

AN ORDINANCE 2008-10-02-0875

DETERMINING AND DECLARING A PUBLIC NECESSITY FOR AND AUTHORIZING THE ACQUISITION AND/OR CONDEMNATION OF EASEMENTS FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, COMMUNICATION SYSTEMS AND RELATED APPURTENANCES AND INGRESS AND EGRESS EASEMENTS, A TEMPORARY INGRESS AND EGRESS EASEMENT AND A TEMPORARY INGRESS AND EGRESS AND CONSTRUCTION EASEMENT OVER, ACROSS, UPON AND UNDER CERTAIN TRACTS OF LAND LOCATED ALONG WISEMAN BOULEVARD AND ROGERS ROAD, BEING (i) LOT 3, BLOCK 1, NCB 18170, VALERO DATA EXPANSION, RECORDED IN V. 9588, P. 66-67, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ("D.P.R.B.C.T."), (ii) LOT 1, BLOCK 4, NCB 18170, WESTOVER HILLS, UNIT-17, RECORDED IN V. 9574, P. 119-120, D.P.R.B.C.T., (iii) LOT 1, BLOCK 7, NCB 18170, WESTOVER HILLS, UNIT-23, RECORDED IN V. 9558, P. 9, D.P.R.B.C.T., (iv) LOT 1, BLOCK 15, NCB 17642, CHASE MANHATTAN BANK, RECORDED IN V. 9552, P. 138-139, D.P.R.B.C.T., (v) LOT 1, BLOCK 48, NCB 17642, WESTOVER HILLS, UNIT-32, RECORDED IN V. 9574, P. 184, D.P.R.B.C.T., (vi) A 403.596 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN V. 5191, P. 963, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS ("O.P.R.R.P.B.C.T."), AND BEING OUT OF THE B.B.B. & C.R.R. CO. SURVEY NUMBER 403, ABST. 100, CB 4419 (NOW IN NCB 18170) AND THE B.B.B. & C.R.R. CO. SURVEY NUMBER 389, ABST. NUMBER 96, CB 4417 (NOW IN NCB 17642), AND (vii) A 213.95 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN V. 6835, P. 1085, O.P.R.R.P.B.C.T., AND BEING OUT OF THE THOMAS YORK SURVEY NUMBER 201 ½, ABST. 825, CB 4400 (NOW IN NCB 17642), FOR THE PUBLIC PURPOSE OF THE EXPANSION AND OPERATION OF THE CITY OF SAN ANTONIO'S GAS AND ELECTRIC SYSTEMS, INCLUDING THE VLSI TO WESTOVER HILLS TRANSMISSION LINE PROJECT.

* * * * *

WHEREAS, the City Public Service Board of San Antonio ("CPS Energy") has determined that the acquisition of easement rights, related ingress and egress easements, a temporary ingress and egress easement and a temporary ingress and egress and construction easement over, across, upon and under certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the City of San Antonio Gas and Electric Systems, ("the System"), including the construction, operation and maintenance of the VLSI to Westover Hills electric transmission and distribution lines, communication systems and related appurtenances ("the Project"), along the route shown by Overall Project Drawing marked "Exhibit A - 1" attached hereto 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 and ingress and egress easements, a temporary ingress and egress easement and a temporary ingress and egress and construction easement as may be needed on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of such easement rights and rights of ingress and egress, 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, 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 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 properties (“Easement Properties”) for the public purpose of the 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**” attached hereto and made a part hereof, for the System. Public necessity also requires the City of San Antonio to acquire ingress and egress easements over and across certain lands (“Ingress and Egress Properties”), to acquire a temporary ingress and egress over and across certain land (“Temporary Ingress and Egress Property”) and to acquire a temporary ingress and egress and construction easement over and across certain land (“Temporary Ingress and Egress and Construction Property”) 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 in and 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 through A - 8**” inclusive, which Exhibits are attached to and are made a part of this Ordinance for all purposes. The Ingress and Egress Properties which are the subject of Section 2 for which ingress and egress easements are required for the Project are described in “**Exhibits A - 9 through A - 10**” inclusive, which Exhibits are attached to and made a part of this Ordinance for all purposes. The Temporary Ingress and Egress Property which is the subject of Section 2 for which a temporary ingress and egress easement is required for the Project is described in “**Exhibit A – 11**”, which Exhibit is attached to and made a part of this Ordinance for all purposes. The Temporary Ingress and Egress and Construction Property which is the subject of Section 2 for which a temporary ingress and egress and construction easement is required for the Project is described in “**Exhibit A - 12**” 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

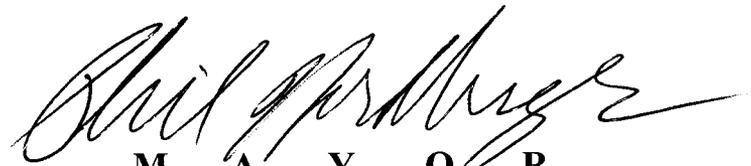
property interests described in Section 3 of this Ordinance to acquire such interests in land as CPS Energy is unable to acquire through negotiation by reason of its inability to agree with the owners of the land as to the value of such interest in land, and to take any other legal action necessary or 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 interests rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

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

SECTION 7. This ordinance shall be effective on the tenth day after passage.

PASSED AND APPROVED this 2nd day of **October**, 2008.


M A Y O R
PHIL HARDBERGER

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 10

Name:	10
Date:	10/02/2008
Time:	10:57:21 AM
Vote Type:	Motion to Approve
Description:	An Ordinance determining and declaring a public necessity for and authorizing the acquisition and/or condemnation of easements for electric transmission and distribution lines, communication systems and related appurtenances and ingress and egress easements, a temporary ingress and egress easement and a temporary ingress and egress and construction easement over, across, upon and under certain tracts of land located along Wiseman Boulevard and Rogers Road, being (i) Lot 3, Block 1, NCB 18170, Valero Data Expansion, Recorded in V. 9588, P. 66-67, Deed and Plat Records of Bexar County, Texas (“D.P.R.B.C.T.”), (ii) Lot 1, Block 4, NCB 18170, Westover Hills, Unit-17, recorded in V. 9574, P. 119-120, D.P.R.B.C.T., (iii) Lot 1, Block 7, NCB 18170, Westover Hills, Unit-23, recorded in V. 9558, P. 9, D.P.R.B.C.T., (iv) Lot 1, Block 15, NCB 17642, Chase Manhattan Bank, recorded In V. 9552, P. 138-139, D.P.R.B.C.T., (v) Lot 1, Block 48, NCB 17642, Westover Hills, Unit-32, recorded in V. 9574, P. 184, D.P.R.B.C.T., (vi) A 403.596 acre tract of land described in Deed recorded in V. 5191, P. 963, Official Public Records of Real Property of Bexar County, Texas (“O.P.R.R.P.B.C.T.”), and being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abst. 100, CB 4419 (now in NCB 18170) and the B.B.B. & C.R.R. Co. Survey Number 389, Abst. Number 96, CB 4417 (now in NCB 17642), and (vii) A 213.95 acre tract of land described in Deed recorded in V. 6835, P. 1085, O.P.R.R.P.B.C.T., and being out of the Thomas York Survey Number 201 ½, Abst. 825, CB 4400 (now in NCB 17642), for the public purpose of the expansion and operation of the City of San Antonio’s Gas And Electric Systems, including the VLSI to Westover Hills Transmission Line Project. [Penny Postoak Ferguson, Assistant City Manager, Mike Frisbie, Director, Capital Improvements Management Services]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				

Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



**CPS ENERGY
INTERGOVERNMENTAL MEMORANDUM**

TO: Sheryl L. Sculley, City Manager

FROM: Joyce G. Labus, SR/WA, Manager, Right of Way Management

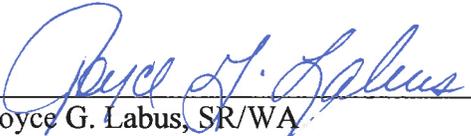
THROUGH: Frederick A. James, Senior Director, Electric Engineering and Technical Services, CPS Energy

SUBJECT: Ordinance declaring a public necessity for the acquisition of electric transmission and distribution lines easements and related rights of ingress and egress for the expansion and operation of the City of San Antonio's Gas and Electric Systems, in certain privately owned real property located in Bexar County, Texas as shown by the overall drawing marked Exhibit A-1 of the proposed Ordinance, including the construction, operation and maintenance of the electric transmission and distribution lines, communication systems and related appurtenances commonly referred to as the VLSI to Westover Hills Project.

DATE: August 28, 2008

CPS Energy respectfully requests that the above-referenced item be placed on the consent agenda of the regular council meeting on the October 2, 2008 City Council Meeting Agenda. The CPS Energy Board Resolution was approved at the June 2, 2008 board meeting and a certified copy of the Resolution is attached for reference.

For further information, please contact Joyce G. Labus, Manager, Right of Way Management, (210) 353-2972.



Joyce G. Labus, SR/WA
Manager
Right of Way Management

APPROVED:



Frederick A. James
Senior Director
Electric Engineering
and Technical Services

A RESOLUTION

APPROVING A ROUTE FOR AND AUTHORIZING THE CONSTRUCTION OF THE VLSI-WESTOVER HILLS PROJECT AND THE ACQUISITION OF ASSOCIATED EASEMENT RIGHTS IN BEXAR COUNTY, TEXAS

WHEREAS, CPS Energy is responsible for building, maintaining and improving its electric distribution system and its portion of the statewide transmission system within the Electric Reliability Council of Texas;

WHEREAS, CPS Energy staff identified the need for a new 138 kilovolt (kV) electric transmission line to connect the VLSI Substation to the planned Westover Hills Substation, both of which are located within Bexar County, in order to accommodate substantial retail electric load growth projected for the area (the VLSI – Westover Hills Project);

WHEREAS, the VLSI – Westover Hills Project is a transmission project of CPS Energy that has a recommended in-service date by May of 2009;

WHEREAS, CPS Energy, utilizing staff resources and a team of engineering, environmental, and other professionals (the Project Team), has followed the CPS Energy Facility Routing/Siting Process to identify a proposed route for the transmission line that would minimize human and environmental impacts to the greatest extent practicable, with the utility entrusted to seek approval of the transmission line through its approval process;

WHEREAS, the process utilized by CPS Energy included notification of landowners adjacent to potential line segments and area public officials, maintenance of Internet-based information, the receipt of public comments regarding route segments through an open house meeting, correspondence, phone calls and other meetings;

WHEREAS, at the close of the process, Project Team has recommended to the Board of Trustees (Board) a route that would extend from CPS Energy's VLSI Substation, located immediately north of Wiseman Boulevard and terminate at proposed Westover Hills Substation, located just northeast of Rogers Road; however public interest has been expressed regarding alternate Route 7, which differs from the recommended route by following a path south of commercial properties such that it no longer follows Wiseman Boulevard; the recommended route and alternate Route 7 are depicted on the Project Route Map attached as Exhibit "A" to this Resolution (Project Route Map);

WHEREAS, the Board has considered public comments regarding the preferred route given to the Board at a special Board meeting held May 20, 2008, through correspondence and other contacts with the public, through communications with CPS Energy staff, and through communications with the members of the Citizens Advisory Committee;

WHEREAS, the Board agrees with the Project Team's determination that the CPS Energy recommended route included in the VLSI – Westover Hills Project, has, on an end-to-end basis, the least impact of the route alternatives on both the human and natural environments because such route will, to the greatest extent practicable when compared to other routes:

- Maximize use of existing rights-of-way,
- Minimize impacts to natural resources and environmentally sensitive land,
- Avoid residential developments and habitable structures, and
- Minimize the overall impact of additional CPS Energy transmission facilities in future years;

WHEREAS, the Board finds it necessary to consider alternate Route 7, which shares much of the recommended route but also follows property lines behind certain commercial properties, instead of the recommended route, to further take into account the views and desires of members of homeowners' associations and owners of property located along the recommended route when such views were made known after designation of the recommended route; and

WHEREAS, the Board finds necessary and desirable the construction of electric transmission and distribution lines, communication systems and related appurtenances and the acquisition of easement rights over and across properties in Bexar County along the alternate Route 7, for the construction, operation and maintenance of the City of San Antonio Electric System, including the construction, operation and maintenance of the VLSI – Westover Hills Project, either through purchase or other agreement, or by the process of eminent domain approved by the San Antonio City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY PUBLIC SERVICE BOARD OF TRUSTEES that:

1. The Board finds that the VLSI – Westover Hills Project is of great importance to the public, and that CPS Energy has taken into account appropriate environmental, health and safety concerns in designating the recommended route.
2. The Board hereby approves the CPS Energy VLSI – Westover Hills Project to be constructed on the alternate Route 7, as generally depicted on the Project Route Map, and directs CPS Energy staff and attorneys to proceed with the necessary steps to undertake and complete the Project.
3. The Board directs the CPS Energy staff to improve the notification practices applied in future project so that reasonable efforts are taken to identify and provide notice to any homeowners' associations associated with residential properties directly impacted by potential line segments identified in the CPS Energy Facility Routing/Siting Process and further reaffirms the CPS Energy practice of taking all necessary and reasonable steps to ensure that the area disturbed on affected lands is minimized.
4. The Board hereby authorizes, ratifies, approves, confirms, validates, and declares to be valid in all respects as of the respective dates thereof all acts and proceedings done or initiated by CPS Energy contractors, employees, agents and attorneys for the VLSI-Westover Hills Project, including all acts relating to the acquisition of easement rights over, across and under properties along the general route shown on the Project Route Map.

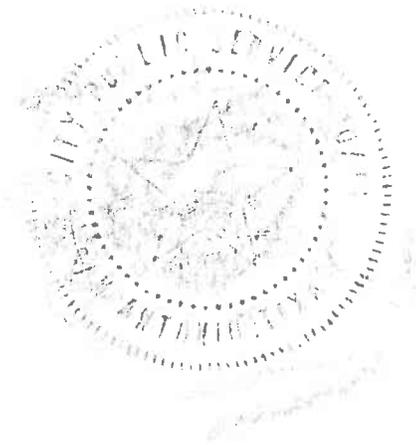
5. The Board authorizes the CEO and General Manager of CPS Energy and/or his designee to determine the exact route for CPS Energy's transmission and distribution lines along the alternate Route 7 as depicted generally on the Project Route Map.

6. The Board finds that the acquisition of easement rights to properties along the alternate Route 7 is necessary and desirable for the important public purpose of the construction, operation and maintenance of the City of San Antonio's Electric System, including the CPS Energy VLSI – Westover Hills Project. The Board hereby authorizes acquisition of easement rights necessary for CPS Energy's VLSI – Westover Hills Project, either through purchase or by the process of eminent domain, as well as all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define and secure the necessary title and rights.

7. The Board directs Staff to ensure that members of the public may obtain the current Project Route Map by contacting the CPS Energy Right-of-Way Management Section at (210) 353-2972.

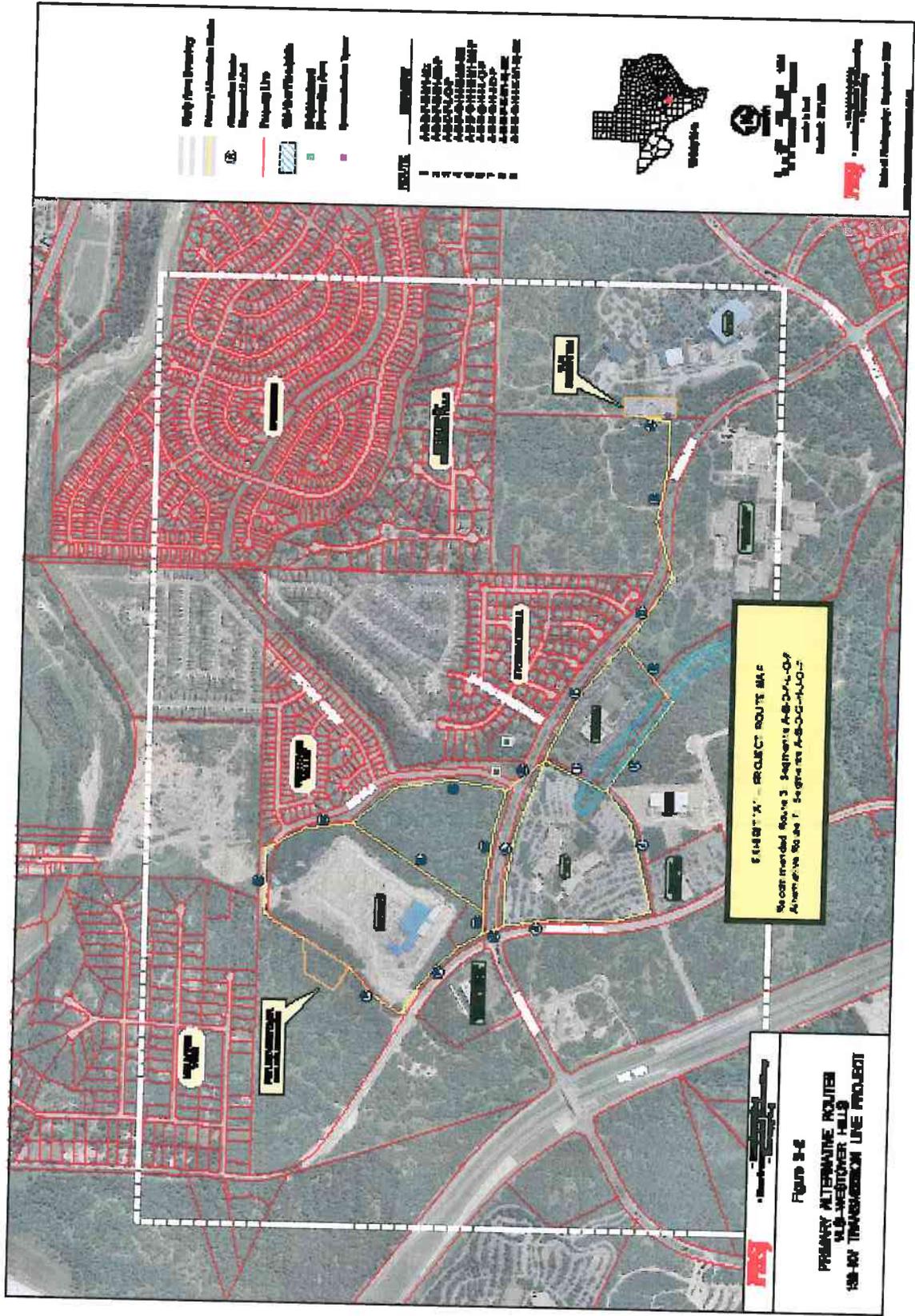
The undersigned, Robert K. Temple, Assistant Secretary to the CPS Energy Board of Trustees, does hereby certify that the foregoing resolution was duly adopted by said Board at its regular meeting held on the 2nd day of June, 2008, at which a quorum was present.

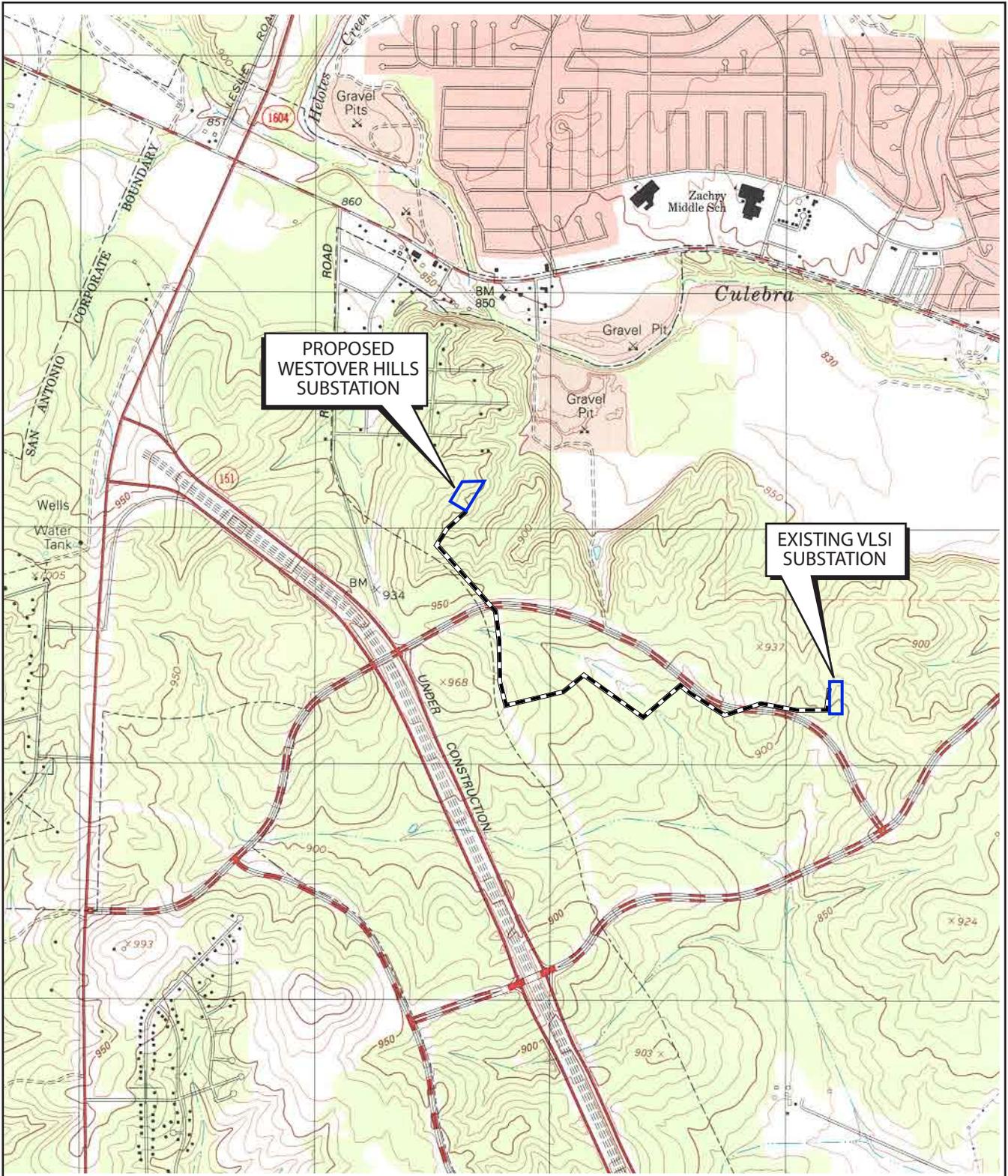
WITNESS MY HAND AND SEAL OF THE CPS ENERGY BOARD OF TRUSTEES on the 10th day of July, 2008.



A handwritten signature in black ink, appearing to read "Robert K. Temple".

Robert K. Temple
Assistant Secretary of the Board





PROPOSED WESTOVER HILLS SUBSTATION

EXISTING VLSI SUBSTATION



north



--- CPS ENERGY'S APPROVED ROUTE

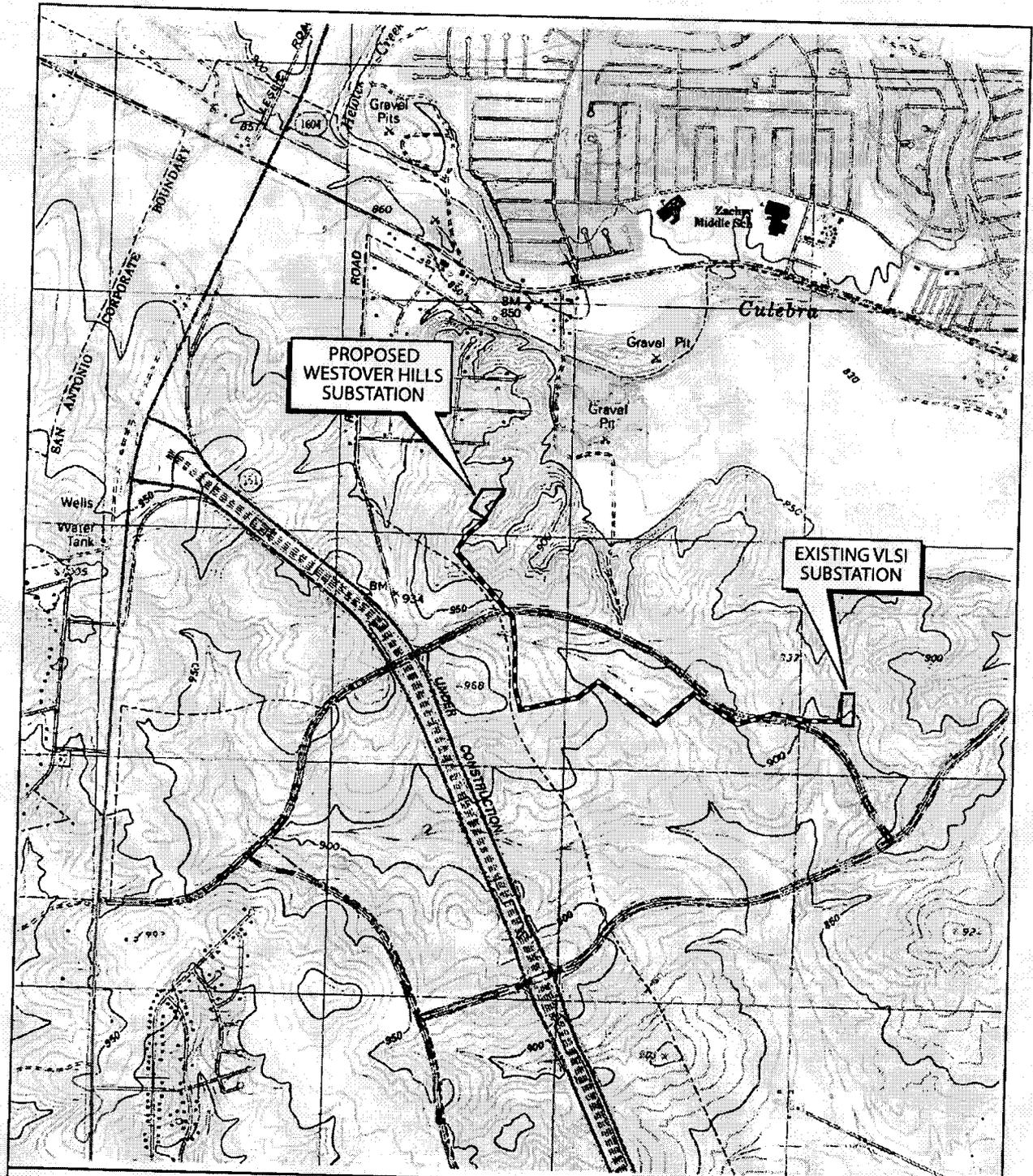


- Engineering
- Environmental Consulting
- Surveying

CPS ENERGY'S APPROVED ROUTE
VLSI-WESTOVER HILLS
138-KV TRANSMISSION LINE PROJECT

Base Map: USGS 7.5' Quadrangle; Culebra Hills, Texas

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north



--- CPS ENERGY'S APPROVED ROUTE



- Engineering
- Environmental Consulting
- Surveying

CPS ENERGY'S APPROVED ROUTE
VLSI-WESTOVER HILLS
138-KV TRANSMISSION LINE PROJECT

Base Map: USGS 7.5' Quadrangle; Culebra Hills, Texas
File: I:\projects\hc1\cps\441937\cad\8X11_pref_rt.ai

Exhibit A - 1

August 28, 2008

Job number 60044012

Proposed Electric Easement-Parcel 2

Metes and Bounds

Description

1.926 acres of land out of Lot 3, Block 1, New City Block (N.C.B.) 18170, in the plat of Valero Data Expansion recorded in Volume 9588, Pages 66 through 67 of the Deed and Plat Records of Bexar County, Texas and a portion of a 51.83 acre tract of land recorded in the name of Valero Services, Inc, in Volume 13220, Page 477 of the Official Public Records of Real Property of Bexar County, Texas, same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at an "X" in concrete found on the of the northeast right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the southwest corner of Lot 2, Block 1, N.C.B. 18170, V.L.S.I. Subdivision as recorded in Volume 9542, Page 75 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said Lot 3;

Thence, North 00° 04' 47" East, departing the northeast right-of-way line of said Wiseman Boulevard and with the west line of said Lot 2 and the east line of said Lot 3, passing at 287.00 feet a found cotton spindle at the southwest corner of an electric easement described in Volume 9521, Page 209 of the Deed and Plat Records of Bexar County, Texas, continuing for a total distance of 358.49 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for the northeast corner of a 100-foot wide Overhead Electric Easement recorded in Volume 9588, Pages 66 through 67 of the Deed and Plat Records of Bexar County, Texas and being the **POINT OF BEGINNING**;

Thence, departing the common line of said Lot 2 and said Lot 3, crossing said Lot 3 and a portion of the aforesaid 51.83 acre tract and with the north line of said 100-foot wide Overhead Electric Easement and the north line of a Variable Width Overhead Electric Easement recorded in Volume 9588, Pages 66 through 67 of the Deed and Plat Records of Bexar County, Texas, the following courses and distances:

N 89° 59' 42" W, 513.45 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 76° 07' 32" W, 405.77 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 71° 54' 10" W, 234.60 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at a point of curvature to the right, same being in the aforesaid north right-of-way line of Wiseman Boulevard, same being the south line of aforesaid 51.83 acre tract;

August 28, 2008
Job number 60044012
Proposed Electric Easement-Parcel 2

Thence, with said north right-of-way line and said south line, 183.39 feet along said curve to the right having a radius of 1145.00, a delta angle of $09^{\circ} 10' 36''$ and a chord bearing and distance of $N 81^{\circ} 17' 02'' W$, 183.19 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, departing said north right-of-way line and crossing the aforesaid Lot 3 and a portion of aforesaid 51.83 acre tract, the following courses and distances:

$N 79^{\circ} 50' 44'' E$, 409.49 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$S 83^{\circ} 28' 19'' E$, 822.28 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set

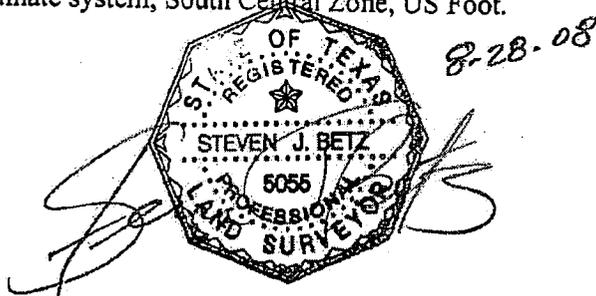
$N 06^{\circ} 26' 21'' E$, 285.86 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

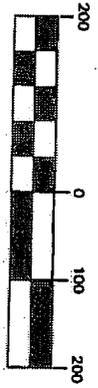
$S 83^{\circ} 33' 39'' E$, 60.17 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the east line of aforesaid Lot 3, same being the west line of aforesaid Lot 2;

Thence, $S 00^{\circ} 04' 47'' W$, with said east line and said west line, 308.25 feet to the **POINT OF BEGINNING** and containing 1.926 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012





PORTION OF A
51.83 ACRE TRACT
VOLUME 13220, PAGES 477
O.P.R.R.P.B.C.T.

VALERO SERVICES, INC.
VALERO DATA EXPANSION
LOT 3, BLOCK 1
N.C.B. 18170
VOLUME 9588 PAGES 66-67
D.P.R.B.C.T.

VALERO SERVICES, INC.
VALERO DATA EXPANSION
LOT 3, BLOCK 1
N.C.B. 18170
VOLUME 9588 PAGES 66-67
D.P.R.B.C.T.

B.B.B. & C.R.R. CO.
SURVEY NO. 403
ABSTRACT NO. 100
C.B. NO. 4419

PARCEL 2
1.926 ACRES

V.L.S.I. SUBDIVISION REPLAT
LOT 2, BLOCK 1 N.C.B. 18170
VOLUME 9542 PAGES 75-78 O.P.R.B.C.T.



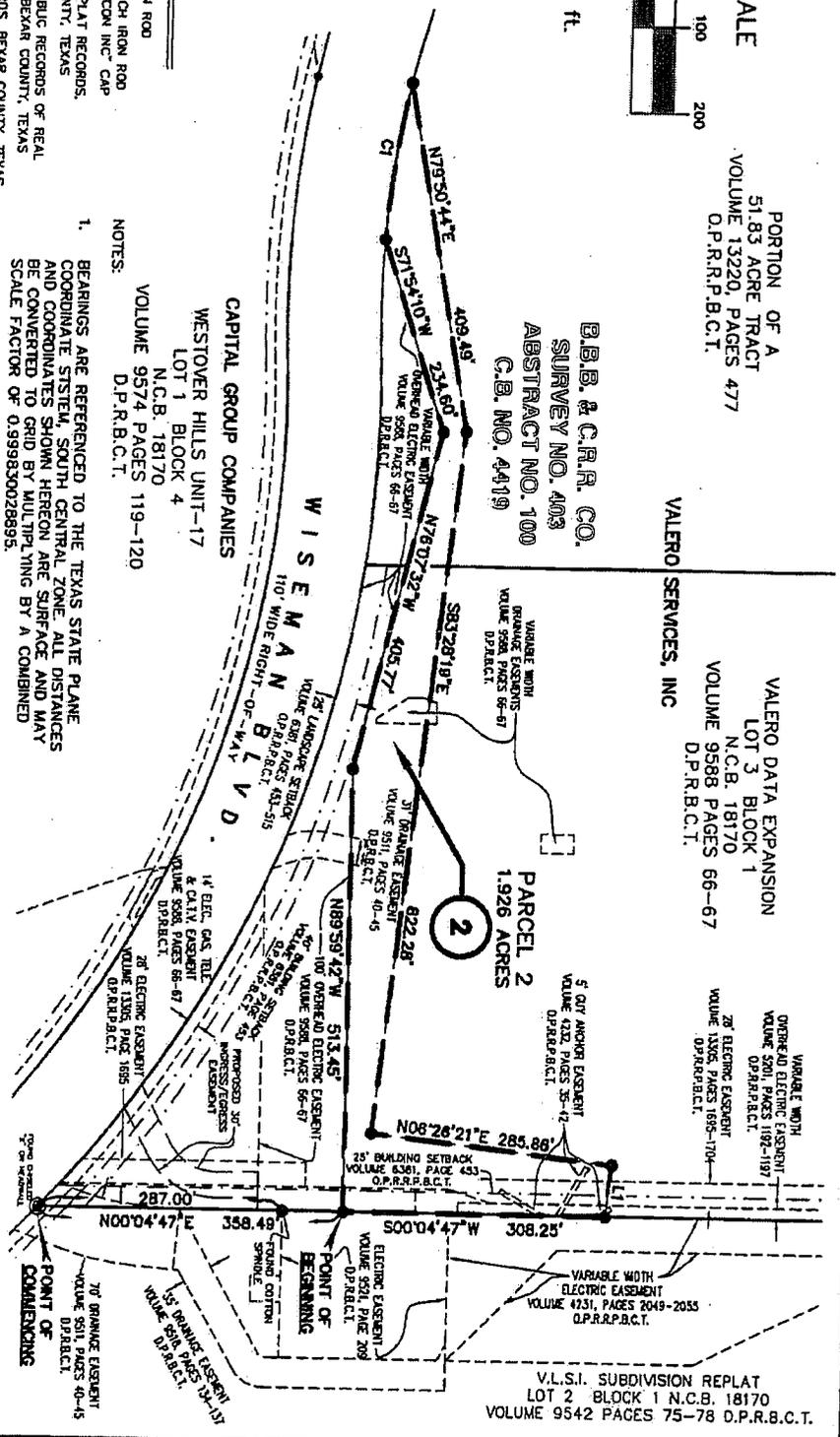
LEGEND

- FOUND IRON ROD
- SET 1/2-INCH IRON ROD WITH "SURVCON INC." CAP
- DEED AND PLAT RECORDS, BEKAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEKAR COUNTY, TEXAS
- DEED RECORDS, BEKAR COUNTY, TEXAS
- ELEC. GAS TELE. & C.A.T.V. EASEMENT
- CABLE TELEVISION EASEMENT

- NOTES:
1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830028895.
 2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NUMBER 08-05000529, WITH AN EFFECTIVE DATE OF MARCH 26, 2008.

EXHIBIT OF

PARCEL 2—VALERO SERVICES, INC.
A PROPOSED ELECTRIC EASEMENT OUT OF LOT 3, BLOCK 1, NEW CITY BLOCK (N.C.B.) 18170, C.B. NO. 4419, VALERO DATA EXPANSION SUBDIVISION, VOLUME 9588, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS AND A PORTION OF A 51.83 ACRE TRACT DESCRIBED IN VOLUME 13220, PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS.



CURVE TABLE

CI	CURVE LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
1	183.39'	1145.00'	97.036°	183.19'	N8177.02°W

LINE TABLE

LINE	LENGTH	BEARING
1	60.17'	S83°33'39"E

SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000

SCALE: 1" = 200'
DATE: 07/28/08
DRAWN BY: M. WILLIAMS
CHECKED BY: S. BETZ

JOB #: 60044012
F.B. #: CPS WESTOVER HILLS
CAD DATE: 07/08/08

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY MANNER OR FROM ANY MEDIUM, ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

Metes and Bounds
Description

1.258 acres of land out of Lot 1, Block 4, New City Block (N.C.B.) 18170, in the amended plat of Westover Hills Unit-17 recorded in Volume 9574, Pages 119 through 120 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found on the southwest right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the east corner of Lot 1, Block 7, N.C.B. 18170, Westover Hills, Unit-23 as recorded in Volume 9558, Page 9 of the D.P.R.B.C.T., same being the most northerly corner of said Lot 1, Block 4;

Thence, with said southwest right-of-way line and the northeast line of said Lot 1, Block 4, 158.25 feet along a curve to the right having a radius of 3946.04 feet, a delta angle of $02^{\circ} 17' 52''$ and a chord bearing and distance of South $46^{\circ} 55' 00''$ East, 158.25 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found at the beginning of a compound curve to the left;

Thence, continuing with said southwest right-of-way line and said northeast line, 699.13 feet along said curve to the left having a radius of 1255.00 feet, a delta angle of $31^{\circ} 55' 05''$ and a chord bearing and distance of South $61^{\circ} 39' 05''$ East, 690.12 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, departing the said southwest right-of-way and crossing aforesaid Lot 1, Block 4, the following courses and distances:

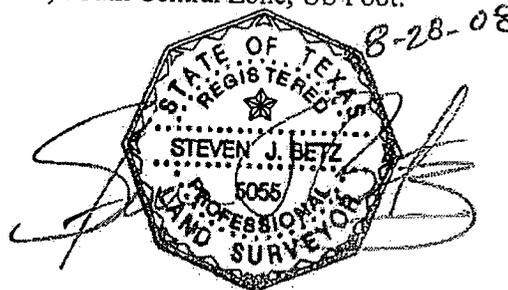
S $82^{\circ} 07' 51''$ W, 219.16 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

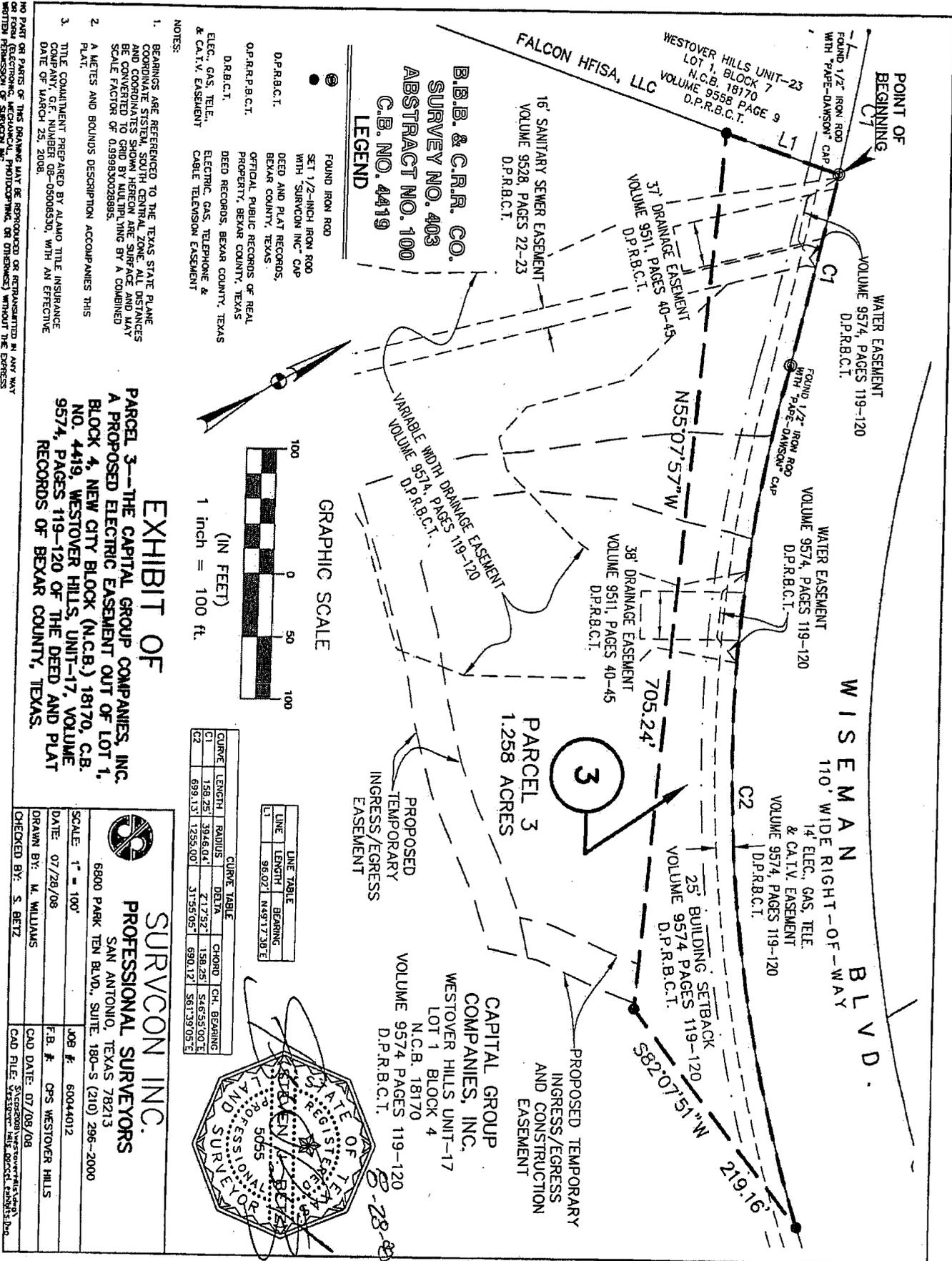
N $55^{\circ} 07' 57''$ W, 705.24 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the southeast line of aforesaid Lot 1, Block 7, same being the northwest line of aforesaid Lot 1, Block 4;

Thence, N $49^{\circ} 17' 38''$ E, with said southeast line and said northwest line, 96.02 feet to the **POINT OF BEGINNING** and containing 1.258 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012





- LEGEND**
- FOUND IRON ROD
 - SET 1/2-INCH IRON ROD WITH "SURVCON INC." CAP
 - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
 - DEED RECORDS, BEAR COUNTY, TEXAS
 - ELECTRIC, GAS, TELEPHONE & C.A.T.V. EASEMENT
 - CABLE TELEVISION EASEMENT
- NOTES:**
1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES BE COMPUTED TO GRID BY MULTPLYING BY A COMBINED SCALE FACTOR OF 0.999830028895.
 2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NUMBER 08-05008530, WITH AN EFFECTIVE DATE OF MARCH 25, 2008.

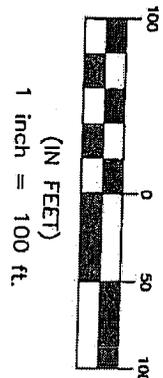


EXHIBIT OF

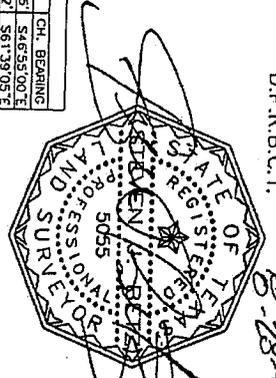
PARCEL 3—THE CAPITAL GROUP COMPANIES, INC. A PROPOSED ELECTRIC EASEMENT OUT OF LOT 1, BLOCK 4, NEW CITY BLOCK (N.C.B.) 18170, C.B. NO. 4419, WESTOVER HILLS, UNIT-17, VOLUME 9574, PAGES 119-120 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	158.251	3946.04	212.732	138.25	S46.5500E
C2	699.131	1255.00	315.905	690.17	S61.3905E

LINE TABLE

LINE	LENGTH	BEARING
L1	95.02	N49.1739E



SURVCON INC.
PROFESSIONAL SURVEYORS
 6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000
 SAN ANTONIO, TEXAS 78213

SCALE: 1" = 100'
 DATE: 07/28/08
 DRAWN BY: M. WILLIAMS
 CHECKED BY: S. BETZ

JOB #: 60044012
 F.B. #: CPS WESTOVER HILLS
 CAD DATE: 07/09/08
 CAD FILE: SURVCON\180-S\180-S.DWG

Metes and Bounds
Description

2.563 acres of land out of Lot 1, Block 7, N.C.B. 18170, in the plat of Westover Hills, Unit-23 as recorded in Volume 9558, Page 9 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419 and the B.B.B. & C.R.R. Co. Survey Number 389, Abstract Number 96, County Block Number 4417, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found on the of the southwest right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the north corner of Lot 1, Block 4, N.C.B. 18170, in the plat of Westover Hills-17 recorded in Volume 9574, Pages 119 through 120 of the Deed and Plat Records of Bexar County, Texas, same being the east corner of the said Lot 1, Block 7;

Thence, S 49° 17' 38" W, with the southeast line of said Lot 1, Block 7 and the northwest line of said Lot 1, Block 4, 618.93 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for the south corner of said Lot 1, Block 7, same being an exterior corner of Westover Hills Unit-33 recorded in Volume 9577, Pages 107 through 112 of the Deed and Plat Records of Bexar County, Texas;

Thence, N 54° 47' 59" W, with the southwest line of said Lot 1, Block 7, 974.12 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found on the southeast line of Lot 1, Block 15, N.C.B. 17642, in the plat of Chase Manhattan Bank recorded in Volume 9552, Pages 138 through 139 of the Deed and Plat Records of Bexar County, Texas;

Thence, with the southeast line of said Lot 1, Block 15 and the northwest line of said Lot 1, Block 7, the following courses and distances:

43.06 feet along said curve to the left having a radius of 800.00 feet, a delta angle of 03° 05' 01" and a chord bearing and distance of N 26° 01' 53" East, 43.05 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found;

N 24° 31' 24" E, 31.94 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, departing the southeast line of aforesaid Lot 1, Block 15 and the northwest line of aforesaid Lot 1, Block 7, the following courses and distances:

S 52° 28' 58" E, 894.00 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

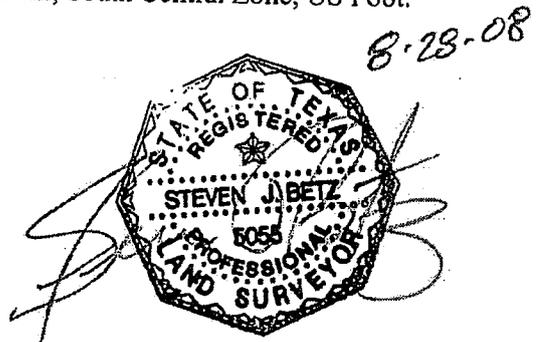
August 28, 2008
Job number 60044012
Proposed Electric Easement-Parcel 4

N 49° 17' 38" E, 591.04 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the aforesaid southwest right-of-way line of Wiseman Boulevard, same being the northeast line of aforesaid Lot 1, Block 7, same being on a curve to the right;

Thence, with said southwest right-of-way line and said northeast line, 100.97 feet along said curve to the right having a radius of 3946.04 feet, a delta angle of 01° 27' 58" and a chord bearing and distance of S 48° 43' 10" East, 100.97 feet to the **POINT OF BEGINNING** and containing 2.563 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



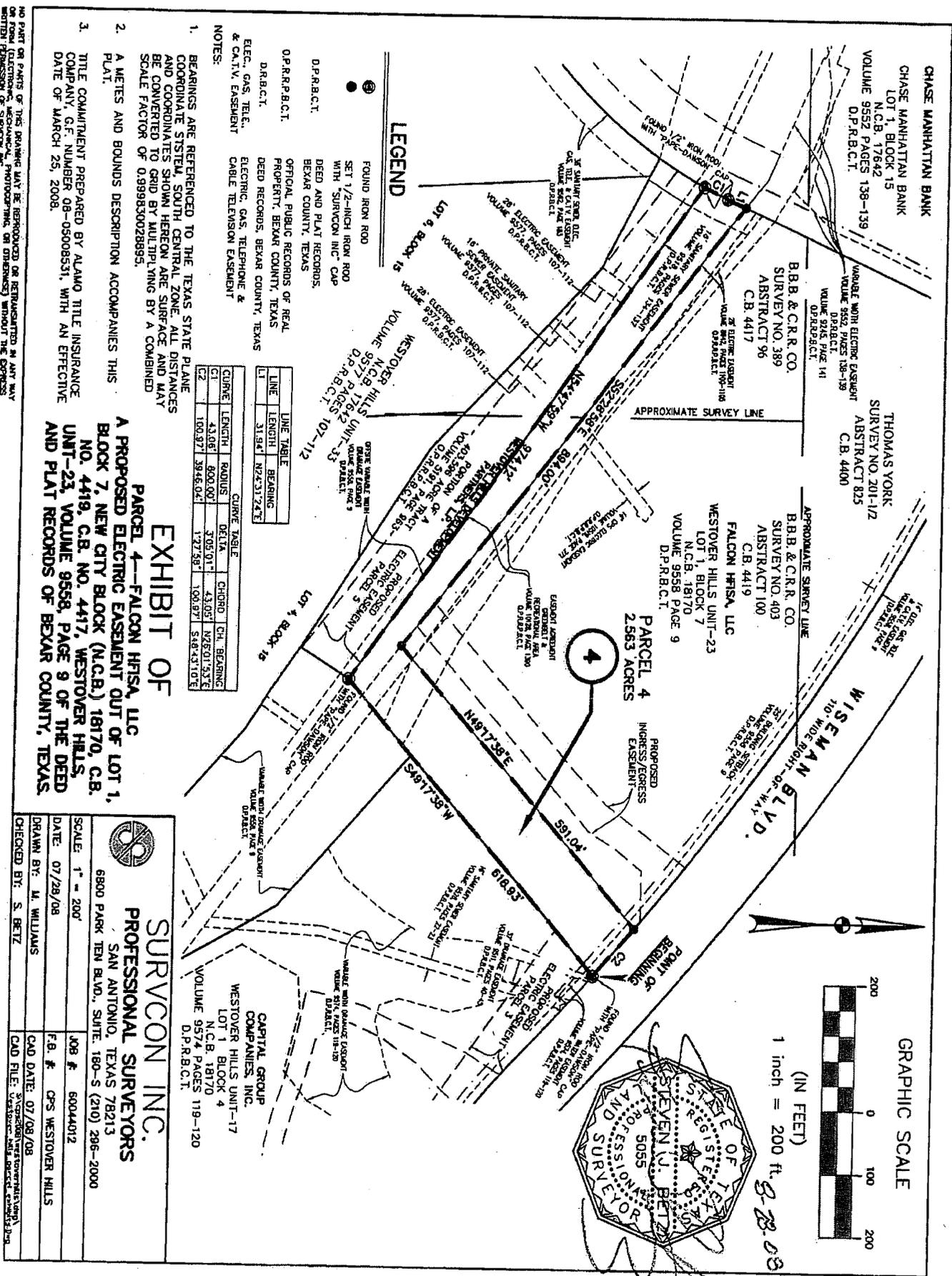


Exhibit A - 4

Metes and Bounds
Description

1.599 acres of land out of a portion of a called 403.596 acre tract described in deed to Westover Hills Development Partners, L.P. recorded in Volume 5191, Page 963 of the Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419 and the B.B.B. & C.R.R. Co. Survey Number 389, Abstract Number 96, County Block Number 4417, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the south corner of Lot 1, Block 7, N.C.B. 18170, Westover Hills Unit-23 recorded in Volume 9558, Page 9 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being on the northwest line of a Variable Width Drainage Easement shown on the plat of Westover Hills Unit-33 recorded in Volume 9577, Pages 107 through 112 of the D.P.R.B.C.T.;

Thence, S 32° 20' 08" W, with said northwest line of said Variable Width Drainage Easement, 91.44 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set, from which a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for the most westerly corner of said Variable Width Drainage Easement, same being an angle point on the northeast line of Lot 4, Block 15, N.C.B. 17642 of the aforesaid Westover Hills Unit-33, bears S 32° 20' 08" W 1.87 feet;

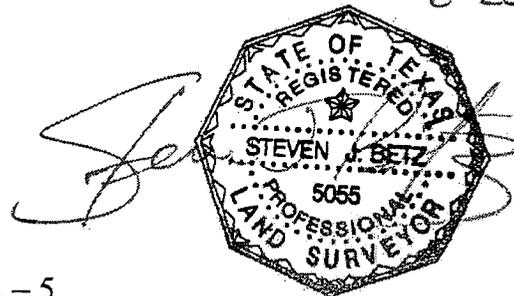
Thence, N 52° 28' 58" W, crossing aforesaid portion of a called 403.956 acre tract 974.25 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the southeast line of Lot 1, Block 15, N.C.B. 17642, in the plat of Chase Manhattan Bank recorded in Volume 9552, Pages 138 through 139 of the D.P.R.B.C.T.;

Thence, with said southeast line, 52.21 feet along a curve to the left having a radius of 800.00 feet, a delta angle of 03° 44' 22" and a chord bearing and distance of N 29° 26' 35" E, 52.20 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for the west corner of the aforesaid Lot 1, Block 7;

Thence, S 54° 47' 59" E, with the southwest line of said Lot 1, Block 7, 974.12 feet to the **POINT OF BEGINNING** and containing 1.599 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

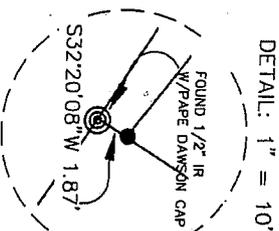
Prepared by
SURVCON Inc.
Job number 60044012



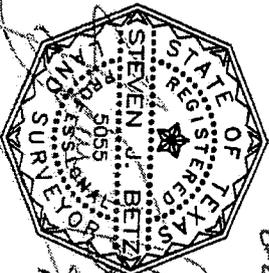
NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FOR (ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

LEGEND

- FOUND IRON ROD
- SET 1/2-INCH IRON ROD W/ SURVCON CAP
- G.E.T.I.V.E. GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.A.R.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS



- NOTES:**
1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830028995.
 2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.



8-25-08

CHASE MANHATTAN BANK
LOT 1, BLOCK 15
N.C.B. 17642
VOLUME 9552 PAGE 138
D.P.R.B.C.T.

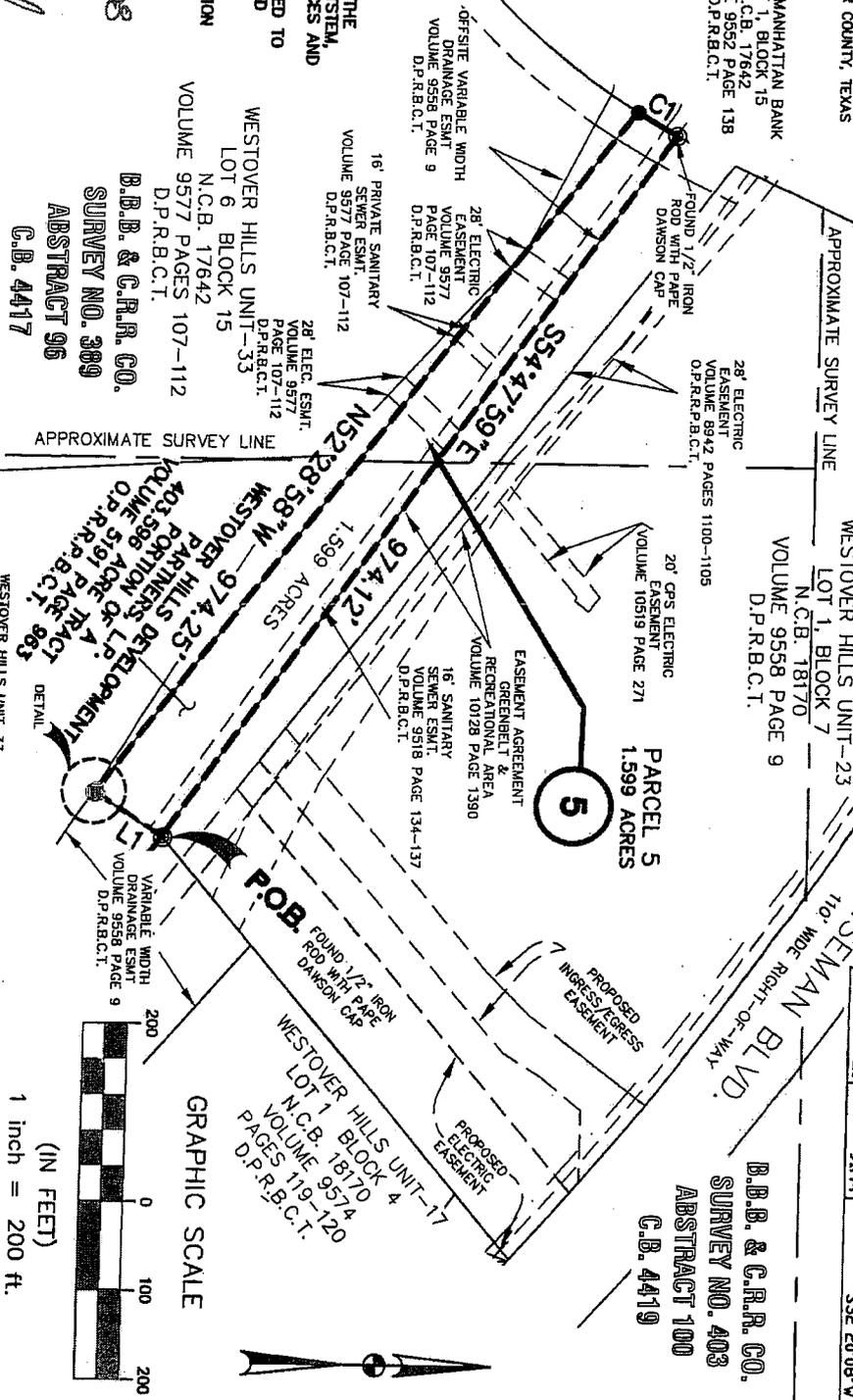
THOMAS YORK
SURVEY NO. 201-1/2
ABSTRACT 825
C.B. 4400

WESTOVER HILLS UNIT-23
LOT 1, BLOCK 7
N.C.B. 18170
VOLUME 9558 PAGE 9
D.P.R.B.C.T.

PARCEL 5
1.599 ACRES

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CHORD
CI	52.21	600.00	3°44'22"	N29°26'35"E	52.20	

LINE TABLE		
LINE	LENGTH	BEARING
L1	91.44	S32°20'08"W



WESTOVER HILLS UNIT-33
LOT 4, BLOCK 15
N.C.B. 17642
VOLUME 9577 PAGES 107-112 D.P.R.B.C.T.

WESTOVER HILLS UNIT-33
LOT 4, BLOCK 15
N.C.B. 17642
VOLUME 9577 PAGES 107-112 D.P.R.B.C.T.

WESTOVER HILLS UNIT-33
LOT 4, BLOCK 15
N.C.B. 17642
VOLUME 9577 PAGES 107-112 D.P.R.B.C.T.

WESTOVER HILLS UNIT-33
LOT 4, BLOCK 15
N.C.B. 17642
VOLUME 9577 PAGES 107-112 D.P.R.B.C.T.

EXHIBIT OF

PARCEL 5--WESTOVER HILLS DEVELOPMENT PARTNERS, L.P.
A PROPOSED ELECTRIC EASEMENT OUT OF A PORTION OF A 436.598 ACRE TRACT DESCRIBED IN VOLUME 5191, PAGE 963 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF COUNTY BLOCK NUMBER 4419 AND COUNTY BLOCK NUMBER 4417.



GRAPHIC SCALE



SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000

SCALE: 1:200	JOB #: 60044012
DATE: 07/30/08	F.B. f. opa westover hills
DRAWN BY: TM/DAM	CAD DATE: JULY 8 2008
CHECKED BY: S.A.B.	CAD FILE: WESTOVER_HILLS_0804012.DWG

Metes and Bounds
Description

6.136 acres of land out of Lot 1, Block 15, N.C.B. 17642 of Chase Manhattan Bank recorded in Volume 9552, Pages 138-139 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) and being out of the B.B.B. & C.R.R. Co. Survey Number 389, Abstract Number 96, County Block Number 4417 and the Thomas York Survey Number 201 1/2, Abstract Number 825, County Block Number 4400, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found on the east right-of-way line of Rogers Road (86-foot wide right-of-way) and being on a curve to the right for the southwest corner of said Lot 1, Block 15, same being the northwest corner of Lot 2, Block 15 in the plat of Westover Hills Unit 24 recorded in Volume 9562, Page 183 of the D.P.R.B.C.T.;

Thence, with said east right-of-way line and the west line of said Lot 1, Block 15, the following courses and distances:

543.77 feet along said curve to the right having a radius of 2007.00 feet, a delta angle of $15^{\circ} 31' 25''$ and a chord bearing and distance of $N 07^{\circ} 49' 07'' W$, 542.10 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$N 00^{\circ} 03' 25'' W$, 292.44 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for a point of curvature to the left;

478.80 feet along said curve to the left having a radius of 1469.00 feet, a delta angle of $18^{\circ} 40' 29''$ and a chord bearing and distance of $N 09^{\circ} 22' 22'' W$, 476.68 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the south end of the southeast return at the intersection of said Rogers Road and Wiseman Boulevard (110-foot wide right-of-way)

Thence, with said return, 71.22 feet along said curve to the right having a radius of 40.00 feet, a delta angle of $102^{\circ} 01' 06''$ and a chord bearing and distance of $N 32^{\circ} 17' 56'' E$, 62.18 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the east end of said return;

Thence, with the south right-of-way line of aforesaid Wiseman Boulevard and the north line of aforesaid Lot 1, Block 15, 52.87 feet along a curve to the right having a radius of 1145.00 feet, a delta angle of $02^{\circ} 38' 45''$ and a chord bearing and distance of $N 84^{\circ} 37' 51'' E$, 52.87 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence departing said south right-of-way line and said north line and crossing said Lot 1, Block 15, the following courses and distances:

537.16 feet along said curve to the right having a radius of 1569.00 feet, a delta angle of $19^{\circ} 36' 56''$ and a chord bearing and distance of $S 09^{\circ} 53' 08'' E$, 534.54 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$S 00^{\circ} 03' 25'' E$, 293.57 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the beginning of a curve to the left;

457.47 feet along said curve to the left having a radius of 1907.00 feet, a delta angle of $13^{\circ} 44' 41''$ and a chord bearing and distance of $S 06^{\circ} 55' 45'' E$, 456.37 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set to a point of reverse curvature to the right;

68.85 feet along said curve to the right having a radius of 2200.00 feet, a delta angle of $01^{\circ} 47' 35''$ and a chord bearing and distance of $N 77^{\circ} 16' 46'' E$ 68.84 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$N 78^{\circ} 07' 07'' E$, 476.42 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the beginning of a curve to the left;

655.15 feet along said curve to the left having a radius of 700.00 feet, a delta angle of $53^{\circ} 37' 30''$ and a chord bearing and distance of $N 51^{\circ} 18' 00'' E$, 631.50 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC";

$N 24^{\circ} 31' 24'' E$, 43.47 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$S 66^{\circ} 43' 23'' E$, 45.86 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$S 52^{\circ} 28' 57'' E$, 55.57 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the southeast line of aforesaid Lot 1, Block 15, same being the northwest line of Lot 1, Block 7 in the plat of Westover Hills Unit-23 recorded in Volume 9558, Page 9 of the D.P.R.B.C.T.;

Thence, with said southeast line, the south line of said Lot 1, Block 15, said northwest line, the northwest line of Lot 3, Block 15 in the plat of Westover Hills Data Center recorded in Volume 9572, Page 35 of the D.P.R.B.C.T. and the north line of aforesaid Lot 2, Block 15, the following courses and distances:

August 28, 2008
Job number 60044012
Proposed Electric Easement-Parcel-6

S 24° 31' 24" W, 31.94 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for a point of curvature to the right;

748.72 feet along said curve to the right having a radius of 800.00 feet, a delta angle of 53° 37' 24" and a chord bearing and distance of S 51° 18' 05" W 721.69 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found;

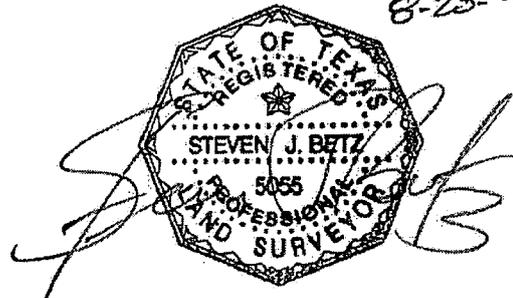
S 78° 07' 07" W, 476.48 feet to a 1/2-inch iron rod with plastic cap found at the beginning of a curve to the left;

124.11 feet along said curve to the left having a radius of 2100.00 feet, a delta angle of 03° 23' 10" and a chord bearing and distance of S 76° 29' 03" W, 124.08 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found;

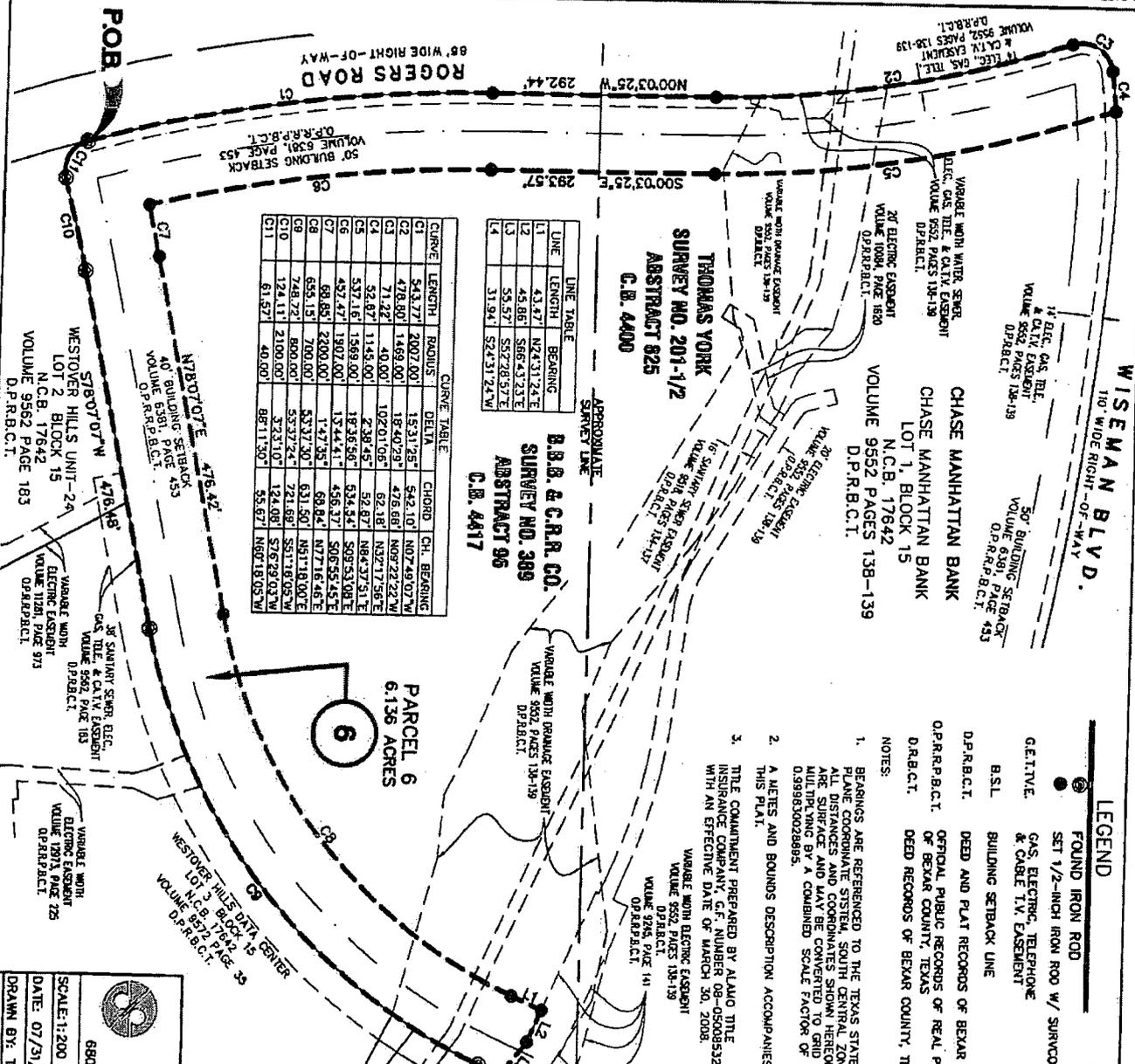
61.57 feet along a curve to the right having a radius of 40.00 feet, a delta angle of 88° 11' 30" and a chord bearing and distance of N 60° 18' 05" W, 55.67 feet to the **POINT OF BEGINNING** and containing 6.136 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR RETRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	543.27	2007.00	15.3125
C2	478.80	1693.00	18.4029
C3	71.22	48.00	102.0106
C4	32.87	1148.00	2.3845
C5	337.16	1368.00	15.4441
C6	68.68	2200.00	1.4735
C7	655.15	700.00	53.3730
C8	748.22	800.00	53.3724
C9	124.11	2100.00	3.2310
C10	61.52	49.00	88.1130

LINE TABLE		
LINE	LENGTH	BEARING
1	43.47	N24°31'24"E
2	45.85	S66°43'33"E
3	55.57	S52°28'57"E
4	31.94	S24°31'24"W

CHORD TABLE			
CURVE	CHORD	CH. BEARING	CH. DISTANCE
C1	543.27	S15°31'25"W	107.4907
C2	478.80	N18°40'29"W	107.2222
C3	71.22	N92°17'56"E	92.18
C4	32.87	N84°37'51"E	52.87
C5	337.16	S08°53'08"E	508.5308
C6	68.68	N17°16'45"E	68.64
C7	655.15	S81°18'00"E	124.11
C8	748.22	S81°18'00"E	124.11
C9	124.11	S81°18'00"E	124.11
C10	61.52	N87°18'05"W	107.1805

THOMAS YORK
SURVEY NO. 201-1/2
ABSTRACT 825
C.B. 4400

B.B.B. & C.R.R. CO.
SURVEY NO. 389
ABSTRACT 96
C.B. 4417

CHASE MANHATTAN BANK
CHASE MANHATTAN BANK
LOT 1, BLOCK 15
N.C.B. 17642
VOLUME 9552 PAGES 138-139
D.P.R.B.C.T.

WISEMAN BLVD.
110' WIDE RIGHT-OF-WAY

WESTOVER HILLS UNIT-24
LOT 2, BLOCK 15
N.C.B. 17642
VOLUME 9552 PAGE 183
D.P.R.B.C.T.

WESTOVER HILLS UNIT-23
LOT 1, BLOCK 7
N.C.B. 18170
VOLUME 9558 PAGE 9
D.P.R.B.C.T.

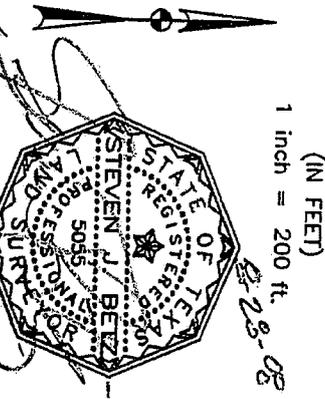
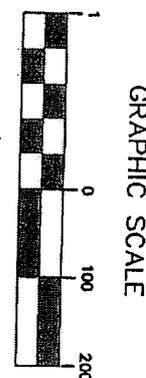
PARCEL 6
6.136 ACRES

WESTOVER HILLS
DEVELOPMENT PARTNERS, LP
40.159 ACRES TRACT
VOLUME 9558 PAGE 965
D.P.R.B.C.T.

LEGEND

- FOUND IRON ROD
- SET 1/2-INCH IRON ROD W/ SURVCON CAP
- GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEAR COUNTY, TEXAS

NOTES:
1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCE AND AREA MEASUREMENTS SHOWN HEREON ARE SURFACE AND HAVE BEEN CORRECTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999300288995.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, C.F. NUMBER 08-05008522, WITH AN EFFECTIVE DATE OF MARCH 30, 2008.
VARIABLE WITH ELECTRIC EASEMENT
VOLUME 9552 PAGES 138-139
O.P.R.P.B.C.T.



SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000

JOB # 60044012
F.B. fcpa westover hills
CAD DATE: JULY 8 2008
CHECKED BY: S.J.B.

EXHIBIT OF
PARCEL 6—CHASE MANHATTAN BANK
A PROPOSED ELECTRIC EASEMENT OUT
OF LOT 1, BLOCK 15, NEW CITY BLOCK
(N.C.B.) 17642, C.B. NO. 4417, C.B.
NO. 4400, CHASE MANHATTAN BANK,
VOLUME 9552, PAGES 138-139 OF
THE DEED AND PLAT RECORDS OF
BEAR COUNTY, TEXAS.

July 31, 2008
Job number 60044012

Proposed Electric Easement-Parcel-9

Metes and Bounds
Description

0.677 acres of land out of a portion of a 213.95 acre tract described in deed to WOH Holdings, Inc. in Volume 6835, Page 1085 of the Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.), same being out the Thomas York Survey Number 201 1/2, Abstract Number 825, County Block Number 4400, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for the north end of the northeast return at the intersection of Rogers Road (86-foot wide right-of-way) and Wiseman Boulevard (110-foot wide right-of-way);

Thence, with the northeast right-of-way line of said Rogers Road, 243.16 feet with a curve to the left having a radius of 1469.04, a delta angle of $09^{\circ} 29' 02''$ and a chord bearing and distance of $N 30^{\circ} 53' 21'' W$, 242.88 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found at the south corner of said Lot 1, Block 48, N.C.B. 17642, Westover Hills Unit-32 recorded in Volume 9574, Page 184 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.);

Thence, $N 54^{\circ} 19' 55'' E$, with an interior line of Lot 1, Block 48, 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the beginning of a curve to the right;

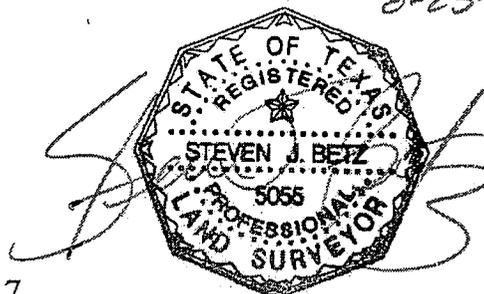
Thence, 321.92 feet with a curve to the right having a radius of 1569.04, a delta angle of $11^{\circ} 45' 19''$ and a chord bearing and distance of $S 29^{\circ} 45' 21'' E$, 321.35 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the north right-of-way line of aforesaid Wiseman Boulevard;

Thence, with said north right-of-way line, 74.49 feet with a curve to the left having a radius of 1255.00, a delta angle of $03^{\circ} 24' 03''$ and a chord bearing and distance of $S 82^{\circ} 40' 00'' W$, 74.48 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for the east end of aforesaid northeast return;

Thence, with said return, 50.79 feet with a curve to the right having a radius of 40.00, a delta angle of $72^{\circ} 45' 25''$ and a chord bearing and distance of $N 62^{\circ} 43' 01'' W$, 47.45 feet **POINT OF BEGINNING** and containing 0.677 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

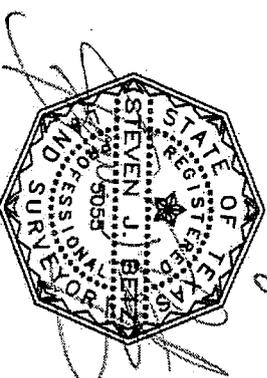
Prepared by
SURVCON Inc.
Job number 60044012



- NOTES:
1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830028895.
 2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NUMBER 08-05008533, WITH AN EFFECTIVE DATE OF MARCH 26, 2008.

LEGEND

- ⊙ FOUND IRON ROD
- SET 1/2-INCH IRON ROD W/ SURVCON CAP
- ⊕ GAS ELECTRIC TELEPHONE
- ⊕ CABLE TV EASEMENT
- B.S.L. BUILDING SETBACK LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS



8-25-08



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	243.16	1469.04	9°29'02"	N30°53'21"W	242.88
C2	321.92	1569.04	11°45'19"	S29°45'21"E	321.35
C3	74.49	1255.00	3°24'03"	S82°40'00"W	74.48
C4	50.79	40.00	72°45'25"	N62°43'01"W	47.45

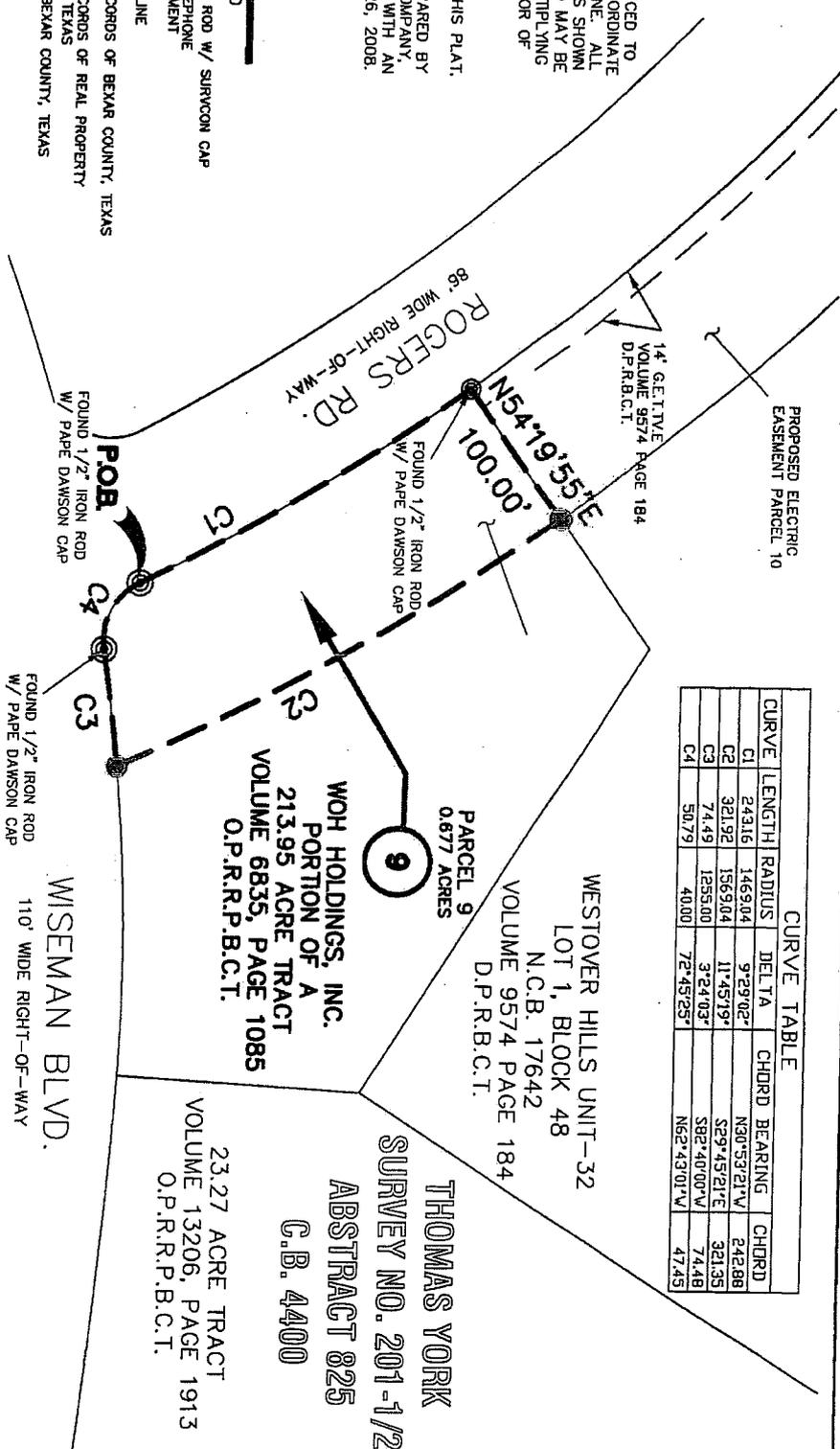


EXHIBIT OF
PARCEL 9--WOH HOLDINGS, INC.
A PROPOSED ELECTRIC EASEMENT OUT OF A PORTION OF A
213.95 ACRE TRACT DESCRIBED IN VOLUME 6835, PAGE
1085 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF
BEXAR COUNTY, TEXAS AND OUT OF COUNTY BLOCK
NUMBER 4400.

SURVCON INC.
PROFESSIONAL SURVEYORS
 SAN ANTONIO, TEXAS 78213
 6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000

SCALE: 1:100	JOB #: 60044012
DATE: 07/31/08	F.B. # cps westover hills
DRAWN BY: TUL/DAM	CAD DATE: JULY 9, 2008
CHECKED BY: S.A.B.	CAD FILE: WESTOVER HILLS CONVEYANCE

Metes and Bounds
Description

1.826 acres of land out of Lot 1, Block 48, N.C.B. 17642, in the plat of Westover Hills Unit-32 recorded in Volume 9574, Page 184 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out the Thomas York Survey Number 201 1/2, Abstract Number 825, County Block Number 4400, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "Ford" found on the northeast right-of-way line of Rogers Road (86-feet wide right-of-way), same being the west corner of said Lot 1, Block 48;

Thence, N 31° 23' 06" E, with the northwest line of said Lot 1, Block 48, 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, S 58° 37' 02" E, departing said northwest line and crossing said Lot 1, Block 48, 187.23 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on a point of curvature to the right;

Thence, 628.06 feet along said curve to the right having a radius of 1569.04 feet, a delta angle of 22° 56' 04" and a chord bearing and distance of S 47° 06' 02" E, 623.87 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on a southeast line of said Lot 1, Block 48;

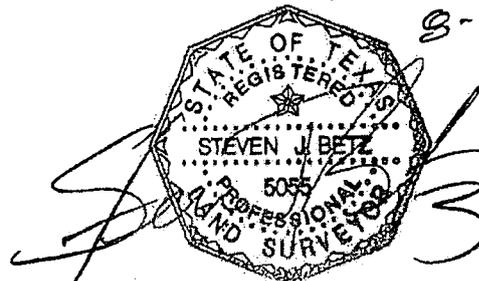
Thence, S 54° 19' 55" W, with the said southeast line, 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found for the south corner of said Lot 1, Block 48, same being at a point of curvature to the left on the aforesaid northeast right-of-way line of Rogers Road;

Thence, with said northeast right-of-way line and the southwest line of said Lot 1, Block 48, 588.04 feet along said curve to the left having a radius of 1469.04 feet, a delta angle of 22° 56' 06" and a chord bearing and distance of N 47° 05' 55" W, 584.12 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, continuing with said northeast right-of-way line and said southwest line, N 58° 37' 02" W, 187.19 feet to the **POINT OF BEGINNING** and containing 1.826 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR OTHERWISE COPIED OR TRANSMITTED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF SURVCON INC.



REVISIONS OF A 213.95 ACRES PARCEL VOLUME 6835, PAGE 1085 O.P.R.R.P.B.C.T.
POB
 FOUND 1/2" IRON ROD W/ FORD CAP

NOTES:

1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830028895.
2. A METERS AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, C.F. NUMBER 08-05008534, WITH AN EFFECTIVE DATE OF MARCH 25, 2008.
4. DOCUMENT PROVIDED BY CPS ENERGY, NO RECORDED DEED AVAILABLE AT TIME OF SURVEY.

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/ SURVCON CAP
- ⊕ GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEAR COUNTY, TEXAS

8-28-08

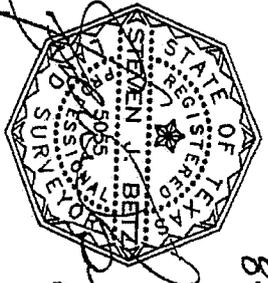
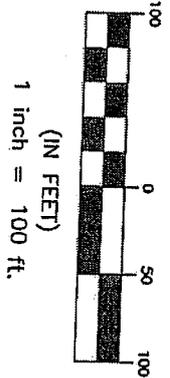


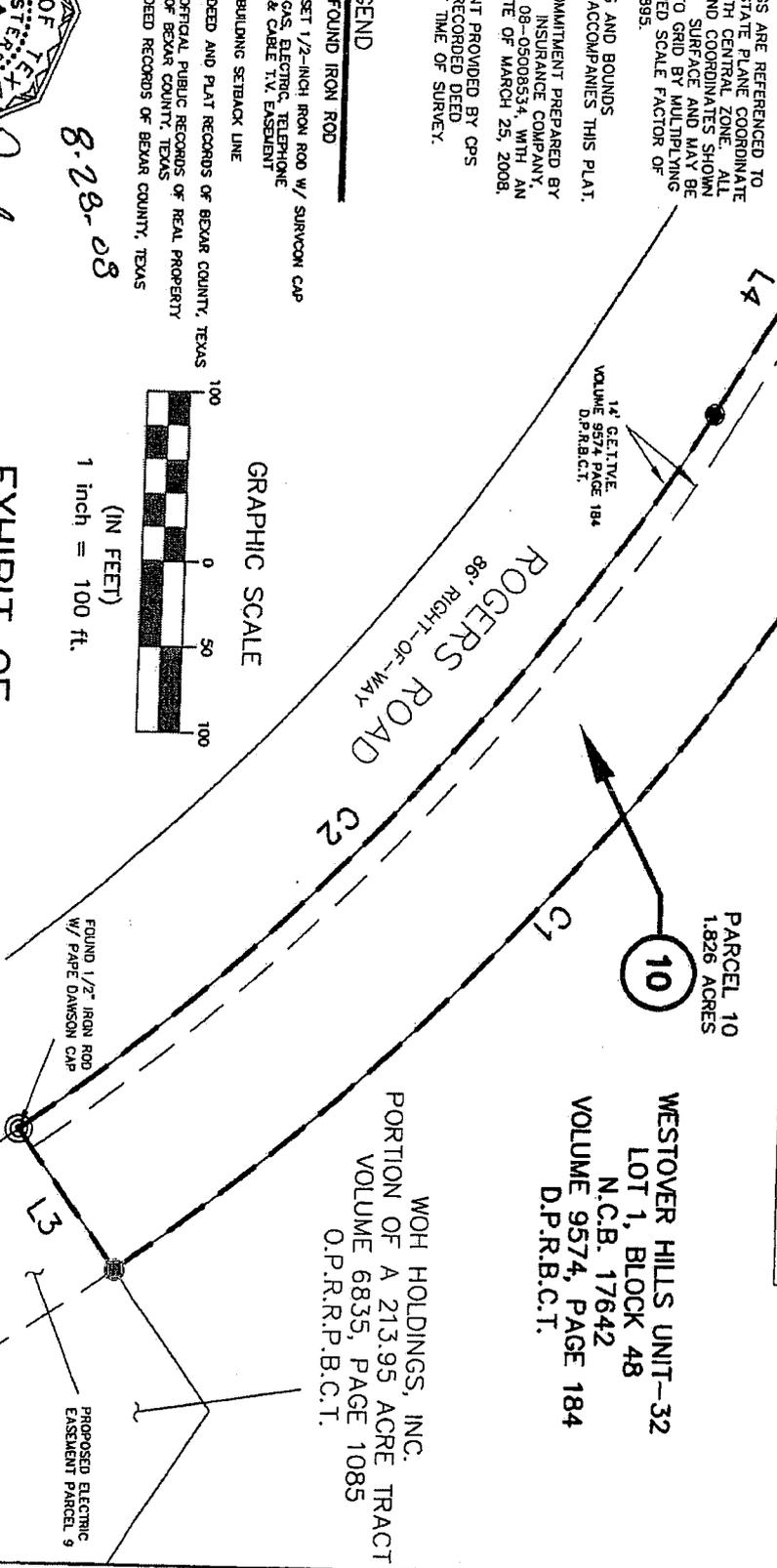
EXHIBIT OF
 PARCEL 10—MICROSOFT CORPORATION
 A PROPOSED ELECTRIC EASEMENT OUT OF
 LOT 1, BLOCK 48, NEW CITY BLOCK (N.C.B.) 17642, CB
 NO. 4400, WESTOVER HILLS, UNIT—32, VOLUME 9574,
 PAGE 184 OF THE DEED AND PLAT RECORDS OF BEAR
 COUNTY, TEXAS.



GRAPHIC SCALE

LINE TABLE		CURVE TABLE			
LINE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
L1	100.00			N31°23'06"E	
L2	187.23			S58°37'02"E	
L3	100.00			S54°19'55"W	
L4	187.19			N58°37'02"W	
C1	628.06	1569.04	22°56'04"	S47°06'02"E	623.87
C2	588.04	1469.04	22°56'06"	N47°05'55"W	584.13

THOMAS YORK
 SURVEY NO. 201-1/2
 ABSTRACT 825
 C.B. 4400



WOH HOLDINGS, INC.
 PORTION OF A 213.95 ACRE TRACT
 VOLUME 6835, PAGE 1085
 O.P.R.R.P.B.C.T.

10
 PARCEL 10
 1.826 ACRES
 WESTOVER HILLS UNIT—32
 LOT 1, BLOCK 48
 N.C.B. 17642
 VOLUME 9574, PAGE 184
 D.P.R.B.C.T.

SURVCON INC.
 PROFESSIONAL SURVEYORS
 SAN ANTONIO, TEXAS 78213
 6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000

SCALE: 1:100
 DATE: 07/31/08
 DRAWN BY: TML/DAM
 JOB #: 60044012
 F.B. # cps westover hills
 CAD DATE: JULY 8, 2008
 CAD FILE: SURVCON\WESTOVER\WESTOVER\JOB#60044012

Metes and Bounds
Description

0.137 acres of land out of Lot 3, Block 1, New City Block (N.C.B.) 18170, in the plat of Valero Data Expansion recorded in Volume 9588, Pages 66 through 67 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at an "X" in concrete found on the of the northeast right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the southwest corner of Lot 2, Block 1, N.C.B. 18170, V.L.S.I. Subdivision as recorded in Volume 9542, Page 75 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said Lot 3;

Thence, with said northeast right-of-way line and the southwest line of said Lot 3, 153.02 feet along said curve to the left having a radius of 1355.00, a delta angle of $06^{\circ} 28' 13''$ and a chord bearing and distance of $N 49^{\circ} 07' 18'' W$, 152.94 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for the **POINT OF BEGINNING**;

Thence, continuing with said northeast right-of-way line and said southwest line, 32.98 feet along said curve to the left having a radius of 1355.00, a delta angle of $01^{\circ} 23' 40''$ and a chord bearing and distance of $N 53^{\circ} 03' 14'' W$, 32.97 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, departing the said northeast right-of-way line and crossing the aforesaid Lot 3, the following courses and distances:

$N 61^{\circ} 27' 57'' E$, 76.70 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at the beginning or a curve the left;

65.54 feet along said curve to the left having a radius of 60.00, a delta angle of $62^{\circ} 35' 22''$ and a chord bearing and distance of $N 30^{\circ} 10' 16'' E$, 62.33 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$N 01^{\circ} 07' 24'' W$, 48.06 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$S 89^{\circ} 59' 42'' E$, 30.01 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

$S 01^{\circ} 07' 24'' E$, 47.47 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set at a point of curvature to the right;

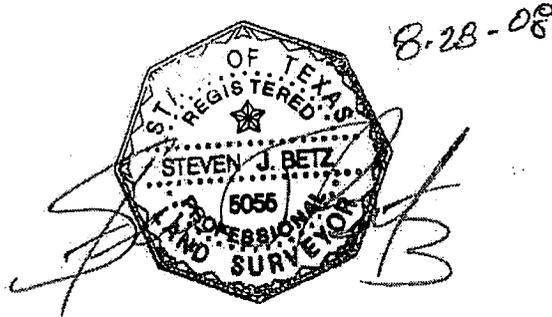
August 28, 2008
Job number 60044012
Proposed Ingress/Egress Easement-Parcel 2 I/E

98.32 feet along said curve to the right having a radius of 90.00, a delta angle of 62° 35' 22" and a chord bearing and distance of S 30° 10' 17" W, 93.50 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

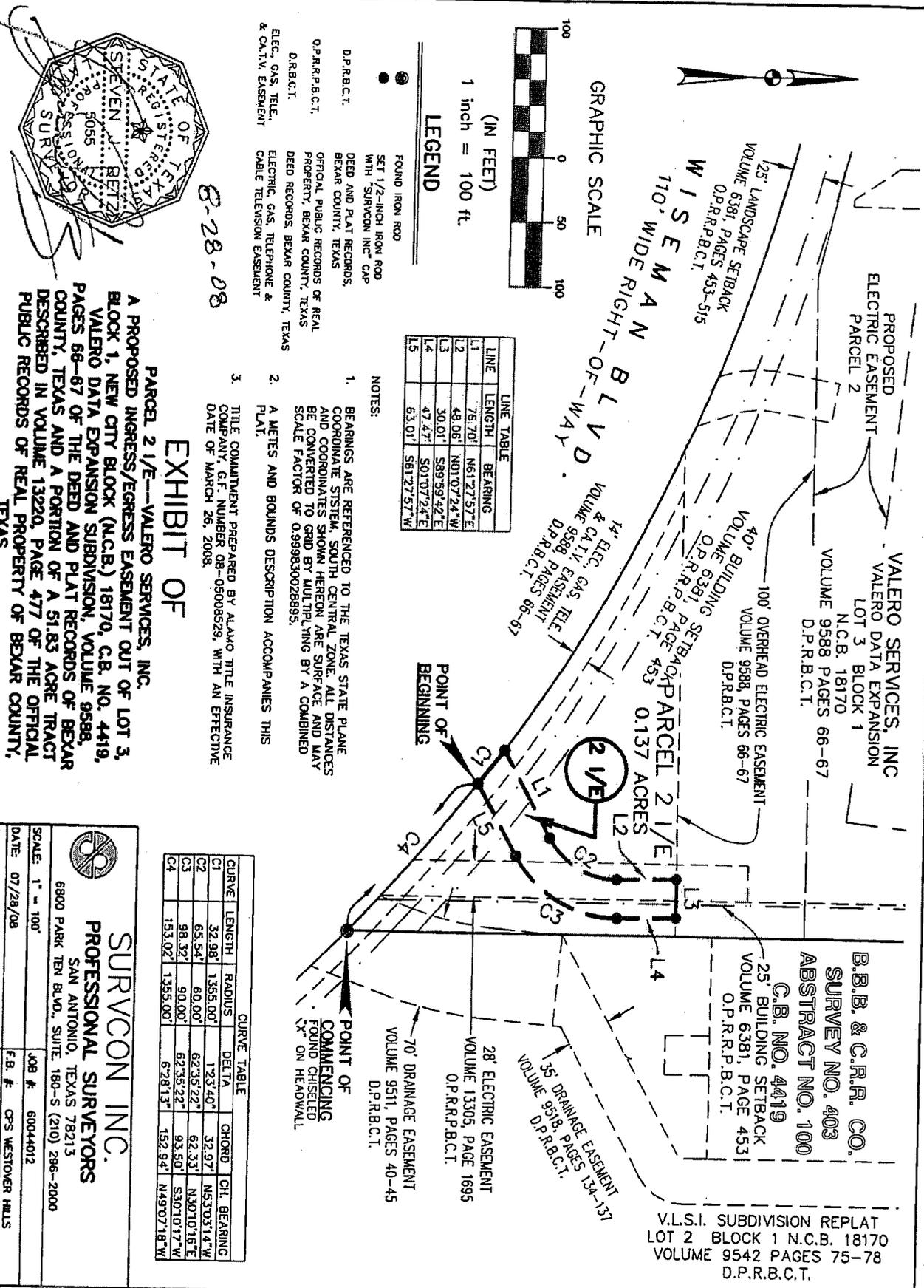
S 61° 27' 57 " W, 63.01 feet to the **POINT OF BEGINNING** and containing 0.137 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FOR ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHER INFORMATION SYSTEMS WITHOUT PERMISSION OF SURVCON INC.



LEGEND

- FOUND IRON ROD
- SET 1/2-INCH IRON ROD WITH "SURVCON INC." CAP
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEKAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEKAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEKAR COUNTY, TEXAS
- ELEC., GAS, TELE. & C.A.T.V. EASEMENT ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

NOTES:

1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830028895.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NUMBER 08-05008529, WITH AN EFFECTIVE DATE OF MARCH 26, 2008.

EXHIBIT OF
PARCEL 2 1/2--VALERO SERVICES, INC.
 A PROPOSED INGRESS/EGRESS EASEMENT OUT OF LOT 3, BLOCK 1, NEW CITY BLOCK (N.C.B.) 18170, C.B. NO. 4419, VALERO DATA EXPANSION SUBDIVISION, VOLUME 9588, PAGES 68-67 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS AND A PORTION OF A 51.83 ACRE TRACT DESCRIBED IN VOLUME 13220, PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	32.98'	1355.00'	123°40'	32.97'	N53°03'14"W
C2	65.54'	60.00'	62°35'22"	62.33'	N30°10'15"E
C3	98.32'	90.00'	62°35'22"	93.50'	S30°10'17"W
C4	153.02'	1355.00'	62°8'13"	152.94'	N49°07'18"W

SURVCON INC.
PROFESSIONAL SURVEYORS
 SAN ANTONIO, TEXAS 78213
 6800 PARK TEN BLVD., SUITE 180-S (210) 286-2000

SCALE: 1" = 100'
 DATE: 07/28/08
 DRAWN BY: M. WILLIAMS
 CHECKED BY: S. BETZ

CAD FILE: Valero Parcel 2 1/2.dwg
 DATE: 07/08/08
 F.B. #: OPS WESTOVER HALLS

August 28, 2008

Job number 60044012

Proposed Ingress/Egress Easement-Parcel 4 I/E

Metes and Bounds
Description

0.674 acres of land out of Lot 1, Block 7, N.C.B. 18170, in the plat of Westover Hills, Unit-23 as recorded in Volume 9558, Page 9 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found on the of the southwest right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the north corner of Lot 1, Block 4, N.C.B. 18170, in the plat of Westover Hills-17 recorded in Volume 9574, Pages 119 through 120 of the Deed and Plat Records of Bexar County, Texas, same being the east corner of the said Lot 1, Block 7;

Thence, with said southwest right-of-way line and the northeast line of said Lot 1, Block 7, 116.14 feet along a curve to the left having a radius of 3946.04 feet, a delta angle of 01° 41' 11" and a chord bearing and distance of N 48° 49' 46" W, 116.14 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, departing said southwest right-of-way line and crossing said Lot 1, Block 7, the following courses and distances:

N 90° 00' 00" W, 81.15 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 38° 53' 30" W, 58.91 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 30° 52' 40" W, 48.77 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 48° 43' 38" W, 269.81 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 49° 16' 51" W, 161.34 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 52° 28' 58" W, 46.83 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 49° 08' 40" E, 358.69 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

August 28, 2008
Job number 60044012
Proposed Ingress/Egress Easement-Parcel 4 I/E

N 44° 17' 41" E, 69.23 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

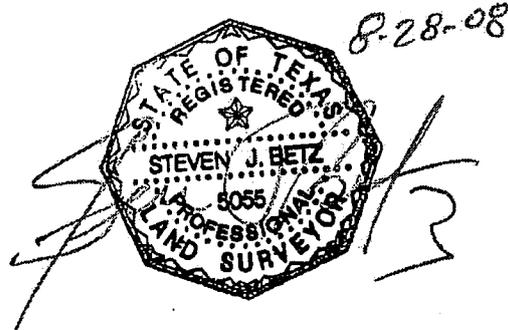
N 36° 41' 34" E, 56.49 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 36° 56' 43" E, 106.76 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set on the aforesaid southwest right-of-way line of Wiseman Boulevard, same being the northeast line of aforesaid Lot 1, Block 7, same being on a curve to the right;

Thence, with said southwest right-of-way line and said northeast line, 113.81 feet along said curve to the right having a radius of 3946.04 feet, a delta angle of 01° 39' 09" and a chord bearing and distance of S 50° 29' 56" E, 113.80 feet to the **POINT OF BEGINNING** and containing 0.674 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



CHASE MANHATTAN BANK
 CHASE MANHATTAN BANK
 LOT 1, BLOCK 15
 N.C.B. 17642
 VOLUME 9552 PAGES 138-139
 D.P.R.B.C.T.

THOMAS YORK
 SURVEY NO. 201-1/2
 ABSTRACT 825
 C.B. 4400

B.B. & C.R.R. CO.
 SURVEY NO. 389
 ABSTRACT 96
 C.B. 4417

B.B. & C.R.R. CO.
 SURVEY NO. 403
 ABSTRACT 100
 C.B. 4419

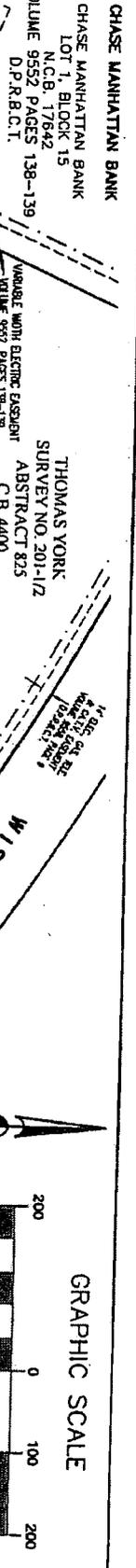
WESTOVER HILLS UNIT-23
 LOT 1, BLOCK 7
 N.C.B. 18170
 VOLUME 9558 PAGE 9
 D.P.R.B.C.T.

WESTOVER HILLS UNIT-17
 LOT 1, BLOCK 4
 N.C.B. 18170
 VOLUME 9574 PAGES 119-120
 D.P.R.B.C.T.

CAPITAL GROUP COMPANIES INC.
 WESTOVER HILLS UNIT-17
 LOT 1, BLOCK 4
 N.C.B. 18170
 VOLUME 9574 PAGES 119-120
 D.P.R.B.C.T.

WESTOVER HILLS UNIT-23
 LOT 1, BLOCK 7
 N.C.B. 18170
 VOLUME 9558 PAGE 9
 D.P.R.B.C.T.

WESTOVER HILLS UNIT-17
 LOT 1, BLOCK 4
 N.C.B. 18170
 VOLUME 9574 PAGES 119-120
 D.P.R.B.C.T.



LEGEND

- FOUND IRON ROD
- SET 1/2-INCH IRON ROD WITH SURVCON INC.'S CAP
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
- ELEC. GAS, TELE. & CABLE EASEMENT ELECTRIC GAS, TELEPHONE & CABLE TELEVISION EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	116.14	3946.04	141.11°	116.14	N48°49'46"W
C2	113.81	3846.04	139.09°	113.80	S50°29'56"E

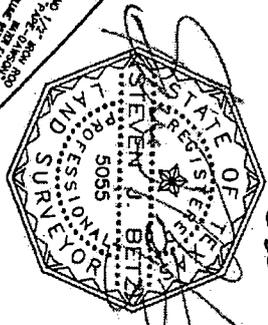
LINE	LENGTH	BEARING
1	81.15	N90°00'00"W
2	58.97	S87°53'30"W
3	48.77	S70°52'40"W
4	161.34	S49°16'51"W
5	46.83	N52°28'58"W
6	69.23	N44°17'41"E
7	56.49	N36°41'34"E
8	106.76	N36°56'43"E

1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999836028895.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NUMBER 08-05008531, WITH AN EFFECTIVE DATE OF MARCH 25, 2008.

EXHIBIT OF
PARCEL 4 1/2--FALCON HRSA, LLC
A PROPOSED INGRESS/EGRESS EASEMENT OUT OF
LOT 1, BLOCK 7, NEW CITY BLOCK (N.C.B.) 18170,
C.B. NO. 4419, WESTOVER HILLS, UNIT-23,
VOLUME 9558, PAGE 9 OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

SURVCON INC.
PROFESSIONAL SURVEYORS
 SAN ANTONIO, TEXAS 78213
 6800 PARK TEN BLVD., SUITE 180-S (210) 286-2000

SCALE: 1" = 200'	JOB #:	60044012
DATE: 07/28/08	F.B. #:	095 WESTOVER HILLS
DRAWN BY: M. WILLIAMS	CAD DATE:	07/08/08
CHECKED BY: S. BETZ	CAD FILE:	WESTOVER HILLS UNIT-23.DWG



1 inch = 200 feet
 808.08

August 28, 2008

Job number 60044012

Proposed Temporary Ingress/Egress Easement-Parcel 3 I/E

Metes and Bounds
Description

0.624 acres of land out of Lot 1, Block 4, New City Block (N.C.B.) 18170, in the amended plat of Westover Hills Unit-17 recorded in Volume 9574, Pages 119 through 120 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMINECING at a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found on the southwest right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the east corner of Lot 1, Block 7, N.C.B. 18170, Westover Hills, Unit-23 as recorded in Volume 9558, Page 9 of the D.P.R.B.C.T., same being the most northerly corner of said Lot 1, Block 4;

Thence, with said southwest right-of-way line and the northeast line of said Lot 1, Block 4, 158.25 feet along a curve to the right having a radius of 3946.04 feet, a delta angle of $02^{\circ} 17' 52''$ and a chord bearing and distance of South $46^{\circ} 55' 00''$ East, 158.25 feet to a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found at the beginning of a compound curve to the left;

Thence, continuing with said southwest right-of-way line and said northeast line, 57.83 feet along said curve to the left having a radius of 1255.00 feet, a delta angle of $02^{\circ} 38' 25''$ and a chord bearing and distance of South $47^{\circ} 00' 45''$ East, 57.83 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for the **POINT OF BEGINNING**;

Thence, continuing with said southwest right-of-way line and said northeast line, 84.29 feet along said curve to the left having a radius of 1255.00 feet, a delta angle of $03^{\circ} 50' 54''$ and a chord bearing and distance of South $50^{\circ} 15' 25''$ East, 84.28 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, departing said southwest right-of-way line and crossing aforesaid Lot 1, Block 4, the following courses and distances:

S $46^{\circ} 29' 40''$ W, 18.77 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S $42^{\circ} 20' 33''$ W, 38.24 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S $47^{\circ} 10' 27''$ W, 54.99 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

August 28, 2008
Job number 60044012
Proposed Temporary Ingress/Egress Easement-Parcel 3 I/E

- S 34° 59' 31" W, 71.23 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 22° 34' 58" W, 67.16 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 35° 27' 03" E, 55.13 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 75° 43' 23" E, 55.07 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 70° 09' 19" E, 59.74 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 74° 09' 25" E, 48.75 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 80° 33' 29" E, 37.78 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 84° 25' 40" E, 42.04 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 80° 47' 16" E, 53.38 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 72° 56' 07" E, 33.19 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- S 42° 23' 27" W, 32.99 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- N 77° 15' 17" W, 42.56 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- N 83° 42' 47" W, 90.03 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- N 74° 41' 57" W, 62.51 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;
- N 69° 17' 58" W, 43.98 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

August 28, 2008
Job number 60044012
Proposed Temporary Ingress/Egress Easement-Parcel 3 I/E

N 76° 03' 45" W, 80.77 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 78° 01' 07" W, 66.37 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 11° 01' 27" E, 47.11 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 16° 34' 27" E, 50.35 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 25° 58' 57" E, 42.13 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 21° 23' 47" E, 81.68 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

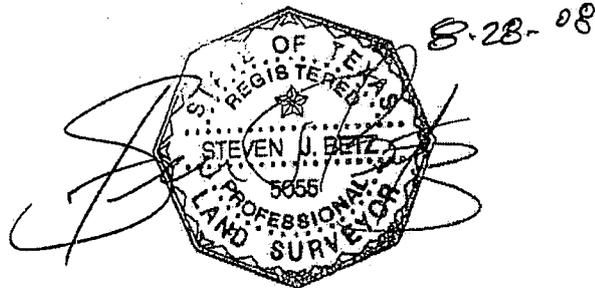
N 23° 55' 30" E, 52.38 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 32° 19' 09" E, 60.01 feet to a 1/2-inch iron rod with plastic cap stamped
"SURVCON, INC" set;

N 22° 41' 53" E, 6.80 feet to the **POINT OF BEGINNING** and containing 0.624
acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



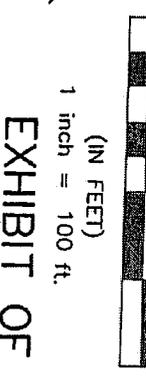
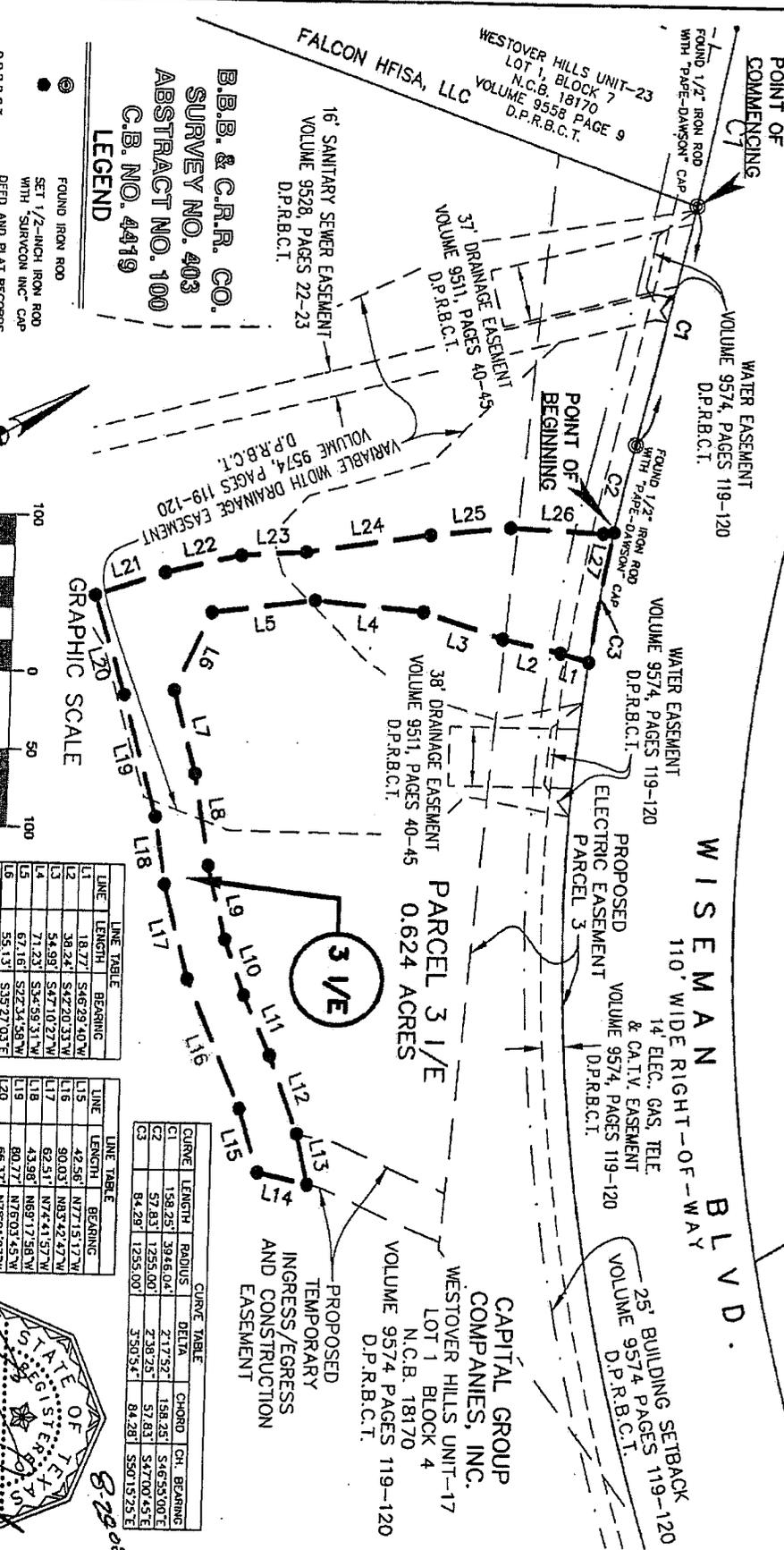
NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY MANNER OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE ADJUSTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999830028895.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. NUMBER 08-05008530, WITH AN EFFECTIVE DATE OF MARCH 25, 2008.

B.B.B. & C.R.R. CO.
SURVEY NO. 403
ABSTRACT NO. 100
C.B. NO. 4419

LEGEND

- FOUND IRON ROD
- SET 1/2-INCH IRON ROD WITH "SURVCON INC." CAP
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
- DEED RECORDS, BEAR COUNTY, TEXAS
- ELEC. GAS, TELE, & C.A.T.V. EASEMENT
- CABLE TELEVISION EASEMENT



LINE TABLE

LINE	LENGTH	BEARING
L1	18.77	S46°29'40"W
L2	38.24	S42°20'33"W
L3	54.89	S47°10'27"W
L4	71.23	S34°58'31"W
L5	67.16	S72°24'58"W
L6	52.31	S35°27'03"E
L7	58.07	S75°53'23"E
L8	59.74	S74°09'19"E
L9	48.75	S74°09'28"E
L10	42.04	S84°25'40"E
L11	53.38	S80°27'18"E
L12	33.19	S72°56'07"E
L13	32.99	S42°23'27"W

LINE TABLE

LINE	LENGTH	BEARING
L15	42.56	N7°15'17"W
L16	90.03	N65°42'47"W
L17	62.51	N74°41'57"W
L18	43.98	N67°17'58"W
L19	80.77	N76°03'45"W
L20	66.37	N76°01'07"E
L21	47.11	N11°01'27"E
L22	50.35	N16°34'27"E
L23	42.13	N25°58'57"E
L24	81.88	N21°23'47"E
L25	52.38	N23°55'30"E
L26	60.01	N37°19'08"E
L27	6.80	N22°41'53"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	158.29	3848.04	217°52'	158.28	S46°55'00"E
C2	57.83	1255.00	278°25'	57.83	S47°00'45"E
C3	84.28	1255.00	330°54'	84.28	S50°15'25"E

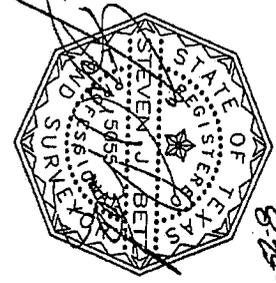


EXHIBIT OF
PARCEL 3 1/2--THE CAPITAL GROUP COMPANIES, INC.
A PROPOSED TEMPORARY INGRESS/EGRESS EASEMENT OUT OF LOT 1, BLOCK 4, NEW CITY HILLS, UNIT-17, VOLUME 9574, PAGES 119-120 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

SURVCON INC.
PROFESSIONAL SURVEYORS
 SAN ANTONIO, TEXAS 78213
 6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000

SCALE: 1" = 100'
 DATE: 07/28/08
 DRAWN BY: M. WILLIAMS
 CHECKED BY: S. BETZ

JOB #: 60044012
 F.B. #: GPS WESTOVER HILLS
 CAD DATE: 07/09/08
 CAD FILE: S:\05-2008\WESTOVER\WESTOVER\WESTOVER.dwg

August 28, 2008
Job number 60044012

Proposed Temporary Ingress/Egress and Construction Easement-Parcel 3 I/E/C

Metes and Bounds
Description

0.068 acres of land out of Lot 1, Block 4, New City Block (N.C.B.) 18170, in the amended plat of Westover Hills Unit-17 recorded in Volume 9574, Pages 119 through 120 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), same being out of the B.B.B. & C.R.R. Co. Survey Number 403, Abstract Number 100, County Block Number 4419, situated in the City of San Antonio, Bexar County, Texas and being more fully described by metes and bounds as follows:

COMMINECING at a 1/2-inch iron rod with plastic cap stamped "Pape Dawson" found on the southwest right-of-way line of Wiseman Boulevard (110-foot wide right-of-way), same being the east corner of Lot 1, Block 7, N.C.B. 18170, Westover Hills, Unit-23 as recorded in Volume 9558, Page 9 of the D.P.R.B.C.T., same being the most northerly corner of said Lot 1, Block 4;

Thence, S 49° 17' 38" W, with the southeast line of said Lot 1, Block 7 and the northwest line of said Lot 1, Block 4, 96.02 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

Thence, crossing said Lot 1, Block 4, S 55° 07' 57" E, 669.52 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set for the **POINT OF BEGINNING**;

Thence continuing across said Lot 1, Block 4, the following courses and distances:

S 55° 07' 57" E, 31.31 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 51° 28' 59" W, 34.09 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 53° 56' 25" W, 51.48 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

S 42° 23' 27" W, 8.36 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 72° 56' 07" W, 33.19 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

N 42° 23' 27" E, 25.59 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

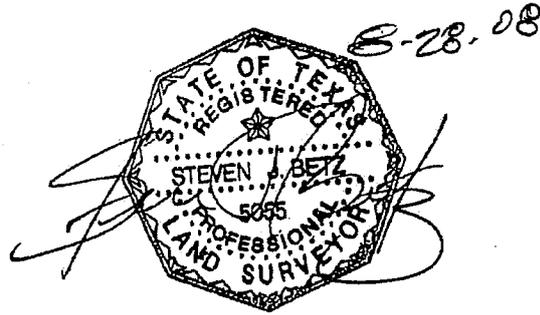
N 53° 56' 25" E, 53.87 feet to a 1/2-inch iron rod with plastic cap stamped "SURVCON, INC" set;

August 28, 2008
Job number 60044012
Proposed Temporary Ingress/Egress and Construction Easement-Parcel 3 I/E/C

N 51° 28' 59" E, 24.50 feet to the **POINT OF BEGINNING** and containing
0.068 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
SURVCON Inc.
Job number 60044012



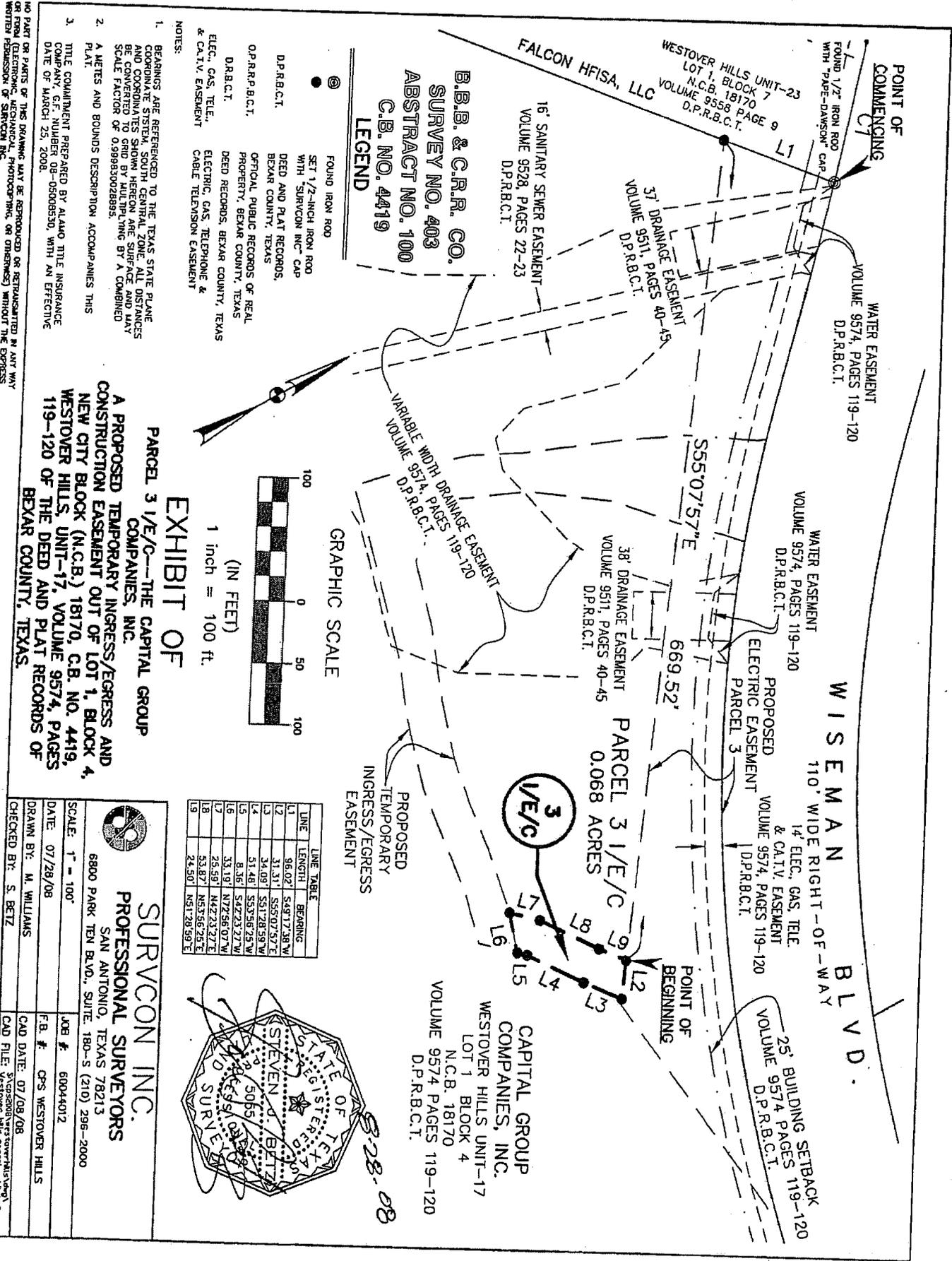


Exhibit A - 12



CITY OF SAN ANTONIO Request for Council Action

Agenda Item # 10
Council Meeting Date: 10/2/2008
RFCA Tracking No: R-3907

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
Council District 6

SUBJECT:
CPS Energy Acquisition of Easements for Electrical Transmission

SUMMARY:

CPS Energy proposes the acquisition of electric transmission and distribution lines easements and related rights of ingress and egress for the expansion and operation of City of San Antonio Gas and Electric System, including the construction, operation and maintenance of the Very Large Scale Integration (VLSI) substation to Westover Hills electric transmission and distribution lines, communication systems and related appurtenances (collectively "the Project"). CPS Energy seeks action from the City Council on an ordinance in support of the Project to enable CPS Energy to use the City's power of eminent domain to acquire property from private entities that CPS Energy is unable to acquire through good faith negotiations.

The City Council must determine that a public necessity exists for the Project. This type of finding is made regularly for the benefit of CPS Energy, the City's electric and gas utility system.

BACKGROUND INFORMATION:

This Project is planned to avert electric reliability problems, provide reliable service to the increasing number of customers requiring electric service and supply the increase in power demands from existing customers in Bexar County. The Project will start at the CPS Energy VLSI Substation located just northwest of the intersection of Wiseman Boulevard and Westover Hills Boulevard to the future CPS Energy Westover Hills Substation located on this route just northwest of the intersection of Wiseman Boulevard and Rogers Road. The Project is needed by the May of 2009. The Project's easement width generally will be 100 feet.

The requested ordinance would authorize any condemnation action necessary to acquire the transmission and distribution lines easements and related rights of ingress and egress for the Project. CPS Energy negotiates in good faith to acquire such property by mutual agreement. Through the eminent domain ordinance, the City of San Antonio, acting by and through CPS Energy, will have the authority to condemn property, if needed. This is the usual ordinance requested by CPS Energy when private property interests will be affected by a CPS Energy project that meets a public purpose. As with all City property acquisitions for public purposes, the power of eminent domain

encourages mutual agreements while ensuring that property owners will receive and the City (*i.e.*, CPS Energy) will pay a fair price.

ISSUE:

This project is required to address electric load growth and demand within this area of Bexar County. This project will support both immediate and long term load growth within this region, will support the proposed CPS Energy Westover Hills Substation, and will provide more reliable service to existing CPS Energy customers.

ALTERNATIVES:

Transmission lines are essential to the continuance of reliable retail electric service in an area experiencing significant load growth, such as the planned addition of data centers and residential development. The new transmission lines will efficiently move bulk electricity to serve this retail load. Inaction would require the extension of longer and less reliable distribution lines along public rights of way from distant sources.

The route approved by CPS Energy was the result of a detailed routing study and the consideration of extensive public input. The result is a line which, on an end-to-end basis, balances the various considerations that weigh into the routing of transmission and distribution facilities.

FISCAL IMPACT:

Funds for the construction of the transmission and distribution lines, and easement acquisition are provided for in the CPS Energy Capital Budget.

RECOMMENDATION:

Staff recommends approval of the acquisition of the easements for electrical transmission and distribution lines.

ATTACHMENT(S):

File Description	File Name
CPS Map	8x11_pref_rt.pdf
CPS resolution	vlsi to westover hills resolution.pdf
CPS Westover transmittal memo	VLSI to Westover transmittal memo.pdf
Plat and field notes	Plat and field notes.pdf
Voting Results	
Ordinance/Supplemental Documents	200810020875.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

George Rodriguez	Assistant Director	Capital Improvements Management Services
Debbie Sittre	Assistant Director	Capital Improvements Management Services

APPROVED FOR COUNCIL CONSIDERATION:

Penny Postoak Ferguson Assistant City Manager

