ELF/mb
10/30/14
Item No. 15

AN ORDINANCE 2014-10-30-0828

DETERMINING THE PUBLIC USE AND THE PUBLIC NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF PERMANENT ELECTRIC TRANSMISSION AND DISTRIBUTION LINES EASEMENTS, AND THE ACQUISITION OF FEE SIMPLE TITLE THROUGH NEGOTIATION AND/OR CONDEMNATION BY CPS ENERGY OF CERTAIN REAL PROPERTY, FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, ELECTRIC SUBSTATION FACILITY, COMMUNICATION SYSTEMS AND RELATED APPURTENANCES LOCATED IN NORTHERN BEXAR COUNTY AND SOUTHERN COMAL COUNTY BEING OUT OF COUNTY BLOCKS 4860, 4861, 4862, 4863, 4864, 4865, 4866, BEXAR COUNTY, TEXAS AND THE AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT 174, THE GUADALUPE HERRERA SURVEY NO. 192, ABSTRACT 206, THE LUCIANO BULVERDA SURVEY NO. 195, ABSTRACT 27, COMAL COUNTY, TEXAS FOR THE EXPANSION AND OPERATION OF THE CITY OF SAN ANTONIO'S GAS AND ELECTRIC SYSTEMS, INCLUDING THE CPS ENERGY BULVERDE PROJECT.

* * * * *

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

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

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

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

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

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

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

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

PASSED AND APPROVED on this 30th day of October, 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

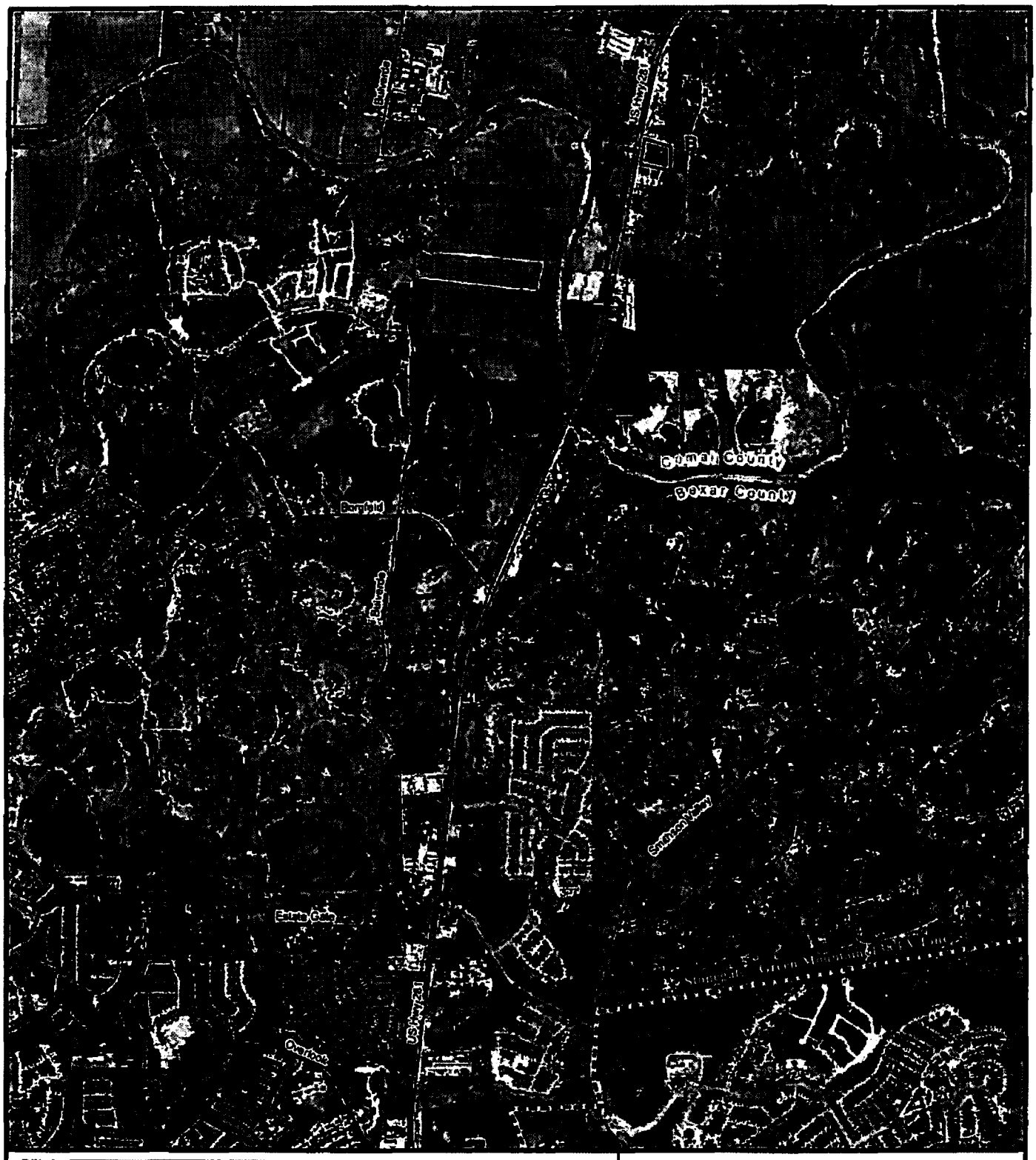
Leticia M. Vacek, City Clerk

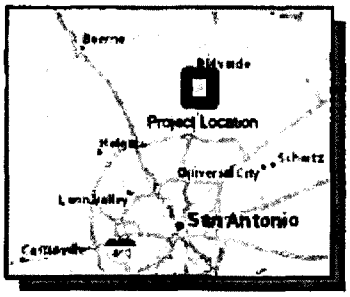
APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**15**
Date:	10/30/2014
Time:	02:45:20 PM
Vote Type:	Motion to Approve
Description:	An Ordinance, on behalf of CPS Energy, authorizing the acquisition, through negotiation or condemnation, of interests in (acres) land sufficient for the CPS Energy Bulverde Substation and Transmission Project of approximately 52.07 acres, 26 easement parcels and one fee owned parcel of privately-owned real property, located outside of the City of San Antonio in Comal and Bexar Counties, declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		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			x	
Michael Gallagher	District 10		x				x





CPS Energy's Recommended Substation Site

CPS Energy's Recommended Transmission Line Route

N

0 0.5 Miles

ATKINS

CPS ENERGY'S RECOMMENDED SUBSTATION SITE AND ROUTE BULVERDE PROJECT

Path N:\Clients\C_D\CPS_Energy\100032882\geo\Bulverde_Recommended_Substation.mxd

Revised 3/18/2014

Exhibit A-1

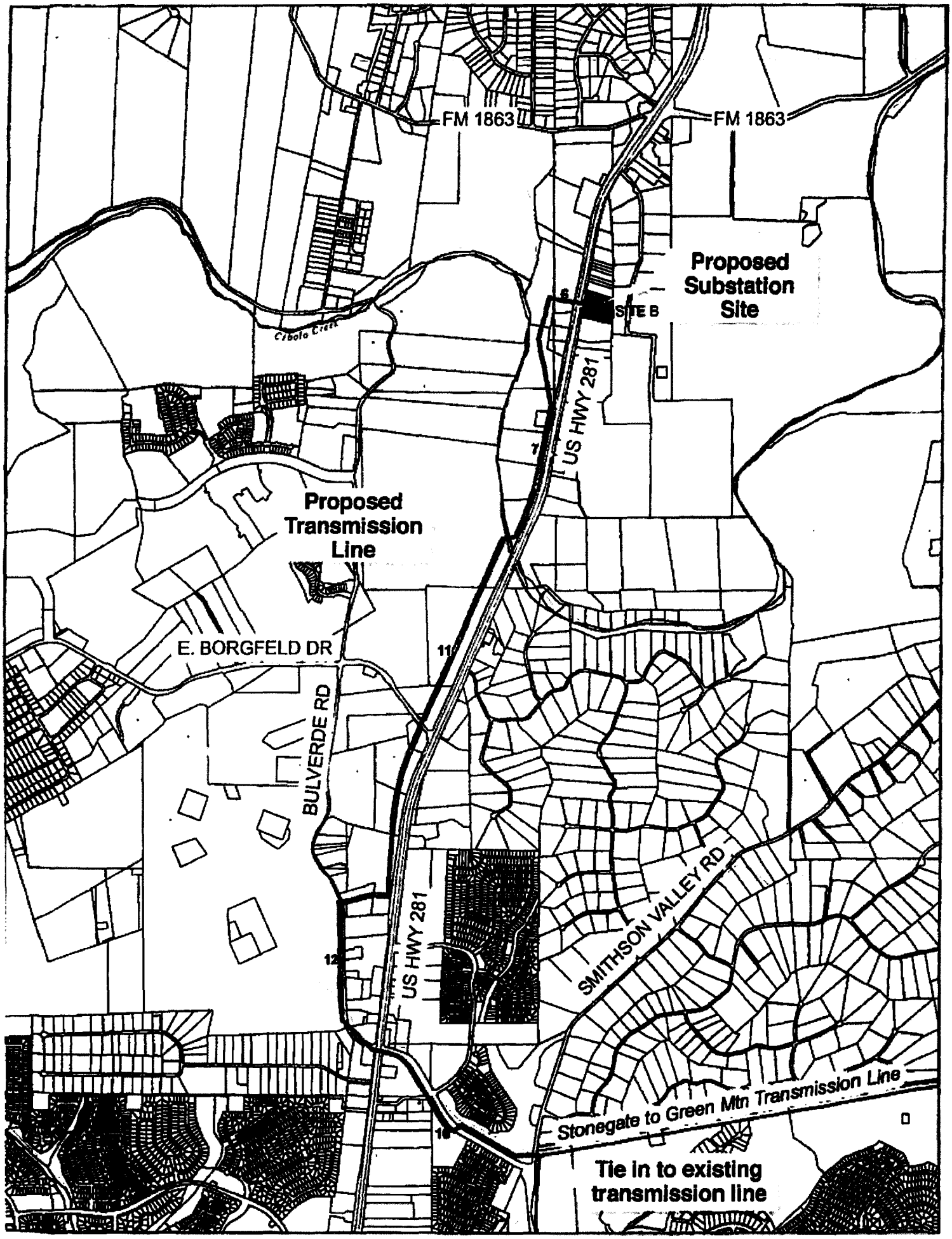

FM 1863
FM 1863
Proposed
Substation
Site
SITE B
Cibolo Creek
US HWY 281
Proposed
Transmission
Line
E. BORGFELD DR
BULVERDE RD
US HWY 281
SMITHSON VALLEY RD
Stonegate to Green Mtn Transmission Line
Tie in to existing
transmission line

Exhibit A-1

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 2 & 3
Revised: 8/28/14
Revised: 9/05/14

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

Being a 100-foot Electric Easement (2.47 acres of land), out of a called 22.201 acre tract of land as described in Document No. 9806015966, Official Public Records, Comal County, Texas, said 22.201 acre tract is also out of a called 158.05 acre tract, First Tract as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas and being situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206 and the Agapita Gaytan Survey No. 194, Abstract No. 174, said 2.03 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar found at the northeast corner of the said 22.201 acre tract, on the common line of the 22.201 acre tract and the west right of way line of U.S. Highway 281 (200'- R.O.W); THENCE South 10°45'55" West, coincident with the common line of said 22.201 acre tract and west right of way line of U.S. Highway 281, a distance of 686.17 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and northeast corner of this easement;

THENCE South 10°45'55" West, continuing coincident with said common line, a distance of 100.09 feet to a 1/2" rebar with a "CEC" plastic cap set at the easternmost southeast corner of this easement;

THENCE North 76°44'32" West, a distance of 457.42 feet to a 1/2" rebar with a "CEC" plastic cap set at interior corner of this easement;

THENCE South 12°41'01" West, a distance of 512.27 feet to a 1/2" rebar with a "CEC" plastic cap set in the common line of said 22.201 acre tract and a 17.568 acre tract as described in Document No. 200306014926, Official Public Records, Comal County, Texas, the most southerly corner of this easement;

THENCE North 84°12'20" West, coincident with the common line of said 22.201 acre tract and the north line of said 17.568 acre tract, a distance of 100.73 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 12°41'01" East, a distance of 625.36 feet to a 1/2" rebar with a "CEC" plastic cap set at the northwest corner of this easement;

THENCE South 76°44'32" East, a distance of 554.08 feet to the **POINT OF BEGINNING** and containing 2.47 acres of land, more or less.

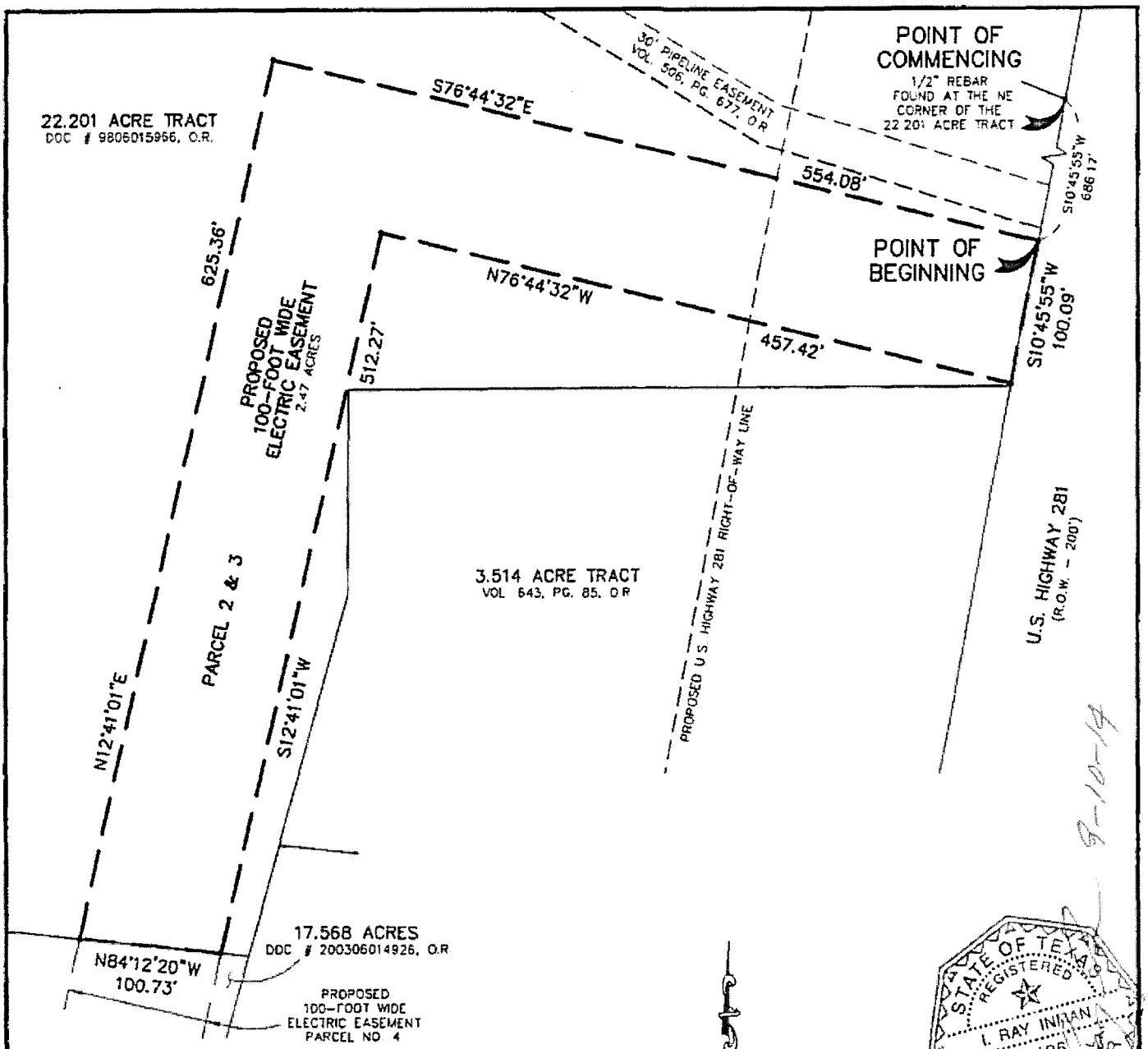
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

9-10-14

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS REGISTERED RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

X:\data\survey\projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds P 2 & 3.docx



9-10-14

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH BOUNDARY CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004546, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF MARCH 30, 2014
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

SCHEDULE B ITEM:

Exhibit A - 2

10a. DOES NOT APPLY TO THIS EASEMENT AREA
10b. MAY APPLY, CANNOT LOCATE FROM DESCRIPTION WITHIN THE DOCUMENT

REVISED: 9/05/14
REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
2.47 ACRES OF LAND,
OUT OF A 22.201 ACRE TRACT,
GUADALUPE HERRERA SURVEY NO. 192,
ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,
ABSTRACT 174, COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 4
Revised: 8/28/14

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

Being a 100-foot Electric Easement (3.28 acres of land), out of a called 17.568 acre tract of land as described in Document No. 200306014926, Official Public Records, Comal County, Texas, said 17.568 acres also being out of a 158.05 acre tract of land, called First Tract, as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas and being situated in the Guadalupe Herrera Survey No. 192, Abstract 206 and in the Agapita Gaytan Survey No. 194, Abstract 174, Comal County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point on the west right of way line of U. S. Highway 281 (an existing 200' R.O.W) at the common corner of said 17.568 acre tract and a 13.661 acre tract of land as described in Document No. 200306014925, Official Public Records, Comal County, Texas, from which a 1/2" rebar found bears North 78°31'17" East, a distance of 0.19 feet; THENCE; South 89°29'22" West, coincident with the common line of said 17.568 acre and 13.661 acre tracts, a distance of 262.55 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and at the southeast corner of this easement;

THENCE South 89°29'22" West, coincident with said common line of said 17.568 acre and 13.661 acre tracts, a distance of 100.19 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 04°00'38" West, departing said common line, crossing said 17.568 acre tract, a distance of 924.69 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 12°41'01" East, continuing crossing said 17.568 acre tract, a distance of 510.14 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 17.568 acre tract and a called 22.201 acre tract of land described in Document No. 9806015966, Official Public Records, Comal County, Texas, the northwest corner of this easement;

THENCE South 84°12'20" East, coincident with said common line of the 17.568 acre and 22.201 acre tracts, a distance of 100.73 feet to a 1/2" rebar with a "CEC" plastic cap set at the northeast corner of this easement, from which a found 1/2" rebar with plastic cap stamped "GRE 3501", bears North 89°30'43" East, a distance of 4.38 feet;

THENCE South 12°41'01" West, departing said common line and crossing said 17.568 acre tract, a distance of 507.55 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 04°00'38" East, continuing crossing said 17.568 tract, a distance of 916.13 feet to the **POINT OF BEGINNING,** and containing 3.28 acres of land, more or less.

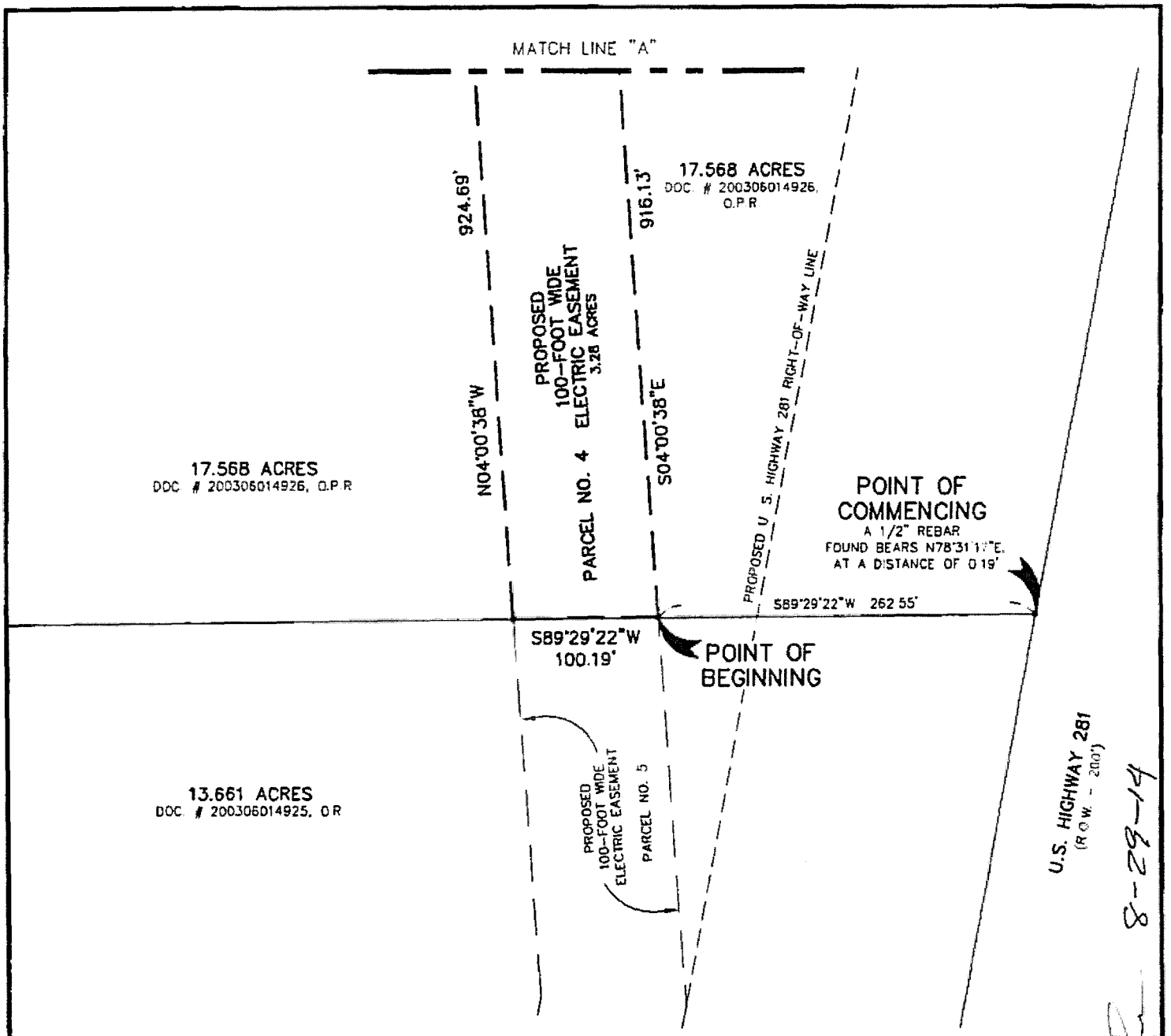
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

8-29-14

I. Ray Inman, RPLS No. 4496

X:\data survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds P-4.docx



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004548, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

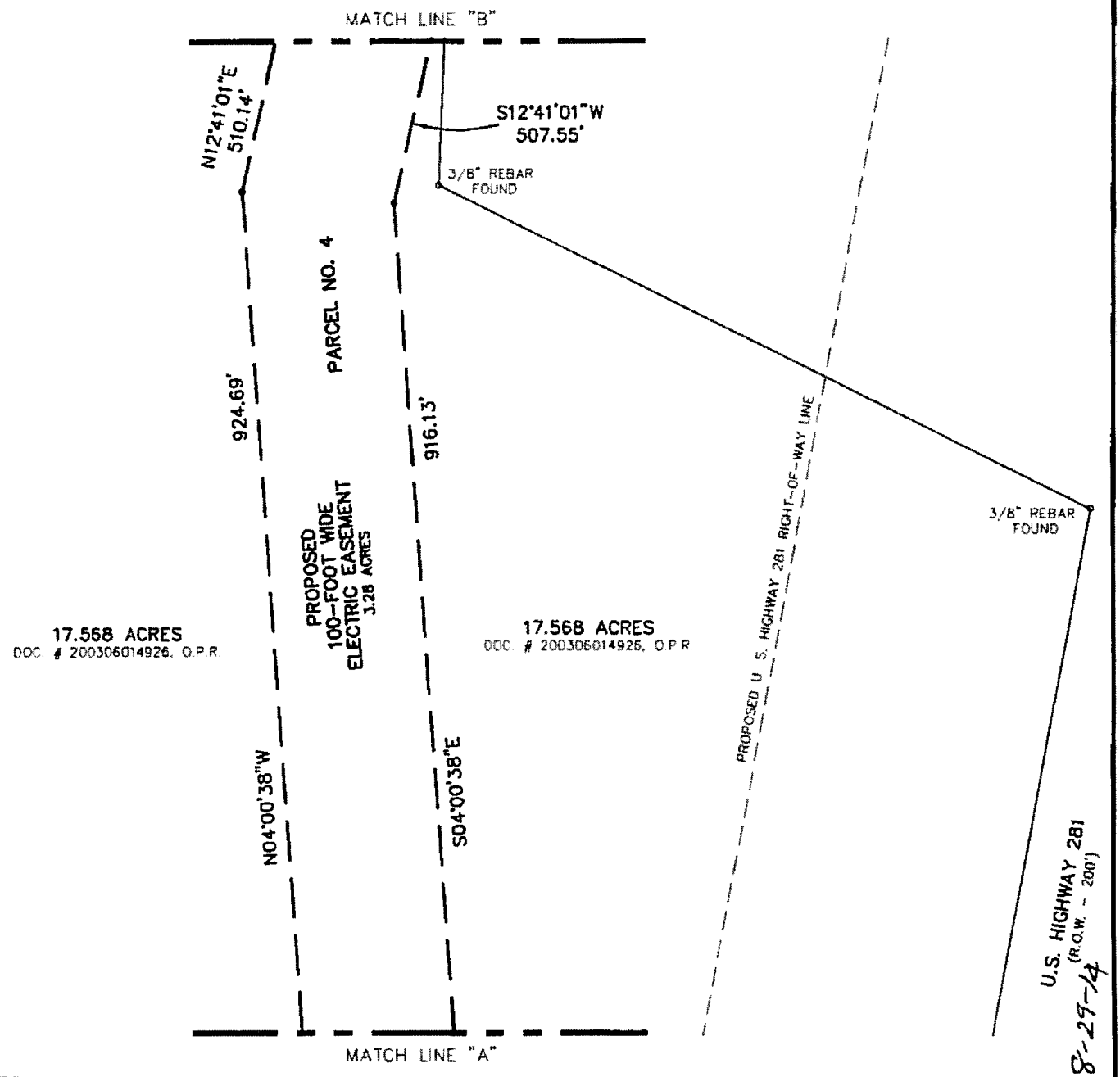
Exhibit A - 3

REVISED 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.28 ACRES OF LAND,
OUT OF A 17.568 ACRE TRACT,
GUADALUPE HERRERA SURVEY NO. 192,
ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,
ABSTRACT 174, COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	3
OF	5



8-29-14

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004548, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Exhibit A - 3

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

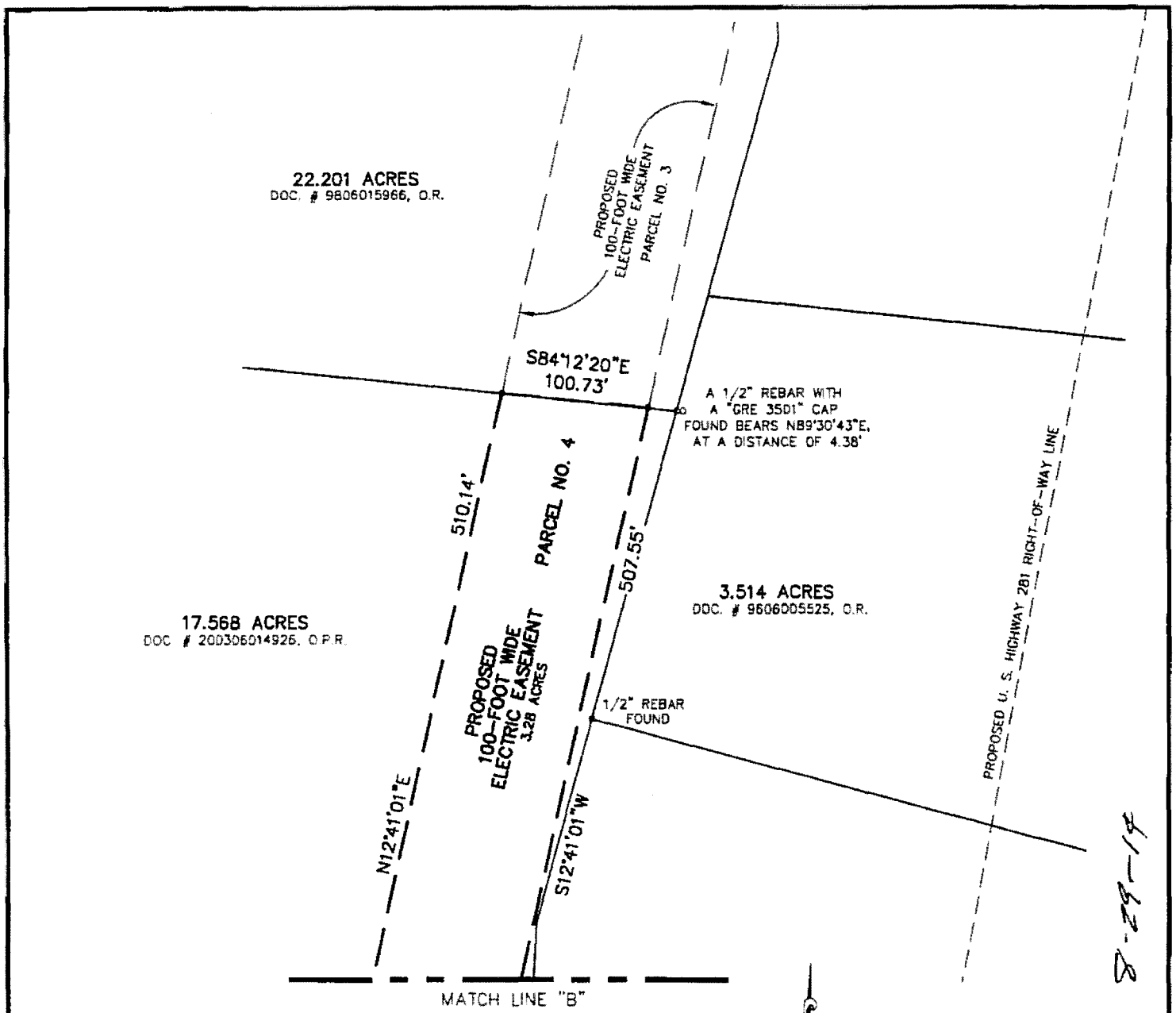
REVISED: 8/28/14

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4486
PROFESSIONAL

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.28 ACRES OF LAND,
OUT OF A 17.568 ACRE TRACT,
GUADALUPE HERRERA SURVEY NO. 192,
ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,
ABSTRACT 174, COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	4
OF	5



8-29-14

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004548, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS REGISTERED I. RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

Exhibit A - 3

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.28 ACRES OF LAND,
OUT OF A 17.568 ACRE TRACT,

GUADALUPE HERRERA SURVEY NO. 192,
ABSTRACT 206, AGAPITA GAYTAN SURVEY NO. 194,
ABSTRACT 174, COMAL COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	50404026
SHEET	5
OF	5

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 5
Revised: 8/28/14

DESCRIPTION OF
PART I AND PART II
FOR A 100-FOOT WIDE ELECTRIC EASEMENT
(TOTALING 0.806 OF ONE ACRE OF LAND)

Being a 100-foot Electric Easement (0.806 of one acre of land), out of a called 13.661 acre tract of land as described in Document No. 200306014925, Official Public Records, Comal County, Texas, said 13.661 acres being situated in the Luciano Bulverda Survey No. 195, Abstract 27 and the Agapita Gaytan Survey No. 194, Abstract No. 174, Comal County, Texas, being more particularly described by metes and bounds as follows:

PART I – 0.690 OF ONE ACRE

COMMENCING at a point on the west right of way line of U. S. Highway No. 281 (an existing 200' R.O.W) at the common corner of a 17.568 acre tract as described in Document No. 200306014926 and a 13.661 acre tract of land as described in Document No. 200306014925, Official Public Records, Comal County, Texas, from which a 1/2" rebar found bears North 78°31'17" East, a distance of 0.19 feet; THENCE South 89°29'22" West, coincident with the common line of said 17.568 acre and 13.661 acre tracts, a distance of 262.55 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING** and at the northeast corner of this easement;

THENCE South 04°00'38" East, departing said common line of the 17.568 acre and 13.661 acre tracts, crossing said 13.661 acre tract, a distance of 264.60 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement, said angle point being on the northwest line of the proposed U. S. Highway 281 right of way;

THENCE South 10°45'55" West, continuing crossing said 13.661 acre tract and coincident with said proposed U. S. Highway 281 right of way line, a distance of 39.75 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 13.661 acre tract and a 2.000 acre tract as described in Document No. 200606034366, Official Public Records, Comal County, Texas, the southeast corner of this easement;

THENCE North 86°15'18" West, coincident with said common line of the 13.661 acre and 2.000 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement, from which a found 1/2" rebar at the northwest corner of the herein mentioned 2.000 acre tract, bears North 78°55'07" West, a distance of 1.99 feet;

THENCE North 10°45'55" East, departing said common line of the 13.661 acre and 2.000 acre tracts, crossing said 13.661 acre tract, a distance of 39.10 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 04°00'38" West, continuing crossing said 13.661 acre tract, a distance of 257.75 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the aforementioned 17.568 acre tract and 13.661 acre tracts, the northwest corner of this easement;

THENCE North 89°29'22" East, coincident with said common line of said 17.568 acre and 13.661 acre tracts, a distance of 100.19 feet to the **POINT OF BEGINNING,** and containing 0.690 of one acre of land, more or less.

PART II – 0.116 OF ONE ACRE

COMMENCING at a 1/2" rebar found on the west right of way line of U. S. Highway 281 (an existing 200' ROW), also the common corner of said 13.661 acre tract as described in Document No. 200306014925 and a called 13.661 acre tract as described in Document No, 9506480525, Official Public Records, Comal County, Texas; THENCE North 10°45'55" East, coincident with the 13.661 acre tract line and the northwest right of way line of U. S. Highway 281, to a point at the southeast corner of a called 2.000 acre tract as described in Document No. 200606034366, Official Public Records, Comal County, Texas, THENCE; North 86°15'18" West, coincident with the common line of said 13.661 acre tract as described in Document No. 200306014925 and the 2.000 acre tract, a distance of 191.44 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the northeast corner of this easement;

THENCE South 10°45'55" West, departing said common line, crossing said 13.661 acre tract as described in Document No. 200306014925 and coincident with the proposed northwest right of way line of U.S. Highway 281, a distance of 50.38 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 13.661 acre tract as described in Document No. 200306014925 and that certain 13.661 acre tract as described in Document No. 9506480525, Official Public Records, Comal County, Texas, at the southeast corner of this easement;

THENCE North 86°15'18" West, coincident with said common line of the two 13.661 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

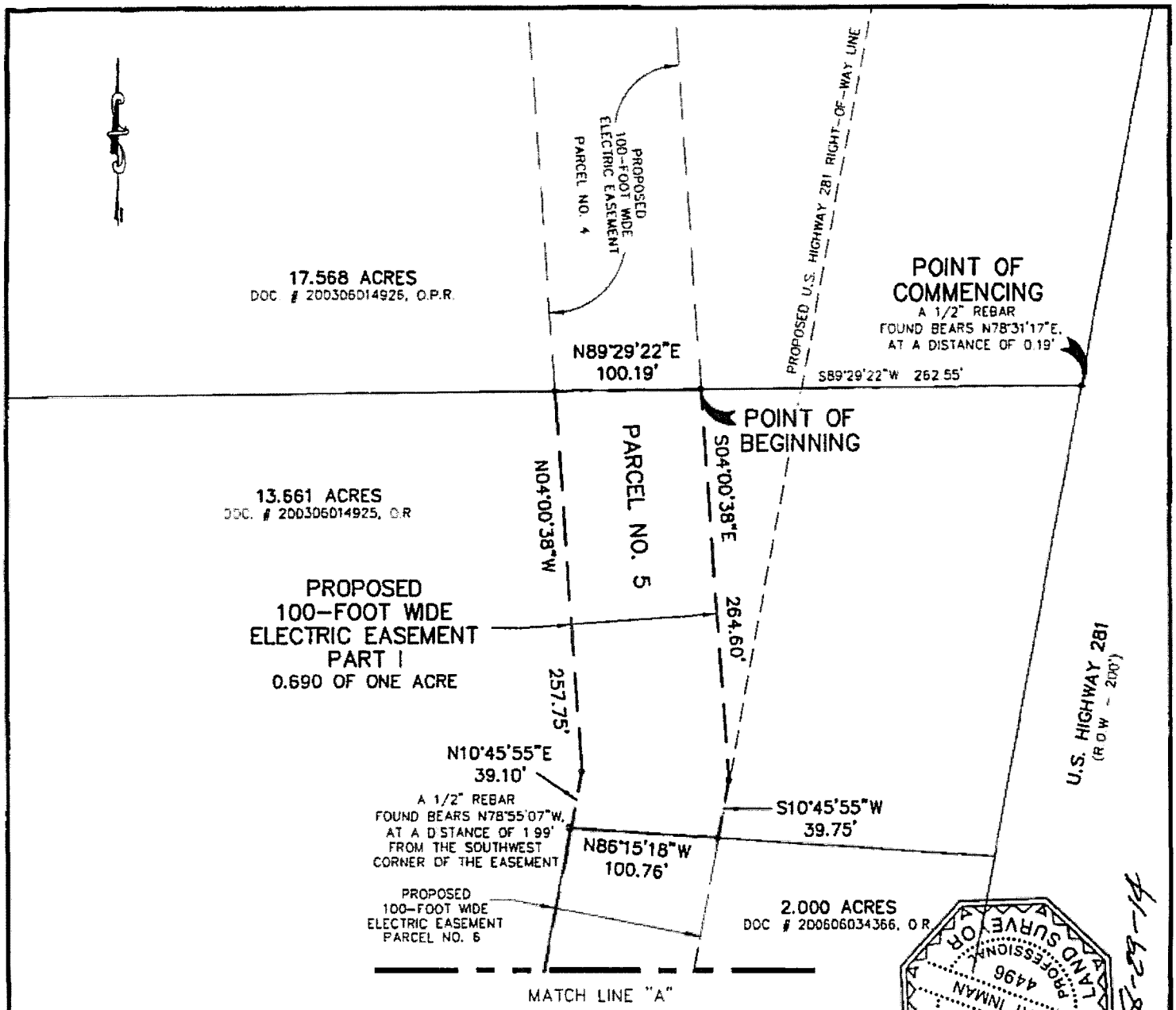
THENCE North 10°45'55" East, departing said common line, crossing said 13.661 acre tract as described in Document No. 200306014925, a distance of 50.38 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the 13.661 acre tract as described in Document No. 200306014925 and 2.000 acre tract, the northwest corner of this easement, from which a found 1/2" rebar with plastic cap stamped "BAKER SURVEY", at the southwest corner of said 2.000 acre tract, bears North 84°24'23" West, a distance of 1.81 feet;

THENCE South 86°15'18" East, coincident with said common line of the 13.661 acre tract as described in Document No. 200306014925 and 2.000 acre tract, a distance of 100.76 feet to the **POINT OF BEGINNING** and containing 0.116 of one acre of land, more or less.

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

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

I. Ray Inman, RPLS No. 4496



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004549, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

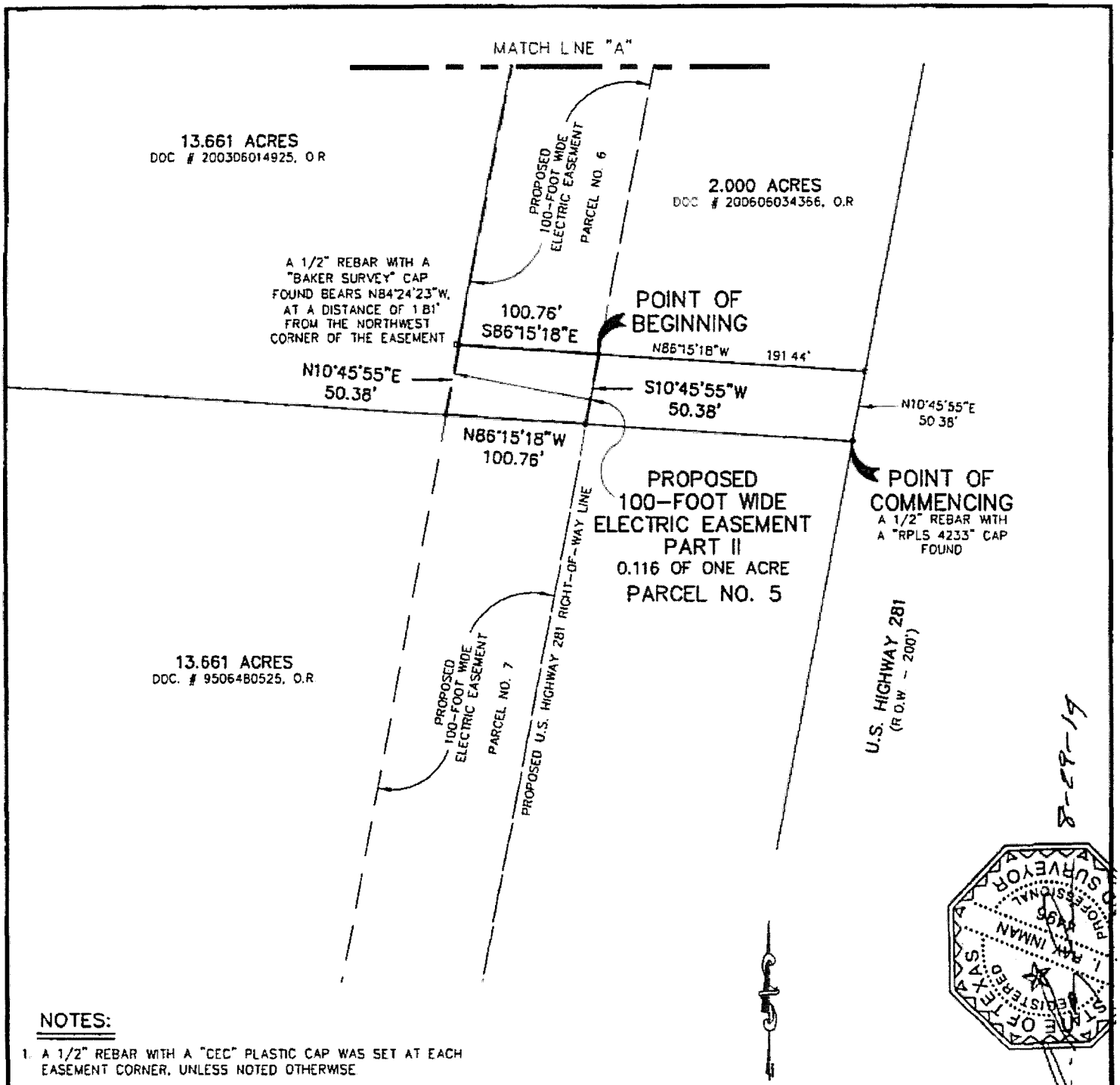
Exhibit A - 4

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
0.690 OF ONE ACRE OF LAND,
OUT OF A 13.661 ACRE TRACT,
LUCIANO BULVERDA SURVEY NO. 195, ABSTRACT NO. 27, AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT NO. 174, COMAL COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	50404026
SHEET	4
OF	5



8-29-14

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004549, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

Exhibit A - 4

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
0.116 OF ONE ACRE OF LAND,
OUT OF A 13.661 ACRE TRACT,

LUCIANO BULVERDA SURVEY NO. 195, ABSTRACT NO. 27, AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT NO. 174, COMAL COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	50404026
SHEET	5
OF	5

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-541-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 6
Revised: 8/28/14

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

Being a 100-foot Electric Easement (0.687 of one acre of land), out of a called 2.000 acre tract of land described in Document No. 200606034366, Official Public Records, Comal County, Texas, said 2.000 acres being out of a called 13.661 acre tract of land conveyed to TLC Joint Venture, LLP. described in Document No. 200306014925, Official Public Records, Comal County, Texas, being situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, Comal County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar found on the west right of way line of U. S. Highway 281 (an existing 200' R.O.W), also the common corner of said 13.661 acre tract (Document No. 200306014925) and a called 13.661 acre tract (Document No. 9506480525) THENCE; North 10°45'55" East, coincident with the 13.661 acre tract line and the northwest right of way line of U. S. Highway 281, a distance of 50.38 feet to a point at the southeast corner of said 2.000 acre tract, THENCE; North 86°15'18" West, coincident with the common line of said 13.661 acre tract and the 2.000 acre tract, a distance of 191.44 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the southeast corner of this easement;

THENCE North 86°15'18" West, continuing coincident with said common line of the 13.661 acre and 2.000 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement, from which a found 1/2" rebar with plastic cap stamped "Baker Survey", at the southwest corner of the herein mentioned 2.000 acre tract, bears North 84°24'23" West, a distance of 1.81 feet;

THENCE North 10°45'55" East, departing said common line, crossing said 2.000 acre tract, a distance of 299.24 feet to a 1/2" rebar with a "CEC" plastic cap set on a common line of said 2.000 acre and 13.661 acre tract, from which a found 1/2" rebar at the northwest corner of the herein mentioned 2.000 acre tract bears North 78°55'07" West, 1.99 feet;

THENCE South 86°15'18" East, coincident with said common line of the 13.661 acre and 2.000 acre tracts, a distance of 100.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the northeast corner of this easement, said corner also being on the proposed northwest right of way line of U. S. Highway 281;

THENCE South 10°45'55" West, departing said common line, crossing said 2.000 acre tract and coincident with said proposed northwest right of way line of U. S. Highway 281, a distance of 299.24 feet to the **POINT OF BEGINNING** and containing 0.687 of one acre of land, more or less.

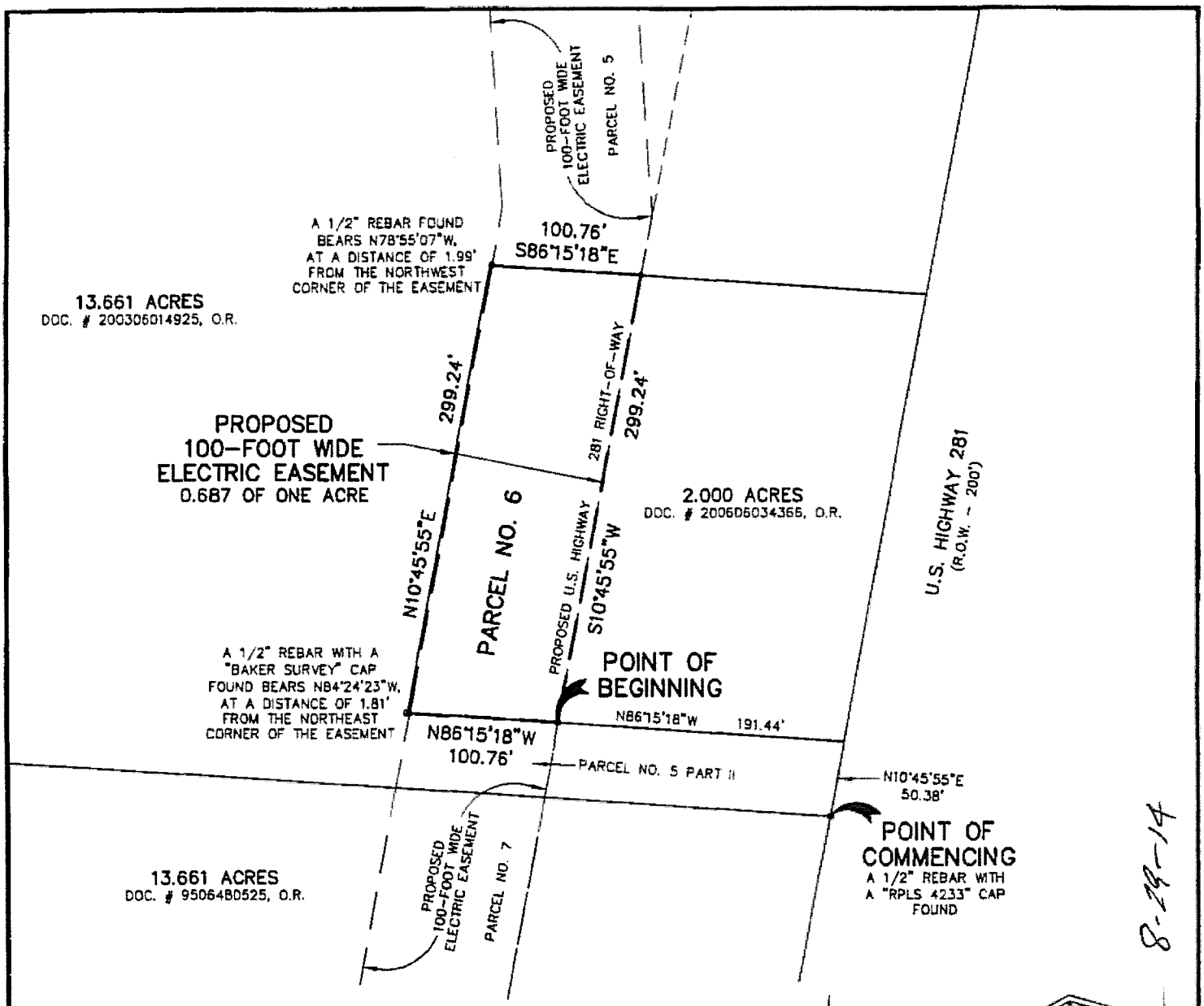
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

8-29-14

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS REGISTERED I. RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-6.docx



8-26-14

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004550, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS

Exhibit A - 5

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
0.687 OF ONE ACRE OF LAND,
OUT OF A 2.000 ACRE TRACT,

LUCIANO BULVERDA SURVEY NO. 195,
ABSTRACT NO. 27,
COMAL COUNTY, TEXAS

DATE 7/23/14
JOB NUMBER S04D4026
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 7
Revised: 8/28/14

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

Being a 100-foot Electric Easement (1.51 acres of land), out of a called 13.661 acre tract of land, called Tract 2 as described in Document No. 9506480525, Official Public Records, Comal County, Texas, also being out of the Southern portion of a tract called 158.05 acres, (First Tract) as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas, and situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, Comal County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the common corner of a 13.661 acre tract (Document No. 200306014925), said Tract 2 and the west right of way line of U. S. Highway No. 281 (an existing 200' R.O.W), from which a found 1/2" rebar with plastic cap stamped "RPLS 4233 bears South 84°47'48" West, 0.88 feet; THENCE; North 86°15'18" West, coincident with said common line of the two 13.661 acre tracts, a distance of 191.44 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and northeast corner of this easement, said rebar also being set on the proposed northwest right of way line of U. S. Highway 281;

THENCE South 10°45'55" West, departing said common line, crossing said Tract 2 and running coincident with the proposed northwest right of way line of U. S. Highway 281, a distance of 659.28 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and the north line of a 13.600 acre tract as described in Document No. 9806015969, Official Public Records, Comal County, Texas, at the southeast corner of this easement;

THENCE North 82°06'04" West, continuing coincident with said common line of said Tract 2 and the 13.600 acre tract, a distance of 100.13 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 10°45'55" East, departing said common line of said Tract 2 and the 13.600 acre tract, crossing the aforementioned Tract 2, a distance of 651.97 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and the south line of the 13.661 acre tract (Document No. 200306014925), at the northwest corner of this easement;

THENCE South 86°15'18" East, coincident with said common line of said Tract 2 and the 13.661 acre tract (document No. 200306014925), a distance of 100.76 feet to the **POINT OF BEGINNING,** and containing 1.51 acres of land, more or less.

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

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

8-29-14

I. Ray Inman, R.P.L.S. No. 4496

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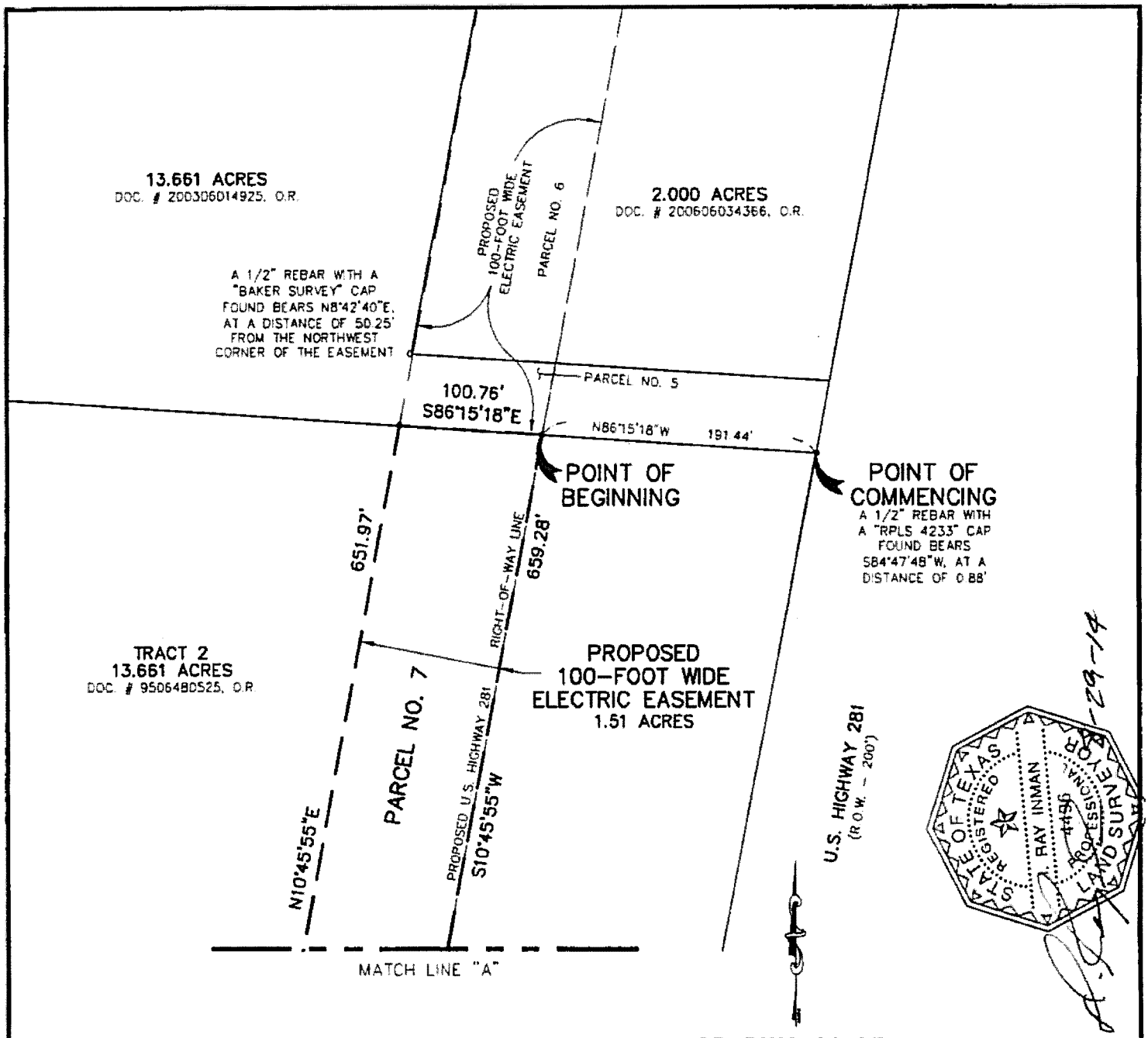


NOTES:

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004551, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT AREA
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10c. DOES NOT APPLY TO THIS EASEMENT AREA

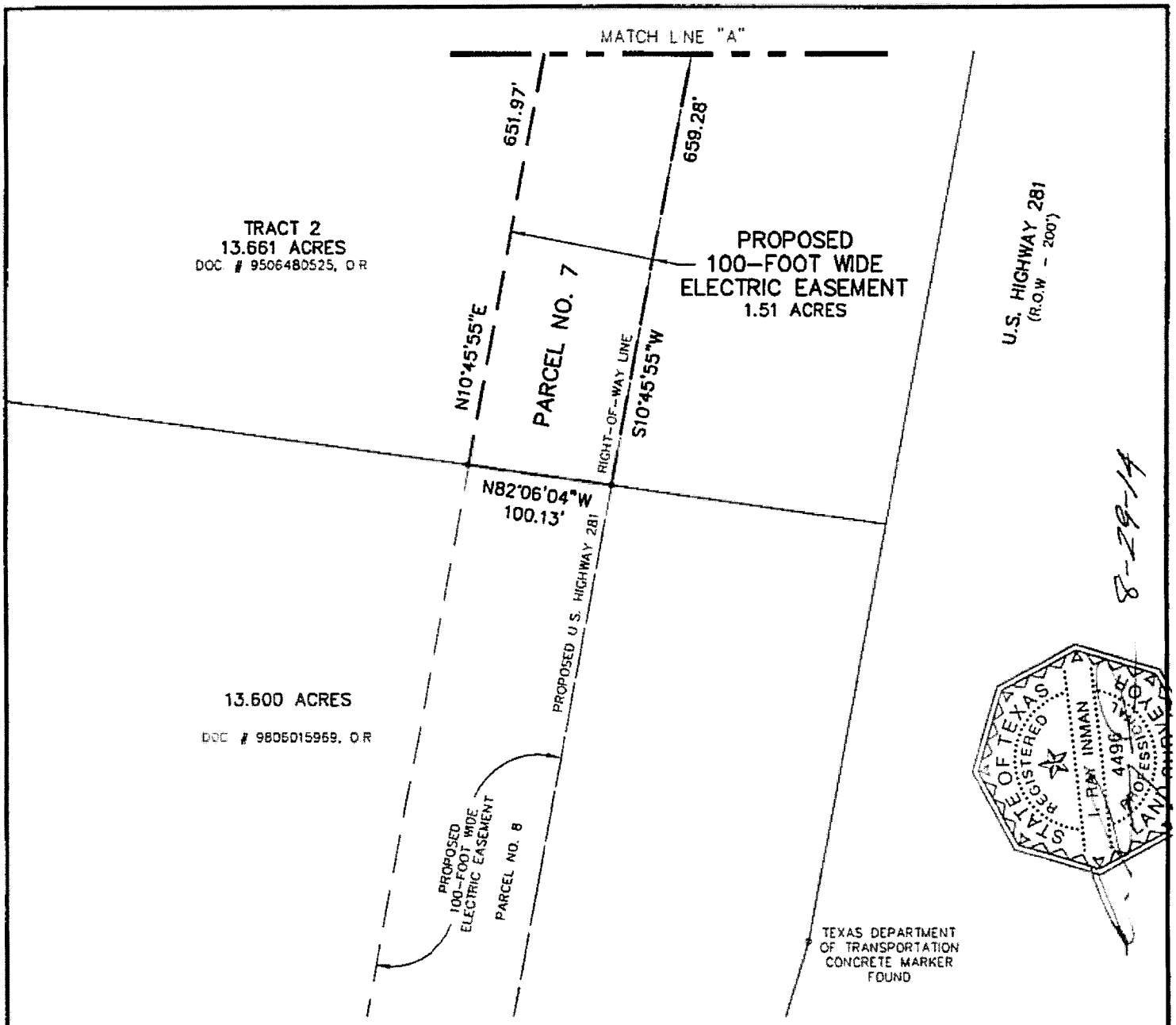
Exhibit A - 6

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
1.51 ACRES OF LAND,
OUT OF A 13.661 ACRE TRACT,
LUCIANO BULVERDA SURVEY NO. 195,
ABSTRACT NO. 27,
COMAL COUNTY, TEXAS

DATE	00/00/00
JOB NUMBER	S0404026
SHEET	3
OF	4



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004551, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014
6. O.R. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Exhibit A - 6

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT AREA
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10c. DOES NOT APPLY TO THIS EASEMENT AREA

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
1.51 ACRES OF LAND,
OUT OF A 13.661 ACRE TRACT,
LUCIANO BULVERDA SURVEY NO. 195,
ABSTRACT NO. 27,
COMAL COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER 50404026
SHEET 4
OF 4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 8
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH WIDE ELECTRIC EASEMENT
(1.68 ACRES OF LAND)

Being a Variable Width Electric Easement (1.68 acres of land), out of a called 13.660 acre tract of land described in Document No. 9806015969, Official Public Records, Comal County, Texas, situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, also being the southern portion of a tract called 158.05 acres, called First Tract, described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a "RPLS 4233" plastic cap found on the northwest right of way line of U.S. Highway 281 (a varying width R.O.W) and the common corner of said 13.660 acre tract and a 9.887 acre tract as described in Document No. 9806015967, Official Public Records, Comal County, Texas, THENCE: North 79°02'45" West, coincident with the common line of said 13.660 acre tract and 9.887 acre tract, a distance of 44.42 feet, to an angle point; THENCE: South 85°34'58" West, continuing coincident with said common line, a distance of 148.83 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and at the southeast corner of this easement;

THENCE South 85°34'58" West, continuing coincident with the common line of said 13.660 and 9.887 acre tract, a distance of 123.78 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 19°00'56" East, departing common line and crossing the said 13.660 acre tract, a distance of 270.44 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 10°45'55" East, continuing crossing the above mentioned 13.660 acre tract, a distance of 460.47 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 13.660 acre tract and a 13.661 acre tract as described in Document No. 9506480525, Official Public Records, Comal County, Texas, the northwest corner of this easement;

THENCE South 82°06'04" East, coincident with common line of said 13.660 acre and 13.661 acre tracts, a distance of 100.13 feet to a 1/2" rebar with a "CEC" plastic cap set on the northwest right of way line of U. S. Highway 281, at the northeast corner of this easement;

THENCE South 10°45'55" West, coincident with the northwest right of way line of U. S. Highway 281, a distance of 277.68 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the right;

THENCE continuing coincident with the northwest right of way line of U. S. Highway 281 and curve to the right, having a radius of 3,644.16 feet, an arc length of 423.70 feet, a central angle 06°39'42", a chord bearing South 13°23'04" West and a chord distance of 423.46 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on the herein described curve and at the **POINT OF BEGINNING,** and containing 1.68 acres of land, more or less.

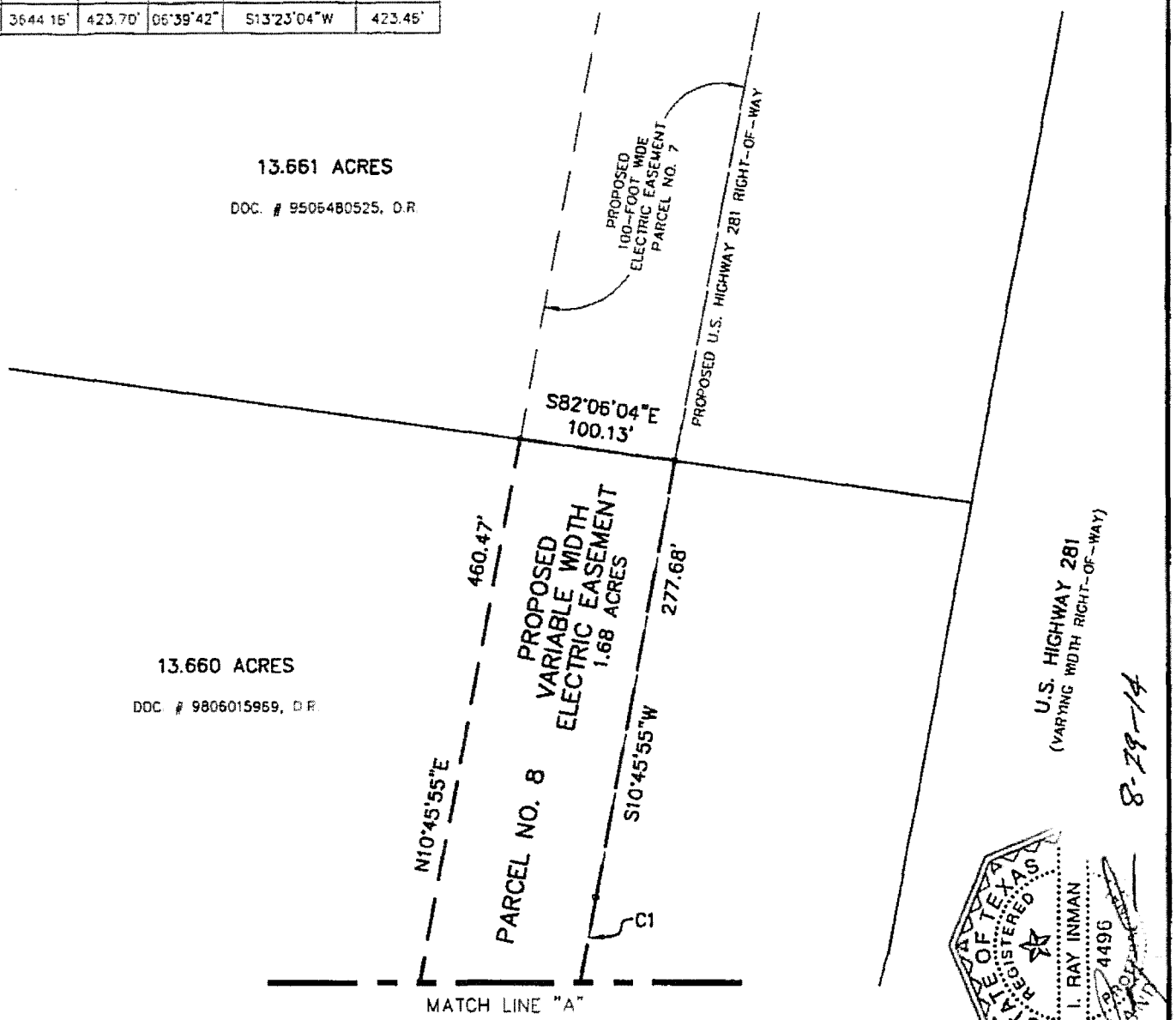
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project metes & bounds P-8.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.15'	423.70'	06°39'42"	S13°23'04"W	423.45'



8-29-14

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004552, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 7

REVISED 8/28/14

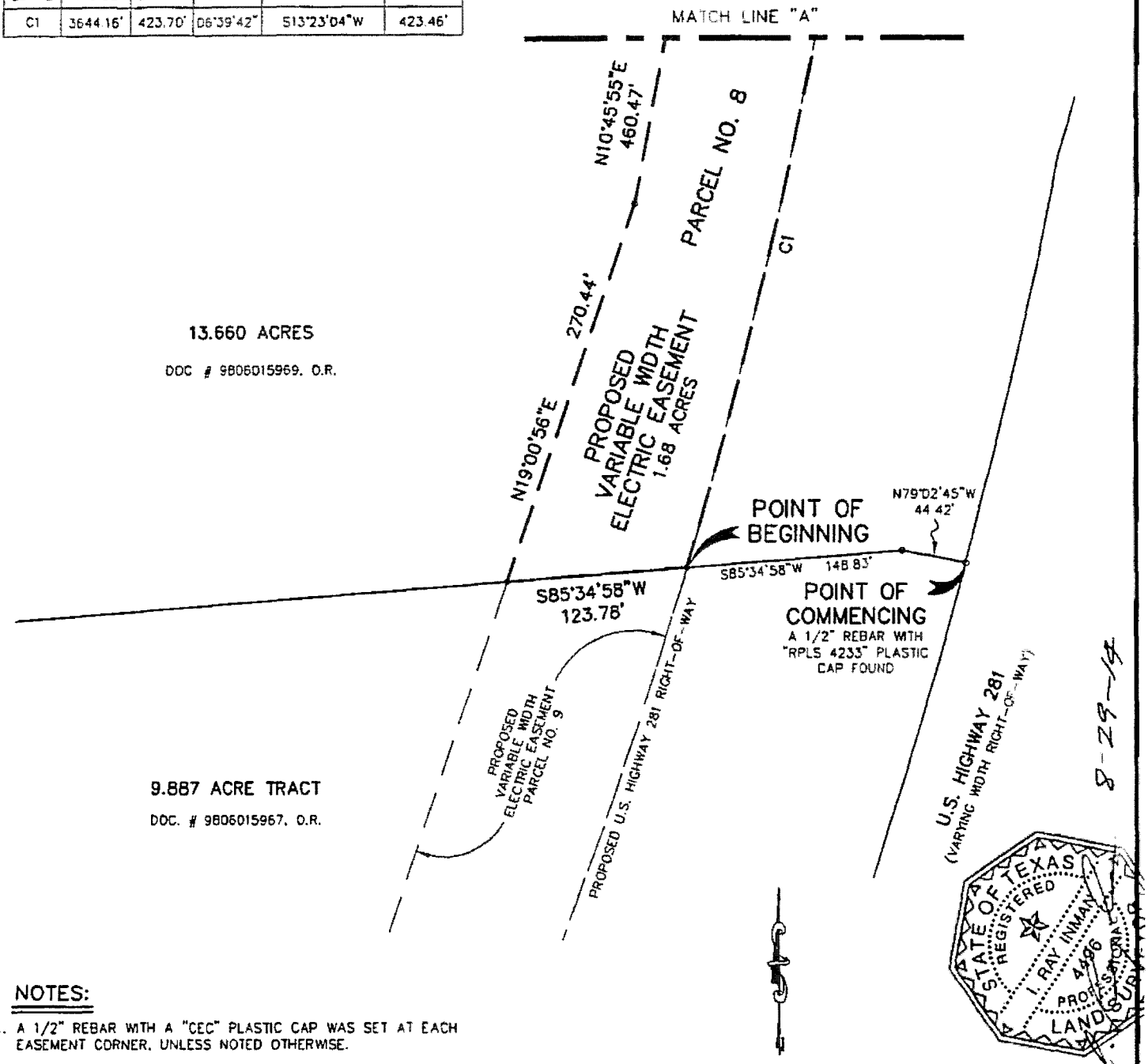
CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.68 ACRES OF LAND,
OUT OF A 13.660 ACRE TRACT,

LUCIANO BULVERDA
SURVEY 195, ABSTRACT 27
COMAL COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	50404026
SHEET	4
OF	4

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	423.70'	06°39'42"	S13°23'04"W	423.46'



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004552, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 7

REVISED: 8/28/14

CEC
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DON DURDEN, INC.
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Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.68 ACRES OF LAND,
OUT OF A 13.660 ACRE TRACT,

LUCIANO BULVERDA
SURVEY 195, ABSTRACT 27
COMAL COUNTY, TEXAS

DATE 7/28/14
JOB NUMBER 50404026
SHEET 3
OF 4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 9
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(1.99 ACRES OF LAND)

Being a Variable Width Electric Easement (1.99 acres of land), out of a called 9.887 acre tract of land as described in Document No. 9806015967, Official Public Records, Comal County, Texas, situated in the Luciano Bulverda Survey No. 195, Abstract No. 27, also being out of the southern portion of a tract called 158.05 acres, called "First Tract", as described in Volume 116, Pages 502-506, Deed Records, Comal County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation monument Type III found on the common line of said 9.887 acre tract and a remaining portion of a 33 acre tract, called Tract "J", as described in Volume 4645, Page 418, Deed Records, Bexar County, Texas, the most southerly corner of this easement;

THENCE North 16°24'15" West, continuing coincident with common line of said 9.887 acre tract and Tract "J", a distance of 154.45 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 23°56'45" East, departing the above mentioned common line of said 9.887 acre tract and Tract "J" and crossing said 9.887 acre tract, a distance of 278.98 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 19°00'56" East, continuing crossing the aforementioned 9.887 acre tract, a distance of 440.95 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 9.887 acre tract and a 13.660 acre tract as described in Document No. 9806015969, Official Public Records, Comal County, Texas, the northwest corner of this easement;

THENCE North 85°34'58" East, coincident with the common line of said 9.887 acre tract and said 13.660 acre tract, a distance of 123.78 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in a curve to the right, said 1/2" rebar being at the northeast corner of this easement;

THENCE coincident with the northerly right of way line of said U.S. Highway 281 and curve to the right, having a radius of 3644.16 feet, an arc length of 461.81 feet, a central angle of 07° 15' 39", a chord bearing of South 20° 20' 44" West and a chord distance of 461.51 feet to the point of tangency of the herein described curve;

THENCE South 23°56'45" West, coincident with the northwest right of way line of said U. S. Highway 281, a distance of 434.21 feet to the **POINT OF BEGINNING,** and containing 1.99 acres of land, more or less.

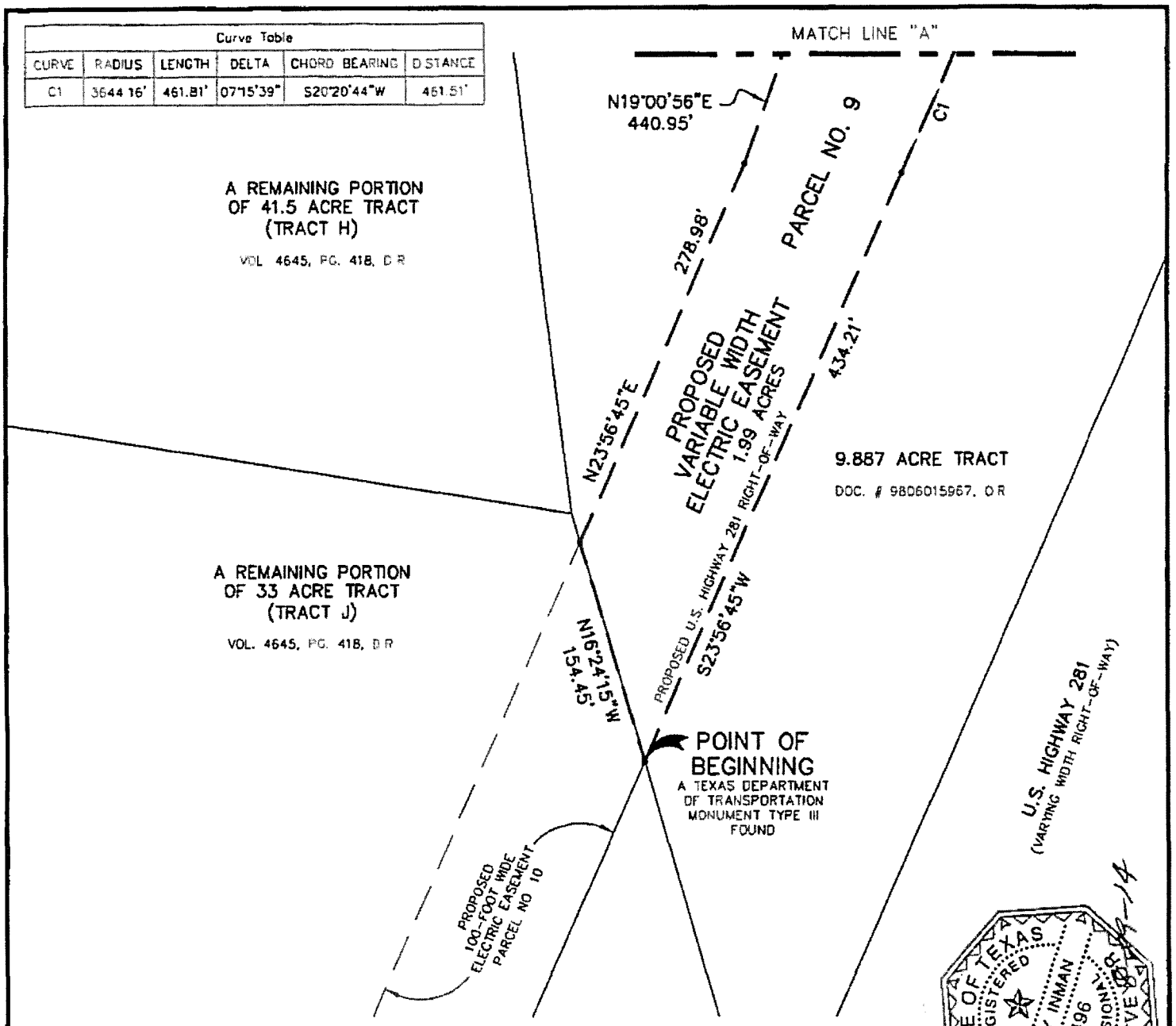
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

I. Ray Inman, RPLS No. 4498

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4498
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-9.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	461.81'	07°15'39"	S20°20'44"W	461.51'



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004553 WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a DOES NOT APPLY TO THIS EASEMENT
10b APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 8

REVISED: 8/28/14

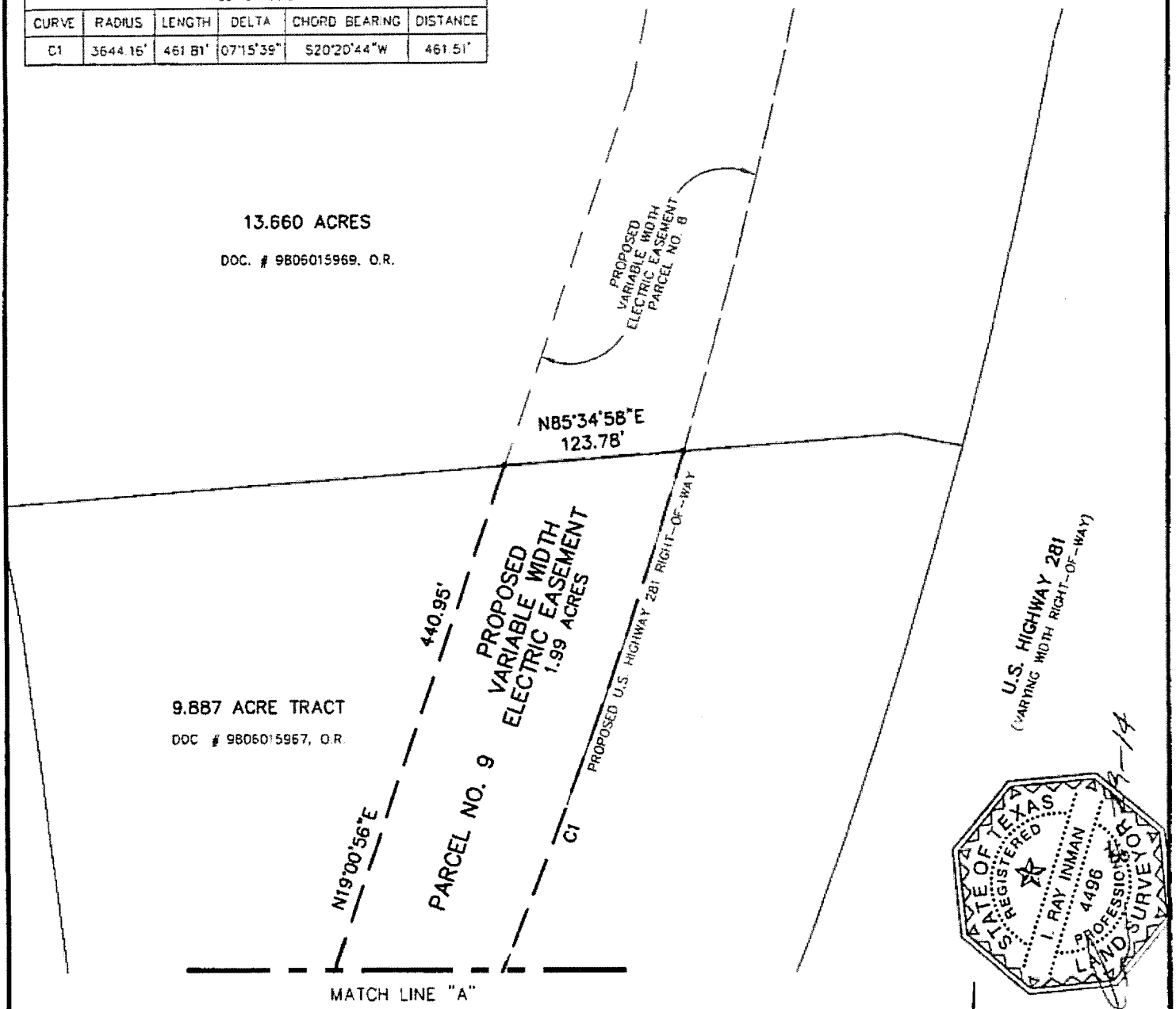
CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.5440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.99 ACRES OF LAND,
OUT OF A 9.887 ACRE TRACT,

LUCIANO BULVERDA,
SURVEY NO. 195, ABSTRACT NO. 27,
COMAL COUNTY, TEXAS

DATE 7/28/14
JOB NUMBER S0404026
SHEET 3
OF 4

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3644.16'	461.81'	07°15'39"	S20°20'44"W	461.51'



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED ___/___/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004553, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

8-28-14

Exhibit A - 8

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED 8/28/14

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.99 ACRES OF LAND,
OUT OF A 9.887 ACRE TRACT,

LUCIANO BULVERDA,
SURVEY NO. 195, ABSTRACT NO. 27,
COMAL COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	4
OF	4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-8999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 10
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (2.84 acres of land), out of a called 145 acre tract of land known as tracts "H", "J" (called 33 acres), "K" (called 34.5 acres), and "L" (called 36 acres) as described in Volume 4645, Page 418, Deed Records, Bexar County, Texas, and out of a called 43 acre tract (also known as tract "G" (called 40 acres and a 3 acre road parcel)) as described in Volume 4645, Page 422, Deed Records, Bexar County, Texas, situated in the Luciano Bulverda Survey No. 195, Abstract No. 51, County Block 4860, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation monument Type III found on the common line of said a remaining portion of a 33 acre tract, known as tract "J" and a 9.887 acre tract as described in Document No. 9806015967, Official Public Records, Comal County, Texas and on the west right of way line of U.S. Highway 281 (a varying width-R.O.W.), at the most easterly corner of this easement;

THENCE South 23°56'45" West, coincident with the common line of said tract "J" and the 9.887 acre tract, passing the common corner of said tracts "J" and "K", at a distance of 242.20 feet, passing the common corner of said tracts "K" and "L" at a distance of 680.62 feet, a total distance of 1,156.82 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of said tract "L" and a 39.928 acre tract as described in Volume 7609, Page 649, Official Public Records of Real Property, Bexar County, Texas, the southeast corner of this easement;

THENCE South 89°14'57" West, coincident with the common line of said tract "L" and 39.928 acre tract, a distance of 110.07 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

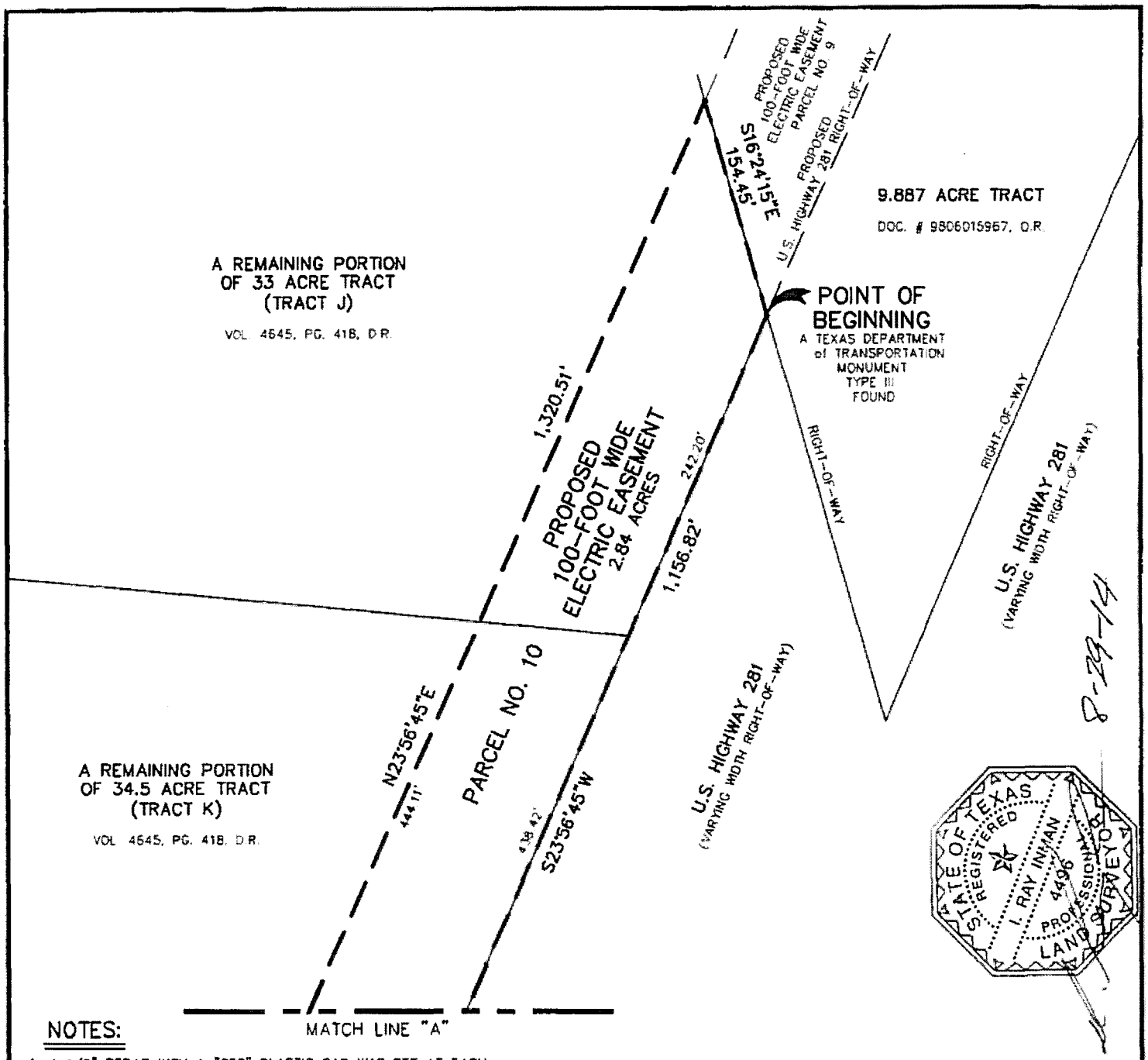
THENCE North 23°56'45" East, departing the above mentioned common line of said tract "L" and 39.928 acre tract, passing the common line of said tracts "L" and "K" at a distance of 482.85 feet, passing the common line of said tracts "K" and "J" at a distance of 926.96 feet, a total distance of 1,320.51 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said tract "J" and the 9.887 acre tract, the most northerly corner of this easement;

THENCE South 16°24'15" East, coincident with the common line of said tract "J" and the 9.887 acre tract, a distance of 154.45 feet to the **POINT OF BEGINNING,** and containing 2.84 acres of land, more or less.

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

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004554, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF MAY 1, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. DOES NOT APPLY TO THIS EASEMENT
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. DOES NOT APPLY TO THIS EASEMENT

Exhibit A - 9

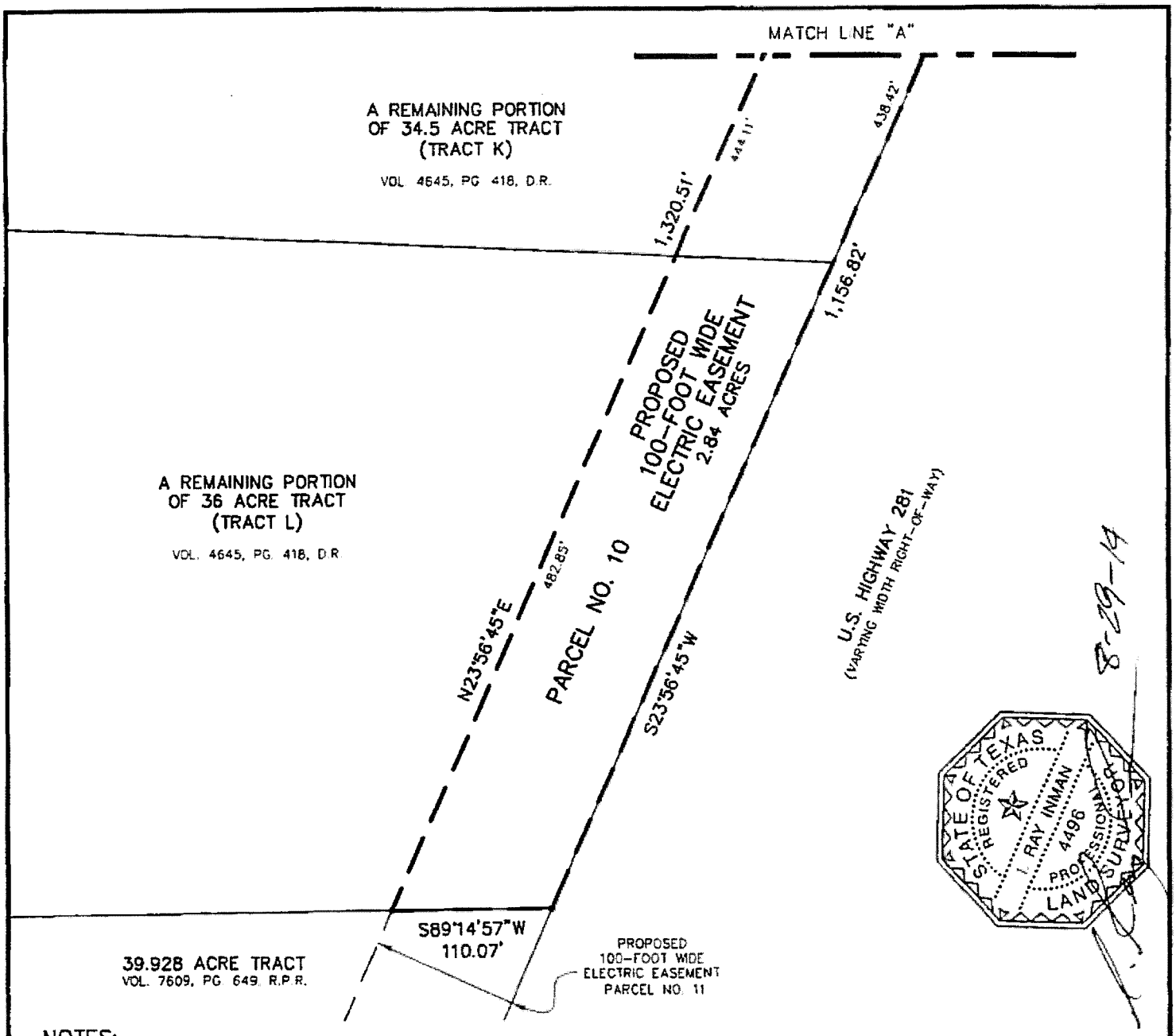
REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
2.84 ACRES OF LAND, OUT OF A CALLED
145 ACRE TRACT KNOWN AS "TRACTS H, J, K, & L"

LUCIANO BULVERDA SURVEY 195, ABSTRACT 51
COUNTY BLOCK (C.B) 4860,
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	4



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
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6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
   D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 9

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. DOES NOT APPLY TO THIS EASEMENT
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. DOES NOT APPLY TO THIS EASEMENT

REVISED: 8/28/14

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
2.84 ACRES OF LAND, OUT OF A CALLED
145 ACRE TRACT KNOWN AS "TRACTS H, J, K, & L"

LUCIANO BULVERDA SURVEY 195, ABSTRACT 51
COUNTY BLOCK (C.B) 4860,
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	4
OF	4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 11
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (4.75 acres of land), out of a called 39.928 acre tract of land described in Volume 7609, Page 649, Official Public Records of Real Property, Bexar County, Texas, situated in Guadalupe College Survey No. 415, Abstract No. 268, County Block (C.B.) 4861, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation monument Type III found on the northwest right of way line of U.S. Highway 281 (Varying width - R.O.W) and the common corner of said right of way and a called 36 acre tract (Tract "L") as described in Volume 4645, Page 418, Deed Records, Bexar County, Texas; THENCE South 23°56'45" West, coincident with said right of way line and said 36 acre tract, a distance of 1,156.82 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the northeast corner of this easement;

THENCE South 23°56'45" West, coincident with the common line of said 39.928 acre tract and right of way line of U.S. Highway 281, a distance of 2,069.96 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of said 39.928 acre tract and a 6.004 acre tract as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas and at the southeast corner of this easement;

THENCE North 88°21'51" West, coincident with the common line of said 39.928 acre tract and the 6.004 acre tract, a distance of 34.19 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 89°14'09" West, continuing coincident with said 39.928 acre tract and the 6.004 acre tract, a distance of 74.37 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 23°56'45" East, departing the above mentioned common line and crossing said 39.928 acre tract, a distance of 2,066.23 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 39.928 acre tract and the 36 acre tract and at the northwest corner of this easement;

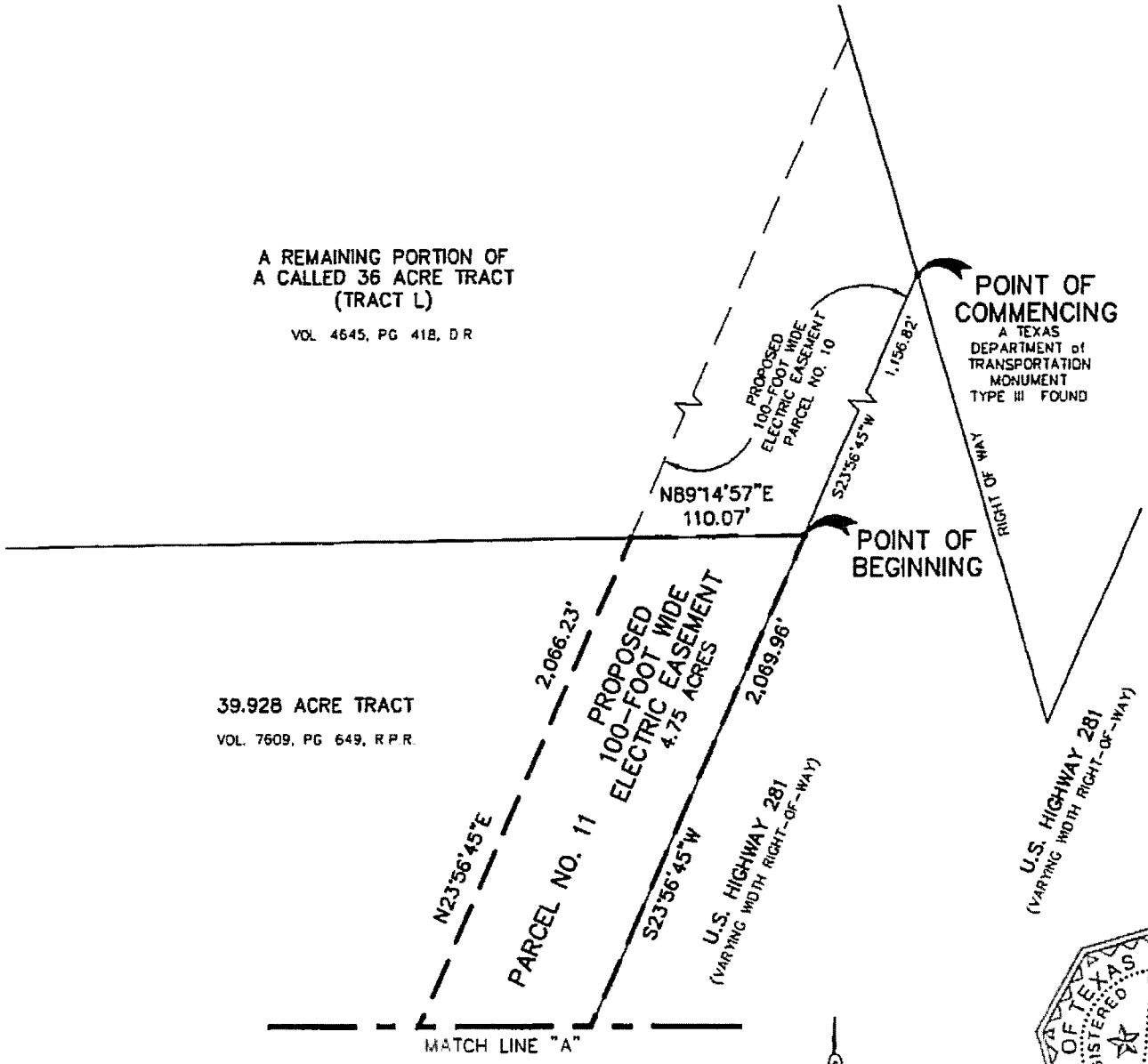
THENCE North 89°14'57" East, coincident with the common line of said 39.928 acre tract and the 36 acre tract, a distance of 110.07 feet to the **POINT OF BEGINNING,** and containing 4.75 acres of land, more or less.

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

I. Ray Inman, RPLS No. 4486

STATE OF TEXAS
REGISTERED
INMAN
4486
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014 S0404026_CPS Bulverde Trans Project\metes & bounds P-11.docx



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEM:

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

Exhibit A - 10

REVISED: 8/28/14

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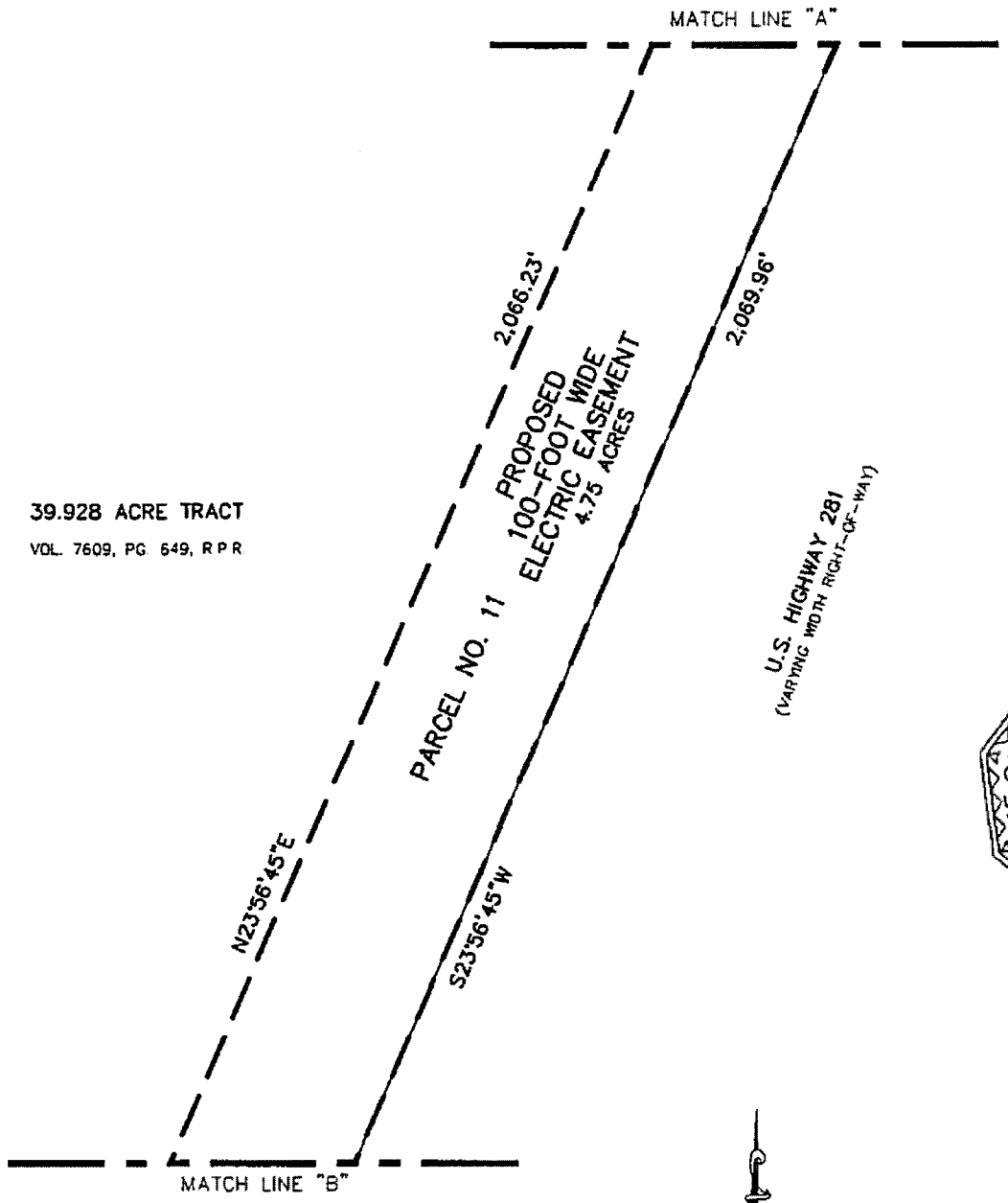
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
4.75 ACRES OF LAND,
OUT OF A 39.928 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT NO. 268, COUNTY BLOCK (C.B) 4861, BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	6



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Exhibit A - 10

SCHEDULE B ITEM:

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

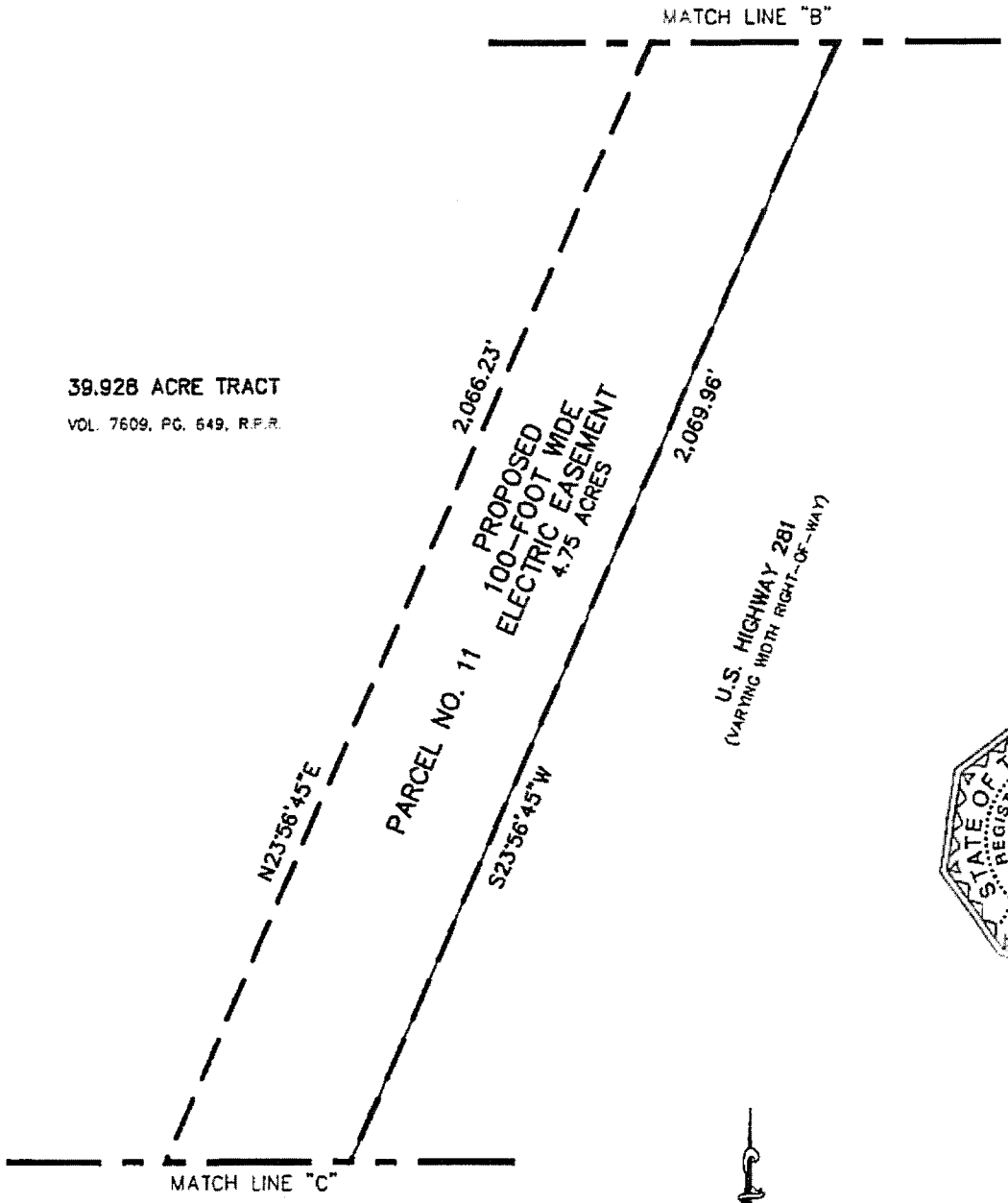
REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
4.75 ACRES OF LAND,
OUT OF A 39.928 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT NO. 268, COUNTY BLOCK (C.B) 4861, BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	4
OF	6



9-5-14

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D. R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Exhibit A - 10

SCHEDULE B ITEM:

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

REVISED: 8/28/14

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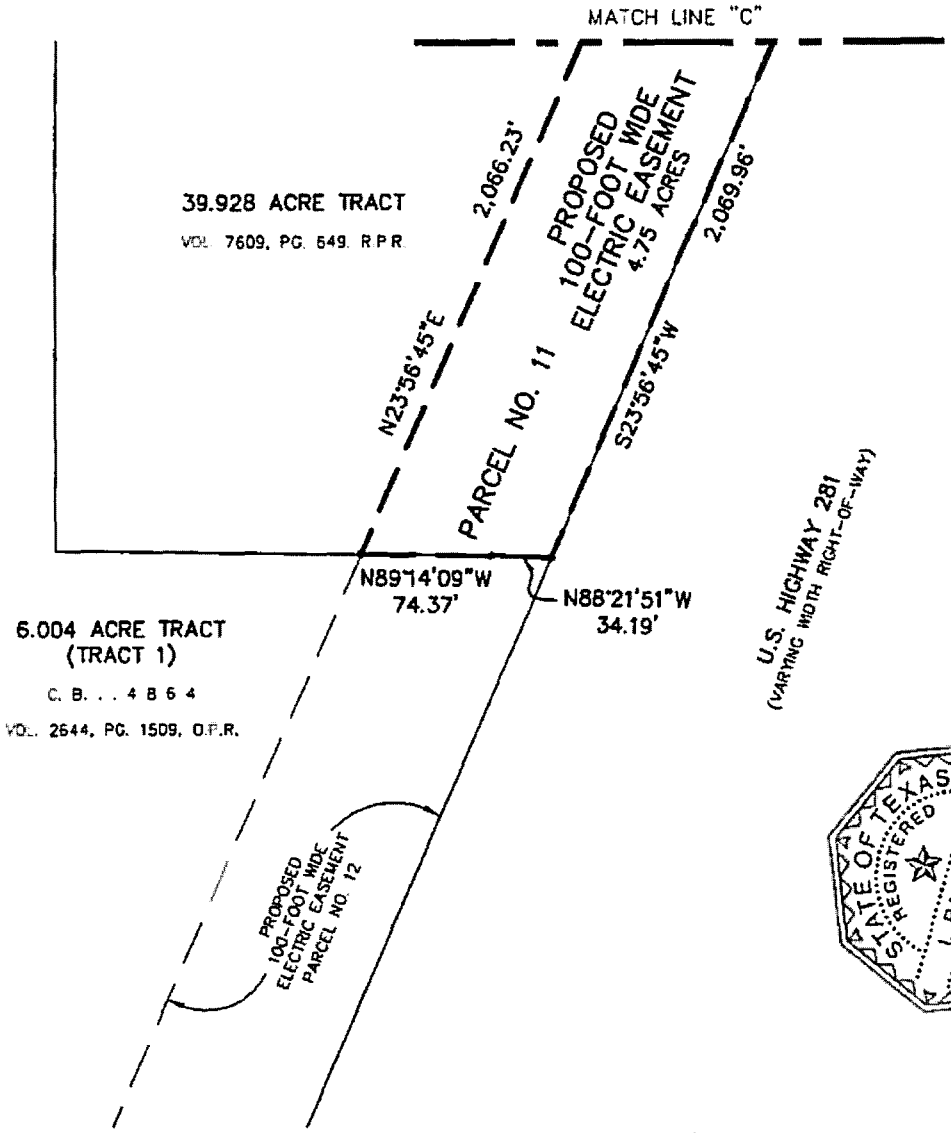
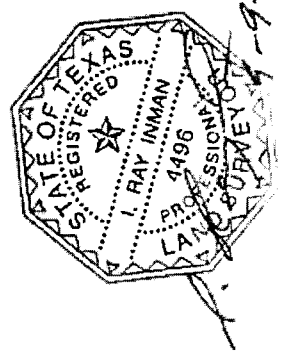
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
4.75 ACRES OF LAND,
OUT OF A 39.928 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT NO. 268, COUNTY BLOCK (C.B) 4861, BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	5
OF	6





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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004555, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014.
6. D. R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEM:

10a. "BLANKET" EASEMENT THAT COVERS THIS ENTIRE EASEMENT AREA

Exhibit A - 10

REVISED: 8/28/14

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
4.75 ACRES OF LAND,
OUT OF A 39.928 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT NO. 268, COUNTY BLOCK (C.B) 4861, BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	6
OF	6

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 12
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (0.871 of one acre of land), out of a called 6.004 acre tract (Tract 1) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas, situated in the T. J. Robinson Survey No. 486, Abstract No. 637, County Block (C.B.) 4862, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation monument Type III found on the common line of a called, 6.003 acre tract (Tract 2) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas and the northeasterly right of way line Borgfeld Road (R.O.W. - varies, 80' min.); THENCE South 45°05'49" East, coincident with the common line of said Tract 2 and the northeasterly right of way line of Borgfeld Road, a distance of 42.56 feet to an angle point; THENCE South 45°23'34" East, continuing coincident with the common line of said Tract 2 and right of way line of Borgfeld Road, a distance of 64.51 feet to an angle point; THENCE North 68°56'30" East, continuing coincident with the said common line, a distance of 56.06 feet to the common corner of said right of way line of Borgfeld Road and the northwesterly right of way line of U.S. Highway 281 (Varying width - R.O.W); THENCE North 23°56'45" East, coincident with common line of said Tract 2 and the northwesterly right of way line of U.S. Highway 281, a distance of 325.59 feet to the **POINT OF BEGINNING** and the southeast corner of this easement;

THENCE North 69°36'14" West, coincident with common line of said Tract 1 and 2, a distance of 100.19 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 23°56'45" East, departing the common line of said Tract 1 and 2 and crossing said Tract 1, a distance of 361.33 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 1 and a 39.928 acre tract as described in Volume 7609, Page 649, Official Public Records of Real Property, Bexar County, Texas, at the northwest corner of this easement;

THENCE South 89°14'09" East, coincident with the common line of said Tract 1 and 39.928 acre tract, a distance of 74.37 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 88°21'51" East, continuing coincident with common line of said Tract 1 and 39.928 acre tract, a distance of 34.19 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 1 and the northwesterly right of way line of U.S. Highway 281 at the northeast corner of this easement;

THENCE South 23°56'45" West, coincident with common line of said Tract 1 and the northwesterly right of way of said U.S. Highway 281, a distance of 397.39 feet to the **POINT OF BEGINNING,** and containing 0.871 acres of land, more or less.

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

STATE OF TEXAS
REGISTERED
RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

9-3-14

I. Ray Inman, RPLS No. 4496

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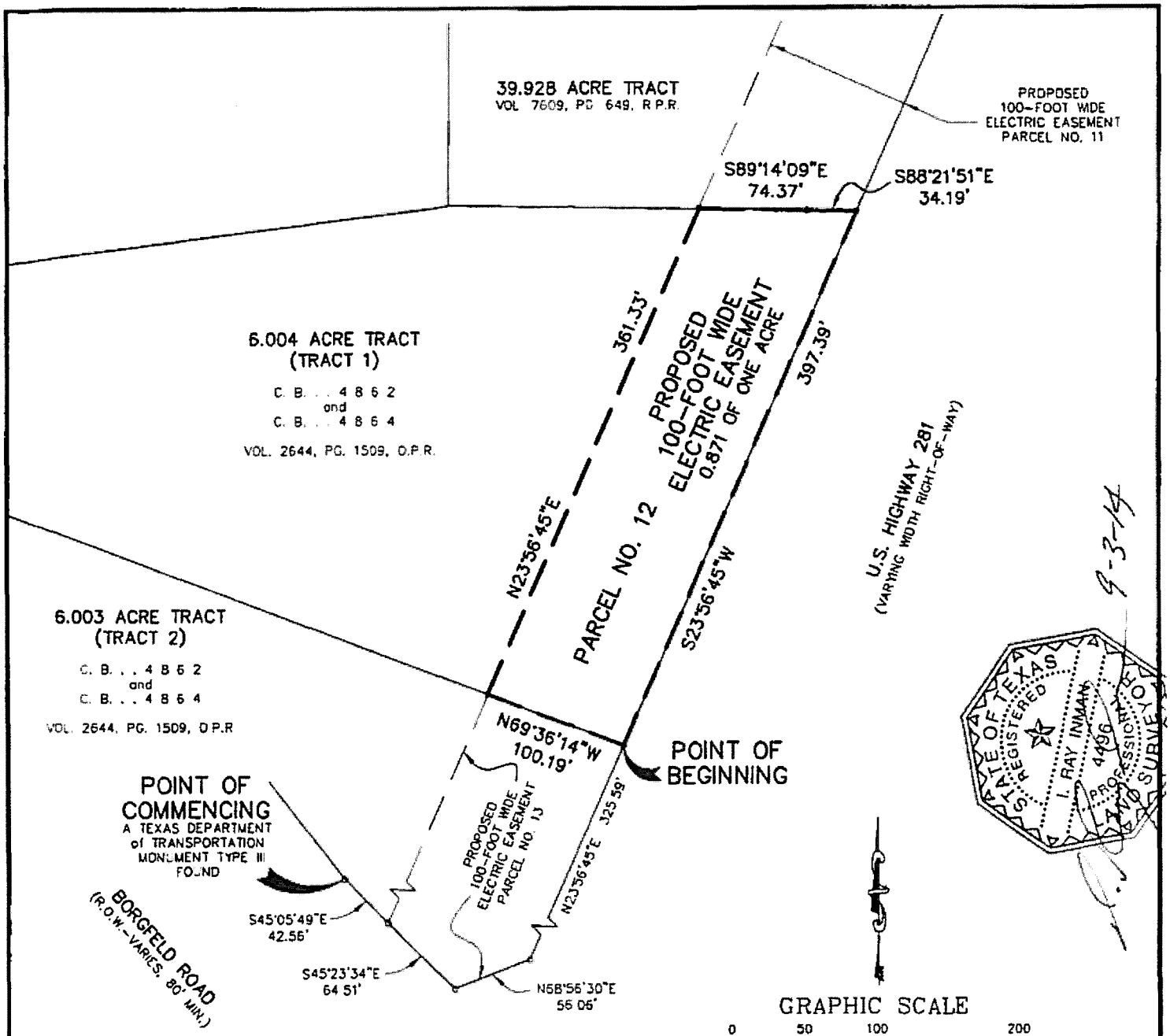


NOTES:

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004556, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 6, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCHEDULE B ITEMS:

10a. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
10b. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
10c. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
10d. DOES NOT APPLY TO THIS EASEMENT AREA

Exhibit A - 11

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
0.871 OF ONE ACRE OF LAND,
OUT OF 6.004 ACRE TRACT,
T.J. ROBINSON SURVEY NO. 486,
ABSTRACT NO. 637, COUNTY BLOCK (C.B.) 4862,
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 13
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (0.80 of one acre of land), out of called 6.003 acre tract (Tract 2) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas, said 6.003 acre tract being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864 and the T. J. Robinson Survey No. 486, Abstract No. 637, County Block (C.B.) 4862, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation monument Type III found on the common line of said Tract 2 and the northeast right of way line of Borgfeld Road (R.O.W. - varies, 80' min.); THENCE South 45°05'49" East, coincident with the common line of said Tract 2 and the northeast right of way line of Borgfeld Road, a distance of 42.56 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the most westerly corner of this easement;

THENCE North 23°56'45" East, departing the common line of said Tract 2 and the northeast right of way of Borgfeld Road, crossing said Tract 2, a distance of 336.26 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and a called 6.004 acre tract (Tract 1) as described in Volume 2644, Page 1509, Official Public Records of Real Property, Bexar County, Texas at the most northerly corner of this easement;

THENCE South 69°36'14" East, coincident with the common line of said Tract 2 and Tract 1, a distance of 100.19 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Tract 2 and the northwesterly right of way line of U.S. Highway 281 (Varying width - R.O.W.), the most easterly corner of this easement;

THENCE South 23°56'45" West, coincident with common line of said Tract 2 and the northwesterly right of way of said U.S. Highway 281, a distance of 325.59 feet to an angle point of this easement;

THENCE South 68°56'30" West, continuing coincident with common line of said Tract 2 and right of way line of said U.S. Highway 281, a distance of 56.06 feet to an angle point on the northeast right of way line of Borgfeld Road, an angle point of this easement;

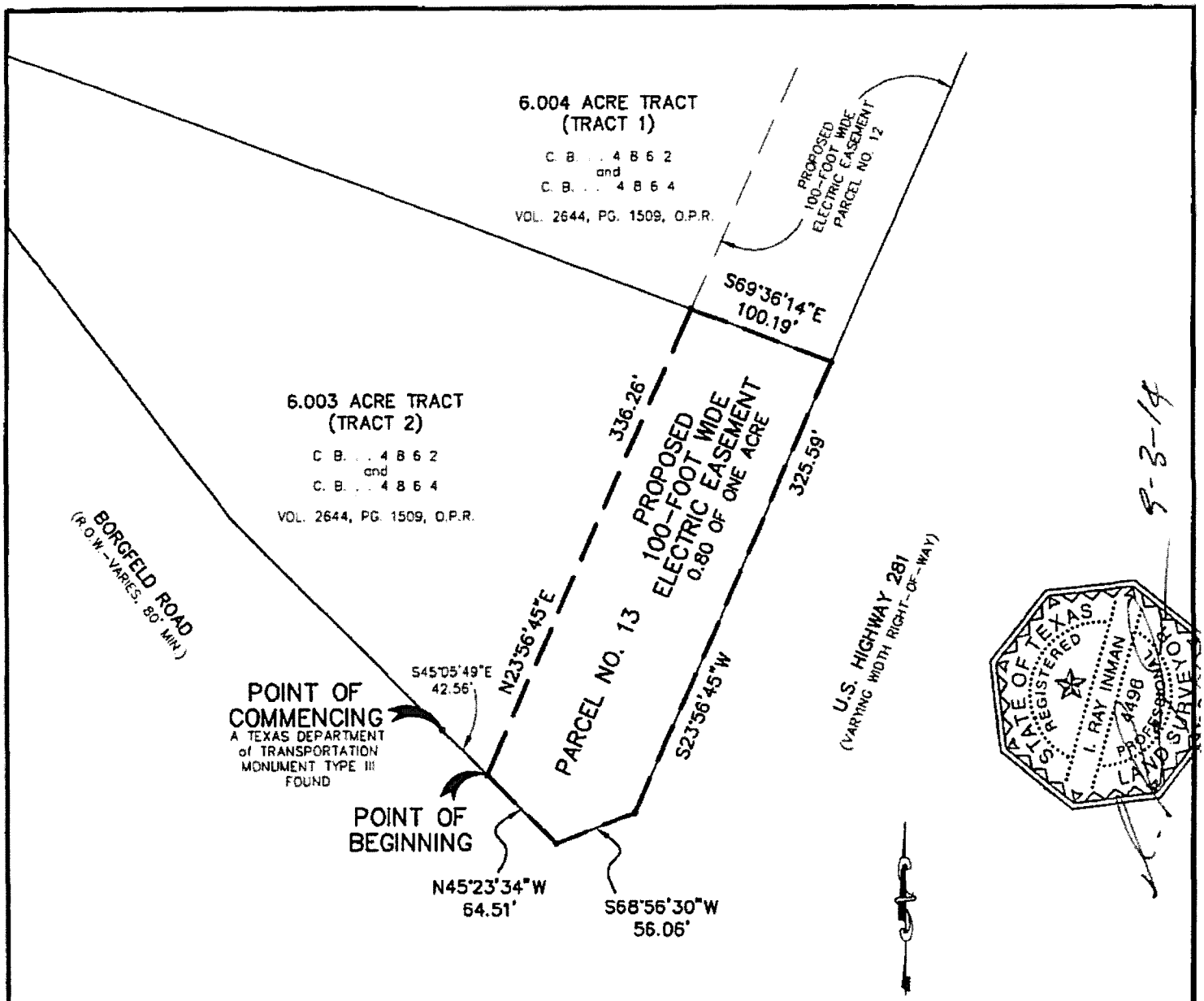
THENCE North 45°23'34" West, coincident with the common line of said Tract 2 and northeast right of way line of said Borgfeld Road, a distance of 64.51 feet to the **POINT OF BEGINNING,** and containing 0.80 of one acre of land, more or less.

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

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

X:\data\survey\projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-13.docx



GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004557, WITH AN ISSUED DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 7, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 12

SCHEDULE B ITEMS:

10a. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
10b. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
10c. EASEMENT LOCATION CANNOT BE DETERMINED FROM THE RECORDED DESCRIPTION
10d. DOES NOT APPLY TO THIS EASEMENT AREA

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
0.80 OF ONE ACRE OF LAND,
OUT OF A 6.003 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK (C.B) 4864, AND THE T.J. ROBINSON SURVEY NO. 486, ABSTRACT NO. 637, COUNTY BLOCK (C.B.) 4862, BEXAR COUNTY, TEXAS

DATE	7/25/14
JOB NUMBER	S0404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 14
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (0.99 of one acre of land), out of the remaining portion of Lot 1, Block 2, Ram Store No. 24 Subdivision as described in Volume 9536, Page 107, Deed and Plat Records, Bexar County, Texas, said remaining portion of Lot 1, Block 2, being further described as a 2.39 acre tract (Volume 13704, Page 169, Official Public Records of Real Property, Bexar County, Texas), which is out of said Lot 1, Block 2 and originally platted from a called 4.112 acre tract as described in Volume 6628, Page 1975, Official Public Records of Real Property, Bexar County, Texas) and being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation monument Type III found on the northwest right of way line of U.S. Highway 281 (varying width-R.O.W.) and the southeast line of the said remaining portion of Lot 1, at the south end of the cutback line of the southwest right of way line of Borgfeld Road and its intersection with the northwest right of way line of said U. S. Highway 281;

THENCE South 23°56'45" West, coincident with the common line of said remaining portion of Lot 1 and northwest right of way line of U.S. Highway 281, a distance of 388.34 feet to a Texas Department of Transportation monument Type III found at the most southerly corner of this easement and at the southernmost corner of the aforementioned Lot 1, Block 2;

THENCE North 66°04'52" West, departing the northwest right of way of U.S. Highway 281, coincident with the common line of said remaining portion of Lot 1 and a 12.66 acre tract as described in Volume 16276, Page 2032, Official Public Records of Real Property, Bexar County, Texas, a distance of 99.51 feet to a 1/2" rebar found at an angle point of this easement;

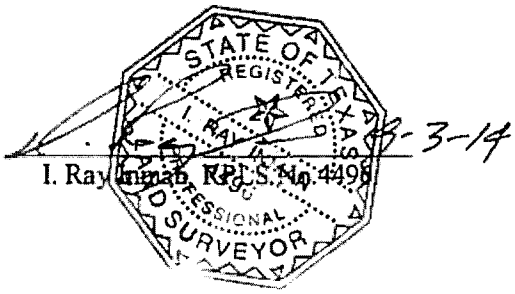
THENCE North 06°47'55" West, continuing coincident with the above mentioned common line of the remaining portion of said Lot 1 and said 12.66 acre tract, a distance of 0.96 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 23°56'45" East, departing the above mentioned common line of the remaining portion of Lot 1 and the 12.66 acre tract, crossing the said remaining portion of Lot 1, a distance of 457.48 feet to a 1/2" rebar with a "CEC" plastic cap set on the southwest right of way line of Borgfeld Road (a varying width right of way, 80' minimum) and the northeast line of said remaining portion of Lot 1 at the most northerly corner of this easement;

THENCE South 43°52'32" East, coincident with the common line of said remaining portion of Lot 1 and right of way line of Borgfeld Road, a distance of 54.84 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 21°03'15" East, continuing coincident with common line of said remaining portion of Lot 1 and right of way line of Borgfeld Road, a distance of 69.62 feet to the **POINT OF BEGINNING** and containing 0.99 of one acre of land, more or less.

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



8-3-14

I. Ray Inmab, RPLS No. 4498

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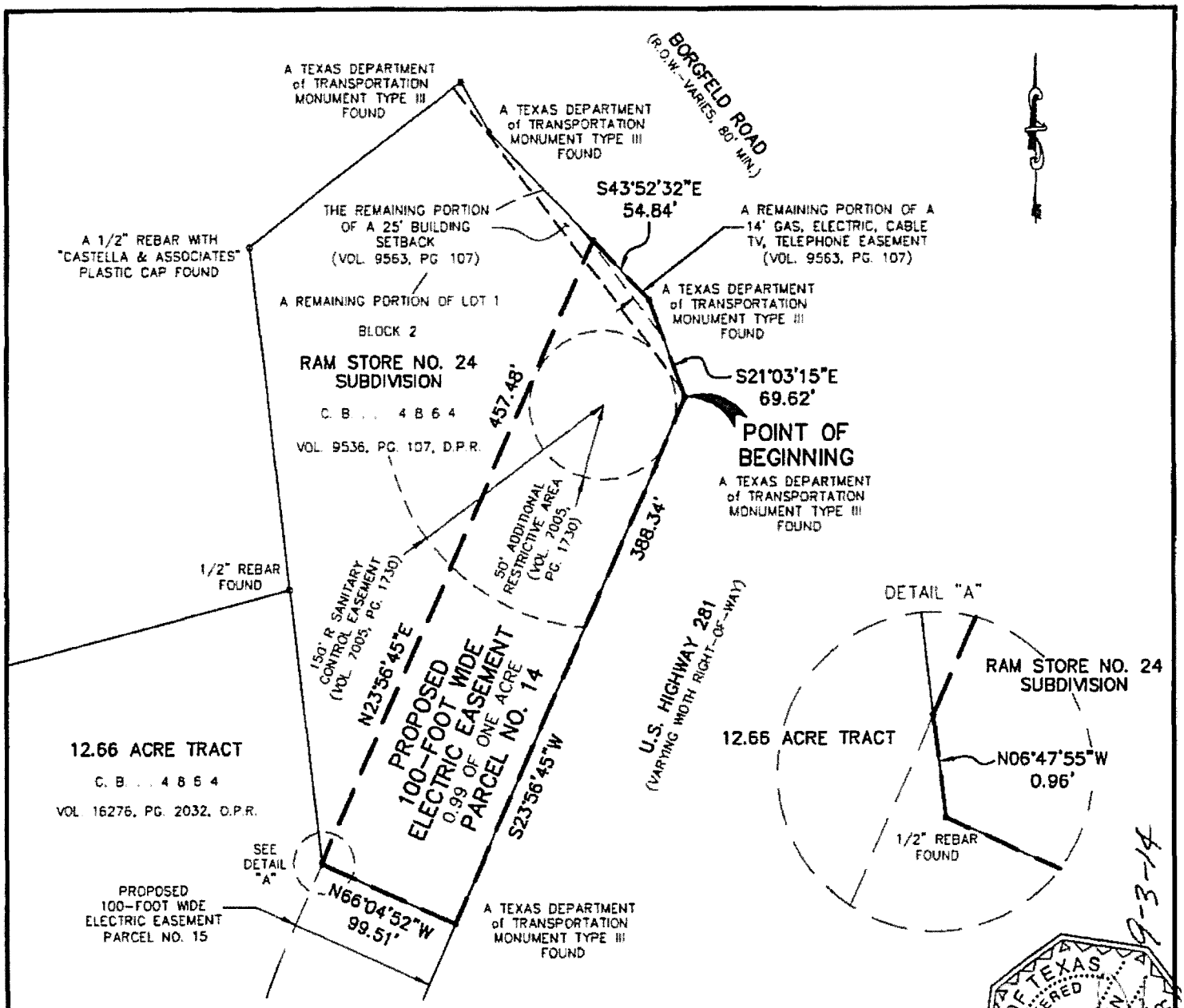

9-3-14

STATE OF TEXAS REGISTERED I. RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004558, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 2, 2014
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 13

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. VOLUME 9536, PAGE 107
25' BUILDING SETBACK (APPLIES AS SHOWN)
14' GAS, ELECTRIC, CABLE TV, & TELEPHONE EASEMENT (APPLIES AS SHOWN)
1' NON-ACESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
VARIABLE WIDTH DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
10b. DOES NOT APPLY TO THIS EASEMENT AREA
10c. APPLIES AS SHOWN
10d. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

CEC
CIVIL ENGINEERING CONSULTANTS
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11550 I.H. 10 WEST, SUITE 395
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
0.99 OF ONE ACRE OF LAND,
OUT OF RAM STORE NO. 24 SUBDIVISION,
GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864
BEXAR COUNTY, TEXAS

DATE	7/28/14
JOB NUMBER	S0404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 15
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(2.03 ACRES OF LAND)

Being a Variable Width Electric Easement (2.03 acres of land), out of a called 12.66 acre tract described in Volume 16276, Page 2032, Official Public Records of Real Property, Bexar County, Texas situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation monument Type III on the northwest right of way line of U.S. Highway 281 (a varying width-R.O.W.) at the common corner of said 12.66 acre tract and the remaining portion of Lot 1, Block 2, Ram Store No. 24 Subdivision as described in Volume 9563, Page 107, Deed and Plat Records, Bexar County, Texas;

THENCE South 23°56'44" West, coincident with the northwest right of way line of U.S. Highway 281, a distance of 32.12 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

THENCE continuing coincident with the northwest right of way line of U.S. Highway 281 and curve to the left, having a radius of 3,819.75 feet, an arc length of 840.51 feet, a central angle 12°36'27", a chord bearing South 17°38'34" West and a chord distance of 838.81 feet to a Texas Department of Transportation monument Type III at the common corner of said 12.66 acre tract and a 10.752 acre tract as described in Volume 11088, page 1606, Official Public Records of Real Property, Bexar County, Texas, also being at a non-tangent point on the herein described curve and at the southeast corner of this easement;

THENCE North 67°53'14" West, departing the northwest right of way line of U.S. Highway 281 and coincident with said 12.66 acre tract and said 10.752 acre tract, a distance of 109.91 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 15°13'52" East, departing the above mentioned common line of the 12.66 acre tract and 10.752 acre tract and crossing said 12.66 acre tract, a distance of 442.82 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 21°30'10" East, continuing crossing the said 12.66 acre tract, a distance of 355.41 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 23°56'45" East, continuing crossing the said 12.66 acre tract, a distance of 77.36 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said 12.66 acre tract and the remaining portion of the aforementioned Lot 1 at the most northerly corner of this easement;

THENCE South 06°47'55" East, coincident with the common line of said 12.66 acre tract and the remaining portion of Lot 1, a distance of 0.96 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of said 12.66 acre tract and the remaining portion of Lot 1, an angle point of this easement;

THENCE South 66°04'52" East, coincident with the common line of said 12.66 acre tract and the remaining portion of Lot 1, a distance of 99.51 feet to the **POINT OF BEGINNING,** and containing 2.03 acres of land, more or less.

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

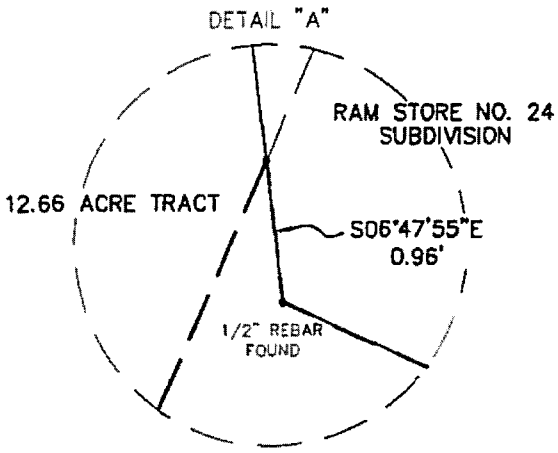
STATE OF TEXAS REGISTERED I. RAY INMAN 4496 PROFESSIONAL SURVEYOR

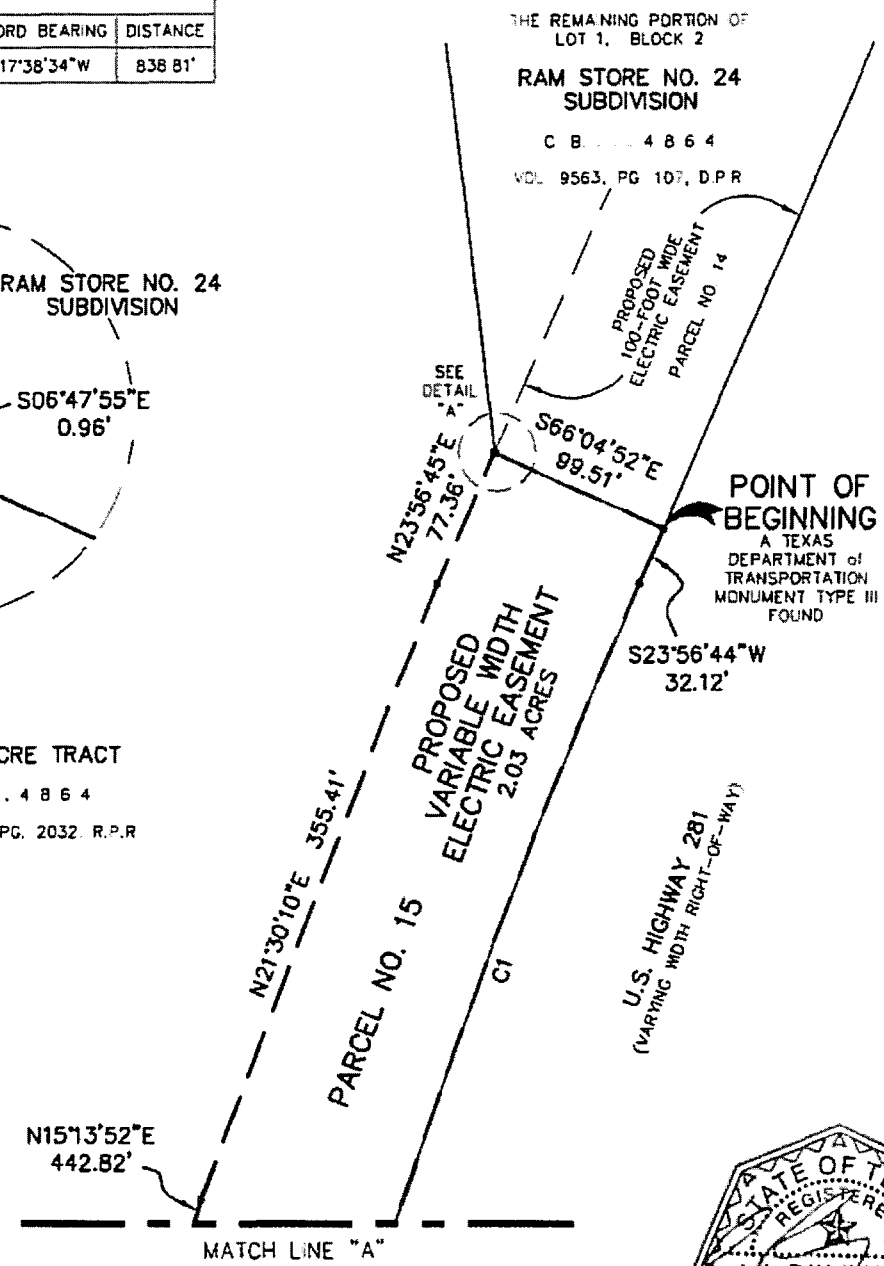
8-29-14

I. Ray Inman, RPLS No. 4496

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-15.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3819.75'	840.51'	12°36'27"	S17°38'34"W	838.81'





STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR
7/28/14

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004559, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 6, 2014
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 14

REVISED: 8/28/14

CEC
CIVIL ENGINEERING CONSULTANTS
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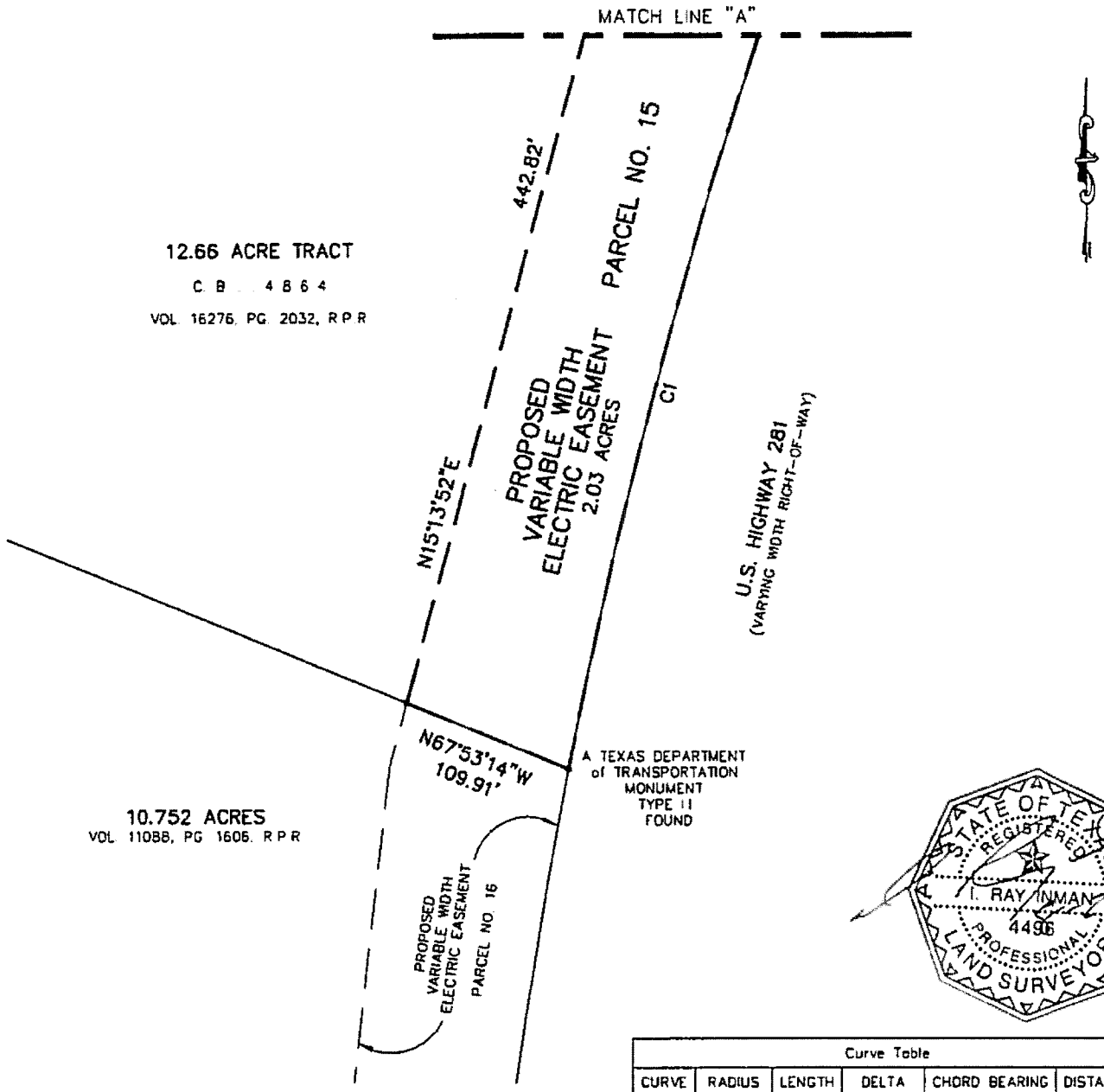
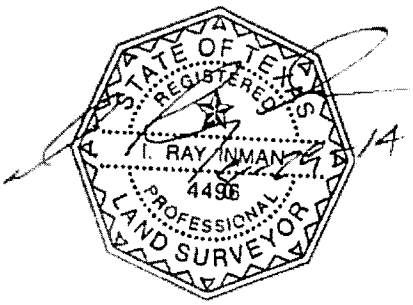
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
2.03 ACRES OF LAND,
OUT OF A 12.66 ACRE TRACT,
GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864
BEXAR COUNTY, TEXAS

DATE 7/28/14
JOB NUMBER 50404026
SHEET 3 OF 4





Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3819.75'	840.51'	12°36'27"	S17°38'34"W	838.81'

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004559, WITH AN ISSUE DATE OF MAY 13, 2014 AND AN EFFECTIVE DATE OF MAY 6, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 14

REVISED: 8/28/14

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
2.03 ACRES OF LAND,
OUT OF A 12.66 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864
BEXAR COUNTY, TEXAS

DATE 7/28/14
JOB NUMBER S0404026
SHEET 4
OF 4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
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July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 16
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(1.98 ACRES OF LAND)

Being a Variable width Electric Easement (1.98 acres of land), out of a called 10.752 acre tract described in Volume 11088, Page 1606, Official Public Records of Real Property, Bexar County, Texas, said 10.752 acres being out of a called 39.847 acre tract described in Volume 4765, Page 234, Official Public Records of Real Property, Bexar County, Texas, situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Highway Department Type III monument found on the west right-of way line of U. S. Highway No. 281 (varying width Right of Way) and a common corner of a called 12.66 acre tract as described in Volume 16276, Page 2032, Official Public Records of Real Property, Bexar County, Texas and the above mentioned 10.752 acre tract, said found monument being on a curve to the left and the northeast corner of this easement;

THENCE coincident with the west right of way line of said U.S. Highway 281 and curve to the left, having a radius of 3819.72 feet, an arc length of 307.76 feet, a central angle of 04° 36' 59", a chord bearing of South 09° 02' 10" West and a chord distance of 307.67 feet to a found Texas Highway Department Type III monument at the point of tangency of the herein described curve to the left;

THENCE South 06°44'40" West, continuing coincident with the west right of way line of said U.S. Highway 281, a distance of 531.40 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement, said 1/2" rebar also being on the west right of way line of the aforementioned U.S. Highway 281 and at a common corner of the herein referenced 10.752 acre tract and a remaining portion of a called 36.17 acre tract as described in Volume 12220, Page 2205, the southeast corner of this easement;

THENCE North 75°39'30" West, coincident with said common line, a distance of 100.89 feet to a 1/2" rebar with a "CEC" plastic cap set on said common line at the southwest corner of this easement;

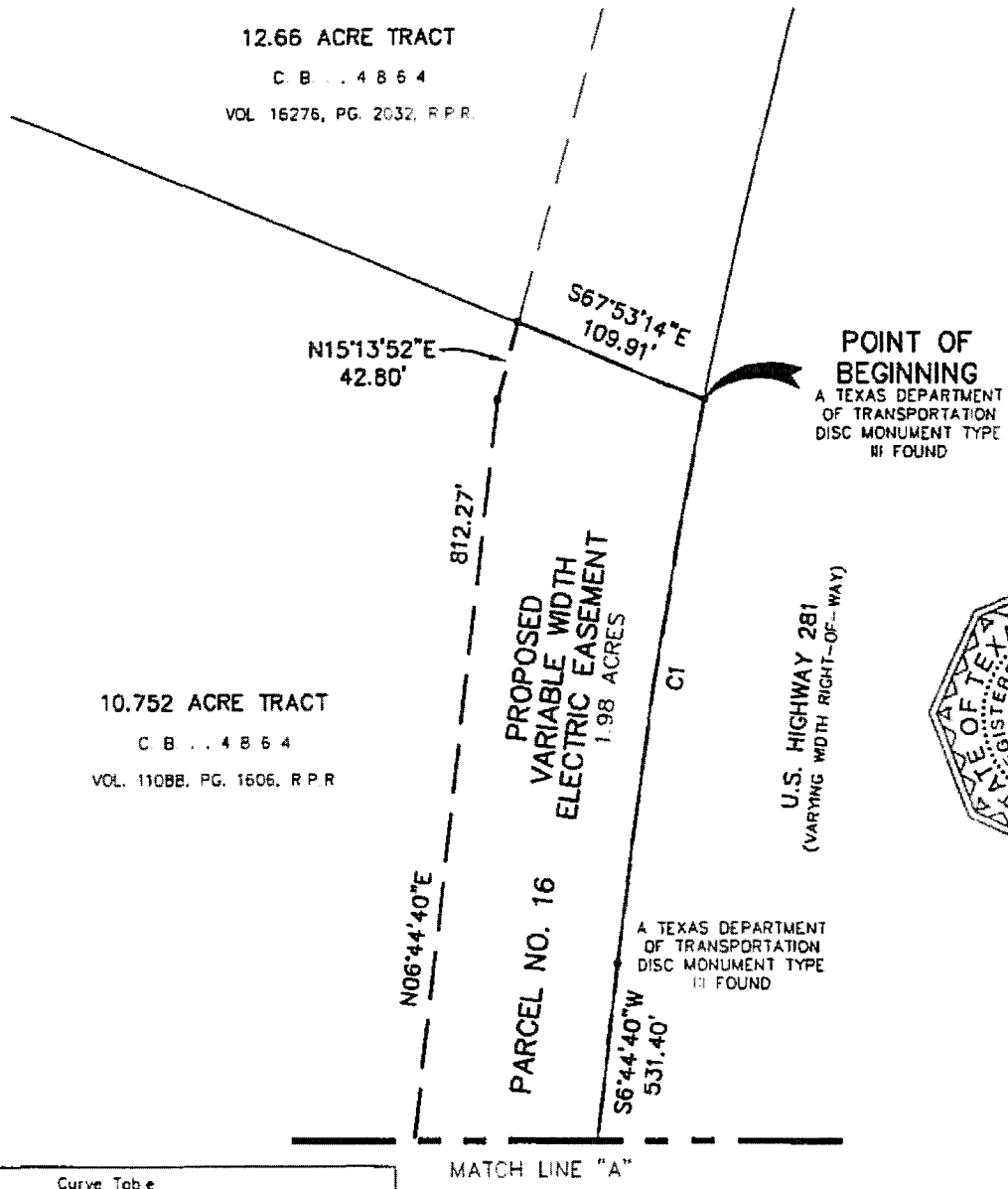
THENCE North 06°44'40" East, a distance of 812.27 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 15°13'52" East, a distance of 42.80 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of the aforementioned 12.66 acre and 10.752 acre tracts, the northwest corner of this easement;

THENCE South 67°53'14" East, coincident with said common line, a distance of 109.91 feet to the **POINT OF BEGINNING,** and containing 1.98 acres of land, more or less.

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

I. Ray Inman, RPLS No. 4496



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	3819.72'	307.76'	04°36'59"	S09°02'10"W	307.67'

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED ___/___/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004560, WITH AN ISSUE DATE OF MAY 15, 2014 AND AN EFFECTIVE DATE OF MAY 8, 2014
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Exhibit A - 15

SCHEDULE B ITEM:

NONE PROVIDED

REVISED: 8/28/14

CIVIL ENGINEERING CONSULTANTS
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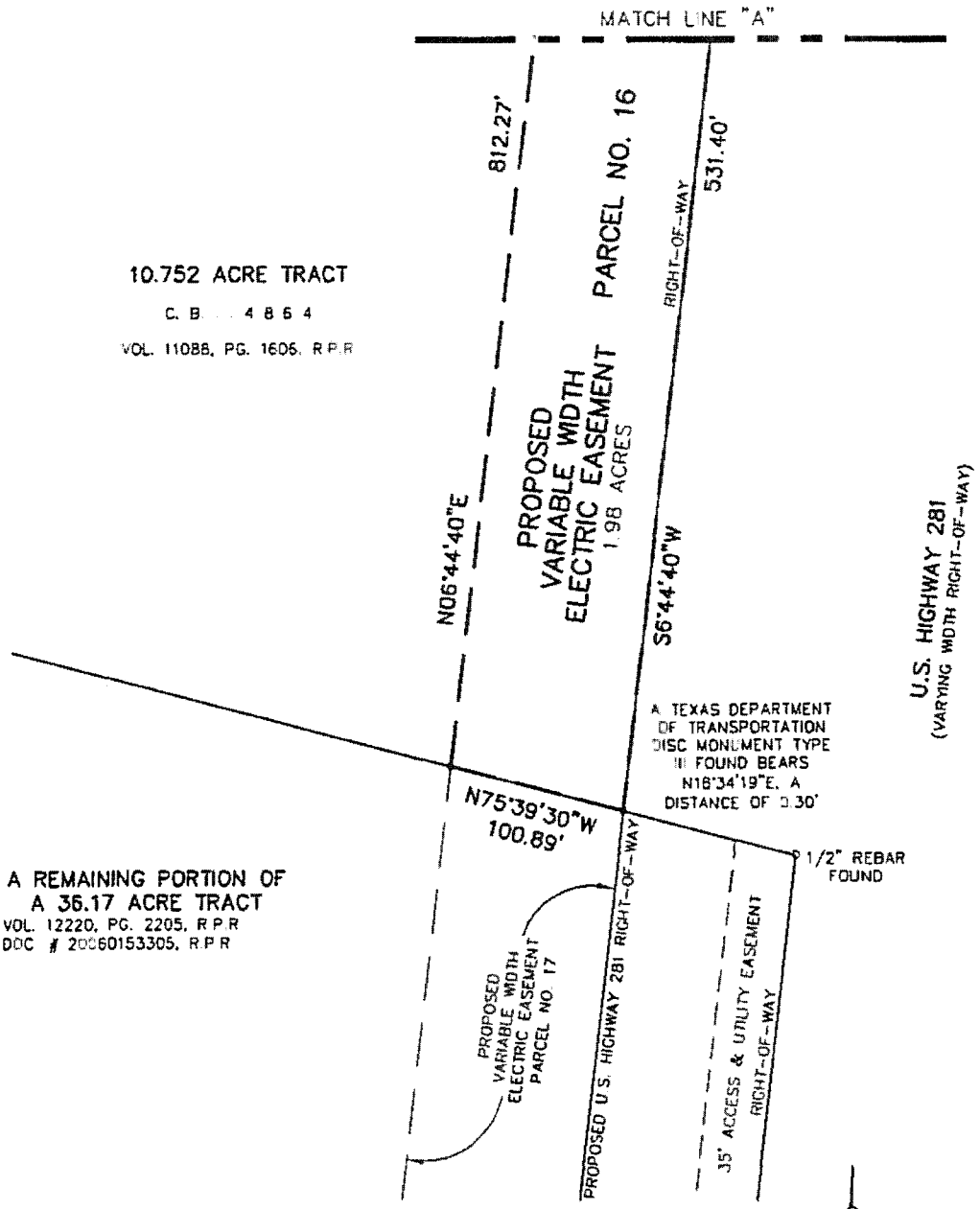
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.98 ACRES OF LAND, OUT OF A
10.752 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864
BEXAR COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER S0404026
SHEET 3 OF 4



STATE OF TEXAS
REGISTERED
I. RAY INMAN
4196
PROFESSIONAL
LAND SURVEYOR

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004560 WITH AN ISSUE DATE OF MAY 15, 2014 AND AN EFFECTIVE DATE OF MAY 8, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft

SCHEDULE B ITEM:

NONE PROVIDED

Exhibit A - 15

REVISED: 8/28/14

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.98 ACRES OF LAND, OUT OF A
10.752 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	4
OF	4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 17
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (3.32 acres of land), out of a remaining portion of a called 38.28 acre tract as described in Volume 12220, Page 2205, Official Public Records of Real Property, Bexar County, Texas, also being out of a portion of an 82.6 acre tract of land as described in Volume 2569, Page 209, Deed Records, Bexar County, Texas, said 82.6 acre tract being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864, the Henry Penshorn Survey No. 366, Abstract 590, County Block (C.B.) 4863 and the T.J. Robinson Survey No. 486, Abstract 637, County Block 4862, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar found on the northwest right of way line of U. S. Highway No. 281 (Varying width - R.O.W) at the common corner of said 38.28 acre tract and a 10.752 acre tract as described in Volume 11088, Page 1606, Official Public Records of Real Property, Bexar County, Texas, ; THENCE North 75°37'36" West, coincident with the common line of a remaining portion of said 38.28 acre and 10.752 acre tracts, a distance of 101.19 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and at the northeast corner of this easement, said 1/2" rebar also being on the proposed northwest right of way line of U. S. Highway 281;

THENCE South 06°44'40" West, departing the common line of a remaining portion of said 38.28 acre and 10.752 acre tracts and coincident with said proposed U. S. 281 Highway right of way line, a distance of 1,301.00 feet to a 1/2" rebar with a "CEC" plastic cap set in the common line of said 38.28 acre tract and the northeast line of Lot 1, Block 3, U. S. Brick Subdivision, as described in Volume 9538, Page 82, Deed and Plat Records, Bexar County, Texas at the southeast corner of this easement;

THENCE North 83°16'45" West, coincident with the common line of a remaining portion of said 38.28 acre tract and said Lot 1, a distance of 239.31 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of a remaining portion of said 38.28 acre tract, the northwest corner of said Lot 1 and the southeast corner of Lot 2, Block 3, North Central Business Park Subdivision as described in Volume 9543, Page 172, Deed and Plat Records, Bexar County, Texas at the southwest corner of this easement;

THENCE North 06°43'29" East, coincident with the common line of a remaining portion of said 38.28 acre tract and said Lot 2, a distance of 100.00 feet to a 1/2" rebar with a "CEC" plastic cap set at a corner of this easement;

THENCE South 83°16'45" East, departing the easterly line of said Lot 2, crossing a portion of a remaining portion of said 38.28 acre tract, a distance of 139.35 feet to a 1/2" rebar with a "CEC" plastic cap set at a corner of this easement;

THENCE North 06°44'40" East, continuing crossing a remaining portion of said 38.28 acre tract, a distance of 1,214.38 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned common line of a remaining portion of said 38.28 acre and 10.752 acre tracts at the northwest corner of this easement;

THENCE South 75°39'30" East, coincident with the common line of a remaining portion of said 38.28 acre and 10.752 acre tracts, a distance of 100.89 feet to the **POINT OF BEGINNING,** and containing 3.32 acres of land, more or less.

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

STATE OF TEXAS
REGISTERED
RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

J. Ray Inman, RPLS No.4496

7-14

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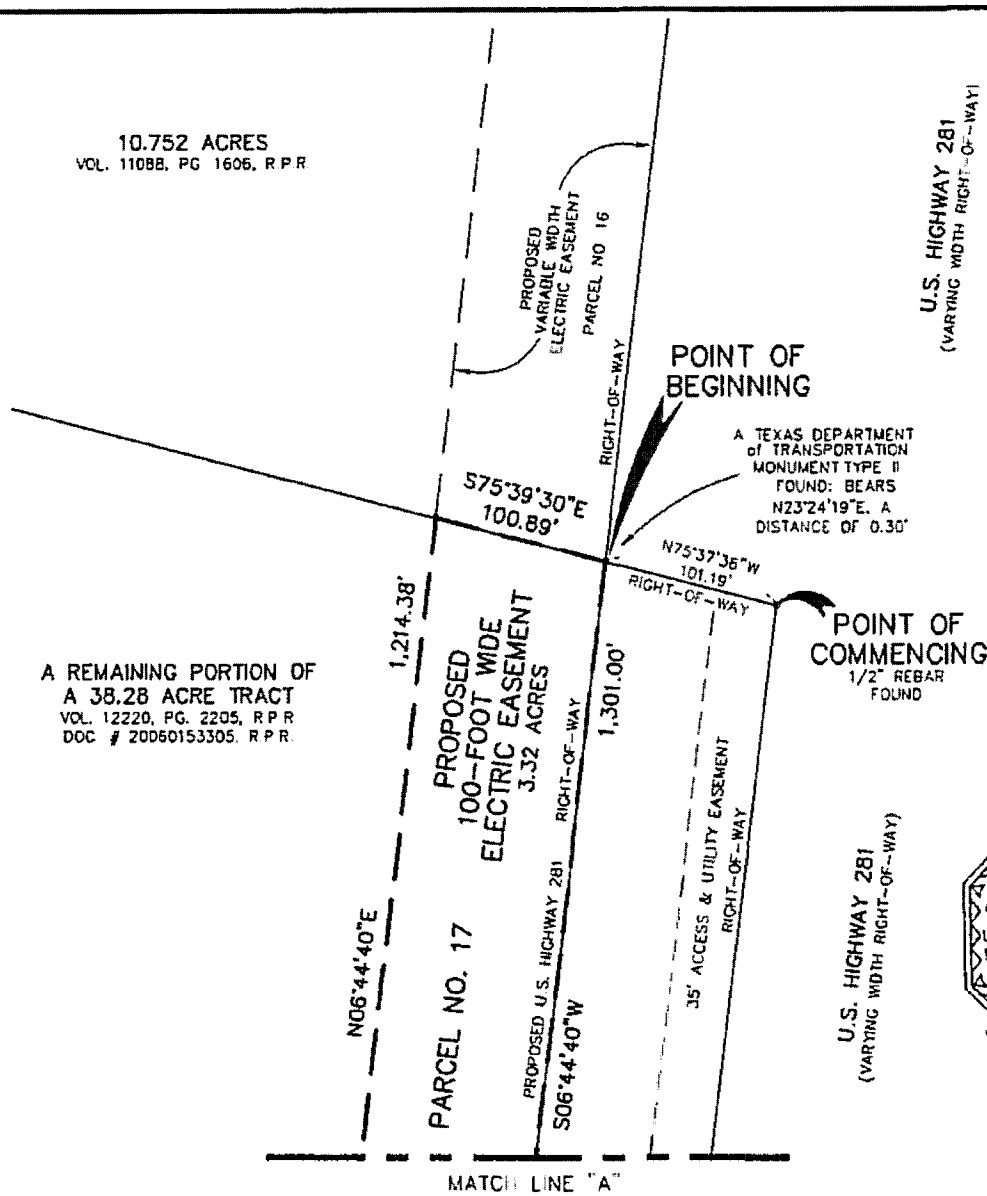

NOTES:

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004563, WITH AN ISSUED DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 9, 2014
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES AS SHOWN
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. EXPIRED

REVISED 8/28/14

Exhibit A - 16

CIVIL ENGINEERING CONSULTANTS
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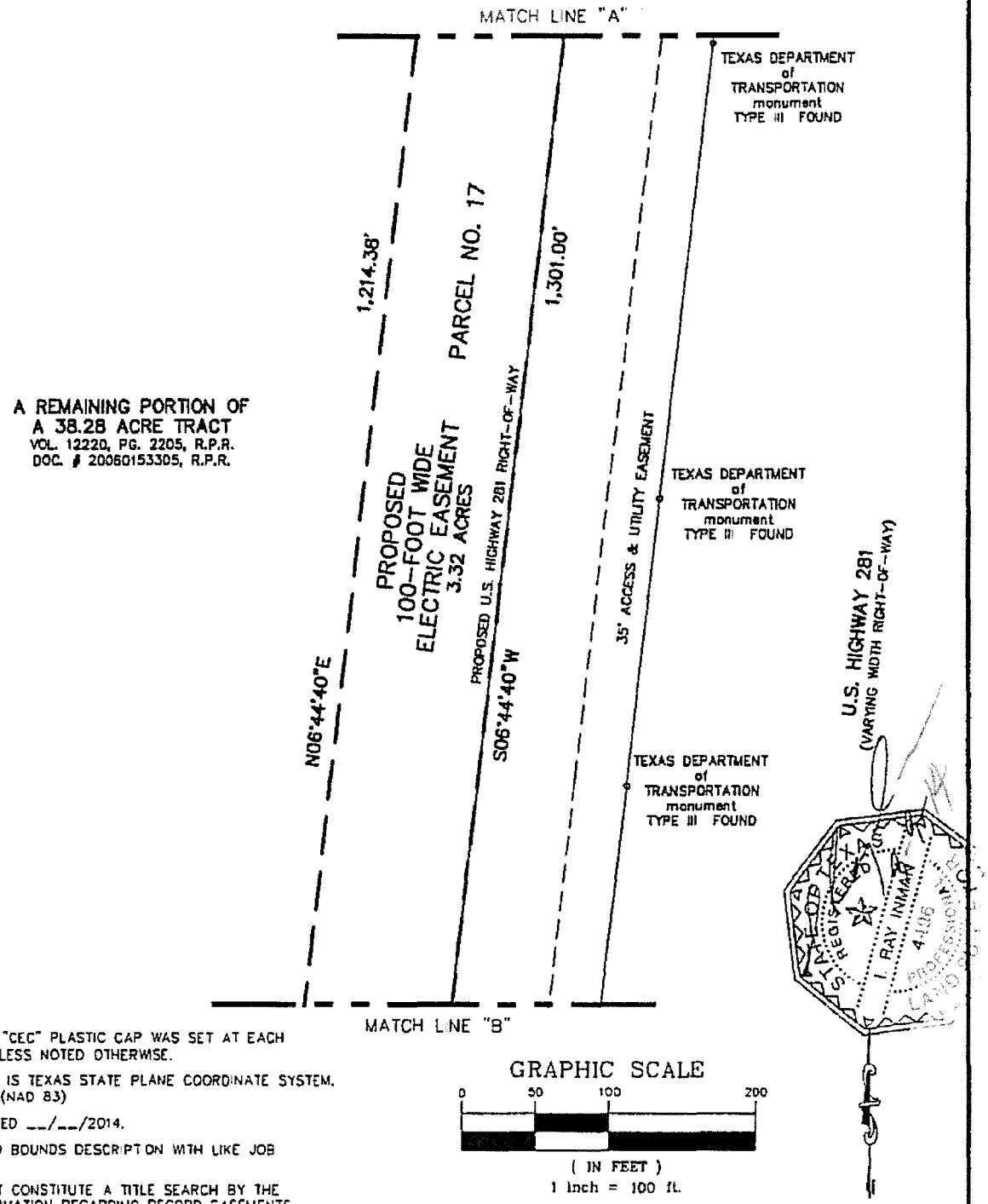
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.32 ACRES OF LAND, OUT OF A
38.28 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,
BEXAR COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER 50404026
SHEET 3 OF 5



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
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6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES AS SHOWN
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. EXPIRED

Exhibit A - 16

REVISED 8/28/14

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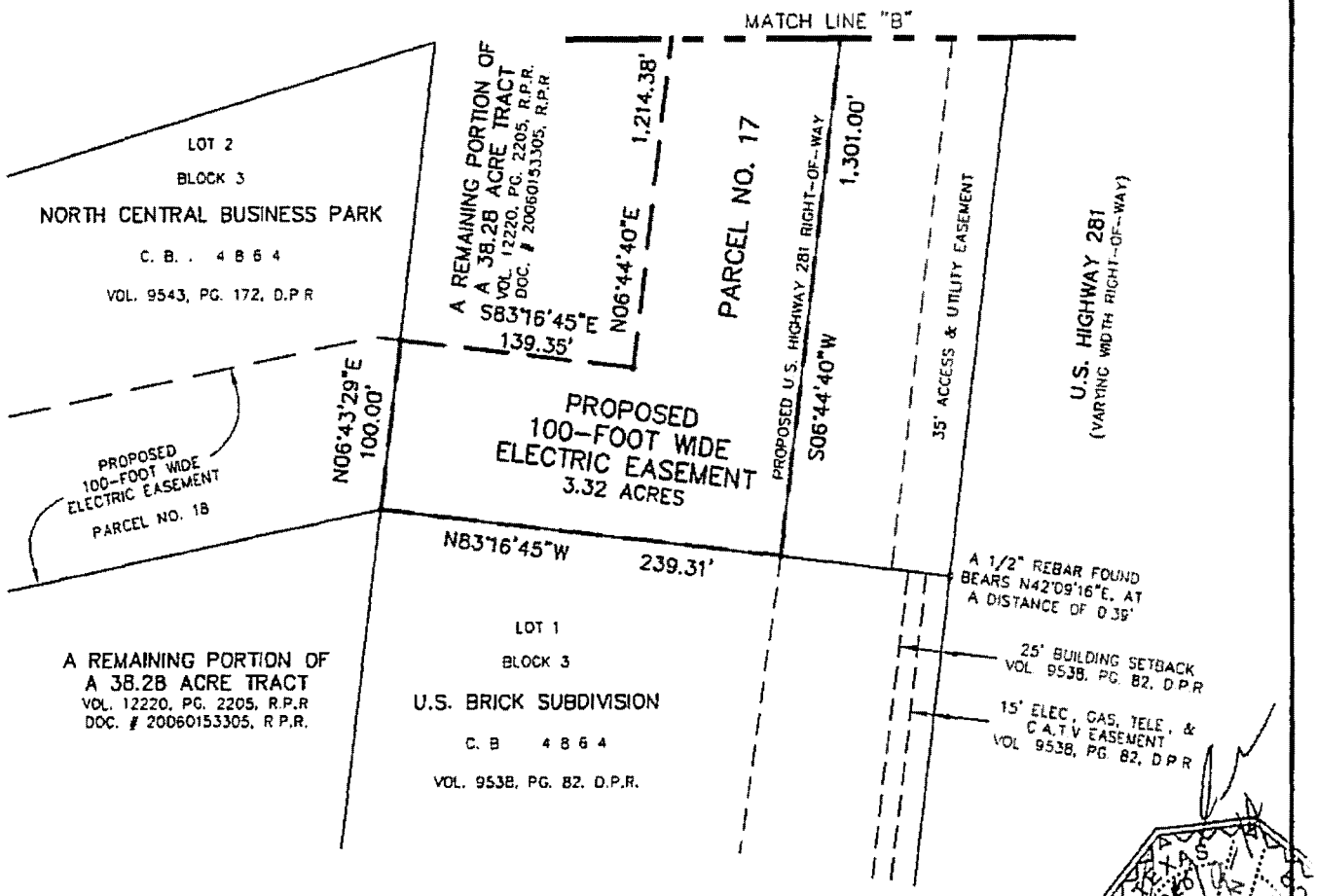
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.32 ACRES OF LAND, OUT OF A
38.28 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,
BEXAR COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER S0404026
SHEET 4 OF 5



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004563, WITH AN ISSUED DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 9, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

10a. DOES NOT APPLY TO THIS EASEMENT
10b. APPLIES AS SHOWN
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. EXPIRED

Exhibit A - 16

REVISED 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.32 ACRES OF LAND, OUT OF A
38.28 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,
BEXAR COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER 53404026
SHEET 5
OF 5

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 18
Revised: 8/28/14

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

Being a 100-foot Wide Electric Easement (1.41 acres of land), out of Lot 2, Block 3, North Central Business Park Subdivision as recorded in Volume 9543, Page 172, Deed and Plat Records, Bexar County, Texas, said Lot 2, Block 3 being out of a called 38.28 acre tract as recorded in Volume 12220, page 2205, Official Public Records of Real Property, Bexar County, Texas, said 38.28 acres being situated in the Guadalupe College Survey No. 416, Abstract No. 266, County Block (C.B.) 4864 and the Henry Penshorn Survey No. 366, Abstract 590, County Block (C.B.) 4863 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a "RPLS 4020" plastic cap found on the east right of way line of Bulverde Road (varying width - R.O.W) and the west line of a remaining portion of a 38.28 acre tract as described in Volume 12220, Page 2205 (Document No. 20060153305) Official Public Records of Real Property, Bexar County, Texas; THENCE North 00°55'41" West, coincident with said east right of way line and said remaining portion of a 38.28 acre tract, a distance of 177.63 feet to an angle point; THENCE North 19°36'04" West, continuing coincident with the above mentioned common line, a distance of 5.16 feet to a non-tangent point on a curve to the left; THENCE continuing coincident with said Bulverde Road right of way line and curve to the left, having a radius of 430.00 feet, an arc length of 55.69 feet, a central angle of 07°25'13", a chord bearing of North 09°39'43" West and a chord distance of 55.65 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the southwest corner of this easement;

THENCE coincident with said east right of way line of Bulverde Road, the west line of said Lot 2, and continuing coincident with said curve to the left, having a radius 430.00 feet, an arc length 94.30 feet, a central angle of 12°33'54", a chord bearing of North 19°39'16" West and a chord distance 94.11 feet, to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

THENCE North 25°56'13" West, coincident with common line of said east right of way line of Bulverde Road and Lot 2, a distance of 6.94 feet to a 1/2" rebar with a "CEC" plastic cap set at the most westerly corner of this easement;

THENCE North 78°00'33" East, departing the common line of said east right of way line of Bulverde Road and Lot 2, crossing said Lot 2, a distance of 623.12 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 83°16'45" East, continuing crossing said Lot 2, a distance of 16.48 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of said Lot 2 and a remaining portion of said 38.28 acre tract at the most northeast corner of this easement;

THENCE South 06°43'29" West, coincident with the common line of said Lot 2 and a remaining portion of said 38.28 acre tract, a distance of 100.00 feet to a 1/2" rebar with a "CEC" plastic cap set at the southeast corner of said Lot 2, a corner of a remaining portion of said 38.28 acre tract and the northwest corner of Lot 1, Block 3, U.S. Brick Subdivision as described in Volume 9538, Page 82, Deed and Plat Records, Bexar County, Texas and at the southeast corner of this easement;

THENCE South 78°00'33" West, coincident with the common line of said Lot 2 and remaining portion of said 38.28 acre tract, a distance of 592.42 feet to the **POINT OF BEGINNING** and containing 1.41 acres of land, more or less.

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

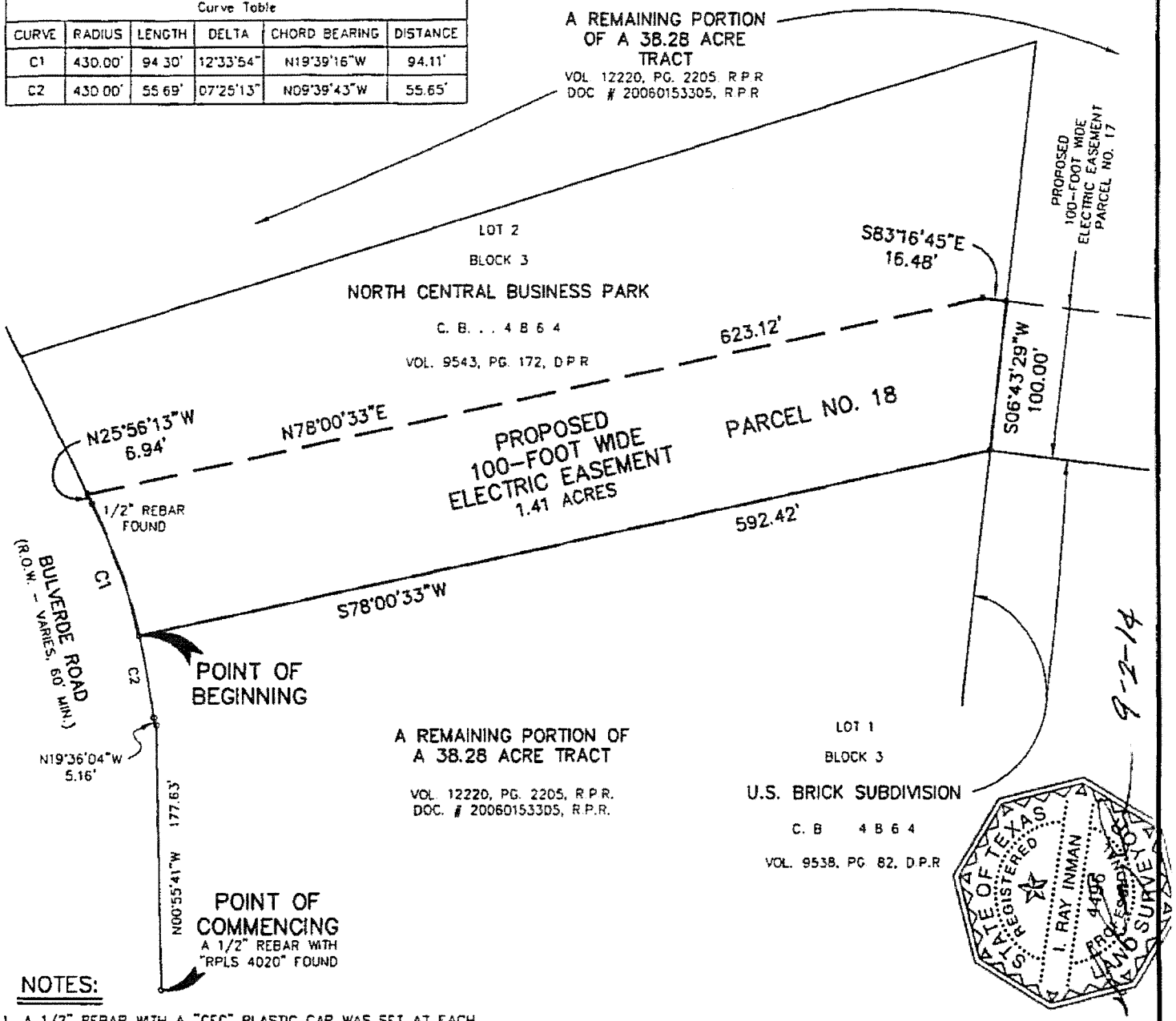
9-2-14

I. Ray Inman RPLS No. 4496

STATE OF TEXAS
REGISTERED
RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014 S0404026 CPS Bulverde Trans Project metes & bounds\P-18.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	430.00'	94.30'	12°33'54"	N19°39'16"W	94.11'
C2	430.00'	55.69'	07°25'13"	N09°39'43"W	55.65'



9-2-14

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4196
PROFESSIONAL
LAND SURVEYOR

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004563, WITH AN ISSUE DATE OF MAY 22, 2014 AND AN EFFECTIVE DATE OF MAY 9, 2014.
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEM:

10a DOES NOT APPLY TO THIS EASEMENT
10b DOES NOT APPLY TO THIS EASEMENT
10c APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10d APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN

Exhibit A - 17

REVISED: 8/28/14

CEC
CIVIL ENGINEERING CONSULTANTS
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11550 I.H. 10 WEST, SUITE 395
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
1.41 ACRES OF LAND, OUT OF THE
NORTH CENTRAL BUSINESS PARK

GUADALUPE COLLEGE SURVEY 416, ABSTRACT 266, COUNTY BLOCK (C.B.) 4864, HENRY PENSHORN SURVEY 366, ABSTRACT 590, COUNTY BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	7/29/14
JOB NUMBER	50404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

October 14, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 19
Part 1

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(3.730 ACRES OF LAND)

Being a Variable Width Electric Easement (3.730 acres of land), out of a called 442.445 acre tract of land described in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block 4865 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4863, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar stamped "Pape-Dawson" found on the westerly right of way line of Bulverde Road (a varying width R.O.W), said ½" rebar also marks the northeast corner of a 31.885 acre tract as recorded in Volume 16738, Page 727, Official Public Records of Real Property, Bexar County, Texas, THENCE: coincident with the northerly line of said 31.885 acre tract, South 89° 03' 21" West, a distance of 37.78 feet to a 1/2" rebar stamped "Pape-Dawson" found at the point of curvature of a curve to the right; THENCE coincident with north line of said 31.885 acre tract and curve to the right, having a radius 38.00 feet, an arc length 0.66 feet, a central angle of 00°59'35", a chord bearing South 89°31'07" West and a chord distance 0.66 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on the herein described curve, at the southeast corner and **THE POINT OF BEGINNING** of this easement;

THENCE coincident with north line of said 31.885 acre tract and curve to the right, having a radius 38.00 feet, an arc length 9.71 feet, a central angle of 14°38'34", a chord bearing North 82°38'01" West and a chord distance 9.68 feet to a 1/2" rebar stamped "Pape-Dawson" found at the point tangency of the herein described curve;

THENCE North 75°18'57" West, continuing coincident with north line of said 31.885 acre tract, a distance of 60.90 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

THENCE continuing coincident with north line of said 31.885 acre tract and curve to the left, having a radius 162.00 feet, an arc length 44.46 feet, a central angle of 15°43'27", a chord bearing North 83°10'41" West and a chord distance 44.32 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point of the herein described curve and at the southwest corner of this easement;

THENCE in a northerly direction, crossing said 442.445 acre tract, the following courses;

North 01°23'15" West, a distance of 8.18 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 00°02'06" West, a distance of 778.99 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 02°38'50" West, a distance of 687.39 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 78°00'33" East, a distance of 118.57 feet to a 1/2" rebar with a "CEC" plastic cap set on the westerly right of way line of the Bulverde Road, same being the easterly line of said 442.445 acre tract, said ½" rebar being set at the most northerly corner of this easement;

THENCE South 25°56'38" East, a distance of 22.71 feet coincident with said Bulverde Road right of way line, to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement, the beginning of a non-tangent curve to the right;

THENCE coincident with said Bulverde Road right of way line and curve to the right, having a radius of 372.78 feet, an arc length 78.84 feet, a central angle of 12°07'04", a chord bearing South 19°50'22" East and a chord distance 78.69 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point of this easement;

THENCE South 78°00'33" West, a distance of 44.21 feet crossing said tract, to a 1/2" rebar with a "CEC" plastic cap set on the west line of a varying width permanent water easement as recorded in Volume 11657, Page 2330, Official Public Records of Real Property, Bexar County, Texas, an angle point of this easement;

THENCE South 19°42'35" East, a distance of 1.62 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 07°12'20" East, a distance of 105.29 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 00°57'11" East, passing at a distance of 520.27 feet, an angle point of the herein referenced water easement where it turns to the southwest and departs the easterly line of the herein described easement, passing at 611.30 feet, an angle point in the herein referenced water easement where it comes in from the northwest and re-joins the easterly line of the herein described easement, in all, a total distance of 1310.96 feet to the **POINT OF BEGINNING,** and containing 3.730 acres of land, more or less.

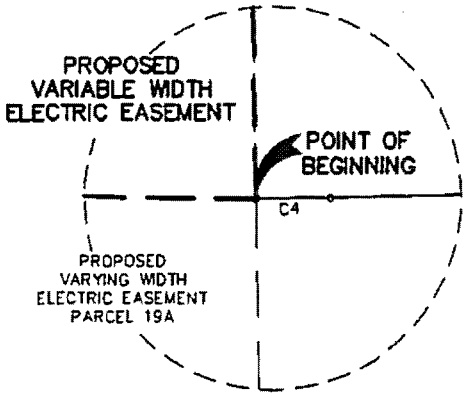
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

I. Ray Inman, RPLS No. 4496

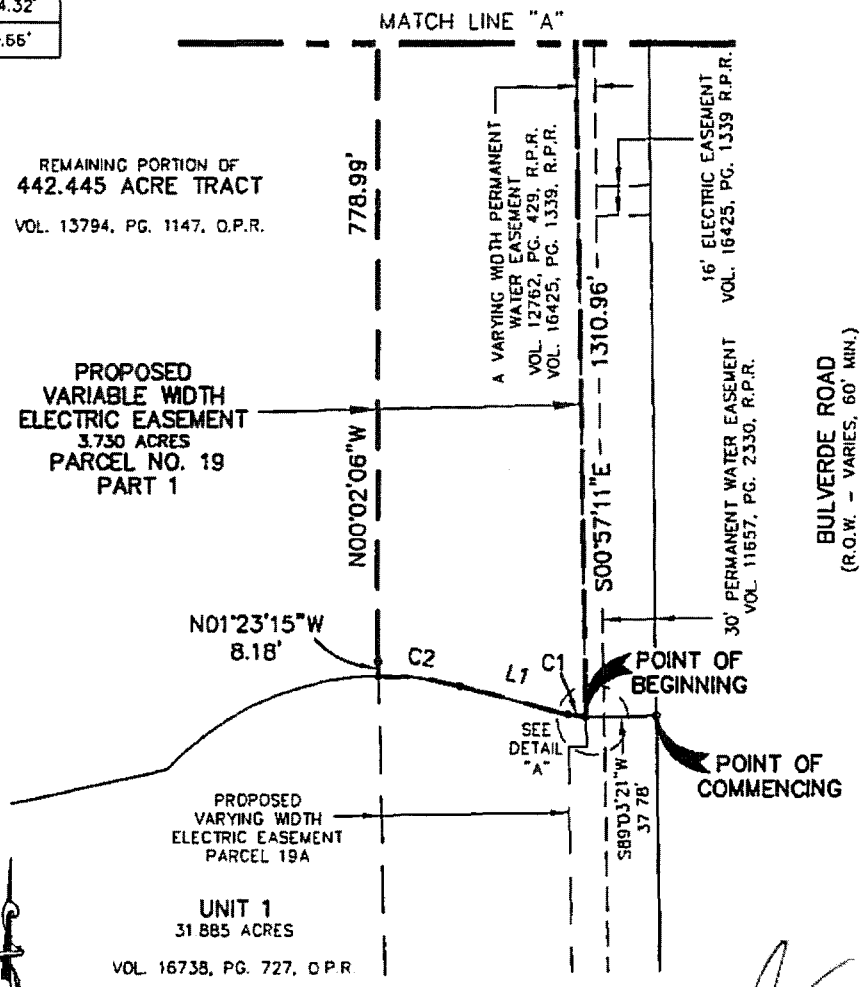
X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-19 Part 1.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	38.00'	9.71'	14°38'34"	N82°38'01"W	9.68'
C2	162.00'	44.46'	15°43'27"	N83°10'41"W	44.32'
C4	38.00'	0.66'	00°59'35"	S89°31'07"W	0.66'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°18'57"W	60.90'



DETAIL "A"
NOT TO SCALE



GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 18

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

SCHEDULE B ITEM:

10a. BLANKET EASEMENT
10b. APPLIES AS SHOWN
10c APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. DOES NOT APPLY TO THIS EASEMENT
10e APPLIES AS SHOWN
10f. APPLIES AS SHOWN
10g. APPLIES AS SHOWN
10h. BLANKET EASEMENT
10i APPLIES AS SHOWN

CEC
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DON DURDEN, INC.
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SAN ANTONIO, TEXAS 78230
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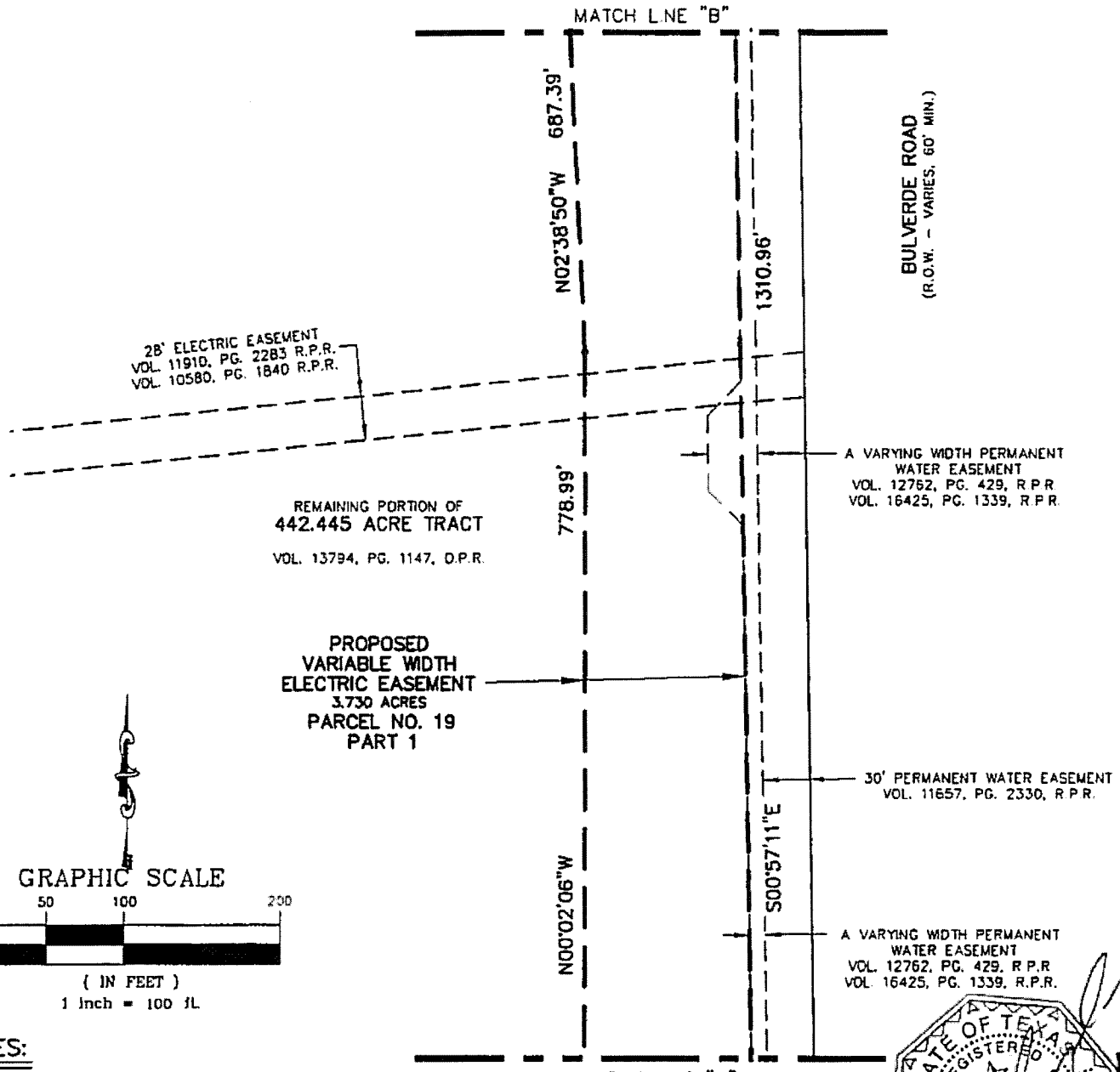
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
3.730 ACRES OF LAND,
OUT OF A 442.445 ACRE TRACT

H. J. HUPPERTZ SURVEY 417 4/8, ABSTRACT 934 COUNTY BLOCK (C.B) 4865 AND THE HENRY PENSHORN SURVEY 366, ABSTRACT 590, COUNTY BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	10/14/14
JOB NUMBER	50404026
SHEET	4
OF	5



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
I. BAY ZAMAN
4496
PROFESSIONAL
LAND SURVEYOR

SCHEDULE B ITEM:

10a. BLANKET EASEMENT
10b. APPLIES AS SHOWN
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. DOES NOT APPLY TO THIS EASEMENT
10e. APPLIES AS SHOWN
10f. APPLIES AS SHOWN
10g. APPLIES AS SHOWN
10h. BLANKET EASEMENT
10i. APPLIES AS SHOWN

Exhibit A - 18

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
3.730 ACRES OF LAND,
OUT OF A 442.445 ACRE TRACT

H. J. HUPPERTZ SURVEY 417 4/8, ABSTRACT 934
COUNTY BLOCK (C.B) 4865 AND THE HENRY
PENSHORN SURVEY 366, ABSTRACT 590, COUNTY
BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

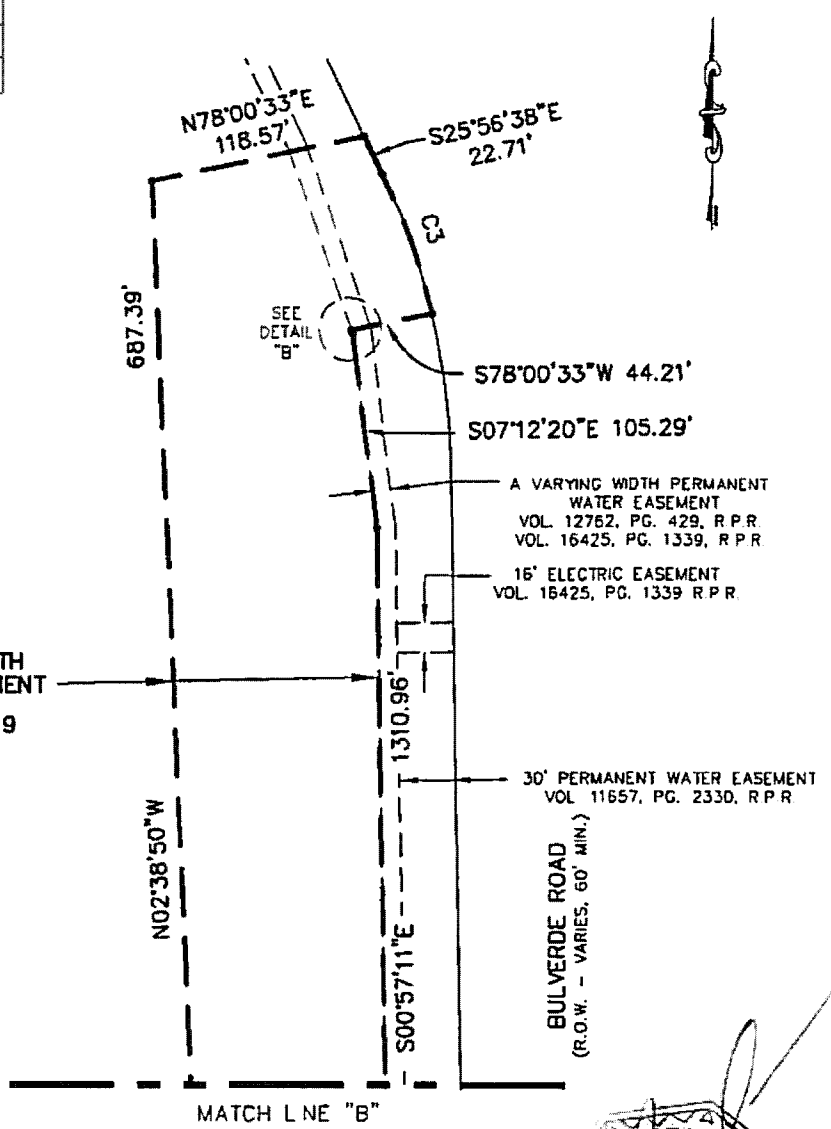
DATE	10/14/14
JOB NUMBER	S0404026
SHEET	5
OF	5

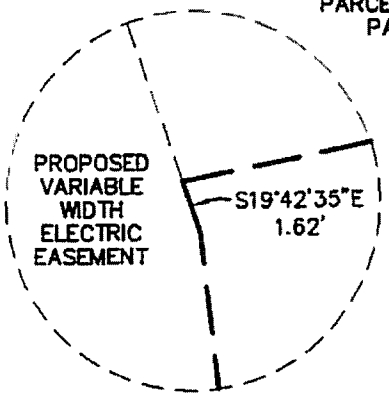
Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C3	372.78'	78.84'	12°07'04"	S19°50'22"E	78.69'

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.





DETAIL "B"
NOT TO SCALE

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 15, 2014.
6. O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
RAY INMAN
4486
PROFESSIONAL
LAND SURVEYOR

SCHEDULE B ITEM:

10a BLANKET EASEMENT
10b. APPLIES AS SHOWN
10c APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d DOES NOT APPLY TO THIS EASEMENT
10e APPLIES AS SHOWN
10f. APPLIES AS SHOWN
10g. APPLIES AS SHOWN
10h BLANKET EASEMENT
10i APPLIES AS SHOWN

Exhibit A - 18

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
3.730 ACRES OF LAND,
OUT OF A 442.445 ACRE TRACT

H. J. HUPPERTZ SURVEY 417 4/8, ABSTRACT 934
COUNTY BLOCK (C.B) 4865 AND THE HENRY
PENSHORN SURVEY 366, ABSTRACT 590, COUNTY
BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	10/14/14
JOB NUMBER	S04D4026
SHEET	6
OF	6

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 19
Part 2

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(2.053 ACRES OF LAND)

Being a Variable Width Electric Easement (2.053 acres of land), out of a called 442.445 acre tract of land described in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block 4865 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4863, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar found on the westerly right of way line of Bulverde Road (a varying width R.O.W), said ½" rebar also marks the southeast corner of the above referenced 442.445 acre tract as recorded in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas; THENCE: North 01°57'14" West, coincident with the easterly line of said 442.445 acre tract and the westerly right of way line of Bulverde Road, a distance of 1.44 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING** and southernmost corner of this easement;

THENCE in a northerly direction, crossing said 442.445 acre tract, the following courses;

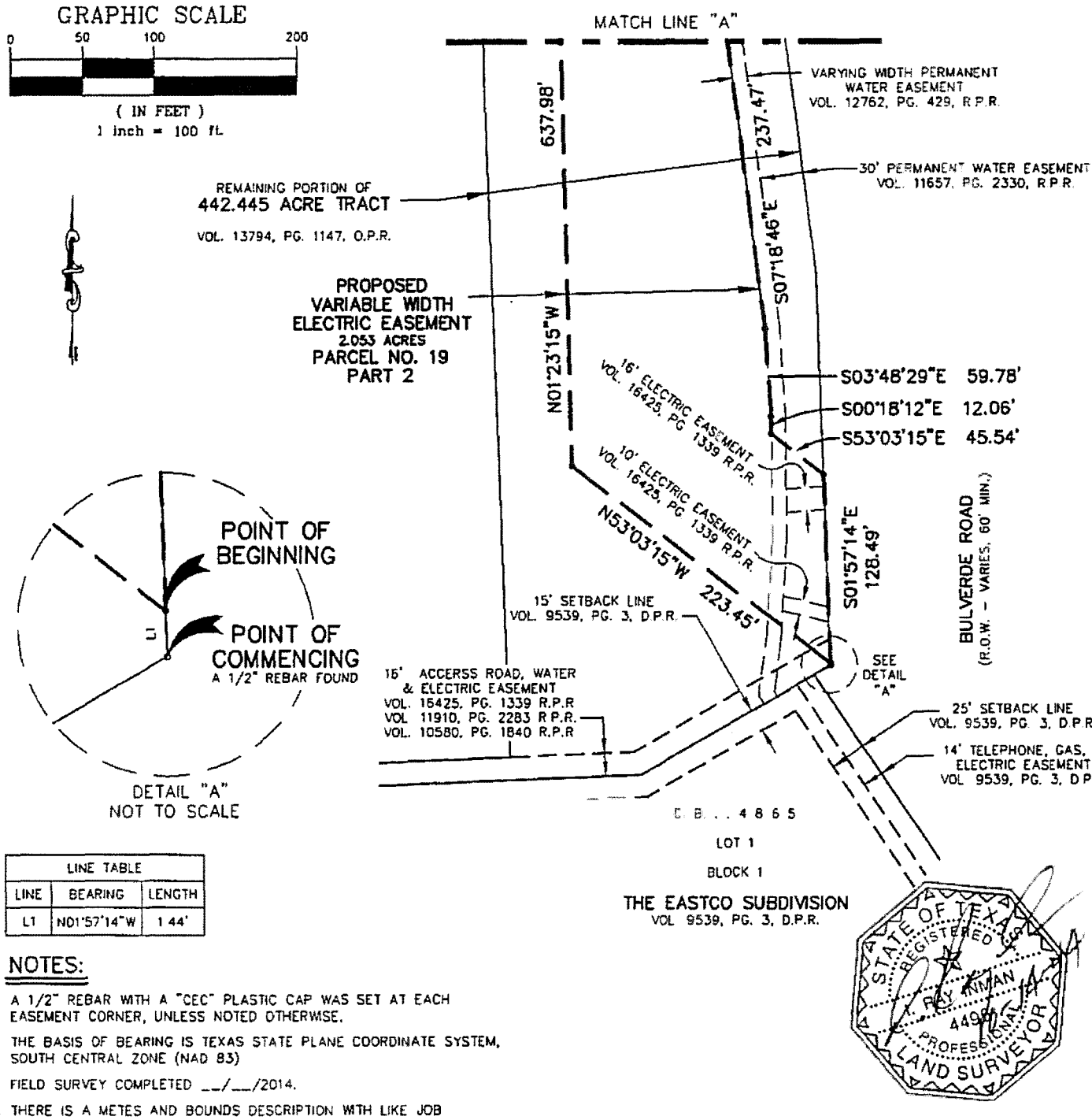
North 53°03'15" West, a distance of 223.45 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

North 01°23'15" West, a distance of 637.98 feet to a 1/2" rebar with a "CEC" plastic cap set in the southerly line of a called 31.885 acre tract as recorded in Volume 16738, Page 727, Official Public Records of Real Property, Bexar County, Texas and at the northwest corner of this easement;

THENCE in an easterly direction, coincident with the southerly line of said 31.885 acre tract, the following courses;

North 56°50'36" East, a distance of 33.71 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the right;

Coincident with said 31.885 acre tract line and curve, having a radius 38.00 feet, an arc length of 21.36 feet, a central angle 32°12'23", a chord bearing North 72°56' 58" East and a chord distance of 21.08 feet, to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°57'14"W	1.44'

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4D41004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 18

SCHEDULE B ITEM:

10a. BLANKET EASEMENT
10b. APPLIES AS SHOWN
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. DOES NOT APPLY TO THIS EASEMENT
10e. APPLIES AS SHOWN
10f. APPLIES AS SHOWN
10g. APPLIES AS SHOWN
10h. BLANKET EASEMENT
10i. APPLIES AS SHOWN

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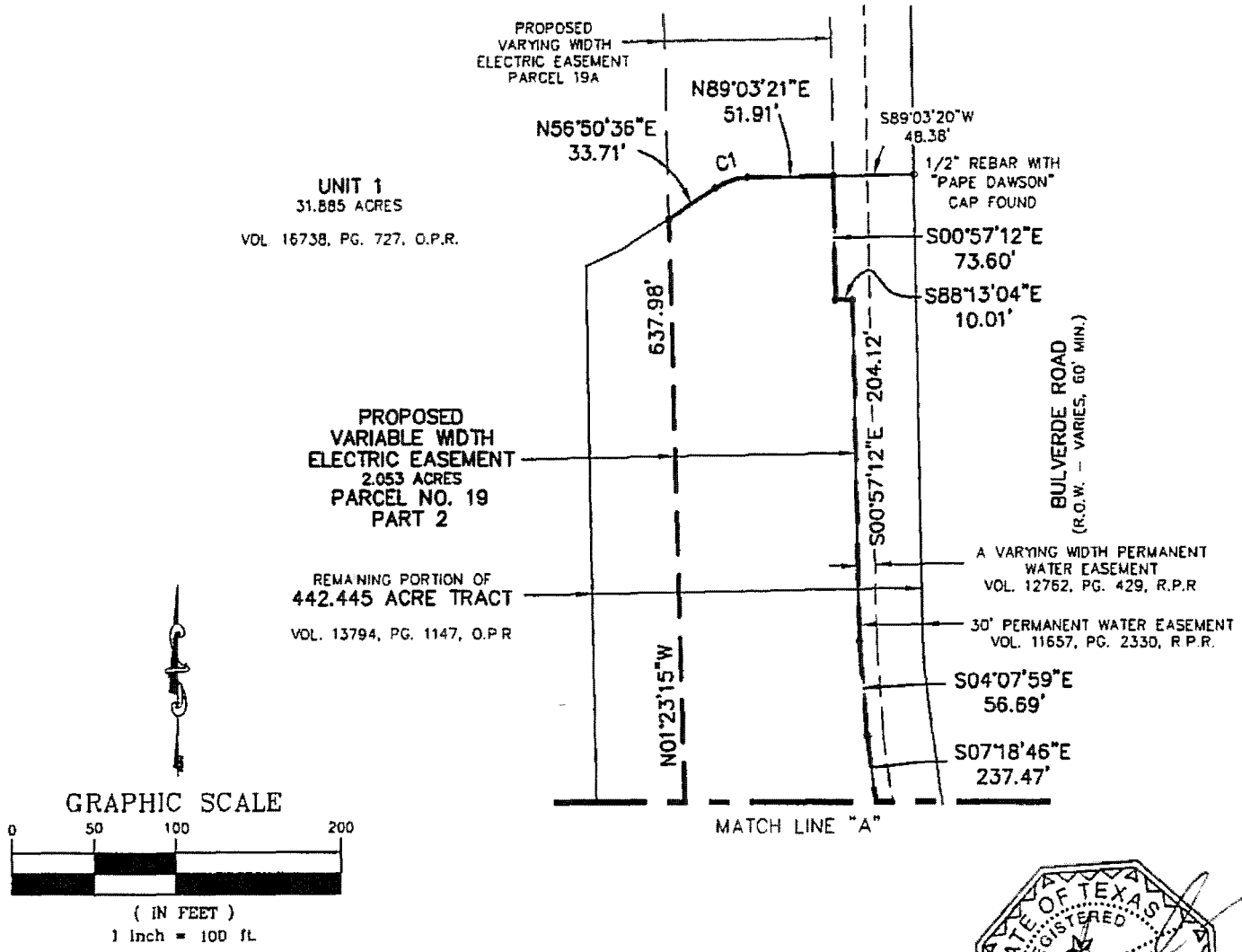
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
2.053 ACRES OF LAND,
OUT OF A 442.445 ACRE TRACT

H. J. HUPPERTZ SURVEY 417 4/8, ABSTRACT 934
COUNTY BLOCK (C.B) 4865 AND THE HENRY
PENSHORN SURVEY 366, ABSTRACT 590, COUNTY
BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	10/14/14
JOB NUMBER	S0404026
SHEET	4
OF	5

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	38.00'	21.36'	32°12'23"	N72°56'58"E	21.08'



GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS REGISTERED I. RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004566, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   R.P.R DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Exhibit A - 18

SCHEDULE B ITEM:

10a BLANKET EASEMENT
10b APPLIES AS SHOWN
10c APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d DOES NOT APPLY TO THIS EASEMENT
10e APPLIES AS SHOWN
10f. APPLIES AS SHOWN
10g. APPLIES AS SHOWN
10h. BLANKET EASEMENT
10i APPLIES AS SHOWN

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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
2.053 ACRES OF LAND,
OUT OF A 442.445 ACRE TRACT

H. J. HUPPERTZ SURVEY 417 4/8, ABSTRACT 934 COUNTY BLOCK (C.B) 4865 AND THE HENRY PENSHORN SURVEY 366, ABSTRACT 590, COUNTY BLOCK (C.B.) 4863, BEXAR COUNTY, TEXAS

DATE	10/14/14
JOB NUMBER	SD404026
SHEET	5
OF	5

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 20
Revised: 8/28/14

DESCRIPTION OF A VARIABLE WIDTH ELECTRIC EASEMENT (0.037 OF ONE ACRE OF LAND)

Being a Variable Width Electric Easement (0.037 of one acre of land), out of a called 1.916 acre tract as recorded in Volume 8707, Page 663, Official Public Records of Real Property, Bexar County, Texas, said 1.916 acre tract being out of a remaining portion of an 82.6 acre tract as recorded in Volume 2569, Page 209, Official Public Records of Real Property, Bexar County, Texas, said 1.916 acres being situated in the Guadalupe College Survey No. 416, Abstract 266, County Block (C.B.) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a stamped "PAPE DAWSON" plastic cap found on the common line of said 1.916 acre tract and the east right of way of Bulverde Road (a varying width R.O.W) and on a curve to the left; THENCE: coincident with said right of way line and curve to the left, having a radius 441.58 feet, an arc length 12.72 feet, a central angle 01°39'02", a chord bearing of South 07°58'08" East and a chord distance 12.72 feet to the **POINT OF BEGINNING** of this easement;

THENCE South 53°03'15" East, departing said common right of way line and crossing said 1.916 acre tract, a distance of 79.92 feet to a 1/2" rebar with a "CEC" plastic cap set on the south line of said 1.916 acre tract and the north line of a called 3.230 acre tract as recorded in Volume 3649, Page 1416, Official Public Records of Real Property, Bexar County, Texas at the east corner of this easement;

THENCE South 78°03'57" West, coincident with the common line of the 1.916 acre and the 3.230 acre tracts, a distance of 51.75 feet to a 1/2" rebar with a "CEC" plastic cap set on the easterly right of way line of the aforementioned Bulverde Road and at a non-tangent point on a curve to the right;

THENCE coincident with said right of way line of Bulverde Road and curve to the right, having a radius 441.58 feet, an arc length 60.26 feet, central angle 07°49'06", a chord bearing North 12°42'11" West and a chord distance 60.21 feet to the **POINT OF BEGINNING** and containing 0.037 of one acre of land, more or less.

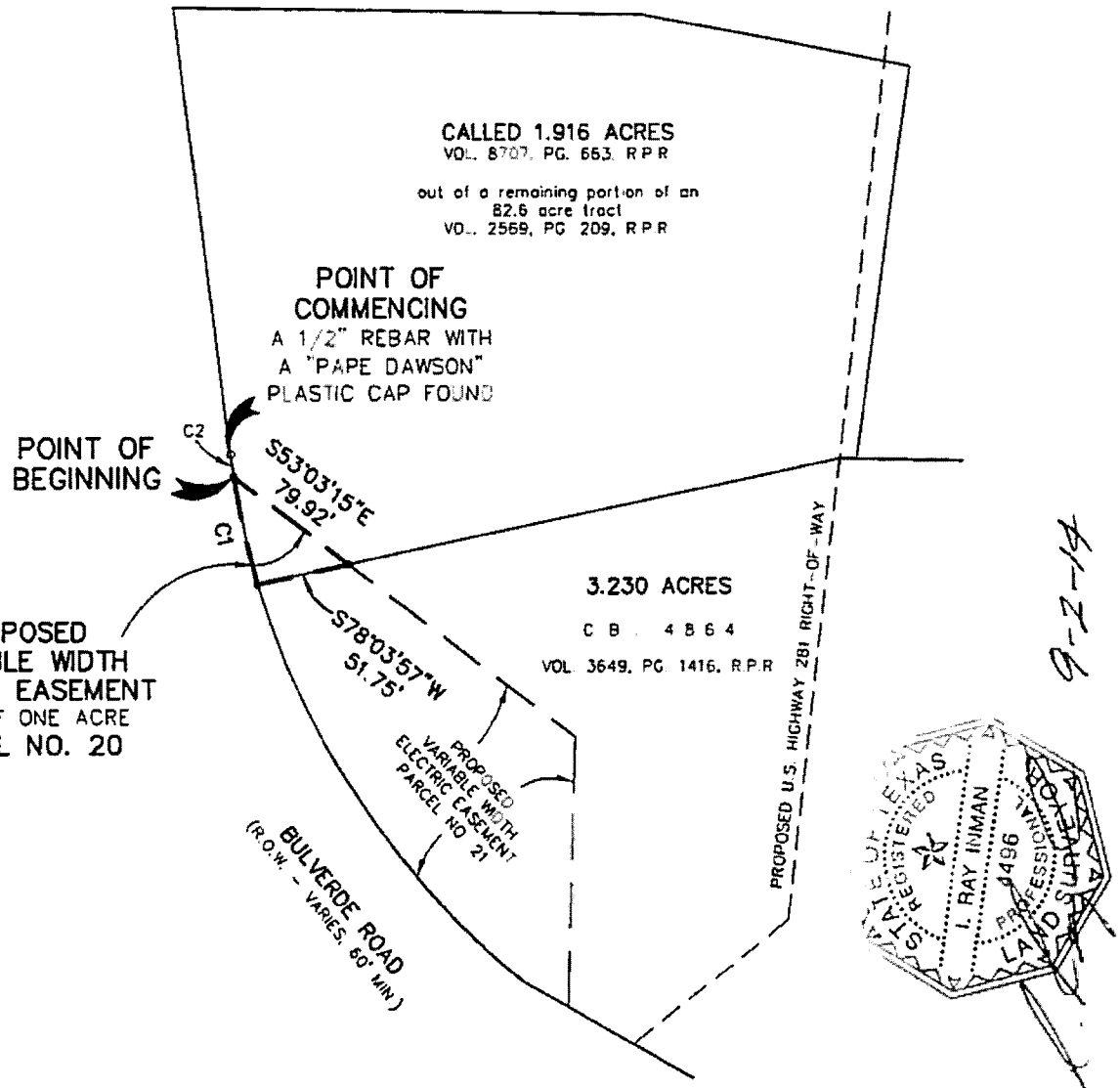
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4498
PROFESSIONAL
LAND SURVEYOR

I. Ray Inman, RPLS #4498

X:\data\survey\projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-20.doc

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	441.58'	60.26'	07°49'06"	N12°42'11"W	60.21'
C2	441.58'	12.72'	01°39'02"	S07°58'08"E	12.72'



9-2-14

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004567, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEM:

10a APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10b APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 19

REVISED: 8/28/14

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT, 0.037 OF AN ACRE OF LAND, OUT OF A 1.916 ACRE TRACT OUT OF A REMAINING PORTION OF AN 82.6 ACRE TRACT

GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864, BEXAR COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	S0404026
SHEET	2
OF	2

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
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July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 21

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(0.496 OF ONE ACRE OF LAND)

Being a Variable Width Electric Easement (0.496 of one acre of land), out of a called 3.230 acre tract of land as recorded in Volume 3649, Page 1416, Official Public Records of Real Property, Bexar County, Texas, situated in the Guadalupe College Survey No. 416, Abstract 266, County Block (CB) 4864, Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a "PAPE DAWSON" plastic cap found on the common line of an 82.6 acre tract of land described in Volume 2569, Page 209, Deed Records, Bexar County, Texas, and the easterly right of way line of Bulverde Road (a varying width R.O.W), at the point of curvature of a curve to the left; THENCE continuing coincident with said common line and curve to the left, having a radius of 441.58 feet, an arc length 72.98 feet, a central angle 09°28'07", a chord bearing South 11°52'40" East and a chord distance of 72.89 feet, to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** of this easement;

THENCE North 78°03'57" East, departing the northeast right of way line of said Bulverde Road, coincident with said common line of said 3.230 acre tract and the 82.6 acre tract, a distance of 51.75 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 53°03'15" East, departing said common line and crossing said 3.230 acre tract, a distance of 157.64 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 01°41'29" West, continuing crossing said tract, a distance of 148.71 feet to a 1/2" rebar with a "CEC" plastic cap set on the northeast right of way line of said Bulverde Road, the most southerly corner of this easement;

THENCE North 60°31'42" West, coincident with said Bulverde Road right of way line, a distance of 28.48 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on a curve to the right;

THENCE continuing coincident with the northeast right of way line of said Bulverde Road and curve to the right, having a radius 441.58 feet, an arc length of 267.83 feet, a central angle 34°45'03", a chord bearing North 33°59'15" West and a chord distance of 263.74 feet, to the **POINT OF BEGINNING** and containing 0.496 of one acre of land, more or less.

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

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

I. Ray Inman, RPLS No. 4496

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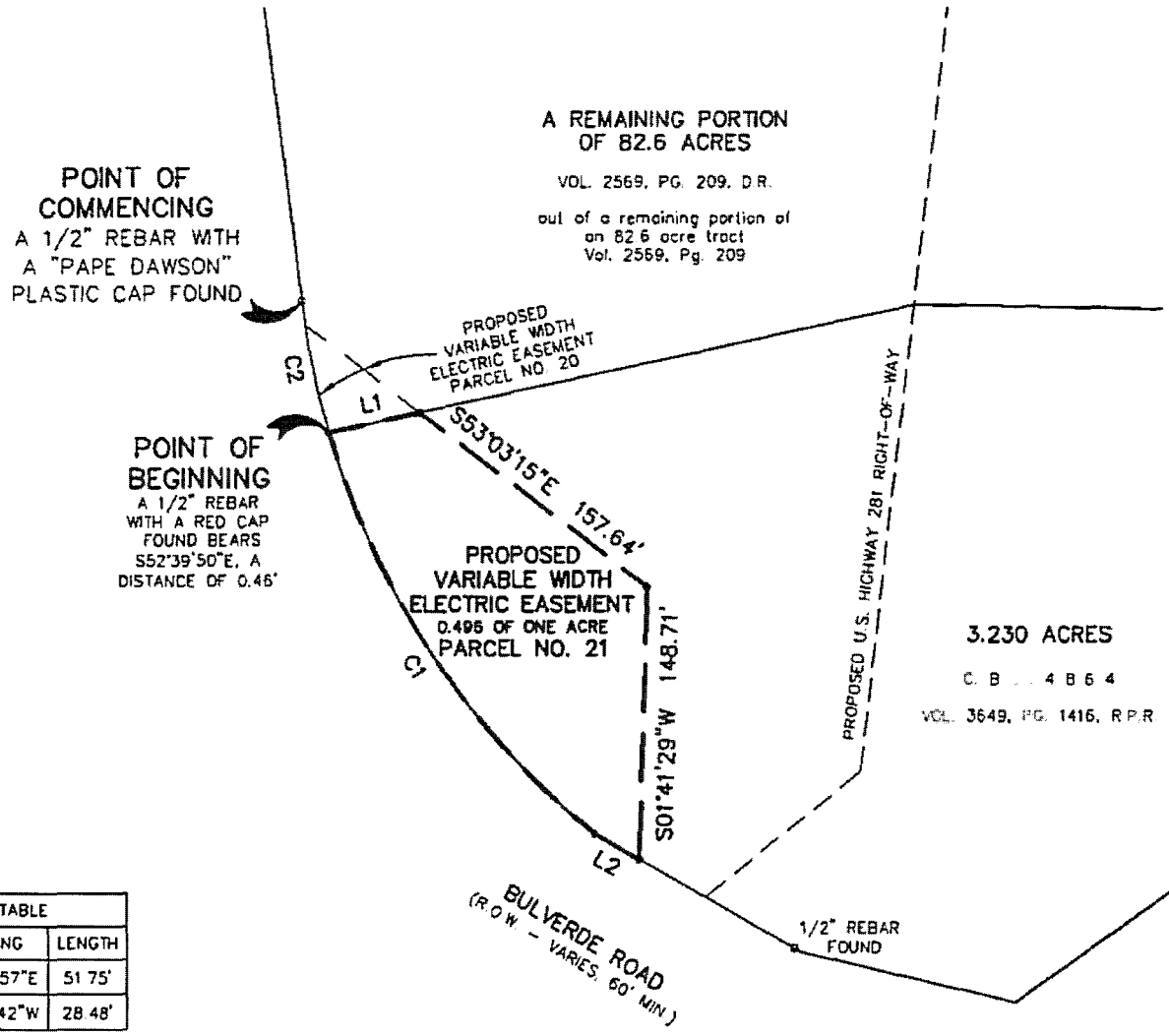

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°03'57"E	51.75'
L2	N60°31'42"W	28.48'

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	441.58'	267.83'	34°45'03"	N33°59'15"W	263.74'
C2	441.58'	72.98'	09°28'07"	S11°52'40"E	72.89'

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004568, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEM:

10a. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 20

REVISED: 8/28/14

5-3-14

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR J. RAY INMAN 4490

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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
0.496 ACRES OF LAND, OUT OF
A CALLED 3.230 ACRE TRACT,

GUADALUPE COLLEGE SURVEY NO. 416,
ABSTRACT NO. 266, COUNTY BLOCK (C.B.) 4864,
BEXAR COUNTY, TEXAS

DATE	7/23/14
JOB NUMBER	S0404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 22
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(0.911 OF ONE ACRE OF LAND)

Being a Variable Width Electric Easement (0.911 of one acre of land), out of Lots 96 and 97, Block 1, Weekly 281 Venture Subdivision as recorded in Volume 9559, Page 222, Deed and Plat Records, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block 4865 and the Guadalupe College Survey 416, Abstract 266, County Block (CB) 4864, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar found on the southwest right of way line of Bulverde Road (a varying width R.O.W), said ½" rebar also marks the southeast corner of a called 442.445 acre tract as recorded in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas; THENCE: South 60°18'18" West, coincident with the southeast line of said 442.445 acre tract and Bulverde Road right of way line, a distance of 13.04 feet to an angle point; THENCE: South 34°25'02" East, a distance of 284.14 feet, continuing along and with the southwest right of way line of said Bulverde Road, to an angle point; THENCE: South 57°54"57" East, continuing coincident with said Bulverde Road right of way line, a distance of 9.57 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING** , also being the northwest corner of this easement and the northernmost corner of said Lot 96;

THENCE South 57°54'57" East, coincident with southwest right of way line of said Bulverde Road and Lot 96, a distance of 143.94 feet to a 1/2" rebar with a "CEC" plastic cap at an angle point of this easement;

THENCE South 69°17'08" East, coincident with southwest right of way line of said Bulverde Road and said Lots 96 and 97, a distance of 116.72 feet to a 1/2" rebar with a "CEC" plastic cap at an angle point of this easement;

THENCE South 80°02'39" East, continuing coincident with the southwest right of way line of said Bulverde Road and the northerly line of said Lot 97, a distance of 87.51 feet to a 1/2" rebar with a "CEC" plastic cap set on the cutback line of the right of way of U. S. Highway 281 (200'-R.O.W.) and said Bulverde Road, an angle point of this easement;

THENCE South 36°48'12" East, coincident with said cutback line, a distance of 125.97 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of intersection of said cutback line and the westerly right of way line of said U. S. Highway 281;

THENCE South 06°43'33" West, coincident with the easterly line of said Lot 97 and the westerly right of way line of said U. S. Highway 281, a distance of 9.49 feet to a 1/2" rebar with a "CEC" plastic cap set at the southeast corner of this easement;

THENCE North 77°18'09" West, departing said U. S. Highway 281 right of way line and crossing said Lots 96 and 97, a distance of 419.58 feet to a 1/2" rebar with a "CEC" plastic cap set on the westerly line of the aforementioned Lot 96 and at an angle point of this easement;

THENCE North 06°40'01" East, along and with the westerly line of said Lot 96, a distance of 151.96 feet to the **POINT OF BEGINNING** and containing 0.911 of one acre of land, more or less.

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

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

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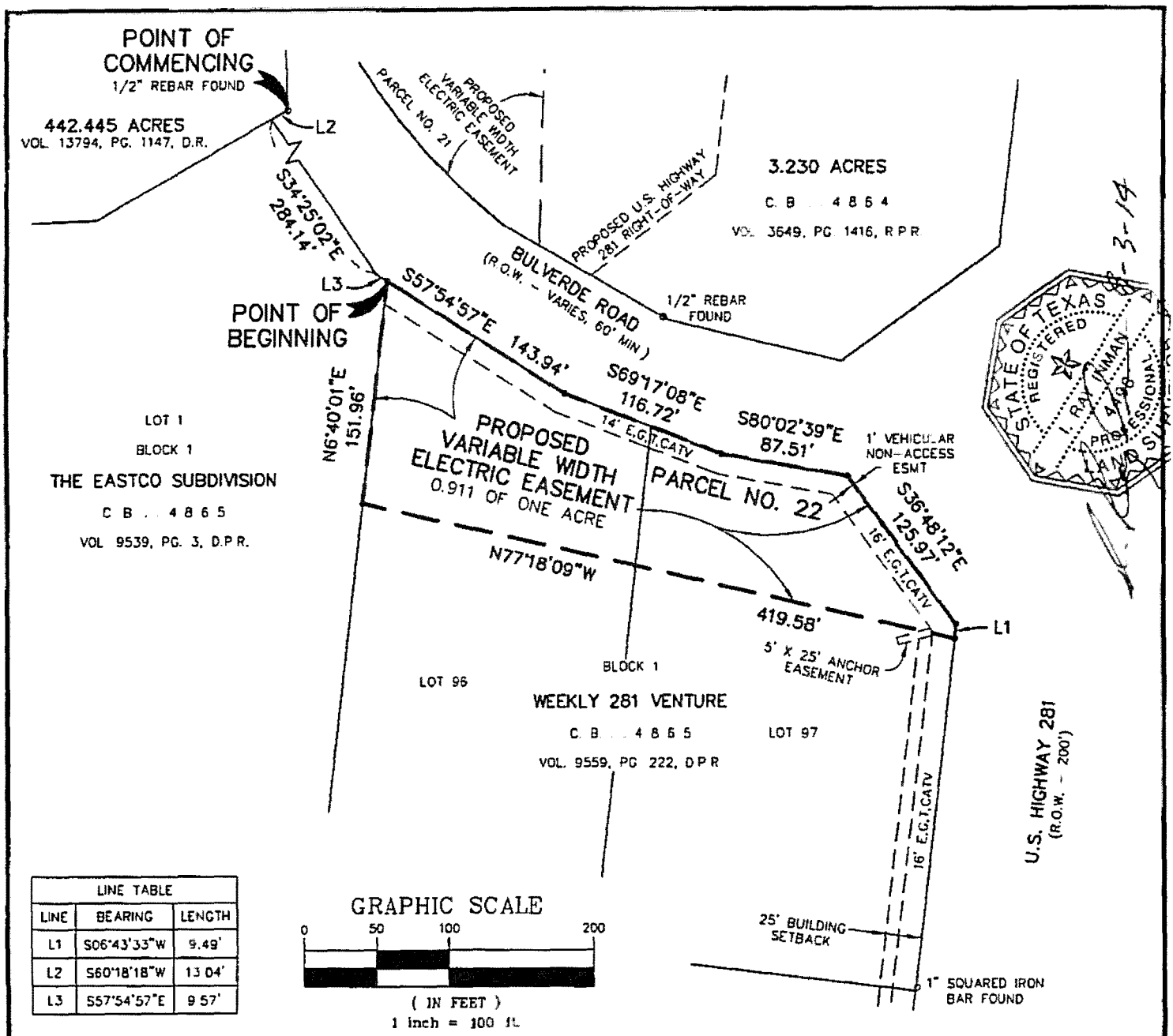


LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°43'33"W	9.49'
L2	S60°18'18"W	13.04'
L3	S57°54'57"E	9.57'

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004569, WITH AN ISSUE DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

SCHEDULE B ITEM:

10a. VOLUME 9559, PAGE 222
14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
16' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
5' X 25' ANCHOR EASEMENT (APPLIES AS SHOWN)
1' VEHICULAR NON-ACCESS EASEMENT (APPLIES AS SHOWN)
25' BUILDING SETBACK (APPLIES AS SHOWN)
10b. TEMPORARY CONSTRUCTION ACCESS EASEMENT AGREEMENT
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

REVISED: 8/28/14

Exhibit A - 21

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT, 0.911 OF ONE ACRE OF LAND, OUT OF LOTS 96 & 97, BLOCK 1, WEEKLEY 281 VENTURE,
F. H. UECKER SURVEY NO. 417 4/8, ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865, BEXAR COUNTY, TEXAS

DATE 7/23/14
JOB NUMBER S0404026
SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 23

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(0.581 OF ONE ACRE OF LAND)

Being a Variable Width Electric Easement (0.581 of one acre of land), out of a remaining portion of a called 13.5529 acre tract of land described in Volume 12640, Page 1655, Official Public Records of Real Property, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract No. 934, County Block (C.B) 4865, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "Pape Dawson" plastic cap found on the southwest right of way line of Bulverde Road (a varying width R.O.W) and the common corner of said 13.5529 acre tract and Lot 901, Block 2, Bulverde Crossing, Unit 2 Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records, Bexar County, Texas;

THENCE South 27°58'42" West, continuing coincident with the northwest line of said Lot 901, a distance of 59.08 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

THENCE continuing coincident with the northwest line of said Lot 901 and curve to the left, having a radius of 215.00 feet, an arc length of 20.94 feet, a central angle 05°34'48", a chord bearing South 25°11'21" West and a chord distance of 20.93 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point on the herein described curve and at the southeast corner of this easement;

THENCE North 59°14'51" West, departing said common line and crossing a remaining portion of the 13.5529 acre tract, a distance of 58.59 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 71°32'50" West, continuing crossing the above mentioned remaining portion of the 13.5529 acre tract, a distance of 90.5 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 13°58'28" West, continuing crossing the above mentioned remaining portion of the 13.5529 acre tract, a distance of 2.98 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 78°20'59" West, continuing crossing the above mentioned remaining portion of the 13.5529 acre tract, a distance of 179.76 feet to a 1/2" rebar with a "CEC" plastic cap set on the easterly right of way line of U. S. Highway 281 (an existing 200' R.O.W.), the southwest corner of this easement;

THENCE North 06°43'33" East, coincident with the easterly right of way line of said U.S. Highway 281, a distance of 6.31 feet to a 1/2" rebar with a "CEC" plastic cap set at the westernmost point of the southeast cutback line of the intersection of the U.S Highway 281 and Bulverde Road right of ways, an angle point of this easement;

THENCE North 54°34'59" East, continuing coincident with said cutback line, a distance of 116.83 feet to a 1/2" rebar with a "CEC" plastic cap set on the most northerly corner of this easement, same being the easternmost end of the herein mentioned cutback line and a corner on the southwest right of way line of said Bulverde Road;

THENCE South 77°24'44" East, coincident with the southwest right of way line of said Bulverde Road, a distance of 88.32 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the right;

THENCE continuing coincident with the southwest right of way line of Bulverde Road and curve to the right, having a radius of 663.98 feet, an arc length of 16.07 feet, a central angle 01°23'12", a chord bearing South 76°43'08" East and a chord distance of 16.07 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point in said Bulverde right of way line and the herein described curve to the right;

THENCE South 12°35'21" West, continuing coincident with the southwest right of way line of said Bulverde Road, a distance of 12.00 feet to a set 1/2" rebar with a "CEC" plastic cap set at a point in a curve to the right;

THENCE continuing coincident with the southwest right of way line of Bulverde Road and curve to the right, having a radius of 651.98 feet, an arc length of 166.20 feet, a central angle 14°36'20", a chord bearing South 68°41'51" East and a chord distance of 165.75 feet to the **POINT OF BEGINNING,** and containing 0.581 of one acre of land, more or less.

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

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

8-29-14

I. Ray Inman, RPLS No. 4496

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-23.docx

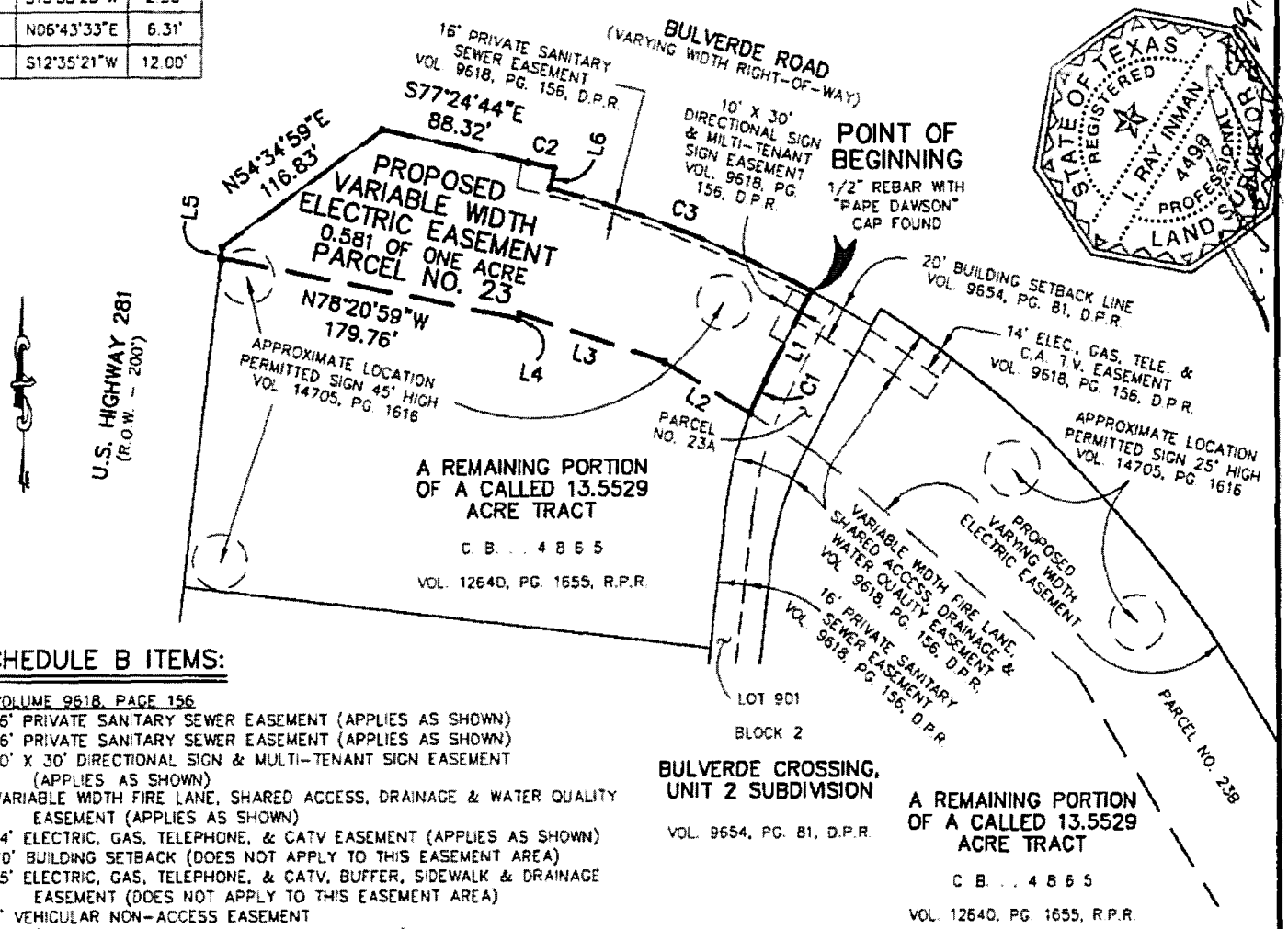
LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°58'42"W	59.08'
L2	N59°14'51"W	58.59'
L3	N71°32'50"W	90.50'
L4	S13°58'28"W	2.98'
L5	N06°43'33"E	6.31'
L6	S12°35'21"W	12.00'

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	215.00'	20.94'	05°34'48"	S25°11'21"W	20.93'
C2	663.98'	16.07'	01°23'12"	S76°43'08"E	16.07'
C3	651.98'	166.20'	14°36'20"	S68°41'51"E	165.75'



STATE OF TEXAS REGISTERED I. RAY INMAN 4498 PROFESSIONAL LAND SURVEYOR

SCHEDULE B ITEMS:

10a. VOLUME 9618, PAGE 156
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)
- VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)
- 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
- 20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)
- 15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 46' FIRE LANE, SHARED ACCESS, ELECTRIC , GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- TXDOT NOTES APPLY, CANNOT BE GRAPHICALLY SHOWN

VOLUME 9654, PAGE 81
- OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)

10b. APPLIES AS SHOWN
10c. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
10d. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10e. DOES NOT APPLY TO THIS EASEMENT AREA
10f. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004570, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 22

REVISED: 8/28/14

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT, 0.581 OF ONE ACRE OF LAND, OUT OF THE A CALLED 13.5529 ACRE TRACT,

H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865, BEXAR COUNTY, TEXAS

DATE	7/22/14
JOB NUMBER	S0404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 23A

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(0.074 OF ONE ACRE OF LAND)

Being a Variable Width Electric Easement (0.074 of one acre of land), out of Lot 901, Block 2, Bulverde Crossing, Unit 2, Subdivision, as recorded in Volume 9654, Page 81, Deed and Plat Records, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract No. 934, County Block (C.B) 4865, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "Pape Dawson" plastic cap found on the southwest right-of-way line of Bulverde Road (a varying width R.O.W) and at the northeast corner of said Lot 901;

THENCE South 27°58'42" West, coincident with the southeast line of said Lot 901, a distance of 80.19 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement and at a non-tangent point on a curve to the left;

THENCE North 59°14'51" West, departing said southeast line and crossing said Lot 901, a distance of 39.47 feet to a 1/2" rebar with a "CEC" plastic cap set at the west corner of this easement, on the northwest line of the aforementioned Lot 901 and at a non-tangent point on a curve to the right;

THENCE along and with said curve to the right and said northwest line of Lot 901, having a radius 215.00 feet, an arc length of 20.94 feet, a central angle 05°34'48", a chord bearing of North 25°11'21" East and a chord distance of 20.93 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

THENCE North 27°58'42" East, coincident with the northwest line of said Lot 901, a distance of 59.08 feet to a 1/2" rebar with a "CEC" plastic cap set on the southwest right of way line of said Bulverde Road at the north corner of this easement and a corner in a curve to the right;

THENCE along and with said southwest right of way line and curve to the right, having a radius 651.98 feet, an arc length of 40.49 feet, a central angle 03°33'29", a chord bearing of South 59°36'58" East and a chord distance of 40.48 feet to the **POINT OF BEGINNING**, and containing 0.074 of an acre of land, more or less.

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

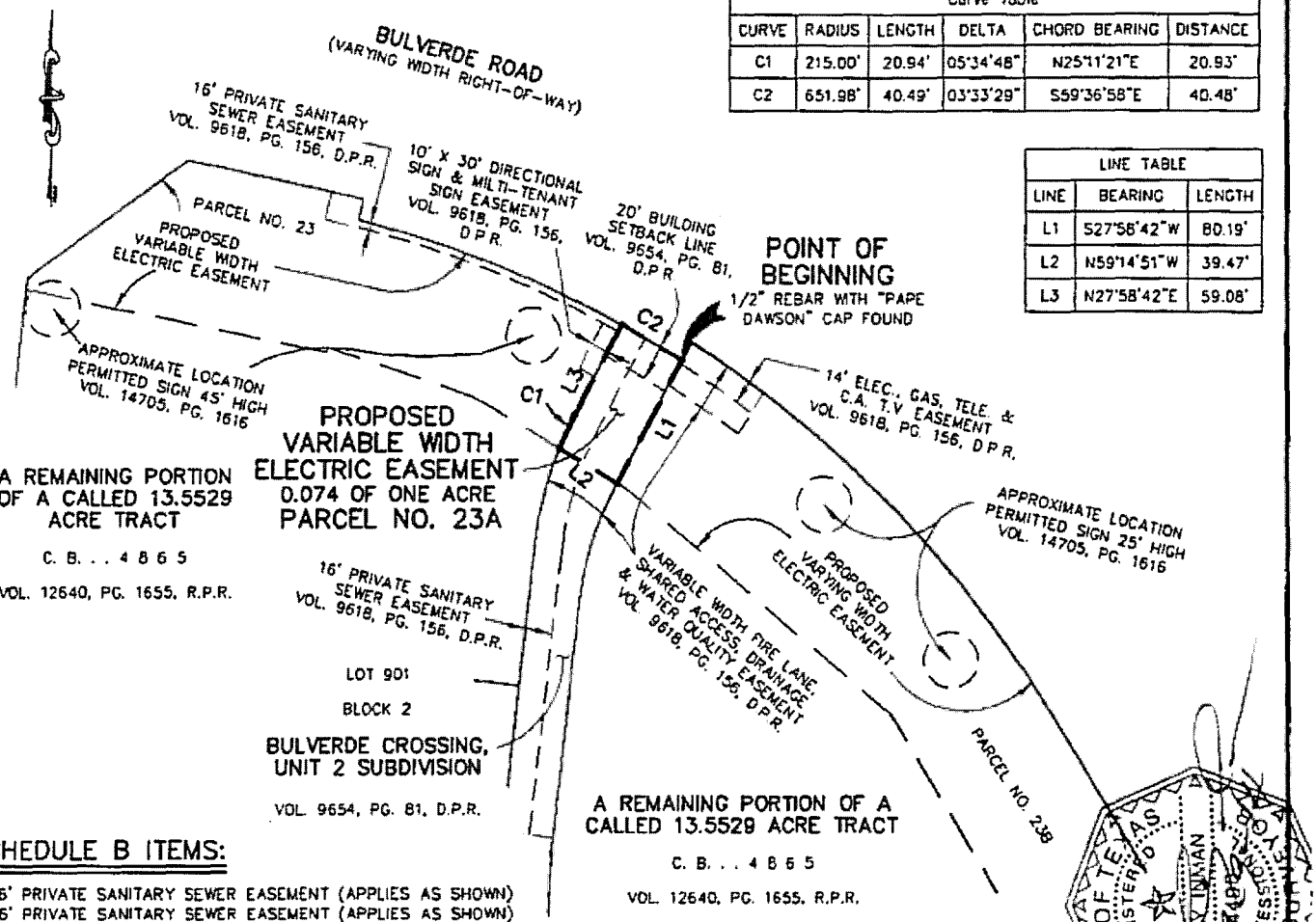
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I, Ray Lamar, RPLS No. 4496
7-8-14

X \data survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds P-23A.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	215.00'	20.94'	05°34'48"	N25°11'21"E	20.93'
C2	651.98'	40.49'	03°33'29"	S59°36'58"E	40.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°58'42"W	80.19'
L2	N59°14'51"W	39.47'
L3	N27°58'42"E	59.08'



SCHEDULE B ITEMS:

10a. 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)
VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)
14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)
15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
46' FIRE LANE, SHARED ACCESS, ELECTRIC, GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
TXDOT NOTES APPLY, CANNOT BE GRAPHICALLY SHOWN
OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
10b. DOES NOT APPLY TO THIS EASEMENT AREA
10c. APPLIES AS SHOWN
10d. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
10e. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10f. DOES NOT APPLY TO THIS EASEMENT AREA
10g. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004571, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 23

REVISED: 8/28/14

CEC
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Email: cec@cecteras.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
0.074 ACRES OF LAND,
OUT OF LOT 901,

H. J. HUPPERTZ SURVEY NO. 417 4/8,
ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865,
BEXAR COUNTY, TEXAS

DATE	7/22/14
JOB NUMBER	50404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 23B

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(1.69 ACRES OF LAND)

Being a Variable Width Electric Easement (1.69 acres of land), out of a remaining portion of a 13.5529 acre tract of land described in Volume 12640, Page 1655, Official Public Records of Real Property, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract No. 934, County Block (C.B) 4865, Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "Pape Dawson" plastic cap found on the southwest right-of-way line of Bulverde Road (a varying width R.O.W) and the northeast corner of Lot 901, Block 2, Bulverde Crossing, Unit 2 Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records;

THENCE North 32°08'43" East, coincident with said Bulverde road right of way line, a distance of 12.00 feet to a 1/2" rebar with a "CEC" plastic cap set on said right-of-way and in a curve to the right;

THENCE continuing with said southwest right of way line of Bulverde Road, and curve to the right, having a radius 663.98 feet, an arc length 306.08 feet, a central angle of 26°24'43", a chord bearing of South 44°37'54" East and a chord distance 303.37 feet, to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

THENCE South 31°25'32" East, continuing with said southwest right of way line of Bulverde Road, a distance of 574.90 feet to a 1/2" rebar with a "CEC" plastic cap set on the cutback line of the intersection of Bulverde Road and the northwesterly right of way line of W.R. Larson Road (60'- R.O.W (Plat Volume 9504, Page 216)), an angle point of this easement;

THENCE South 12°19'48" West, coincident with said W.R. Larson road right of way line, a distance of 36.39 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 58°25'44" West, coincident with said northerly right of way line of W. R. Larson Road, a distance of 33.83 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 89°56'23" West, continuing coincident with said common line, a distance of 27.80 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 29°49'33" West, crossing said remaining portion of the 13.5529 acre tract, a distance of 64.87 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 31°26'58" West, continuing crossing said tract, a distance of 575.04 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 50°18'20" West, continuing crossing said tract, a distance of 202.39 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 59°14'51" West, continuing crossing said tract, a distance of 5.22 feet to a 1/2" rebar with a "CEC" plastic cap set on the southeast line of the aforementioned Lot 901 at the most westerly corner of this easement;

THENCE North 27°58'42" East, coincident with said southeast line, a distance of 80.19 feet to the **POINT OF BEGINNING,** and containing 1.69 acres of land, more or less.

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

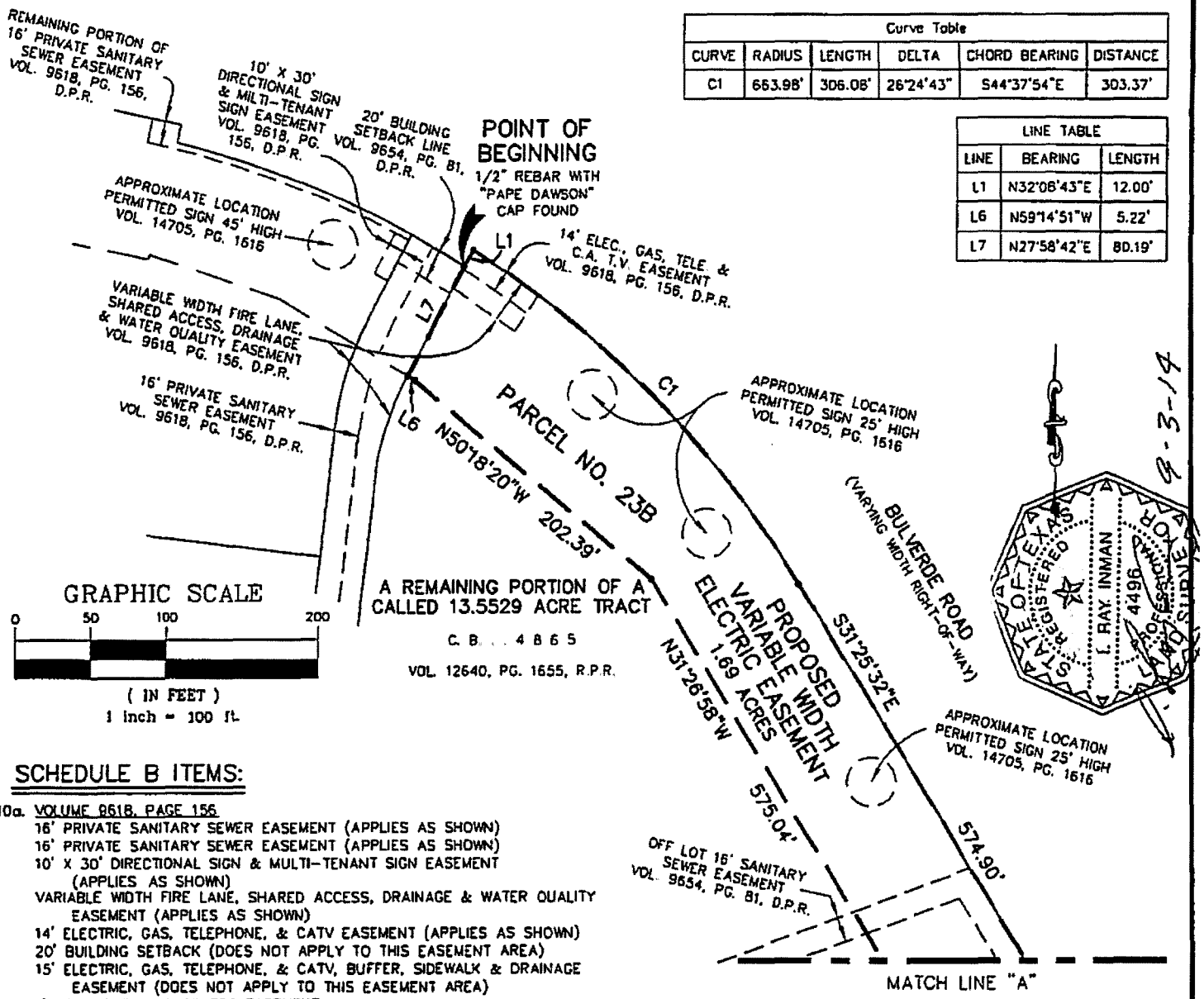
I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-23B.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	663.98'	306.08'	26°24'43"	S44°37'54"E	303.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°08'43"E	12.00'
L6	N59°14'51"W	5.22'
L7	N27°58'42"E	80.19'



SCHEDULE B ITEMS:

10a. VOLUME 9618, PAGE 156
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)
- VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)
- 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
- 20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)
- 15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 46' FIRE LANE, SHARED ACCESS, ELECTRIC , GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- TXDOT NOTES APPLY, CAN NOT BE GRAPHICALLY SHOWN

VOLUME 9654, PAGE 81
- OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)

10b. APPLIES AS SHOWN
10c. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
10d. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10e DOES NOT APPLY TO THIS EASEMENT AREA
10f. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED ___/___/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004572, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

Exhibit A - 24

REVISED: 8/28/14

CEC
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11550 I.H. 10 WEST, SUITE 395
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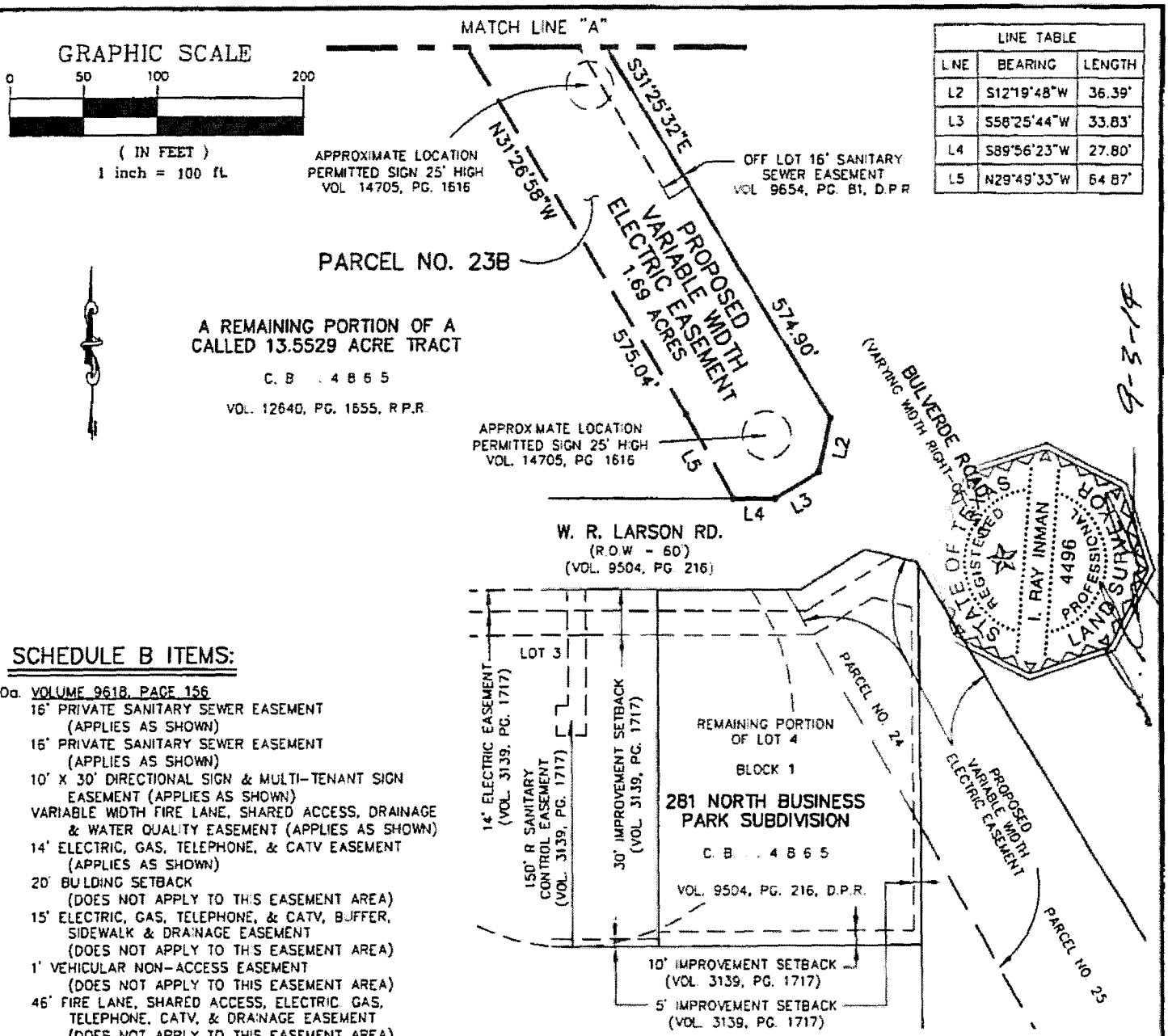
F) 210.641.6440
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.69 ACRES OF LAND,
OUT OF A 13.5529 ACRE TRACT,
H. J. HUPPERTZ SURVEY NO. 417 4/8,
ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865,
BEXAR COUNTY, TEXAS

DATE	7/22/14
JOB NUMBER	S0404026
SHEET	3
OF	4



LINE TABLE		
LINE	BEARING	LENGTH
L2	S12°19'48"W	36.39'
L3	S58°25'44"W	33.83'
L4	S89°56'23"W	27.80'
L5	N29°49'33"W	64.87'

SCHEDULE B ITEMS:

10a. VOLUME 9618, PAGE 156
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 16' PRIVATE SANITARY SEWER EASEMENT (APPLIES AS SHOWN)
- 10' X 30' DIRECTIONAL SIGN & MULTI-TENANT SIGN EASEMENT (APPLIES AS SHOWN)
- VARIABLE WIDTH FIRE LANE, SHARED ACCESS, DRAINAGE & WATER QUALITY EASEMENT (APPLIES AS SHOWN)
- 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (APPLIES AS SHOWN)
- 20' BUILDING SETBACK (DOES NOT APPLY TO THIS EASEMENT AREA)
- 15' ELECTRIC, GAS, TELEPHONE, & CATV, BUFFER, SIDEWALK & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 1' VEHICULAR NON-ACCESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 46' FIRE LANE, SHARED ACCESS, ELECTRIC, GAS, TELEPHONE, CATV, & DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- TXDOT NOTES APPLY, CAN NOT BE GRAPHICALLY SHOWN

VOLUME 9654, PAGE 81
- OFF LOT 16' SANITARY SEWER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- OFF LOT 10' DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 100' X 60' TXDOT DRAINAGE EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 10' WATER EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- 25' X 25' SANITARY SEWER TURN AROUND EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)
- VARIABLE WIDTH PRIVATE DRAINAGE & WATER QUALITY EASEMENT (DOES NOT APPLY TO THIS EASEMENT AREA)

10b. APPLIES AS SHOWN
10c. APPLIES, TO THE EXTENT POSSIBLE, AS SHOWN HEREON
10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10e. DOES NOT APPLY TO THIS EASEMENT AREA
10f. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN

Exhibit A - 24

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEACH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004572, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 16, 2014
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

REVISED: 8/28/14

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.69 ACRES OF LAND,
OUT OF A 13.5529 ACRE TRACT,

H. J. HUPPERTZ SURVEY NO. 417 4/8,
ABSTRACT NO. 934, COUNTY BLOCK (C.B.) 4865,
BEXAR COUNTY, TEXAS

DATE	7/22/14
JOB NUMBER	50404026
SHEET	4
OF	4

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
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July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 24
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(0.193 OF ONE ACRE OF LAND)

Being a Variable Width Electric Easement (0.193 of one acre of land), out of the remaining portion of Lot 4, Block 1, 281 North Business Park Subdivision as recorded in Volume 9504, Page 216, Deed and Plat Records, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block (C.B.) 4865 and the William W. Allen Survey No. 353, Abstract 34, County Block (C.B.) 4866, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a "PAPE DAWSON" plastic cap found on the southwest right of way line of Bulverde Road (a varying width right of way), also being at the northeast corner of Lot 901, Block 2, Bulverde Crossing, Unit 2, Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records, Bexar County, Texas; Thence: North 32° 08' 43" East, along the southwest right of way line of said Bulverde Road, a distance of 12.00 feet to a non-tangent point on a curve to the right; Thence: continuing coincident with said Bulverde Road right of way line and curve to the right, having a radius of 663.98 feet, an arc length of 306.08 feet, a central angle of 26° 24' 43", a chord bearing of South 44° 37' 54" East and a chord distance of 303.37 feet, to the point of tangency of the herein described curve; Thence: South 31° 25' 32" East, continuing coincident with said Bulverde Road right of way line, a distance of 686.13 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and easternmost intersection of the south right of way line of W. R. Larson Road cutback line and Bulverde Road right of way line;

THENCE South 31°25'32" East, coincident with the northeast line of said remaining portion of Lot 4 and said Bulverde Road right of way line, a distance of 2.47 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement and the northernmost corner of a 12.08 acre tract of land as described in Volume 7790, Page 1151, Official Public Records of Real Property, Bexar County, Texas;

THENCE South 00°19'15" East, coincident with the east line of said remaining portion of Lot 4 and the common line of said 12.08 acre tract, a distance of 173.68 feet to a 1/2" rebar with a "CEC" plastic cap set at the south corner of this easement;

THENCE North 29°49'33" West, crossing said remaining portion of Lot 4, a distance of 181.45 feet to a 1/2" rebar with a "CEC" plastic cap set on the south right of way line of W. R. Larson Road, a 60' right of way as described in Volume 9504, Page 216, Deed and Plat Records, Bexar County, Texas, the westernmost corner of this easement;

THENCE North 89°56'23" East, coincident with the south right of way line of said W. R. Larson Road and the northerly line of said remaining portion of Lot 4, a distance of 10.40 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 58°25'44" East, continuing coincident with the south right of way line of said W. R. Larson Road and the northerly line of said remaining portion of Lot 4, a distance of 50.77 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 76°33'06" East, coincident with the aforementioned cutback line of the south right of way line of said W. R. Larson Road and the northerly line of said remaining portion of Lot 4, a distance of 35.30 feet to the **POINT OF BEGINNING,** and containing 0.193 of one acre of land, more or less.

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

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

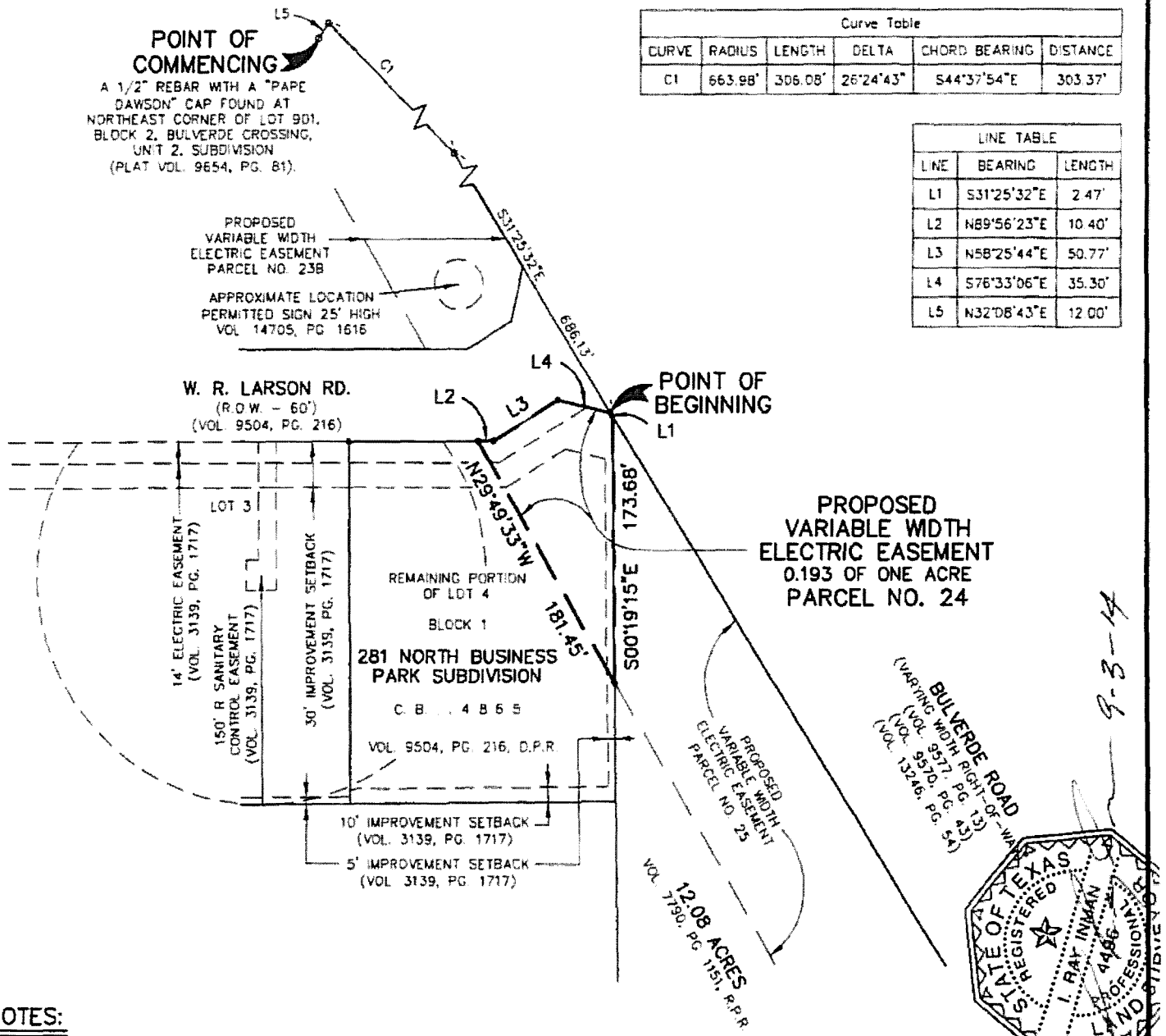
8-3-14

I. Ray Inman, RPLS No. 4496

X:\data survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds P-24.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	663.98'	306.08'	26°24'43"	S44°37'54"E	303.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°25'32"E	2.47'
L2	N89°56'23"E	10.40'
L3	N58°25'44"E	50.77'
L4	S76°33'06"E	35.30'
L5	N32°08'43"E	12.00'



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004573, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEM:

10a. VOLUME 9504, PAGE 216
14' ELECTRIC EASEMENT (APPLIES AS SHOWN)
150' SANITARY CONTROL EASEMENT (APPLIES AS SHOWN)
WATER WELL & ACCESS EASEMENT (APPLIES AS SHOWN)

Exhibit A - 25

REVISED: 8/28/14

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

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT, 0.193 ACRES OF LAND, OUT OF THE 281 NORTH BUSINESS PARK SUBDIVISION,

H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT 934, COUNTY BLOCK (C.B) 4865, WILLIAM W. ALLEN SURVEY NO. 353, ABSTRACT NO. 34, COUNTY BLOCK (C.B.) 4866, BEXAR COUNTY, TEXAS

DATE	7/25/14
JOB NUMBER	50404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 25
Revised: 8/28/14

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(1.17 ACRES OF LAND)

Being a Variable Width Electric Easement (1.17 acres of land), out of a called 12.08 acre tract of land as described in Volume 7790, Page 1151, Official Public Records of Real Property, Bexar County, Texas, said 12.08 acre tract being out of a 12.5 acre tract as described in Volume 4687, Page 509, Deed Records, Bexar County, Texas, situated in the William W. Allen Survey No. 353, Abstract No. 34, County Block (C.B.) 4866, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a "CEC" plastic cap set on the southwest right of way line of Bulverde Road (a varying width right of way), also being at the northeast corner of Lot 901, Block 2, Bulverde Crossing, Unit 2, Subdivision as recorded in Volume 9654, Page 81, Deed and Plat Records, Bexar County, Texas; THENCE: North 32°08'43" East, along the southwest right of way line of said Bulverde Road, a distance of 12.00 feet to a non-tangent point on a curve to the right; Thence: continuing coincident with said Bulverde Road right of way line and curve to the right, having a radius of 663.98 feet, an arc length of 306.08 feet, a central angle of 26°24'23", a chord bearing of South 44°37'54" East and a chord distance of 303.37 feet, to the point of tangency of the herein described curve; Thence: South 31°25'32" East, continuing coincident with said Bulverde Road right of way line, a distance of 688.60 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and northernmost corner of this easement;

THENCE South 31°25'32" East, continuing coincident with the said Bulverde Road right of way line, a distance of 378.25 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of curvature of a curve to the left;

THENCE continuing coincident with said Bulverde Road right of way line and curve to the left, having a radius 1,082.54 feet, an arc length 320.82 feet, a central angle 16°58'49", a chord bearing South 39°54'57" East and a chord distance 319.65 feet, to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in the herein described right of way line and curve;

THENCE North 70°08'43" West, crossing said 12.08 acre tract, a distance of 235.07 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 29°49'33" West, continuing crossing said 12.08 acre tract, a distance of 362.42 feet to a 1/2" rebar with a "CEC" plastic cap set on the east line of the remaining portion of Lot 4, Block 1, 281 North Business Park Subdivision as recorded in Volume 9504, Page 216, Deed and Plat Records, Bexar County, Texas, at an angle point of this easement;

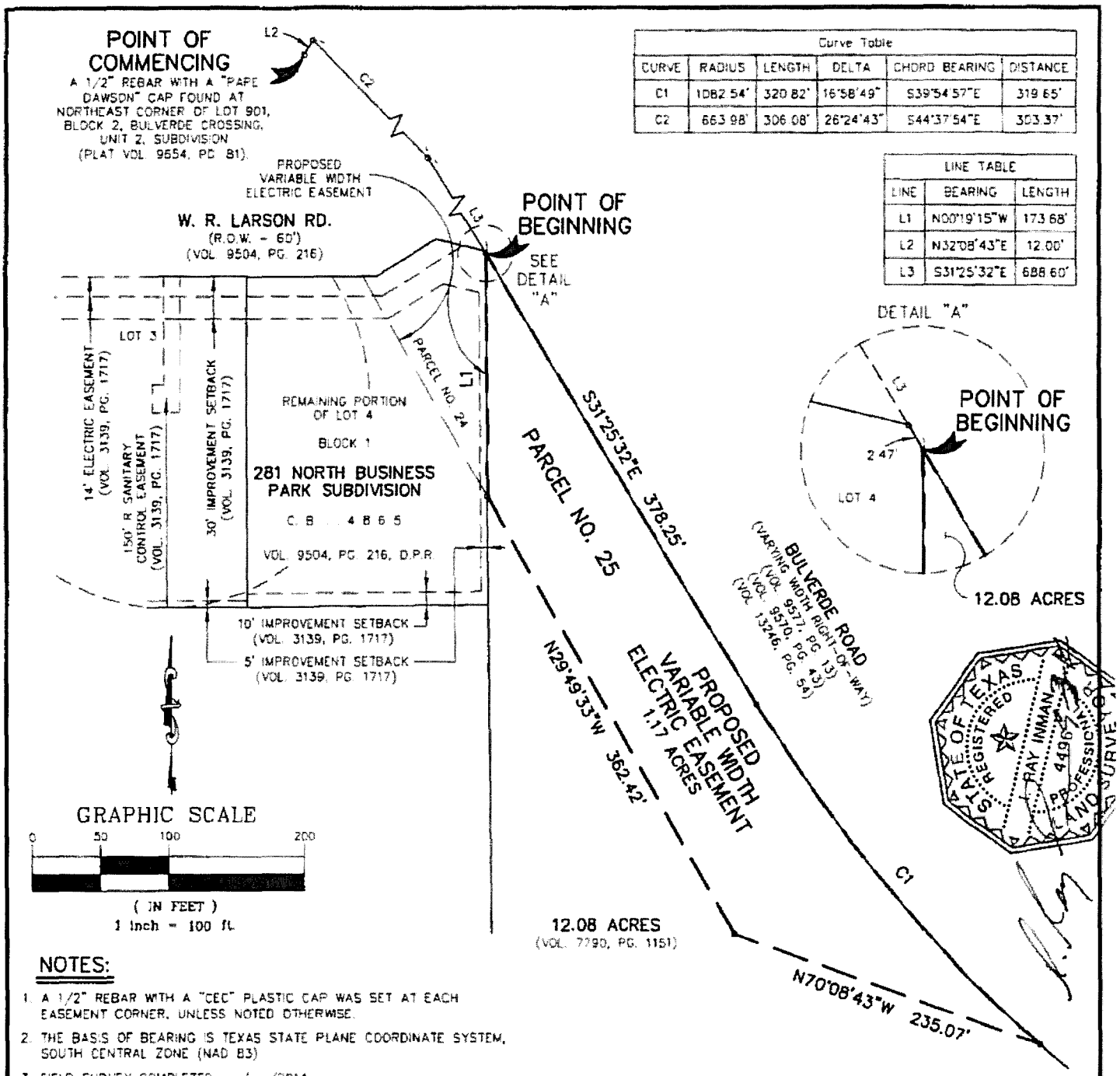
THENCE North 00°19'15" West, coincident with the common line of said Lot 4, a distance of 173.68 feet to the **POINT OF BEGINNING** and containing 1.17 acres of land, more or less.

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

I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-25.docx



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	1082.54'	320.82'	16°58'49"	S39°54'57"E	319.65'
C2	663.98'	306.08'	26°24'43"	S44°37'54"E	303.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°19'15"W	173.68'
L2	N32°08'43"E	12.00'
L3	S31°25'32"E	688.60'

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004574, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
6. D.R. DENOTES DEED RECORDS, BEXAR COUNTY, TEXAS
   D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
   O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

SCHEDULE B ITEM:

NONE PROVIDED

Exhibit A - 26

REVISED: 8/28/14

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Engineering No.: F-2314
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
1.17 ACRES OF LAND,
OUT OF A 12.08 ACRE TRACT,

WILLIAM W. ALLEN SURVEY NO. 353,
ABSTRACT NO. 34, COUNTY BLOCK (C.B.) 4866,
BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	3
OF	3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
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July 7, 2014
Job No.: S0404026
100' Wide Electric Easement
Parcel No. 26
Revised: 8/28/14

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

Being a 100-foot Electric Easement (3.29 acres of land), out of the remaining portion of Lot 113, Block 1, Tuscan Oaks, Unit-1, P.U.D. Subdivision as recorded in Volume 9570, Pages 43-44, Deed and Plat Records, Bexar County, Texas, situated in the William W. Allen Survey No. 353, Abstract No. 34, County Block (C.B.) 4866, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar found on the northwest right of way line of Smithson Valley Road (86'- R.O.W. as shown on plat recorded in Volume 9570, Page 43) and at an angle point of a called 101.5566 acre tract of land described in Volume 10531, Page 1109, Official Public Records of Real Property, Bexar County, Texas; THENCE South 09°39'07" West, coincident with said right of way line and said 101.5566 acre tract, passing a common corner of said 101.5566 acre tract and said remaining portion of Lot 113, Block 1 at 178.72 feet, a total distance of 397.10 feet (record), 397.33 feet (measured), to an angle point of said right of way line and said remaining portion of Lot 113, Block 1; THENCE South 09°58'52" West, continuing coincident with said common line, a distance of 343.64 feet to a 1/2" rebar with a "CEC" plastic cap set at the **POINT OF BEGINNING** and the northeast corner of this easement;

THENCE South 09°58'52" West, continuing coincident with the common right of way line of the said subdivision and Smithson Valley Road right of way line, a distance of 30.99 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 01°07'43" West, continuing coincident with said common right of way line and the remaining portion of Lot 113, Block 1, a distance of 69.86 feet to a 1/2" rebar with a "CEC" plastic cap set at the most southeasterly corner of this easement;

THENCE South 87°36'55" West, departing said common line, crossing said remaining portion of Lot 113, Block 1, a distance of 328.87 feet to a 1/2" rebar with a "CEC" plastic cap set on the common right of way line of Bulverde Road (a varying width right of way) and the westerly line of the remaining portion of said Lot 113, Block 1, at an angle point of this easement and at a non-tangent point in a curve to the right;

THENCE curving to the right, coincident with the above common line and curve, having a radius 2000.00 feet, an arc length 95.32 feet, a central angle 02°43'50", a chord bearing North 61°54'25" West and a chord distance 95.31 feet to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

THENCE North 60°32'33" West, continuing coincident with said common line, a distance of 1,064.55 feet to a 1/2" rebar with a "CEC" plastic cap set at the beginning of a non-tangent curve to the right;

THENCE curving to the right, coincident with the above common line and curve, having a radius 966.54 feet, an arc length 182.79 feet, a central angle 10°50'08", a chord bearing of North 55°07'22" West and a chord distance 182.52 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in a curve to the right and at the northwest corner of this easement;

THENCE South 70°08'43" East, departing said common line, crossing said remaining portion of Lot 113, Block 1, a distance of 496.12 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE South 60°32'33" East, a distance of 820.18 feet to a 1/2" rebar with a "CEC" plastic cap set at an angle point of this easement;

THENCE North 87°36'55" East, a distance of 315.56 feet to the **POINT OF BEGINNING**, and containing 3.29 acres of land, more or less.

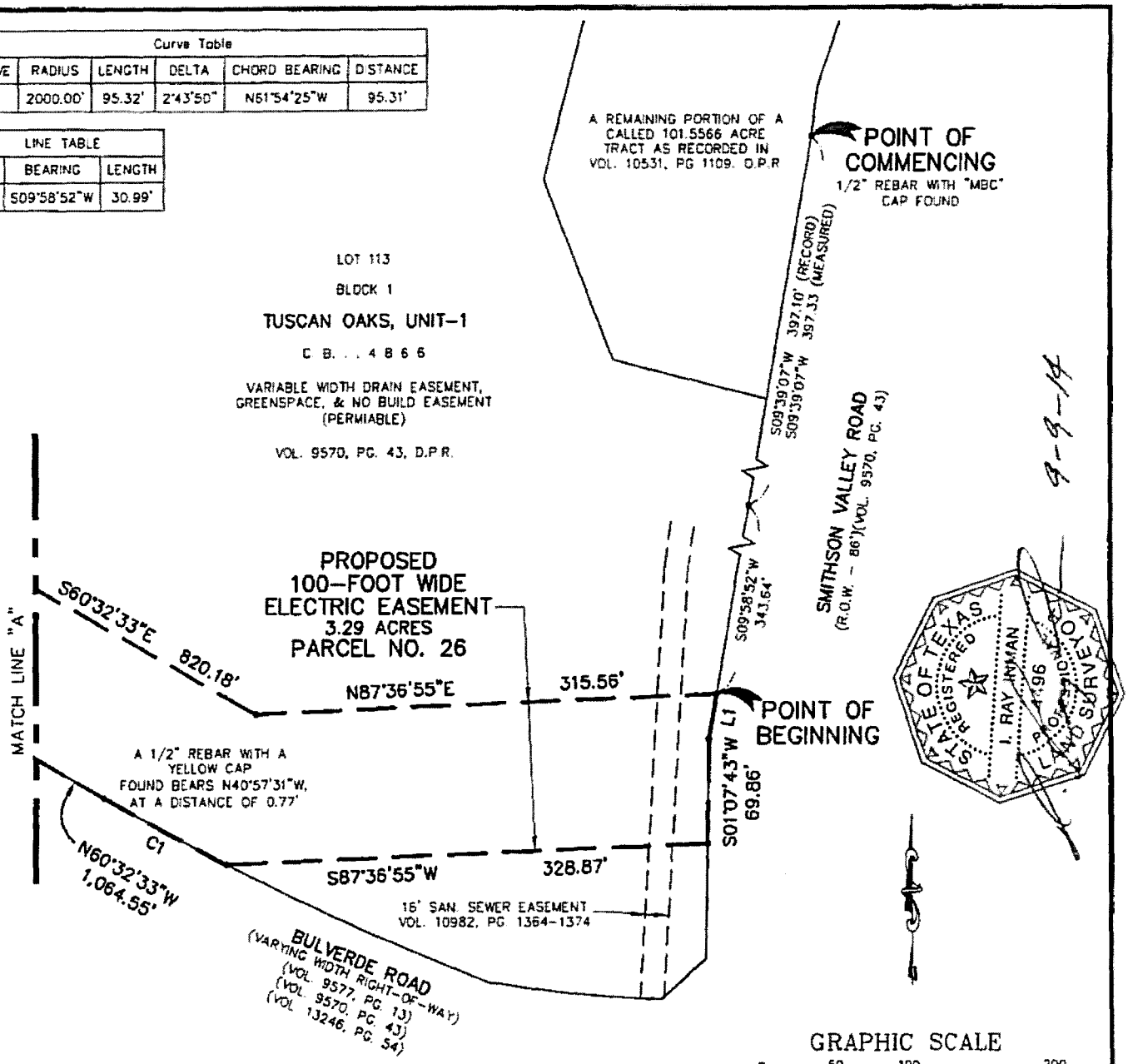
The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit plat with like job number.

I. Ray Inman, RPLS No. 4496

X \data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds P-26 docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	2000.00'	95.32'	2°43'50"	N61°54'25"W	95.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°58'52"W	30.99'



GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004575, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014.
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

SCHEDULE B ITEM:

10a. VOLUME 9510, PAGES 43-44
VARIABLE WIDTH DRAIN EASEMENT, GREENSPACE, & NO BUILD EASEMENT (APPLIES AS SHOWN)
NOTE: ALL OTHER EASEMENTS ASSOCIATED WITH THIS PLAT DO NOT APPLY TO THIS EASEMENT
10b. DOES NOT APPLY TO THIS EASEMENT
10c. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10e. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10f. APPLIES AS SHOWN

REVISED: 8/28/14

Exhibit A - 27

CEC
CIVIL ENGINEERING CONSULTANTS
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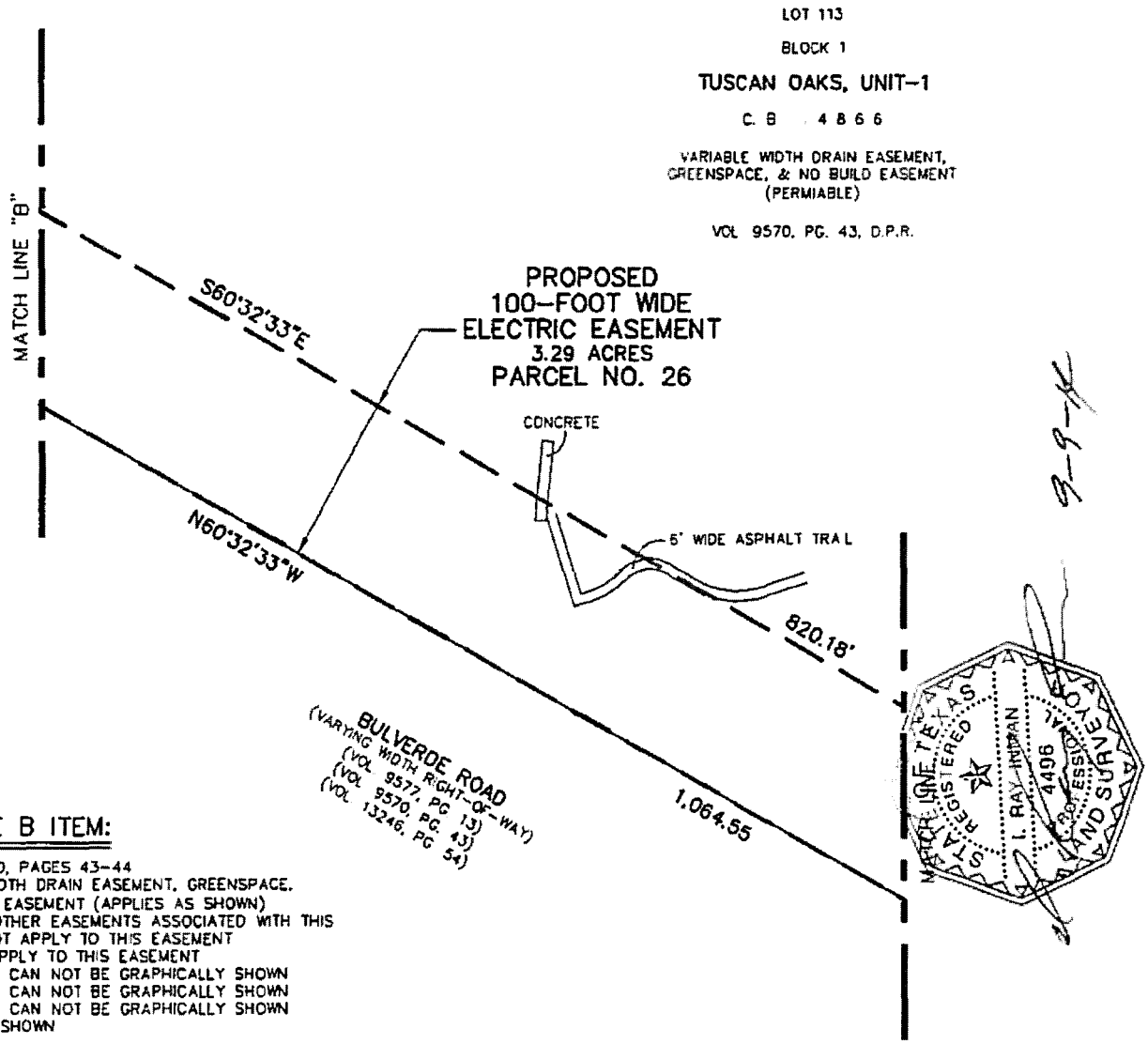
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.29 ACRES OF LAND, LOT 113, BLOCK 1
TUSCAN OAKS, UNIT-1 SUBDIVISION

WILLIAM W. ALLEN SURVEY NO. 353, ABSTRACT NO 34, COUNTY BLOCK (C.B.) 4866, BEXAR COUNTY, TEXAS

DATE	7/24/14
JOB NUMBER	S0404026
SHEET	3
OF	5



SCHEDULE B ITEM:

10a. VOLUME 9510, PAGES 43-44
VARIABLE WIDTH DRAIN EASEMENT, GREENSPACE, & NO BUILD EASEMENT (APPLIES AS SHOWN)
NOTE: ALL OTHER EASEMENTS ASSOCIATED WITH THIS PLAT DO NOT APPLY TO THIS EASEMENT
10b. DOES NOT APPLY TO THIS EASEMENT
10c APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10e. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10f APPLIES AS SHOWN

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004575, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

Exhibit A - 27

REVISED: 8/28/14

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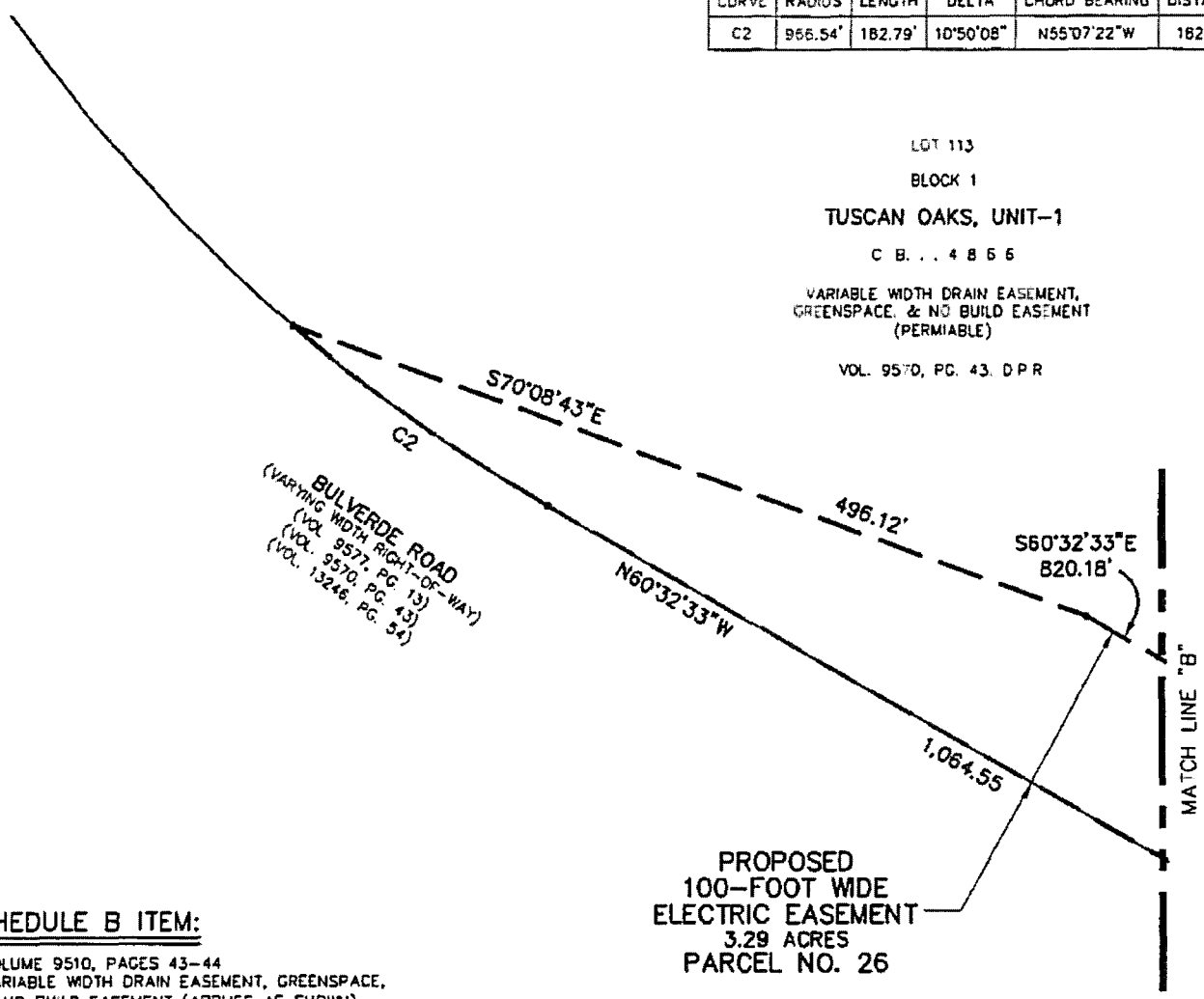
Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.29 ACRES OF LAND,
TUSCAN OAKS, UNIT-1 SUBDIVISION

LOT 113, BLOCK 1,
COUNTY BLOCK (C.B.) 4866,
BEXAR COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER S0404026
SHEET 4
OF 5

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C2	966.54'	182.79'	10°50'08"	N55°07'22"W	182.52'



SCHEDULE B ITEM:

10a. VOLUME 9510, PAGES 43-44
VARIABLE WIDTH DRAIN EASEMENT, GREENSPACE, & NO BUILD EASEMENT (APPLIES AS SHOWN)
NOTE: ALL OTHER EASEMENTS ASSOCIATED WITH THIS PLAT DO NOT APPLY TO THIS EASEMENT
10b. DOES NOT APPLY TO THIS EASEMENT
10c. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10d. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10e. APPLIES BUT CAN NOT BE GRAPHICALLY SHOWN
10f. APPLIES AS SHOWN

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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO 4041004575, WITH AN ISSUED DATE OF MAY 28, 2014 AND AN EFFECTIVE DATE OF MAY 20, 2014
6. D.P.R. DENOTES DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4490
PROFESSIONAL
LAND SURVEYOR

Exhibit A - 27

REVISED: 8/28/14

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

EXHIBIT OF
A 100 FOOT WIDE ELECTRIC EASEMENT,
3.29 ACRES OF LAND,
TUSCAN OAKS, UNIT-1 SUBDIVISION

LOT 113, BLOCK 1,
COUNTY BLOCK (C.B.) 4866,
BEXAR COUNTY, TEXAS

DATE 7/24/14
JOB NUMBER 50404026
SHEET 5
OF 5

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

October 14, 2014
Job No.: S0404026
Variable Width Electric Easement
Parcel No. 19A

DESCRIPTION OF A
VARIABLE WIDTH ELECTRIC EASEMENT
(0.385 OF AN ACRE)

Being a Variable Width Electric Easement (0.385 of an acre), out of a called 31.885 acre tract as recorded in Volume 16738, Page 727, Official Public Records of Real Property, Bexar County, Texas, said 31.885 acre tract being out of a called 442.445 acre tract of land described in Volume 13794, Page 1147, Official Public Records of Real Property, Bexar County, Texas, situated in the H. J. Huppertz Survey No. 417 4/8, Abstract 934, County Block 4865 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4863, Bexar County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar stamped "Pape-Dawson" found on the westerly right of way line of Bulverde Road (a varying width R.O.W), said ½" rebar also marks the southeast corner of the above referenced 31.885 acre tract, THENCE: South 89° 03' 20" West, a distance of 48.38 feet to a 1/2" rebar with a "CEC" plastic cap set at **THE POINT OF BEGINNING** of this easement;

THENCE South 89°03'21" West, a distance of 51.91 feet to a 1/2" rebar stamped "Pape-Dawson" found at the point of curvature of a curve to the left;

THENCE coincident with said curve, having a radius 38.00 feet, an arc length of 21.36 feet, a central angle 32°12'23", a chord bearing South 72°56' 58" West and a chord distance of 21.08 feet, to a 1/2" rebar with a "CEC" plastic cap set at the point of tangency of the herein described curve;

THENCE South 56°50'36" West, a distance of 33.71 feet to a 1/2" rebar with a "CEC" plastic cap set at the southwest corner of this easement;

THENCE North 01°23'15" West, a distance of 191.62 feet to a 1/2" rebar with a "CEC" plastic cap set at a non-tangent point in a curve to the right and at the northwest corner of this easement;

THENCE continuing coincident with said curve, having a radius 162.00 feet, an arc length of 44.46 feet, a central angle 15°43'27", a chord bearing South 83°10'41" East and a chord distance of 44.32 feet, to a 1/2" rebar stamped "Pape-Dawson" found at the point of tangency of the herein described curve;

THENCE South 75°18'57" East, a distance of 60.90 feet to a 1/2" rebar stamped "Pape-Dawson" found at the point of curvature of a curve to the left;

THENCE coincident with said curve, having a radius 38.00 feet, an arc length of 9.71 feet, a central angle 14°38'34", a chord bearing South 82°38'01" East and a chord distance of 9.69 feet, to a 1/2" rebar stamped "Pape-Dawson" found at a non-tangent point of the herein described curve;

THENCE South 00°57'11" East, a distance of 15.98 feet to a 1/2" rebar with a "CEC" plastic cap set at a corner of this easement;

THENCE South 89°20'39" West, a distance of 10.00 feet to a 1/2" rebar with a "CEC" plastic cap set at a corner of this easement;

THENCE South 00°57'12" East, a distance of 128.07 feet to the **POINT OF BEGINNING**, and containing 0.385 of an acre of land, more or less.

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

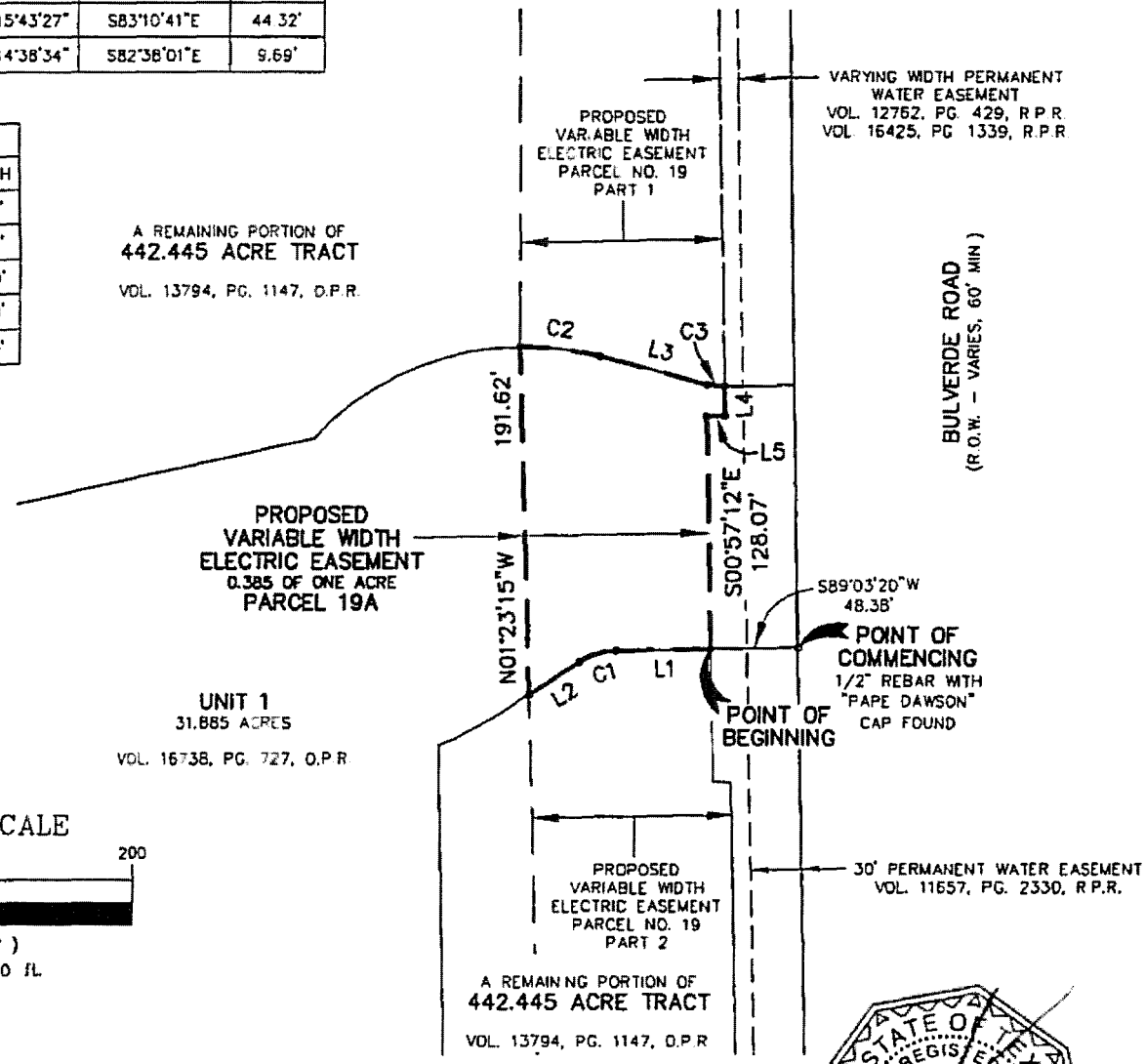
I. Ray Inman, RPLS No. 4496

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

X:\data\survey projects 2014\S0404026 CPS Bulverde Trans Project\metes & bounds\P-19A.docx

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	38.00'	21.36'	32°12'23"	S72°56'58"W	21.08'
C2	162.00'	44.46'	15°43'27"	S83°10'41"E	44.32'
C3	38.00'	9.71'	14°38'34"	S82°38'01"E	9.69'

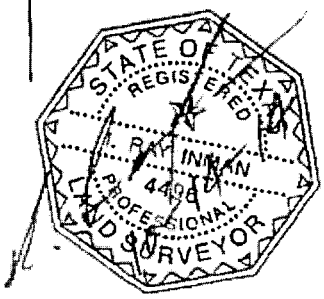
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°03'21"W	51.91'
L2	S56°50'36"W	33.71'
L3	S75°18'57"E	60.90'
L4	S00°57'11"E	15.98'
L5	S89°20'39"W	10.00'



GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.



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 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)
3. FIELD SURVEY COMPLETED __/__/2014
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004566o, WITH AN ISSUE DATE OF OCTOBER 14, 2014.
6. O.P.R DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
   R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCHEDULE B ITEMS:

10a. BLANKET EASEMENT
10c APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10e DOES NOT APPLY TO THIS EASEMENT
10f. DOES NOT APPLY TO THIS EASEMENT
10g. DOES NOT APPLY TO THIS EASEMENT
10h. BLANKET EASEMENT
10i. DOES NOT APPLY TO THIS EASEMENT

Exhibit A - 28

CEC
CIVIL ENGINEERING CONSULTANTS
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SAN ANTONIO, TEXAS 78230
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Email: cec@cectexas.com
Engineering No.: F-2214
Surveying No.: 100410-00

EXHIBIT OF
A VARIABLE WIDTH ELECTRIC EASEMENT,
0.385 OF ONE ACRE OF LAND,
OUT OF A 31.885 ACRE TRACT,

H. J. HUPPERTZ SURVEY NO. 417 4/8, ABSTRACT 934, COUNTY BLOCK 4865, H. PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863, COUNTY BLOCK 4850, BEXAR COUNTY, TEXAS

DATE 10/14/14
JOB NUMBER S0404026
SHEET 3
OF 3

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

July 7, 2014
Job No.: S0404026
6.050 Acre survey
Parcel No. 1
Revised: 8/28/14

DESCRIPTION OF A
6.050 ACRE TRACT OF LAND

Being all of Lot 1 (6.050 acres, measured; 6.043 acres, plat record), Cibolo Two Subdivision recorded in Volume 11, Page 32, Plat Records, Comal County, Texas, and being that same 6.050 acre tract as described in Document No. 200506043126, Official Public Records, Comal County, Texas, said Lot 1 being out of a called 38.248 acre tract of land as described in Document No. 9906032024, Official Public Records, Comal County, Texas, situated in the Agapita Gaytan Survey No. 194, Abstract 174, Comal County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with "RPLS 5142" cap found on the east right of way line of U.S. Highway 281 (200'- R.O.W) at the common corner of said Lot 1 and Lot 4A, Cibolo One Subdivision as described in Volume 10, Page 169, Plat Records, Comal County, Texas, the northwest corner of this tract;

THENCE South 73°30'17" East, coincident with the southwest line of said Lot 4A, same being the approximate centerline of an underground pipeline easement as described in Volume 506, Page 677, Official Public Records, Comal County, Texas, a distance of 495.85 feet to a 1/2" rebar found at the common corner of the herein described Lot 1, said Lot 4A and Lot 2, Weidner Subdivision Unit 1 as described in Volume 11, pages 330-331, Plat Records, Comal County, Texas, the northeast corner of this tract;

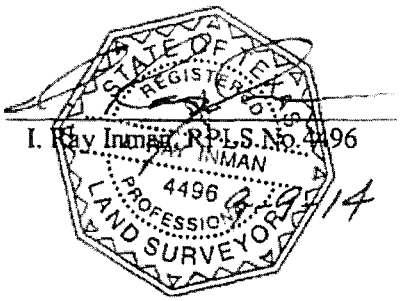
THENCE South 00°35'30" East, coincident with the east line of said Lot 1 and the west line of said Lot 2, a distance of 462.35 feet to a 1/2" rebar with a "SINCLAIR" plastic cap found at the southeast corner of this tract;

THENCE North 81°34'58" West, coincident with south line of said Lot 1, a distance of 585.00 feet to a 1/2" rebar with "SINCLAIR" plastic cap found on the easterly right of way line of the aforementioned U. S. Highway 281, at the southwest corner of this tract;

THENCE North 10°46'31" East, coincident with the said right of way line of U.S. Highway 281, a distance of 526.77 feet to the **POINT OF BEGINNING,** and containing 6.050 acres of land, more or less.

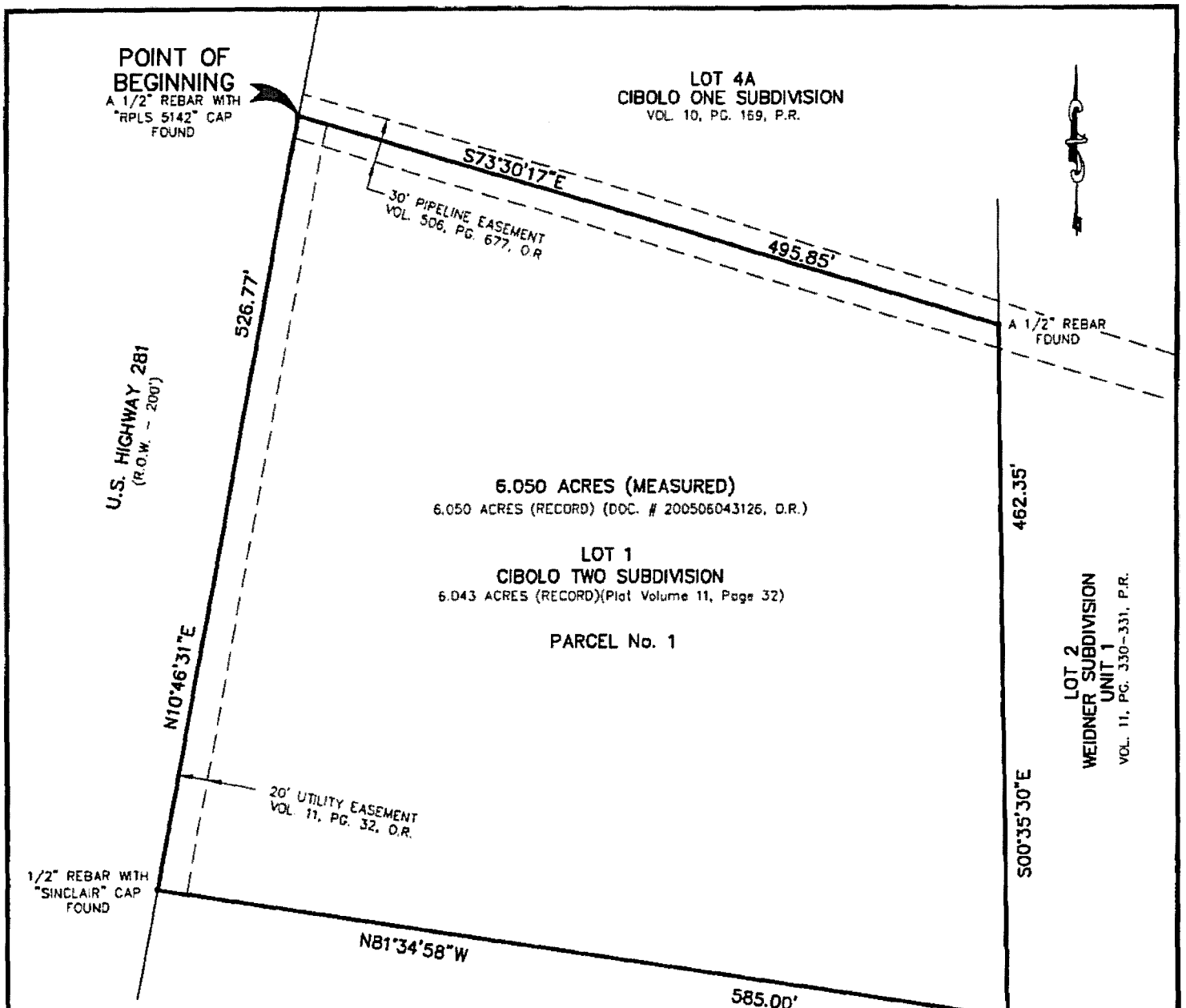
NOTE: Rotate bearings 00° 29' 29" clockwise to obtain the record plat bearing system as held between found monuments along the right of way line of U.S. Highway 281.

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



I. Ray Inman, RPLS No. 4496

X \data\survey projects 2014\S0404026_CPS Bulverde Trans Project\metes & bounds\P-1 docx



NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH BOUNDARY CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. FIELD SURVEY COMPLETED __/__/2014.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, G.F. NO. 4041004545, WITH AN ISSUE DATE OF MAY 9, 2014 AND AN EFFECTIVE DATE OF APRIL 29, 2014.
6. O.R. DENOTES OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS P.R. DENOTES PLAT RECORDS, COMAL COUNTY, TEXAS
7. ROTATE BEARINGS 00°29'29" CLOCKWISE TO OBTAIN THE RECORDED PLAT BEARING SYSTEM AS HELD ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281.

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS REGISTERED LAND SURVEYOR

SCHEDULE B ITEMS:

10a. VOLUME 11, PAGE 32
20' UTILITY EASEMENT (APPLIES AS SHOWN)
PORTION OF A 30' PIPELINE EASEMENT SHOWN ON, BUT NOT CREATED BY THIS PLAT, APPLIES AS SHOWN HEREON
10b. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10c. APPLIES BUT CANNOT BE GRAPHICALLY SHOWN
10d. APPLIES AS SHOWN

REVISED 8/28/14

Exhibit A - 29

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

EXHIBIT OF
A BOUNDARY SURVEY,
OF A 6.050 ACRE TRACT OF LAND,

AGAPITA GAYTAN SURVEY NO. 194,
ABSTRACT NO. 174,
COMAL COUNTY, TEXAS

DATE 7/30/14
JOB NUMBER 50404026
SHEET 3 OF 3