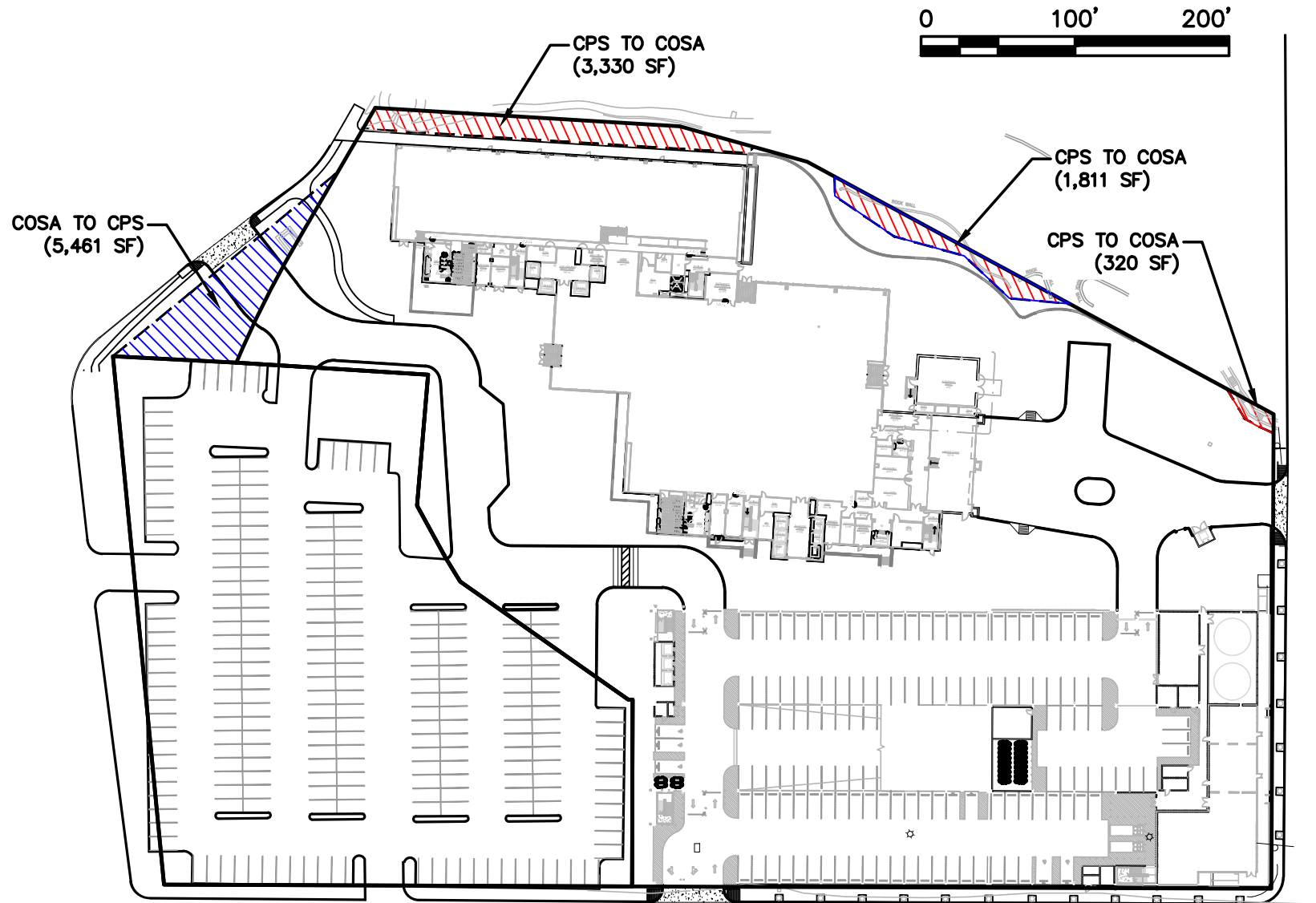




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TBPE # F-6324
TBPLS # 10194230

Notes

LEGEND



CPS TO COSA
(TOTAL = 5,461 SF)



COSA TO CPS
(TOTAL = 5,461 SF)

Client/Project

CPS ENERGY

CPS ENERGY
HEADQUARTERS -
PROJECT BRAVO

Project No.

222310405

Title

LAND SWAP EXHIBIT

Revision

Reference Sheet

Date

2019-03-06

Figure No.

1



0.1254 Acres
(5461 Sq. Ft.)
2223-10405ex11.dwg

FN NO. 2223-10405-11
September 19, 2018
JOB NO. 2223-10405

FIELD NOTE DESCRIPTION

Being 0.1254 acres situated in San Antonio, Bexar County, Texas and being out of Lot 14, New City Block 1760; and being the same 0.1254 acres conveyed to the City of San Antonio by Plat of Callway River Subdivision recorded in Volume 8900, Page 194, and being more particularly described by Metes and Bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Beginning, at a found 1/2-inch iron rod on the East right-of-way line of McCullough Avenue (variable width R.O.W.) and being the most Westerly corner of Lot 14, New City Block 1760, Callaway River Subdivision, as recorded in Volume 8900, Page 194 of the Deed and Plat Records of Bexar County, Texas;

Thence, N 00° 01' 34" E, 65.27 feet, along the East right-of-way line of McCullough Avenue to a set 1/2-inch iron rod with Stantec Cap for corner;

Thence, N 08° 04' 25" E, 124.22 feet, along the East right-of-way line of McCullough Avenue to a set 1/2-inch iron rod with Stantec Cap for corner;

Thence, crossing said Lot 14 as follows:

- S 15° 11' 02" E, 56.98 feet, to a found 1/2-inch iron rod for corner;
- Along the arc of a curve to the left, having a chord of S 18° 50' 58" E, 83.59 feet, a radius of 670.29 feet and a central angle of 07° 09' 00", a distance of 83.65 feet, to a found PK nail for corner;

Thence, S 47° 38' 41" W, 80.39 feet, to the **Point of Beginning**, containing 0.1254 acres (5461 square feet) of land, more or less.

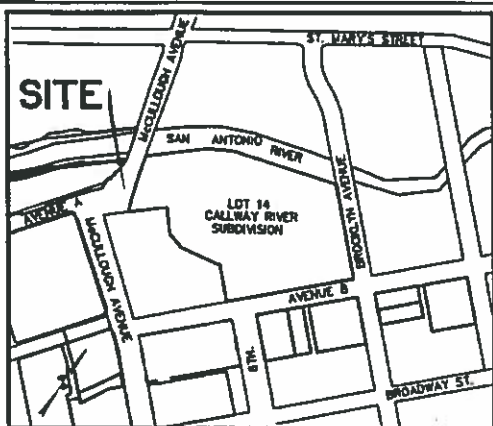
Note: Survey plat of even date to accompany this Field Note Description.



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9/19/18
DATE





VICINITY MAP

SCALE: N.T.S.



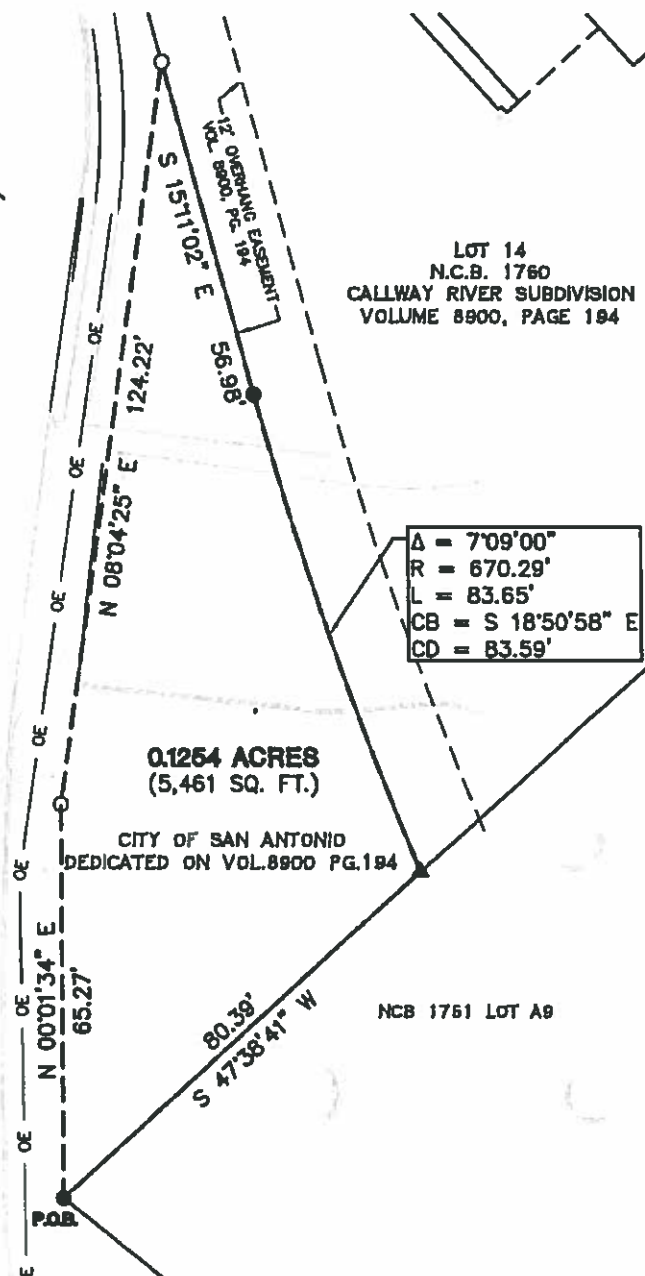
BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

MCCULLOUGH AVE
(VARIABLE R.O.W.)



Δ = 7°09'00"
R = 670.29'
L = 83.65'
CB = S 18°50'58" E
CD = 83.59'

0.1254 ACRES
(5,461 SQ. FT.)

CITY OF SAN ANTONIO
DEDICATED ON VOL.8900 PG.194

NCB 1761 LOT A9



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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 0.1254 ACRES (5,461 SQ. FT.) AS DEDICATED TO THE CITY OF SAN ANTONIO IN THE CALLWAY RIVER SUBDIVISION VOLUME 8900, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EXHIBIT "A"

LAND SWAP EXHIBIT

SHEET 1 OF 1

DATE: 9/18/2018

SCALE: 1"=30'

DRAWN BY: JP

FILE: 2223-10405_EXH 11

PROJECT No.: 2223-10405



0.0764Acres
(3330 Sq. Ft.)
2223-10405ex12.dwg

FN NO. 2223-10405-12
September 19, 2018
JOB NO. 2223-10405

FIELD NOTE DESCRIPTION

Being 0.0764 acres situated in San Antonio, Bexar County, Texas and being out of Lot 14, New City Block 1760, Callway River Subdivision, as recorded in volume 8900, Page 194 of the Deed and Plat Records of Bexar County, Texas; said 0.0764 acres being more particularly described by Metes and Bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Beginning, at a found 1/2-inch iron rod on the Northeast right-of-way line of McCullough Avenue (variable width R.O.W.) and being the most westerly corner of said Lot 14 and the Southeasterly line of the San Antonio River as conveyed from the State of Texas to the City of San Antonio by Article 7467a, Vernon Civil Statutes, by Act of the 39th Legislature in 1925, Chapter 155, Page 366;

Thence, along the Northwest line of said Lot 14 and the Southeasterly line of said San Antonio River as follows:

- N 48° 07' 04" E, 198.15 feet, to a found 1/2-inch iron rod for an angle point;
- N 60° 14' 55" E, 49.81 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;

Thence, leaving the Southeast line of said San Antonio River, into and through said Lot 14 as follows:

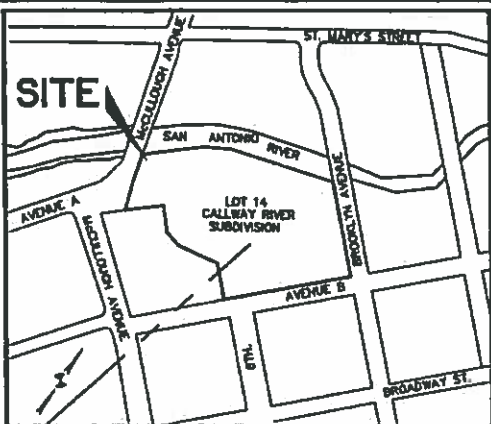
- S 04° 17' 54" W, 5.99 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;
- S 48° 14' 35" W, 249.60 feet, to a set 1/2-inch iron rod with Stantec Cap on the Northeast right-of-way line of McCullough Avenue for the Southwest corner of the herein described tract;

Thence, N 15° 11' 02" W, 15.75 feet, to the **Point of Beginning**, containing 0.0764 acres (3330 square feet) of land, more or less.

Note: Survey plat of even date to accompany this Field Note Description.

Hal B. Lane III 9/19/18
DATE
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TBPLS Firm No.: 10194228





VICINITY MAP

SCALE: N.T.S.

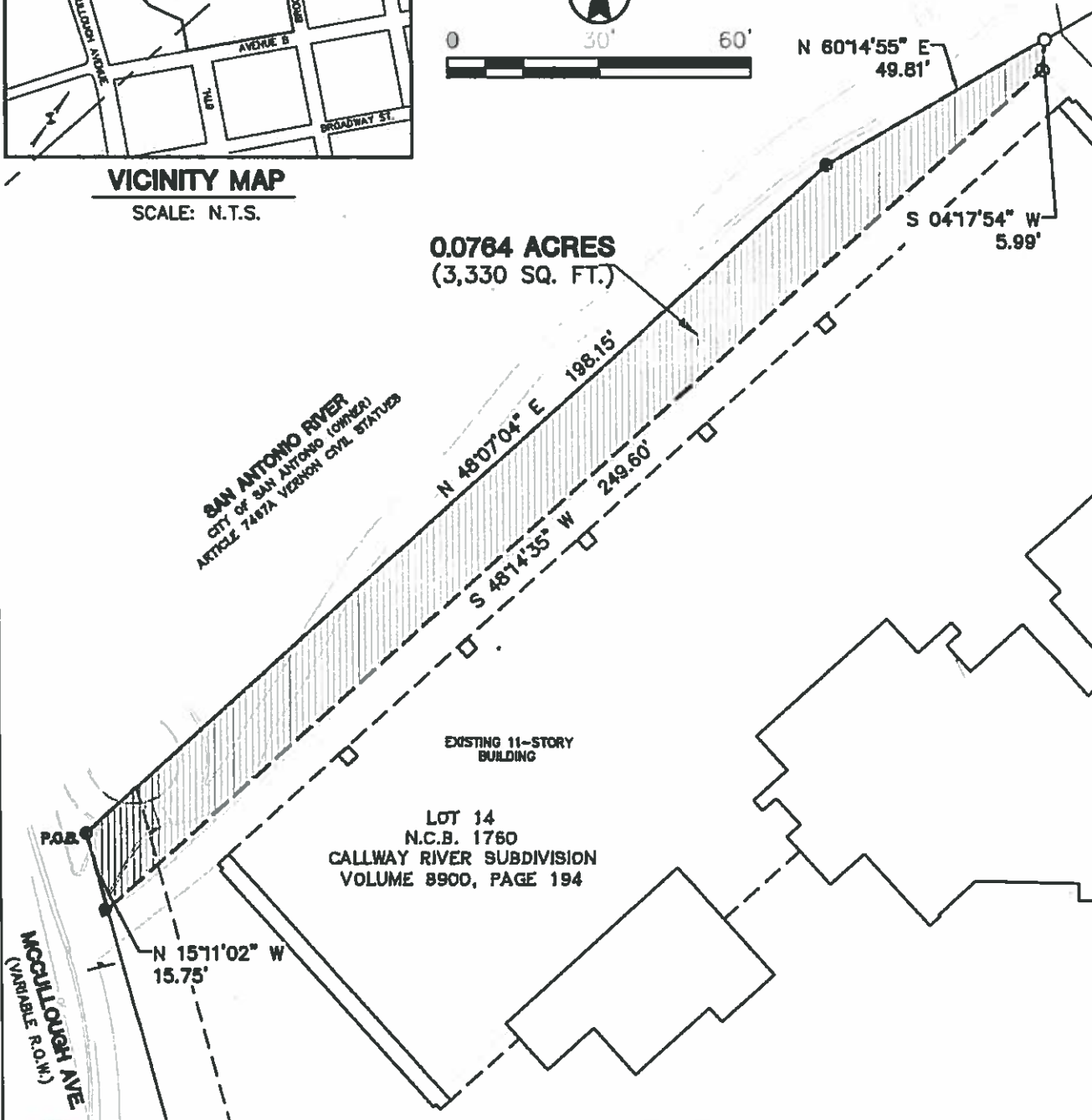
BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 0.0764 ACRES (3,330 SQ. FT.) BEING OUT OF LOT 14, N.C.B. 1760, OF THE CALLWAY RIVER SUBDIVISION AS RECORDED IN VOLUME 8900, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EXHIBIT "A"

LAND SWAP EXHIBIT

SHEET 1 OF 1

DATE: 9/19/2018

SCALE: 1"=30'

DRAWN BY: JP

FILE: 2223-10405_EXH 12

PROJECT No.: 2223-10405



0.0416 Acres
(1811 Sq. Ft.)
2223-10405ex13.dwg

FN NO. 2223-10405-13
September 19, 2018
JOB NO. 2223-10405

FIELD NOTE DESCRIPTION

Being 0.0416 acres situated in San Antonio, Bexar County, Texas and being out of Lot 14, New City Block 1760, Callway River Subdivision, as recorded in volume 8900, Page 194 of the Deed and Plat Records of Bexar County, Texas; said 0.0416 acres being more particularly described by Metes and Bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Commencing, at a set 1/2-inch iron rod on the Southwest right-of-way line of Brooklyn Avenue (58-foot R.O.W.) and being the most Northerly corner of said Lot 14 and the Southeasterly line of the San Antonio River, as conveyed from the State of Texas to the City of San Antonio by Article 7467a, Vernon Civil Statutes, by Act of the 39th Legislature in 1925, Chapter 155, Page 366;

Thence, S 73° 01' 30" W, 150.40 feet, to a set 1/2-inch iron rod with Stantec Cap for the **Point of Beginning** of the herein described tract of land;

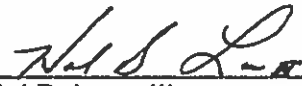
Thence, leaving the Southeast line of the San Antonio river, into and through said Lot 14 as follows:

- S 50° 00' 59" W, 39.58 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;
- S 87° 56' 45" W, 40.18 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;
- S 60° 01' 52" W, 47.26 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;
- S 79° 03' 04" W, 46.64 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;

- N 45° 31' 56" W, 12.36 feet, to a set 1/2-inch iron rod with Stantec Cap on the Northwest line of said Lot 14 and the Southeast line of the San Antonio River for corner;

Thence, N 73° 01' 30" E, 173.59 feet along the Southeast line of said San Antonio river and the Northwest line of said Lot 14, to the **Point of Beginning**, containing 0.0416 acres (1811 square feet) of land, more or less.

Note: Survey plat of even date to accompany this Field Note Description.

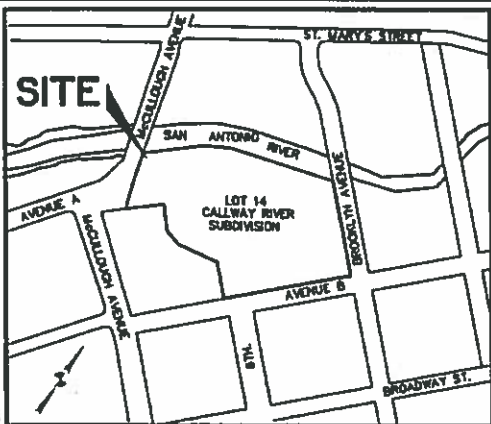


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9/19/18

DATE





VICINITY MAP

SCALE: N.T.S.

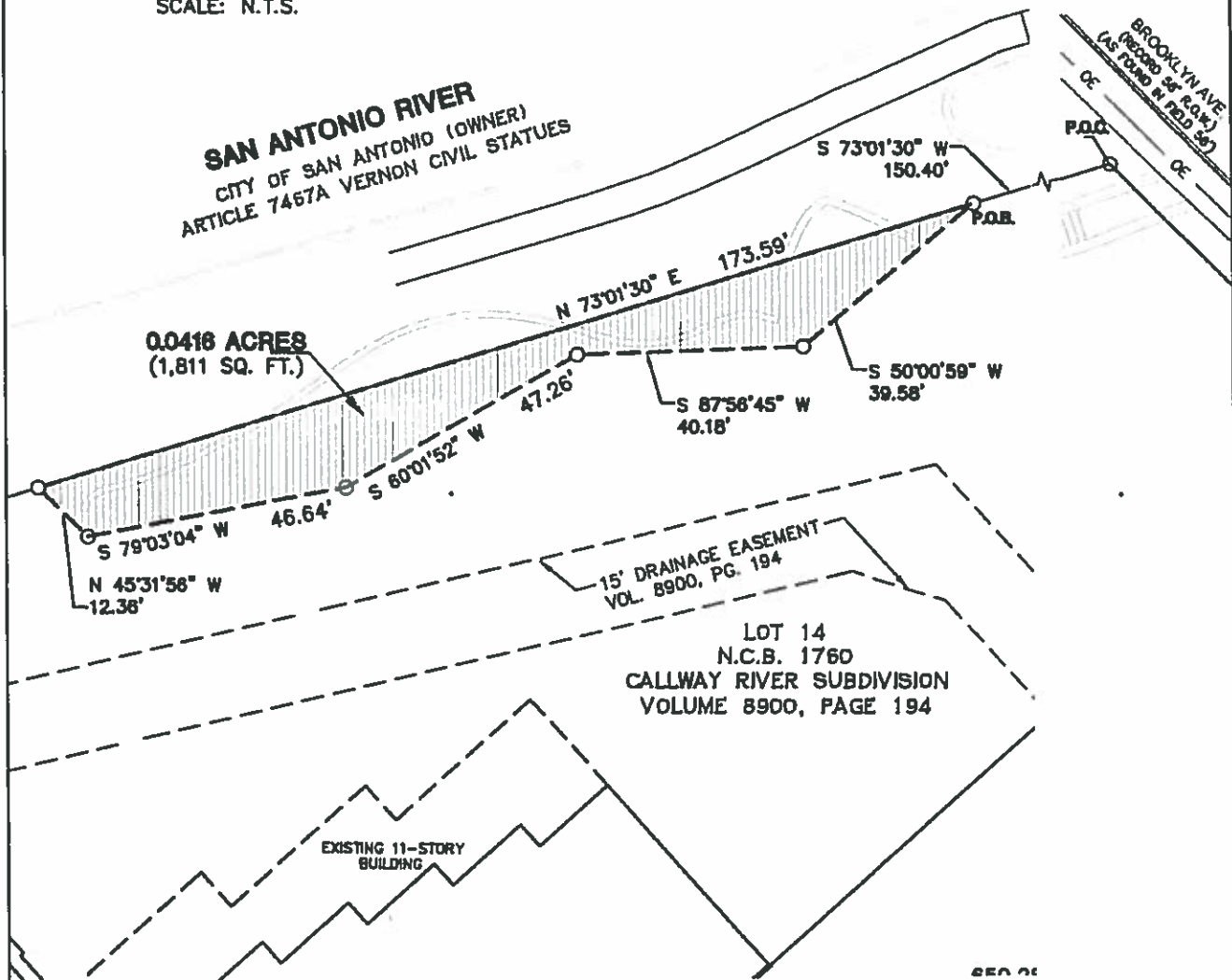
BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 0.0416 ACRES (1,811 SQ. FT.) BEING OUT OF LOT 14, N.C.B. 1760, OF THE CALLWAY RIVER SUBDIVISION AS RECORDED IN VOLUME 8900, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EXHIBIT "A"

LAND SWAP EXHIBIT

SHEET 1 OF 1

DATE: 9/19/2018

SCALE: 1"=30'

DRAWN BY: JP

FILE: 2223-10405_EXH 13

PROJECT No.: 2223-10405



0.0073 Acres
(320 Sq. Ft.)
2223-10405ex14.dwg

FN NO. 2223-10405-14
September 19, 2018
JOB NO. 2223-10405

FIELD NOTE DESCRIPTION

Being 0.0073 acres situated in San Antonio, Bexar County, Texas and being out of Lot 14, New City Block 1760, Callway River Subdivision, as recorded in volume 8900, Page 194 of the Deed and Plat Records of Bexar County, Texas; said 0.0073 acres being more particularly described by Metes and Bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Beginning, at a set 1/2-inch iron rod on the Southwest right-of-way line of Brooklyn Avenue (58-foot R.O.W.) and being the most Northerly corner of said Lot 14 and the Southeasterly line of the San Antonio River, as conveyed from the State of Texas to the City of San Antonio by Article 7467a, Vernon Civil Statutes, by Act of the 39th Legislature in 1925, Chapter 155, Page 366;

Thence, S 45° 06' 17" E, 12.42 feet, along the Northeast line of Lot 14 and the Southwest right-of-way line of Brooklyn Avenue, to a set 1/2-inch iron rod with Stantec Cap for the East corner of the herein described tract of land;

Thence, leaving the Southwest right-of-way line of Brooklyn Avenue, crossing said Lot 14 as follows:

- S 68° 51' 32" W, 11.95 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;
- S 75° 05' 54" W, 8.93 feet, to a set 1/2-inch iron rod with Stantec for corner;
- N 76° 31' 43" W, 22.68 feet, to a set 1/2-inch iron rod with Stantec Cap on the Northwest line of Lot 14 and the Southeast line of the San Antonio River for corner;

Thence, N 73° 01' 30" E, 34.54 feet along the Southeast line of said San Antonio river and the Northwest line of said Lot 14, to the **Point of Beginning**, containing 0.0073 acres (320 square feet) of land, more or less.

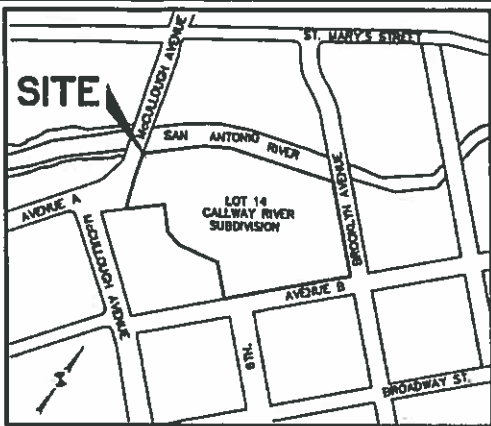
Note: Survey plat of even date to accompany this Field Note Description.



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9/19/18
DATE





VICINITY MAP

SCALE: N.T.S.

BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

SAN ANTONIO RIVER
CITY OF SAN ANTONIO (OWNER)
ARTICLE 7467A VERNON CIVIL STATUTES

0.0073 ACRES
(320 SQ. FT.)

P.O.B.

N 73°01'30" E
34.54'

N 76°31'24" W
22.68'

S 75°05'54" W
8.93'

S 68°51'32" W
11.95'

LOT 14
N.C.B. 1760
CALLWAY RIVER SUBDIVISION
VOLUME 8900, PAGE 194

BROOKLYN AVE.
(RECORD 58' R.O.W.)
(AS FOUND IN FIELD 58')

S 45°06'17" E
12.42'



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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 0.0073 ACRES (320 SQ. FT.) BEING OUT OF LOT 14, N.C.B. 1760, OF THE CALLWAY RIVER SUBDIVISION AS RECORDED IN VOLUME 8900, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EXHIBIT "A"

LAND SWAP EXHIBIT

SHEET 1 OF 1

DATE: 9/19/2018

SCALE: 1"=20'

DRAWN BY: JP

FILE: 2223-10405_EXH 14

PROJECT No.: 2223-10405