS

R.O.W. C.S.J. No.: 0521-06-140

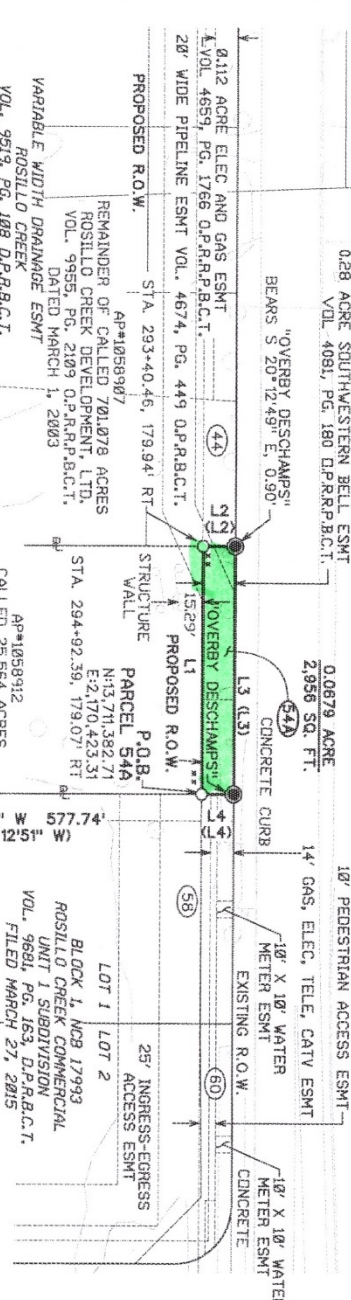
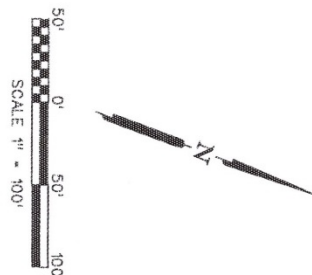


ENGINEER'S BASELINE CL9 1400E CURVE DATA  
 PI NORTHING = 13,711,662.58  
 PI EASTING = 2,170,391.04  
 PI STATION = 295+22.26  
 DELTA = 01°31'33" (R1)  
 DEGREE OF CURVE = 00°24'23"  
 TANGENT = 187.77'  
 LENGTH = 375.51'  
 RADIUS = 14,100.00'  
 CHORD BEARING = N 70°32'46" E  
 CHORD = 375.50'  
 PC STATION = 293+34.49  
 PT STATION = 297+10.00

INTERSTATE HIGHWAY 10 EAST  
 (A VARIABLE WIDTH R.O.W.)

C. TEXADA SURVEY 133  
 ABSTRACT NUMBER 743

ENGINEER'S BASELINE 295+00  
 CL9  
 CL10  
 PT297+10.00  
 PC297+10.00  
 CL10



LINE	BEARING	DISTANCE
L1	S 69°46'55" W	150.00'
L2	N 20°12'49" W	19.71'
(L2)	N 20°12'51" W	150.00'
L3	N 69°47'02" E	150.00'
(L3)	N 67°47'00" E	19.70'
L4	S 20°12'49" E	150.00'
(L4)	S 20°12'51" E	19.70'

- FOUND TADOT TYPE I MONUMENT, CONCRETE POST
- FOUND TADOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND 1/2" IRON ROD W/ TADOT ALUMINUM CAP
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- CALCULATED POINT, NOT SET
- SET TADOT TYPE II BRONZE DISK IN CONCRETE
- CHISEL MARK SET
- 1/2" IRON ROD SET W/ JONES/CARTER PLASTIC CAP
- 1/2" IRON ROD SET W/ TADOT ALUMINUM CAP

- PARCEL NUMBER FOR R.O.W. ACQUISITION
- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.B.C.T. DEED RECORDS, BEAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEAR COUNTY, TEXAS
- D.P.R.B.C.T. DEED AND PLAT RECORDS BEAR COUNTY, TEXAS

DATE	BY	REVISIONS
FEB. 2020	JO	REDLINES FROM TADOT
JAN. 2020	PM	REVISED PARCEL NAME
JULY 2019	PM	REVISED PARCEL DESIGN
		TAKING REMAINING
EXISTING ACRES (DEED)		ACRES
25.564		0.0679 / 2.956
		RT 25.486

**J/C JONES | CARTER**  
 4350 Larchhill School Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511  
 Texas Board of Professional Land Surveying Registration No. 10046105

**Texas Department of Transportation**  
 2017

PARCEL PLAT SHOWING  
 PARCEL 54A  
 HIGHWAY IH410  
 BEAR COUNTY, TEXAS  
 R.O.W. C.S.J. No.: 0521-06-140

DATE: AUGUST 2018 PAGE 5 OF 5 SCALE 1"=100'