EF/mb
04/02/15
Item 26B

AN ORDINANCE 2015-04-02-0227

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING PERMANENT WATER EASEMENTS AND SANITARY SEWER EASEMENTS (COLLECTIVELY, THE "EASEMENTS"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") OVER, UNDER, ACROSS AND UPON PRIVATELY OWNED REAL PROPERTY (THE "PROPERTIES") FOR A SEWER AND WATER PROJECT THAT WILL BE LOCATED ALONG A APPROXIMATELY 0.8 MILES OF ADJUSTED AND REPLACED SEWER AND ADJUSTED AND REPLACED WATER MAIN BEGINNING NEAR THE INTERSECTION OF INDIAN CREEK AND THE RAY ELLISON BLVD., AND THENCE GENERALLY FOLLOWING IN A NORTHERLY COURSE OF INDIAN CREEK, AND TERMINATING AT MEDINA BASE RD., BEING IN THE SOUTHWEST QUADRANT OF BEXAR COUNTY, TEXAS, AND BEING ALONG A GENERAL ROUTE AND GENERAL LOCATION DESCRIBED AND DEPICTED IN EXHIBITS A-1 AND A-2 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A-3, ALL ATTACHED HERETO AND INCORPORATED HEREIN, WHICH EASEMENTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE INDIAN CREEK CHANNEL IMPROVEMENTS PHASE II PROJECT (THE "PROJECT"); (II) AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER OF THE SYSTEM, BEING THE PRESIDENT/CEO, OR THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTERESTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH EASEMENTS.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of permanent easement rights to certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the San Antonio Water System (the "System") in connection with the construction, operation and maintenance of Indian Creek, Phase II Project (the "Project"), which Project includes the construction of a 0.8 miles of adjusted and replaced sewer and adjusted and replaced water mains located in southwest Bexar County along the route shown by the Overall Project Drawing marked **Exhibit A – 1** attached hereto and made a part hereof; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of investigating, surveying, defining and negotiating for the acquisition of such permanent easements (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of such permanent and temporary easement rights, it may be necessary for the System 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 or conveyance document, 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 for public use requires that the System, through the City of San Antonio acquire permanent recycled water easements, permanent sewer easements and temporary construction easements (collectively, the "Property Interests"), over, under, across, and upon certain real properties (the Properties") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the location and along the route shown by the Overall Project Drawing marked **Exhibit A-1** attached hereto and made a part hereof 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 and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location and along the route for said acquisitions, and to such end, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

SECTION 3. The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Project consist of permanent water and sanitary sewer easements, located generally along the route described in **Exhibit A-2** and in the County Blocks and New City Blocks listed in **Exhibit A-2**, and more particularly described in **Exhibit A-3,** which Exhibits are attached to and is made a part of this Ordinance for all purposes.

SECTION 4. The Chief Administrative Officer of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, is hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests as to the value of such interest in land or other terms, 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 the System for the acquisition of such property interests 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 2 day of April, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

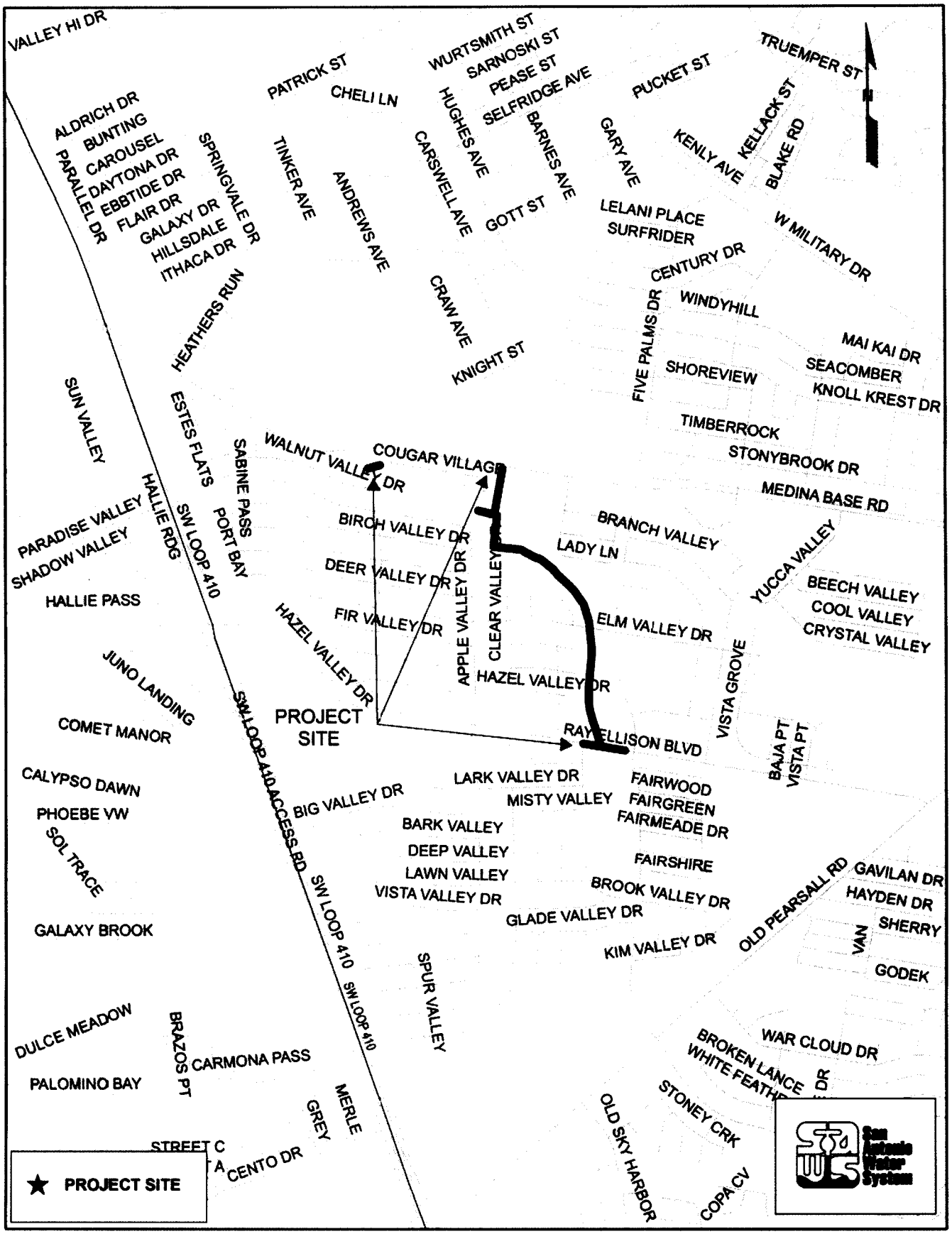
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**26B**
Date:	04/02/2015
Time:	02:39:30 PM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing the acquisition on behalf of the San Antonio Water System, through negotiation or condemnation, of real property being permanent water and sewer easements, on a total of 13 parcels, located in New City Blocks 15210, 15257, 15258, and 15284 for approximately 0.8 miles of adjusted and replaced sewer main(s) and adjuster and replaced water main(s) and declaring the project to be a public use project for the acquisition.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

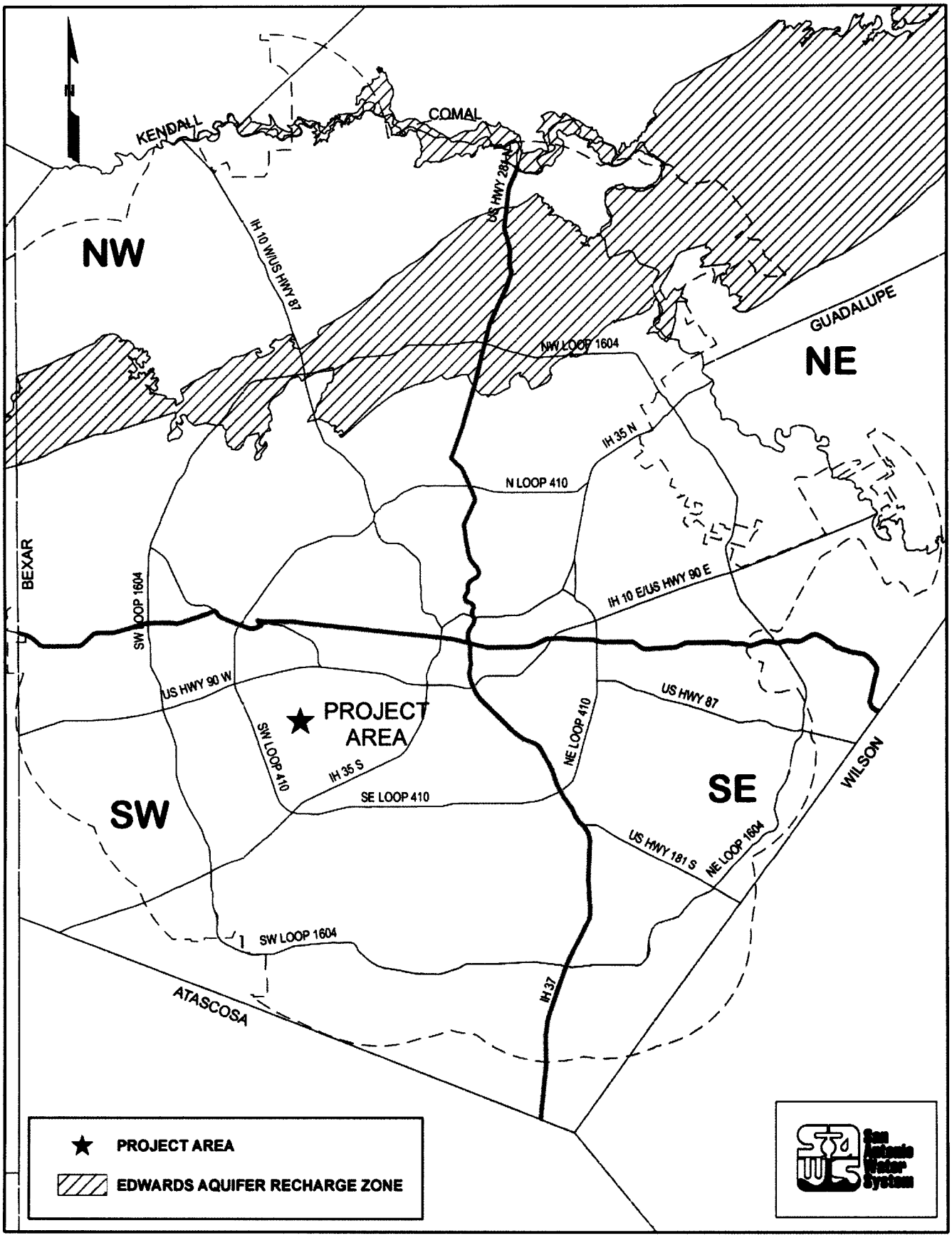
SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
ATTACHMENT II



INDIAN CREEK CHANNEL IMPROVEMENTS - PHASE II

"EXHIBIT A-1"

SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
ATTACHMENT I



INDIAN CREEK CHANNEL IMPROVEMENTS - PHASE II

Exhibit A-2

Route Description

The Project will consist of approximately 0.8 miles of adjusted and replaced sewer and adjusted and replaced water main beginning near the intersection of Indian Creek and the Ray Ellison Blvd., and thence generally following in a northerly course of Indian Creek, and terminating at Medina Base Rd.

AFFECTING PROPERTY LOCATED IN:

New City Blocks: 15210, 15257, 15258, & 15284

"EXHIBIT A-2"

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-341
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: Home Living Hospitality LTD.

Exhibit A-3

SANITARY SEWER EASEMENT
DESCRIPTION OF A 0.030 OF ONE ACRE TRACT

Being 0.030 of one acre out of a 31.487 area tract as recorded in Volume 16022, Page 587, Official Public Records of Real Property, situated in the N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 0.030 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "ELIZONDO" cap found for the southwest corner of the herein described tract, said point being in the east line of Lackland Spur Line (abandoned) and the common corner of said 31.487 acre tract and the 5.698 acre tract as recorded in Volume 14878, Page 930, Official Public Records of Real Property, Bexar County, Texas;

Thence coincident with the west line of the aforementioned 31.487 acre tract, North 11°40'12" East, a distance of 74.48 feet to a 1/2" iron rod with plastic cap stamped "ELIZONDO" cap found for the northwest corner of the herein described tract, said point begin the northwest corner of 31.487 acre tract and the southwest corner of the Remaining Portion of 41.095 acre tract as recorded in Volume 8583, Page 1096, Official Public Records of Real Property, Bexar County, Texas;

Thence coincident with the north line of the 31.487 acre tract, South 80°55'12" East, a distance of 16.02 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the of the herein described tract;

Thence crossing the 31.487 acre tract, South 11°40'12" West, a distance of 86.57 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point begin on the southwest line of the 31.487 acre tract and the northwest line of the said 5.698 acre tract;

Thence coincident with the southwest line of the 31.487 acre tract, North 42°56'35" West, a distance of 19.63 feet to the **POINT OF BEGINNING** containing 0.030 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812 2-25-15

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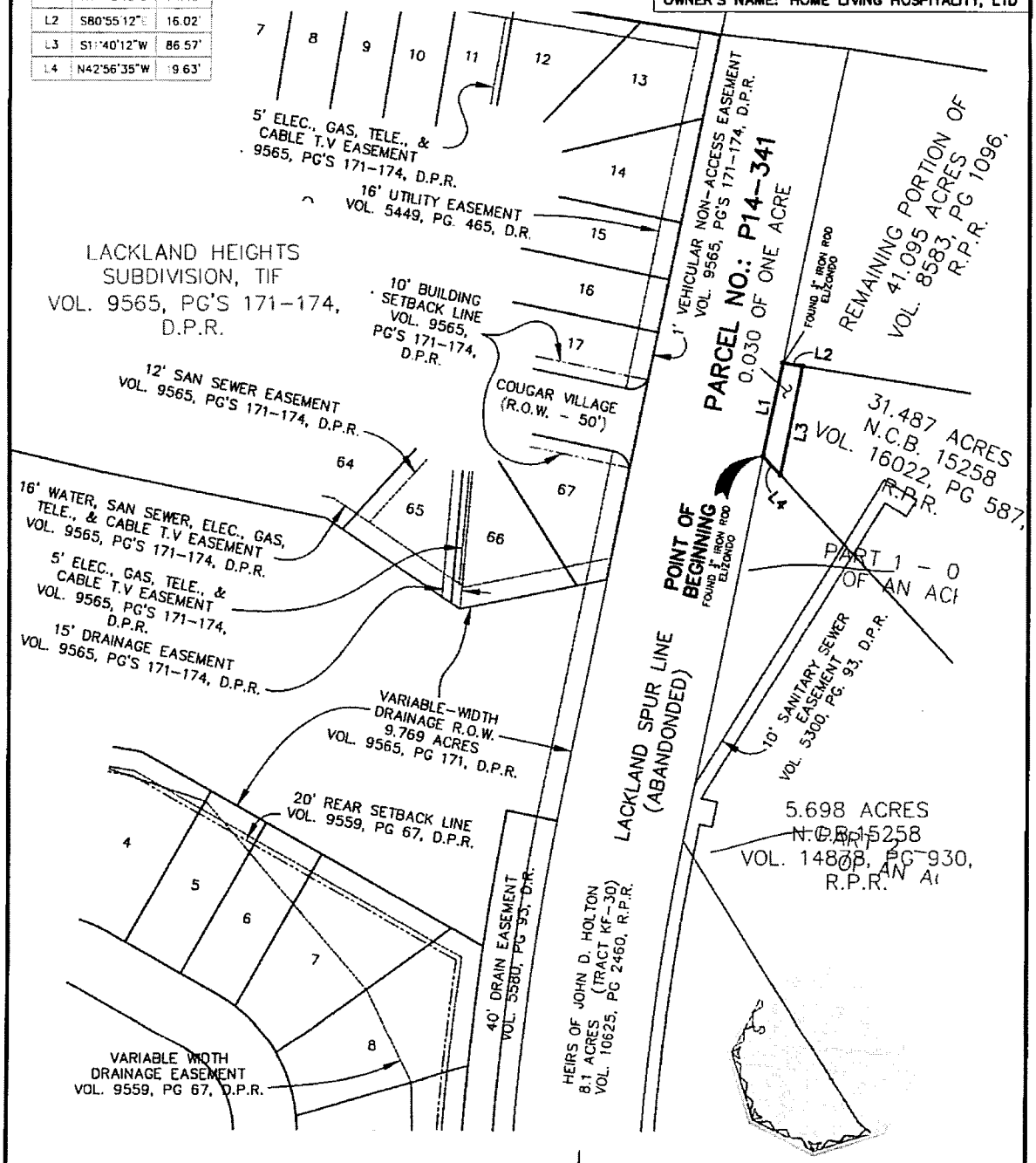
TEXAS FIRM REGISTRATION NUMBERS. ENGINEERING F-2214 | SURVEYING 100410 | WWW.CECTEXAS.COM

X:\data\survey\projects\E0447800 INDIAN CREEK PHASE 2\CADD\DOCUMENTS\METES AND BOUNDS\Parcel P14-341.doc

"EXHIBIT A-3"

PARCEL NO.: P14-341
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: HOME LIVING HOSPITALITY, LTD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°40'12"E	74.46'
L2	S80°55'12"E	16.02'
L3	S11°40'12"W	86.57'
L4	N42°56'35"W	19.63'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY. SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014

Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2/25/15

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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
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F) 210.641.6440
Email: cecsaatexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

SANITARY SEWER EASEMENT
A 0.030 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15258,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 2 OF 2

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-342
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: AFEER
Investments, INC

SANITARY SEWER EASEMENT
DESCRIPTION OF A 0.133 OF ONE ACRE TRACT

Being 0.133 of one acre out of a 5.698 area tract as recorded in Volume 14878, Page 930, Official Public Records of Real Property, situated in the N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 0.133 acre tract being more particularly described as Part 1 and Part 2 as follows:

PART 1

BEGINNING at a 1/2" iron rod with "ELIZONDO" cap found for the most northerly corner of the herein described tract, said point being in the east line of Lackland Spur Line (abandoned) and the common corner of said 5.698 acre tract and the 31.487 acre tract as recorded in Volume 16022, Page 587, Official Public Records of Real Property, Bexar County, Texas;

Thence coincident with the north line of the aforementioned 5.698 acre tract, South 42°56'35" East, a distance of 19.63 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract;

Thence in a southwest direction, crossing the 5.698 acre tract, South 09°16'44" West, a distance of 184.98 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point being on the north line of a 10 foot sanitary sewer easement as recorded in Volume 5300, Page 93, Deed and Plat Records, Bexar County, Texas;

Thence coincident with the north line of said easement and the south line of the herein described tract, South 31°51'56" West, a distance of 68.70 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of the herein described tract, said point being on the west line of said 5.698 acre tract and the east line of said Lackland Spur Line;

Thence coincident with the west line of the 5.698 acre tract, the east line of said Lackland Spur Line and the west line of the herein described tract, North 11°40'12" East, a distance of 260.67 feet to the **POINT OF BEGINNING** containing 0.104 of one acre of land, more or less.

PART 2

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of the herein described tract, said point being on the east line of said 10 foot sanitary sewer easement and being South 32°11'55" East, a distance of 14.59 feet from the southwest corner of said 5.698 acre tract, said point being on a curve to the right having a central angle of 00°46'38", a radius of 1901.12 and a chord bearing and distance of North 11°16'53" East, 25.79 feet;

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Thence coincident with the east line of said easement and the west line of the herein described tract, along the arc of said curve to the right, a distance of 25.79 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

Thence continuing with said lines, South 78°19'48" East, a distance of 10.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

Thence continuing with said lines, North 11°43'56" East, a distance of 20.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

Thence continuing with said lines, North 78°19'48" West, a distance of 13.01 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract;

Thence with the south line of said utility easement and the north line of the herein described tract, North 31°51'56" East, a distance of 51.55 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract;

Thence crossing the 5.698 acre tract, South 09°16'44" West, a distance of 114.45 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point being on the south line of said 5.698 acre tract;

Thence coincident with the south line of the 5.698 acre tract and the south line of the herein described tract, North 32°11'55" West, a distance of 28.00 feet to the **POINT OF BEGINNING** containing 0.029 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 19th day of February, 2015.

Chester A. Varner R.P.L.S.

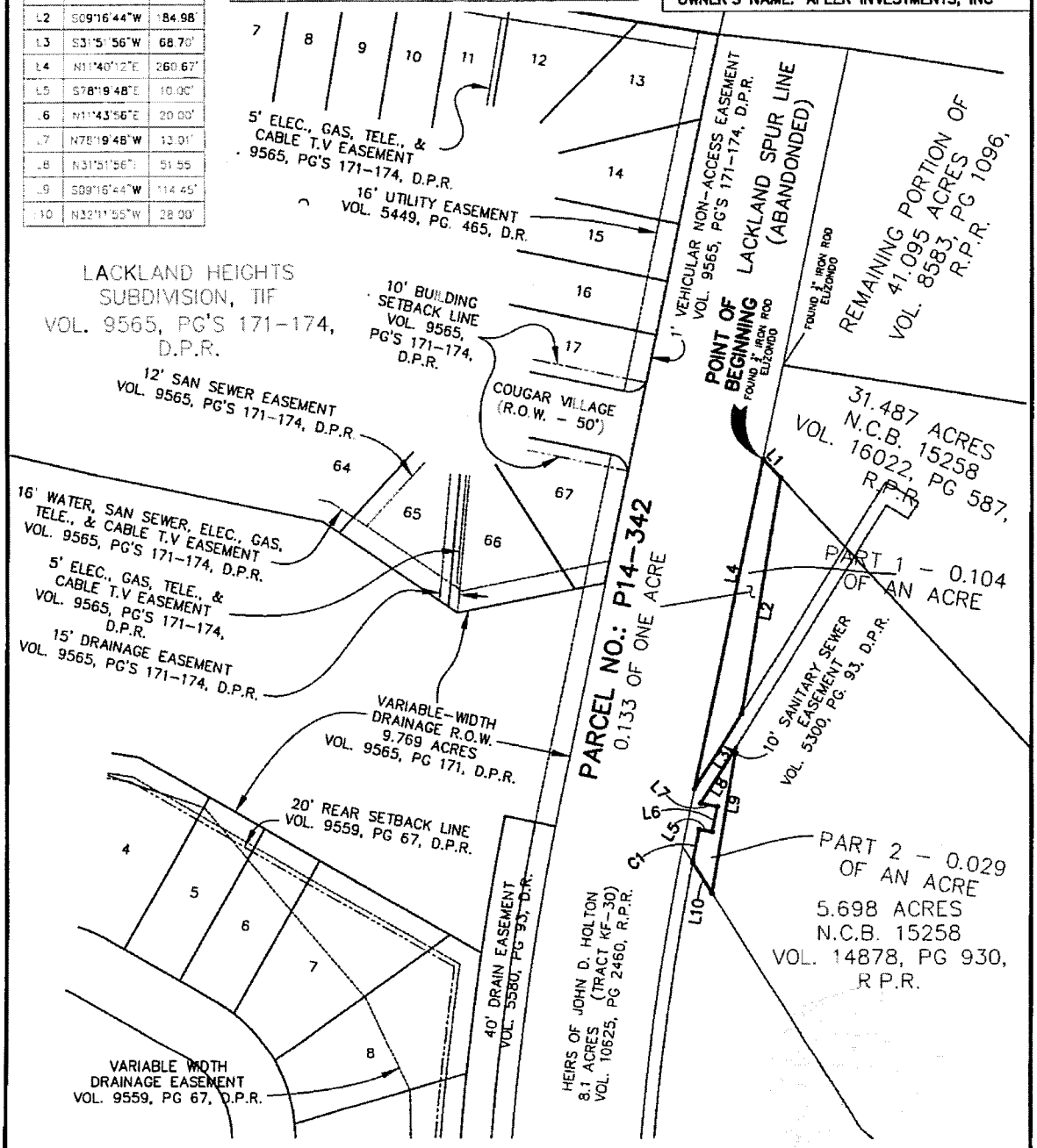
Chester A. Varner, RPLS # 4812

2-25-15

PARCEL NO.: P14-342
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: AFEER INVESTMENTS, INC

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°56'35"E	19.63'
L2	S09°16'44"W	184.98'
L3	S31°51'56"W	68.70'
L4	N11°40'12"E	260.67'
L5	S78°19'48"E	10.00'
L6	N11°43'56"E	20.00'
L7	N78°19'48"W	13.01'
L8	N31°51'56"E	51.55'
L9	S09°16'44"W	114.45'
L10	N32°11'55"W	28.00'

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	1901.12'	25.79'	00°46'38"	N11°16'53"E	25.79'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND. THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014

Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

SCALE 1" = 100'

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Email: cecsaceotexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

SANITARY SEWER EASEMENT
A 0.121 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15258,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: P14-343
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: Hillcrest
Construction & Management, LLC

SANITARY SEWER EASEMENT
DESCRIPTION OF A 0.206 OF ONE ACRE TRACT

Being 0.206 of one acre out of a 11.09 acre tract as described in Volume 17072, Page 1315and being out of Lot P-37 as recorded in Volume 15353, Page 455, Official Public Records, situated in the N.C.B. 15257, City of San Antonio, Bexar County, Texas, said 0.206 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "CEC" set for the southeast corner of the herein described tract, being on the southwest line of said Lot P-37 and the northeast line of a 0.862 of one acre tract, City of San Antonio, as recorded in Volume 17046, Page 2263, Bexar County, Texas, said point being North 80°34'32" West, a distance of 202.05 feet from a 1/2 rebar found on the north line of Ray Ellision (R.O.W. ~ 100'), Thence crossing said 0.862 of one acre tract, North 19°23'19" West, a distance of 114.13;

Thence coincident with the southwest line of the aforementioned 11.09 acre tract, and the northeast line of aforementioned 0.862 of one acre tract, North 80°34'32" West, a distance of 18.26 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the an exterior corner of the herein described tract;

Thence crossing Lot P-37 and said 11.09 acre tract, North 19°23'19" West, a distance of 114.72 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an interior corner of the herein described tract;

Thence continuing across Lot P-37 and said 11.09 acre tract, South 74°24'48" West, a distance of 159.09 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

Thence continuing across Lot P-37 and said 11.09 acre tract, South 15°36'58" East, a distance of 36.71 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract, said point being on the southwest line of said 11.09 acre tract and the northeast line of 0.862 of one acre tract;

Thence along said lines, North 80°34'32" West, a distance of 17.66 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of the herein described tract, said point being the southwesterly corner of 11.09 acre tract and the northwest corner of 0.862 of one acre tract;

Thence along the west line of said Lot P-37, the west line of said 11.09 acre tract and the east line of the Lackland City Commercial Sites Subdivision Unit 56-B as recorded in Volume 8900, Page 168, Official Public Records, Bexar County, Texas, North 15°36'58" West, a distance of 263.21 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being the southeast corner of Lackland City Subdivision, Unit 56 as recorded in Volume 5870, Page 7, Plat Records, Bexar County, Texas;

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Thence crossing said Lot P-37 and said 11.09 acre tract, North 74°23'02" East, a distance of 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the most northerly northeast corner of the herein described tract;

Thence continuing across Lot P-37 and said 11.09 acre tract, South 15°36'58" East, a distance of 217.98 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the of the herein described tract;

Thence continuing across Lot P-37 and said 11.09 acre tract, North 74°24'48" East, a distance of 174.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the eastern most northeast corner of the of the herein described tract;

Thence continuing across Lot P-37 and said 11.09 acre tract, South 19°23'19" East, a distance of 138.50 feet to the **POINT OF BEGINNING** containing 0.206 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

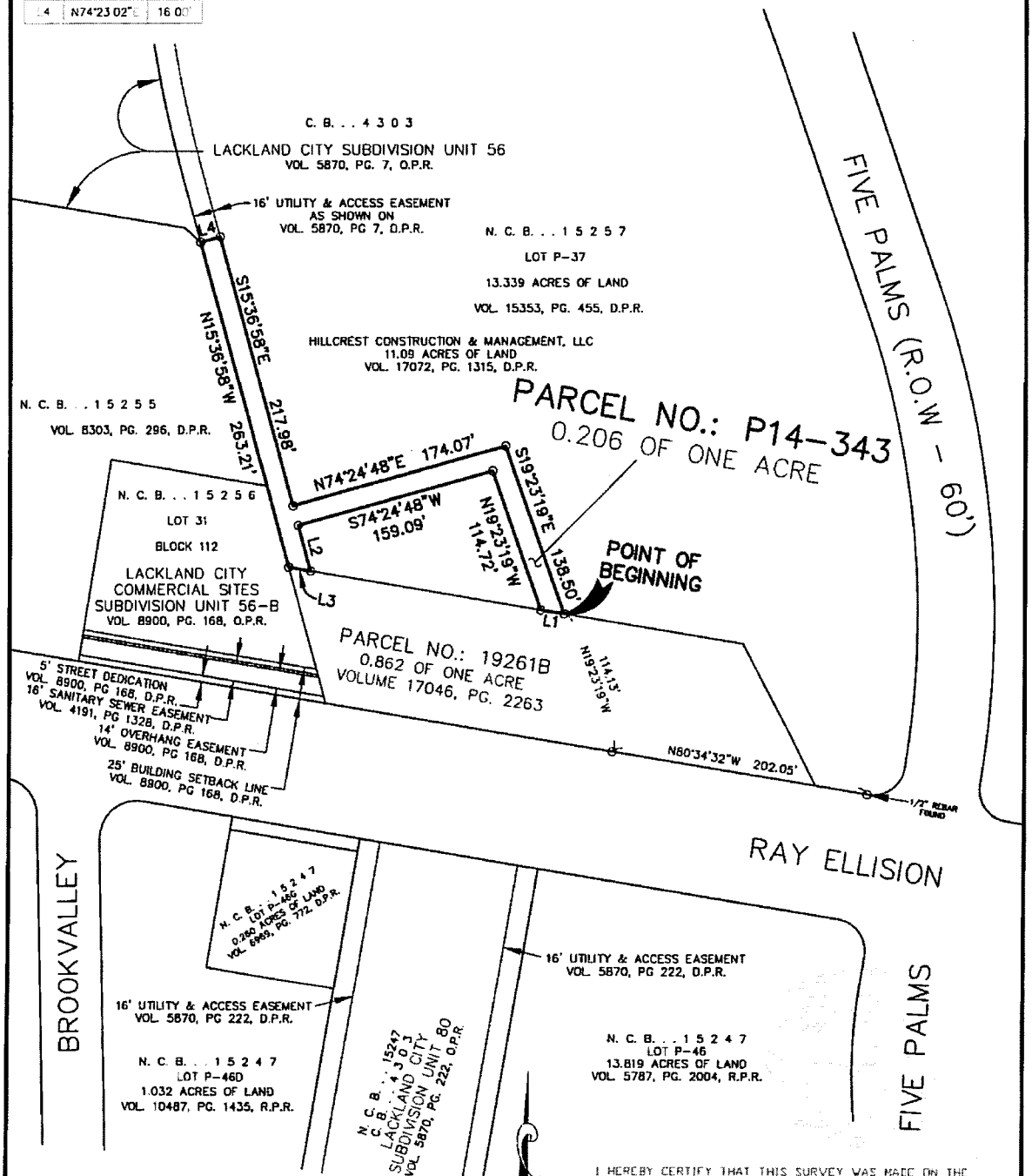
Chester A. Varner, R.P.L.S.

Chester A. Varner, RPLS # 4812

7-25-15

PARCEL NO.: P14-343
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: HILLCREST CONSTRUCTION & MANAGEMENT, LLC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°34'32"W	18.26'
L2	S15°36'58"E	36.7[illegible]
L3	N80°34'32"W	17.66'
L4	N74°23'02"E	16.00'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCALE 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

Chester A. Varner R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

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Email: cecsaccetexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

SANITARY SEWER EASEMENT
A 0.206 OF ONE ACRE TRACT

NEW CITY BLOCK (N.C.B.) 15257,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-344
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: Lackland
Development, Inc.

WATER EASEMENT
DESCRIPTION OF A 0.052 OF ONE ACRE TRACT

Being 0.052 of one acre out of the Lackland City Subdivision Unit 80 as recorded in Volume 5870, Page 222, Official Public Records, situated in N.C.B. 15247 and C.B. 4303, City of San Antonio, Bexar County, Texas, said 0.052 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "CEC" set for the northeast corner of the herein described tract, said point being on the northeast corner of said Lackland City Subdivision Unit 80 and the southwest right-of-way line of Ray Ellision (R.O.W. ~ 100');

Thence coincident with the southeast line of the aforementioned Lackland City Subdivision Unit 80 and the northwest line of Lot P-46 as recorded in Volume 5787, Page 2004, Official Public Records of Real Property, Bexar County, Texas, South 09°25'28" West, a distance of 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence crossing the Lackland City Subdivision Unit 80, North 80°34'32" West, a distance of 142.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of the herein described tract, said point begin on the west line of the Lackland City Subdivision Unit 80 and the east line of Lot P-46G as recorded in Volume 6969, Page 772, Deed and Plat Records, Bexar County, Texas;

Thence coincident with the west line of Lackland City Subdivision Unit 80, North 09°25'28" East, a distance of 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the of the herein described tract, said point begin the northwest corner of the Lackland City Subdivision Unit 80 and on the southwest right-of-way line of said Ray Ellision;

Thence coincident with the northeast line of the Lackland City Subdivision Unit 80, South 80°34'32" East, a distance of 142.00 feet to the **POINT OF BEGINNING** containing 0.052 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner, R.P.L.S.
Chester A. Varner, RPLS # 4812
2-23-15

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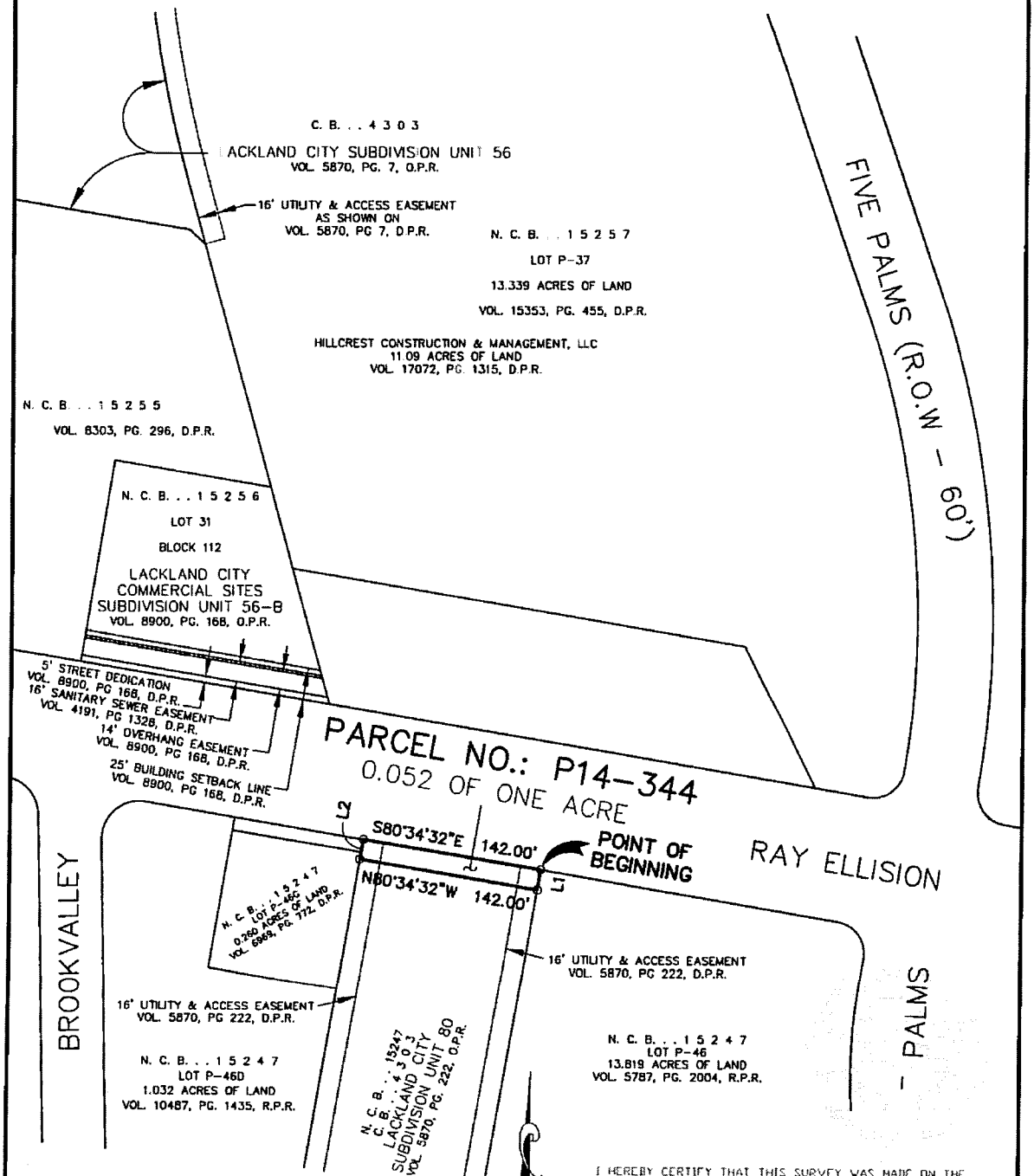
PARCEL NO.: P14-344
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: LACKLAND DEVELOPMENT, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°25'28"W	16.00'
L2	N09°25'28"E	16.00'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

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Email: cecinsetexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

WATER EASEMENT
A 0.052 OF ONE ACRE TRACT

NEW CITY BLOCK (N.C.B.) 15247,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 2 OF 2

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: P14-345 Part 1
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: FAMCO
Construction, Inc.

WATER EASEMENT
DESCRIPTION OF A 0.061 OF ONE ACRE TRACT

Being 0.061 of one acre out of the Variable-Width Drainage Right-of-Way as recorded in Volume 9565, Pages 171-174, Deed and Plat Records, situated in the N.C.B. 15210, City of San Antonio, Bexar County, Texas, said 0.061 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the most southerly corner of the herein described tract, said point being on the northeast line of Lot 50 of said Lackland Heights Subdivision, TIF and the southwest line of Variable-Width Drainage Right-of-Way of said Lackland Heights Subdivision, TIF, said point being North 45°05'27" West, a distance of 171.44 feet from a 1/2" iron rod found with "ROSINJOHNSON" cap for the northeast corner of Lot 53 and northwest corner of Lot 54 of said Lackland Heights Subdivision, TIF;

Thence coincident with northwest line of said Lot 50 and Lot 49, also the southwest line of said Variable-Width Drainage Right-of-Way, North 45°05'42" West, passing at a distance of 1.02 feet the north corner of aforementioned Lot 50, a total distance of 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence in a northeasterly direction, crossing aforementioned Variable-Width Drainage Right-of-Way the following courses:

> North 43°40'11" East, a distance of 34.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> North 86°59'10" East, a distance of 60.59 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> North 73°35'47" East, a distance of 63.81 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> South 61°24'13" East, a distance of 6.36 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

Thence continuing crossing Variable-Width Drainage Right-of-Way, North 73°35'47" East, a distance of 0.76 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an exterior corner of the herein described tract, said point begin on the northeast line of the Variable-Width Drainage Right-of-Way and the southwest line of Lot 19;

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Thence coincident with the northeast line of Variable-Width Drainage Right-of-Way, South 45°51'10" East, a distance of 18.37 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the east corner of the herein described tract;

Thence in a southwesterly direction, crossing Variable-Width Drainage Right-of-Way the following courses:

> South 73°35'47" West, a distance of 16.42 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> North 61°24'13" West, a distance of 6.36 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> South 73°35'47" West, a distance of 59.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> South 86°59'10" West, a distance of 56.11 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

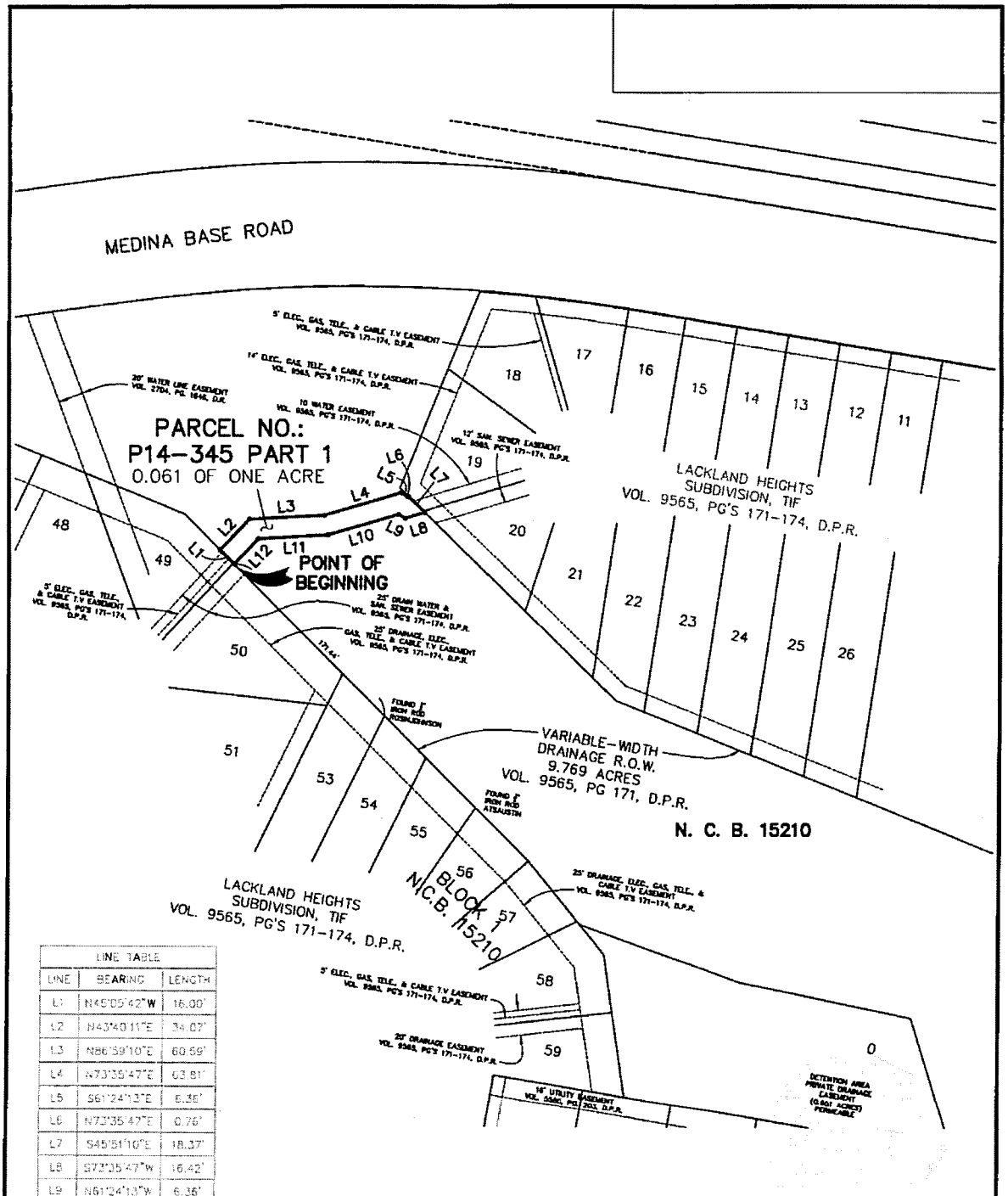
Thence continuing crossing the Variable-Width Drainage Right-of-Way, South 43°40'11" West, a distance of 28.06 feet to the **POINT OF BEGINNING** containing 0.061 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner R.P.L.S.

Chester A. Varner, RPLS # 4812

2-25-15



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°05'42"W	16.00'
L2	N43°40'11"E	34.07'
L3	N86°59'10"E	60.59'
L4	N73°35'47"E	63.81'
L5	S61°24'13"E	6.36'
L6	N73°35'47"E	0.76'
L7	S45°51'10"E	18.37'
L8	S73°35'47"W	16.42'
L9	N61°24'13"W	6.36'
L10	S73°35'47"W	59.07'
L11	S86°59'10"W	56.11'
L12	S43°40'11"W	28.06'

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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY. SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

SCALE 1" = 100'

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Email: cecconsultexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

WATER EASEMENT
0.061 OF ONE ACRE, OUT OF
LACKLAND HEIGHTS SUBDIVISION, TIF

NEW CITY BLOCK (N.C.B.) 15210,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: P14-345 Part 2
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: FAMCO
Construction, Inc.

SANITARY SEWER EASEMENT
DESCRIPTION OF A 0.085 OF ONE ACRE TRACT

Being 0.085 of one acre out of a Variable-Width Drainage Right-of-Way as recorded in Volume 9565, Page 171-174, Deed and Plat Records, situated in the N.C.B. 15210, City of San Antonio, Bexar County, Texas, said 0.085 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the northeast corner of the herein described tract, said point being in the west line of Lackland Spur Line (abandoned) and the east line of the said Variable-Width Drainage Right-of-Way, said point being South 11°40'12" West, a distance of 58.17 feet from the northeast corner of said Variable-Width Drainage Right-of-Way;

Thence coincident with the west line of said Lackland Spur Line, South 11°40'12" West, a distance of 16.01 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence crossing aforementioned Variable-Width Drainage Right-of-Way, North 80°46'07" West, distance of 216.38 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

Thence continuing crossing the aforementioned Variable-Width Drainage Right-of-Way, North 46°40'44" West, a distance of 119.94 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the most westerly corner of the herein described tract;

Thence continuing crossing the Variable-Width Drainage Right-of-Way, North 43°19'16" East, a distance of 14.09 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the most northerly corner of the herein described tract, said point being on the northeast line of the Variable-Width Drainage Right-of-Way and the southwest line of the Lackland Heights Subdivision, TIF, Volume 9565, Pages 171-174, Deed and Plat Records, Bexar County, Texas;

Thence coincident with the Variable-Width Drainage Right-of-Way, South 56°13'27" East, a distance of 16.22 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an exterior corner of the herein described tract;

Thence crossing Variable-Width Drainage Right-of-Way, South 43°19'16" West, a distance of 0.79 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an interior corner of the herein described tract;

Thence continuing crossing the Variable-Width Drainage Right-of-Way, South 46°40'44" East, a distance of 99.04 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an interior corner of the herein described tract;

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Thence continuing crossing the Variable-Width Drainage Right-of-Way, South 80°46'07" East, a distance of 112.06 feet to the **POINT OF BEGINNING** containing 0.085 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

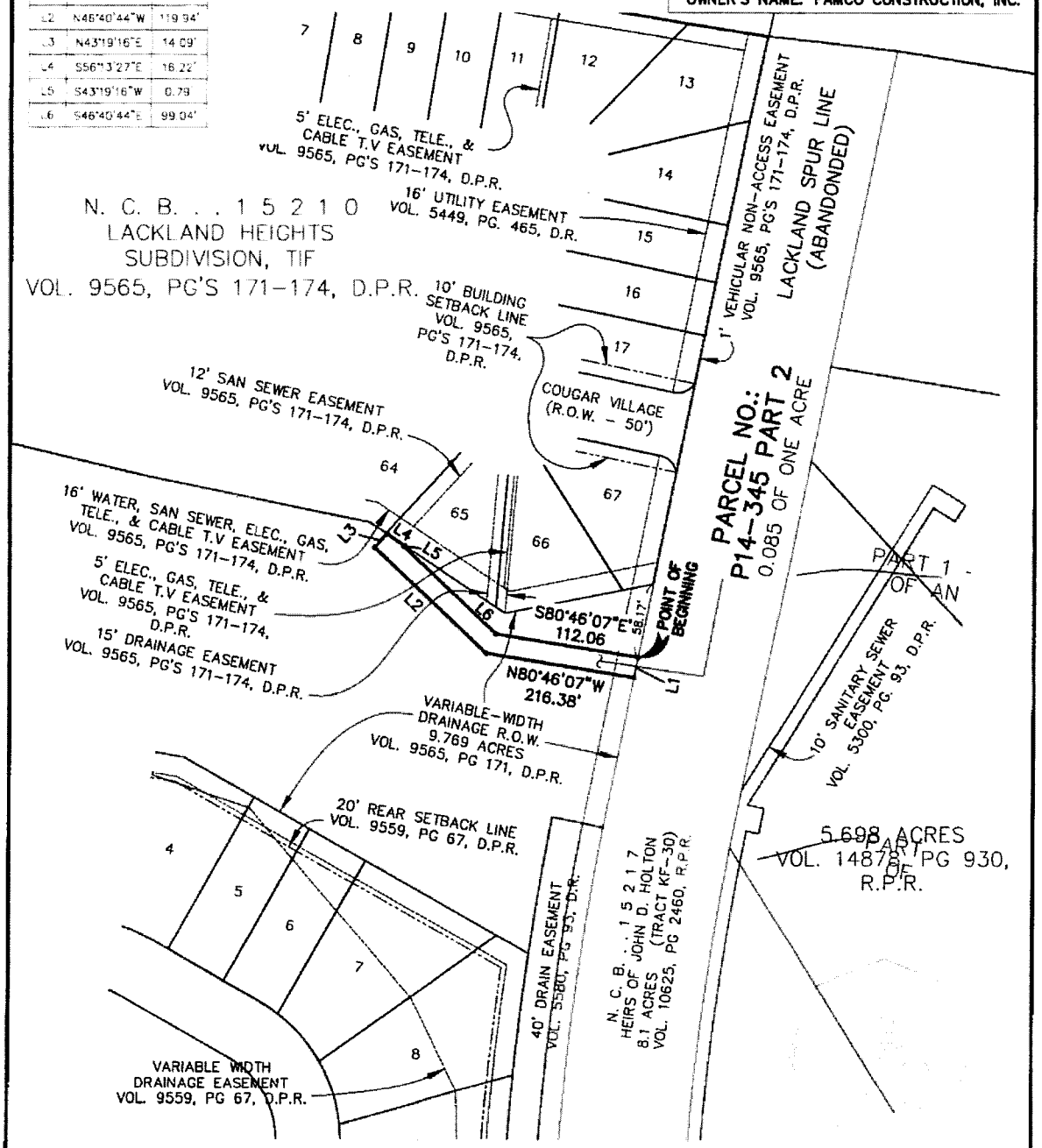
Chester A. Varner R.P.L.S.

Chester A. Varner, RPLS # 4812

2-25-15

PARCEL NO.: P14-345 PART 2
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: FAMCO CONSTRUCTION, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°40'12"W	16.01'
L2	N46°40'44"W	119.94'
L3	N43°19'16"E	14.09'
L4	S56°13'27"E	16.22'
L5	S43°19'16"W	0.79
L6	S46°40'44"E	99.04'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

SCALE 1" = 100'

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Email: cecceccetexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

SANITARY SEWER EASEMENT
A 0.085 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15210,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE FEBRUARY, 2015
JOB NUMBER C0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-345A Part 1
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMENT
DESCRIPTION OF A 0.061 OF ONE ACRE TRACT

Being 0.061 of one acre out of the Variable-Width Drainage Right-of-Way as recorded in Volume 9565, Pages 171-174, Deed and Plat Records, situated in the N.C.B. 15210, City of San Antonio, Bexar County, Texas, said 0.061 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the most southerly corner of the herein described tract, said point being on the northeast line of Lot 50 of said Lackland Heights Subdivision, TIF and the southwest line of Variable-Width Drainage Right-of-Way of said Lackland Heights Subdivision, TIF, said point being North 45°05'27" West, a distance of 171.44 feet from a 1/2" iron rod found with "ROSINJOHNSON" cap for the northeast corner of Lot 53 and northwest corner of Lot 54 of said Lackland Heights Subdivision, TIF;

Thence coincident with northwest line of said Lot 50 and Lot 49, also the southwest line of said Variable-Width Drainage Right-of-Way, North 45°05'42" West, passing at a distance of 1.02 feet the north corner of aforementioned Lot 50, a total distance of 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence in a northeasterly direction, crossing aforementioned Variable-Width Drainage Right-of-Way the following courses:

> North 43°40'11" East, a distance of 34.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> North 86°59'10" East, a distance of 60.59 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> North 73°35'47" East, a distance of 63.81 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;
>
> South 61°24'13" East, a distance of 6.36 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

Thence continuing crossing Variable-Width Drainage Right-of-Way, North 73°35'47" East, a distance of 0.76 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an exterior corner of the herein described tract, said point begin on the northeast line of the Variable-Width Drainage Right-of-Way and the southwest line of Lot 19;

Thence coincident with the northeast line of Variable-Width Drainage Right-of-Way, South 45°51'10" East, a distance of 18.37 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the east corner of the herein described tract;

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TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEYING 100410 | WWW.CECTEXAS.COM

Thence in a southwesterly direction, crossing Variable-Width Drainage Right-of-Way the following courses:

South 73°35'47" West, a distance of 16.42 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

North 61°24'13" West, a distance of 6.36 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

South 73°35'47" West, a distance of 59.07 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

South 86°59'10" West, a distance of 56.11 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

Thence continuing crossing the Variable-Width Drainage Right-of-Way, South 43°40'11" West, a distance of 28.06 feet to the **POINT OF BEGINNING** containing 0.061 of one acre of land, more or less.

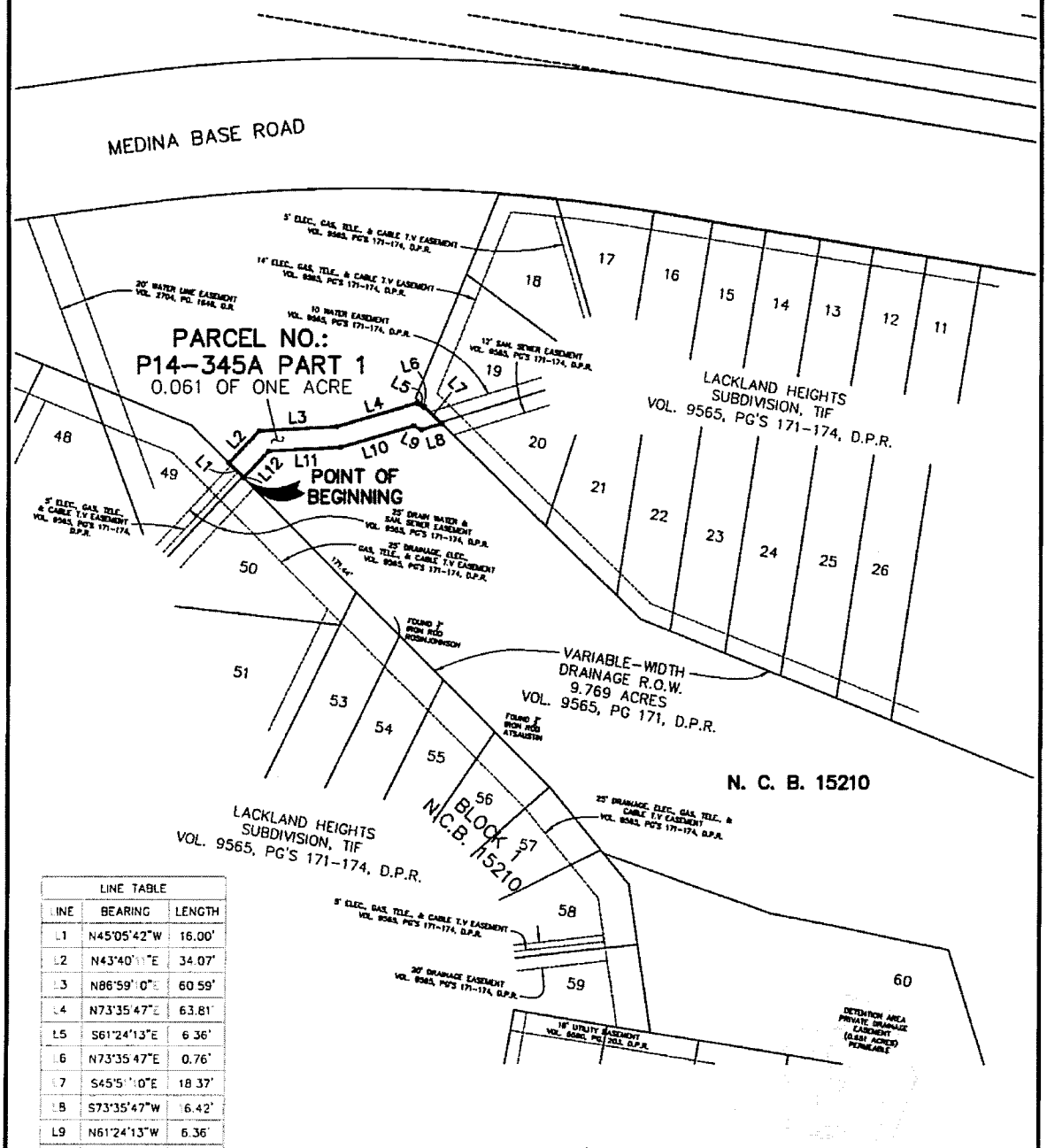
This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner, R.P.L.S.

Chester A. Varner, RPLS # 4812

2-25-15

PARCEL NO.: P14-345A PART 1
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°05'42"W	16.00'
L2	N43°40'11"E	34.07'
L3	N86°59'10"E	60.59'
L4	N73°35'47"E	63.81'
L5	S61°24'13"E	6.36'
L6	N73°35'47"E	0.76'
L7	S45°51'10"E	18.37'
L8	S73°35'47"W	6.42'
L9	N61°24'13"W	6.36'
L10	S73°35'47"W	59.07'
L11	S86°59'10"W	56.11'
L12	S43°40'11"W	28.06'

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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

Chester A. Varner R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2/25/15

SCALE: 1" = 100'

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Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT
0.061 OF ONE ACRE, OUT OF
LACKLAND HEIGHTS SUBDIVISION, TIF

NEW CITY BLOCK (N.C.B.) 15210,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-345A Part 2
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMEMT
DESCRIPTION OF A 0.085 OF ONE ACRE TRACT

Being 0.085 of one acre out of a Variable-Width Drainage Right-of-Way as recorded in Volume 9565, Page 171-174, Deed and Plat Records, situated in the N.C.B. 15210, City of San Antonio, Bexar County, Texas, said 0.085 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the northeast corner of the herein described tract, said point being in the west line of Lackland Spur Line (abandoned) and the east line of the said Variable-Width Drainage Right-of-Way, said point being South 11°40'12" West, a distance of 58.17 feet from the northeast corner of said Variable-Width Drainage Right-of-Way;

Thence coincident with the west line of said Lackland Spur Line, South 11°40'12" West, a distance of 16.01 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence crossing aforementioned Variable-Width Drainage Right-of-Way, North 80°46'07" West, distance of 216.38 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the of the herein described tract;

Thence continuing crossing the aforementioned Variable-Width Drainage Right-of-Way, North 46°40'44" West, a distance of 119.94 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the most westerly corner of the herein described tract;

Thence continuing crossing the Variable-Width Drainage Right-of-Way, North 43°19'16" East, a distance of 14.09 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the most northerly corner of the herein described tract, said point being on the northeast line of the Variable-Width Drainage Right-of-Way and the southwest line of the Lackland Heights Subdivision, TIF, Volume 9565, Pages 171-174, Deed and Plat Records, Bexar County, Texas;

Thence coincident with the Variable-Width Drainage Right-of-Way, South 56°13'27" East, a distance of 16.22 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an exterior corner of the herein described tract;

Thence crossing Variable-Width Drainage Right-of-Way, South 43°19'16" West, a distance of 0.79 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an interior corner of the herein described tract;

Thence continuing crossing the Variable-Width Drainage Right-of-Way, South 46°40'44" East, a distance of 99.04 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an interior corner of the herein described tract;

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Thence continuing crossing the Variable-Width Drainage Right-of-Way, South 80°46'07" East, a distance of 112.06 feet to the **POINT OF BEGINNING** containing 0.085 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

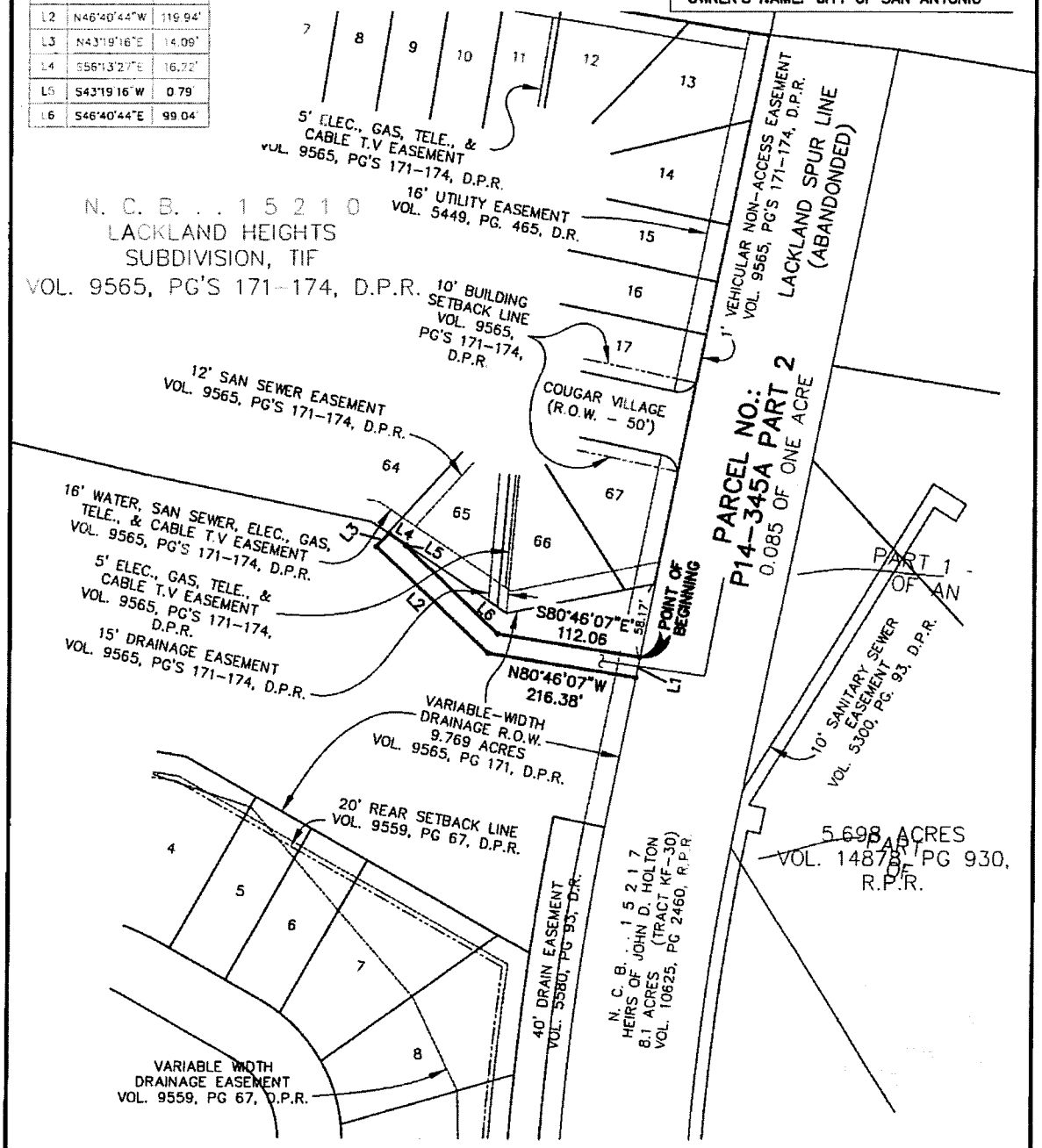
Chester A. Varner, R.P.L.S.

Chester A. Varner, RPLS # 4812

2-25-15

PARCEL NO.: P14-345A PART 2
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°40'12"W	16.01'
L2	N46°40'44"W	119.94'
L3	N43°19'16"E	14.09'
L4	S56°13'27"E	16.72'
L5	S43°19'16"W	0.79'
L6	S46°40'44"E	99.04'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014

Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 4812

2-25-15

SCALE 1" = 100'

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Email: cecdonedurdentexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT
A 0.085 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15210,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-347
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMENT EASEMENT
DESCRIPTION OF A 0.076 OF ONE ACRE TRACT

Being 0.076 of one acre out of a 8.1 acre tract (Tract KF-30) as recorded in Volume 10625, Page 2460, Real Property Records and a 3.535 acre tract as recorded in Volume 10554, Page 1345, Real Property Records, situated in the N.C.B. 15284, City of San Antonio, Bexar County, Texas, said 0.076 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the northwest corner of the herein described tract, said point being in the west line of Lackland Spur Line (abandoned), being the west line of said 8.1 acre tract and being the north line of a 50 foot Gas Easement as recorded in Volume 3819, Page 567, Deed Records, Bexar County, Texas, said point being North 11°40'12" East, a distance of 178.96 feet from the northeast corner of Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas;

Thence crossing the said 8.1 acre tract, along the north line of the said 50 foot Gas Easement, South 81°31'52" East, a distance of 100.16 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract, said point being at the east line of said Lackland Spur Line, a common corner of a 3.535 acre tract and a 0.76 acre tract (Tract Two) as recorded in Volume 7735, Page 2018, Official Public Records of Real Property, Bexar County, Texas;

Thence along the north line of the aforementioned 3.353 acre tract, South 80°47'48" East, a distance of 8.28 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract;

Thence crossing said 3.353 acre tract, South 12°42'10" West, a distance of 83.61 feet to a 1/2" iron rod set with plastic cap stamped "CEC" in the north right of way line of Medina Base Road and the south line of said 3.353 acre tract for the southeast corner of the herein described tract;

Thence along said north right of way line and the south line of said 3.353 acre tract acre tract, North 80°55'12" West, a distance of 6.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of said 3.353 acre tract, said point being the southeast corner of said Lackland Spur Line;

Thence along said north right of way line and the south line of said 8.1 acre tract, North 78°51'19" West, a distance of 9.24 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

Thence crossing said 8.1 acre tract, North 12°42'13" East, a distance of 67.17 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

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Thence continuing across said 8.1 acre tract, North 81°31'52" West, a distance of 84.10 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a corner of the herein described tract;

Thence continuing across said 8.1 acre tract, South 11°40'12" West, a distance of 63.22 feet to a 1/2" iron rod set with plastic cap stamped "CEC" " in the north right of way line of Medina Base Road and the south line of said 8.1 acre tract;

Thence along said north right of way line and the south line of said 8.1 acre tract, North 78°51'19" West, a distance of 8.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwest corner of the herein described tract, said point being on the west line of said Lackland Spur Line and the west line of said 8.1 acre tract;

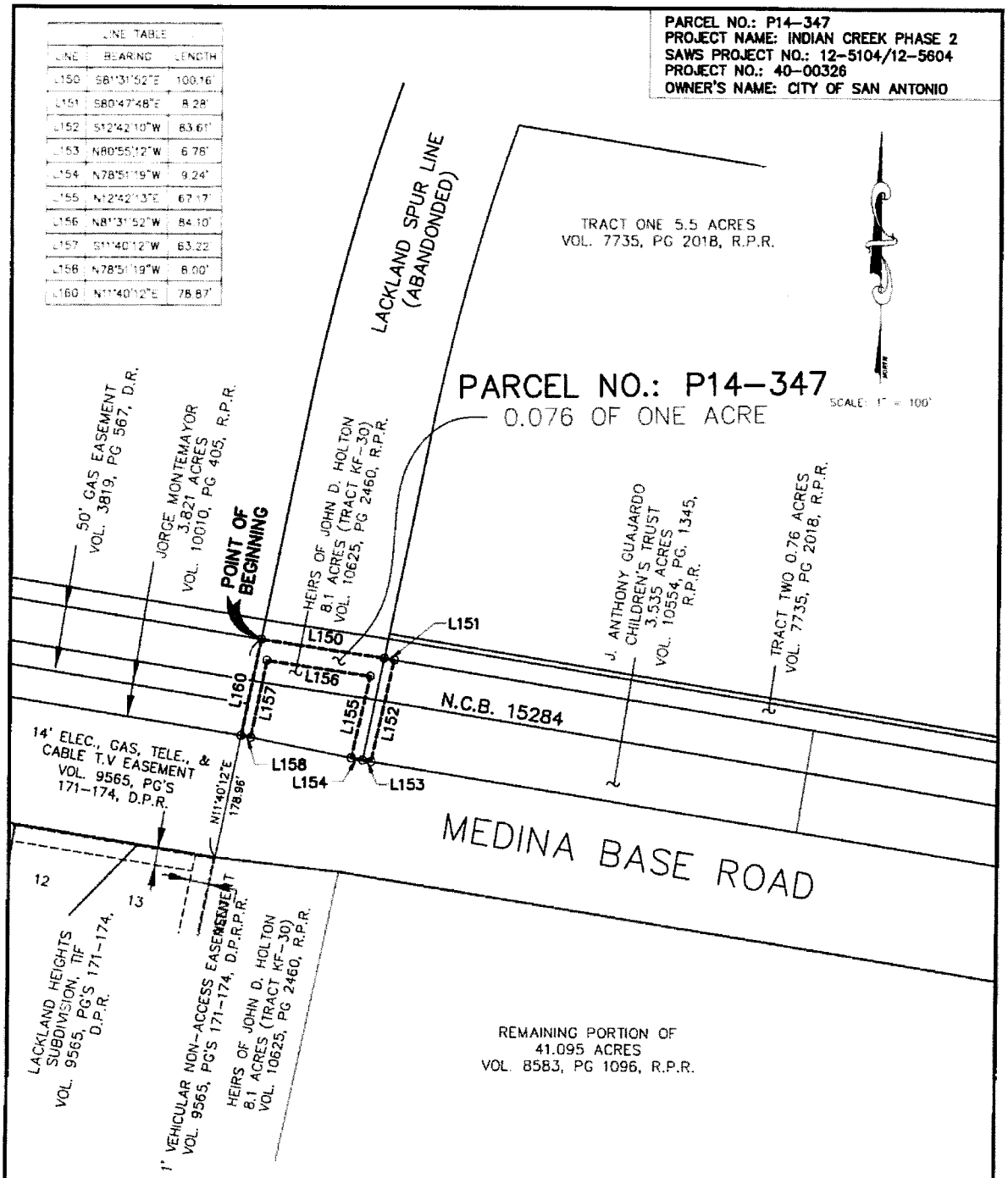
Thence coincident with the west line of the aforementioned 8.1 acre tract, North 11°40'12" East, a distance of 78.87 feet to the **POINT OF BEGINNING** containing 0.076 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner, RPLS # 4812

PARCEL NO.: P14-347
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO

LINE TABLE		
LINE	BEARING	LENGTH
L150	S81°31'52"E	100.16'
L151	S80°47'48"E	8.28'
L152	S12°42'10"W	83.61'
L153	N80°55'12"W	6.78'
L154	N78°51'19"W	9.24'
L155	N12°42'13"E	67.17'
L156	N81°31'52"W	84.10'
L157	S11°40'12"W	63.22'
L158	N78°51'19"W	8.00'
L160	N11°40'12"E	78.87'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS OF REAL PROPERTY,

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

PRELIMINARY

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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Email: cecsaccetexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT EASEMENT
A 0.076 ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15284,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-347B
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMEMT EASEMENT
DESCRIPTION OF A 0.037 OF ONE ACRE TRACT

Being 0.037 of one acre out of a 8.1 acre tract (Tract KF-30) as recorded in Volume 10625, Page 2460, Real Property Records, situated in the N.C.B. 15217, City of San Antonio, Bexar County, Texas, said 0.037 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the northwest corner of the herein described tract, said point being in the west line of Lackland Spur Line (abandoned) and the east line of the said Variable-Width Drainage Right-of-Way, said point being South 11°40'12" West, a distance of 58.17 feet from the northeast corner of a Variable-Width Drainage Right-of-Way as recorded in Volume 9559, Page 67, Deed and Plat Records, Bexar County, Texas;

Thence crossing said 8.1 acre tract, South 80°46'07" East, distance of 100.09 feet to a 1/2" iron rod set with plastic cap stamped "CEC" on the east line of the said 8.1 acre tract for the northeast corner of the of the herein described tract;

Thence coincident with the east line of said 8.1 acre tract, South 11°40'12" West, a distance of 16.01 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract;

Thence crossing aforementioned 8.1 acre tract, North 80°46'07" West, a distance of 100.09 feet to a 1/2" iron rod set with plastic cap stamped "CEC" on the west line of the 8.1 acre tract for the southwest corner of the herein described tract;

Thence coincident with the west line of 8.1 acre tract, North 11°40'12" East, a distance of 16.01 feet to the **POINT OF BEGINNING** containing 0.037 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner, RPLS # 4812

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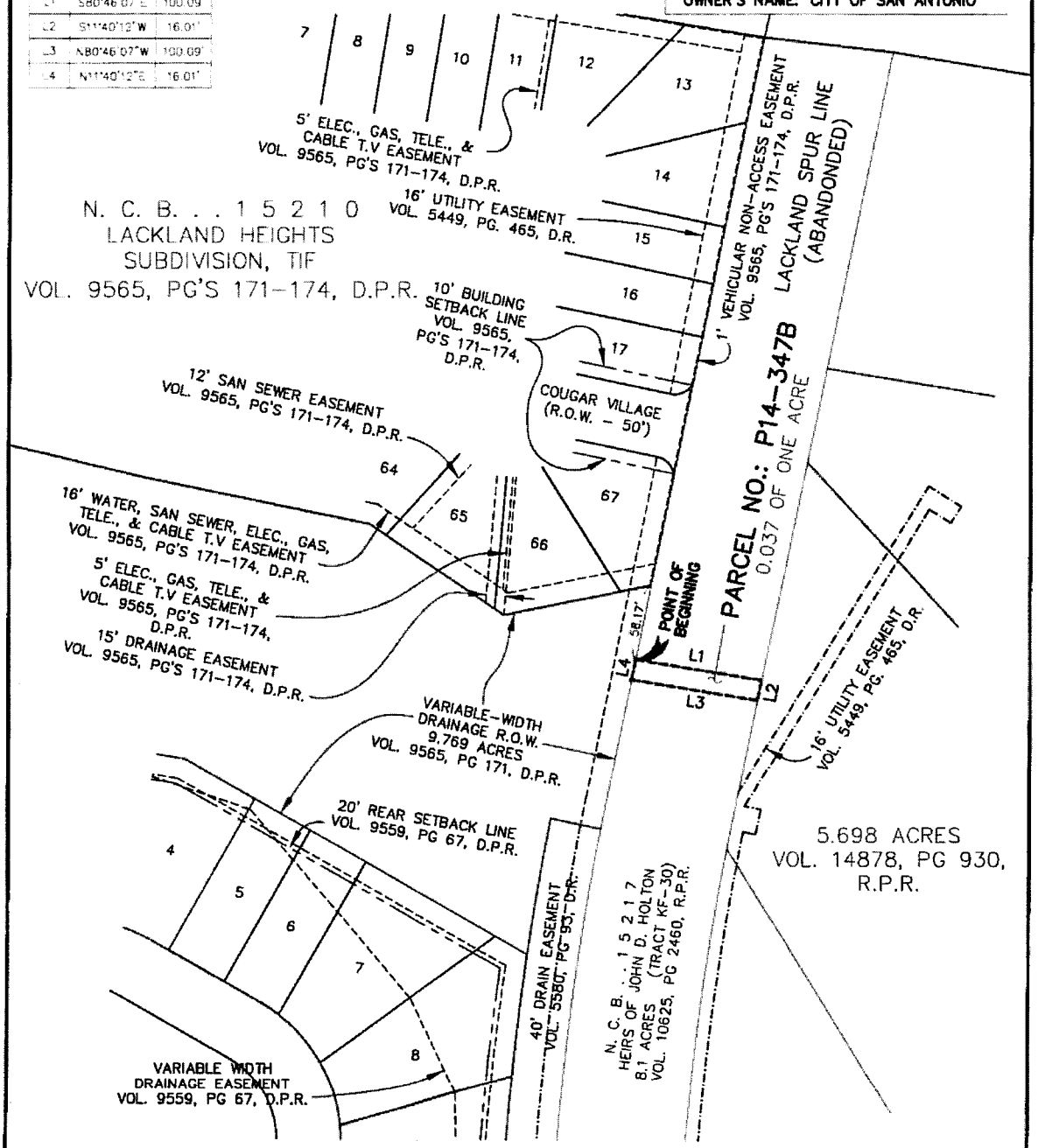
TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEYING 100410 | WWW.CECTEXAS.COM

PARCEL NO.: P14-347B
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°46'07"E	100.09'
L2	S11°40'12"W	16.01'
L3	N80°46'07"W	100.09'
L4	N11°40'12"E	16.01'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

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Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT EASEMENT
A 0.037 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15217,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
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TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-348
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMENT EASEMENT
DESCRIPTION OF A 0.717 OF ONE ACRE TRACT

Being 0.717 of one acre out of a 6.574 acre tract (Tract 3) as recorded in Volume 6501, Page 892, Real Property Records and being out of the N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 0.717 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the southwest corner of the herein described tract, said point being in the northeast right-of-way line of Elm Valley (R.O.W. ~ 60') and the southwest line of the said 6.574 acre tract, said point being South 80°29'52" East, a distance of 5.10 feet from the southwest corner of said 6.574 acre tract;

Thence in a northwesterly direction, crossing the aforementioned 6.574 acre tract the following courses:

North 08°00'05" West, a distance of 172.29 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 29°35'49" West, a distance of 156.37 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 37°38'49" West, a distance of 157.30 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 46°04'48" West, a distance of 174.24 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 49°43'20" West, a distance of 399.10 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 58°03'04" West, a distance of 87.36 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 76°18'11" West, a distance of 216.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 54°46'09" West, a distance of 109.87 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 47°59'30" West, a distance of 267.45 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

North 08°39'36" East, a distance of 211.75 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

Thence continuing crossing the 6.574 acre tract, North 09°13'21" East, a distance of 10.13 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the most northerly corner of the herein described tract, said point being on the

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northeast line of the 6.574 acre tract and the southwest line of the 5.698 acre tract as recorded in Volume 14878, Page 930, Official Public Records of Real Property, Bexar County, Texas;

Thence coincident with the said lines, South 32°11'55" East, a distance of 24.31 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an exterior corner of the herein described tract;

Thence in a northwesterly direction, crossing the aforementioned 6.574 acre tract the following courses:

South 08°39'36" West, a distance of 194.88 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 47°59'30" East, a distance of 257.88 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 54°46'09" East, a distance of 105.88 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 76°18'11" East, a distance of 216.30 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 58°03'04" East, a distance of 91.10 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 49°43'20" East, a distance of 400.77 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 46°04'48" East, a distance of 175.93 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 37°38'49" East, a distance of 159.61 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

South 29°35'49" East, a distance of 160.54 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for an angle point of the herein described tract;

Thence continuing crossing the 6.574 acre tract, South 08°00'05" East, a distance of 180.39 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point being on the northeast right-of-way line of Elm Valley;

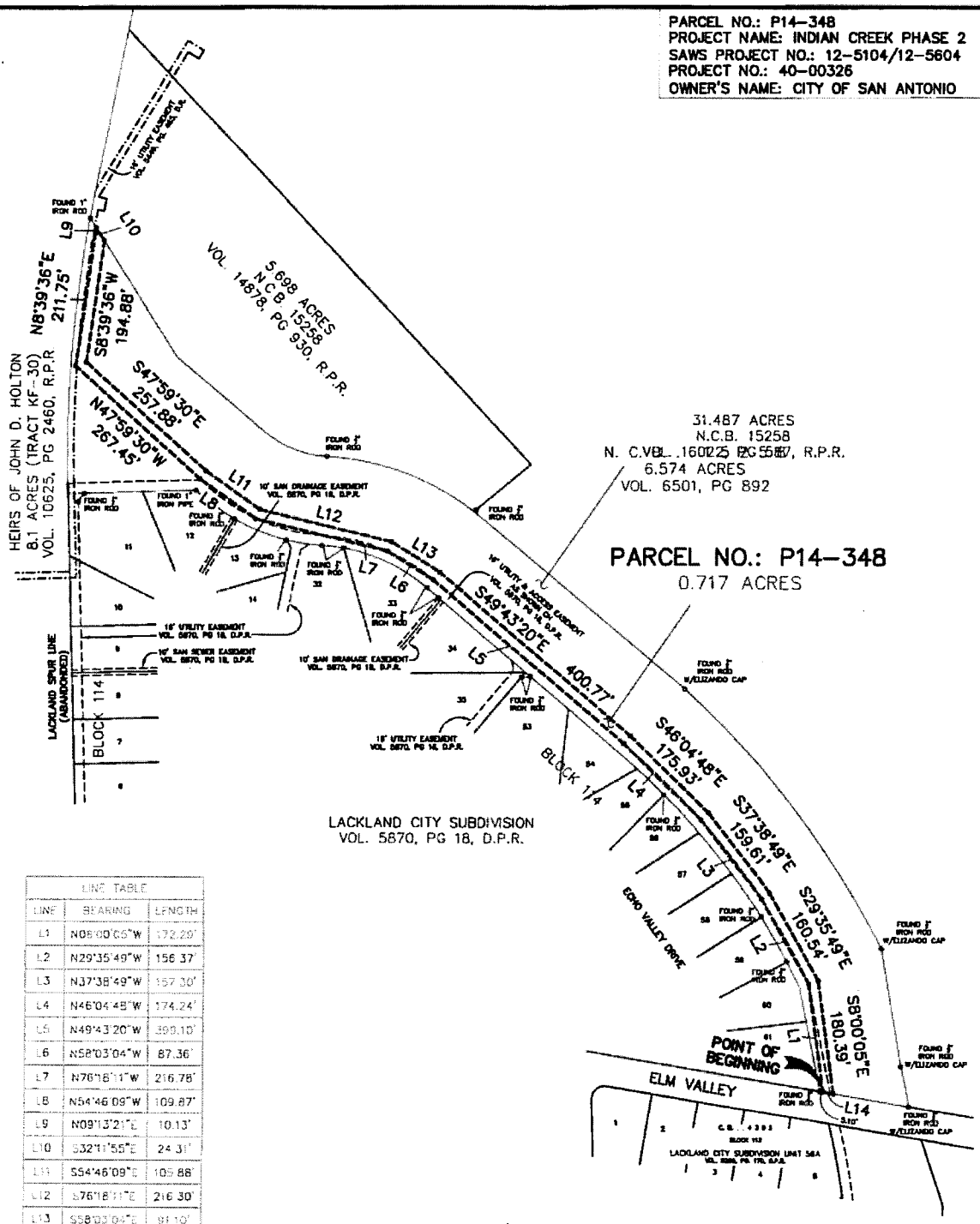
Thence coincident with northeast right-of-way line of said Elm Valley and the southwest line of said 6.574 acre tract, North 80°29'52" West, a distance of 16.78 feet to the **POINT OF BEGINNING** containing 0.717 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

_____

Chester A. Varner, RPLS # 4812

PARCEL NO.: P14-348
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°00'05"W	172.20'
L2	N29°35'49"W	156.37'
L3	N37°38'49"W	157.30'
L4	N46°04'48"W	174.24'
L5	N49°43'20"W	390.10'
L6	N58°03'04"W	87.36'
L7	N76°18'11"W	216.78'
L8	N54°46'09"W	109.87'
L9	N09°13'21"E	10.13'
L10	S32°11'55"E	24.31'
L11	S54°46'09"E	105.88'
L12	S76°18'11"E	216.30'
L13	S58°03'04"E	91.10'
L14	N80°29'53"W	16.28'

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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCALE: 1" = 200'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4817

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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Email: cecsaccestexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT EASEMENT
A 0.717 ACRES OF LAND

N.C.B. 15258, COUNTY BLOCK (C.B.) 4303,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-348A
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMENT EASEMENT
DESCRIPTION OF A 0.053 OF ONE ACRE TRACT

Being 0.053 of one acre out of a 6.574 acre tract (Tract 3) as recorded in Volume 6501, Page 892, Real Property Records and being out of the N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 0.053 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "CEC" cap set for the southwest corner of the herein described tract, said point being in the northeast right-of-way line of Elm Valley (R.O.W. ~ 60'), the southwest corner of the said 6.574 acre tract and the southeast corner of the Lackland City Subdivision as recorded in Volume 5870, Page 18, Deed and Plat Records, Bexar County, Texas;

Thence coincident with the west line of the aforementioned 6.574 acre tract and the east line of said Lackland City Subdivision, North 11°41'58" West, a distance of 17.18 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract;

Thence crossing the 6.574 acre tract, South 80°29'52" East, a distance of 144.65 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract, said point being on the east line of the 6.574 acre tract and the west line of the 31.487 acre tract as recorded in Volume 16022, Page 587, Official Public Records of Real Property, Bexar County, Texas, and begin a point of curvature of a curve to the right having a Radius: 735.00', a Delta: 01°19'13", an Arc Length: 16.94' and a Chord: 16.94 which bears South 09°30'24" East;

Thence continuing along the east line of the herein described tract and the west line of the 31.487 acre tract as recorded in Volume 16022, Page 587, Official Public Records of Real Property, Bexar County, Texas, and the arc of said curve to the right, a distance of 16.94' feet to a 1/2" iron rod found in the north right-of-way line of Elm Valley Drive for the southeast corner of the herein described tract;

Thence coincident with the northeast right-of-way line of Elm Valley and the south line of the 6.574 acre tract, North 80°29'52" West, a distance of 143.96 feet to the **POINT OF BEGINNING** containing 0.053 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner, RPLS # 4812

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION
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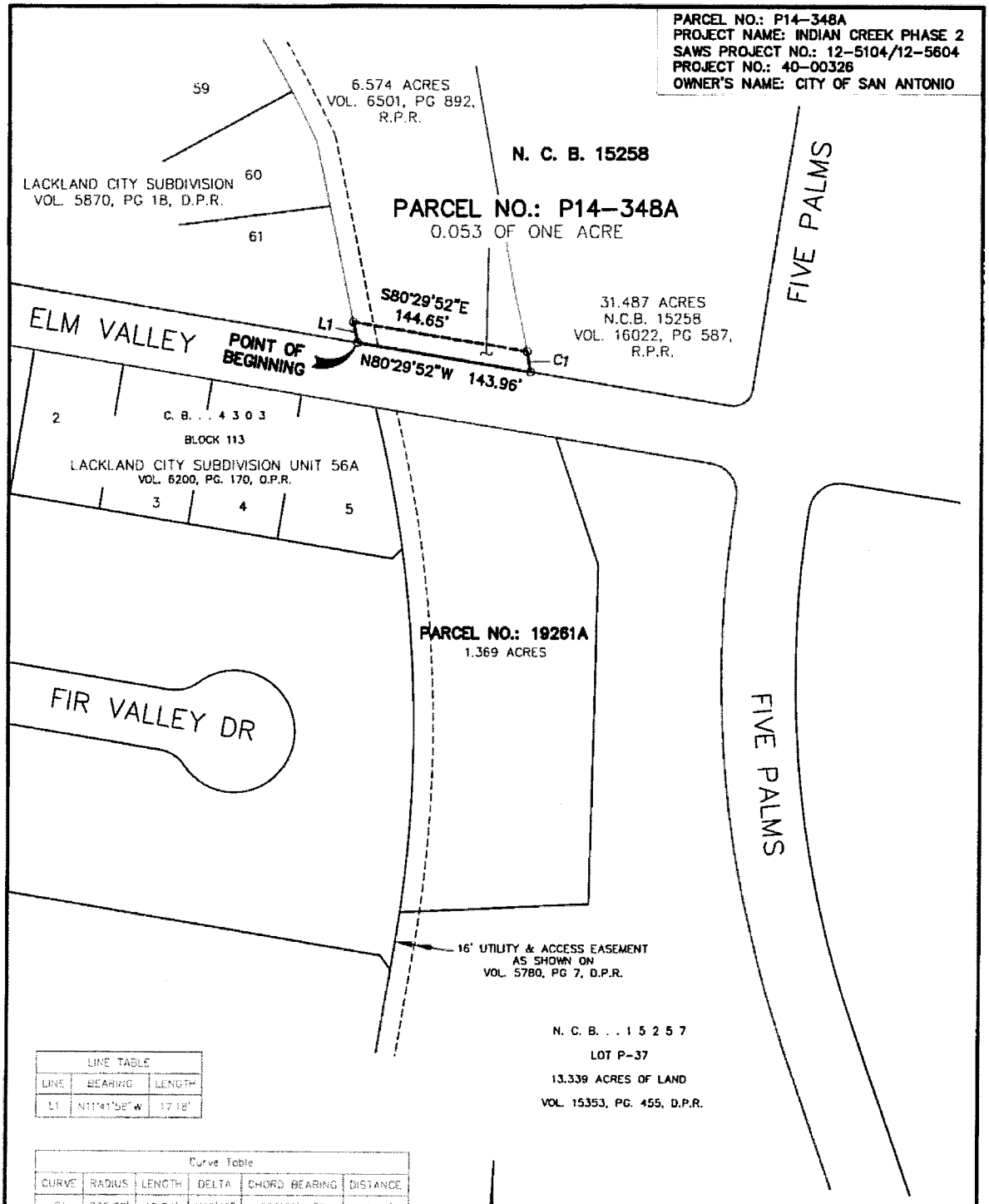
TEXAS FIRM REGISTRATION NUMBERS ENGINEERING F-2214 | SURVEYING 100410 | WWW CECTEXAS COM

PARCEL NO.: P14-348A
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°41'56"W	17.18'

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	735.00'	16.94'	1°10'43"	S09°30'24"E	16.94'

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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014

PRELIMINARY

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT EASEMENT
A 0.053 OF ONE ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15258,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 2 OF 2

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-349A
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMENT
DESCRIPTION OF A 0.042 OF ONE ACRE TRACT

Being 0.042 of one acre out of a 0.862 of one acre tract as recorded in Volume 17046, Page 2263, Official Public Records, situated in the N.C.B. 15257, City of San Antonio, Bexar County, Texas, said 0.042 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "CEC" set for the southeast corner of the herein described tract, being on the north right-of-way line of Ray Ellision (R.O.W. ~ 100'), said point being North 80°34'32" West, a distance of 202.05 feet from a 1/2" rebar found on the said right-of-way line of Ray Ellision;

Thence coincident with the southwest line of said 0.862 of one acre tract and the north right-of-way line of Ray Ellision, North 80°34'32" West, a distance of 18.26 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwesterly corner of the herein described tract;

Thence crossing 0.862 of one acre tract, North 19°23'19" West, a distance of 114.13 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwesterly corner of the herein described tract, said point being on the northeast line of 0.862 of one acre tract;

Thence coincident with the northeast line of 0.862 of one acre tract, South 80°34'32" East, a distance of 18.26 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeasterly corner of the herein described tract;

Thence crossing 0.862 of one acre tract, South 19°23'19" East, a distance of 114.13 feet to the **POINT OF BEGINNING** containing 0.042 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner R.P.L.S.
Chester A. Varner, RPLS # 4812
2-25-15

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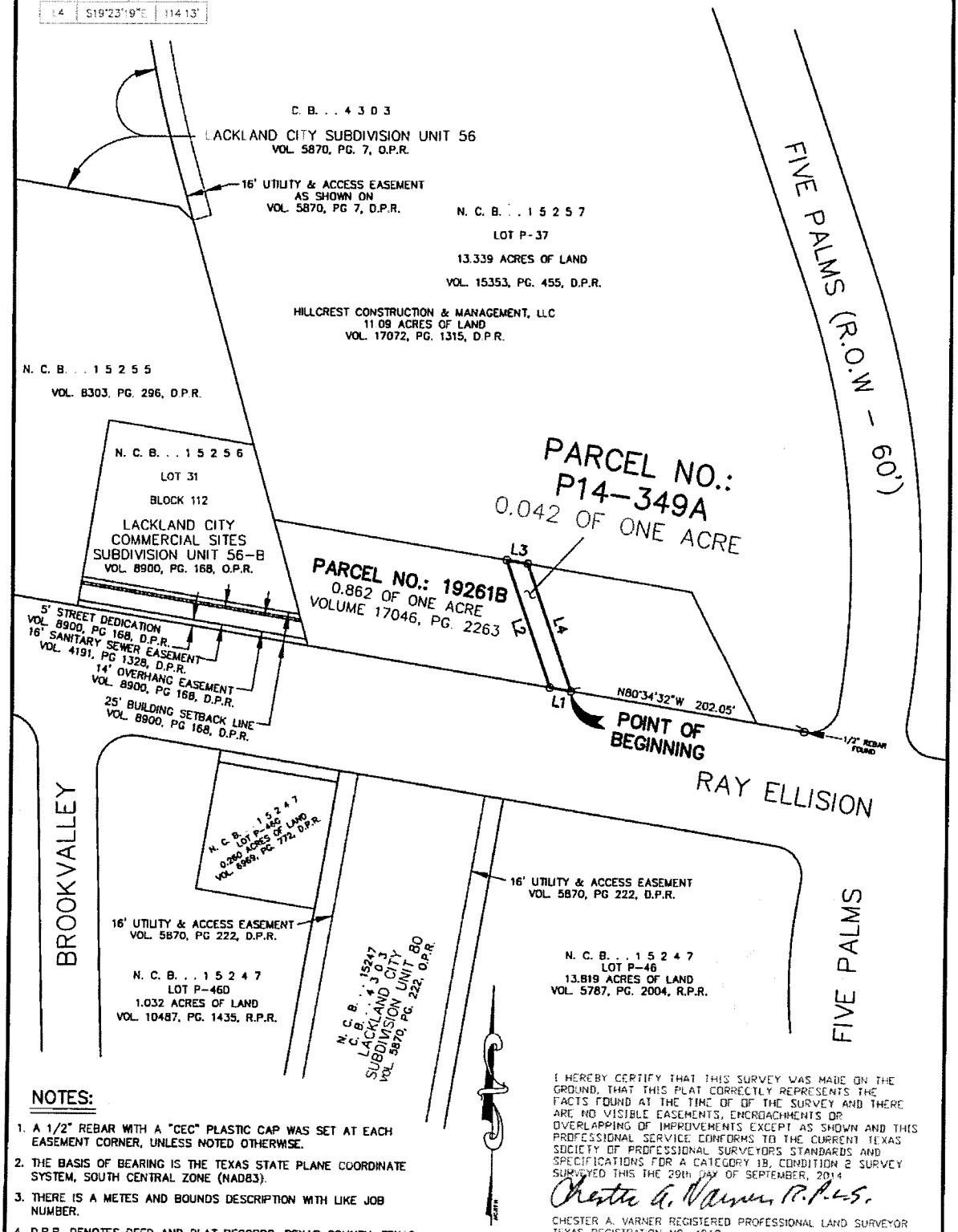
PARCEL NO.: P14-349A
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°34'32"W	18.26'
L2	N19°23'19"W	114.13'
L3	S80°34'32"E	18.26'
L4	S19°23'19"E	114.13'



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. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY SURVEYED THIS THE 29th DAY OF SEPTEMBER, 2014

Chester A. Varner R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

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Engineering No.: F-2214
Surveying No.: 100410-00

JOINT USE AGREEMENT
A 0.042 OF ONE ACRE TRACT

NEW CITY BLOCK (N.C.B.) 15257,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE FEBRUARY, 2015
JOB NUMBER E0447800
SHEET 2 OF 2

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F 2214 & SURVEYING 100410

Parcel No.: P14-349B
Project Name: Indian Creek Phase 2
Saws Project No.: 12-5104/12-5604
Project Number: 40-0032
Owner's Name: City of San Antonio

JOINT USE AGREEMENT
DESCRIPTION OF A 0.041 OF ONE ACRE TRACT

Being 0.041 of one acre out of a 1.862 of one acre tract as recorded in Volume 17046, Page 2263, Official Public Records, situated in the N.C.B. 15257, City of San Antonio, Bexar County, Texas, said 0.041 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "CEC" set for the southeast corner of the herein described tract, being on the southwesterly corner of said 0.862 of one acre tract and the north right-of-way line of Ray Ellision (R.O.W. ~ 100'), said point being North 80°34'32" West, a distance of 412.52 feet from a 1/2" rebar found on the said right-of-way line of Ray Ellision;

Thence coincident with the southwest line of the aforementioned 0.862 of one acre tract and the north right-of-way line of Ray Ellision, North 80°34'32" West, a distance of 17.66 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southwesterly corner of the herein described tract;

Thence coincident with the southwest line of the 0.862 of one acre tract and the east line of the Lackland City Commercial Sites Subdivision Unit 56-B as recorded in Volume 8900, Page 168, Official Public Records, Bexar County, Texas, North 15°36'58" West, a distance of 110.37 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being the northwest corner of 0.862 of one acre tract;

Thence coincident with the northeast line of 0.862 acre tract, South 80°34'32" East, a distance of 17.66 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeasterly corner of the herein described tract;

Thence across 0.862 of one acre tract, South 15°36'58" East, a distance of 110.37 feet to the **POINT OF BEGINNING** containing 0.041 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 29th day of September, 2014.

Chester A. Varner R.P.L.S.
Chester A. Varner, RPLS # 4812
2-25-15

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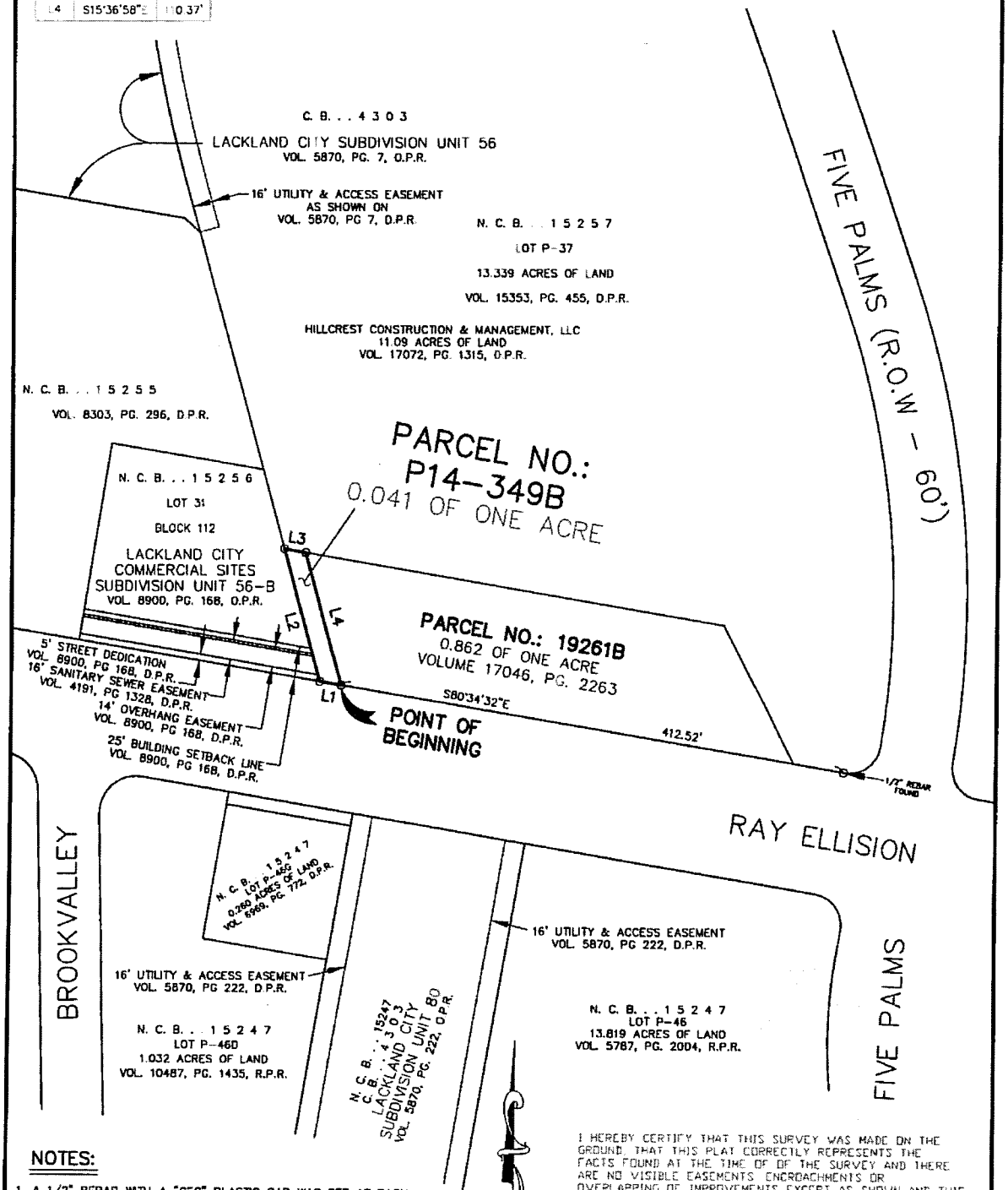
TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEYING 100410 | WWW.CECTEXAS.COM

PARCEL NO.: P14-349B
PROJECT NAME: INDIAN CREEK PHASE 2
SAWS PROJECT NO.: 12-5104/12-5604
PROJECT NO.: 40-00326
OWNER'S NAME: CITY OF SAN ANTONIO

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°34'32"W	17.66'
L2	N15°36'58"W	110.37'
L3	S80°34'32"E	17.66'
L4	S15°36'58"E	110.37'



NOTES:

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2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
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SCALE 1" = 100'

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Chester A. Varner, R.P.L.S.

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4812

2-25-15

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JOINT USE AGREEMENT
A 0.041 OF ONE ACRE TRACT

NEW CITY BLOCK (N.C.B.) 15257,
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE: FEBRUARY, 2015
JOB NUMBER: E0447800
SHEET 2 OF 2