

AN ORDINANCE 2017-11-02-0846

ON BEHALF OF CPS ENERGY, DECLARING THE SOUTHTON SUBSTATION AND TRANSMISSION PROJECT A PUBLIC USE PROJECT AND AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION OR CONDEMNATION OF ONE FEE SIMPLE PARCEL, TWENTY-FIVE PERMANENT EASEMENT PARCELS AND TEN TEMPORARY CONSTRUCTION EASEMENT PARCELS LOCATED IN COUNCIL DISTRICT 3 IN NEW CITY BLOCKS 10915, 10917, 10919, 16622 AND 16623 AND COUNTY BLOCKS 4069B AND 4007 TO CONSTRUCT APPROXIMATELY 46,900 FEET OF TRANSMISSION LINE STARTING AT THE BRAUNIG POWER PLANT LOCATED JUST SOUTHWEST OF STREICH ROAD AND OLD CORPUS CHRISTI HIGHWAY AND EXTENDING IN A NORTHERLY AND WESTERLY DIRECTION TO LOOP 410 JUST WEST OF IH 37 IN SOUTHERN BEXAR COUNTY, TEXAS.

* * * * *

WHEREAS, the City Public Service Board of San Antonio ("CPS Energy") has determined that the acquisition of permanent and temporary easement rights to certain real properties and fee simple title to certain real property located in Bexar County, Texas are necessary and desirable for the expansion and operation of the City of San Antonio Gas and Electric Systems ("the System"), including the construction, operation and maintenance of the Southton electric transmission and distribution lines, electric substation facility, communication systems and related appurtenances ("the Project"), along the route shown by Overall Project Drawings marked "**EXHIBIT A-1**" and made a part hereof, and has previously budgeted funds to be expended for these purposes, an adequate part of which remains on hand for such purposes; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through CPS Energy are in the process of investigating, surveying, defining and negotiating for the acquisition of such easements, on certain real properties and fee simple title to certain real property as may be needed on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of such easement rights, and fee simple title to certain real property, it may be necessary for CPS Energy to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement agreement or deed, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights;
NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public necessity requires that the City of San Antonio acquire permanent and temporary, easements, over, under, across, and upon certain real property ("Easement Properties") and fee simple title to other real property ("Fee Simple Title Property") for the public purpose of expansion and operation of the System, including the construction, operation and maintenance of the Project, along the route shown by Overall Project Drawings marked "**EXHIBIT A-1**" and made a part hereof, for the City of San Antonio Gas and Electric System. Public necessity requires the City of San Antonio to acquire the easements and fee title either through purchase or by the process of eminent domain, and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public purpose to be served and public use addressed by this ordinance is paramount to any private or public uses that may be encountered along the route.

SECTION 3. The Easement Properties which are the subject of Section 2 for which permanent and temporary easements are required for the Project are described in "**A-2 through A-28 and EXHIBIT A-30**", which Exhibits are attached to and are made a part of this Ordinance for all purposes. The Fee Simple Property which is the subject of Section 2 for which fee simple title is required for the Project is described in "**EXHIBIT A-29**", which Exhibit is attached to and made a part of this Ordinance for all purposes.


SECTION 4. CPS Energy, acting by and through its attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Section 3 of this Ordinance and to acquire such interests in land as CPS Energy is unable to acquire through negotiation by reason of its inability to agree with the owners of the land as to the value of such interest in land, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of CPS Energy for the acquisition of such property interest rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 2nd day of November, 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



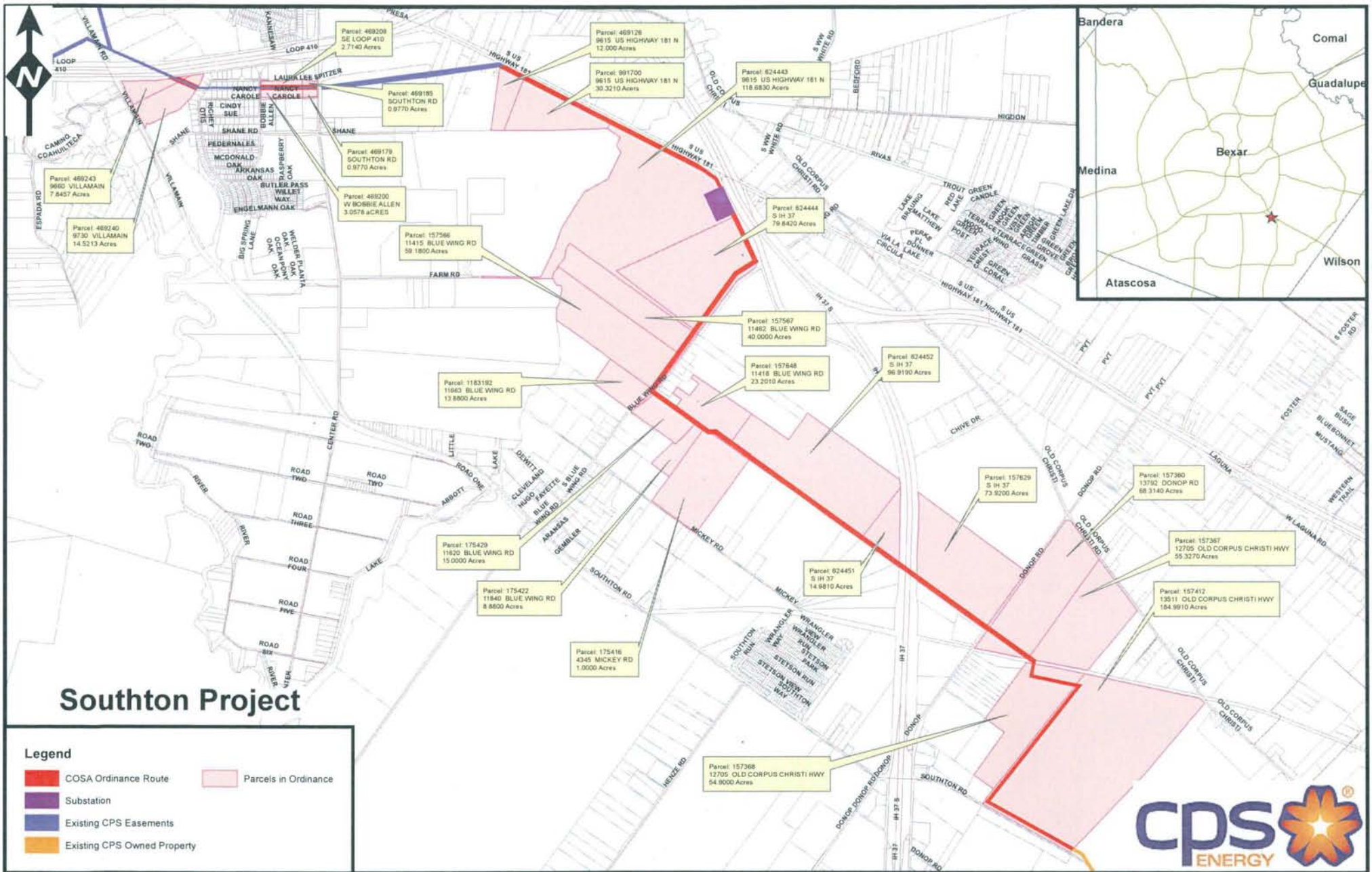
for Andrew Segovia, City Attorney

Agenda Item:	10						
Date:	11/02/2017						
Time:	09:29:10 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance, on behalf of CPS Energy, declaring the Southton Substation and Transmission Project a public use project and authorizing the acquisition through negotiation or condemnation of one fee simple parcel, twenty-five permanent easement parcels and ten temporary construction easement parcels located in Council District 3 to construct approximately 46,900 feet of transmission line starting at the Braunig Power Plant located just southwest of Streich Road and Old Corpus Christi Highway and extending in a northerly and westerly direction to Loop 410 just west of IH 37 in southern Bexar County. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2	x					
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

EXHIBIT A-1

CPS Southton Project

FILE NO. 17-4953



EXHIBITS

A-2 through A-28; A-30

CPS Southton Project

Temporary & Permanent Easements



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 2
Page 1 of 4

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(8.590 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 8.590 acres of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called remaining portion of a 198.34 acre tract of land, Tract 2, described in Volume 10505, Page 322, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found on the northeast right-of-way line of Southton Road, (R.O.W.-86'), the common corner of said remaining portion of the 198.34 acre tract and a 3.998 acre tract of land described in Volume 10700, Page 2341, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the west corner of this easement;

THENCE North 32°53'48" East, departing said northeast right-of-way line of Southton Road, coincident with the common line of the remaining portion of the 198.34 acre tract and said 3.998 acre tract, a distance of 122.21 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE North 38°23'48" East, continuing coincident with said common line, a distance of 2,889.42 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE crossing the remaining portion of the 198.34 acre tract, the following courses:

South 78°00'15" East, a distance of 83.73 feet to a 1/2" rebar with a "CEC" plastic cap set, the northeast corner of this easement;

South 38°23'48" West, a distance of 2,923.05 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

South 32°53'48" West, a distance of 38.37 feet to a 1/2" rebar with a "CEC" plastic cap set, a reentrant corner of this easement;

South 60°58'20" East, a distance of 1,970.99 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the remaining portion of the 198.34 acre tract and a called 173.69 acre tract of land, no deed reference found at this time, the east corner of this easement;

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

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

Exhibit A - 2





CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 2
Page 2 of 4

THENCE South $41^{\circ}53'48''$ West, coincident with said common line, a distance of 76.93 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned northeast right-of-way line of Southton Road, the common corner of the remaining portion of the 198.34 acre tract and said 173.69 acre tract, the south corner of this easement;

THENCE North $60^{\circ}58'20''$ West, coincident with the common line of the remaining portion of the 198.34 acre tract and the said northeast right-of-way line of Southton Road, a distance of 2,034.10 feet to the **POINT OF BEGINNING**, containing 8.590 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.

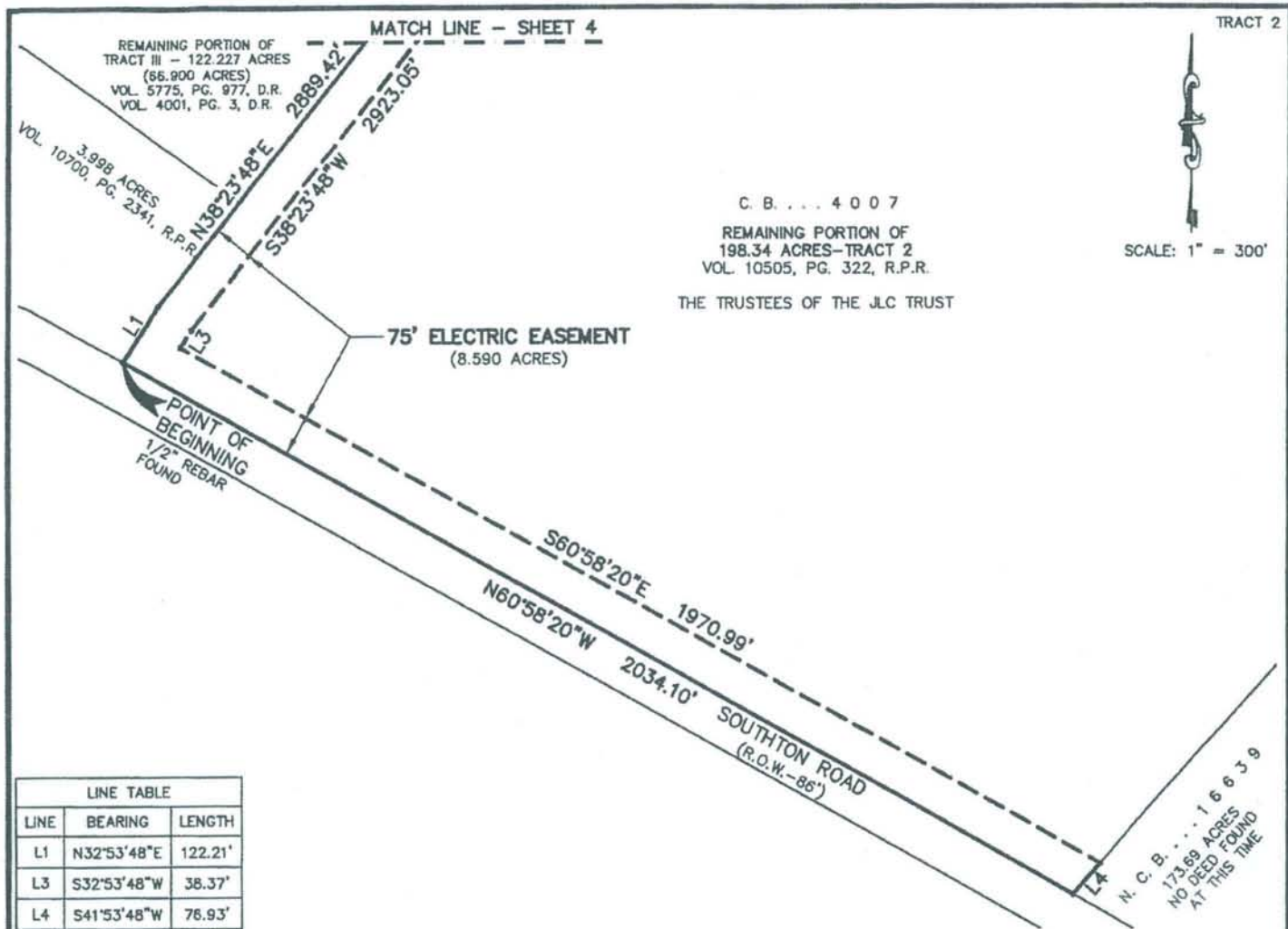

Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 2.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 2



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700504-CV, WITH AN EFFECTIVE DATE OF APRIL 13, 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

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):

NO SURVEY RELATED ITEMS TO ADDRESS

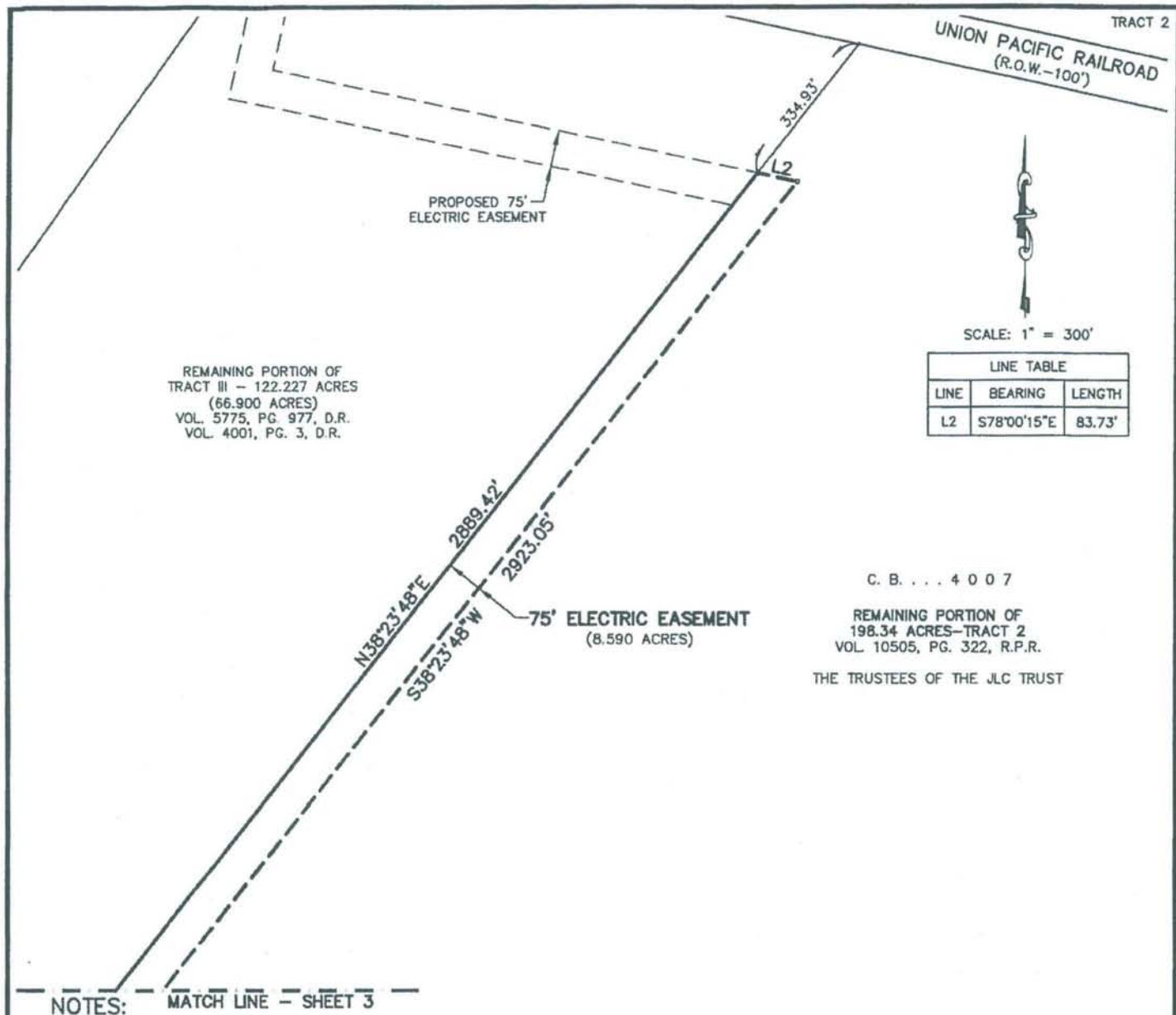


CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.8440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
8.590 ACRES OF LAND,
OUT OF A 198.34 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE
8/2/17
JOB NUMBER
S0547618
SHEET
3
OF
4



1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700504-CV, WITH AN EFFECTIVE DATE OF APRIL 13, 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

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):

NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON D U R D E N , I N C .
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
8.590 ACRES OF LAND,
OUT OF A 198.34 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	S0547618
SHEET	4
OF	4



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 4
Page 1 of 3

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(2.365 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 2.365 acres of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 66.900 acre tract of land described in Volume 5775, Page 977, and Volume 4001, Page 3, both in the Deed Records, 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 south right-of-way line of the Union Pacific Railroad (R.O.W.-100'), the common corner of said 66.900 acre tract and Lot 10, Vail Subdivision Unit 2, recorded in Volume 7500, Page 75, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING**, the northwest corner of this easement, from which a 1/2" rebar found on the north right-of-way line of said Union Pacific Railroad, the common corner of a called 68.314 acre tract of land described in Volume 13097, Page 1685, and a called 55.266 acre tract of land described in Volume 13097, Page 1677, both in the Official Public Records, Bexar County, Texas, bears North 35°48'26" East, a distance of 109.30 feet;

THENCE South 78°00'15" East, coincident with the common line of the 66.900 acre tract and said south right-of-way line of the Union Pacific Railroad, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, a corner of this easement;

THENCE South 11°59'45" West, departing the southwest right-of-way line of the Union Pacific Railroad, crossing the 66.900 acre tract, a distance of 300.00 feet to a 1/2" rebar with a "CEC" plastic cap set, a reentrant corner of this easement;

THENCE South 78°00'15" East, continuing across the 66.900 acre tract, a distance of 1,017.21 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 66.900 acre tract and the remaining portion of a called 198.34 acre tract of land, Tract 2, described in Volume 10505, Page 322, Official Public Records of Real Property, Bexar County, Texas, the east corner of this easement;

THENCE South 38°23'48" West, coincident with said common line, a distance of 83.73 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

THENCE North 78°00'15" West, reentrant to and crossing the 66.900 acre tract, a distance of 1,054.98 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

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





CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 4
Page 2 of 3

THENCE North $11^{\circ}59'45''$ East, continuing across the 66.900 acre tract, a distance of 375.00 feet to the **POINT OF BEGINNING**, containing 2.365 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.


Dion P. Albertson, RPLS No. 4963

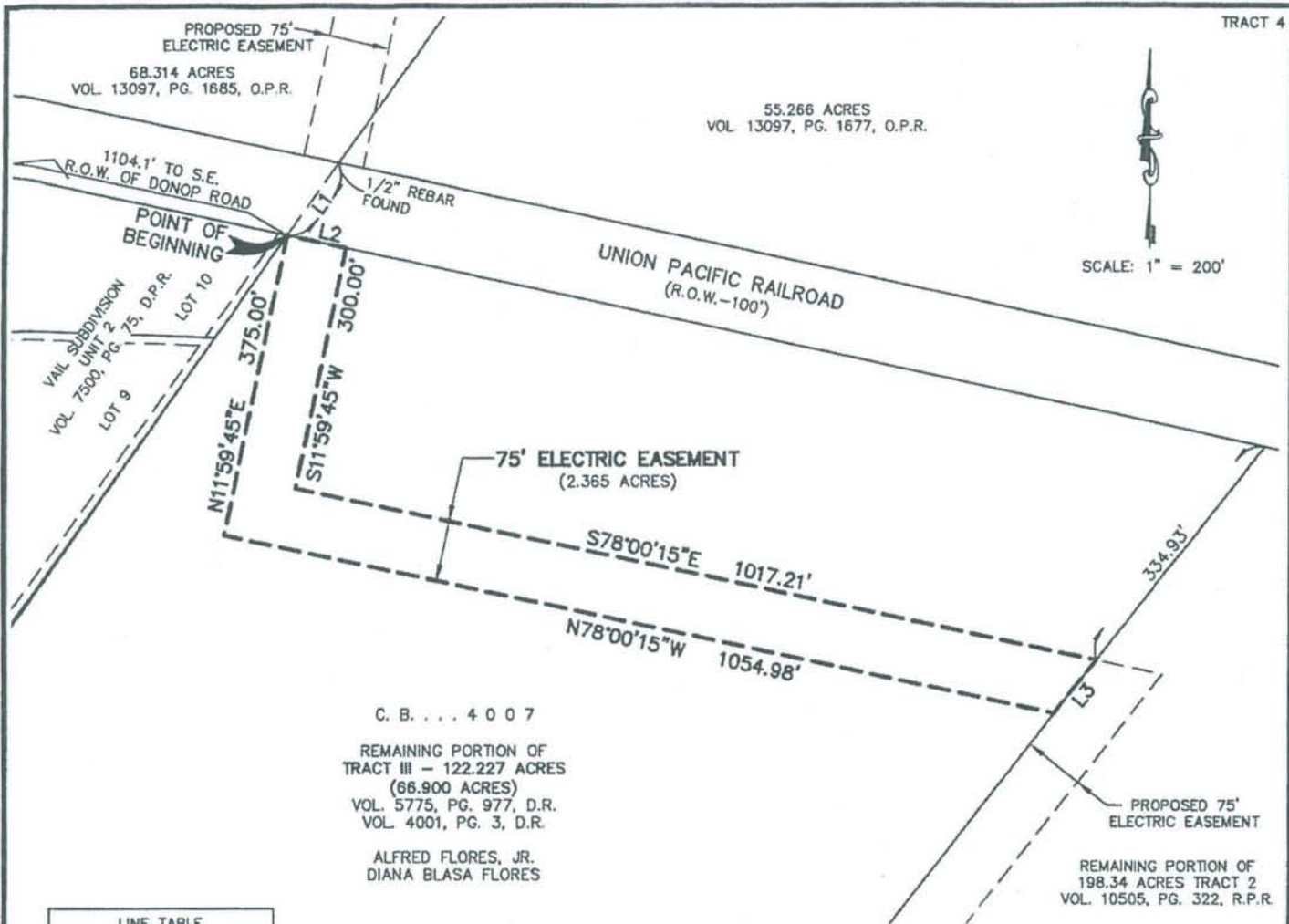


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 4.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 3



SCALE: 1" = 200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°48'26"E	109.30'
L2	S78°00'15"E	75.00'
L3	S38°23'48"W	83.73'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700507-CV, WITH AN EFFECTIVE DATE OF APRIL 13, 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

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):

NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
2.365 ACRES OF LAND,
OUT OF A 66.900 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 5
Page 1 of 3

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(2.070 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 2.070 acres of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 68.314 acre tract of land described in Volume 13097, Page 1685, and a called 55.266 acre tract of land described in Volume 13097, Page 1677, both in the Official Public Records, 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 68.314 acre tract and the southeast right-of-way line of Donop Road (R.O.W.-Varies, 60' min.), the **POINT OF BEGINNING**, the west corner of this easement, from which the intersection of said southeast right-of-way line of Donop Road and the north right-of-way line of the Union Pacific Railroad (R.O.W.-100'), bears South 35°45'21" West, a distance of 414.71 feet;

THENCE North 35°45'21" East, coincident with said common line, a distance of 77.15 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE South 67°48'46" East, departing the southeast right-of-way line of Donop Road, crossing the 68.314 acre tract, a distance of 978.63 feet to a 1/2" rebar with a "CEC" plastic cap set, the east corner of this easement;

THENCE South 11°59'45" West, continuing across the 68.314 acre tract, passing at a distance of 206.87 feet, the common line of the 68.314 acre tract and the aforementioned 55.266 acre tract, and continuing a total distance of 277.01 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 55.266 acre tract and the aforementioned north right-of-way line of Union Pacific Railroad, the south corner of this easement;

THENCE North 78°00'15" West, coincident with said common line, passing at a distance of 30.76 feet, a 1/2" rebar found, the common corner of the 68.314 acre tract and said 55.266 acre tract, and continuing coincident with the common line of the 68.314 acre tract and said north right-of-way line of the Union Pacific Railroad, a total distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, a south corner of this easement;

THENCE North 11°59'45" East, reentrant to and crossing the 68.314 acre tract, a distance of 214.29 feet to a 1/2" rebar with a "CEC" plastic cap set, the reentrant corner of this easement;

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 5
Page 2 of 3

THENCE North 67°48'46" West, continuing across the 68.314 acre tract, a distance of 934.01 feet to the **POINT OF BEGINNING**, containing 2.070 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.


Dion P. Albertson, RPLS No. 4963

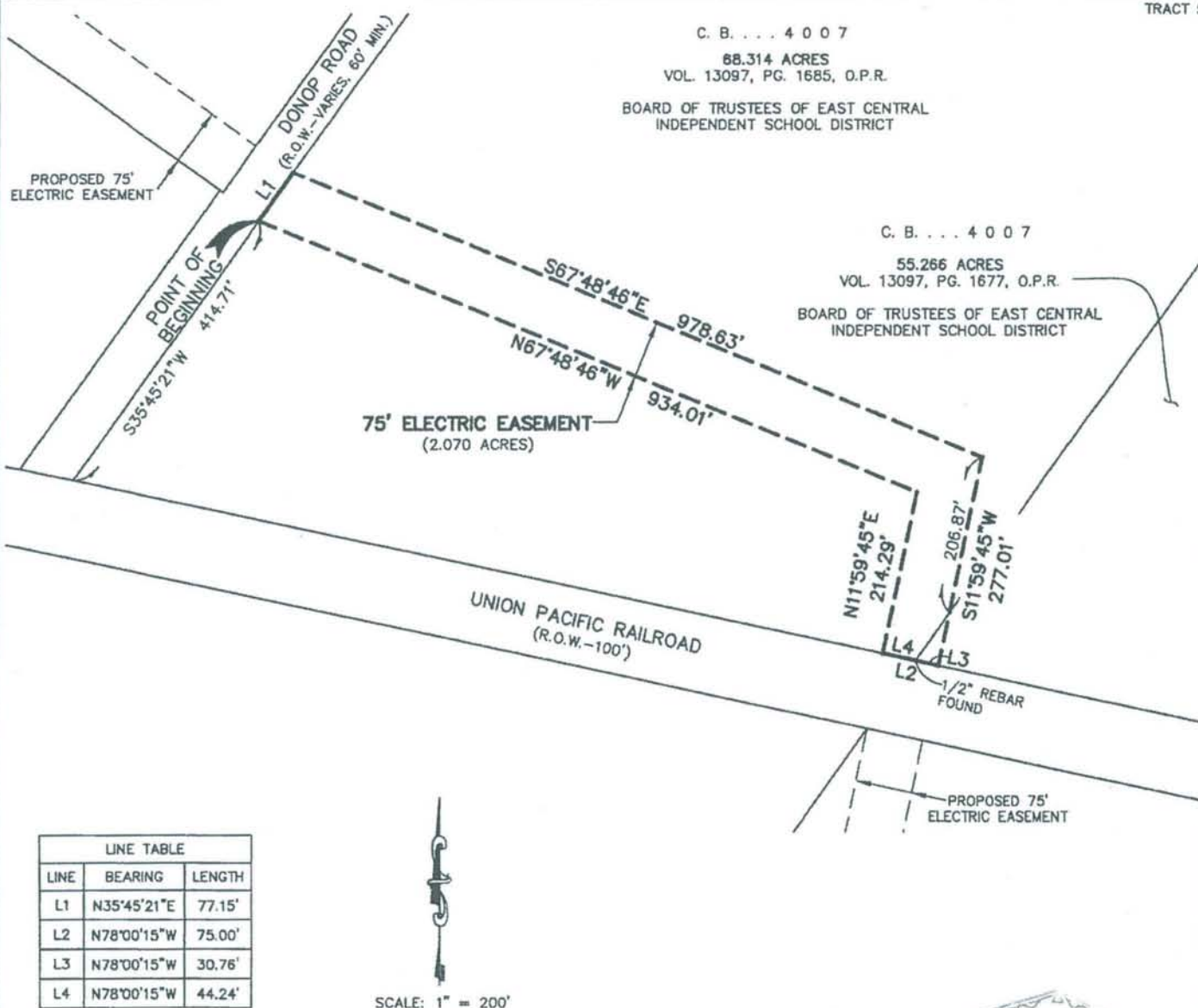


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 5.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 4

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700545-CV, WITH AN EFFECTIVE DATE OF APRIL 20, 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

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):
 - g. Easement granted to Lo-Vaca Gathering Company, as provided by instrument recorded in Volume 6583, Page 465, Bexar County Deed Records; Affects 55.266 acre tract, does not affect the proposed Electric easement.
 - h. Right of Way and Easement Agreement granted to Alamo Gas Supply Company, as provided by instrument recorded in Volume 4761, Page 196, Bexar County Deed Records; Affects 55.266 acre tract, does not affect the proposed Electric easement.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
2,070 ACRES OF LAND OUT OF A
68.314 ACRE TRACT & A 55.266 ACRE TRACT OF LAND

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 6
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(2.972 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 2.972 acres of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 202.801 acre tract of land described in Volume 18307, Page 1069, Official Public Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found at the south corner of said 202.801 acre tract, a reentrant corner in the northwest right-of-way line of Donop Road (R.O.W.-Varies, 60' min.), the **POINT OF BEGINNING**, the south corner of this easement;

THENCE North 54°05'55" West, coincident with the common line of the 202.801 acre tract and said northwest right-of-way line of Donop Road, passing at a distance of 5.00 feet, the east corner of Lot 2, Block 5, C.B. 4069, shown on the Replat of Amega West Subdivision, recorded in Volume 9658, Pages 107-109, Deed and Plat Records, Bexar County, Texas, departing the northwest right-of-way line of Donop Road, continuing coincident with the common line of the 202.801 acre tract and said Lot 2, a total distance of 1,701.11 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 202.801 acre tract and the east right-of-way line of Interstate Highway 37 (R.O.W.-Varies, 380' min.), to a point, the west corner of this easement, from which a 1/2" rebar found bears South 88°18'22" West, a distance of 0.23 feet;

THENCE North 02°03'24" East, coincident with said common line of the 202.801 acre tract and said east right-of-way line of Interstate Highway 37, a distance of 90.30 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE South 54°05'55" East, departing the east right-of-way line of Interstate Highway 37, crossing the 202.801 acre tract, a distance of 1,751.22 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 202.801 acre tract and the aforementioned northwest right-of-way line of said Donop Road, the east corner of this easement;

THENCE South 35°45'21" West, coincident with said common line, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 2.972 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.

Dion P. Albertson, DPLS No. 4963

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 6.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

11550 I.H. 10 WEST, SUITE 395 | SAN ANTONIO, TEXAS 78230-1037 | (210) 641-9999 | FAX: (210) 641-5440
TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEY 10041000 | WWW.CECTEXAS.COM

Exhibit A - 5

C. B. . . . 4 0 0 7

202.801 ACRES
VOL. 18307, PG. 1069, O.P.R.

NABORS DRILLING TECHNOLOGIES USA, INC.

SCALE: 1" = 200'

INTERSTATE HIGHWAY 37
(R.O.W. - VARIES, 380' MIN.)1/2" REBAR
FOUND BEARS
S88°16'22"W, 0.23'S54°05'55"E
N54°05'55"WLOT 2
REPLAT OF
AMEGA WEST SUBDIVISION
VOL. 9658, PGS. 107-109, D.P.R.75' ELECTRIC EASEMENT
(2.972 ACRES)1751.22'
1701.11'C. B. . . . 4 0 6 9
B L O C K . . . 5LOT 3
REPLAT OF
AMEGA WEST SUBDIVISION
VOL. 9658, PGS. 107-109, D.P.R.14' GAS, ELECTRIC, TELEPHONE AND
CABLE TELEVISION EASEMENT
VOL. 9658, PGS. 107-109, D.P.R.POINT OF
BEGINNING
1/2" REBAR
FOUND
DONOP ROAD
(R.O.W. - VARIES, 80' MIN.)

LINE TABLE

LINE	BEARING	LENGTH
L1	N02°03'24"E	90.30'
L2	S35°45'21"W	75.00'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700548-CV, WITH AN EFFECTIVE DATE OF APRIL 21, 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
2. Volume 18298, Page 1432, Real Property Records, Bexar County, Texas;
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):
- g. Easement for Highway Purposes recorded in Volume 5307, Page 160, Deed Records, Bexar County, Texas; Does not affect subject tract, thus not shown.
- h. Electric Line Right-of-Way Agreement recorded in Volume 2331, Page 449, Deed Records, Bexar County, Texas; Affects subject tract, blanket in nature.
- i. Controlled Access Highway Facilities recorded in Volume 5305, Page 708, and Volume 5307, Page 164, Deed Records, Bexar County, Texas; Both documents affect subject tract, incorporated into existing R.O.W. of IH-37.
- j. Terms and Provisions of Development Agreement recorded in Volume 16537, Page 225, and in Volume 16537, Page 605, Real Property Records, Bexar County, Texas; Affects subject tract, not survey related, thus not addressed.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
2.972 ACRES OF LAND,
OUT OF A 202.801 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	S0547818
SHEET	2
OF	2



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 7
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(1.612 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 1.612 acres of land in New City Block (N.C.B.) 16623, San Antonio, Bexar County, Texas, being out of a called 14.981 acre tract of land described in Volume 6943, Page 13, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found on the west right-of-way line of Interstate Highway 37 (R.O.W.-Varies, 380' min), the common corner of said 14.981 acre tract and Tract 4, called a 11.062 acre tract of land, described in Volume 8194, Page 1294, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the south corner of this easement;

THENCE North 54°00'02" West, departing said west right-of-way line coincident with the common line of the 14.981 acre tract, said Tract 4, Tract 3, called a 10.247 acre tract of land described in Volume 2243, Page 409, Tract 2, called a 10.25 acre tract of land described in Volume 2272, Page 882 and Tract 1, called a 10.25 acre tract of land described in Volume 2598, Page 1124, all in the Official Public Records of Real Property, Bexar County, Texas, a distance of 962.72 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the 14.981 acre tract and a called 97.14 acre tract of land described in Volume 10629, Page 1961, Official Public Records, Bexar County, Texas, the west corner of this easement;

THENCE North 37°30'40" East, coincident with the common line of the 14.981 acre tract and said 97.14 acre tract, a distance of 75.03 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE South 54°00'02" East, crossing the 14.981 acre tract, a distance of 910.26 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 14.981 acre tract and the aforementioned west right-of-way line of said Interstate Highway 37, the east corner of this easement;

THENCE South 02°03'24" West, coincident with said common line, a distance of 90.41 feet to the **POINT OF BEGINNING**, containing 1.612 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.

Dion P. Albertson, RPLS No. 4963

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 7.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

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

Exhibit A - 6



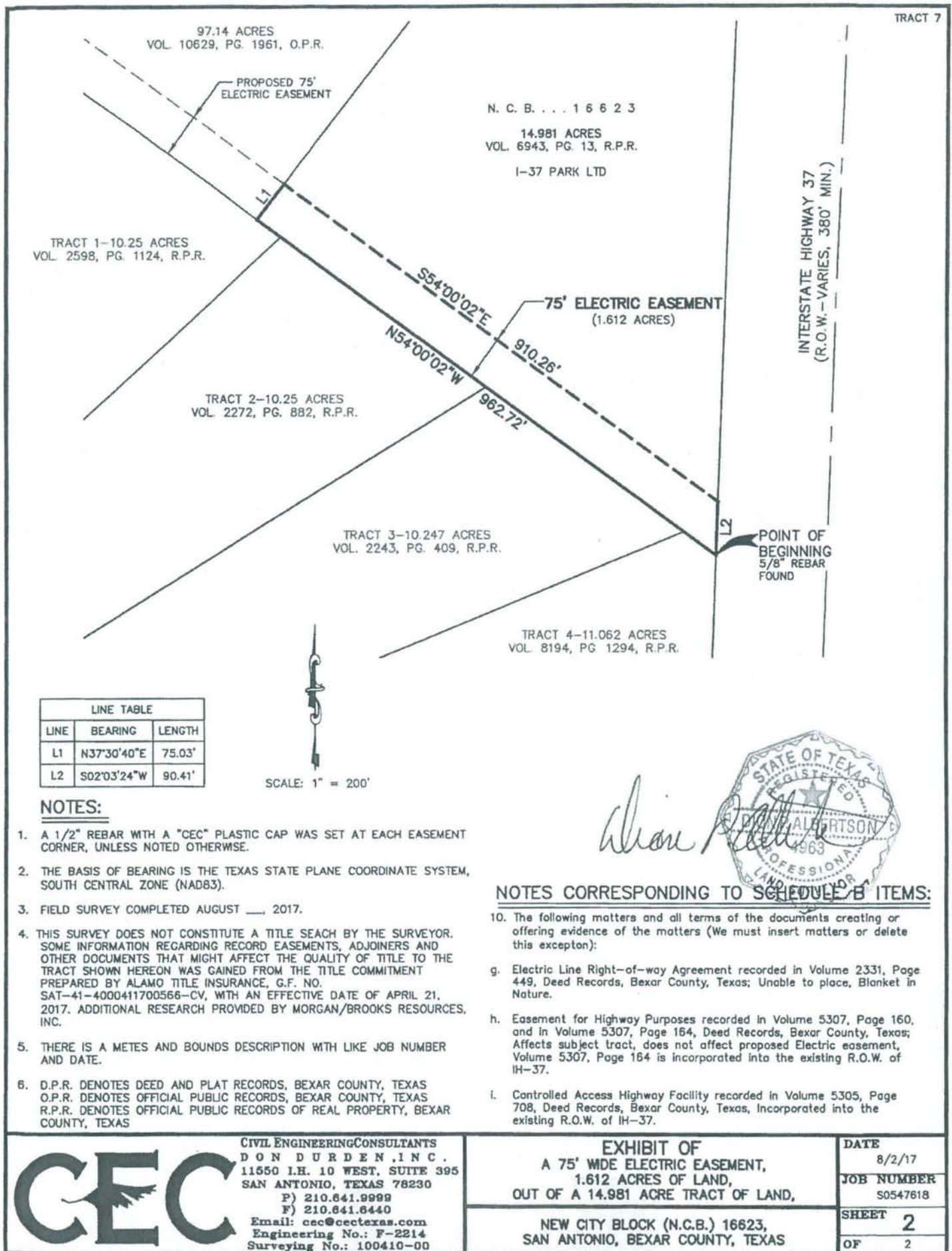


Exhibit A - 6



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 8
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(0.533 OF ONE ACRE OF LAND)**

Being a 75-foot wide Electric Easement, 0.533 of one acre of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 23.5 acre tract of land described in Volume 10629, Page 1959, Official Public Records, Bexar County, Texas and in Volume 4720, Page 2082, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the common corner of said 23.5 acre tract and a called 97.14 acre tract of land described in Volume 10629, Page 1961, Official Public Records, Bexar County, Texas, said point also being in the northeast line of a remaining portion of called 87.195 acre tract of land described in Volume 6695, Page 335, Deed Records, Bexar County, Texas, the **POINT OF BEGINNING**, the south corner of this easement;

THENCE North 54°08'53" West, coincident with the common line of the 23.5 acre tract and said remaining portion of the 87.195 acre tract, a distance of 346.60 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 80°51'07" East, crossing the 23.5 acre tract, a distance of 106.07 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE South 54°08'53" East, continuing across the 23.5 acre tract, a distance of 272.25 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 23.5 acre tract and the aforementioned 97.14 acre tract, the east corner of this easement;

THENCE South 36°21'06" West, coincident with said common line, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 0.533 of one acre 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.

Dion P. Albertson, RPLS No. 4963

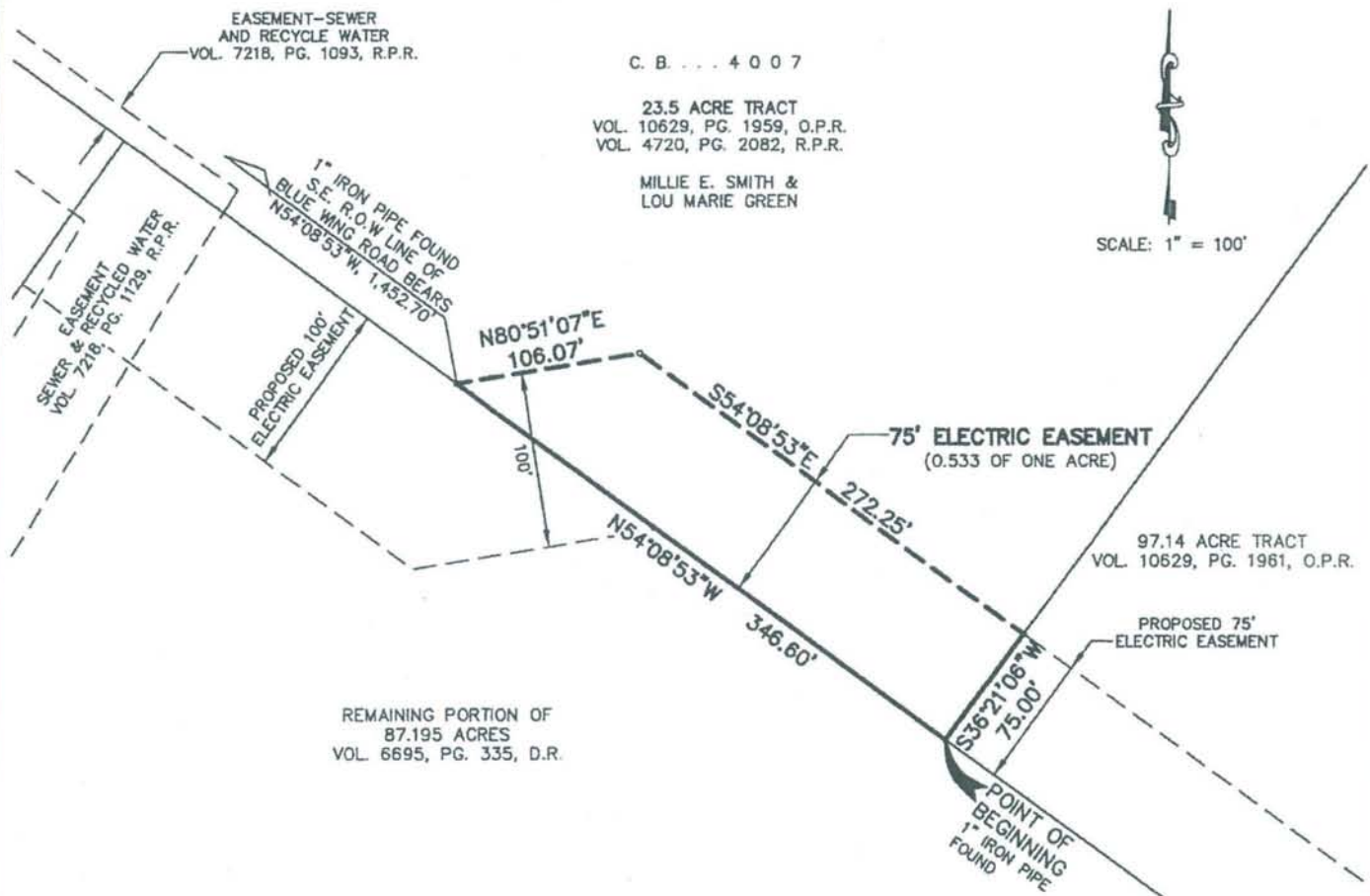


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 8.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

11550 I.H. 10 WEST, SUITE 395 | SAN ANTONIO, TEXAS 78230-1037 | (210) 641-9999 | FAX: (210) 641-6440

Exhibit A - 7

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700609-CV, WITH AN EFFECTIVE DATE OF APRIL 26, 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

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. Easement(s) as provided therein, granted to the City of San Antonio, recorded in Volume 7218, Page 1093, Real Property Records, Bexar County, Texas; Affects subject tract, does not affect proposed electric easement, as shown on hereon.
 - b. Easement(s) as provided therein, granted RODNEY GENE SCHLATHER, SR. and KINDRA DENISE SCHLATHER, recorded in Volume 9532, Page 1159, Real Property Records, Bexar County, Texas; Does not affect subject tract, as shown hereon.
 - c. Terms and provisions of Electric Line Right-of-Way Agreement recorded in Volume 2331, Page 460, Real Property Records, Bexar County, Texas; Unable to locate, blanket in nature.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
0.533 OF ONE ACRE OF LAND,
OUT OF A 23.5 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 8.5
Page 1 of 4

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(5.746 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 5.746 acres of land in New City Block (N.C.B.) 16623, San Antonio, Bexar County, Texas, being out of a called 97.14 acre tract of land described in Volume 10629, Page 1961, Official Public Records, 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 northeast line of Tract 1, called 10.25 acres of land, described in Volume 2598, Page 1124, Official Public Records of Real Property, Bexar County, Texas, the common corner of said 97.14 acre tract and a called 14.981 acre tract of land described in Volume 6943, Page 13, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the south corner of this easement, from which a 5/8" rebar found on the west right-of-way line of Interstate Highway 37 bears South 54°00'02" East, a distance of 962.72 feet;

THENCE North 54°03'54" West, coincident with the common line of the 97.14 acre tract, said Tract 1, a called 26.696 acre tract of land described in Volume 3174, Page 1269, Official Public Records of Real Property, Bexar County, Texas, a called 21.09 acre tract of land described in Volume 7183, Page 230, Deed Records, Bexar County, Texas, a called 10.714 acre tract of land described in Volume 17396, Page 558, Official Public Records, Bexar County, Texas, and a called remaining portion of a 38.68 acre tract of land described in Volume 8135, Page 1200, Official Public Records of Real Property, Bexar County, Texas, a distance of 2,403.00 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE North 54°08'53" West, coincident with the common line of the 97.14 acre tract, said remaining portion of the 38.68 acre tract, and a remaining portion of a 87.195 acre tract of land described in Volume 6695, Page 335, Deed Records, Bexar County, Texas, a distance of 933.60 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the 97.14 acre tract and a called 23.5 acre tract of land described in Volume 10629, Page 1959, Official Public Records, Bexar County, Texas and Volume 4720, Page 2082, Official Public Records of Real Property, Bexar County, Texas, the west corner of this easement;

THENCE North 36°21'06" East, coincident with the common line of the 97.14 acre tract and said 23.5 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE crossing the 97.14 acre tract, the following courses:

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 8



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 8.5
Page 2 of 4

South 54°08'53" East, a distance of 933.00 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

South 54°03'54" East, a distance of 2,403.10 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

South 54°00'02" East, a distance of 2.02 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 97.14 acre tract and the aforementioned 14.981 acre tract, the east corner of this easement;

THENCE South 37°30'40" West, coincident with said common line, a distance of 75.03 feet to the **POINT OF BEGINNING**, containing 5.746 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.


Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 8.5.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

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

Exhibit A - 8

N.C. B. . . . 1 6 6 2 3
 97.14 ACRE TRACT
 VOL. 10629, PG. 1961, O.P.R.

MILLIE E SMITH &
 LOU MARIE GREEN

SCALE: 1" = 200'

MATCH LINE - SHEET 4

21.09 ACRES
 VOL. 7183, PG. 230, D.R.

26.696 ACRES
 VOL. 3174, PG. 1269, R.P.R.

TRACT 1-10.25 ACRES
 VOL. 2598, PG. 1124, R.P.R.

14.981 ACRES
 VOL. 6943, PG. 13, R.P.R.

TRACT 2-10.25 ACRES
 VOL. 2272, PG. 882, R.P.R.

LINE TABLE		
LINE	BEARING	LENGTH
L2	S54°00'02"E	2.02'
L3	S37°30'40"W	75.03'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700571-CV, WITH AN EFFECTIVE DATE OF APRIL 25, 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

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).
- g. Electric Line Right-of-Way Agreement recorded in Volume 2331, Page 460, Real Property Records, Bexar County, Texas; Affects subject tract, Blanket in Nature.

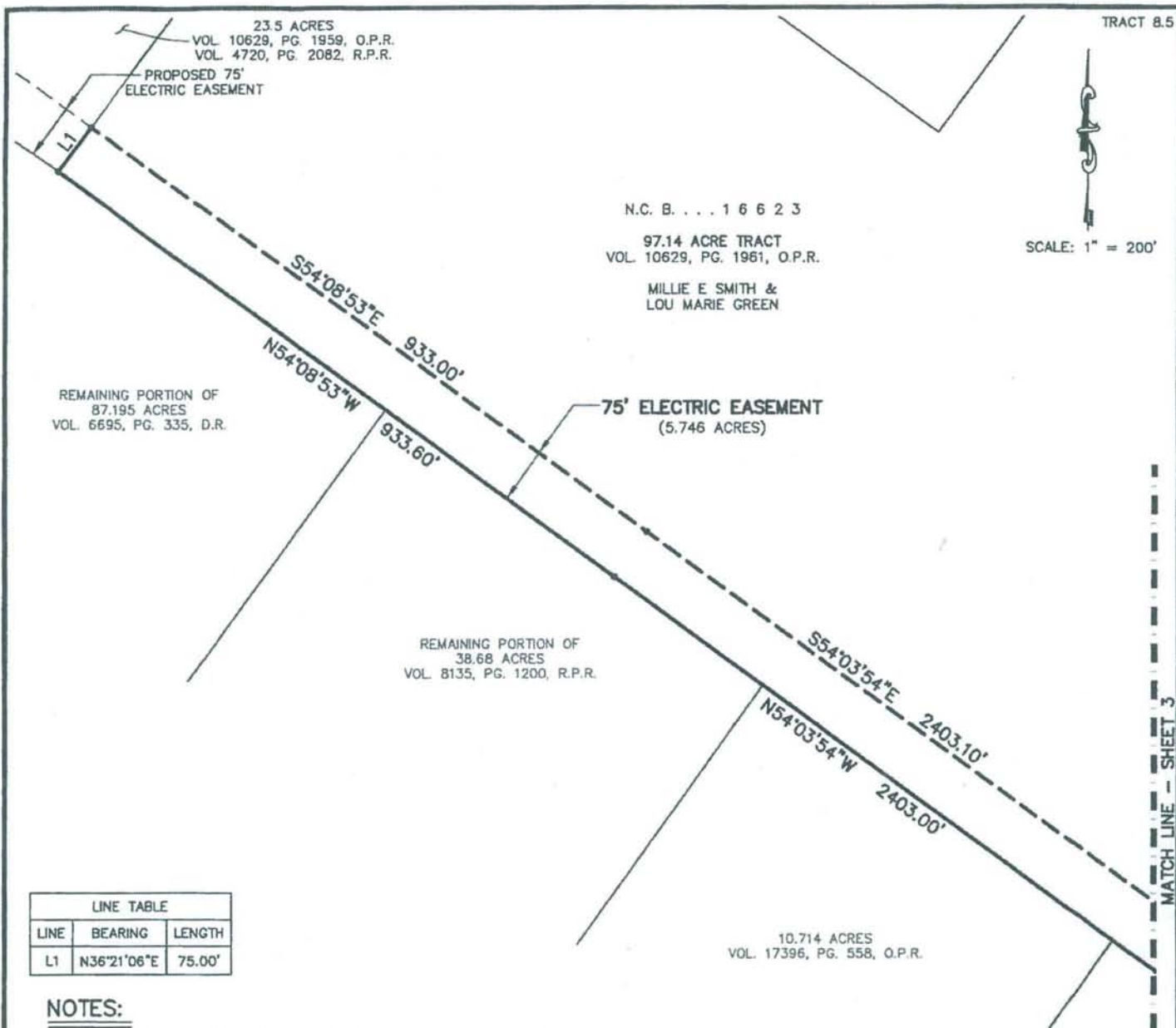


CIVIL ENGINEERING CONSULTANTS
 DON DURDEN, INC.
 11550 I.H. 10 WEST, SUITE 395
 SAN ANTONIO, TEXAS 78230
 P) 210.841.9999
 F) 210.841.6440
 Email: cec@cectexas.com
 Engineering No.: F-2214
 Surveying No.: 100410-00

EXHIBIT OF
 A 75' WIDE ELECTRIC EASEMENT,
 5.746 ACRES OF LAND,
 OUT OF A 97.14 ACRE TRACT OF LAND.

NEW CITY BLOCK (N.C.B.) 16623,
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
 8/2/17
 JOB NUMBER
 S0547618
 SHEET
 3
 OF
 4



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700571-CV, WITH AN EFFECTIVE DATE OF APRIL 25, 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

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):
- g. Electric Line Right-of-Way Agreement recorded in Volume 2331, Page 460, Real Property Records, Bexar County, Texas; Affects subject tract, Blanket in Nature.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
5.746 ACRES OF LAND,
OUT OF A 97.14 ACRE TRACT OF LAND,

NEW CITY BLOCK (N.C.B.) 16623,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
8/2/17
JOB NUMBER
S0547618
SHEET
4
OF
4



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 9
Page 1 of 3

**DESCRIPTION OF
A 100-FOOT WIDE ELECTRIC EASEMENT
(2.194 ACRES OF LAND)**

Being a 100-foot wide Electric Easement, 2.194 acres of land in County Block (C.B.) 4069B, Bexar County, Texas, being out of a called 15.00 acre tract of land described in Volume 12776, Page 2066, Official Public Records of Real Property, Bexar County, Texas, also being out of a portion of Lots 37-40, Block 12, shown on the plat of Southon Farms Five Acre Subdivision, recorded in Volume 368, Page 108, Deed and Plat Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found on the southeast right-of-way line of Blue Wing Road (R.O.W.-50'), the common corner of said 15.00 acre tract and a called 0.45 of one acre tract of land described in Volume 6485, Page 746, Deed Records, Bexar County, Texas, the **POINT OF BEGINNING**, the north corner of this easement;

THENCE South 54°08'53" East, departing said southeast right-of-way line of Blue Wing Road, coincident with the common line of said 15.00 acre tract and said 0.45 of one acre tract, passing at a distance of 235.50 feet, a 1/2" rebar found, the common corner of said 0.45 of one acre tract and a called 1.00 acre tract of land described in Volume 9532, Page 1156, Official Public Records of Real Property, Bexar County, Texas, passing at a distance of 470.97 feet, the common corner of the 1.00 acre tract and a called 23.5 acre tract of land described in Volume 10629, Page 1959, Official Public Records, Bexar County, Texas, and Volume 4720, Page 2082, Official Public Records of Real Property, Bexar County, Texas, and continuing a total distance of 933.19 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of said 15.00 acre tract and a remaining portion of an 87.195 acre tract of land described in Volume 6695, Page 335, Deed Records, Bexar County, Texas, the east corner of this easement;

THENCE South 27°59'22" West, coincident with the common line of the 15.00 acre tract and said remaining portion of an 87.195 acre tract, a distance of 100.95 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 54°08'53" West, crossing the 15.00 acre tract, a distance of 978.52 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 15.00 acre tract and the aforementioned southeast right-of-way line of Blue Wing Road, the west corner of this easement;

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 9
Page 2 of 3

THENCE North 53°20'56" East, coincident with said common line, a distance of 104.85 feet to the **POINT OF BEGINNING**, containing 2.194 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.


Dion P. Albertson, RPLS No. 4963

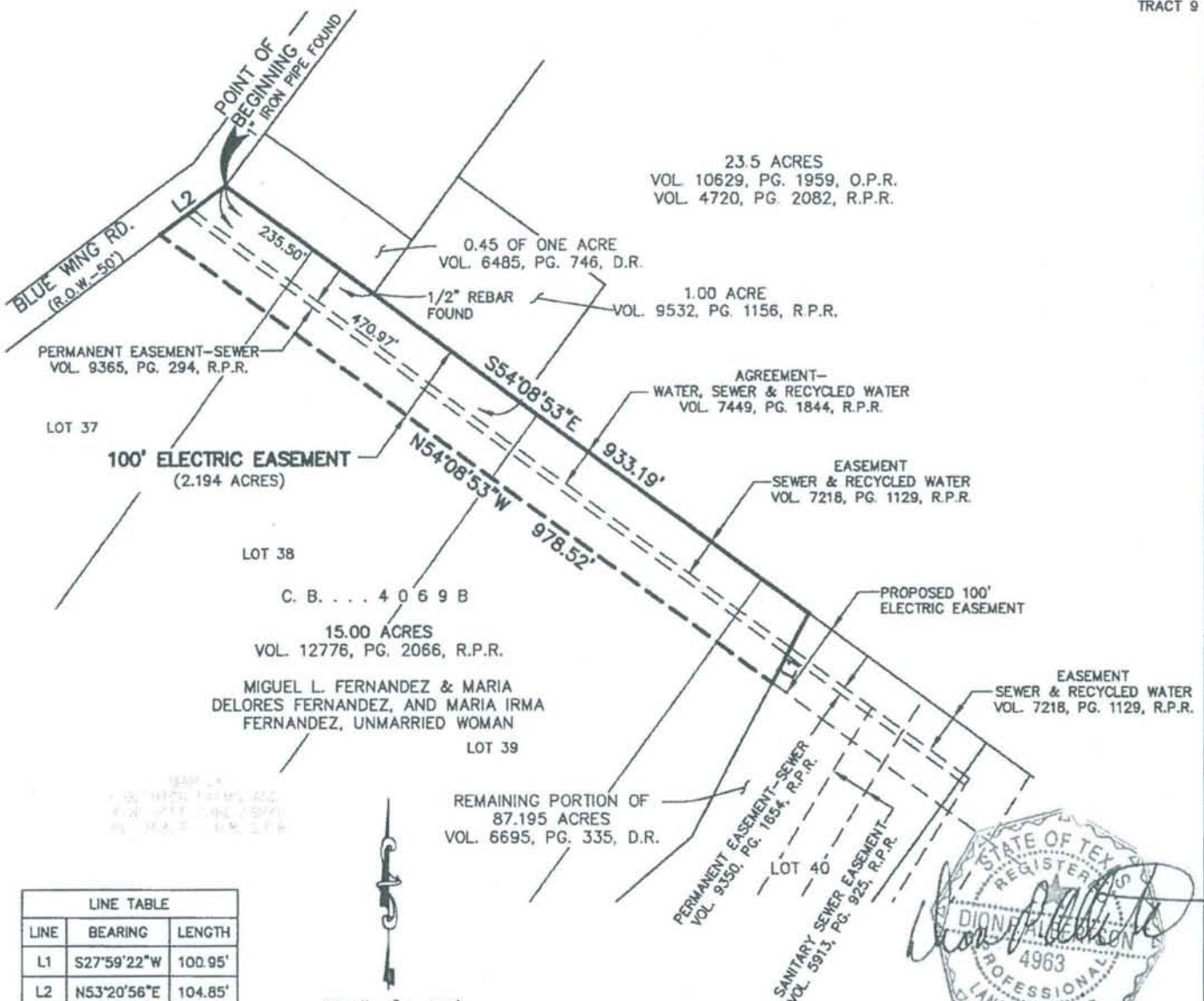


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 9.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 9



LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°59'22\"W	100.95'
L2	N53°20'56\"E	104.85'

SCALE: 1" = 200'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700611-CV, WITH AN EFFECTIVE DATE OF APRIL 26, 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.R. DENOTES DEED 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

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):
 - g. Easement(s), as provided therein, granted to the City of San Antonio, recorded in Volume 5913, Page 925, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - h. Easement(s), as provided therein, granted to the City of San Antonio, recorded in Volume 9365, Page 294, Real Property Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - i. Statement of Ownership And Location recorded in Volume 15105, Page 1046, Real Property Records, Bexar County, Texas, for the purposes stated in said instrument; Not survey related, thus not addressed.
 - j. Electric Line Right-Of-Way Agreement recorded in Volume 3185, Page 1788, Real Property Records, Bexar County, Texas, for the purposes stated in said instrument; Does not affect subject tract, thus not shown.
 - k. Agreement-Water, Sewer, And Recycled Water, recorded in Volume 7449, Page 1844, Real Property Records, Bexar County, Texas, for the purposes stated in said instrument; Affects subject tract, as shown hereon.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100' WIDE ELECTRIC EASEMENT,
2.194 ACRES OF LAND,
OUT OF A 15.00 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4069B,
BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 9.5
Page 1 of 3

**DESCRIPTION OF
A 100-FOOT WIDE ELECTRIC EASEMENT
(0.636 OF ONE ACRE OF LAND)**

Being a 100-foot wide Electric Easement, being 0.636 of one acre of land in County Block (C.B.) 4069B, Bexar County, Texas, being out of a remaining portion of a called 87.195 acre tract of land described in Volume 6695, Page 335, Deed Records, Bexar County, Texas, also being out of a portion of Lot 40, Block 12, shown on the plat of Southton Farms Five Acre Subdivision, recorded in Volume 368, Page 108, Deed and Plat Records, 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 southwest line of a 23.5 acre tract of land described in Volume 10629, Page 1959, Official Public Records, Bexar County, Texas, and Volume 4720, Page 2082, Official Public Records of Real Property, Bexar County, Texas, the common corner of said remaining portion of the called 87.195 acre tract and a 15.00 acre tract of land described in Volume 12776, Page 2066, Official Public Records, Bexar County, Texas, the **POINT OF BEGINNING**, the north corner of this easement, from which a 1" iron pipe found on the southeast right-of-way line of Blue Wing Road bears North 54°08'53" West, a distance of 933.19 feet;

THENCE South 54°08'53" East, coincident with the common line of a remaining portion of the 87.195 acre tract and said 23.5 acre tract, a distance of 284.09 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the remaining portion of the 87.195 acre tract and another remaining portion of the same 87.195 acre tract, the east corner of this easement;

THENCE South 35°55'28" West, coincident with the common line of the two remaining portions of the 87.195 acre tract, a distance of 100.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 54°08'53" West, crossing the first remaining portion of the 87.195 acre tract, a distance of 270.16 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the first remaining portion of the 87.195 acre tract and the aforementioned 15.00 acre tract of land, the west corner of this easement;

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION




CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 9.5
Page 2 of 3

THENCE North 27°59'22" East, coincident with said common line, a distance of 100.95 feet to the **POINT OF BEGINNING**, containing 0.636 of one acre 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.

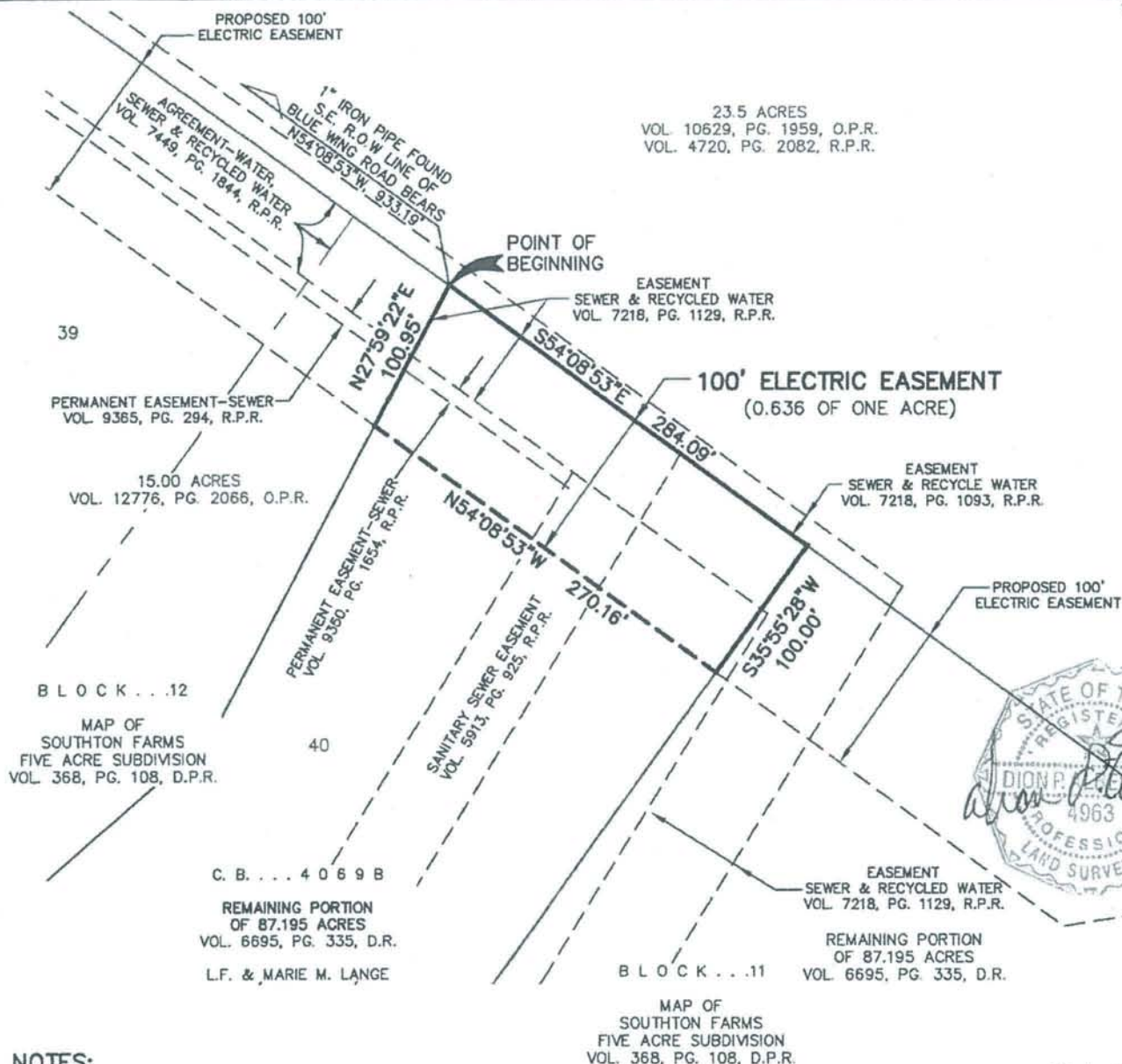

Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 9.5.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 10

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411701293, WITH AN EFFECTIVE DATE OF JULY 20, 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.R. DENOTES DEED 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

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. Easement(s), as provided therein, granted to the City of San Antonio, recorded in Volume 5913, Page 925, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - b. Electric Line Right of Way Agreement recorded in Volume 3185, Page 1788, Real Property Records, Bexar County, Texas; Affects subject tract, does not affect proposed Electric Easement, as shown hereon.
 - c. Easement for a sanitary sewer recorded in Volume 5913, Page 929, Deed Records, Bexar County, Texas; Does not affect subject tract, thus not shown.
 - d. Permanent Easement for Sewer recorded in Volume 9350, Page 1654, Real Property Records, Bexar County, Texas; Affects subject tract, as shown hereon.

SCALE: 1" = 100'



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.8440
Email: cec@cecetexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100' WIDE ELECTRIC EASEMENT,
0.636 OF ONE ACRE OF LAND, OUT OF A
REMAINING PORTION OF AN 87.195 ACRE TRACT

COUNTY BLOCK (C.B.) 4069B,
BEXAR COUNTY, TEXAS

DATE	8/18/17
JOB NUMBER	S0547618
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 9.6
Page 1 of 2

**DESCRIPTION OF
A 100-FOOT WIDE ELECTRIC EASEMENT
(0.750 OF ONE ACRE OF LAND)**

Being a 100-foot wide Electric Easement, 0.750 of one acre of land in County Block (C.B.) 4069B, Bexar County, Texas, being out of a remaining portion of a called 87.195 acre tract of land described in Volume 6695, Page 335, Deed Records, Bexar County, Texas, also being out of called 48.0 acre tract of land, Block 11, shown on the plat of Southton Farms Five Acre Subdivision, recorded in Volume 368, Page 108, Deed and Plat Records, 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 at the common corner of said remaining portion of the 87.195 acre tract and another remaining portion of the of the same 87.195 acre tract, being in the southwest line of a called 23.5 acre tract of land described in Volume 10629, Page 1959, Official Public Records, Bexar County, Texas and Volume 4720, Page 2082, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the north corner of said Lot 11, and of this easement, from which a 1" iron pipe found on the southeast right-of-way line of Blue Wing Road bears North 54°08'53" West, a distance of 1217.28 feet;

THENCE South 54°08'53" East, coincident with the common line of the remaining portion of the 87.195 acre tract and said 23.5 acre tract, a distance of 376.84 feet to a 1/2" rebar with a "CEC" plastic cap set, the east corner of this easement;

THENCE South 80°51'07" West, crossing the remaining portion of the 87.195 acre tract, a distance of 141.42 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 54°08'53" West, continuing across the 87.195 acre tract, a distance of 276.96 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the two remaining portions of the 87.195 acre tract, the west corner of this easement;

THENCE North 35°55'28" East, coincident with said common line, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 0.750 of one acre of land, more or less.


Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 9.6.docx

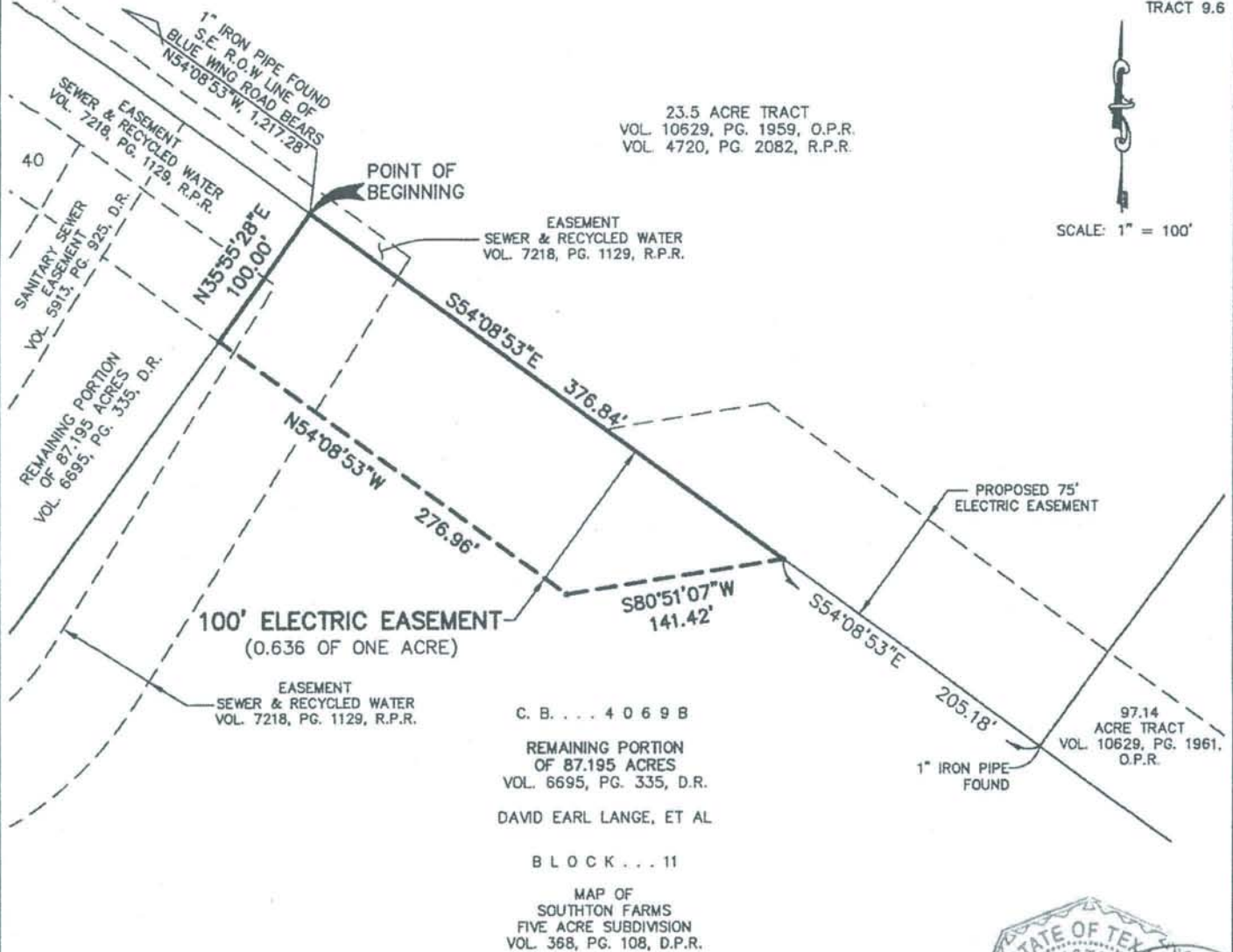
Exhibit A - 11

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION



SCALE: 1" = 100'

23.5 ACRE TRACT
VOL. 10629, PG. 1959, O.P.R.
VOL. 4720, PG. 2082, R.P.R.



C. B. . . . 4 0 6 9 8

REMAINING PORTION
OF 87.195 ACRES
VOL. 6695, PG. 335, D.R.

DAVID EARL LANGE, ET AL

BLOCK . . . 11

MAP OF
SOUTHTON FARMS
FIVE ACRE SUBDIVISION
VOL. 368, PG. 108, D.P.R.

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411701293, WITH AN EFFECTIVE DATE OF JULY 20, 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.R. DENOTES DEED 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

10. The following matters and all terms of the documents creating or offering evidence of the matters:
 - a. Easement(s), as provided therein, granted to the City of San Antonio, recorded in Volume 5913, Page 925, Deed Records, Bexar County, Texas; Does not affect subject tract, as shown hereon.
 - b. Electric Line Right of Way Agreement recorded in Volume 3185, Page 1788, Real Property Records, Bexar County, Texas; Affects subject tract, does not affect proposed Electric Easement, as shown hereon.
 - c. Easement for a sanitary sewer recorded in Volume 5913, Page 929, Deed Records, Bexar County, Texas. Does not affect subject tract, as shown hereon.
 - d. Permanent Easement for Sewer recorded in Volume 9350, Page 1654, Real Property Records, Bexar County, Texas. Affects subject tract, does not affect proposed Electric Easement, as shown hereon.



CIVIL ENGINEERING CONSULTANTS
DON D U R D E N , I N C .
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100' WIDE ELECTRIC EASEMENT,
0.750 OF ONE ACRE OF LAND, OUT OF A
REMAINING PORTION OF A 87.195 ACRE TRACT

COUNTY BLOCK (C.B.) 4069B,
BEXAR COUNTY, TEXAS

DATE	8/18/17
JOB NUMBER	S0547618
SHEET	2
OF	2



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 10, Option A
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(0.179 OF ONE ACRE OF LAND)**

Being a 75-foot wide Electric Easement, being 0.179 of one acre of land in County Block (C.B.) 4069B, Bexar County, Texas, being out of the remaining portion of a called 28.88 acre tract of land described in Volume 15038, Page 1401, Official Public Records, Bexar County, Texas, and described in Volume 4831, Page 73, Deed Records, Bexar County, Texas, also being out of a portion of Lot 37, Block 12, shown on the plat of Southton Farms Five Acre Subdivision, recorded in Volume 368, Page 108, Deed and Plat Records, 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 northwest right-of-way line of Blue Wing Road (R.O.W.-50'), the common corner of said remaining portion of a 28.88 acre tract and a called 59.514 acre tract of land, C.B. 4007, described in Volume 11060, Page 52, Official Public Records, Bexar County, Texas, the **POINT OF BEGINNING**, the east corner of this easement;

THENCE South 53°51'40" West, coincident with the common line of the remaining portion of a 28.88 acre tract and said northwest right-of-way line of Blue Wing Road, a distance of 105.22 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 54°15'20" West, departing the northwest right-of-way line of Blue Wing Road, crossing the remaining portion of the 28.88 acre tract, a distance of 77.70 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 53°20'56" East, continuing across the remaining portion of the 28.88 acre tract, a distance of 104.91 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the remaining portion of the 28.88 acre tract and the aforementioned 59.514 acre tract, the north corner of this easement;

THENCE South 54°15'20" East, coincident with said common line, a distance of 78.68 feet to the **POINT OF BEGINNING**, containing 0.179 of one acre 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.


Dion P. Albertson, RPLS N834963



X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 10 Option A.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

C. B. . . . 4 0 0 7
59.514 ACRES
VOL. 11060, PG. 52, O.P.R.

50' SANITARY
SEWER EASEMENT
VOL. 5921, PG. 183, R.P.R.

AGREEMENT-
WATER, SEWER &
RECYCLED WATER EASEMENT
VOL. 7265, PG. 92, R.P.R.

SOUTHTON FARMS
FIVE ACRE SUBDIVISION
VOL. 368, PG. 108, D.P.R.

SANITARY SEWER EASEMENT
VOL. 5913, PG. 929, D.R.

LOT 36

AGREEMENT-
WATER, SEWER &
RECYCLED WATER EASEMENT
VOL. 7098, PG. 752, R.P.R.

C. B. . . . 4 0 6 9 B

REMAINING PORTION OF
A 28.88 ACRE TRACT
VOL. 15038, PG. 1401, O.P.R.
VOL. 4831, PG. 73, D.R.

CURTIS DWAYNE YOQUELET

PERMANENT EASEMENT-SEWER
VOL. 9350, PG. 1649, R.P.R.

LOT 37

PROPOSED 75'
ELECTRIC EASEMENT

BLUE WING RD.
(R.O.W.-50')

POINT OF
BEGINNING

75' ELECTRIC EASEMENT
(0.179 OF ONE ACRE)

SOUTHTON ROAD
(ABANDONED)

BLUE WING RD.
(R.O.W.-50')

SCALE: 1" = 100'

LINE TABLE

LINE	BEARING	LENGTH
L1	S53°51'40"W	105.22'
L2	N54°15'20"W	77.70'
L3	N53°20'56"E	104.91'
L4	S54°15'20"E	78.68'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700627-CV, WITH AN EFFECTIVE DATE OF APRIL 27, 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

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):

NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.841.9999
F) 210.841.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
0.179 OF ONE ACRE OF LAND,
REMAINING PORTION OF A 28.88 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4069B,
BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 11, Option A
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(1.593 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 1.593 acres of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 59.514 acre tract of land described in Volume 11060, Page 52, Official Public Records, 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 in the northwest right-of-way line of Blue Wing Road (R.O.W.-50'), the common corner of said 59.514 acre tract and the remaining portion of a 28.88 acre tract of land described in Volume 15038, Page 1401, Official Public Records, Bexar County, Texas, the **POINT OF BEGINNING**, the south corner of this easement;

THENCE North 54°15'20" West, departing said right-of-way line of Blue Wing Road, coincident with the common line of the 59.514 acre tract and said remaining portion of the 28.88 acre tract, a distance of 78.91 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 53°51'40" East, crossing the 59.514 acre tract, a distance of 13.03 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE North 36°24'59" East, continuing across the 59.514 acre tract, a distance of 912.42 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 59.514 acre tract and a called 39.999 acre tract of land described in Volume 11417, Page 506, Official Public Records of Real Property, Bexar County, Texas, the north corner of this easement;

THENCE South 54°15'20" East, coincident with said common line, a distance of 75.01 feet to the aforementioned northwest right-of-way line of Blue Wing Road, the common corner of the 59.514 acre tract and said 39.999 acre tract, the east corner of this easement;

THENCE South 36°24'59" West, coincident with the common line of the 59.514 acre tract and said northwest right-of-way line of Blue Wing Road, a distance of 924.81 feet to the **POINT OF BEGINNING**, containing 1.593 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.

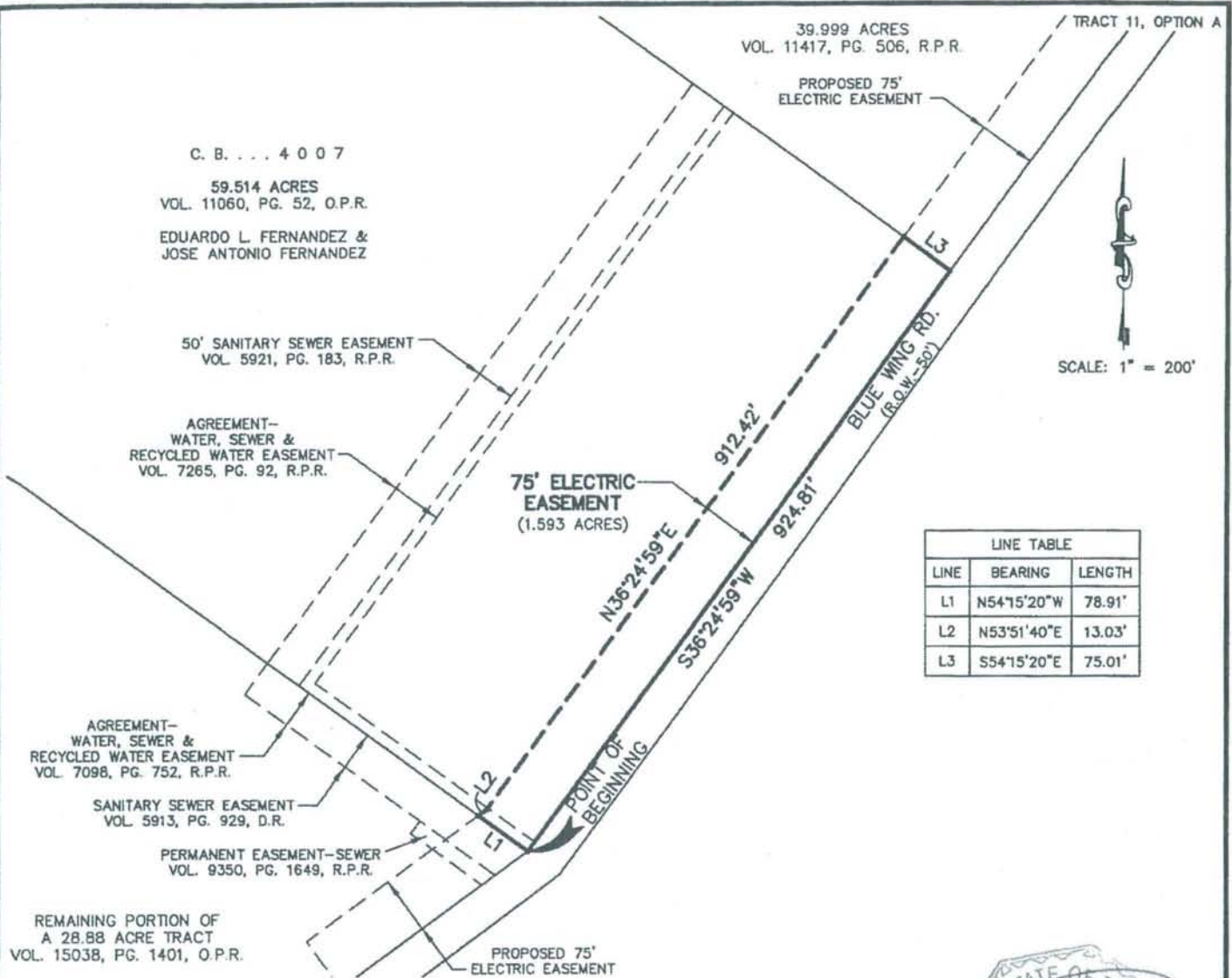

Dion P. Albertson, RPLS 1584963



X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 11 Option A.docx

Exhibit A - 13 LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700673-CV, WITH AN EFFECTIVE DATE OF MAY 10, 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

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):
 - g. Electric Line Right-of-Way Agreement recorded in Volume 11573, Page 360, Real Property Records, Bexar County, Texas; Affects subject tract, blanket in nature.
 - h. Flood Water easement recorded in Volume 434, Page 426, Deed Records, Bexar County, Texas; Not survey related, thus not addressed.
 - i. Sanitary Sewer line easement granted to the City of San Antonio, recorded in Volume 5921, Page 183, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - j. Terms and provisions of Water, Sewer and Recycled Water Agreement, granted to City of San Antonio, recorded in Volume 7265, Page 92, Real Property Records, Bexar County, Texas; Affects subject tract, as shown hereon.

Exhibit A - 13



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
1.593 ACRES OF LAND,
OUT OF A 59.514 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 14-A
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(0.936 OF ONE ACRE OF LAND)**

Being a 75-foot wide Electric Easement, 0.936 of one acre of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 39.999 acre tract of land described in Volume 11417, Page 506, Official Public Records of Real Property, 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 northwest right-of-way line of Blue Wing Road, (R.O.W.-50'), the common corner of said 39.999 acre tract and a called 118.683 acre tract of land in New City Block 16622, described in Volume 6152, Page 337, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the east corner of this easement, from which a 1/2" rebar found at the common corner of said 118.683 acre tract and a called 79.842 acre tract of land described in Volume 11505, Page 1717, Official Public Records, Bexar County Texas, bears North 36°24'59" East, a distance of 60.00 feet;

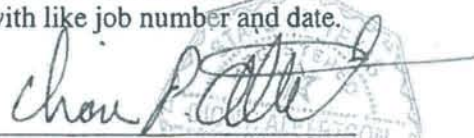
THENCE South 36°24'59" West, coincident with the common line of the 39.999 acre tract and said northwest right-of-way line of Blue Wing Road, a distance of 543.22 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the 39.999 acre tract and a 59.514 acre tract of land described in Volume 11060, Page 52, Official Public Records, Bexar County, Texas, the south corner of this easement;

THENCE North 54°15'20" West, departing the northwest right-of-way line of Blue Wing Road, coincident with the common line of the 39.999 acre tract and said 59.514 acre tract, a distance of 75.01 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 36°24'59" East, crossing the 39.999 acre tract, a distance of 543.70 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 39.999 acre tract and the aforementioned 118.683 acre tract, the north corner of this easement;

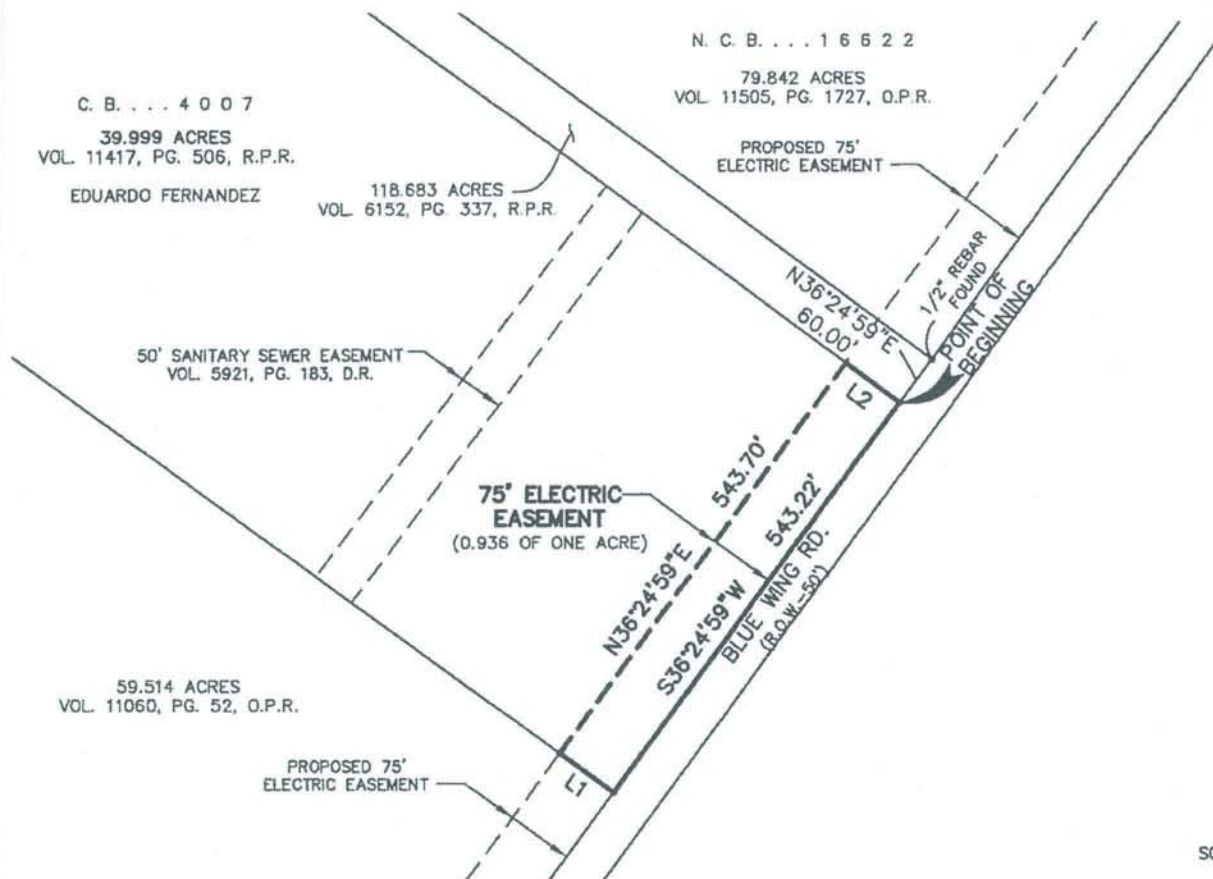
THENCE South 53°53'36" East, coincident with said common line, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 0.936 of one acre of land, more or less.

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.


Dion P. Albertson, RPLS No.4963

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 14 Option A.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°15'20"W	75.01'
L2	S53°53'36"E	75.00'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700677-CV, WITH AN EFFECTIVE DATE OF MAY 10, 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

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):
- g. Water Flooding easement recorded in Volume 434, Page 426, Deed Records, Bexar County, Texas; Unable to place, thus not shown.
- h. Sanitary Sewer Easement recorded in Volume 5921, Page 183, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9899
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
0.936 OF ONE ACRE OF LAND,
OUT OF A 39.999 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE	8/18/17
JOB NUMBER	50547618
SHEET	2
OF	2



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 16, Option A
Page 1 of 4

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(5.093 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 5.093 acres of land in New City Block (N.C.B.) 16622, San Antonio, Bexar County, Texas, being out of a called 79.842 acre tract of land, described in Volume 11505, Page 1727, Official Public Records of Real Property, 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 southwest right-of-way line of Interstate Highway 37 S (R.O.W.-Varies), the common corner of said 79.842 acre tract and a called 118.683 acre tract, described in Volume 6152, Page 337, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the north corner of this easement;

THENCE South 30°59'22" East, coincident with the common line of the 79.842 acre tract and said southwest right-of-way line of Interstate Highway 37 S, a distance of 266.23 feet to a concrete monument found (broken), an angle point of this easement;

THENCE South 29°54'42" East, continuing coincident with said common line, a distance of 313.14 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE South 19°09'26" East, continuing coincident with said common line, a distance of 513.90 feet to a 1/2" rebar with a "CEC" plastic cap set at the intersection of Interstate Highway 37 S and the north end of the cutback from the northwest right-of-way line of Blue Wing Road (R.O.W.-50'), an angle point of this easement;

THENCE South 23°42'24" West, coincident with the common line of the 79.842 acre tract and said cutback line, a distance of 140.42 feet to a 1/2" rebar with a "CEC" plastic cap set, the intersection of the cutback line and said northwest right-of-way line of Blue Wing Road, an angle point of this easement;

THENCE South 56°13'50" West, coincident with the common line of the 79.842 acre tract and the northwest right-of-way line of Blue Wing Road, a distance of 468.55 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE South 36°24'59" West, continuing coincident with said common line, a distance of 1,297.56 feet to a 1/2" rebar found at the common corner of the 79.842 acre tract and the aforementioned 118.683 acre tract of land, the south corner of this easement;

Exhibit A - 15

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 16, Option A
Page 2 of 4

THENCE North 53°53'36" West, departing the northwest right-of-way line of Blue Wing Road, coincident with the common line of the 79.842 acre tract and said 118.683 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, a south corner of this easement;

THENCE crossing the 79.842 acre tract, the following courses:

North 36°24'59" East, a distance of 1,311.06 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 56°13'50" East, a distance of 459.77 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 23°42'24" East, a distance of 89.10 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 19°06'26" West, a distance of 477.40 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 29°54'42" West, a distance of 305.37 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 30°59'22" West, a distance of 273.71 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 79.842 acre tract and the aforementioned 118.683 acre tract, a north corner of this easement;

THENCE North 65°14'06" East, coincident with said common line, a distance of 75.44 feet to the **POINT OF BEGINNING**, containing 5.093 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.

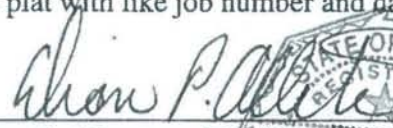

Dion P. Albertson, RPLS No. 4963



Exhibit A 15

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 16 Option A.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION



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

SCALE: 1" = 200'

PROPOSED 75'
ELECTRIC EASEMENT

POINT OF
BEGINNING

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

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

N. C. B. . . . 1 6 6 2 2
79.842 ACRES
VOL. 11505, PG. 1727, R.P.R.
JOSE ANTONIO FERNANDEZ ET AL

75' ELECTRIC EASEMENT
(5.093 ACRES)

CONCRETE
MONUMENT
FOUND
(BROKEN)

INTERSTATE HIGHWAY 37 S
(R.O.W. - VARIES 360' MIN.)

LINE TABLE		
LINE	BEARING	LENGTH
L14	N65°14'06"E	75.44'

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

SEE SHEET 4 FOR SCHEDULE B ITEMS.

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700682-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

MATCH LINE - SHEET 4

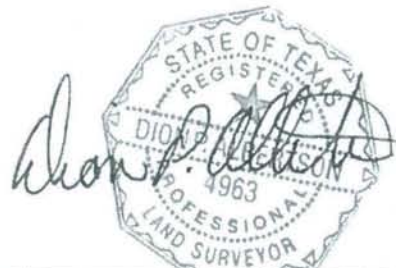


Exhibit A - 15

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
5.093 ACRES OF LAND,
OUT OF A 79.842 ACRE TRACT OF LAND,

NEW CITY BLOCK (N.C.B.) 16622,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	S0547618
SHEET	3
OF	4



N. C. B. . . . 1 6 6 2 2
 79.842 ACRES
 VOL. 11505, PG. 1727, R.P.R.
 JOSE ANTONIO FERNANDEZ ET AL

MATCH LINE - SHEET 3

75' ELECTRIC EASEMENT
 (5.093 ACRES)

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

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

VOL. 118,683 ACRES
 6152, PG. 337, R.P.R.

BLUE WING RD.
 (R.O.W.-50')

1/2" REBAR
 FOUND

PROPOSED 75'
 ELECTRIC EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L7	N53°53'36"W	75.00'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700682-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

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):
- g. Easement granted to Bexar County, Texas recorded in Volume 1576, Page 413, Deed Records, Bexar County, Texas; Does not affect subject tract, thus not shown.
- h. Easement for Sanitary Sewer Lines recorded in Volume 5921, Page 179, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
- i. Easement for construction of wastewater facilities, recorded in Volume 3337, Page 1653, Real Property Records, Bexar County, Texas; Affected subject tract, easement expired, thus not shown.
- j. Agreement-Water, Sewer and Recycled Water easement recorded in Volume 7281, Page 1049, Real Property Records, Bexar County, Texas; Affects subject tract, as shown hereon.
- k. Development Agreement recorded in Volume 16537, Page 722, Real Property Records, Bexar County, Texas; Affects subject tract, unable to delineate.

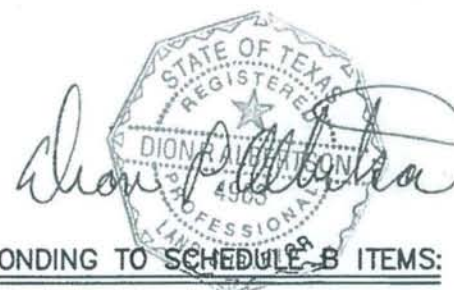


Exhibit A - 15



CIVIL ENGINEERING CONSULTANTS
 DON DURDEN, INC.
 11550 L.H. 10 WEST, SUITE 395
 SAN ANTONIO, TEXAS 78230
 P) 210.641.9999
 F) 210.641.6440
 Email: cec@cectexas.com
 Engineering No.: F-2214
 Surveying No.: 100410-00

EXHIBIT OF
 A 75' WIDE ELECTRIC EASEMENT,
 5.093 ACRES OF LAND,
 OUT OF A 79.842 ACRE TRACT OF LAND,

NEW CITY BLOCK (N.C.B.) 16622,
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	50547618
SHEET	4
OF	4



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Page 1 of 6

**DESCRIPTION OF
(3) 75-FOOT WIDE ELECTRIC EASEMENTS
(3.685 ACRES OF LAND TOTAL)**

Being (3) 75-foot wide Electric Easements, totaling 3.685 acres of land in New City Block (N.C.B.) 16622, San Antonio, Bexar County, Texas, all being out of a called 118.683 acre tract of land (Property 1), 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:

EASEMENT "A" – 3.285 ACRES

COMMENCING at a 1/2" rebar with a "CEC" plastic cap set on the southwest right-of-way line of Interstate Highway 37 S. (R.O.W.-Varies, 360' min.), the common corner of said 118.683 acre tract and a called 79.842 acre tract of land described in Volume 11505, Page 1727, Official Public Records, Bexar County, Texas; thence coincident with the common line of the 118.683 acre tract and said southwest right-of-way line of Interstate Highway 37 S., the following courses: North 30°59'22" West, a distance of 149.04 feet; North 27°02'06" West, a distance of 405.83 feet to a concrete marker found (broken); North 25°04'49" West, a distance of 232.85 feet to a 1/2" rebar with a "CEC" plastic cap set, the **POINT OF BEGINNING**, the east corner of this easement;

THENCE departing the southwest right-of-way line of Interstate Highway 37 S., crossing the 118.683 acre tract, the following courses:

South 65°14'06" West, a distance of 75.01 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

North 54°22'42" West, a distance of 478.57 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 62°53'20" West, a distance of 1,458.67 feet to a point on the common line of the 118.683 acre tract and the centerline of Salado Creek (unable to set, falls in creek), the west corner of this easement;

THENCE North 82°45'47" East, coincident with said common line, a distance of 132.93 feet to a point on the south right-of-way line of S. Presa Street/ U.S. Hwy. 181 (R.O.W. – 120'), (unable to set, falls in creek), the north corner of the 118.683 acre tract and of this easement;

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 16



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Page 2 of 6

THENCE South 62°53'20" East, coincident with the common line of the 118.683 acre tract and said south right-of-way line of S. Presa Street/ U.S. Hwy. 181, a distance of 1,354.50 feet to a 1/2" rebar with a "CEC" plastic cap set, a common corner of the 118.683 acre tract and a called Lot P-138, described in Volume 14431, Page 1336, Official Public Records of Real Property, Bexar County, Texas, an angle point of and of this easement;

THENCE South 54°22'42" East, departing the south right-of-way line of S. Presa Street /U.S. Hwy. 181, coincident with the common line of 118.683 acre tract and said Lot P-138, a distance of 503.77 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned southwest right-of-way line of Interstate Highway 37 S., a common corner of the 118.683 acre tract and Lot P-138, an angle point of this easement;

THENCE South 25°04'49" East, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 3.285 acres of land, more or less.

EASEMENT "B" - 0.297 OF ONE ACRE

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the southwest right-of-way line of Interstate Highway 37 S., (R.O.W.-Varies, 360' min.), the common corner of the 118.683 acre tract and the 79.842 acre tract, the **POINT OF BEGINNING**, the east corner of this easement;

THENCE South 65°14'06" West, departing the southwest right-of-way line of Interstate Highway 37 S., coincident with the common line of the 118.683 acre tract and the 79.842 acre tract, a distance of 75.44 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE crossing the 118.683 acre tract, the following courses:

North 30°59'22" West, a distance of 143.45 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

North 27°02'06" West, a distance of 28.94 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

North 65°14'06" East, a distance of 75.06 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 118.683 acre tract and the aforementioned southwest right-of-way line of Interstate Highway 37 S., the north corner of this easement;

THENCE South 27°02'06" East, coincident with said common line, a distance of 23.38 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Page 3 of 6

THENCE South 30°59'22" East, continuing coincident with the common line, a distance of 149.04 feet to the **POINT OF BEGINNING**, and containing 0.297 of one acre of land, more or less.

EASEMENT "C" – 0.103 OF ONE ACRE

BEGINNING at a 1/2" rebar found on the northwest right-of-way line of Blue Wing Road (R.O.W.-50'), the common corner of the 118.683 acre tract and the aforementioned 79.842 acre tract, the **POINT OF BEGINNING**, the east corner of this easement;

THENCE South 36°24'59" West, coincident with the common line of the 118.683 acre tract and said northwest right-of-way line of Blue Wing Road, a distance of 60.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the 118.683 acre tract and a 39.999 acre tract of land described in Volume 11417, Page 506, Official Public Records of Real Property, Bexar County, Texas, the south corner of this easement;

THENCE North 53°53'36" West, departing the northwest right-of-way line of Blue Wing Road, coincident with the common line of the 118.683 acre tract and said 39.999 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 36°24'59" East, crossing a portion of the 118.683 acre tract, a distance of 60.00 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 118.683 acre tract and the aforementioned 79.842 acre tract, the north corner of this easement;

THENCE South 53°53'36" East, coincident with said common line, a distance of 75.00 feet to the **POINT OF BEGINNING**, and containing 0.103 of one acre 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.

ACREAGE SUMMARY:

Easement "A" – 3.285 acres
Easement "B" – 0.297 of one acre
Easement "C" – 0.103 of one acre
Total 3.685 acres



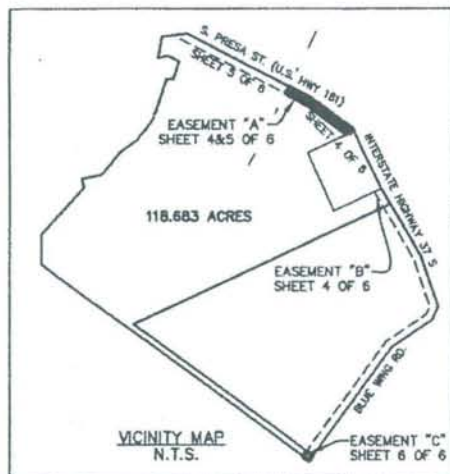
X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 15 Option B.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

Exhibit A - 16



SCALE: 1" = 200'



EASEMENT "B" LINE TABLE		
LINE	BEARING	LENGTH
L4	S65°14'06"W	75.44'
L5	N30°59'22"W	143.45'
L6	N27°02'06"W	28.94'
L7	N65°14'06"E	75.06'
L8	S27°02'06"E	23.38'
L9	S30°59'22"E	149.04'

N. C. B. . . . 1 6 6 2 2
118.683 ACRES (PROPERTY 1)
VOL. 6152, PG. 337, R.P.R.
MARY ANN SANDERS

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

SEE SHEET 6 FOR SCHEDULE B ITEMS.

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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

EASEMENT "A" LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°14'06"W	75.01'
L3	S25°04'49"E	20.00'

EASEMENT "A"
75' ELECTRIC EASEMENT
(3.285 ACRES)

PROPOSED
CPS ENERGY SUBSTATION
(7.059 ACRES)

EASEMENT "B"
75' ELECTRIC EASEMENT
(0.297 OF ONE ACRE)

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

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



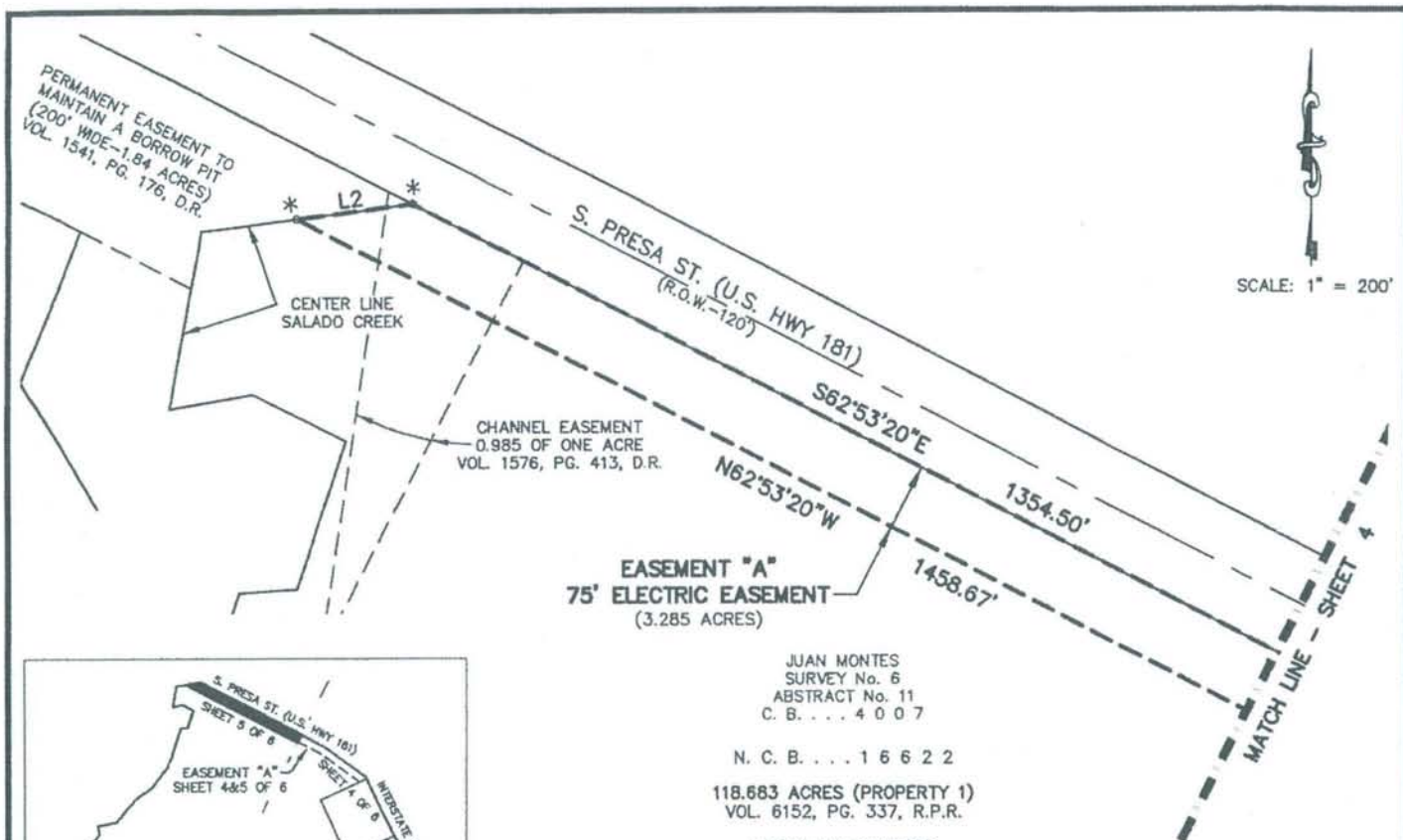
Exhibit A - 16



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF (3)
75' WIDE ELECTRIC EASEMENTS,
TOTALING 3.685 ACRES OF LAND,
OUT OF A 118.683 ACRE TRACT OF LAND,
NEW CITY BLOCK (N.C.B.) 16622,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	S0547618
SHEET	4
OF	6



EASEMENT "A" LINE TABLE		
LINE	BEARING	LENGTH
L2	N82°45'47"E	132.93'



NOTES:

- A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
* DENOTES POINT NOT SET, FALLS IN CREEK.
- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- FIELD SURVEY COMPLETED AUGUST --, 2017.
- 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.
- THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
- 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

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

Exhibit A - 16



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

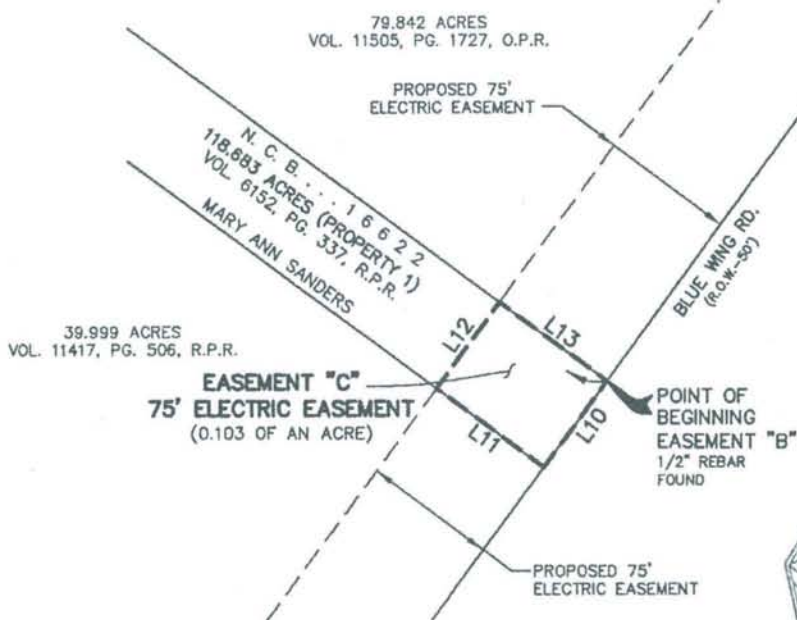
EXHIBIT OF (3)
75' WIDE ELECTRIC EASEMENTS,
TOTALING 3.685 ACRES OF LAND,
OUT OF A 118.683 ACRE TRACT OF LAND,
NEW CITY BLOCK (N.C.B.) 16622,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/2/17
JOB NUMBER	S0547618
SHEET	5
OF	6

EASEMENT "C" LINE TABLE		
LINE	BEARING	LENGTH
L10	S36°24'59"W	60.00'
L11	N53°53'36"W	75.00'
L12	N36°24'59"E	60.00'
L13	S53°53'36"E	75.00'

ACREAGE SUMMARY:

EASEMENT "A" - 3.285 ACRES
EASEMENT "B" - 0.297 OF ONE ACRE
EASEMENT "C" - 0.103 OF ONE ACRE
TOTAL 3.685 ACRES



SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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



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):
9. 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;
- h. Construction Easement recorded in Volume 3337, Page 1653, Real Property Records, Bexar County, Texas; Affects subject tract, easement expired, thus not shown.
- i. Sanitary Sewer line easement recorded in Volume 5921, Page 179, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
- j. Agreement - Water, Sewer and Recycled Water recorded in Volume 7218, Page 1049, Real Property Records, Bexar County, Texas; Affects subject tract, as shown hereon.

Exhibit A - 16



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cec-texas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF (3)
75' WIDE ELECTRIC EASEMENTS,
TOTALING 3.685 ACRES OF LAND,
OUT OF A 118.683 ACRE TRACT OF LAND,

NEW CITY BLOCK (N.C.B.) 16622,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
8/2/17
JOB NUMBER
S0547618
SHEET
6
OF
6



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 17
Page 1 of 5

**DESCRIPTION OF A
A 75-FOOT WIDE ELECTRIC EASEMENT
(3.410 ACRES OF LAND)**

Being a 75-foot wide Electric Easement, 3.410 acres of land in New City Block (N.C.B.) 10915, San Antonio, Bexar County, Texas, being out of the remaining portion of a called 30.326 acre tract of land, comprised of Tract III called 9.227 acres of land, Tract I called 11.094 acres of land, both described in Volume 14296, Page 456, Official Public Records, Bexar County, Texas, and Lot 1, Block 1, shown on the subdivision plat of Ingram Readymix, U-1, recorded in Volume 9553, Page 22, Deed and Plat Records, 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 southwest right-of-way line of S. Presa St./ Highway 181 (R.O.W.-120'), the common corner of said remaining portion of the 30.326 acre tract and a called 12.00 acre tract of land described in Volume 9939, Page 442, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the north corner of this easement;

THENCE South 62°53'20" East, coincident with the common line of the remaining portion of the 30.326 acre tract, said Lot 1, Block 1, and said southwest right-of-way line of S. Presa St./Highway 181, a distance of 1,981.70 feet to a 1/2" rebar with a "CEC" plastic cap set, the east corner of the remaining portion of the 30.326 acre tract, the east corner of this easement;

THENCE South 27°06'40" West, departing the southwest right-of-way line of S. Presa St./ Highway 181, coincident with the east line of the remaining portion of the 30.326 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 62°53'20" West, crossing the remaining portion of the 30.326 acre tract and the aforementioned Lot 1, a distance of 1,976.83 feet to a 1/2" rebar with a "CEC" plastic cap set in the common line of the remaining portion of the 30.326 acre tract and the aforementioned 12.00 acre tract, the west corner of this easement;

THENCE North 20°39'09" East, coincident with said common line, a distance of 53.68 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE North 30°12'34" East, continuing coincident with the common line, a distance of 21.69 feet to the **POINT OF BEGINNING**, and containing 3.410 acres of land, more or less.

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 17
Page 2 of 5

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.

A handwritten signature in black ink, appearing to read 'Dion P. Albertson', is written over a circular professional seal. The seal contains the text 'STATE OF TEXAS' and 'SURVEYOR'.

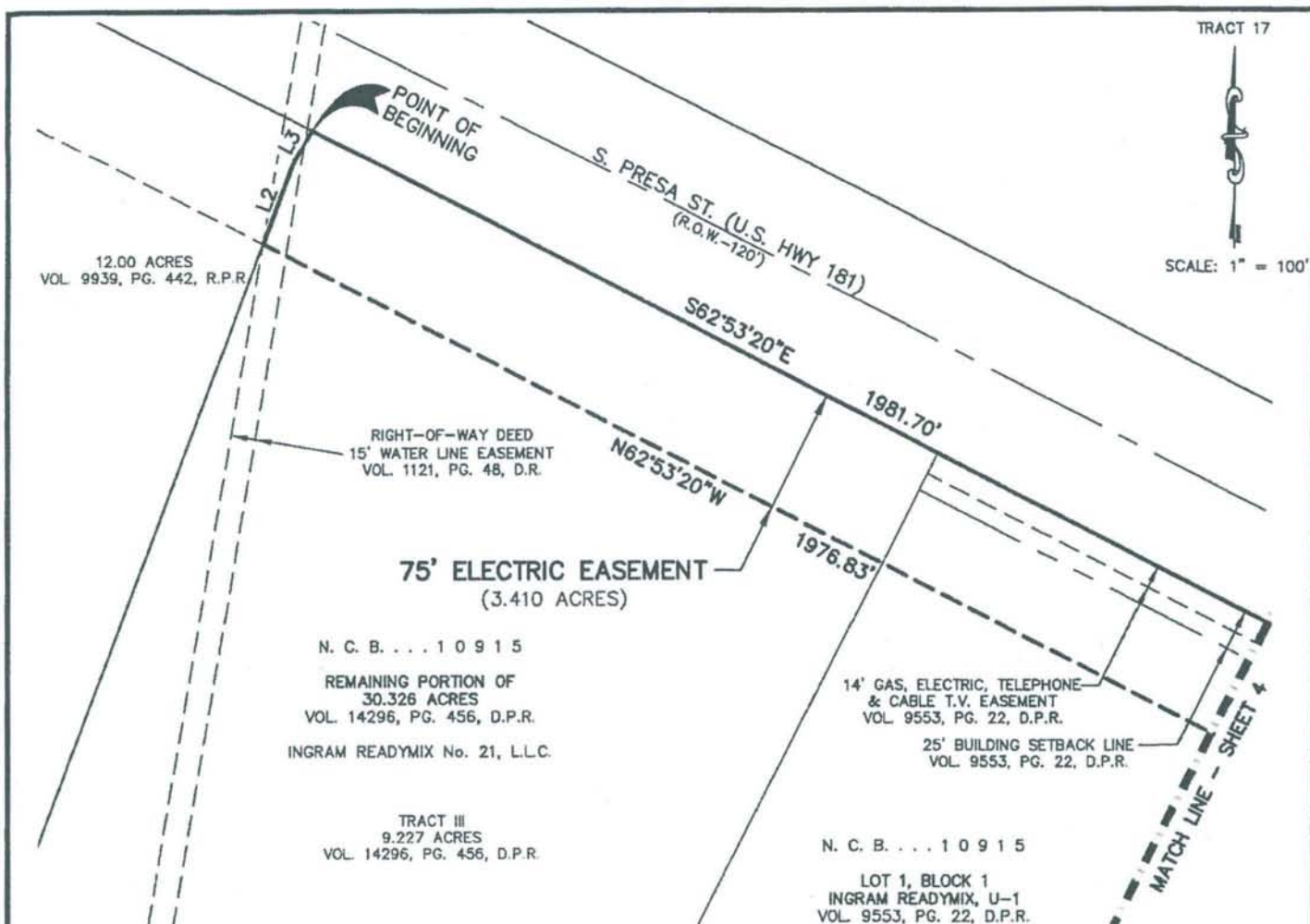
Dion P. Albertson, RPLS No.4963

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 17.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 17



LINE TABLE		
LINE	BEARING	LENGTH
L2	N20°39'09"E	53.68'
L3	N30°12'34"E	21.69'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700705-CV, WITH AN EFFECTIVE DATE OF MAY 22, 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

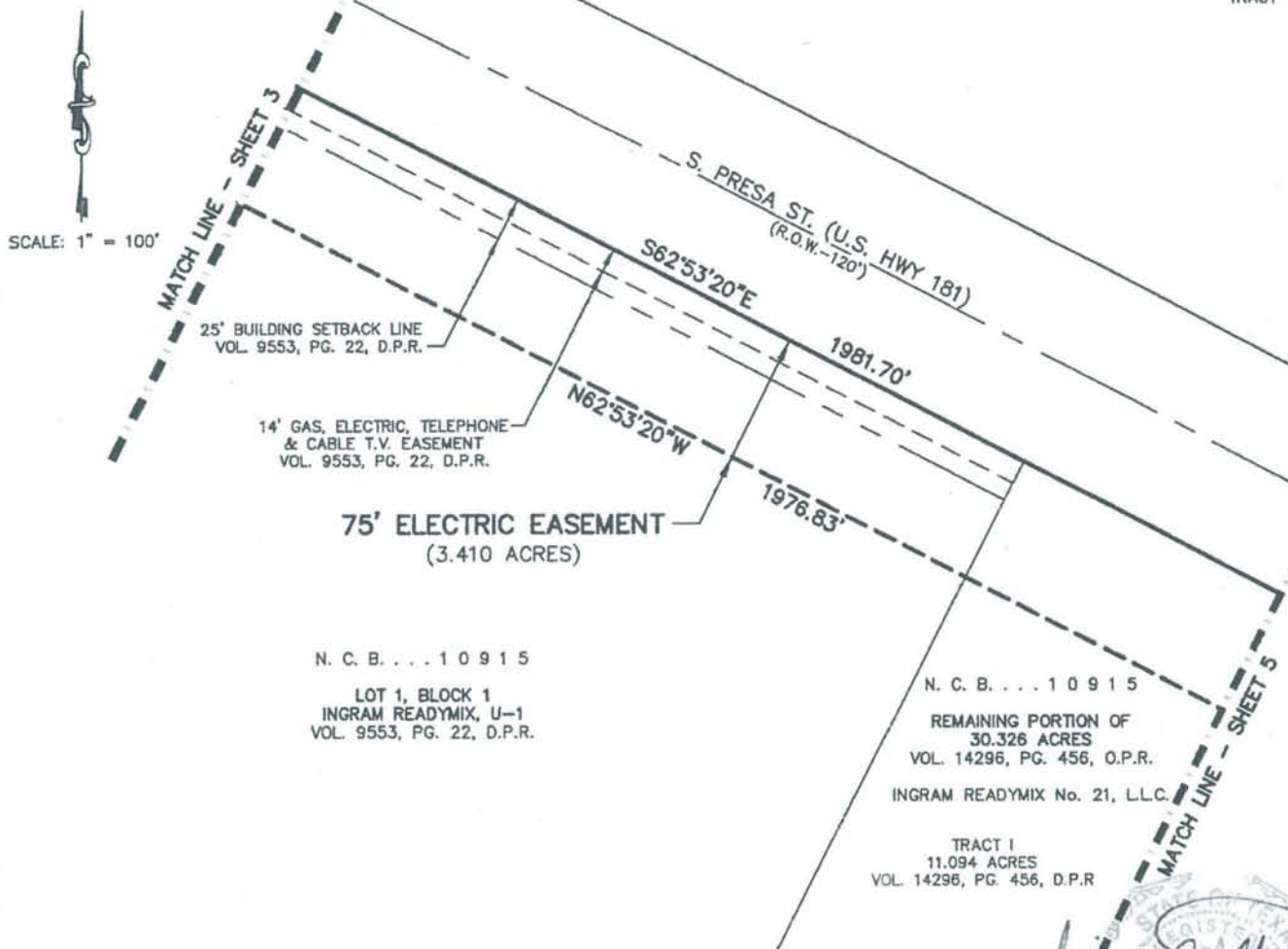
SEE SHEETS 4 AND 5



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.841.9999
F) 210.841.8440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
REMAINING 3.410 ACRES OF LAND, OUT OF A
PORTION OF 30.326 ACRE TRACT AND
LOT 1, BLOCK 1, INGRAM READYMIX, U-1
NEW CITY BLOCK (N.C.B.) 10915,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/18/17
JOB NUMBER	50547618
SHEET	3
OF	5

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700705-CV, WITH AN EFFECTIVE DATE OF MAY 22, 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

- a. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- g. Terms, Conditions, provisions, easements, restrictions, building setback lines, reservations and other matters recorded in Volume 9553 Page(s) 22, Deed and Plat Records of Bexar County, Texas; Affects subject tracts, as shown hereon.
- h. Easement granted to Comal Power Co. recorded in Volume 87, Page 111 and Volume 877, Page 116, Deed Records, Bexar County, Texas; Unable to place, thus not shown.
- i. Easement to Bexar County recorded in Volume 1121, Page 48, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
- j. Easement granted to S.A. Public Service Co. recorded in Volume 1239, Page 376, Deed Records, Bexar County, Texas; Does not affect subject tract, thus not shown.
- k. Easement granted to United Gas Pipeline Company recorded in Volume 3313, Page 365, Deed Records, Bexar County, Texas; Unable to place, thus not shown.
- l. Easement for right of way recorded in Volume 3477, Page 132; Affects subject tract, as shown hereon; and Volume 3501, Page 134, Deed Records, Bexar County, Texas; Does not Affect subject tract, thus not shown.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
REMAINING 3.410 ACRES OF LAND, OUT OF A
PORTION OF 30.326 ACRE TRACT AND
LOT 1, BLOCK 1, INGRAM READYMIX, U-1
NEW CITY BLOCK (N.C.B.) 10915,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
8/18/17
JOB NUMBER
S0547618
SHEET
4
OF
5

SCALE: 1" = 100'

75' ELECTRIC EASEMENT (3.410 ACRES)

N. C. B. . . . 1 0 9 1 5

REMAINING PORTION OF
30.326 ACRES

VOL. 14296, PG. 456, D.P.R.

INGRAM READYMIX No. 21, L.L.C.

TRACT I
11.094 ACRES
VOL. 14296, PG. 456, D.P.R.LYSANDER WELLS SURVEY NO. 99
JAMES W. TINSLEY SURVEY NO. 98

APPROXIMATE SURVEY LINE

PERMANENT EASEMENT TO
MAINTAIN A BORROW PIT
VOL. 14296, PG. 176, D.R.

STATE OF TEXAS

LINE TABLE

LINE	BEARING	LENGTH
L1	S27°06'40"W	75.00'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700705-CV, WITH AN EFFECTIVE DATE OF MAY 22, 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

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):
 - g. Terms, Conditions, provisions, easements, restrictions, building setback lines, reservations and other matters recorded in Volume 9553 Page(s) 22, Deed and Plat Records of Bexar County, Texas; Affects subject tracts, as shown hereon.
 - h. Easement granted to Comal Power Co. recorded in Volume 87, Page 111 and Volume 877, Page 116, Deed Records, Bexar County, Texas; Unable to place, thus not shown.
 - i. Easement to Bexar County recorded in Volume 1121, Page 48, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - j. Easement granted to S.A. Public Service Co. recorded in Volume 1239, Page 376, Deed Records, Bexar County, Texas; Does not affect subject tract, thus not shown.
 - k. Easement granted to United Gas Pipeline Company recorded in Volume 3313, Page 365, Deed Records, Bexar County, Texas; Unable to place, thus not shown.
 - l. Easement for right of way recorded in Volume 3477, Page 132; Affects subject tract, as shown hereon; and Volume 3501, Page 134, Deed Records, Bexar County, Texas; Does not Affect subject tract, thus not shown.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 L.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cec-texas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
REMAINING 3.410 ACRES OF LAND, OUT OF A
PORTION OF 30.326 ACRE TRACT AND
LOT 1, BLOCK 1, INGRAM READYMIX, U-1
NEW CITY BLOCK (N.C.B.) 10915,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/18/17
JOB NUMBER	S0547618
SHEET	5
OF	5



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 18
Page 1 of 3

**DESCRIPTION OF
A 75-FOOT WIDE ELECTRIC EASEMENT
(0.966 OF ONE ACRE OF LAND)**

Being a 75-foot wide Electric Easement, 0.966 of one acre of land in New City Block (N.C.B.) 10915, San Antonio, Bexar County, Texas, being out of a called 12.00 acre tract of land described in Volume 9939, Page 442, Official Public Records of Real Property, 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 southwest right-of-way line of S. Presa Street/Highway 181 (R.O.W.-120'), the common corner of said 12.00 acre tract and a remaining portion of a called 30.326 acre tract of land described in Volume 14296, Page 456, Official Public Records, Bexar County, Texas, the **POINT OF BEGINNING**, the east corner of this easement;

THENCE South 30°12'34" West, departing said southwest right-of-way line of said S. Presa Street/Highway 181, coincident with the common line of the 12.00 acre tract and said remaining portion of the 30.326 acre tract, a distance of 21.69 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE South 20°39'09" West, continuing coincident with said common line, a distance of 53.68 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 62°53'20" West, crossing the 12.00 acre tract, a distance of 547.28 feet to a 1/2" rebar with a "CEC" plastic cap set in the 12.00 acre tract, said point also being in the south line of an Easement and Right-of-way for Electric Transmission and Distribution Line described in Volume 5067, Page 120 and Volume 3131, Page 288, both in the Deed Records, Bexar County, Texas, an angle point of this easement;

THENCE South 82°34'16" West, continuing across the 12.00 acre tract, coincident with said south line of the Electric Transmission and Distribution Line, a distance of 5.37 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 12.00 acre tract and Tract I, called 33.890 acres of land, described in Volume 6106, Page 1928, Official Public Records of Real Property, Bexar County, Texas, the west corner of this easement;

THENCE North 09°21'56" East, coincident with said common line, a distance of 81.94 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned southwest right-of-way line of S. Presa Street/Highway 181, the common corner of the 12.00 acre tract and said 33.890 acre tract, the north corner of this easement;



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 18, 2017
Job No.: S0547618
Tract 18
Page 2 of 3

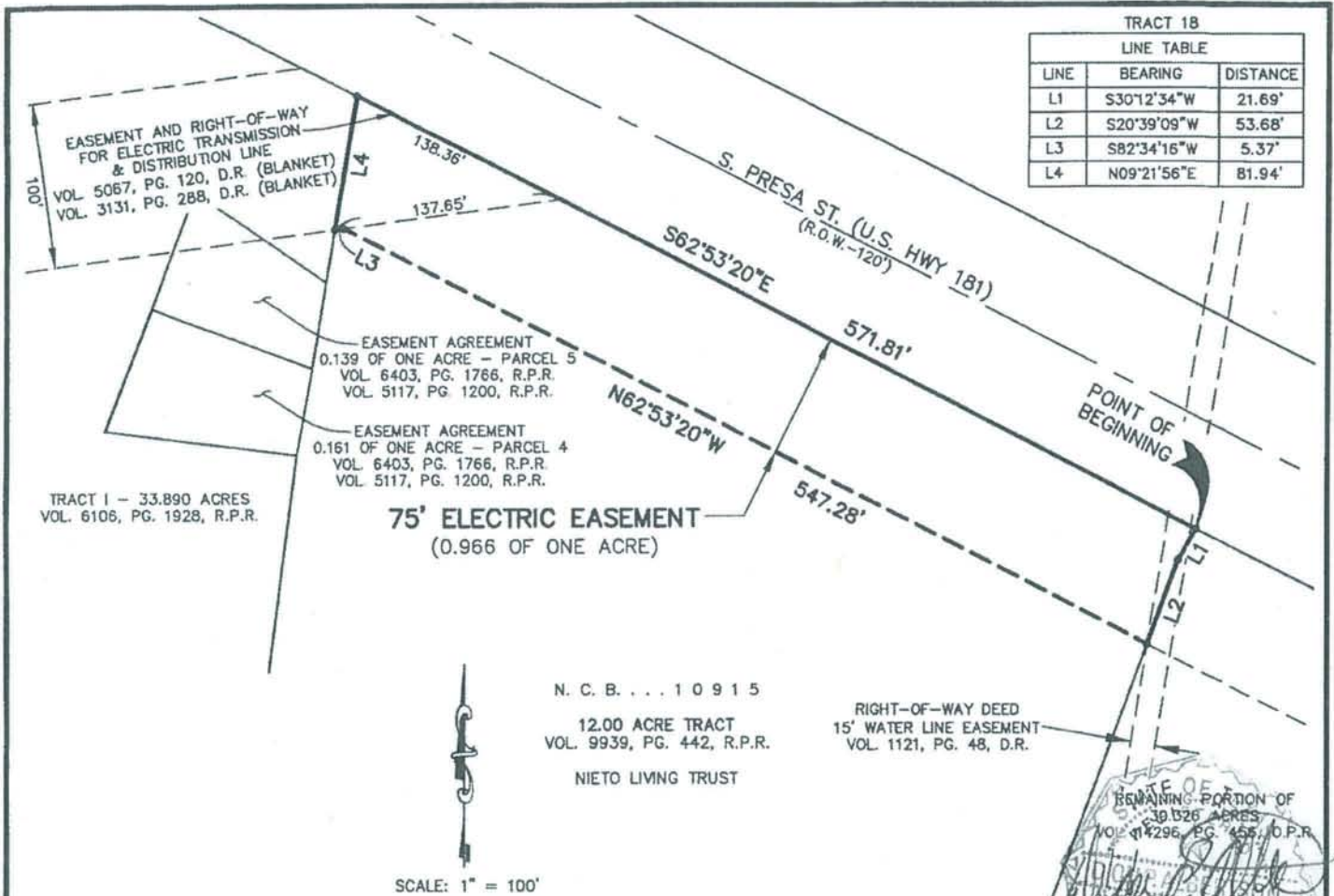
THENCE South $62^{\circ}53'20''$ East, coincident with said common line, a distance of 571.81 feet to the **POINT OF BEGINNING**, and containing 0.966 of one acre of land, more or less.

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.


Dion P. Albertson, RPLS No. 4963



TRACT 18		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°12'34"W	21.69'
L2	S20°39'09"W	53.68'
L3	S82°34'16"W	5.37'
L4	N09°21'56"E	81.94'



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-40004411700706, WITH AN EFFECTIVE DATE OF MAY 22, 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

- The following matters and all terms of the documents creating or offering evidence of the matters:
- Easement and right of way for utilities and drainage over subject property as provided by Volume 5220, Page 650, Real Property Records of Bexar County, Texas; Affects subject tract, blanket in nature.
- Terms and provisions of Easement Agreement by and between Mobile Village, Inc., Grantor, and Edgar K. Markwardt, Grantee, dated July 1, 1991, recorded in Volume 5117, Page 1200, Real Property Records of Bexar County, Texas. Affects subject tract, blanket in nature.
- Electric easement to the City of San Antonio, provided by Volume 4705, Page 594, modified by Volume 5067, Page 130, Volume 5067, Page 123, Volume 5067, Page 120 and Volume 5067, Page 116, Deed Records of Bexar County, Texas; Volume 4705, Page 594, Volume 5067, Page 130, Volume 5067, Page 123 and Volume 5067, Page 116, Does not affect subject tract; Volume 5067, Page 120, Affects subject tract as shown hereon, blanket in nature.
- Utility Easement, to the City of San Antonio, provided by Volume 8163, Page 455, Deed Records of Bexar County, Texas; Does not affect subject tract, thus not shown.
- Water line easement recorded in Volume 4249, Page 521, Deed Records, Bexar County, Texas; Affects subject tract, blanket in nature.
- Easement granted to City Public Service Board of San Antonio recorded in Volume 3131, Page 288, modified in Volume 5067, Page 120, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
- Easement granted to United Gas Pipeline Company recorded in Volume 3313, Page 365, Deed Records, Bexar County, Texas; Unable to place thus not shown.
- Water line easement recorded in Volume 3501, Page 134, Deed Records, Bexar County, Texas; Does not affect subject tract, thus not shown.

Exhibit A - 18ⁿ



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE ELECTRIC EASEMENT,
0.966 OF ONE ACRE OF LAND,
OUT OF A 12.00 ACRE TRACT OF LAND,

NEW CITY BLOCK (N.C.B.) 10915,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
8/18/17
JOB NUMBER
S0547618
SHEET
3
OF
3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 25
Page 1 of 3

**DESCRIPTION OF TWO (2)
27.50-FOOT WIDE ELECTRIC EASEMENTS
(0.378 OF ONE ACRE OF LAND)**

Being two (2) 27.50-foot wide Electric Easements, each being 0.189 of one acre of land totaling 0.378 of one acre of land, in New City Block (N.C.B.) 10917, San Antonio, Bexar County, Texas, Easement "A" being out of a called 0.975 of one acre of land described in Volume 10576, Page 192, and Easement "B" being out of a called 1.066 acres of land described in Volume 9868, Page 337, both in the Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

EASEMENT "A"

BEGINNING at a 1/2" rebar found at the southeast corner of said 0.975 of one acre tract, the intersection of the west right-of-way line of Southton Road (R.O.W.-Varies), and the north line of a 45-foot wide C.P.S.B. Easement and Right-of-Way, described in Volume 3149, Page 235, Deed Records, Bexar County, Texas, the **POINT OF BEGINNING**, the southeast corner of this easement;

THENCE South 89°24'26" West, departing said west right-of-way line of Southton Road, coincident with the common line of the 0.975 of one acre tract and said north line of the 45-foot wide C.P.S.B. Easement and Right-of-Way, a distance of 299.85 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the 0.975 of one acre tract and a called 2.714 acre tract of land, described in Volume 11408, Page 848, Official Public Records, Bexar County, Texas, the southwest corner of this easement;

THENCE North 00°21'38" West, departing the north line of the 45-foot wide C.P.S.B. Easement and Right-of-Way, coincident with the common line of the 0.975 of one acre tract and said 2.714 acre tract, a distance of 27.50 feet to a 1/2" rebar with a "CEC" plastic cap set, the northwest corner of this easement;

THENCE North 89°24'26" East, crossing the 0.975 of one acre tract, a distance of 299.81 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 0.975 of one acre tract and the aforementioned west right-of-way line of Southton Road, the northeast corner of this easement;

THENCE South 00°26'50" East, coincident with said common line, a distance of 27.50 feet to the **POINT OF BEGINNING**, containing 0.189 of one acre of land, more or less.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 25
Page 2 of 3

EASEMENT "B"

BEGINNING at a 1/2" rebar found at the northeast corner of the aforementioned 1.066 acre tract of land, the intersection of the west right-of-way line of Southton Road (R.O.W.-Varies), and the south line of a 45-foot wide C.P.S.B. Easement and Right-of-Way, described in Volume 3149, Page 235, Deed Records, Bexar County, Texas, the **POINT OF BEGINNING**, the northeast corner of this easement;



THENCE South 00°26'50" East, coincident with the common line of said 1.066 acre tract and said west right-of-way line of Southton Road, a distance of 27.50 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

THENCE South 89°24'26" West, departing said west right-of-way line of Southton Road, crossing the 1.066 acre tract, a distance of 300.11 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 1.066 acre tract and a 3.058 acre tract of land described in Volume 17792, Page 157, Official Public Records, Bexar County, Texas, the southwest corner of this easement;

THENCE North 00°31'04" West, coincident with said common line, a distance of 27.50 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of the 1.066 acre tract and said 3.058 acre tract, also being on the aforementioned south line of the 45-foot wide C.P.S.B. Easement and Right-of-Way, the northwest corner of this easement;

THENCE North 89°24'26" East, coincident with the common line of the 1.066 acre tract and said south line of the 45-foot wide C.P.S.B. Easement and Right-of-Way, a distance of 300.15 feet to the **POINT OF BEGINNING**, and containing 0.189 of one acre of land, more or less.

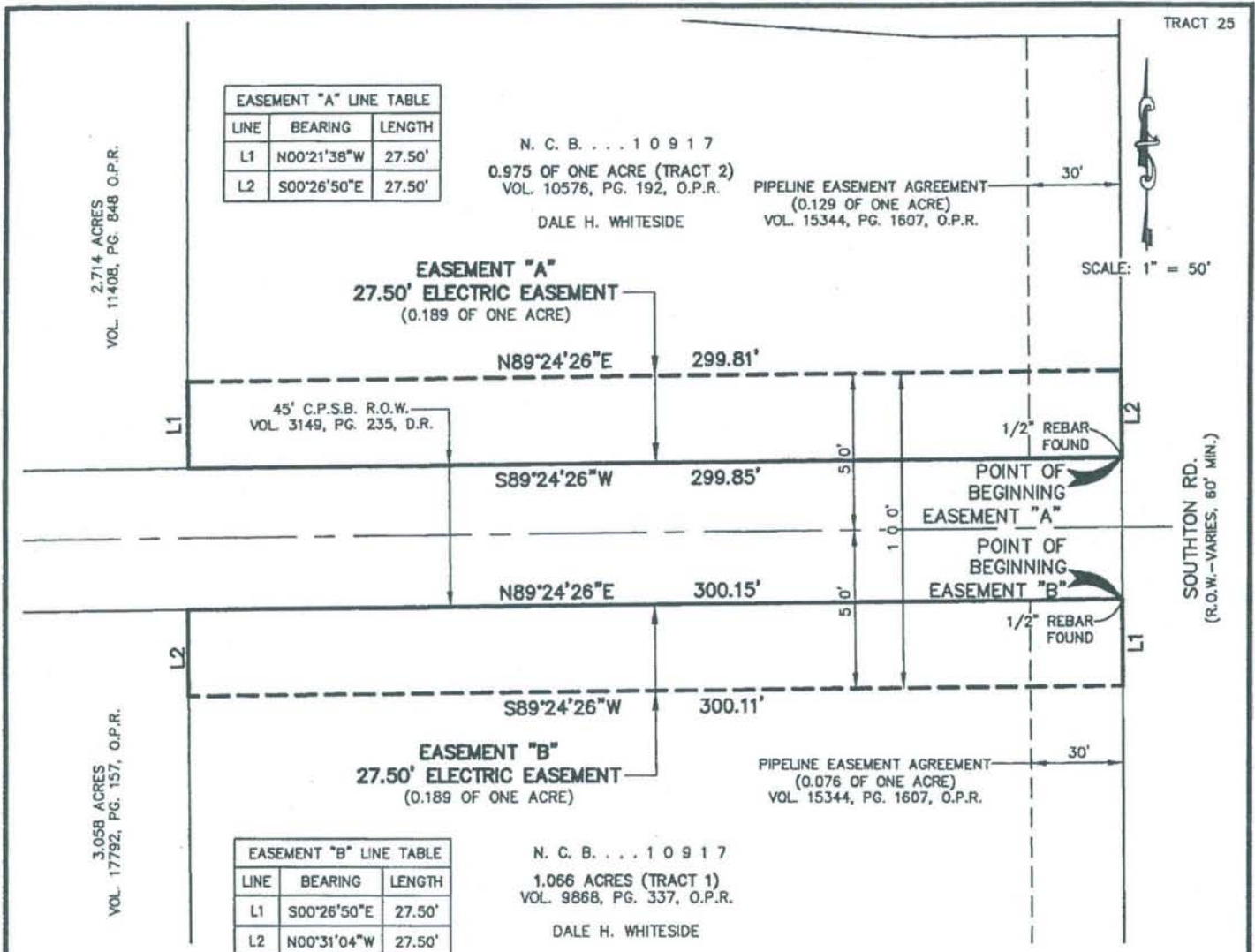
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number and date.


Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 25.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

Exhibit A - 19



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700734-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

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):
- f. Easement(s) as therein provided, granted to San Antonio Public Service Co., recorded in Volume 1051, Page 288, Deed Records, Bexar County, Texas. (Both Tracts); Unable to place, thus not shown.
- g. Easement(s) as therein provided, granted to Bexar County, recorded in Volume 2759, Page 562, Deed Records, Bexar County, Texas. (Both Tracts); Does not affect subject tract, thus not shown.
- h. Easement(s) as therein provided, granted to NUSTAR LOGISTICS, L.P., a Delaware limited partnership, recorded in Volume 15344, Page 1607, Real Property Records, Bexar County, Texas. (Both Tracts); Affects subject tracts, as shown hereon.

Exhibit A - 19



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
(2) 27.50' WIDE ELECTRIC EASEMENTS
TOTALING 0.378 OF ONE ACRE OF LAND,
OUT OF A 0.975 OF ONE ACRE TRACT

& A 1.066 ACRE TRACT
NEW CITY BLOCK (N.C.B.) 10917,
SAN ANTONIO, BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 26
Page 1 of 3

**DESCRIPTION OF A
A 27.50-FOOT WIDE ELECTRIC EASEMENT
(0.535 OF ONE ACRE OF LAND)**

Being a 27.50-foot wide Electric Easement, 0.535 of one acre of land in New City Block (N.C.B.) 10917, San Antonio, Bexar County, Texas, being out of a called 3.058 acre tract of land, described in Volume 17792, Page 157, Official Public Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the northwest corner of said 3.058 acre tract, also being the intersection of the east line of Bobbie Allen Way (R.O.W.-50'), and the south right-of-way line of a 45-foot wide C.P.S.B. Easement and Right-of-Way, described in Volume 3149, Page 235, Deed Records, Bexar County, Texas, the **POINT OF BEGINNING**, the northwest corner of this easement;

THENCE North 89°24'26" East, departing said east right-of-way line of said Bobbie Allen Way, coincident with the common line of the 3.058 acre tract and said 45-foot C.P.S.B. Easement and Right-of-Way, a distance of 846.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of the 3.058 acre tract and a 1.066 acre tract of land, described in Volume 9868, Page 337, Official Public Records of Real Property, Bexar County, Texas, the northeast corner of this easement;

THENCE South 00°31'04" East, coincident with the common line of the 3.058 acre tract said 1.066 acre tract, a distance of 27.50 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

THENCE South 89°24'26" West, crossing the 3.058 acre tract, a distance of 846.72 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 3.058 acre tract and the aforementioned east right-of-way line of Bobbie Allen Way, the southwest corner of this easement;

THENCE North 00°35'34" West, coincident with said common line, a distance of 27.50 feet to the **POINT OF BEGINNING**, and containing 0.535 of one acre 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.

Dion P. Albertson, RPLS No. 4963

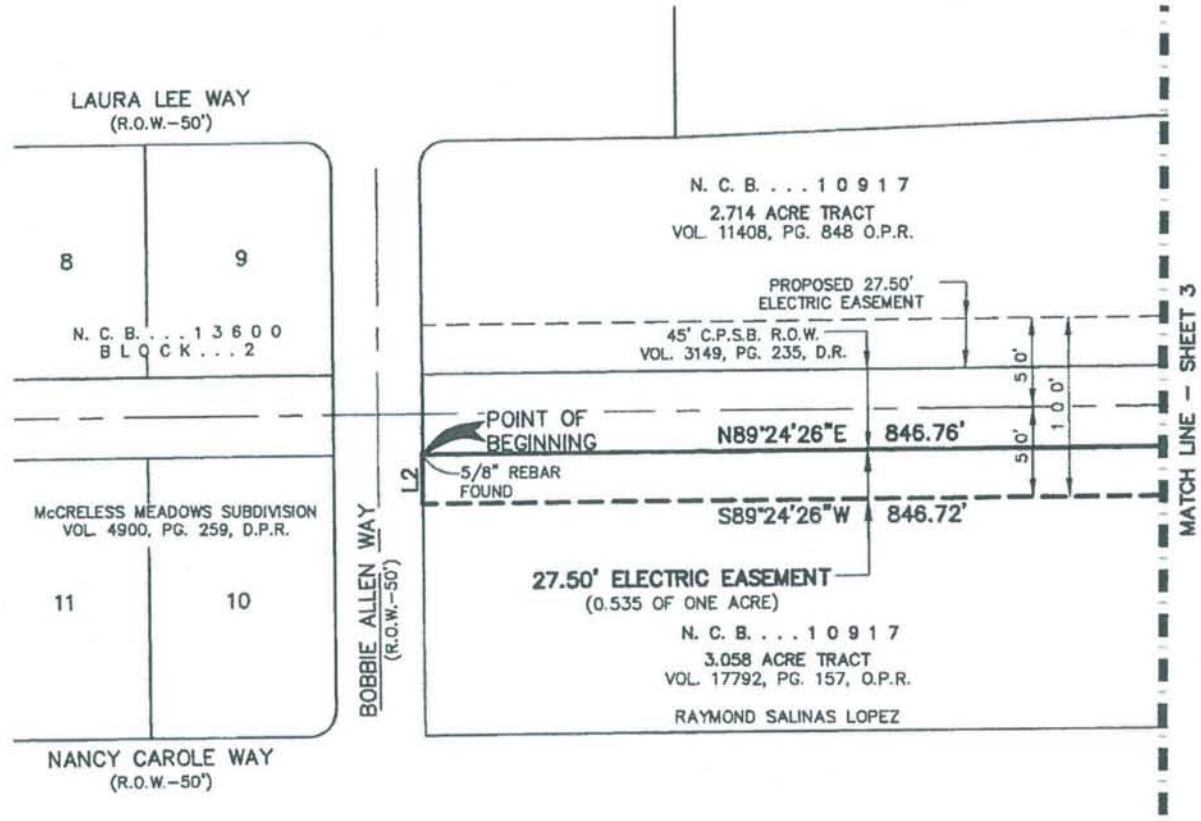


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 26.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 20



LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°35'34"W	27.50'

SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-40004411700743-CV, WITH AN EFFECTIVE DATE OF MAY 17, 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

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

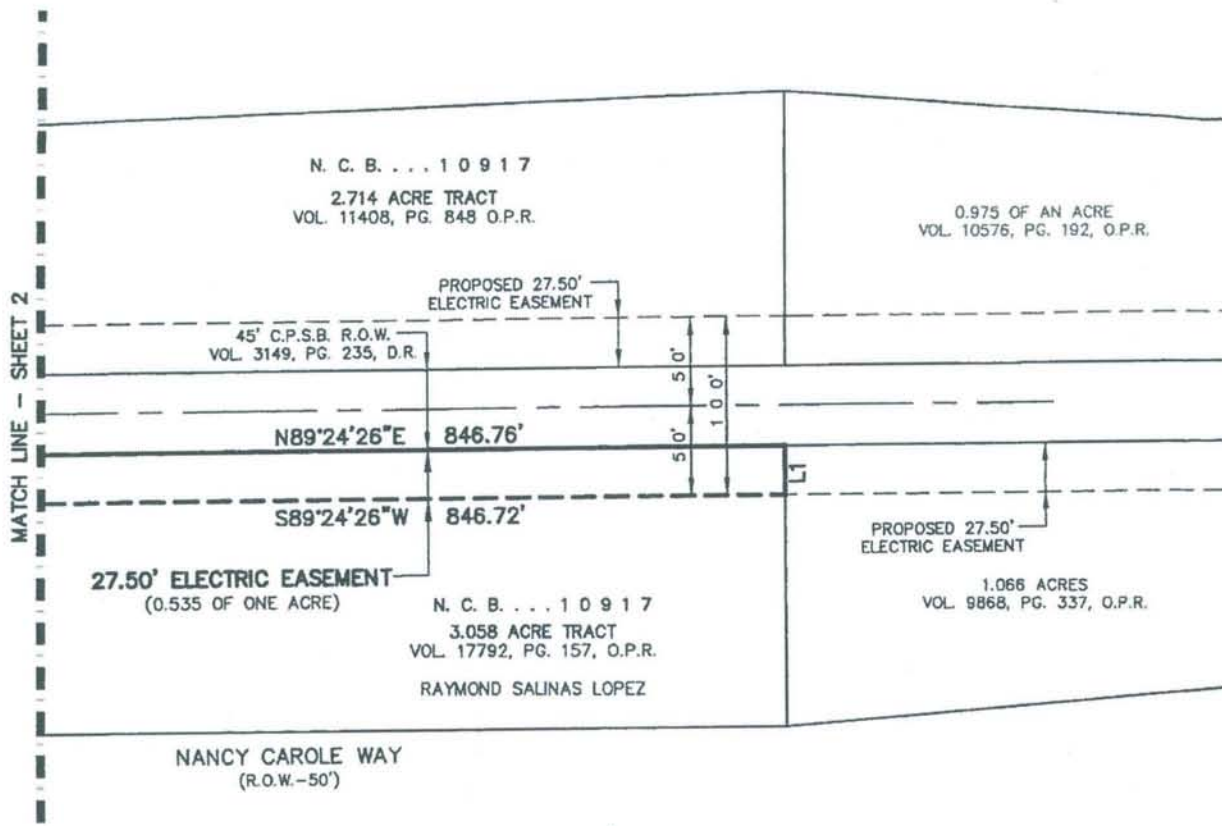
- a. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- g. Easements as set out in Judgment recorded in Volume 5267, Page 42, Deed Records of Bexar County, Texas. Does not affect subject tract, thus not shown.
- h. Drainage Easement, 100 feet wide along east line, as referenced in Deeds recorded in Volume 5398, Page 1114 and Volume 17792, Page 157, Real Property Records, Bexar County, Texas; Survey not provided, thus not shown.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cecetexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 27.50' WIDE ELECTRIC EASEMENT,
0.535 OF ONE ACRE OF LAND,
OUT OF A 3.058 ACRE TRACT OF LAND,
NEW CITY BLOCK (N.C.B.) 10917,
SAN ANTONIO, BEXAR COUNTY, TEXAS

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'04"E	27.50'

SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-40004411700743-CV, WITH AN EFFECTIVE DATE OF MAY 17, 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

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):
- g. Easements as set out in Judgment recorded in Volume 5267, Page 42, Deed Records of Bexar County, Texas. Does not affect subject tract, thus not shown.
- h. Drainage Easement, 100 feet wide along east line, as referenced in Deeds recorded in Volume 5398, Page 1114 and Volume 17792, Page 157, Real Property Records, Bexar County, Texas; Survey not provided, thus not shown.



CIVIL ENGINEERING CONSULTANTS
DON D U R D E N , I N C .
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 27.50' WIDE ELECTRIC EASEMENT,
0.535 OF ONE ACRE OF LAND,

OUT OF A 3.058 ACRE TRACT OF LAND,
NEW CITY BLOCK (N.C.B.) 10917,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE
8/2/17
JOB NUMBER
S0547518
SHEET
3
OF
3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 2, 2017
Job No.: S0547618
Tract 27
Page 1 of 3

**DESCRIPTION OF A
27.50-FOOT WIDE ELECTRIC EASEMENT
(0.535 OF ONE ACRE OF LAND)**

Being a 27.50-foot wide Electric Easement, 0.535 of one acre of land in New City Block (N.C.B.) 10917, San Antonio, Bexar County, Texas, being out of a called 2.714 acre tract of land, described in Volume 11408, Page 848, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the southwest corner of said 2.714 acre tract, also being the intersection of the east line of Bobbie Allen Way (R.O.W.-50'), and the north right-of-way line of a 45-foot wide C.P.S.B. Easement and Right-of-Way, described in Volume 3149, Page 235, Deed Records, Bexar County, Texas, the **POINT OF BEGINNING**, the southwest corner of this easement;

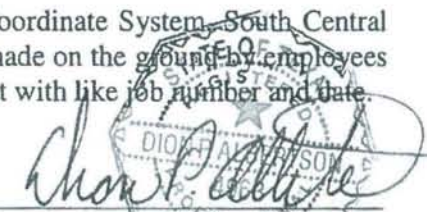
THENCE North 00°35'34" West, coincident with the common line of the 2.714 acre tract and said east right-of-way line of Bobbie Allen Way, a distance of 27.50 feet to a 1/2" rebar with a "CEC" plastic cap set, the northwest corner of this easement;

THENCE North 89°24'26" East, departing said east right-of-way line of Bobbie Allen Way, crossing said 2.714 acre tract, a distance of 847.28 feet to a 1/2" rebar with a "CEC" plastic cap set in the common line of said 2.714 acre tract and a called 0.975 of one acre tract of land, described in Volume 10576, Page 192, Official Public Records, Bexar County, Texas, the northeast corner of this easement;

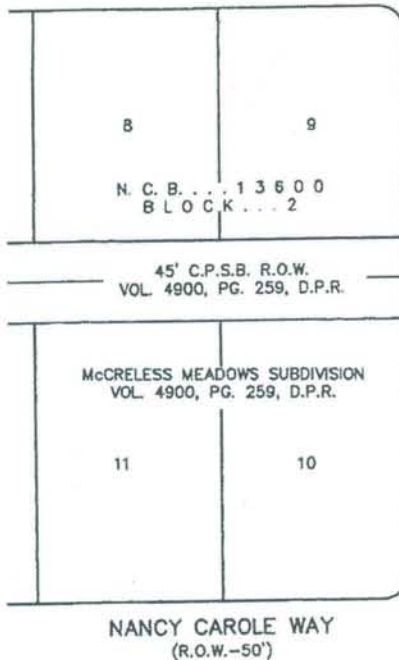
THENCE South 00°21'38" East, coincident with said common line, a distance of 27.50 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of the 2.714 acre tract and said 0.975 of one acre tract, said point also being in the aforementioned north line of the 45-foot wide C.P.S.B. Easement and Right-of-Way, the southeast corner of this easement;

THENCE South 89°24'26" West, coincident with the common line of the 2.714 acre tract and said north line of the 45-foot wide C.P.S.B. Easement and Right-of-Way, a distance of 847.17 feet to the **POINT OF BEGINNING**, and containing 0.535 of one acre 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.


Dion P. Albertson, RELS No. 4963

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 27.docx



LAURA LEE WAY
(R.O.W.-50')

N. C. B. . . . 1 0 9 1 7
2.714 ACRE TRACT
VOL. 11408, PG. 848 R.P.R.

JORGE INOCENCIO MOLINA &
MARIA DORA MOLINA

27.50' ELECTRIC EASEMENT
(0.535 OF ONE ACRE)

N89°24'26"E 847.28'

5/8" REBAR
FOUND

POINT OF
BEGINNING

S89°24'26"W 847.17'

45' C.P.S.B. R.O.W.
VOL. 4900, PG. 259, D.P.R.

McCRELESS MEADOWS SUBDIVISION
VOL. 4900, PG. 259, D.P.R.

45' C.P.S.B. R.O.W.
VOL. 3149, PG. 235, D.R.

PROPOSED 27.50'
ELECTRIC EASEMENT

N. C. B. . . . 1 0 9 1 7

3.058 ACRE TRACT
VOL. 17792, PG. 157, O.P.R.

BOBBIE ALLEN WAY
(R.O.W.-50')

NANCY CAROLE WAY
(R.O.W.-50')

MATCH LINE - SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°35'34"W	27.50'

SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700745-CV, WITH AN EFFECTIVE DATE OF MAY 17, 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

NOTES CORRESPONDING TO SCHEDULE B-4 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. Temporary Drain Easement, variable in width, North line of subject property as shown on survey dated June 30, 1992, by Sinclair Engineering Company, R.P.S. and as referenced in Deed recorded in Volume 5398, Page 1109, Real Property Records, Bexar County, Texas. Unable to show. Survey not provided, referenced document does not contain a description.
 - b. Drainage Easement, 100 feet wide, along the east line of subject property as shown on survey dated June 30, 1992, by Sinclair Engineering Company, R.P.S. and as referenced in Deed recorded in Volume 5398, Page 1109, Real Property Records, Bexar County, Texas. Unable to show. Survey not provided, referenced document does not contain a description.
 - c. Easements as set out in Judgment recorded in Volume 5267, Page 42, Deed Records, Bexar County, Texas. Does not affect subject tract, thus not shown.

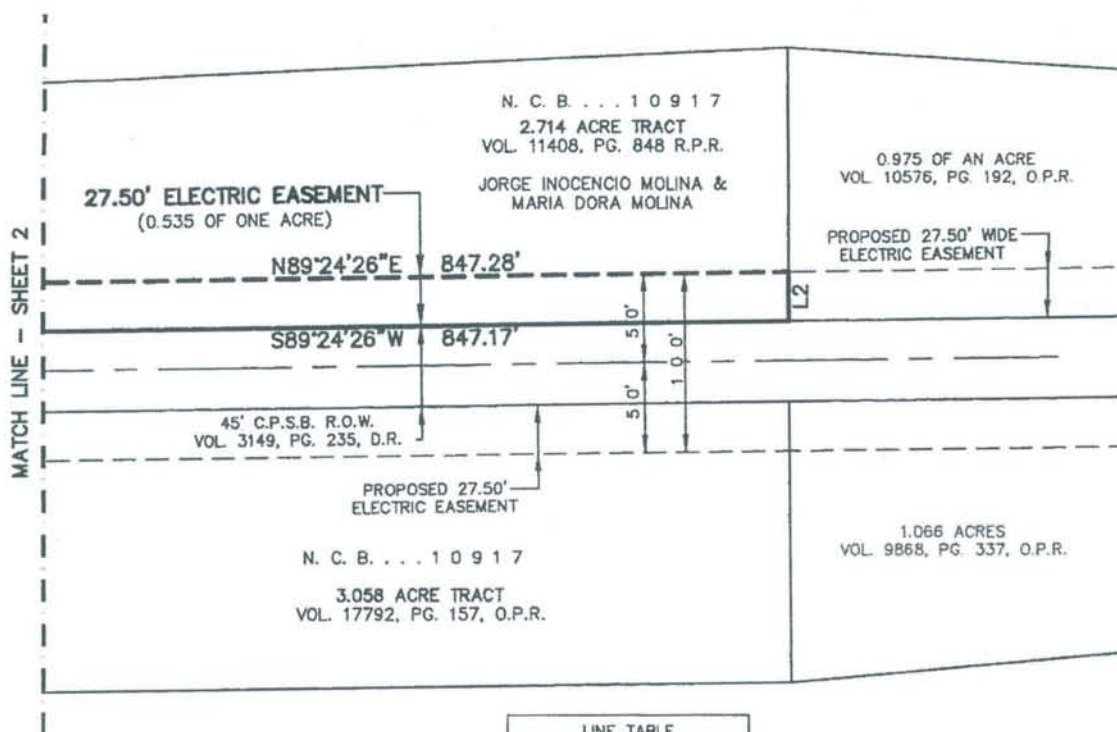


CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 27.50' WIDE ELECTRIC EASEMENT,
0.535 OF ONE ACRE OF LAND,
OUT OF A CALLED 2.714 ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 10917,
SAN ANTONIO, BEXAR COUNTY, TEXAS

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



LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°21'38\"E	27.50'



SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700745-CV, WITH AN EFFECTIVE DATE OF MAY 17, 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

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. Temporary Drain Easement, variable in width, North line of subject property as shown on survey dated June 30, 1992, by Sinclair Engineering Company, R.P.S. and as referenced in Deed recorded in Volume 5398, Page 1109, Real Property Records, Bexar County, Texas. Unable to show. Survey not provided, referenced document does not contain a description.
 - b. Drainage Easement, 100 feet wide, along the east line of subject property as shown on survey dated June 30, 1992, by Sinclair Engineering Company, R.P.S. and as referenced in Deed recorded in Volume 5398, Page 1109, Real Property Records, Bexar County, Texas. Unable to show. Survey not provided, referenced document does not contain a description.
 - c. Easements as set out in Judgment recorded in Volume 5267, Page 42, Deed Records, Bexar County, Texas. Does not affect subject tract, thus not shown.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 27.50' WIDE ELECTRIC EASEMENT,
0.535 OF ONE ACRE OF LAND,
OUT OF A CALLED 2.714 ACRE TRACT OF LAND
NEW CITY BLOCK (N.C.B.) 10917,
SAN ANTONIO, BEXAR COUNTY, TEXAS

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



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 2 TCE
Page 1 of 3

**DESCRIPTION OF
(2) 75-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENTS
(TOTAL - 1.034 ACRES OF LAND)**

Being (2) 75-foot wide Temporary Construction Easements, totaling 1.034 acres of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called remaining portion of a 198.34 acre tract of land, Tract 2, described in Volume 10505, Page 322, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

75-FOOT WIDE EASEMENT "A" - 0.517 OF ONE ACRE

COMMENCING at a 1/2" rebar with a "CEC" plastic cap set on the common line of said remaining portion of the 198.34 acre tract and a remaining portion of Tract III, called 122.227 acres of land (66.900 acres) described in Volume 5775, Page 977 and Volume 4001, Page 3, both in the Deed Records, Bexar County, Texas, also being in the north line of a proposed 75-foot wide Electric Easement, from which the south right-of-way line of the Union Pacific Railroad (R.O.W.-100') bears North 38°23'48" East, a distance of 334.94 feet; thence South 78°00'15" East, crossing the remaining portion of the 198.34 acre tract, coincident with the north line of said proposed 75-foot wide Electric Easement, a distance of 83.73 feet to a 1/2" rebar with a "CEC" plastic cap set, the **POINT OF BEGINNING**, a corner of the proposed 75-foot wide Electric Easement, the northwest corner of this easement;

THENCE continuing across the remaining portion of the 198.34 acre tract, the following courses:

South 78°00'15" East, a distance of 281.38 feet to a 1/2" rebar with a "CEC" plastic cap set, the northeast corner of this easement;

South 11°59'45" West, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

North 78°00'15" West, a distance of 318.62 feet to a 1/2" rebar with a "CEC" plastic cap set on the southeast line of said 75-foot wide Electric Easement, the southwest corner of this easement;

North 38°23'48" East, coincident with said southeast line of the 75-foot wide Electric Easement, a distance of 83.73 feet to the **POINT OF BEGINNING**, containing 0.517 of one acre of land, more or less.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 2 TCE
Page 2 of 3

75-FOOT WIDE EASEMENT "B" – 0.517 OF ONE ACRE

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the common line of said remaining portion of the 198.34 acre tract and a remaining portion of Tract III, called 122.227 acres of land (66.900 acres) described in Volume 5775, Page 977 and Volume 4001, Page 3, both in the Deed Records, Bexar County, Texas, also being in the north line of a proposed 75-foot wide Electric Easement, **POINT OF BEGINNING**, the west corner of this easement;

THENCE North 38°23'48" East, coincident with said common line, a distance of 318.62 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement, from which the common corner of the remaining portion of the 198.34 acre tract and said 66.900 acre tract, and the south right-of-way line of the Union Pacific Railroad (R.O.W.-100') bears North 38°23'48" East, a distance of 16.32 feet;

THENCE crossing the remaining portion of the 198.34 acre tract, the following courses:

South 51°36'12" East, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the east corner of this easement;

South 38°23'48" West, a distance of 281.38 feet to a 1/2" rebar with a "CEC" plastic cap set, the corner of the aforementioned 75-foot wide Electric Easement, the south corner of this easement;

North 78°00'15" West, coincident with the north line of said 75-foot wide Electric Easement, a distance of 83.73 feet to the **POINT OF BEGINNING**, containing 0.517 of one acre of land, more or less.


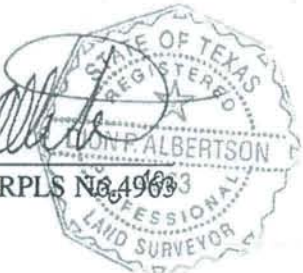
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number and date.

Easement Summary

Easement "A" - 0.517 of one acre

Easement "B" - 0.517 of one acre

Total - 1.034 acres

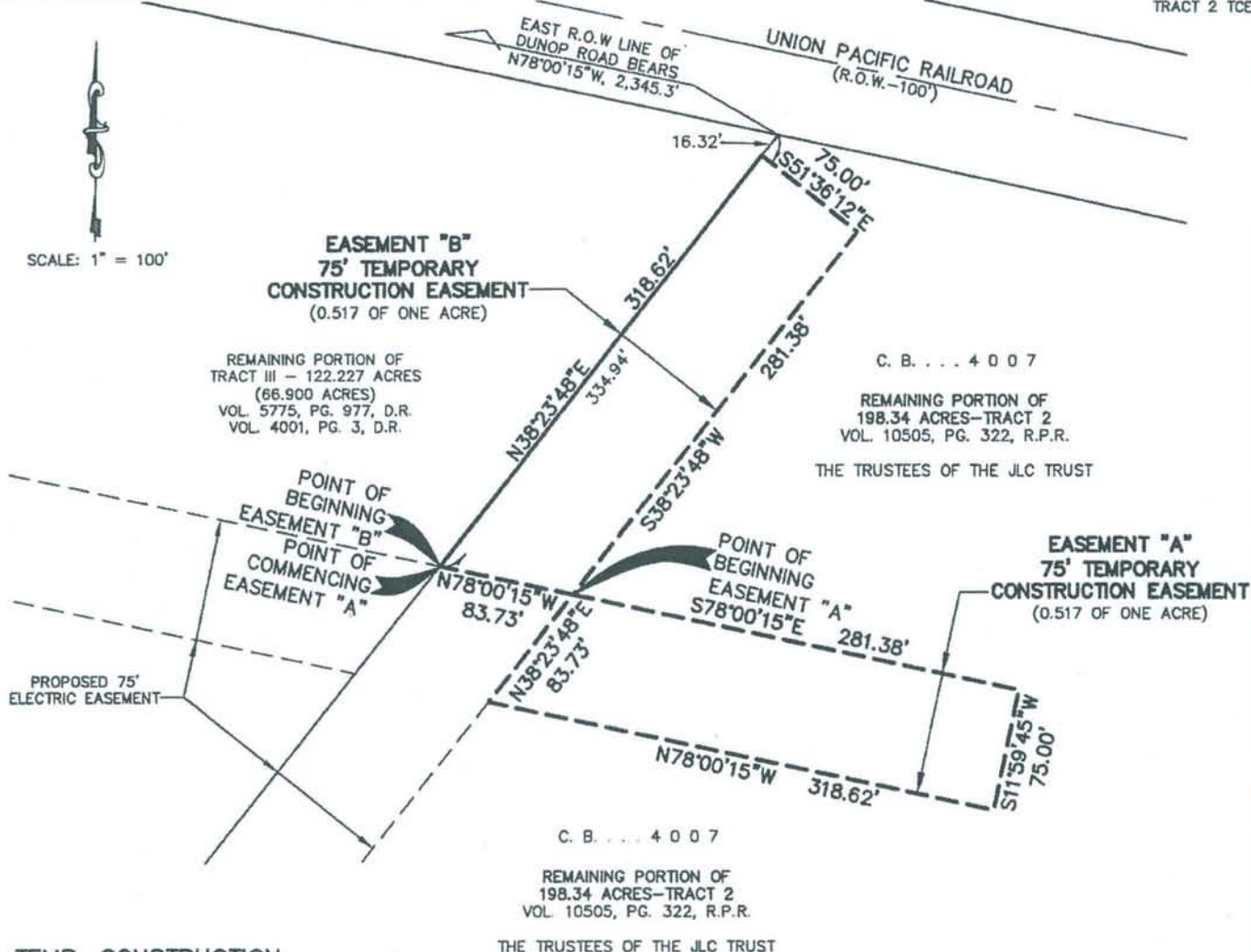

Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 2 TCE.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

Exhibit A - 22

SCALE: 1" = 100'



TEMP. CONSTRUCTION EASEMENT SUMMARY:

EASEMENT "A" - 0.517 OF ONE ACRE
EASEMENT "B" - 0.517 OF ONE ACRE
TOTAL - 1.034 ACRES

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700505-CV, WITH AN EFFECTIVE DATE OF APRIL 13, 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

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):

Exhibit A - 22 NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
(2) 75' WIDE TEMPORARY CONSTRUCTION EASEMENTS,
TOTALING 1.034 ACRES OF LAND,
OUT OF A 198.34 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE	8/22/17
JOB NUMBER	S0547618
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 3 TCE
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
(0.358 OF ONE ACRE OF LAND)**

Being a 75-foot wide Temporary Construction Easement, 0.358 of one acre of land in County Block (C.B.) 4007, Bexar County, Texas, being Tract 2, out of a the remaining portion of a called 198.34 acre tract of land described in Volume 10505, Page 322, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found on the southwest right-of-way line of Southton Road (R.O.W.-86'), the common corner of the remaining portion of said 198.34 acre tract and the remaining portion of a called 40.358 acre tract of land described in Volume 10893, Page 814, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the north corner of this easement;

THENCE South 60°58'20" East, coincident with the common line of the remaining portion of a 198.34 acre tract and said southwest right-of-way line of Southton Road, a distance of 75.17 feet to a 1/2" rebar with a "CEC" plastic cap set, the east corner of this easement;

THENCE South 32°53'48" West, departing the southwest right-of-way line of Southton Road, crossing the remaining portion of a 198.34 acre tract, a distance of 208.09 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the remaining portion of the 198.34 acre tract and a called 115.397 acre tract of land described in Volume 17595, Page 559, Official Public Records, Bexar County, Texas, the south corner of this easement;

THENCE North 61°06'12" West, coincident with said common line, a distance of 75.18 feet to a 1/2" rebar with a "CEC" plastic cap set on the southeast line of the aforementioned remaining portion of said 40.358 acre tract, the common corner of the remaining portion of the 198.34 acre tract and the 115.397 acre tract, the west corner of this easement;

THENCE North 32°53'48" East, coincident with the common line of the remaining portion of the 198.34 acre tract and said remaining portion of the 40.358 acre tract, a distance of 208.26 feet to the **POINT OF BEGINNING**, containing 0.358 of one acre 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.


Dion P. Albertson, RPLS No. 4963

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 3 TCE.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

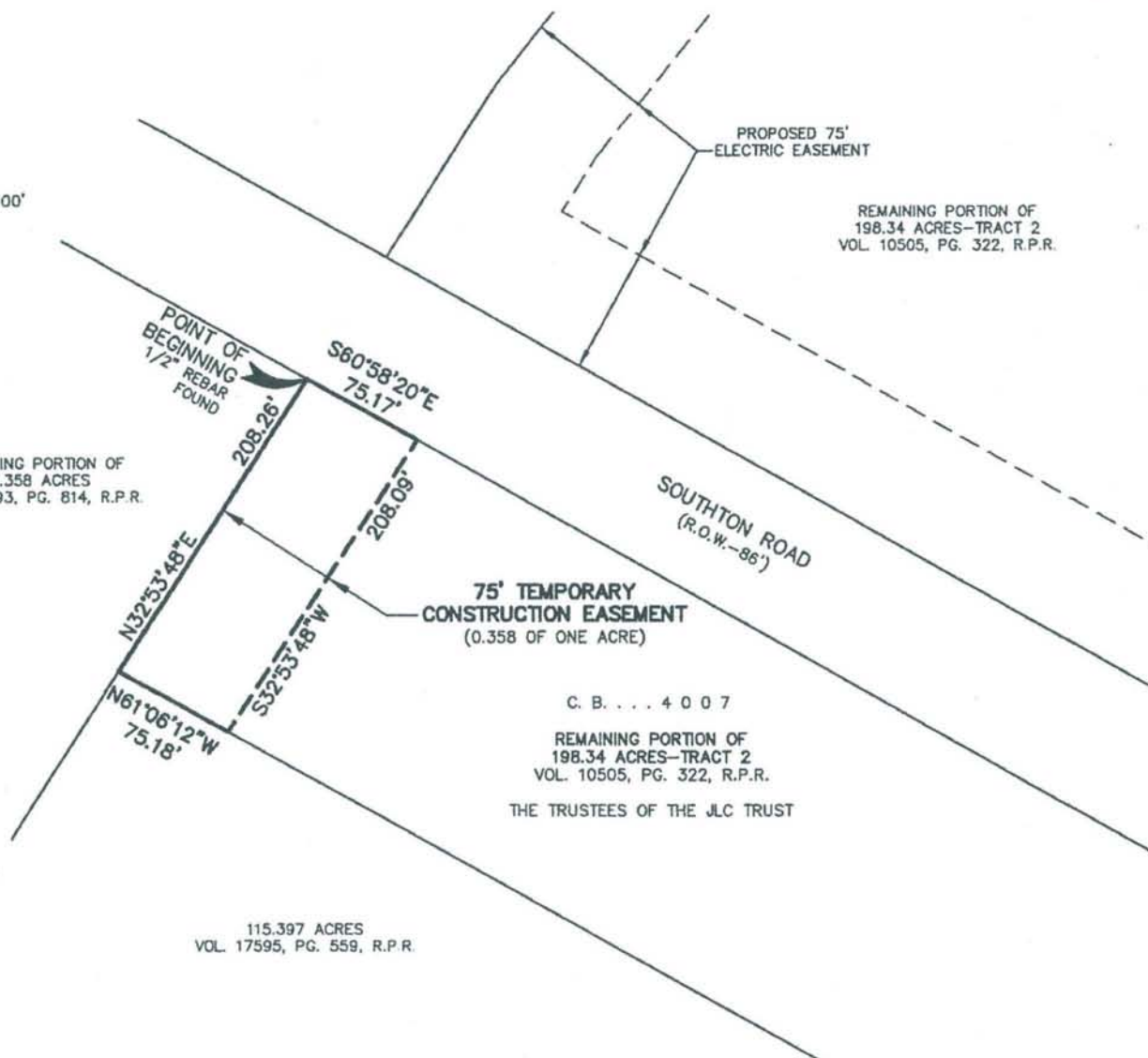
Exhibit A - 23



SCALE: 1" = 100'

REMAINING PORTION OF
40.358 ACRES
VOL. 10893, PG. 814, R.P.R.

REMAINING PORTION OF
198.34 ACRES-TRACT 2
VOL. 10505, PG. 322, R.P.R.



C. B. . . . 4 0 0 7
REMAINING PORTION OF
198.34 ACRES-TRACT 2
VOL. 10505, PG. 322, R.P.R.
THE TRUSTEES OF THE JLC TRUST

115.397 ACRES
VOL. 17595, PG. 559, R.P.R.

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700505-CV, WITH AN EFFECTIVE DATE OF APRIL 13, 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

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):

NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE TEMPORARY CONSTRUCTION EASEMENT,
0.358 OF ONE ACRE OF LAND,
OUT OF A 198.34 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE
8/22/17
JOB NUMBER
S0547618
SHEET
2
OF
2



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 3.05 TCE
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
(0.517 OF ONE ACRE OF LAND)**

Being a 75-foot wide Temporary Construction Easement, 0.517 of one acre of land in County Block (C.B.) 4007, Bexar County, Texas, being out of a called 3.998 acre tract of land described in Volume 10700, Page 2341, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found on the northeast right-of-way line of Southton Road (R.O.W.-86'), the common corner of said 3.998 acre tract and the remaining portion of a called 198.34 acre tract, recorded in Volume 10505, Page 322, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the south corner of this easement;



THENCE North 60°58'20" West, coincident with the common line of the 3.998 acre tract and said northeast right-of-way line of Southton Road, a distance of 297.46 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 29°01'40" East, departing the northeast right-of-way of Southton Road, crossing the 3.998 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE South 60°58'20" East, continuing across the 3.998 acre tract, a distance of 302.54 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 3.998 acre tract and the aforementioned remaining portion of the 198.34 acre tract, the east corner of this easement;

THENCE South 32°53'48" West, coincident with said common line, a distance of 75.17 feet to the **POINT OF BEGINNING**, containing 0.517 of one acre 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.

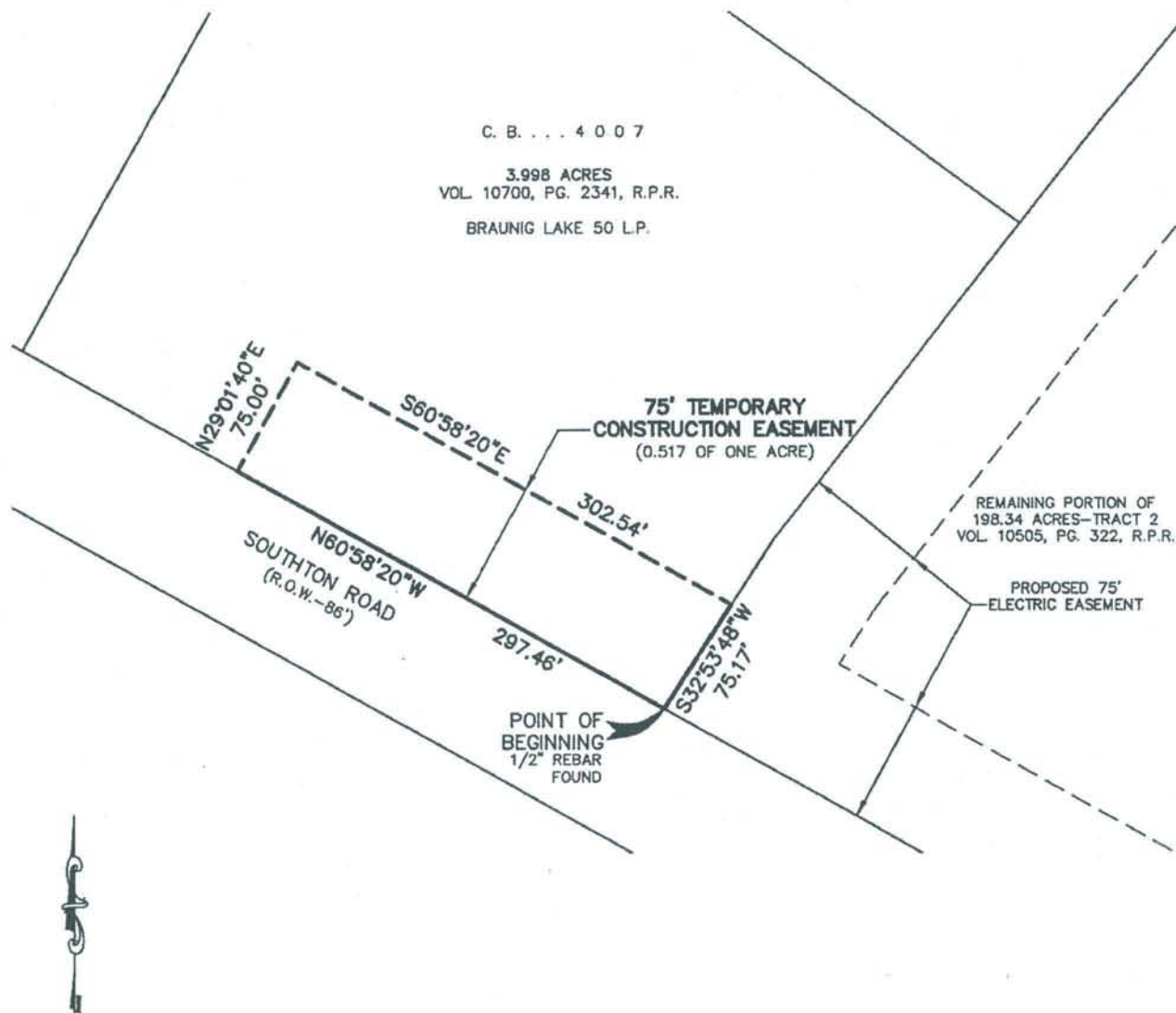

Dion P. Albertson, RPLS No. 4968


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 3.05 TCE.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

Exhibit A - 24



SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411701400-CV, WITH AN EFFECTIVE DATE OF AUGUST 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

**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):

NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE TEMPORARY CONSTRUCTION EASEMENT,
0.517 OF ONE ACRE OF LAND,
OUT OF A 3.998 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE	8/22/17
JOB NUMBER	S0547618
SHEET	2
OF	2



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 4 TCE
Page 1 of 3

**DESCRIPTION OF
(2) 75-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENTS
(TOTAL-0.769 OF ONE ACRE OF LAND)**

Being (2) 75-foot wide Temporary Construction Easements, totaling 0.769 of one acre of land in County Block (C.B.) 4007, Bexar County, Texas, Easement "A" being 0.252 of one acre of land and Easement "B" being 0.517 of one acre of land, being out of a called 66.900 acre tract of land described in Volume 5775, Page 977, and Volume 4001, Page 3, both in the Deed Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

75-FOOT WIDE EASEMENT "A" – 0.252 OF ONE ACRE

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the south right-of-way line of the Union Pacific Railroad (R.O.W.-100'), the common line of said 66.900 acre tract and Lot 9, shown on the plat of Vail Subdivision Unit 2, recorded in Volume 7500, Page 75, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING**, the northwest corner of this easement, from which the common corner of the 66.900 acre tract and Lot 10, said Vail Subdivision Unit 2, bears North 35°16'39" East, a distance of 63.14 feet, and North 35°28'34" East, a distance of 263.85 feet;

THENCE crossing the 66.900 acre tract, the following courses:

South 78°00'15" East, a distance of 130.08 feet to a 1/2" rebar with a "CEC" plastic cap set on the west line of a proposed 75-foot wide Electric Easement, the northeast corner of this easement;

South 11°59'45" West, coincident with said west line of the proposed 75-foot wide Electric Easement, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

North 78°00'15" West, a distance of 162.36 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 66.900 acre tract and the aforementioned Lot 9, the southwest corner of this easement;

THENCE North 35°16'39" East, coincident with said common line, a distance of 81.65 feet to the **POINT OF BEGINNING**, containing 0.252 of one acre of land, more or less.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 4 TCE
Page 2 of 3

75-FOOT WIDE EASEMENT "B" - 0.517 OF ONE ACRE

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set in the 66.900 acre tract of land, the west corner of a proposed 75-foot wide Electric Easement, the **POINT OF BEGINNING**, the northwest corner of this easement, from which the common corner of the 66.900 acre tract and Lot 10, shown on the plat of Vail Subdivision Unit 2, recorded in Volume 7500, Page 75, Deed and Plat Records, Bexar County, Texas, and the south right-of-way line of the Union Pacific Railroad (R.O.W.-100') bears North 11°59'45" East, a distance of 375.00 feet;

THENCE crossing within the 66.900 acre tract, the following courses:

South 78°00'15" East, coincident with the south line of said proposed 75-foot wide Electric Easement, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the northeast corner of this easement;

South 11°59'45" West, a distance of 300.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

North 78°00'15" West, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the southwest corner of this easement;

North 11°59'45" East, a distance of 300.00 feet to the **POINT OF BEGINNING**, containing 0.517 of one acre 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.

ACREAGE SUMMARY

Easement "A" - 0.252 of one acre

Easement "B" - 0.517 of one acre

Total - 0.769 of one acre


Dion P. Albertson, RPLS No. 4963


X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 4 TCE.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

Exhibit A - 25

**TEMP. CONSTRUCTION
EASEMENT SUMMARY:**

EASEMENT "A" - 0.252 OF ONE ACRE
 EASEMENT "B" - 0.517 OF ONE ACRE
 TOTAL - 0.769 OF ONE ACRE

LOT 10

VAIL SUBDIVISION
 UNIT 2
 VOL. 7500, PG. 75, D.P.R.

UNION PACIFIC RAILROAD
 (R.O.W. - 100')

C. B. . . . 4 0 0 7

REMAINING PORTION OF
 TRACT III - 122.227 ACRES
 (66.900 ACRES)
 VOL. 5775, PG. 977, D.R.
 VOL. 4001, PG. 3, D.R.

ALFRED FLORES, JR.
 DIANA BLASA FLORES

PROPOSED 75' ELECTRIC EASEMENT

POINT OF
 BEGINNING
 EASEMENT "A"

LOT 9

POINT OF
 BEGINNING
 EASEMENT "B"

EASEMENT "A"
 75' TEMPORARY
 CONSTRUCTION EASEMENT
 (0.252 OF ONE ACRE)

EASEMENT "B"
 75' TEMPORARY
 CONSTRUCTION EASEMENT
 (0.517 OF ONE ACRE)

C. B. . . . 4 0 0 7
 REMAINING PORTION OF
 TRACT III - 122.227 ACRES
 (66.900 ACRES)
 VOL. 5775, PG. 977, D.R.
 VOL. 4001, PG. 3, D.R.

ALFRED FLORES, JR.
 DIANA BLASA FLORES

SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700507-CV, WITH AN EFFECTIVE DATE OF APRIL 13, 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.

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):

Exhibit A - 25 NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
 DON DURDEN, INC.
 11550 I.H. 10 WEST, SUITE 395
 SAN ANTONIO, TEXAS 78230
 P) 210.641.9999
 F) 210.641.8440
 Email: cec@cec-texas.com
 Engineering No.: F-2214
 Surveying No.: 100410-00

EXHIBIT OF
 (2) 75' WIDE TEMPORARY CONSTRUCTION EASEMENTS,
 TOTALING 0.769 OF ONE ACRE OF LAND,
 OUT OF A 66.900 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4007,
 BEXAR COUNTY, TEXAS

DATE
 8/22/17
 JOB NUMBER
 S0547618
 SHEET
 3
 OF
 3





CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 5 TCE
Page 1 of 3

**DESCRIPTION OF
(2) 75-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENTS
(TOTAL - 1.034 ACRES OF LAND)**

Being (2) 75-foot wide Temporary Construction Easements, totaling 1.034 acres of land in County Block (C.B.) 4007, Bexar County, Texas, a portion of Easement "A" (0.120 of one acre) and all of Easement "B" (0.517 of one acre), being out of a called 68.314 acre tract of land described in Volume 13097, Page 1685, and a portion of Easement "A" (0.497 of one acre), being out of a called 55.266 acre tract of land described in Volume 13097, Page 1677, both in the Official Public Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

75-FOOT WIDE EASEMENT "A" – 0.517 OF ONE ACRE

COMMENCING at a 1/2" rebar found on the north right-of-way line of the Union Pacific Railroad (R.O.W.-100'), the common corner of said 68.314 acre tract and said 55.266 acre tract, from which the east right-of-way line of Donop Road bears North 78°00'15" West, a distance of 1,130.6 feet; thence North 35°40'42" East, departing said north right-of-way line and coincident with the common line of the 68.314 and 55.266 acre tracts, a distance of 76.59 feet to a point in the east line of a proposed 75-foot wide Electric Easement; thence North 11°59'45" East, crossing the 68.314 acre tract, coincident with said east line of the proposed 75-foot wide Electric Easement, a distance of 130.67 feet to a 1/2" rebar with a "CEC" plastic cap set, the **POINT OF BEGINNING**, the west corner of this easement;

THENCE North 11°59'45" East, continuing across the 68.314 acre tract, continuing coincident with the east line of the proposed 75-foot wide Electric Easement, a distance of 76.20 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this easement;

THENCE South 67°48'46" East, continuing across the 68.314 acre tract, passing at a distance of 85.36 feet, the common line of the 68.314 acre tract and the aforementioned 55.266 acre tract, continuing a total distance of 306.74 feet to a 1/2" rebar with a "CEC" plastic cap set in said 55.266 acre tract, the east corner of this easement;

THENCE South 22°11'14" West, continuing across the 55.266 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 67°48'46" West, continuing across the 55.266 acre tract, passing at a distance of 239.38 feet, the aforementioned common line of the 55.266 and 68.314 acre tracts, continuing a total distance of 293.26 feet to the **POINT OF BEGINNING**, containing 0.517 acres of land, more or less.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 5 TCE
Page 2 of 3

75-FOOT WIDE EASEMENT "B" - 0.517 OF ONE ACRE

COMMENCING at a 1/2" rebar found on the north right-of-way line of the Union Pacific Railroad (R.O.W.-100'), the common corner of the 68.314 acre tract and the 55.266 acre tract, from which the east right-of-way line of Donop Road bears North 78°00'15" West, a distance of 1,130.6 feet; thence North 35°40'42" East, departing said north right-of-way line, coincident with the common line of the 68.314 and 55.266 acre tracts, a distance of 76.59 feet to a point in the east line of a proposed 75-foot wide Electric Easement; thence North 11°59'45" East, crossing the 68.314 acre tract, coincident with said east line of the proposed 75-foot wide Electric Easement, a distance of 206.87 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of the proposed 75-foot wide Electric Easement, the **POINT OF BEGINNING**, the southeast corner of this easement;

THENCE continuing across the 68.314 acre tract, the following courses:

North 67°48'46" West, coincident with the north line of said proposed 75-foot wide Electric Easement, a distance of 76.20 feet to a 1/2" rebar with a "CEC" plastic cap set, the southwest corner of this easement;

North 11°59'45" East, a distance of 293.26 feet to a 1/2" rebar with a "CEC" plastic cap set, the northwest corner of this easement;

South 78°00'15" East, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the northeast corner of this easement;

South 11°59'45" West, a distance of 306.74 feet to the **POINT OF BEGINNING**, containing 0.517 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.

ACREAGE SUMMARY

EASEMENT "A" - 0.517 OF ONE ACRE

EASEMENT "B" - 0.517 OF ONE ACRE

TOTAL - 1.034 ACRES

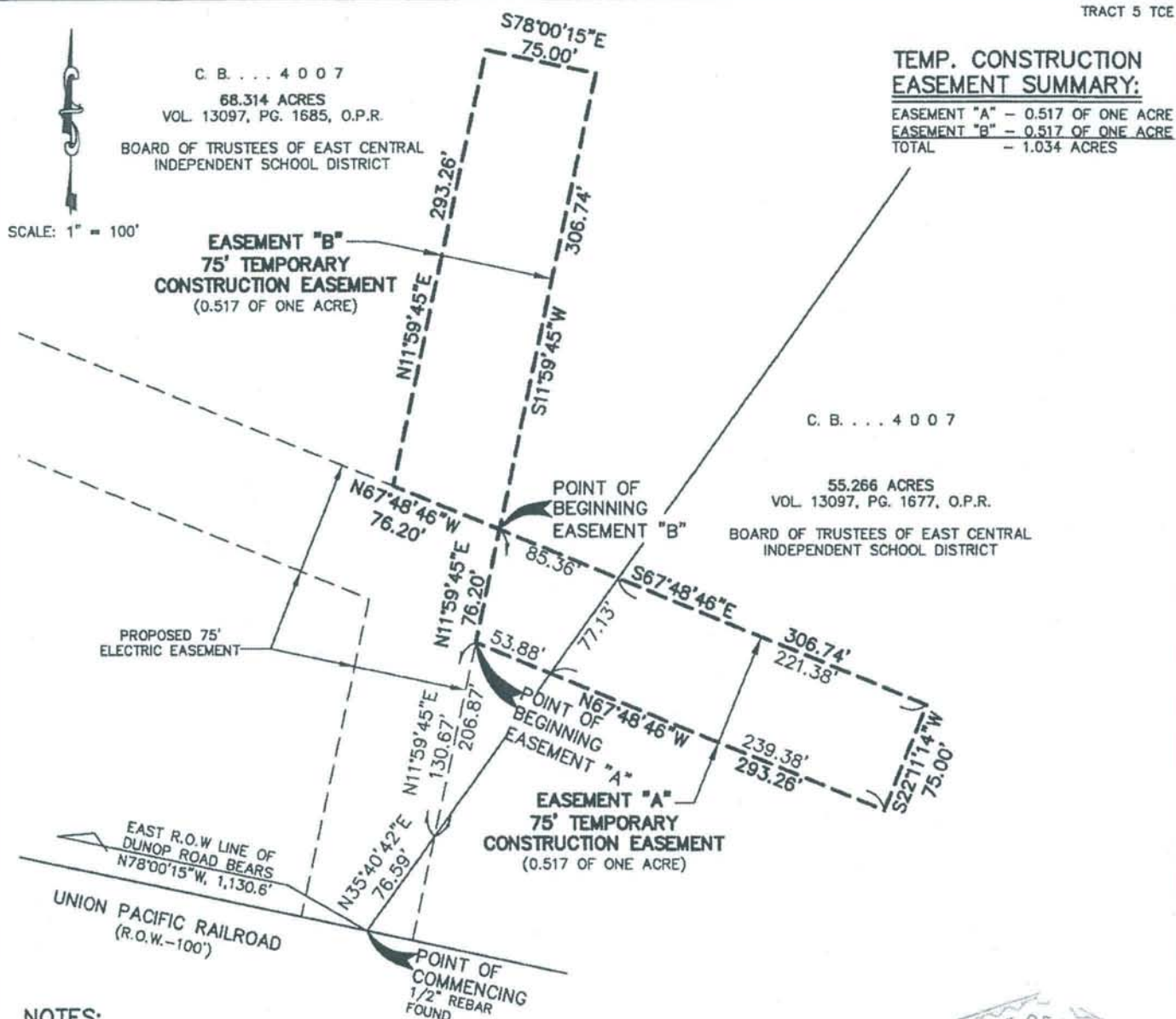
Dion P. Albertson, RPLS No. 4963



X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 5 TCE.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

Exhibit A - 26

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700545-CV, WITH AN EFFECTIVE DATE OF APRIL 20, 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

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):
- g. Easement granted to Lo-Vaca Gathering Company, as provided by instrument recorded in Volume 6583, Page 465, Bexar County Deed Records; Affects 55.266 acre tract, does not affect the proposed Electric easement.
- h. Right of Way and Easement Agreement granted to Alamo Gas Supply Company, as provided by instrument recorded in Volume 4761, Page 196, Bexar County Deed Records; Affects 55.266 acre tract, does not affect the proposed Electric easement.



Exhibit A - 26

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURDAN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9899
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
(2) 75' WIDE TEMPORARY CONSTRUCTION EASEMENT,
TOTALING 1.034 ACRES OF LAND OUT OF A
68.314 ACRE TRACT & A 55.266 ACRE TRACT OF LAND

COUNTY BLOCK (C.B.) 4007,
BEXAR COUNTY, TEXAS

DATE	8/22/17
JOB NUMBER	S0547618
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 22, 2017
Job No.: S0547618
Tract 28 TCE
Page 1 of 3

**DESCRIPTION OF A
100-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
(0.479 OF ONE ACRE OF LAND)**

Being a 100-foot wide Temporary Construction Easement, 0.479 of one acre of land in New City Block (N.C.B.) 10919, San Antonio, Bexar County, Texas, being out of a called 23.17 acre tract of land described in Volume 10508, Page 1061, Official Public Records of Real Property, Bexar County, Texas, also being out of Lot 21, shown on the Map of San Juan Tract of C. Villemain, recorded in Volume 105, Page 29, Deed and Plat Records, 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 in said 23.17 acre tract, on the southwest line of a proposed 30-foot wide Electric Easement, the **POINT OF BEGINNING**, an angle point of this easement, from which a 1/2" rebar with a "CEC" plastic cap set on the common line of the south right-of-way line of Loop 410 South (R.O.W.- Varies, 350' min.), and the 23.17 acre tract, the west corner of said proposed 30-foot wide Electric Easement bears North 66°20'29" West, a distance of 391.96 feet;

THENCE South 66°20'29" East, continuing across the 23.17 acre tract, coincident with said southwest line of the proposed 30-foot wide Electric Easement, a distance of 186.94 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 23.17 acre tract and the San Juan Irrigation Ditch, described in Volume 2658, Page 365, Official Public Records of Real Property, Bexar County, Texas, the east corner of this easement;

THENCE South 35°57'01" West, coincident with said common line, a distance of 17.22 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this easement;

THENCE South 29°51'02" West, continuing coincident with said common line, a distance of 10.88 feet to a 1/2" rebar with a "CEC" plastic cap set, the southeast corner of this easement;

THENCE reentrant to and within the 23.17 acre tract, the following courses:

South 89°24'26" West, a distance of 260.19 feet to a 1/2" rebar with a "CEC" plastic cap set, the southwest corner of this easement;

North 00°35'34" West, a distance of 100.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the northwest corner of this easement;

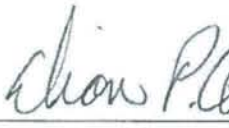


CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

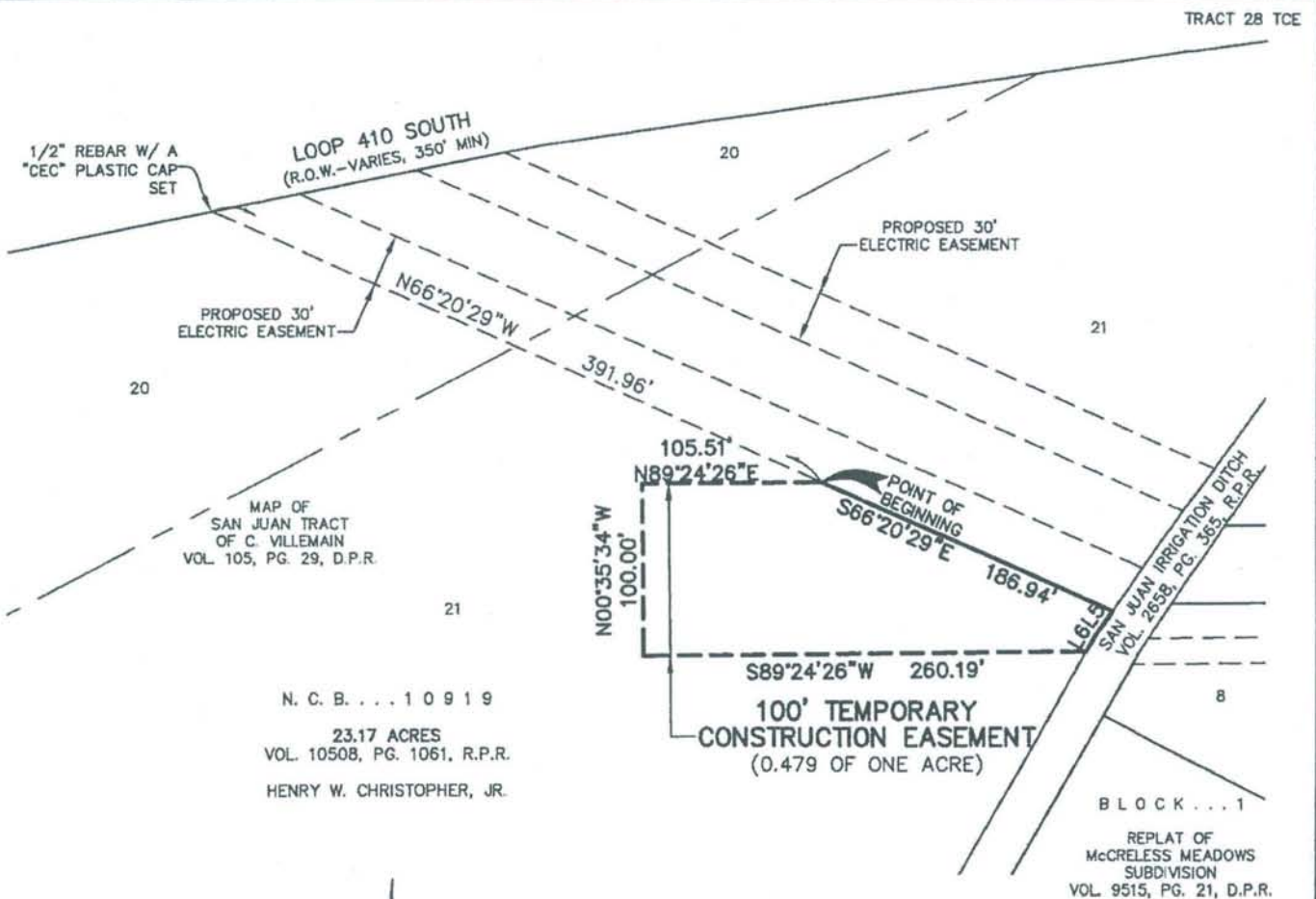
August 22, 2017
Job No.: S0547618
Tract 28 TCE
Page 2 of 3

North 89°24'26" East, a distance of 105.51 feet to **POINT OF BEGINNING**, containing 0.479 of one acre 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.


Dion P. Albertson, RPLS No. 49693





LINE TABLE		
LINE	BEARING	LENGTH
L5	S35°57'01\"W	17.22'
L6	S29°51'02\"W	10.88'

SCALE: 1\" = 100'

NOTES:

1. A 1/2\" REBAR WITH A \"CEC\" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700746-CV, WITH AN EFFECTIVE DATE OF MAY 17, 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

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. Reservation, operation and maintenance of the San Juan Ditch as set out in (Volume 169, Page 248); Affects subject tract, unable to delineate, and Volume 172, Page 358, Deed Records of Bexar County, Texas; Does not affect subject tract.
 - b. Agreement concerning the use of water from the San Juan Ditch as set out in Volume 169, Page 250, Deed Records, Bexar County, Texas; Affects subject tract, unable to delineate.
 - c. Electric Transmission Easement as set out in Volume 3147, Page 132 and as amended in Volume 5067, Page 113, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - d. Easement(s), as provided therein, recorded in Volume 8140, Page 857, Real Property Records, Bexar County, Texas; Affects subject tract, does not affect proposed electric easement.



Exhibit A - 27



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.8440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100' WIDE TEMPORARY CONSTRUCTION EASEMENT,
0.479 OF ONE ACRE OF LAND,
OUT OF A 23.17 ACRE TRACT,

NEW CITY BLOCK (N.C.B.) 10919,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	8/22/17
JOB NUMBER	S0547618
SHEET	3
OF	3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

August 25, 2017
Job No.: S0547618
Tract 10 TCE
Page 1 of 2

**DESCRIPTION OF
A 75-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
(0.495 OF ONE ACRE OF LAND)**

Being a 75-foot wide Temporary Construction Easement, being 0.495 of one acre of land in County Block (C.B.) 4069B, Bexar County, Texas, being out of the remaining portion of a called 28.88 acre tract of land described in Volume 15038, Page 1401, Official Public Records, Bexar County, Texas, and described in Volume 4831, Page 73, Deed Records, Bexar County, Texas, also being out of a portion of Lot 37, Block 12, shown on the plat of Southton Farms Five Acre Subdivision, recorded in Volume 368, Page 108, Deed and Plat Records, 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 northwest right-of-way line of Blue Wing Road (R.O.W.-50'), the common corner of said remaining portion of a 28.88 acre tract and a called 59.514 acre tract of land, C.B. 4007, described in Volume 11060, Page 52, Official Public Records, Bexar County, Texas, the **POINT OF BEGINNING**, the east corner of this easement;

THENCE South 53°51'40" West, coincident with the common line of the remaining portion of a 28.88 acre tract and said northwest right-of-way line of Blue Wing Road, a distance of 300.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 36°08'20" West, departing the northwest right-of-way line of Blue Wing Road, crossing the remaining portion of the 28.88 acre tract, a distance of 75.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of this easement;

THENCE North 53°51'40" East, continuing across the remaining portion of the 28.88 acre tract, a distance of 275.46 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the remaining portion of the 28.88 acre tract and the aforementioned 59.514 acre tract, the north corner of this easement;

THENCE South 54°15'20" East, coincident with said common line, a distance of 78.91 feet to the **POINT OF BEGINNING**, containing 0.495 of one acre 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.

Exhibit A - 28

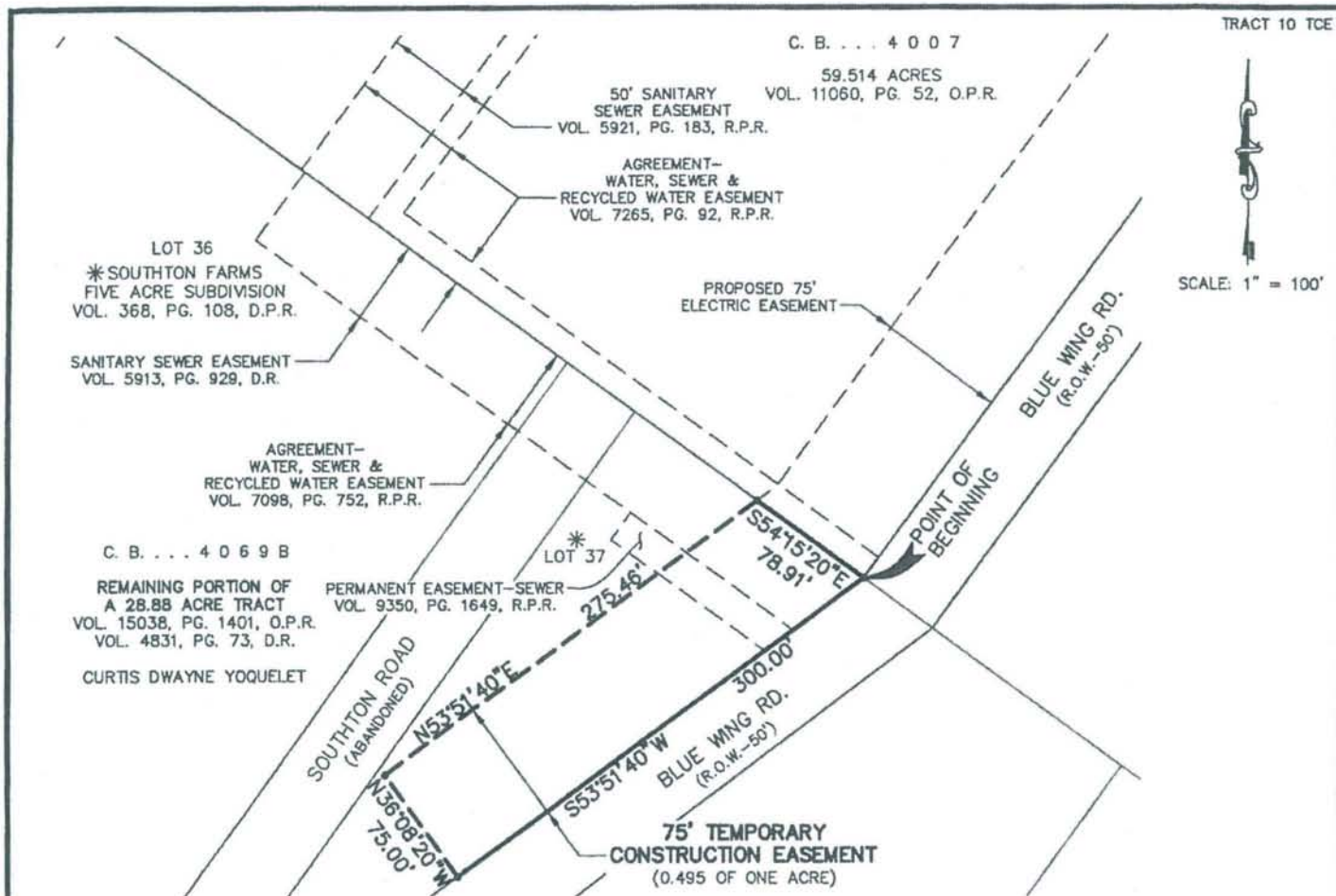
X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\Tract 10 TCE.docx

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

Dion P. Albertson

RPES 18634963





TRACT 10 TCE

SCALE: 1" = 100'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT 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-41-4000411700627-CV, WITH AN EFFECTIVE DATE OF APRIL 27, 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



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):

Exhibit A - 28 NO SURVEY RELATED ITEMS TO ADDRESS



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 75' WIDE TEMPORARY CONSTRUCTION EASEMENT,
0.495 OF ONE ACRE OF LAND,
REMAINING PORTION OF A 28.88 ACRE TRACT OF LAND,

COUNTY BLOCK (C.B.) 4069B,
BEXAR COUNTY, TEXAS

DATE	8/25/17
JOB NUMBER	S0547618
SHEET	2
OF	2



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

September 11, 2017
Job No.: S0547618
Tract 28
Page 1 of 3

**DESCRIPTION OF
(2) 30-FOOT WIDE ELECTRIC EASEMENTS
(TOTALING 0.713 OF ONE ACRE OF LAND)**

Being (2) 30-foot wide Electric Easements, totaling 0.713 of one acre of land in New City Block (N.C.B.) 10919, San Antonio, Bexar County, Texas, being out of a called 23.17 acre tract of land described in Volume 10508, Page 1061, Official Public Records of Real Property, Bexar County, Texas, also being out of Lots 20 and 21, shown on the Map of San Juan Tract of C. Villemain, recorded in Volume 105, Page 29, Deed and Plat Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

EASEMENT "A" - 0.386 OF ONE ACRE

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the common line of said 23.17 acre tract and the south right-of-way line of Loop 410 South (R.O.W.- Varies, 350' min.), the **POINT OF BEGINNING**, the west corner of this easement, from which a TxDot Type II right-of-way monument found at an angle point of the 23.17 acre tract and said south right-of-way line of Loop 410 South bears South 78°53'24" West, a distance of 247.02 feet;

THENCE North 78°53'24" East, coincident with said common line, a distance of 52.61 feet to a 1/2" rebar with a "CEC" plastic cap set, the west corner of an Electric Transmission, Distribution Line and Right-of-Way Easement, described in Volume 5067, Page 113, and Volume 3147, Page 132, both in Deed Records, Bexar County, Texas, the north corner of this easement;

THENCE South 66°20'29" East, departing the south right-of-way line of Loop 410 South, crossing the 23.17 acre tract, coincident with the south line of said Electric Transmission, Distribution Line and Right-of-Way Easement, a distance of 542.22 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 23.17 acre tract and the San Juan Irrigation Ditch, described in Volume 2658, Page 365, Official Public Records of Real Property, Bexar County, Texas, the south corner of the Electric Transmission, Distribution Line and Right-of-Way, the east corner of this easement;

THENCE South 35°57'01" West, coincident with said common line, a distance of 30.70 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this easement;

THENCE North 66°20'29" West, reentrant to and crossing the 23.17 acre tract, a distance of 578.90 feet to the **POINT OF BEGINNING**, containing 0.386 of one acre of land, more or less.

Exhibit A - 30

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

September 11, 2017
Job No.: S0547618
Tract 28
Page 2 of 3

EASEMENT "B" - 0.327 OF ONE ACRE

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the common line of the 23.17 acre tract and the south right-of-way line of Loop 410 South (R.O.W.- Varies, 350' min.), the **POINT OF BEGINNING**, the north corner of this easement, from which a TxDot Type II right-of-way monument found bears North 81°37'49" East, a distance of 340.03 feet;

THENCE South 66°20'29" East, departing the south right-of-way line of Loop 410 South, crossing the 23.17 acre tract, a distance of 456.64 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 23.17 acre tract and the San Juan Irrigation Ditch, described in Volume 2658, Page 365, Official Public Records of Real Property, Bexar County, Texas, the east corner of this easement;

THENCE South 35°57'01" West, coincident with said common line, a distance of 30.70 feet to a 1/2" rebar with a "CEC" plastic cap set, the east corner of an Electric Transmission, Distribution Line and Right-of-Way Easement described in Volume 5067, Page 113, and Volume 3147, Page 132, both in the Deed Records, Bexar County, Texas, the south corner of this easement;

THENCE North 66°20'29" West, crossing the 23.17 acre tract, coincident with the north line of said Electric Transmission, Distribution Line and Right-of-Way Easement, a distance of 493.32 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned common line of the 23.17 acre tract and the south right-of-way line of Loop 410 South, the north corner of the Electric Transmission, Distribution Line and R.O.W. Easement, the west corner of this easement;

THENCE North 78°53'24" East, coincident with said common line, a distance of 52.61 feet to **POINT OF BEGINNING**, containing 0.327 of one acre 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.

ACREAGE SUMMARY

EASEMENT "A" - 0.386 OF ONE ACRE

EASEMENT "B" - 0.327 OF ONE ACRE

TOTAL - 0.713 OF ONE ACRE


Dion P. Albertson, RPLS No. 4963

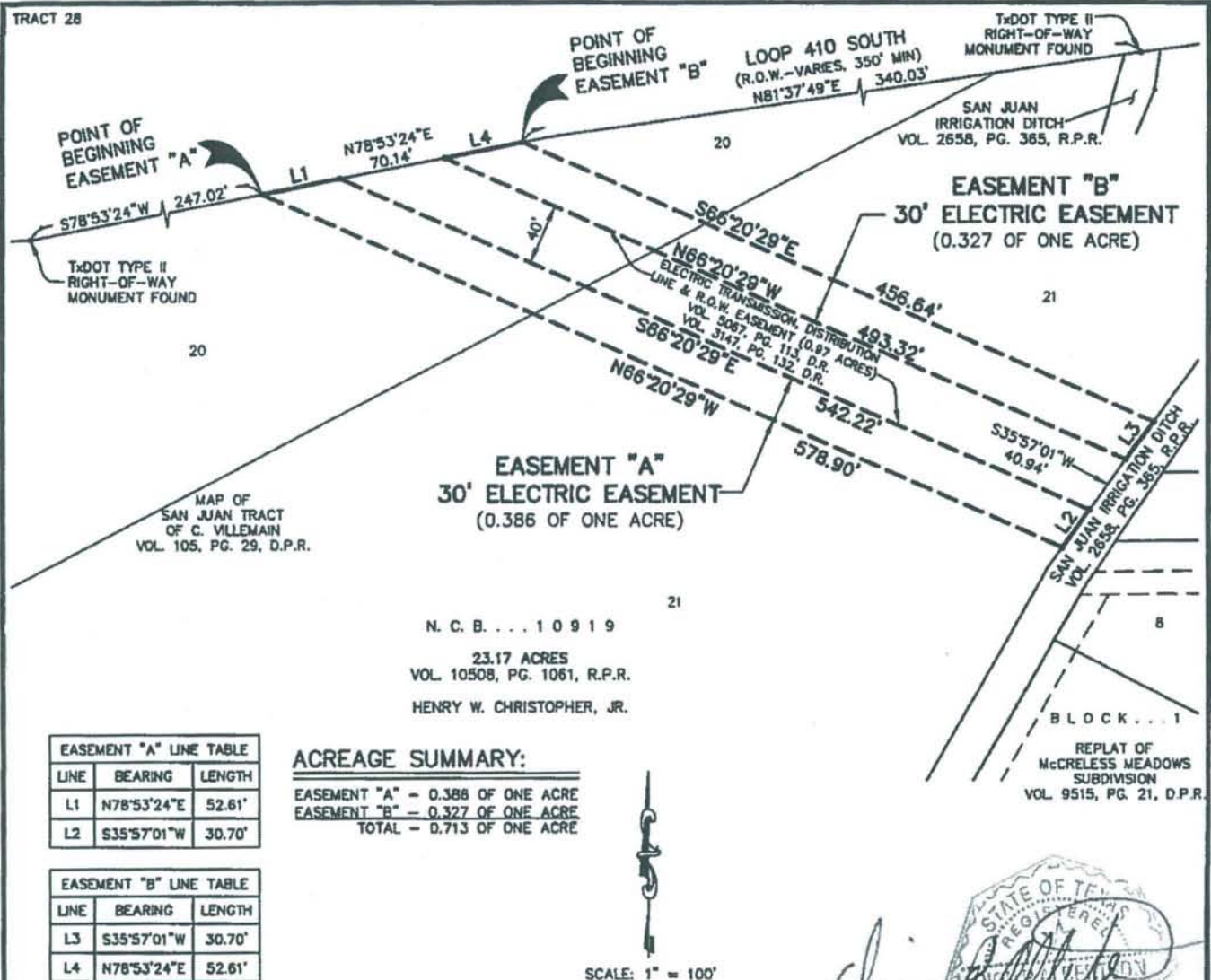

Exhibit A - 30

X:\data\survey\Proj_2017\S0547618_CPS_ROW-Southton\field notes\TRACT 28.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

TRACT 28



EASEMENT "A" LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°53'24"E	52.61'
L2	S35°57'01"W	30.70'

EASEMENT "B" LINE TABLE		
LINE	BEARING	LENGTH
L3	S35°57'01"W	30.70'
L4	N78°53'24"E	52.61'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. FIELD SURVEY COMPLETED SEPTEMBER --, 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-41-4000411700746-CV, WITH AN EFFECTIVE DATE OF MAY 17, 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

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):
 - g. Reservation, operation and maintenance of the San Juan Ditch as set out in (Volume 169, Page 248); Affects subject tract, unable to delineate, and Volume 172, Page 358, Deed Records of Bexar County, Texas; Does not affect subject tract.
 - h. Agreement concerning the use of water from the San Juan Ditch as set out in Volume 169, Page 250, Deed Records, Bexar County, Texas; Affects subject tract, unable to delineate.
 - i. Electric Transmission Easement as set out in Volume 3147, Page 132 and as amended in Volume 5067, Page 113, Deed Records, Bexar County, Texas; Affects subject tract, as shown hereon.
 - j. Easement(s), as provided therein, recorded in Volume 8140, Page 857, Real Property Records, Bexar County, Texas; Affects subject tract, does not affect proposed electric easement.

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11560 L.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
(2) 30' WIDE ELECTRIC EASEMENTS,
0.713 OF ONE ACRE OF LAND,
OUT OF A 23.17 ACRE TRACT,

NEW CITY BLOCK (N.C.B.) 10919,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	9/11/17
JOB NUMBER	S0547618
SHEET	3
OF	3

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;

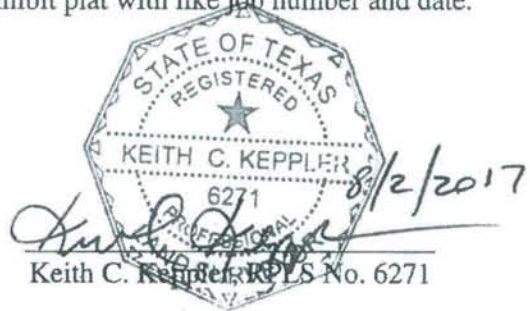


CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

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

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.



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'

CALLED LOT P-138
VOL. 14431, PG. 1336, O.P.R.

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

CPS ENERGY SUBSTATION
(7.059 ACRES)

S. PRESA ST. (U.S. HWY 181)
(R.O.W.-120')

INTERSTATE HIGHWAY 37 S.
(R.O.W.-VARIES, 360' MIN.)

POINT OF BEGINNING

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

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

CALLED 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.

Exhibit A - 29



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cecetexas.com
Engineering No.: F-2214
Surveying No.: S-500446-80

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