EF/mb
04/02/15
Item No. 22

AN ORDINANCE 2015-04-02-0222

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING PERMANENT RECYCLED WATER EASEMENTS, SANITARY SEWER EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS (COLLECTIVELY, THE "EASEMENTS"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") OVER, UNDER, ACROSS AND UPON PRIVATELY OWNED REAL PROPERTY (THE "PROPERTIES") FOR A SEWER AND RECYCLED WATER PROJECT THAT WILL BE LOCATED ALONG A 0.9 MILE ALIGNMENT BEGINNING NEAR THE INTERSECTION OF HUEBNER CREEK AND THE SOUTHERN CITY LIMITS OF THE CITY OF LEON VALLEY, GENERALLY FOLLOWING IN A NORTHERLY DIRECTION THE COURSE OF HUEBNER CREEK, TERMINATING APPROXIMATELY 0.2 MILES NORTH OF BANDERA ROAD, BEING IN THE NORTHWEST QUADRANT OF BEXAR COUNTY, TEXAS, AND BEING ALONG A GENERAL ROUTE AND GENERAL LOCATION DESCRIBED AND DEPICTED IN EXHIBITS A-1 AND A-2 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A-3, ALL ATTACHED HERETO AND INCORPORATED HEREIN, WHICH EASEMENTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE HUEBNER CREEK ENHANCED CONVEYANCE LC-17, PHASE III PROJECT (THE "PROJECT"); (II) AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER OF THE SYSTEM, BEING THE PRESIDENT/CEO, OR THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTERESTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH EASEMENTS.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of permanent and temporary easement rights to certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the San Antonio Water System (the "System") in connection with the construction, operation and maintenance of Huebner Creek Enhanced Conveyance LC-17, Phase III Project (the "Project"), which Project includes the construction of a 0.9-mile long, 36-inch recycled water main and replacing the existing 24-inch sanitary sewer with 42-inch sanitary sewer main located in northwest Bexar County along the route shown by the Overall Project Drawing marked **Exhibit A – 1** attached hereto and made a part hereof; and

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

WHEREAS, in connection with the acquisition of such permanent and temporary easement rights, it may be necessary for the System to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement or conveyance document, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights; **NOW THEREFORE,**

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

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

SECTION 2. Public necessity for public use requires that the System, through the City of San Antonio acquire permanent recycled water easements, permanent sewer easements and temporary construction easements (collectively, the "Property Interests"), over, under, across, and upon certain real properties (the Properties") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the location and along the route shown by the Overall Project Drawing marked **Exhibit A-1** attached hereto and made a part hereof and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public purpose and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location and along the route for said acquisitions, and to such end, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

SECTION 3. The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Project consist of permanent recycled water easements, permanent sanitary sewer easements and temporary construction easements, located generally along the route described in **Exhibit A-2** and in the County Blocks and New City Blocks listed in **Exhibit**

A-2, and more particularly described in **Exhibit A-3,** which Exhibits are attached to and is made a part of this Ordinance for all purposes.

SECTION 4. The Chief Administrative Officer of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, is hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests as to th e value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights.

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

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

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

PASSED and **APPROVED** this 2 day of April, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

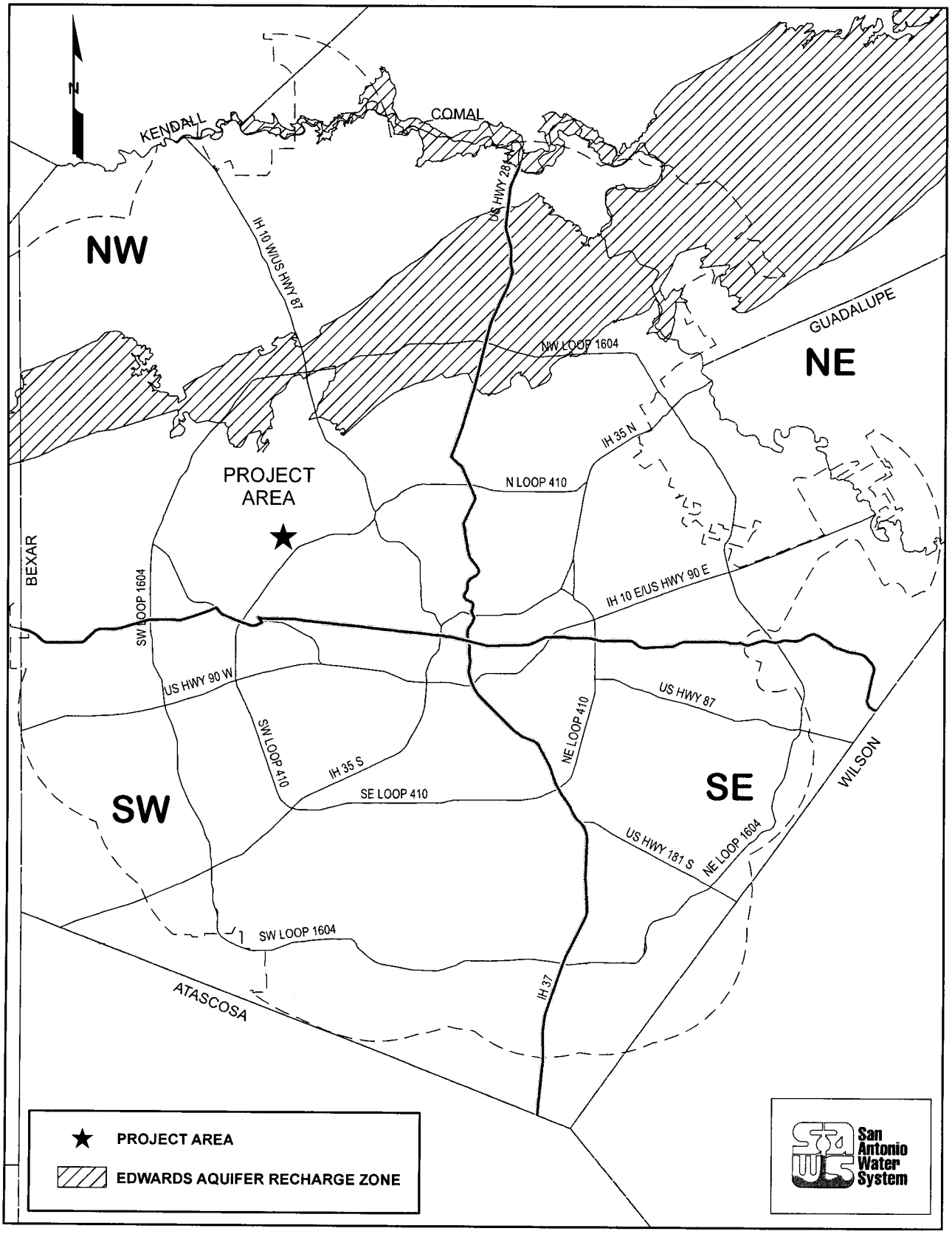
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**22**
Date:	04/02/2015
Time:	11:46:51 AM
Vote Type:	Motion to Approve
Description:	An Ordinance, on behalf of San Antonio Water Systems, authorizing the acquisition by SAWS of interests in land sufficient for SAWS project purposes, in approximately 12 parcels of privately-owned real property at County Block 5955, 4430A and 4430, generally located along Huebner Creek between Bandera Road and Ingram Road, for the Huebner Creek: LC-17, Phase III Project through negotiation or condemnation, and declaring it to be a public use project necessary for the expansion and operation of the SAWS sanitary sewer infrastructure system. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

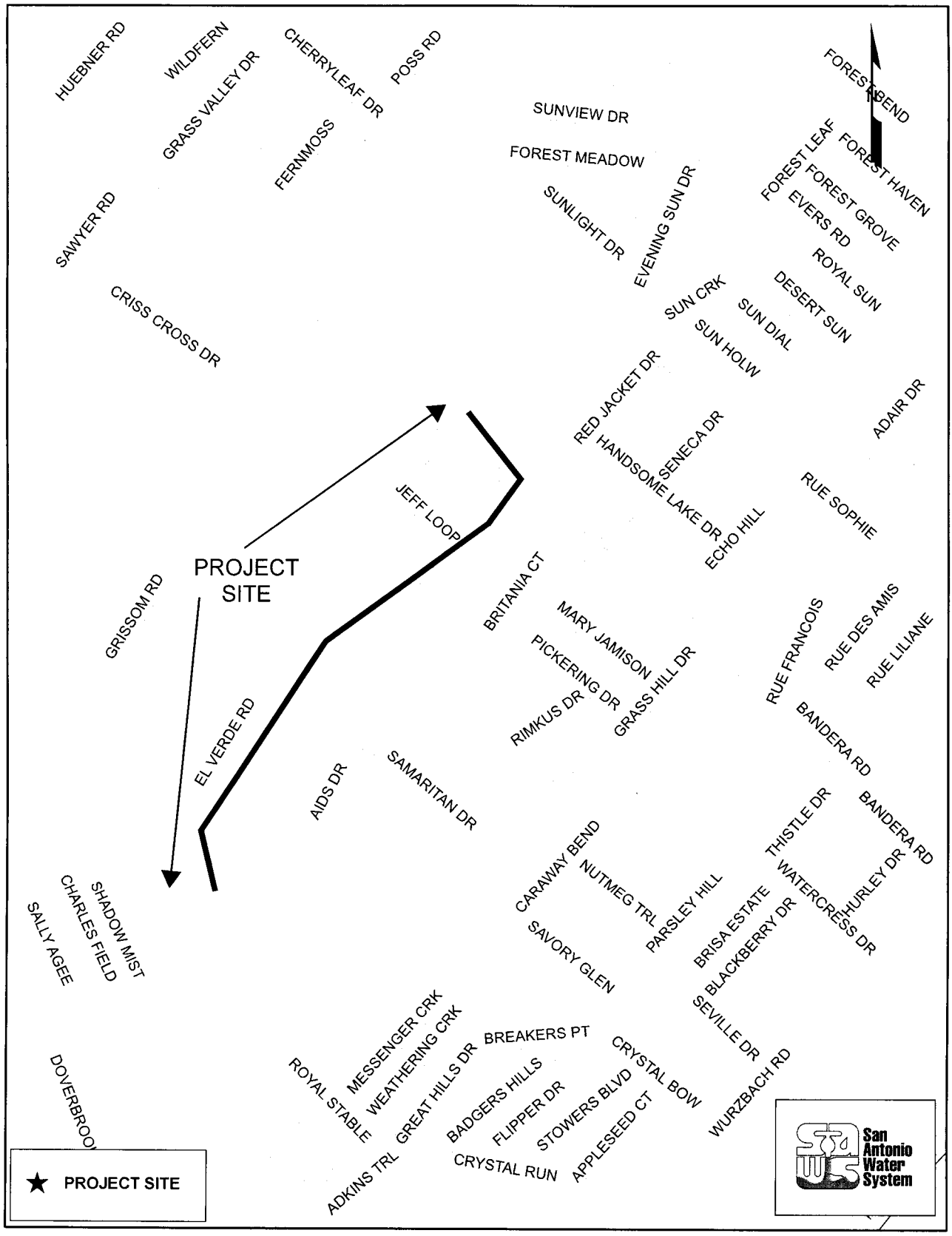
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7	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

SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
EXHIBIT A-1



HUEBNER CREEK ENHANCED CONVEYANCE LC17 - PHASE III PROJECT

SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
EXHIBIT A-1



HUEBNER CREEK ENHANCED CONVEYANCE LC17 - PHASE III PROJECT

Exhibit A-2

Route Description

This project being generally located along a 0.9-mile alignment beginning near the intersection of Huebner Creek and the southern city limits of the City of Leon Valley, and thence in a northerly direction following the general line of Huebner Creek and terminating approximately 0.2 miles north of Bandera Road.

AFFECTING PROPERTY LOCATED IN:

County Blocks: 5955, 4430A, & 4430

Exhibit A-3

MATKIN HOOVER

ENGINEERING & SURVEYING

6 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.300 ACRE (13058.19 SQUARE FEET) VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 0.300 ACRE (13058.19 SQUARE FEET) VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN A REPLAT OF LEON VALLEY RANCHES, LOT 104, C.B. 4430, RECORDED IN VOLUME 9535, PAGE 148, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.300 ACRE (13058.19 SQUARE FEET) VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the north boundary line of said Lot 104 and in a southwest boundary line of a 25' drainage right-of-way, according to Volume 9535, Page 148, Plat Records, Bexar County, Texas, said point bears South 58°10'04" East, a distance of 272.67 feet from a 1/2" iron rod found at the northwest corner of said Lot 104, said point being the northwest corner of the herein described easement;

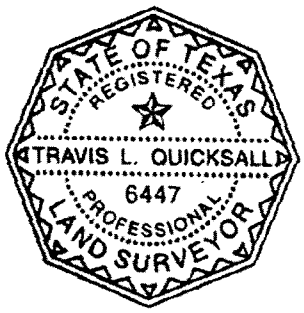
1. **Thence, South 58°10'04" East,** with the north boundary line of said Lot 104 and with a southwest boundary line of said 25' drainage right-of-way, a distance of **107.79 feet** to a calculated point, said point bears, North 58°10'04" West, a distance of 122.51 feet from a 1" pipe found at the southeast corner of said 25' drainage right-of-way, said point being an angle point of the herein described easement;

2. **Thence, South 30°31'50" East,** departing the common boundary line of said easement and said 25' drainage right-of-way and across said Lot 104, a distance of **203.34 feet** to a calculated point in a northwest boundary line of a called 4.392 acre tract of land, recorded in Volume 16016, Page 165, Official Public Records, Bexar County, Texas, said point being an angle point of the herein described easement;

3. **Thence, South 37°31'01" West,** with a northwest boundary line of said 4.392 acres and a southeast boundary line of said Lot 104, a distance of **53.91 feet** to a calculated point, said point bears North 37°31'01" East, a distance of 74.03 feet from a 1/2" iron rod found at the southeast corner of said Lot 104, said point being the southeast corner of the herein described easement;

4. **Thence, North 30°31'50" West,** across said Lot 104, a distance of **318.99 feet** to the **POINT OF BEGINNING** and containing **0.300 acres (13058.19 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.300 ACRES

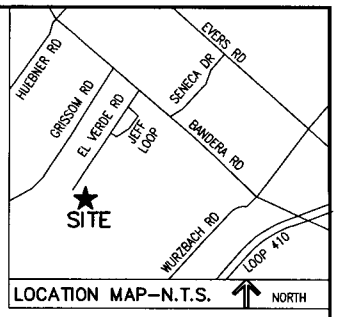
PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570
13–8612–202

SAWS PARCEL NUMBER – P14–303

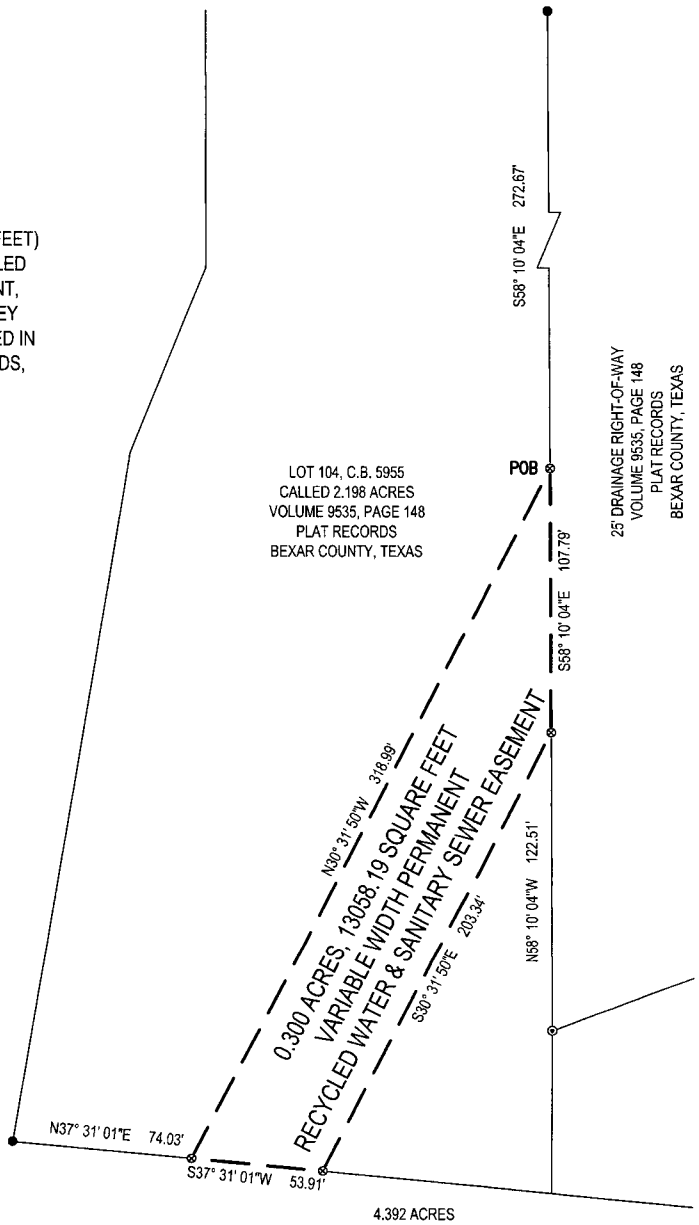
PROPERTY OWNER: BEXAR COUNTY

SCALE: 1" = 60'



LOCATION MAP–N.T.S.

EXHIBIT SHOWING:
BEING A 0.300 ACRE (13058.19 SQUARE FEET) VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN A REPLAT OF LEON VALLEY RANCHES, LOT 104, C.B. 4430, RECORDED IN VOLUME 9535, PAGE 148, PLAT RECORDS, BEXAR COUNTY, TEXAS



LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
⊙	FOUND 1" PIPE
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 9505, PAGE 6 PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0888
TEXAS REGISTERED ENGINEERING FIRM F-9439
TEXAS REGISTERED SURVEYING FIRM 10194312
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 104040

MATKIN HOOVER

ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.058 ACRE (2521.88 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 0.058 ACRE (2521.88 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN A 25' DRAINAGE RIGHT-OF-WAY, C.B. 5955, RECORDED IN VOLUME 9535, PAGE 148, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.058 ACRE (2521.88 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in a south boundary line of Lot 90, C.B. 4430, called 1.23 acres, recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, in the north boundary line of a 25' drainage right-of-way, recorded in Volume 9535, Page 148, Plat Records, Bexar County, Texas, said point bears South 58°35'00" East, a distance of 228.72 feet from a a calculated point at the northwest corner of said 25' drainage right-of-way, said point being the northwest corner of the herein described easement;

1. **Thence, South 58°35'00" East,** with the south boundary line of said Lot 90 and with the north boundary line of said 25' drainage right-of-way, a distance of **106.32 feet** (record, South 58°28'00" East) to a calculated point for the northeast corner of the herein described easement;

2. **Thence, South 30°31'50" East,** departing the common boundary line of said Lot 90 and said 25' drainage right-of-way and across said 25' drainage right-of-way, a distance of **51.27' feet** to a calculated point in the north boundary line of Lot 104, C.B. 5955, recorded in Volume 9535, Page 148, Plat Records, Bexar County, Texas, said point bears North 58°10'04" West, a distance of 122.51 feet from a 1" pipe found at the southeast corner of said 25' drainage right-of-way, said point being the southeast corner of the herein described easement;

3. **Thence, North 58°10'04" West,** with the north boundary line of said Lot 104 and the south boundary line of said 25' drainage right-of-way, a distance of **107.79 feet** (record, North 58°28'00" West) to a calculated point which bears South 58°10'04" East, a distance of 272.67 feet from a calculated point at the northwest corner of said 25' drainage right-of-way, said point being the northwest corner of the herein described easement;

4. **Thence, North 30°31'50" West,** across said 25' drainage right-of-way, a distance of **49.61 feet** to the **POINT OF BEGINNING** and containing **0.058 acres (2521.88 square feet)** of land.

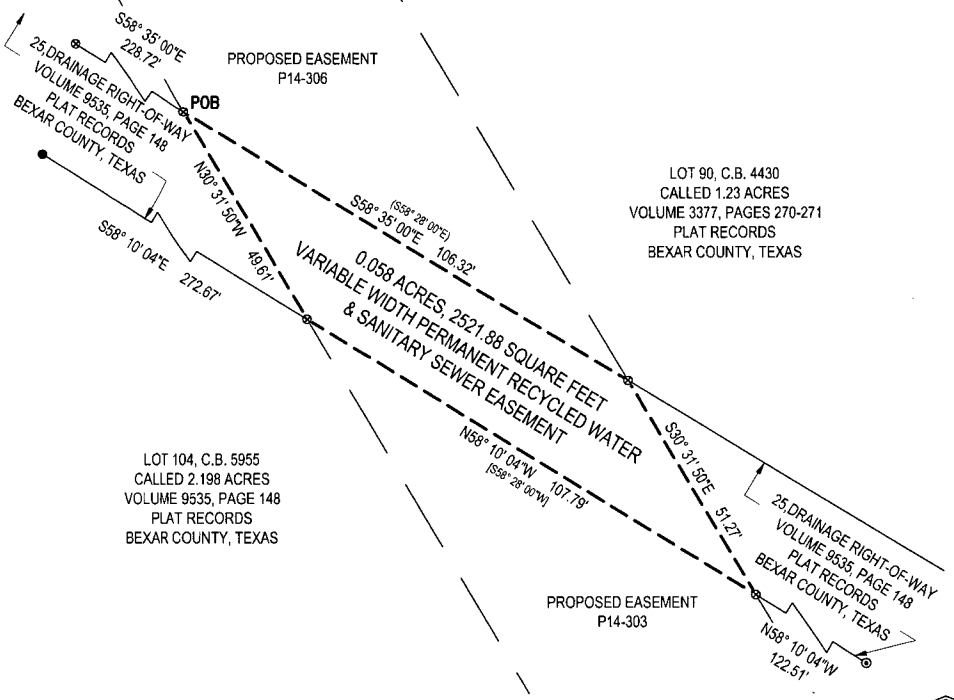
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

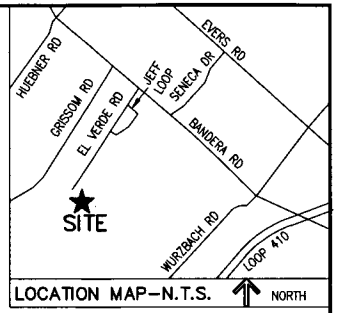
STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.058 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–304





LOCATION MAP–N.T.S.

N

SCALE: 1" = 30'

LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
⊙	FOUND 1" PIPE
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 9505, PAGE 6 PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
BEING A 0.058 ACRE (2521.88 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN A 25' DRAINAGE RIGHT-OF-WAY, C.B. 5955, RECORDED IN VOLUME 9535, PAGE 148, PLAT RECORDS, BEXAR COUNTY, TEXAS.

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-8045512
TEXAS REGISTERED SURVEYING FIRM LS-10194939
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.065 ACRE (2818.52 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT

BEING A 0.065 ACRE (2818.52 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT, LOCATED IN AN 11.254 ACRE TRACT OF LAND, RECORDED IN VOLUME 5989, PAGE 1086, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID **0.065 ACRE (2818.52 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the southeast boundary line of Lot 97, Plat of Leon Valley Ranches third filing, recorded in volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, and in a northwest boundary line of said 11.254 acre tract, said point bears South 41°49'17" West, a distance of 25.47 feet and South 17°49'17" West, a distance of 11.37 feet from a calculated point at the northeast corner of said Lot 97, at the south corner of a 25' drain, recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, said point being the northwest corner of the herein described easement;

1. **Thence,** across said 11.254 acre tract the following five (5) courses and distances:

2. **South 76°12'28" East,** a distance of **160.41 feet** to a calculated point for an angle point of the herein described easement;

3. **South 64°35'58" East,** a distance of **16.81 feet** to a calculated point for the northeast corner of the herein described easement;

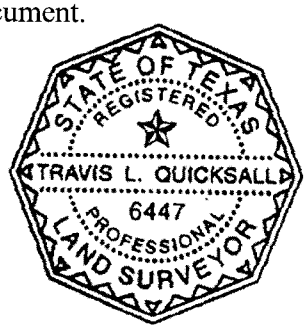
4. **South 25°24'02" West,** a distance of **16.00 feet** to a calculated point which bears North 37°25'07" West, a distance of 289.28 feet from a 1/2" iron rod found in the southeast boundary line of said 11.254 acre tract, said point being the southeast corner of the herein described easement;

5. **North 64°35'58" West,** a distance of **15.19 feet** to a calculated point for an angle point of the herein described easement;

6. **North 76°12'28" West,** a distance of **159.91 feet** to a calculated point in the southeast boundary line of said Lot 97, and in a northwest boundary line of said 11.254 acre tract, said point being the southwest corner of the herein described easement;

7. **Thence, North 17°49'17" East,** a distance of **16.04 feet** to the **POINT OF BEGINNING** and containing **0.065 acres (2818.52 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

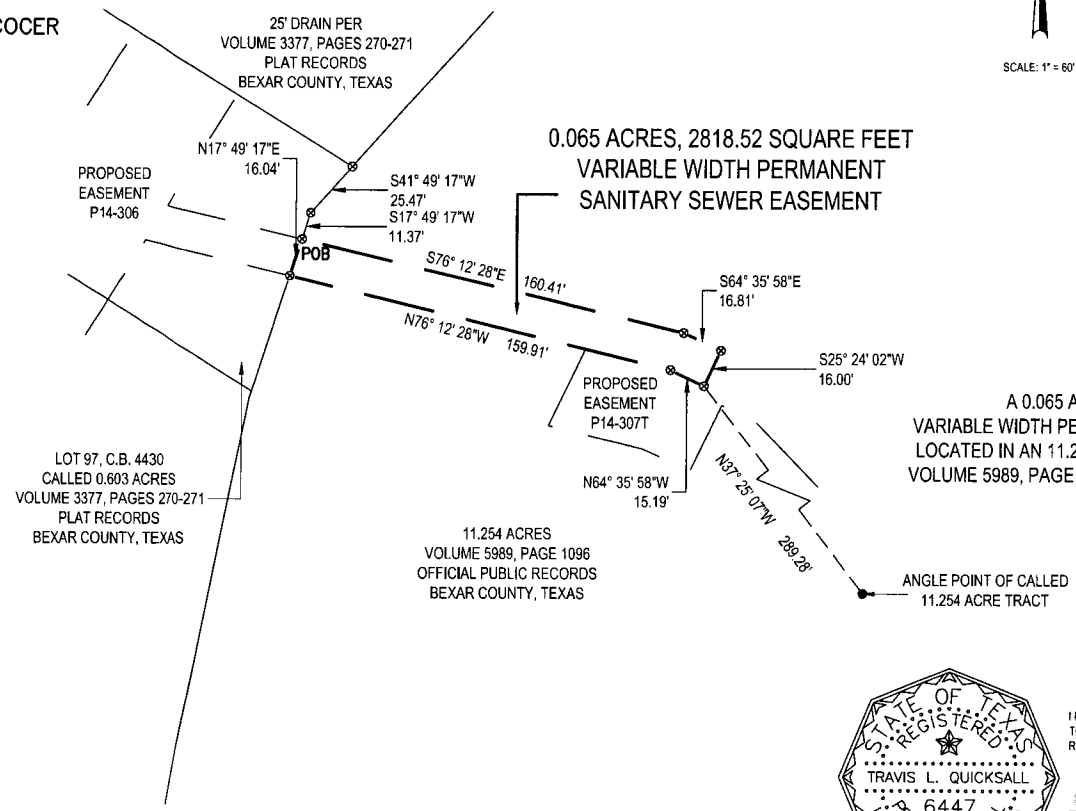


Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.065 ACRES

PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570
SAWS PARCEL NUMBER – P14–305

PROPERTY OWNER: ALBERT A. ALCOCER
& MONICA L. DONAHUE–ALCOCER



N

SCALE: 1" = 60'

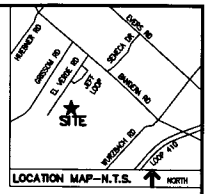


EXHIBIT SHOWING:
A 0.065 ACRE, (2818.52 SQUARE FEET),
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT,
LOCATED IN AN 11.254 ACRE TRACT OF LAND, RECORDED IN
VOLUME 5989, PAGE 1096, OFFICIAL PUBLIC RECORDS, BEXAR
COUNTY, TEXAS.

LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
( )	RECORD PER VOLUME 5989, PAGE 1096, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
●	FOUND ½" IRON ROD

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

MATKIN HOOVER
ENGINEERING & SURVEYING
P.O. BOX 34
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-8434512
TEXAS REGISTERED SURVEYING FIRM LP-10024600
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

6 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 1.117 ACRE (48635.39 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 1.117 ACRE (48635.39 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN, C.B. 4430, PLAT OF LEON VALLEY RANCHES, THIRD FILING, BEXAR COUNTY, TEXAS, SAID **1.117 ACRE (48635.39 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING A PORTION OF THOSE CERTAIN LOTS 90, 91, 92, 93, 94, 95, 96, AND 97, RECORDED IN VOLUME 3377, PAGES 270-271, PLAT RECORDS, BEXAR COUNTY, TEXAS. SAID **1.117 ACRE (48635.39 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the north boundary line of said Lot 97 and in a southwest boundary line of a 25' drain, according to Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, said point bears South 58°09'36" East, a distance of 92.67 feet from a calculated point at the northwest corner of said Lot 97, said point being the north corner of the herein described easement;

1. **Thence, South 58°09'36" East,** with the north boundary line of said Lot 97 and with a southwest boundary line of said 25' drain, a distance of **50.00 feet** to a calculated point for the northeast corner of the herein described easement;

2. **Thence,** across said Lot 97 the following two (2) courses and distances:

3. **South 32°09'59" West,** a distance of **53.67 feet** to a calculated point for an interior corner of the herein described easement;

4. **South 76°12'28" East,** a distance of **56.67 feet** to a calculated point in the northwest boundary line of a called 11.254 acre tract of land, recorded in Volume 5989, Page 1096, Official Public Records, Bexar County, Texas, and in the southeast boundary line of said Lot 97, said point being an east corner of the herein described easement;

5. **Thence, South 17°49'17" West,** with the northwest boundary line of said 11.254 acres and the southeast boundary line of said Lot 97, a distance of **16.04 feet** to a calculated point which bears North 13°36'18" East, a distance of 156.23 feet from a calculated point at the south corner of said Lot 96, said point being an east corner of the herein described easement;

6. **Thence,** across said Lots 97, 96, 95, 94, 93, 92, 91, and 90 the following three (3) courses and distances:

7. **North 76°12'28" West,** a distance of **60.86 feet** to a calculated point for an interior corner of the herein described easement;

8. **South 32°09'59" West,** a distance of **681.03 feet** to a calculated point for an interior corner of the herein described easement;

9. **South 30°31'50" East,** a distance of **218.94 feet** to a calculated point in the north boundary line of another 25' drain according to plat recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, and in the southwest boundary line of said Lot 90, said point being the south corner of the herein described easement;

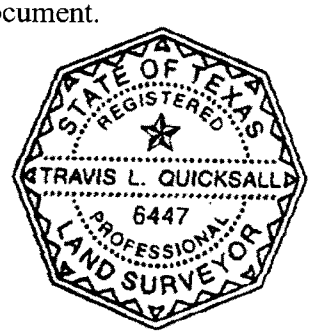
10. **Thence, North 58°35'00" West,** with the north boundary line of said 25' drain and the southwest boundary line of said Lot 90, a distance of **106.32 feet** to a calculated point which bears South 63°54'45" East, a distance of 229.88 feet from a 1/2" iron rod found at northwest corner of said 25' drain and South 58°35'00" East, a distance of 228.72 feet from a calculated point at the northeast corner of said 25' drain, said point being an angle point of the herein described easement;

11. **Thence,** across said Lots 90, 91, 92, 93, 94, 95, 96, and 97 the following two (2) courses and distances:

12. **North 30°31'50" West,** a distance of **155.57 feet** to a calculated point for an angle point of the herein described easement;

13. **North 32°09'59" East,** a distance of **781.73 feet** to the **POINT OF BEGINNING** and containing **1.117 acres (48635.39 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

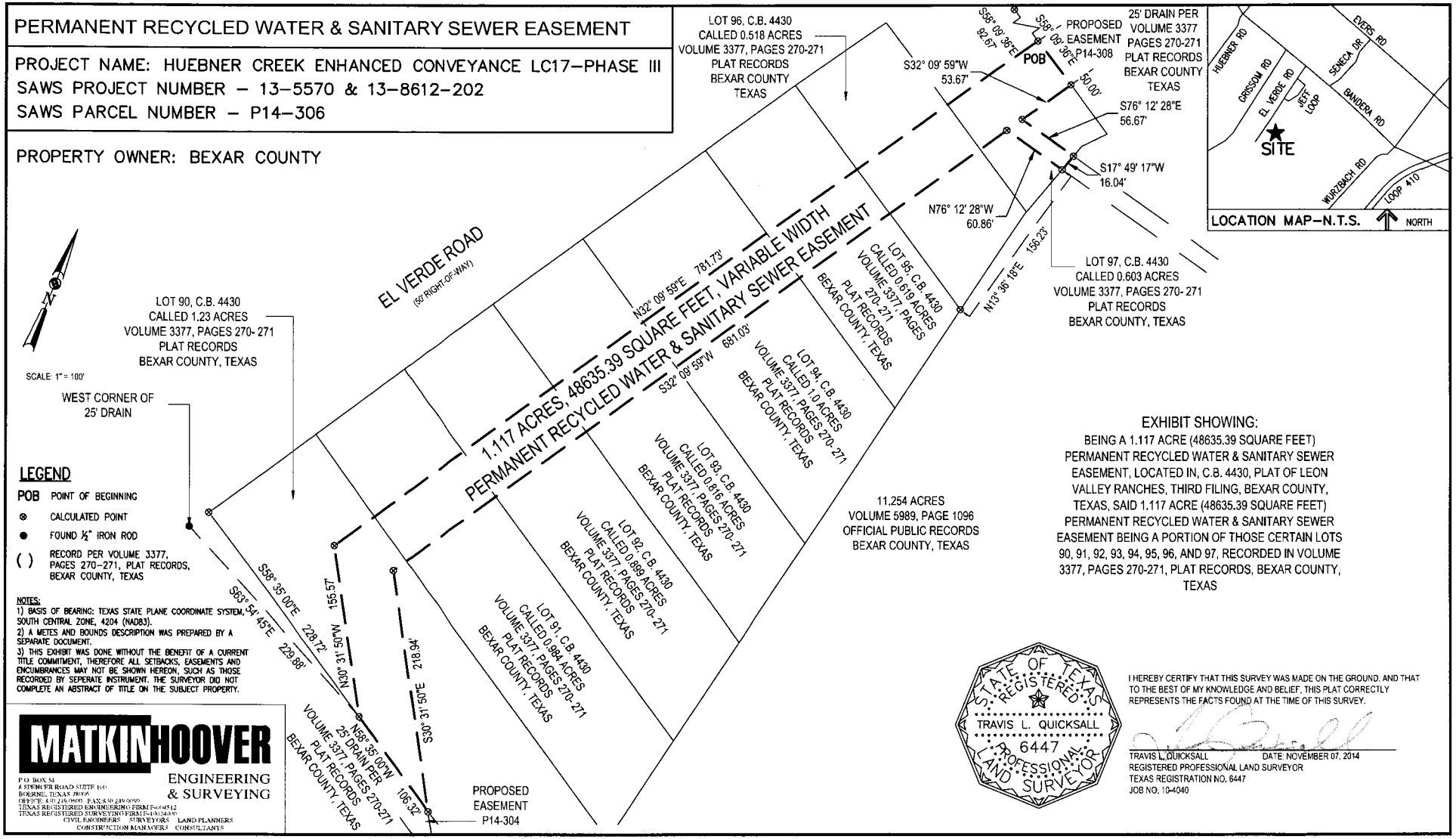


Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 1.117 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–306

PROPERTY OWNER: BEXAR COUNTY



LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 3377, PAGES 270–271, PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
BEING A 1.117 ACRE (48635.39 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN, C.B. 4430, PLAT OF LEON VALLEY RANCHES, THIRD FILING, BEXAR COUNTY, TEXAS, SAID 1.117 ACRE (48635.39 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT BEING A PORTION OF THOSE CERTAIN LOTS 90, 91, 92, 93, 94, 95, 96, AND 97, RECORDED IN VOLUME 3377, PAGES 270-271, PLAT RECORDS, BEXAR COUNTY, TEXAS

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TEXAS REGISTERED ENGINEERING FIRM F-10045412
TEXAS REGISTERED SURVEYING FIRM F-10045400
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.265 ACRE (11527.87 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER

BEING A 0.265 ACRE (11527.87 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER, LOCATED IN AN 11.254 ACRE TRACT OF LAND, RECORDED IN VOLUME 5989, PAGE 1086, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID **0.265 ACRE (11527.87 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the southeast boundary line of said 11.254 acre tract, and in a northwest boundary line of a private road, said point bears South 37°58'48" West, a distance of 123.22 feet from a calculated point at an angle point of said 11.254 acre tract, said point also bears North 29°29'44" West, a distance of 68.86 feet from a 1/2" iron rod found at a north corner of a called 1.314 acre tract of land, recorded in Volume 10218, Page 751, Official Public Records, Bexar County, Texas, said point being an east corner of the herein described easement;

1. **Thence, South 37°58'48" West,** with a southeast boundary line of said 11.254 acre tract, and a northwest boundary line of said 1.314 acre tract, a distance of **20.08 feet** to a calculated point which bears North 38°26'55" East, a distance of 239.14 feet from a 1/2" iron rod found at an angle point of said 11.254 acre tract, said point being an east corner of the herein described easement;

2. **Thence,** across said 11.254 acre tract the following fifteen (15) courses and distances:

3. **North 57°09'55" West,** a distance of **38.83 feet** to a calculated point for an interior corner of the herein described easement;

4. **South 38°35'41" West,** a distance of **193.27 feet** to a calculated point for an exterior corner of the herein described easement;

5. **North 43°34'30" West,** a distance of **218.32 feet** to a calculated point for an angle point of the herein described easement;

6. **North 64°35'58" West,** a distance of **14.91 feet** to a calculated point for an interior corner of the herein described easement;

7. **South 25°24'02" West,** a distance of **30.00 feet** to a calculated point for an exterior corner of the herein described easement;

8. **North 64°35'58" West,** a distance of **21.73 feet** to a calculated point for an angle point of the herein described easement;

9. **North 76°12'28" West,** a distance of **39.07 feet** to a calculated point for a west corner of the herein described easement;

10. **North 25°24'02" East,** a distance of **34.71 feet** to a calculated point for a northwest corner of the herein described easement;

11. **South 76°12'28" East,** a distance of **35.54 feet** to a calculated point for an angle point of the herein described easement;

12. **South 64°35'58" East,** a distance of **15.19 feet** to a calculated point for an interior corner of the herein described easement;

13. **North 25°24'02" East,** a distance of **16.00 feet** to a calculated point for a north corner of the herein described easement;

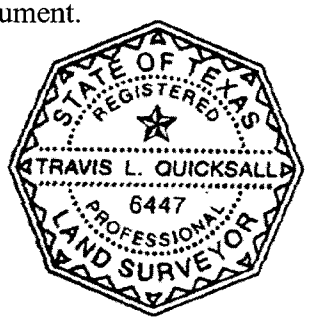
14. **South 64°35'58" East,** a distance of **28.62 feet** to a calculated point for an angle point of the herein described tract;

15. **South 43°34'30" East,** a distance of **199.09 feet** to a calculated point for an interior corner of the herein described easement;

16. **North 38°35'41" East,** a distance of **188.42 feet** to a calculated point for an exterior corner of the herein described easement;

17. **South 57°09'55" East,** a distance of **58.72 feet** to the **POINT OF BEGINNING** and containing **0.265 acres (11527.87 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

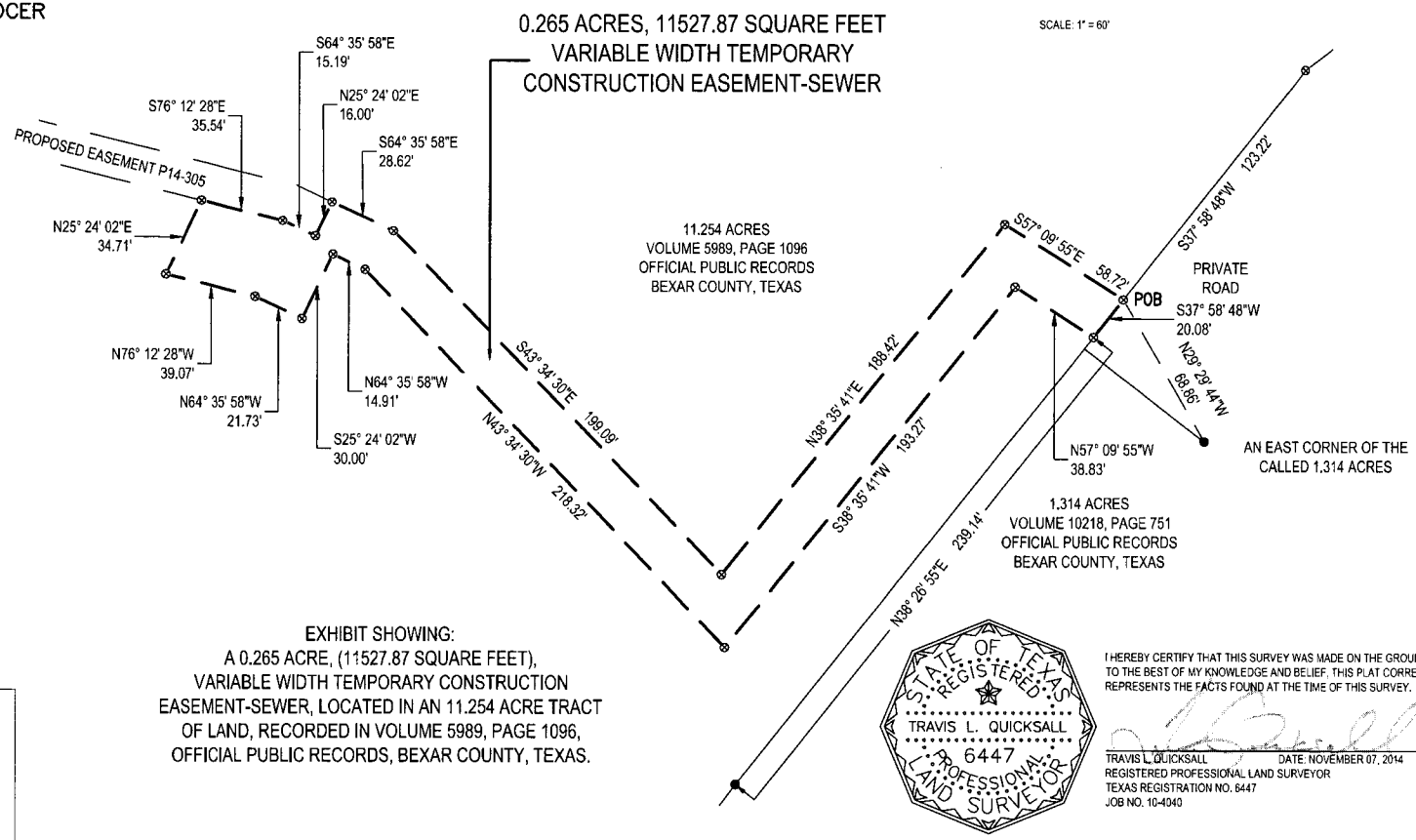


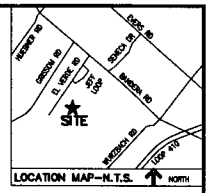
Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.265 ACRES

TEMPORARY CONSTRUCTION EASEMENT-SEWER

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570
SAWS PARCEL NUMBER – P14–307T

PROPERTY OWNER: ALBERT A. ALCOCER
& MONICA L. DONAHUE–ALCOCER





LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 5989, PAGE 1096, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
A 0.265 ACRE, (11527.87 SQUARE FEET),
VARIABLE WIDTH TEMPORARY CONSTRUCTION
EASEMENT-SEWER, LOCATED IN AN 11.254 ACRE TRACT
OF LAND, RECORDED IN VOLUME 5989, PAGE 1096,
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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TEXAS REGISTERED ENGINEERING FIRM F-9312
TEXAS REGISTERED SURVEYING FIRM LF-10024100
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.029 ACRE (1249.79 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 0.029 ACRE (1249.79 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN A 25' DRAINAGE RIGHT-OF-WAY, C.B. 4430, VOLUME 3377, PAGES 270-271, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.029 ACRE (1249.79 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in a south boundary line of Lot 98, C.B. 4430, called 0.623 acres, recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, in the north boundary line of said 25' drainage right-of-way, recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, said point bears South 18°47'25" West, a distance of 418.67' from a 1/2" iron rod found at the northwest corner of a called 1.22 acre tract of land, recorded in Volume being the northwest corner of the herein described easement;

1. **Thence, South 58°09'36" East,** with the south boundary line of said Lot 98 and with the north boundary line of said 25' drainage right-of-way, a distance of **50.00 feet** (record, South 58°28' West) to a calculated point for the northeast corner of the herein described easement;

2. **Thence, South 32°09'59" West,** across said 25' drainage right-of-way, a distance **of 25.00' feet** to a calculated point in the north boundary line of Lot 97, C.B. 4430, recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, said point being the southeast corner of the herein described easement;

3. **Thence, North 58°09'36" West,** with the north boundary line of said Lot 104 and the south boundary line of said 25' drainage right-of-way, a distance of **50.00 feet** (record, North 58°28' West) to a calculated point for the northwest corner of the herein described easement;

4. **Thence, North 32°09'59" East,** across said 25' drainage right-of-way, a distance of **25.00 feet** to the **POINT OF BEGINNING** and containing **0.029 acres (1249.79 square feet)** of land.

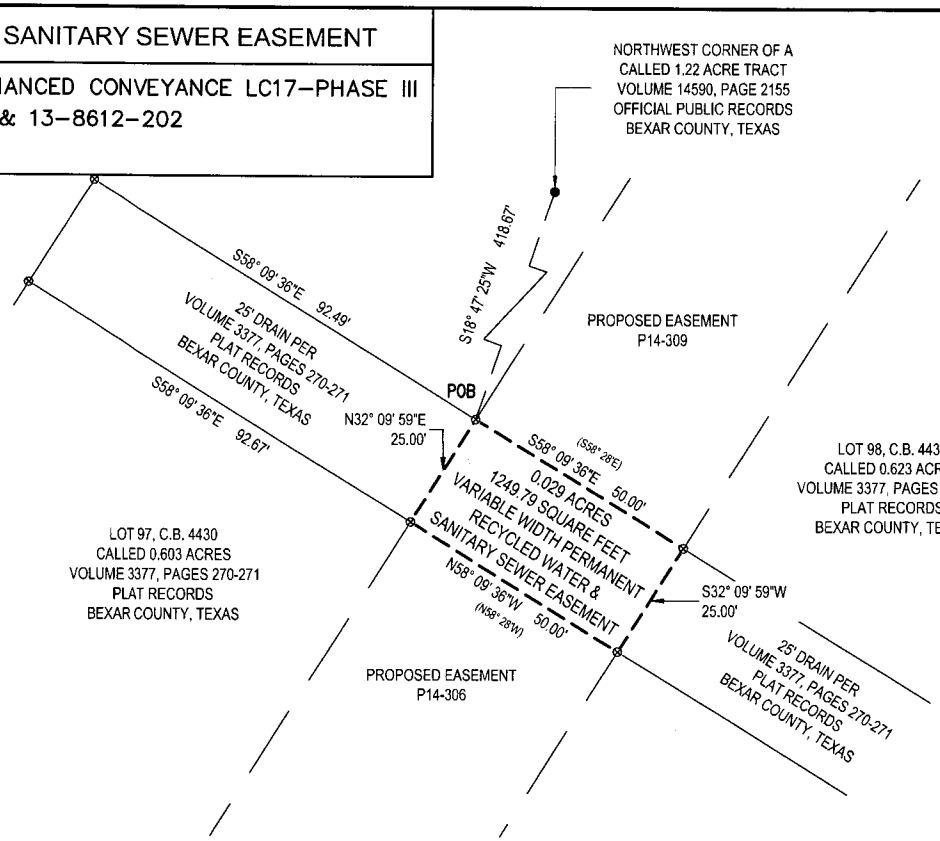
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

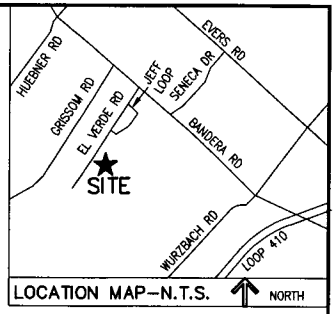
STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.016 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–308





LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 3377, PAGES 270–271 PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
BEING A 0.029 ACRE (1249.79 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN A 25' DRAINAGE RIGHT-OF-WAY, C.B. 4430, RECORDED IN VOLUME 3377, PAGES 270-271, PLAT RECORDS, BEXAR COUNTY, TEXAS.

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TEXAS REGISTERED ENGINEERING FIRM F-10045512
TEXAS REGISTERED SURVEYING FIRM F-10124400
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

6 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.879 ACRE (38310.09 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 0.879 ACRE (38310.09 SQUARE FEET) VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, SAID **0.879 ACRE (38310.09 SQUARE FEET) VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING A PORTION OF LOTS 98 & 99 C.B. 4430, LEON VALLEY RANCHES, PLAT RECORDED IN VOLUME 3377, PAGES 270-271, PLAT RECORDS, BEXAR COUNTY, TEXAS, A CALLED 1.22 ACRE TRACT OF LAND, RECORDED IN VOLUME 14590, PAGE 2155, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A CALLED 0.7893 ACRE TRACT OF LAND, RECORDED IN VOLUME 14441, PAGE 1629, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND A CALLED 2.33 ACRE TRACT OF LAND, RECORDED IN VOLUME 14457, PAGE 2323, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. SAID **0.879 ACRE (38310.09 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the north boundary line of said 2.33 acres and in a southwest right-of-way line of Jeff Loop, said point bears North 62°41'18" East, a distance of 377.35 feet from a 1/2" iron rod found at the northwest corner of said 1.22 acre tract, said point being the north corner of the herein described easement;

1. **Thence, South 58°02'41" East,** with the north boundary line of said 2.33 acres and with a southwest right-of-way line of Jeff Loop, a distance of **62.78 feet** to a calculated point which bears North 58°02'41" West, a distance of 226.80 feet from a calculated point at the east corner of said 2.33 acre tract, said point being the northeast corner of the herein described easement;

2. **Thence,** across said 2.33 acres, said 0.7893 acres, said 1.22 acres, said Lot 99, and said Lot 98 the following two (2) courses and distances:

3. **South 69°09'57" West,** a distance of **178.74 feet** to a calculated point for an angle point of the herein described easement;

4. **South 32°09'59" West,** a distance of **589.57 feet** to a calculated point in the northeast boundary line of a 25' drain, according to plat recorded in Volume 3377, Pages 270-271, Plat Records, Bexar County, Texas, said point being the south corner of the herein described easement;

5. **Thence, North 58°09'36" West,** with the northeast boundary line of said 25' drain and the southwest boundary line of said Lot 98, a distance of **50.00 feet** to a calculated point which bears South 58°09'36" East, a distance of 92.49 feet from a calculated point at the west corner of said Lot 98, said point being the southwest corner of the herein described easement;

6. **Thence,** across said Lot 98, said Lot 99, said 1.22 acres, said 0.7893 acres, and said 2.33 acres, the following two (2) courses and distances:

7. **North 32°09'59" East,** a distance of **606.58 feet** to a calculated point for an angle point of the herein described easement;

8. **North 69°09'57" East,** a distance of **157.51 feet** to the **POINT OF BEGINNING** and containing **0.879 acres (38310.09 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

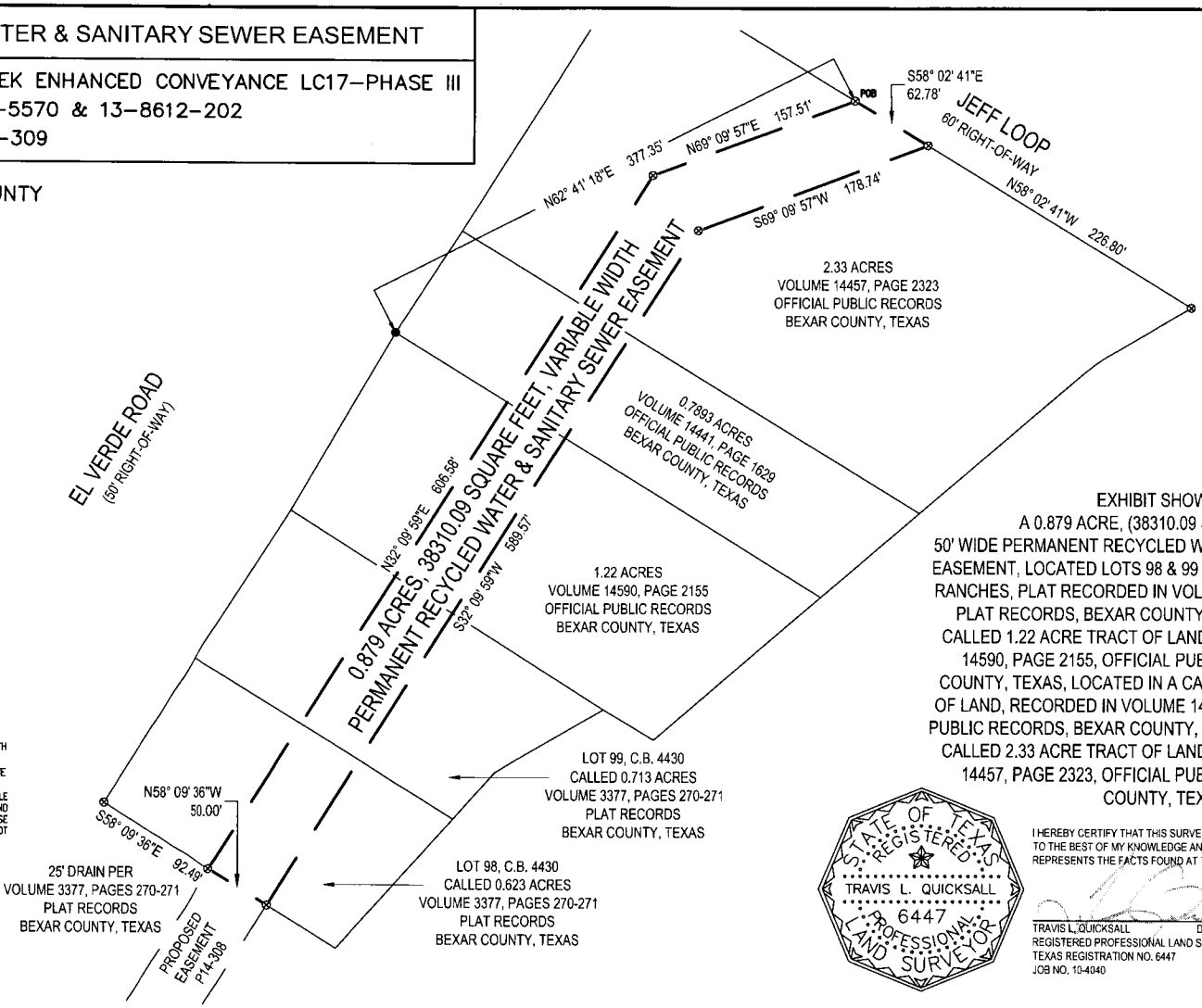
STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

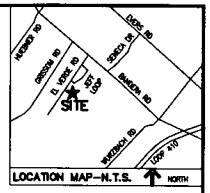
Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.879 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–309

PROPERTY OWNER: BEXAR COUNTY





SCALE: 1" = 100'

LEGEND

POB POINT OF BEGINNING
⊗ CALCULATED POINT
● FOUND ½" IRON ROD

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
A 0.879 ACRE, (38310.09 SQUARE FEET), 50' WIDE PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED LOTS 98 & 99 IN C.B. 4430, LEON VALLEY RANCHES, PLAT RECORDED IN VOLUME 3377, PAGES 270-271, PLAT RECORDS, BEXAR COUNTY, TEXAS, LOCATED IN A CALLED 1.22 ACRE TRACT OF LAND, RECORDED IN VOLUME 14590, PAGE 2155, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, LOCATED IN A CALLED 0.7893 ACRE TRACT OF LAND, RECORDED IN VOLUME 14441, PAGE 1629, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND LOCATED IN A CALLED 2.33 ACRE TRACT OF LAND, RECORDED IN VOLUME 14457, PAGE 2323, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 51
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-10145-12
TEXAS REGISTERED SURVEYING FIRM F-10024-00
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

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FIELD NOTES FOR A 0.538 ACRE (23428.98 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 0.538 ACRE (23428.98 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN, C.B. 4430, PLAT OF LEON VALLEY RANCHES, SECOND FILING, BEXAR COUNTY, TEXAS, SAID **0.538 ACRE (23428.98 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING A PORTION OF THOSE CERTAIN LOTS 74, 75, 76, 77, 78 AND 79 OF THE LEON VALLEY RANCHES SECOND FILING, RECORDED IN VOLUME 3025, PAGES 319-320, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.538 ACRE (23428.98 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the south boundary line of Lot 101, Re-Plat of Leon Valley Ranches, recorded in volume 9505, page 6, Plat Records, Bexar County, Texas, at the west corner of Lot 101, said Re-Plat of Leon Valley Ranches, at the south corner of Lot 87, C.B. 4430, said Leon Valley Ranches, Second Filing subdivision, the east corner of Lot 80, C.B. 4430, said Leon Valley Ranches, Second Filing subdivision, at the north corner of Lot 79, C.B. 4430, said Leon Valley Ranches, Second Filing subdivision, said point bears North 46°14'20" West, a distance of 11.99 feet, said point being the north corner of the herein described easement;

1. **Thence, South 46°14'24" East,** with the south boundary line of said Lot 101 and the northeast boundary line of said Lot 79, a distance of **51.50 feet** (record, North 45°54'57" West) to a calculated point which bears North 45°14'20" West, a distance of 36.28 feet from a 1/2" iron rod found in the southwest boundary line of said Lot 101, said point being the northeast corner of the herein described easement;

2. **Thence,** across said Lots 79, 78, 77, 76 and 75 the following three (3) courses and distances:

3. **Thence, South 29°54'55" West,** a distance of **7.87 feet** to a calculated point for the herein described easement;

4. **Thence, South 49°48'55" West,** a distance of **460.79 feet** to a calculated point for an interior corner of the herein described easement;

5. **Thence, South 52°55'35" East,** a distance of **259.75 feet** to a calculated point in a northeast boundary line of Huebner Creek for an extreme east corner of the herein described easement;

6. **Thence, South 41°30'25" West,** with the southeast line of said Lot 75, a distance of **16.05 feet** (record South 41°27'18" East) to a calculated point for an extreme east corner of the herein described easement;

7. **Thence,** across said Lots 75 and 74 the following two (2) courses and distances:

8. **Thence, North 52°55'35" West,** a distance of **261.97 feet** to a calculated point for an interior corner of the herein described easement;

9. **Thence, South 47°36'56" West,** a distance of **81.43 feet** to a calculated point in the southeast right-of-way line of Jeff Loop at the beginning of a non-tangent curve to the left, said calculated point being an angle point of the herein described easement;

10. **Thence,** with the southeast right-of-way line of said Jeff Loop and the northwest boundary lines of said Lots 74, 75, 76, 77, 78 and 79 the following six (6) courses and distances:

11. **Thence,** with said non-tangent curve to the left containing a:
Curve Length: 47.78 feet
Radius: 2006.89 feet
Delta: 001°21'51"
Chord Length: 47.78 feet
Chord Bearing: North 41°36'17" East
to a calculated point at the point of curvature for said curve to the left;

12. **Thence,** with said non-tangent curve to the left containing a:
Curve Length: 89.99 feet
Radius: 2006.89 feet
Delta: 002°34'09"
Chord Length: 89.98 feet
Chord Bearing: North 39°46'47" East
to a calculated point at the point of curvature for said curve to the left;

13. **Thence,** with said non-tangent curve to the left containing a:
Curve Length: 90.01 feet
Radius: 2006.89 feet
Delta: 002°34'11"
Chord Length: 90.00 feet
Chord Bearing: North 37°34'07" East
to a calculated point at the point of tangency;

14. **Thence, North 37°01'08" East,** a distance of **61.31 feet** to a calculated point at the beginning of a non-tangent curve to the left, said calculated point being an angle point of the herein described easement;

15. **Thence,** with said non-tangent curve to the left containing a:
Curve Length: 39.70 feet
Radius: 60.00 feet
Delta: 037°54'44"
Chord Length: 38.98 feet
Chord Bearing: North 79°01'37" East
to a calculated point at the point of curvature for said curve to the left;

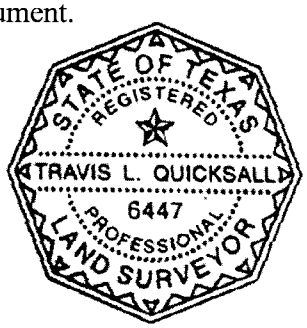
16. **Thence,** with said non-tangent curve to the left containing a:
Curve Length: 58.59 feet
Radius: 60.00 feet
Delta: 055°56'57"
Chord Length: 56.29 feet
Chord Bearing: North 32°05'52" East
to a calculated point at the point of curvature for said curve to the left;

17. **Thence,** across said Lot 79 the following two (2) courses and distances:

18. **North 49°48'55" East,** a distance of **178.47 feet** to a calculated point for an angle point of the herein described easement;

19. **North 29°54'55" East,** a distance of **11.42 feet** to the **POINT OF BEGINNING** and containing **0.538 acres (23428.98 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

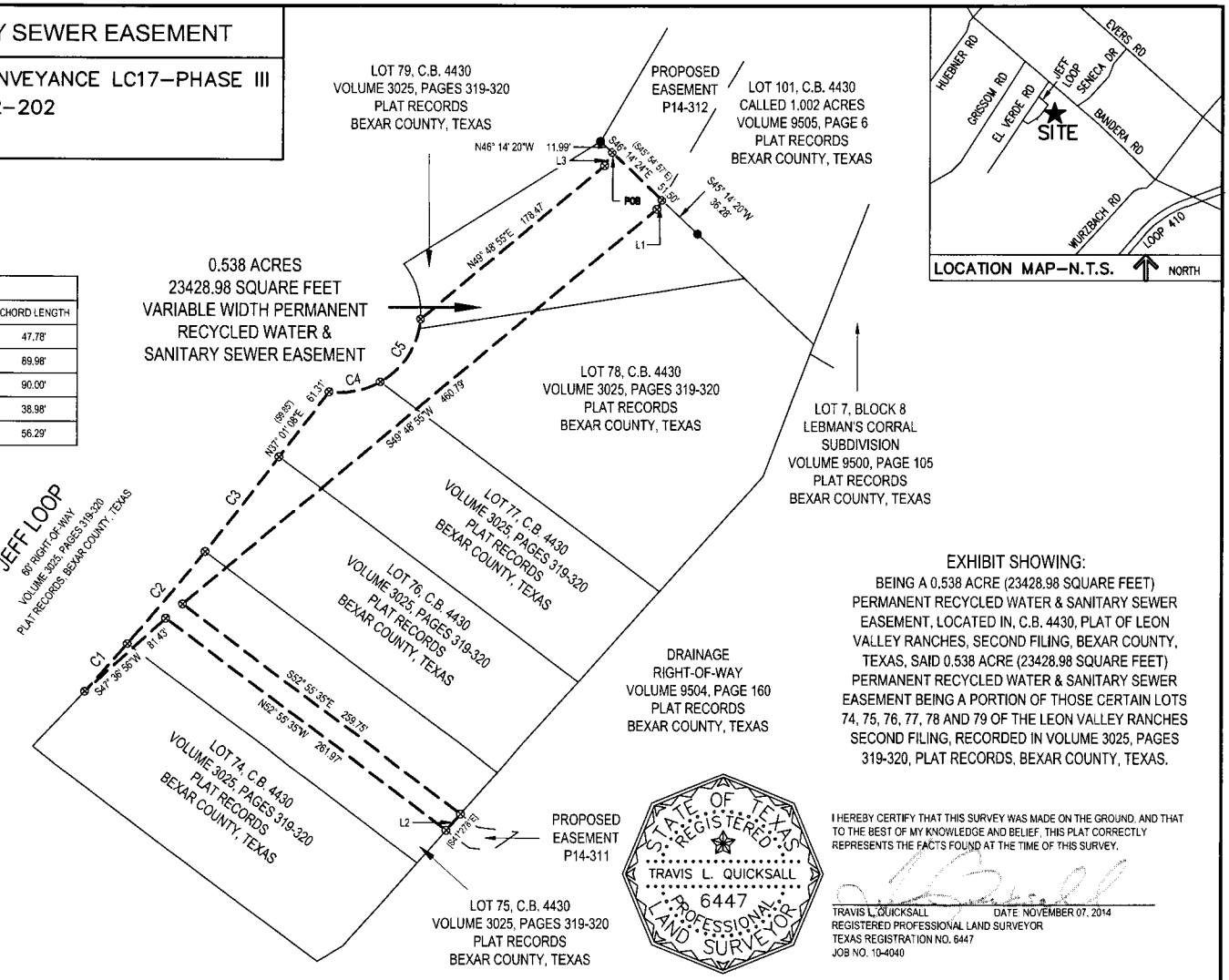


Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.538 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–310

PROPERTY OWNER: BEXAR COUNTY



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2006.89'	47.78'	1°21'51"	N41° 36' 17"E	47.78'
C2	2006.89'	89.99'	2°34'09"	N39° 46' 47"E	89.98'
C3	2006.89'	90.01'	2°34'11"	N37° 34' 07"E	90.00'
C4	60.00'	39.70'	37°54'44"	N79° 01' 37"E	38.98'
C5	60.00'	58.59'	55°56'57"	N32° 05' 52"E	56.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29° 54' 55"W	7.87'
L2	S41° 30' 25"W	16.05'
L3	N29° 54' 55"E	11.42'

LEGEND

POB POINT OF BEGINNING
⊗ CALCULATED POINT
● FOUND ½" IRON ROD
( ) RECORD PER VOLUME 9505, PAGE 6 PLAT RECORDS, BEXAR COUNTY, TEXAS
[ ] RECORD PER VOLUME 9504, PAGE 160 PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
BEING A 0.538 ACRE (23428.98 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN, C.B. 4430, PLAT OF LEON VALLEY RANCHES, SECOND FILING, BEXAR COUNTY, TEXAS, SAID 0.538 ACRE (23428.98 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT BEING A PORTION OF THOSE CERTAIN LOTS 74, 75, 76, 77, 78 AND 79 OF THE LEON VALLEY RANCHES SECOND FILING, RECORDED IN VOLUME 3025, PAGES 319-320, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKINHOOVER
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TEXAS REGISTERED SURVEYING FIRM LS-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

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8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
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FIELD NOTES FOR A 0.016 ACRE (677.81 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT

BEING A 0.016 ACRE (677.81 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT, LOCATED IN A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY, RECORDED IN VOLUME 9504, PAGE 160, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.016 ACRE (677.81 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in a southeast boundary line of Lot 75, C.B. 4430, recorded in Volume 3025, Pages 319-320, Plat Records, Bexar County, Texas, in the north boundary line of said variable width drainage right-of-way, recorded in Volume 9504, Page 160, Plat Records, Bexar County, Texas, said point bears South 11°31'10" West, a distance of 515.02 feet from a 1/2" iron rod found at the southwest corner of Lot 101, according to a replat of Leon Valley Ranches Second Filing, recorded in Volume 9506, Page 6, Plat Records, Bexar County, Texas, said point being the northwest corner of the herein described easement;

1. **Thence,** across said variable width drainage right-of-way the following five (5) courses and distances:

2. **South 52°55'35" East,** a distance of **15.80 feet** to a calculated point for an angle point of the herein described easement;

3. **South 83°05'06" East,** a distance of **30.50 feet** to ca calculated point for the east corner of the herein described easement;

4. **South 54°52'19" West,** a distance of **23.89 feet** to a calculated point for the southeast corner of the herein described easement;

5. **North 83°05'06" West,** a distance of **17.07 feet** to a calculated point For an angle point of the herein described easement;

6. **North 52°55'35" West,** a distance of **21.35 feet** to a calculated point in a southeast boundary line of said Lot 75, in the north boundary line of said variable width drainage right-of-way, said point bears North 41°30'25" East, a distance of 32.52 feet from a calculated point at the east corner of Lot 74, C.B. 4430, recorded in Volume 3025, Pages 319-320, Plat Records, Bexar County, Texas, said point being the northwest corner of the herein described easement;

7. **Thence, North 41°30'25" East,** with the southeast boundary line of said Lot 75, and the north boundary line of said variable width drainage right-of-way, a distance of **16.05 feet** to the **POINT OF BEGINNING** and containing **0.016 acres (677.81 square feet)** of land.

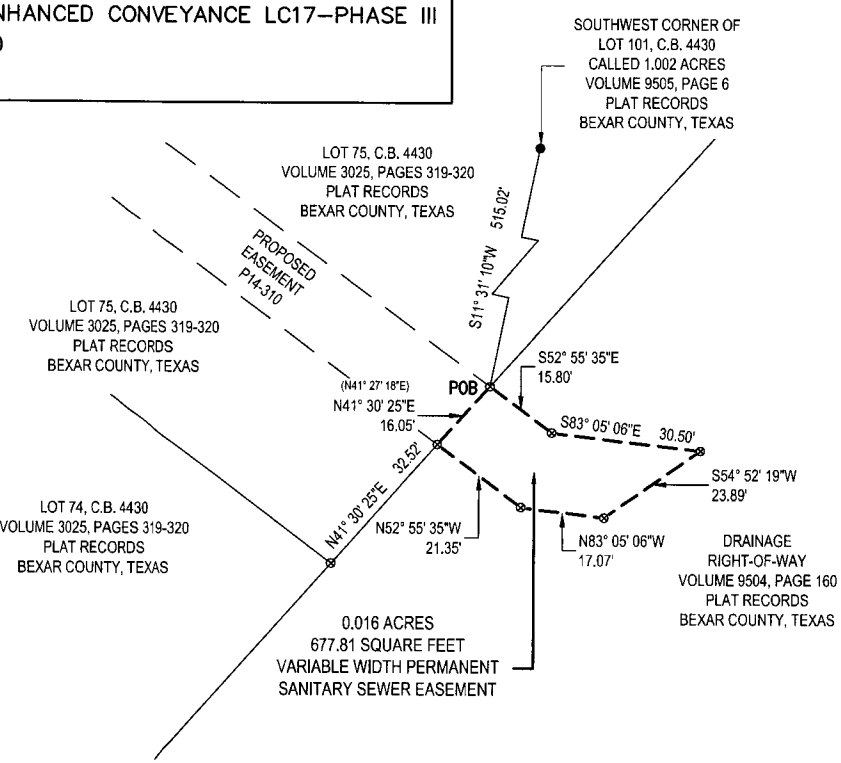
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

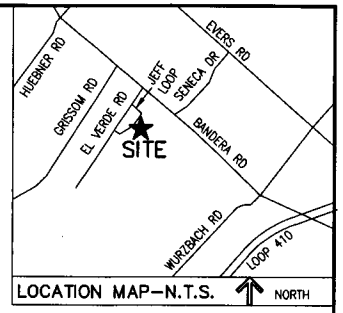
STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

Travis L. Quicksall Date: 11/07/2014
RPLS #6447
Job #10-4040 0.016 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570
SAWS PARCEL NUMBER – P14–311





LOCATION MAP–N.T.S.

N

SCALE: 1" = 30'

LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 9504, PAGE 160 PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

EXHIBIT SHOWING:
BEING A 0.016 ACRE (677.81 SQUARE FEET) PERMANENT SANITARY SEWER EASEMENT, LOCATED IN A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY, RECORDED IN VOLUME 9504, PAGE 160, PLAT RECORDS, BEXAR COUNTY, TEXAS.

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TEXAS REGISTERED SURVEYING FIRM F-10124000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 07, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.413 ACRE(18005.85 SQUARE FEET) PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

BEING A 0.413 ACRE PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT, LOCATED IN LOT 101, C.B. 4430, RE-PLAT OF LEON VALLEY RANCHES, BEXAR COUNTY, TEXAS, SAID **0.413 ACRE SANITARY SEWER EASEMENT** BEING A PORTION OF THAT CERTAIN LOT 101, RECORDED IN VOLUME 9505, PAGE6, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.413 ACRE PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found at the west corner of said Lot 101, at the south corner of Lot 87, C.B. 4430, Leon Valley Ranches, Second Filing subdivision, recorded in Volume 3025, Pages 319-320, Plat Records, Bexar County, Texas, the east corner of Lot 80, C.B. 4430, said Leon Valley Ranches, Second Filing subdivision, at the north corner of Lot 79, C.B. 4430, said Leon Valley Ranches, Second Filing subdivision, said point being the west corner of the herein described easement;

Thence, North 29°58'15" East, with the common Lot line between said Lot 87 and said Lot 101, a distance of **288.65 feet** to a calculated point at the north corner of said Lot 101, in the southwest right-of-way line of Bandera Road/State Highway No. 16, said point being the north corner of the herein described easement;

Thence, South 52°16'55" East, with the southwest right-of-way line of said Bandera Road/State Highway No. 16 and the northeast line of said Lot 101, a distance of **62.23 feet** to a calculated point for the east corner of the herein described easement;

Thence, South 29°58'15" West, departing the southwest right-of-way line of said Bandera Road/State Highway No. 16 and across said Lot 101, a distance of **295.40 feet** to a calculated point in the northeast line of said Lot 79, in the southwest line of said Lot 101, said point being the southeast corner of the herein described easement;

Thence, North 46°14'20"West, with the common Lot line between said Lot 79 and said Lot 101, a distance of **63.49 feet** to the **POINT OF BEGINNING** and containing **0.413 acres** of land.

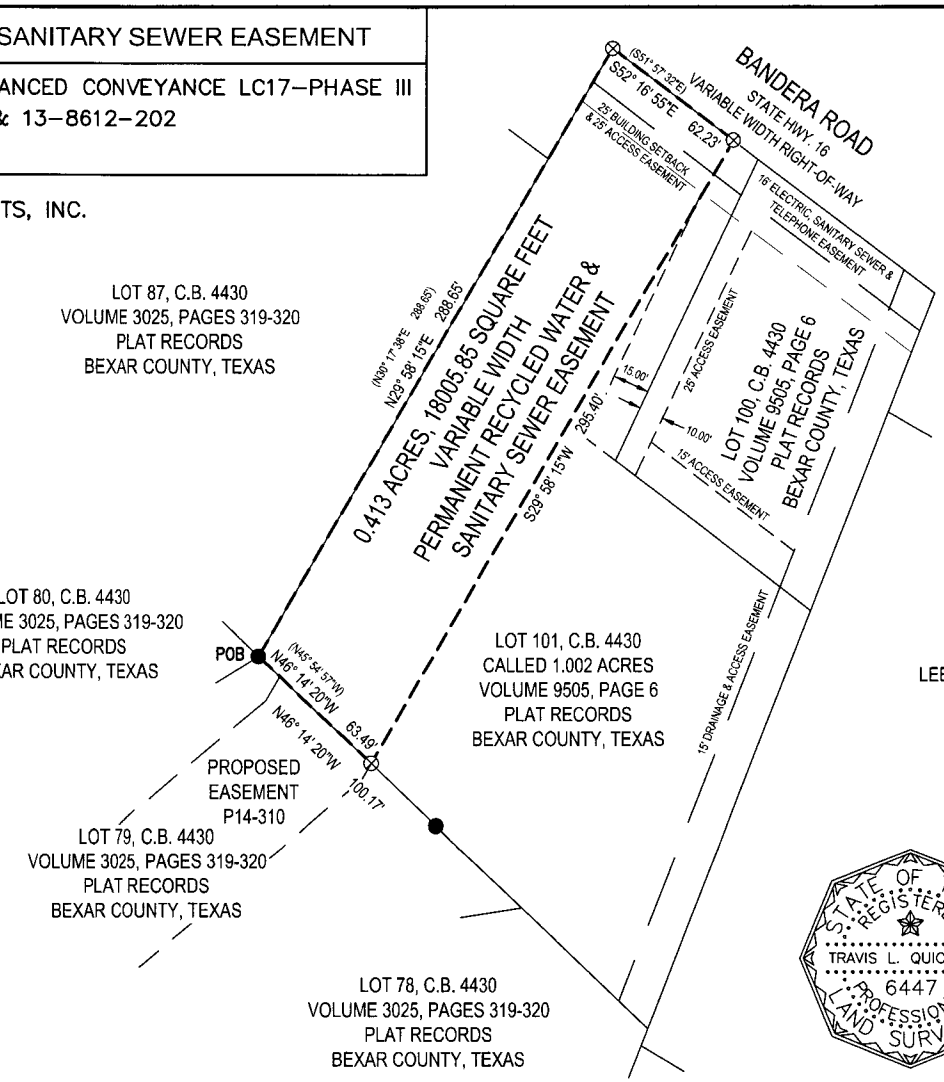
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

Travis L. Quicksall Date: 09/19/2014
RPLS #6447
Job #10-4040 0.413 ACRES

PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–312

PROPERTY OWNER: JESTER INVESTMENTS, INC.



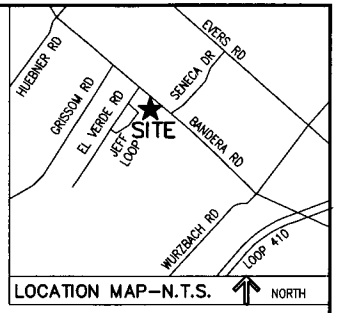


EXHIBIT SHOWING: A 0.413 ACRE VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT LOCATED IN C.B. 4430, LEON VALLEY RANCHES, REPLAT RECORDED IN VOLUME 9505, PAGE 6, PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
●	FOUND ½" IRON ROD
( )	RECORD PER VOLUME 9505, PAGE 6 PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

MATKINHOOVER ENGINEERING & SURVEYING
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BOERNE, TEXAS 78006
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TEXAS REGISTERED SURVEYING FIRM LS-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS REGISTERED TRAVIS L. QUICKSALL 6447 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: SEPTEMBER 19, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.418 ACRE (18214.31 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER & RECYCLED WATER

BEING A 0.418 ACRE (18214.31 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER & RECYCLED WATER, LOCATED IN INTOWN SUITES, LOT 10, BLOCK 1, C.B. 4430, RECORDED IN VOLUME 9548, PAGES 138-142, PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID **0.418 ACRE (18214.31 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER & RECYCLED WATER** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the southeast boundary line of said Lot 10, and in a northwest boundary line of Seneca Estates Subdivision, Unit 1A, drainage right-of-way, recorded in Volume 6500, Pages 113-114, Plat Records, Bexar County, Texas, said point bears South 42°07'27" West, a distance of 983.17 feet from a 1/2" iron rod found with a yellow cap at a northeast corner of said Lot 10, said point being the northeast corner of the herein described easement;

1. **Thence, South 42°07'27" West,** with a southeast boundary line of said 11.254 acre tract, and a northwest boundary line of said 1.314 acre tract, a distance of **44.89 feet** (record South 42°07'40" West) to a calculated at an angle point of said Lot 10, at a northwest corner of Seneca Estates Subdivision, Unit 5, Lot 9, Block 7, recorded in Volume 7100, Page 116, Plat Records, Bexar County, Texas, said point being an angle point of the herein described easement;

2. **Thence, South 07°26'17" West,** with the west boundary line of said Lot 9, with a southeast boundary line of said Lot 10, a distance of **35.96 feet** (record South 07°26'30 West) to calculated point which bears North 07°26'17" East, a distance of 287.86 feet from a found type 2 TxDOT monument in the northeast right-of-way line of Bandera Road, said point being an angle point of the herein described easement;

   Thence, departing the southeast boundary line and across said Lot 10 with the following five (5) courses and distances:

3. **South 24°02'29" West,** a distance of **236.07 feet** to a calculated point for the south corner of the herein described easement;

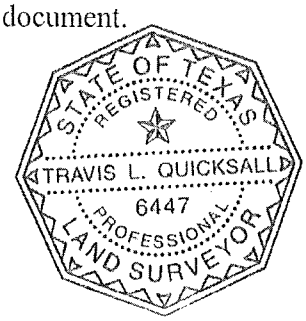
4. **North 52°08'51" West,** a distance of **61.79 feet** to a calculated point for a southwest corner of the herein described easement;

5. **North 24°02'29" East,** a distance of **263.75 feet** to a calculated point for an angle point of the herein described easement;

6. **North 42°10'16" East,** a distance of **52.05 feet** to a calculated point for the north corner of the herein described easement;

7. **South 48°41'04" East,** a distance of **49.71 feet** to the **POINT OF BEGINNING** and containing **0.418 acres(18214.31 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

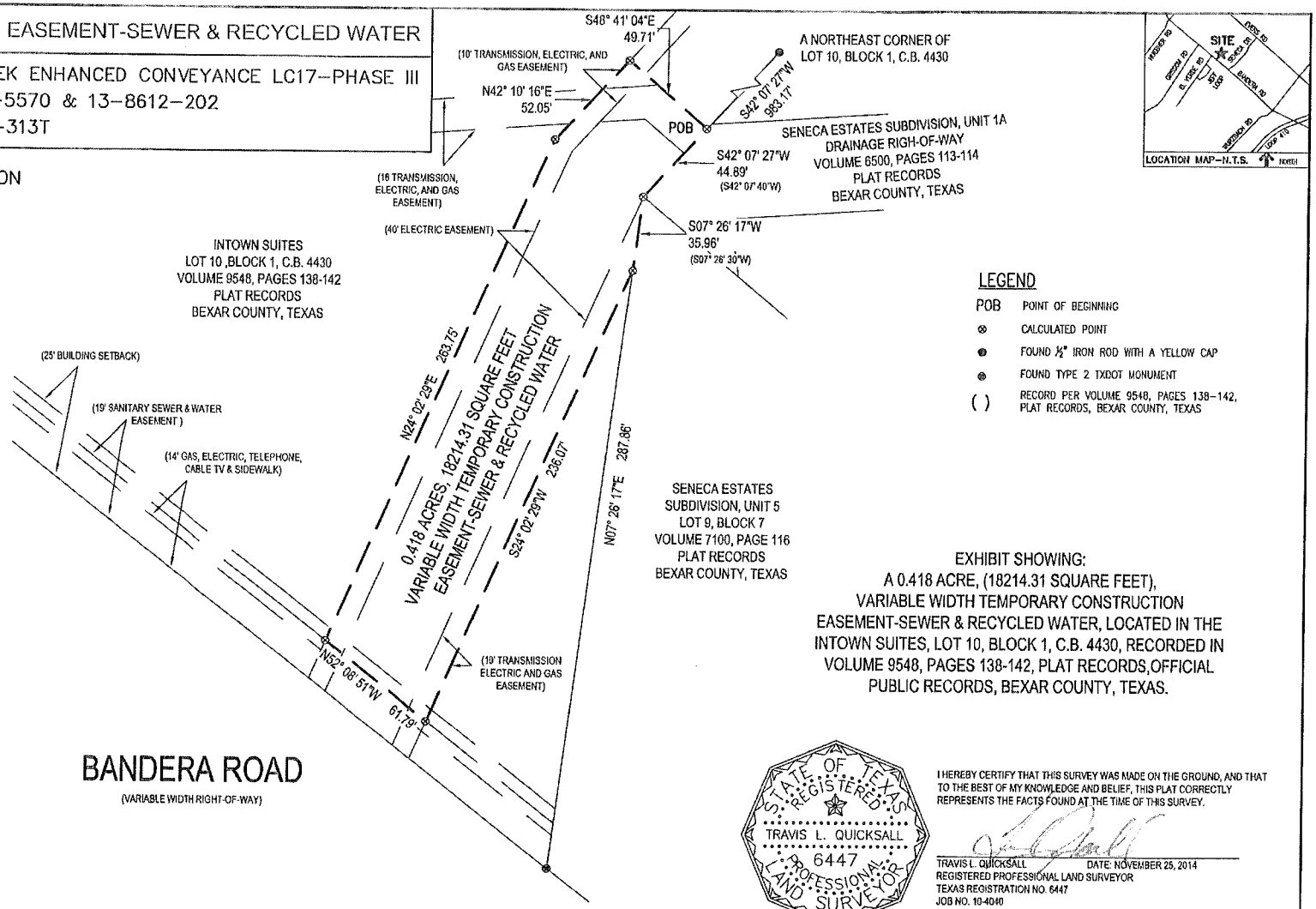


Travis L. Quicksall Date: 11/25/2014
RPLS #6447
Job #10-4040 0.418 ACRES

TEMPORARY CONSTRUCTION EASEMENT-SEWER & RECYCLED WATER

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570 & 13–8612–202
SAWS PARCEL NUMBER – P14–313T

PROPERTY OWNER: CITY OF LEON VALLEY



LEGEND

POB	POINT OF BEGINNING
⊗	CALCULATED POINT
●	FOUND ½" IRON ROD WITH A YELLOW CAP
◉	FOUND TYPE 2 TXDOT MONUMENT
( )	RECORD PER VOLUME 9548, PAGES 138–142, PLAT RECORDS, BEXAR COUNTY, TEXAS

EXHIBIT SHOWING:
A 0.418 ACRE, (18214.31 SQUARE FEET), VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT-SEWER & RECYCLED WATER, LOCATED IN THE INTOWN SUITES, LOT 10, BLOCK 1, C.B. 4430, RECORDED IN VOLUME 9548, PAGES 138-142, PLAT RECORDS, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.
4)IMPROVEMENTS NOT SHOWN PER REQUEST OF KHA.

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 25, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 51
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-10515
TEXAS REGISTERED SURVEYING FIRM F-10070
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

Name: 3

North: 13726783.6315' East: 2092386.8920'

Segment #1 : Line

Course: N 24° 02' 29" E Length: 263.75'

North: 13727024.5015' East: 2092494.3428'

Segment #2 : Line

Course: N 42° 10' 16" E Length: 52.05'

North: 13727063.0780' East: 2092529.2864'

Segment #3 : Line

Course: S 48° 41' 04" E Length: 49.71'

North: 13727030.2592' East: 2092566.6229'

Segment #4 : Line

Course: S 42° 07' 27" W Length: 44.89'

North: 13726996.9646' East: 2092536.5134'

Segment #5 : Line

Course: S 07° 26' 17" W Length: 35.96'

North: 13726961.3072' East: 2092531.8582'

Segment #6 : Line

Course: S 24° 02' 29" W Length: 236.07'
North: 13726745.7159' East: 2092435.6841'

Segment #7 : Line

Course: N 52° 08' 51" W Length: 61.79'
North: 13726783.6322' East: 2092386.8951'

Perimeter: 744.22' Area: 0.418acres
Error Closure: 0.0032 Course: N 77° 07' 49" E
Error North: 0.00072 East: 0.00315

Precision 1: 232568.75

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.666 ACRE (29006.32 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER

BEING A 0.666 ACRE (29006.32 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER, LOCATED IN A 2.277 ACRE TRACT OF LAND, RECORDED IN VOLUME 5750, PAGE 1474, AND IN A 3.238 ACRE TRACT OF LAND, RECORDED IN VOLUME 5603, PAGE 19, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, BOTH TRACTS LOCATED IN C.B. 4430, SAID **0.666 ACRE (29006.32 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the southeast boundary line of said 3.238 acre tract, and in a northwest boundary line of Intown Suites, Lot 10, Block 1, C.B. 4430, recorded in Volume 9548, Pages 138-142, Plat Records, Bexar County, Texas, said point bears North 84°12'17" West, a distance of 1515.32 feet from a 1/2" iron rod found with a yellow cap at a northeast corner of said Lot 10, said point being a southeast corner of the herein described easement;

Thence, departing the southeast boundary line and across said 3.238 acre tract and said 2.277 acre tract (parent tract) with the following seven courses and distances:

1. **North 59°30'43" West,** a distance of **215.92 feet** to a calculated point which bears North 23°45'38" West, a distance of 1004.38 feet from a found type 2 TxDOT monument in a northeast right-of-way line of Bandera Road, said point being the southwest corner of the herein described easement;

2. **North 27°41'40" East,** a distance of **69.45 feet** to a calculated point for an angle point of the herein described easement;

3. **North 04°17'07" East,** a distance of **77.93 feet** to a calculated point for an angle point of the herein described easement;

4. **North 05°12'55" West,** a distance of **66.81 feet** to a calculated point for an angle point of the herein described easement;

5. **North 05°22'20" West,** a distance of **70.63 feet** to a calculated point for an angle point of the herein described easement;

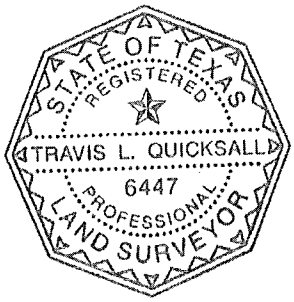
6. **North 25°50'37" West,** a distance of **66.92 feet** to a calculated point for an angle point of the herein described easement;

7. **North 28°40'14" West,** a distance of **20.61 feet** to a calculated point at a southeast corner of a called 2.277 acre tract of land, recorded in Volume 14308, Page 1593, Official Public Records, Bexar County, Texas, at a west corner of a called 2.277 acre tract of land, recorded in Volume 1594, Page 812, Official Public Records, Bexar County, Texas, at an angle point of said 2.277 acre tract (parent tract), said point being a northwest corner of the herein described easement;

8. **Thence, South 47°53'23" East,** with a south boundary line of said 2.277 acre tract, with a northeast boundary line of said 3.238 acre tract, a distance of **73.99 feet** to a calculated point for an angle point of the herein described easement;

9. **Thence, South 19°16'03" East,** departing the northeast boundary line and across said 3.238 acre tract, a distance of **438.87 feet** to the **POINT OF BEGINNING** and containing **0.666 acres(29006.32 square feet)** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Travis L. Quicksall Date: 11/25/2014
RPLS #6447
Job #10-4040 0.666 ACRES

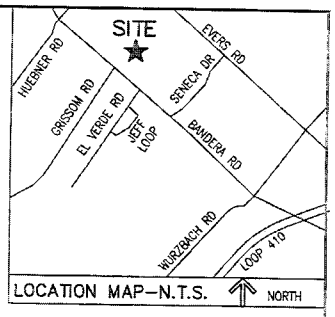
TEMPORARY CONSTRUCTION EASEMENT-SEWER

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17–PHASE III
SAWS PROJECT NUMBER – 13–5570

SAWS PARCEL NUMBER – P14–314T

PROPERTY OWNER: NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC.

SCALE: 1" = 60'



LOCATION MAP–N.T.S.

LEGEND

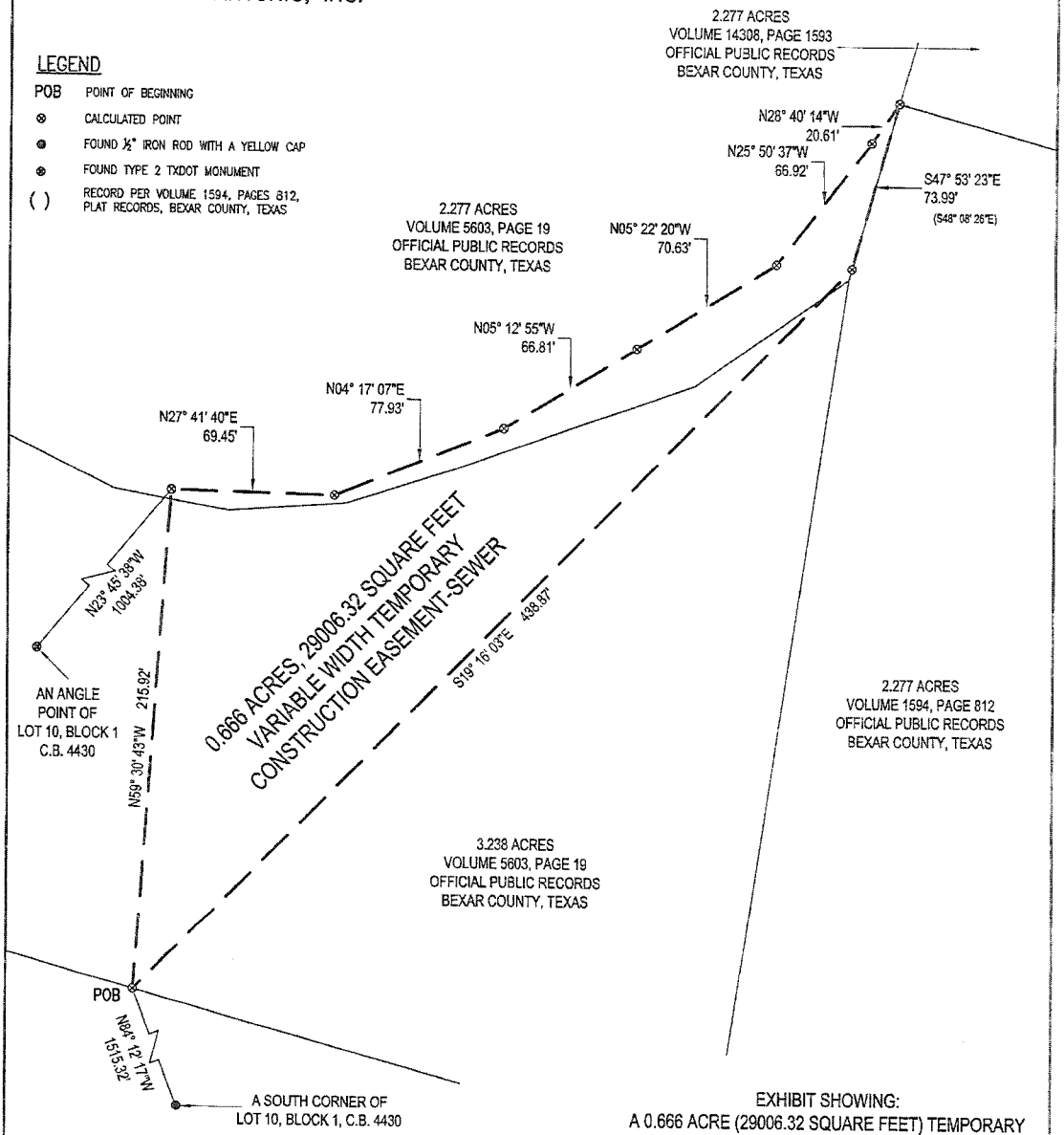
POB POINT OF BEGINNING

⊗ CALCULATED POINT

● FOUND ½" IRON ROD WITH A YELLOW CAP

⊗ FOUND TYPE 2 TXDOT MONUMENT

( ) RECORD PER VOLUME 1594, PAGES 812, PLAT RECORDS, BEXAR COUNTY, TEXAS



INTOWN SUITES
LOT 10 ,BLOCK 1, C.B. 4430
VOLUME 9548, PAGES 138-142
PLAT RECORDS
BEXAR COUNTY, TEXAS

EXHIBIT SHOWING:
A 0.666 ACRE (29006.32 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT-SEWER, LOCATED IN A 2.277 ACRE TRACT OF LAND, RECORDED IN VOLUME 5750, PAGE 1474, AND IN A 3.238 ACRE TRACT OF LAND, RECORDED IN VOLUME 5603, PAGE 19, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, BOTH TRACTS LOCATED IN C.B. 4430.

NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.
4) IMPROVEMENTS NOT SHOWN PER REQUEST OF KHA.

MATKINHOOVER ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 106
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-9045
TEXAS REGISTERED SURVEYING FIRM F-10064100
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS REGISTERED TRAVIS L. QUICKSALL 6447 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: NOVEMBER 25, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 10-4040

Name: 3

North: 13727332.2346' East: 2089903.7281'

Segment #1 : Line

Course: N 59° 30' 43" W Length: 215.92'

North: 13727441.7835' East: 2089717.6623'

Segment #2 : Line

Course: N 27° 41' 40" E Length: 69.45'

North: 13727503.2772' East: 2089749.9396'

Segment #3 : Line

Course: N 04° 17' 07" E Length: 77.93'

North: 13727580.9893' East: 2089755.7627'

Segment #4 : Line

Course: N 05° 12' 55" W Length: 66.81'

North: 13727647.5228' East: 2089749.6898'

Segment #5 : Line

Course: N 05° 22' 20" W Length: 70.63'

North: 13727717.8425' East: 2089743.0770'

Segment #6 : Line

Course: N 25° 50' 37" W Length: 66.92'
North: 13727778.0697' East: 2089713.9055'

Segment #7 : Line

Course: N 28° 40' 14" W Length: 20.61'
North: 13727796.1527' East: 2089704.0174'

Segment #8 : Line

Course: S 47° 53' 23" E Length: 73.99'
North: 13727746.5380' East: 2089758.9073'

Segment #9 : Line

Course: S 19° 16' 03" E Length: 438.87'
North: 13727332.2499' East: 2089903.7252'

Perimeter: 1101.12' Area: 0.666acres
Error Closure: 0.0156 Course: N 10° 46' 46" W
Error North: 0.01529 East: -0.00291

Precision 1: 70585.26