

EXHIBIT A-29

CPS Southton Project
Fee Simple



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Page 1 of 3

**DESCRIPTION OF
A CPS ENERGY SUBSTATION
(7.059 ACRES OF LAND)**

Being a CPS Energy Substation, 7.059 acres of land in New City Block (N.C.B.) 16622, San Antonio, Bexar County, Texas, being out of a called 118.683 acre tract of land described in Volume 6152, Page 337, Official Public Records of Real Property, Bexar County, Texas, also being out of the Juan Montes Survey No. 6, Abstract No. 11, County Block (C.B.) 4007, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the common line of said 118.683 acre tract and the west right-of-way line of Interstate Highway 37 South (R.O.W.-Varies, 360' min.), the **POINT OF BEGINNING**, the east corner of this substation, from which the common corner of the 118.683 acre tract and a called 79.842 acre tract of land described in Volume 11505, Page 1727, Official Public Records of Real Property, Bexar County, Texas, bears South 27°02'06" East, 23.38 feet, South 30°59'22" East, 149.04 feet;

THENCE departing said west right-of-way line of Interstate Highway 37 South, crossing the 118.683 acre tract, the following courses:

South 65°14'06" West, a distance of 510.70 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this substation;

North 24°45'54" West, a distance of 615.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this substation;

North 65°14'06" East, a distance of 494.27 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned common line of the called 118.683 acre tract and the west right-of-way line of Interstate Highway 37 South, the north corner of this substation;

THENCE South 25°04'49" East, coincident with said common line, a distance of 232.85 feet to a concrete marker found (broken), an angle point of this substation;



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THENCE South 27°02'06" East, continuing coincident with said common line, a distance of 382.46 feet to the **POINT OF BEGINNING**, and containing 7.059 acres of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number and date.


Keith C. Keppler, R.P.L.S. No. 6271

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\Substation Option B.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

Exhibit A - 29

11550 I.H. 10 WEST, SUITE 395 | SAN ANTONIO, TEXAS 78230-1037 | (210) 641-9999 | FAX: (210) 641-6440
TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEY 10041000 | WWW.CECTEXAS.COM

SCALE: 1" = 200'

JUAN MONTES
SURVEY No. 6
ABSTRACT No. 11
C. B. . . . 4 0 0 7

N. C. B. . . . 1 6 6 2 2

CALLED 118.683 ACRES
VOL. 6152, PG. 337, R.P.R.

MARY ANN SANDERS



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH SUBSTATION CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. FIELD SURVEY COMPLETED AUGUST --, 2017.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. SAT-41-4000411700704-CV, WITH AN EFFECTIVE DATE OF MAY 11, 2017. ADDITIONAL RESEARCH PROVIDED BY MORGAN/BROOKS RESOURCES, INC.
5. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
6. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

AGREEMENT-
WATER, SEWER &
RECYCLED WATER EASEMENT
VOL. 7218, PG. 1049, R.P.R.

50' SANITARY SEWER EASEMENT
VOL. 5921, PG. 179, D.R.

CALLLED 79.842 ACRES
VOL. 11505, PG. 1727, R.P.R.

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - a. Development Agreement recorded in Volume 16537, Page 722, Real Property Records, Bexar County, Texas; Does not affect subject tract, Affects adjoining 79.842 acre tract;
 - b. Construction Easement recorded in Volume 3337, Page 1653, Real Property Records, Bexar County, Texas; Affects subject tract, easement expired, thus not shown.
 - c. Sanitary Sewer line easement recorded in Volume 5921, Page 179, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - d. Agreement - Water, Sewer and Recycled Water recorded in Volume 7218, Page 1049, Real Property Records, Bexar County, Texas; Affects subject tract, as shown hereon.

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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No. 8/2/2004-000

EXHIBIT OF
A 7.059 ACRE CPS ENERGY SUBSTATION
OUT OF
A CALLED 118.683 ACRE TRACT OF LAND,

NEW CITY BLOCK (N.C.B.) 16662,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	S0547618
SHEET	3
OF	3