

# Attachment II

LOT 55  
NCB 15602  
CALLED 41.54 ACRES  
BAPTIST CHILDREN HOME AT SAN ANTONIO  
VOL. 9522, PG. 89  
DPRBC

LOT 56  
NCB 15602  
CALLED 7.945 ACRES  
ALAMO CHILDRENS ADVOCACY CENTER  
SUBDIVISION  
VOL. 9535, PG. 169, DPRBC

LOT 52 NCB 15602  
LA QUINTA NO 4-A  
VOL. 9200, PG. 40, DPRBC

LOT 58  
NCB 15602  
CALLED 1.794 ACRES  
BAYWOOD HOTEL  
VOL. 9691, PG. 143, DPRBC

24.971 ACRES  
1,087,731 SQ. FT.

REMAINDER OF CALLED 105.205 ACRES  
BAPTIST CHILD & FAMILY SERVICES  
VOL. 7312, PG. 822, DPRBCT

## PROPERTY DESCRIPTION

BEING A 24.971 ACRE (1,087,731 SQUARE FEET) TRACT OF LAND SITUATED IN FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOT 58, NCB 15602, BAYWOOD HOTEL RECORDED IN VOLUME 9691, PAGE 143, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 24.98 ACRE TRACT DESCRIBED IN AGREED FINAL JUDGMENT TO CITY OF SAN ANTONIO WATER SYSTEMS, RECORDED IN DOCUMENT NO. 20200301172, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE NORTH CORNER OF SAID LOT 58, THE NORTH CORNER OF SAID 24.98 ACRE TRACT, BEING THE SOUTHEAST CORNER OF LOT 52, NCB 15602, LA QUINTA NO 4-A RECORDED IN VOLUME 9200, PAGE 40, OF SAID DEED AND PLAT RECORDS, IN THE WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE;

THENCE SOUTH 25°18'13" EAST, 370.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE EAST CORNER OF SAID 24.98 ACRE TRACT, A NORTH CORNER OF LACKLAND AIR FORCE BASE;

THENCE, ALONG THE SOUTH LINE OF SAID 24.98 ACRE TRACT AND NORTH LINE OF SAID LACKLAND AIR FORCE BASE, THE FOLLOWING TWO (2) CALLS:

- SOUTH 67°53'00" WEST, 1,164.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
- SOUTH 46°40'46" WEST, 1,049.02 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE FOR THE SOUTH CORNER OF SAID 24.98 ACRE TRACT, IN THE EAST LINE OF THE REMAINDER OF A CALLED 105.205 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BAPTIST CHILD & FAMILY SERVICES RECORDED IN VOLUME 7312, PAGE 822, DEED RECORDS, BEXAR COUNTY, TEXAS;

THENCE NORTH 25°07'19" WEST, 723.57 FEET TO A MAG NAIL WITH WASHER STAMPED "KFW" FOUND FOR THE WEST CORNER OF SAID 24.98 ACRE TRACT, AN INNER ELL CORNER OF LOT 55, NCB 15602, BAPTIST CHILDREN HOME AT SAN ANTONIO RECORDED IN VOLUME 9522, PAGE 89, OF SAID DEED AND PLAT RECORDS;

THENCE ALONG THE NORTH LINE OF SAID 24.98 ACRE TRACT, THE SOUTH LINES OF SAID LOT 55, LOT 52, AND LOT 56, NCB 15602, ALAMO CHILDRENS ADVOCACY CENTER SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 169, OF SAID DEED AND PLAT RECORDS, THE FOLLOWING THREE (3) CALLS:

- NORTH 65°51'37" EAST, A DISTANCE OF 553.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
- NORTH 25°02'59" WEST, A DISTANCE OF 142.62 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
- NORTH 72°41'26" EAST, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BIG SKY RPLS 5419" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 55, THE SOUTHWEST CORNER OF SAID LOT 56 AT A DISTANCE OF 545.02 FEET, CONTINUING 503.25 FEET TO A 3/4" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 56, THE SOUTHWEST CORNER OF LOT 52, CONTINUING 571.14 FEET, A TOTAL DISTANCE OF 1,619.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,087,731 SQUARE FEET OR 24.971 ACRES OF LAND.

## GENERAL NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT REFLECT ALL MATTERS OF ENCUMBRANCE.
- FLOOD STATEMENT:  
ACCORDING TO COMMUNITY PANEL NO. 48029C0370G DATED SEPTEMBER 29, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- GEODETIC BASIS STATEMENT:  
HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.
- ENCROACHMENTS: PER ALTA/NSPS SURVEY STANDARDS ITEM 5, SECTION C, PARAGRAPH III: THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION, "EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
- ZONING: A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER PER ALTA/NSPS OPTIONAL TABLE A ITEMS 6(A)(B). THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS.
- UTILITIES NOTE:  
ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TEXAS 811 MARKINGS OR OTHER THIRD PARTY UTILITY LOCATORS, AND LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM OUR CLIENT OR UTILITY COMPANIES REPRESENTATIVES. SAID LOCATES ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVE SITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
- KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
- THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

## SURVEYORS CERTIFICATION:

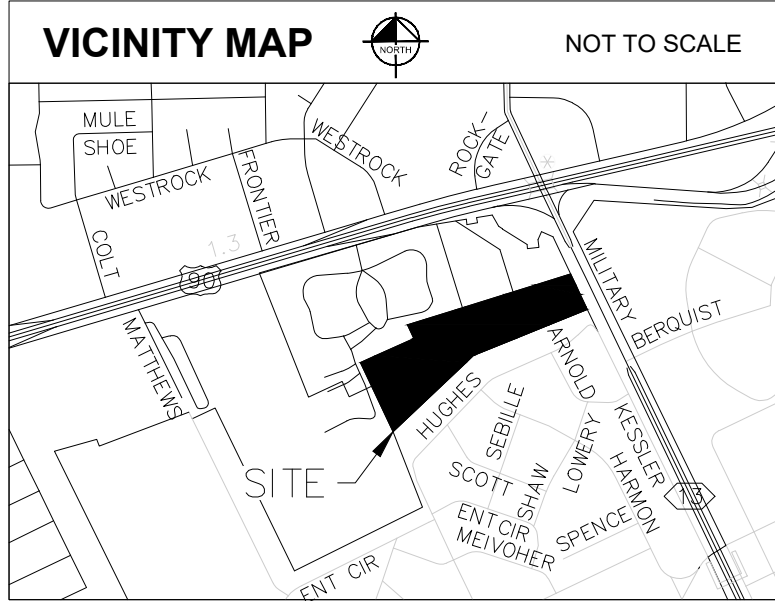
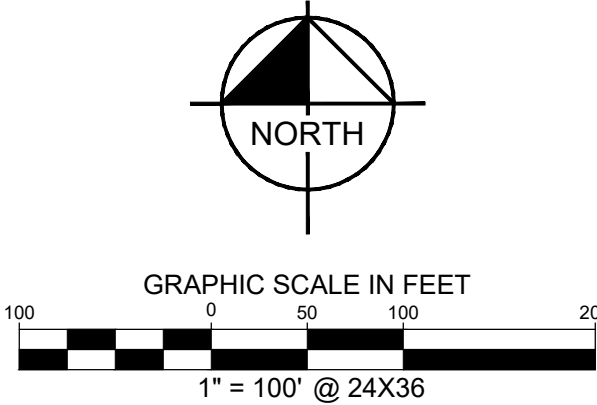
TO: SAN ANTONIO WATER SYSTEM:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 11(a), 13, AND 16 OF TABLE A THEREOF.

FIELD WORK DATE: JULY 2, 2024  
SURVEY DATE: AUGUST 2, 2024

JAMES JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: 210-728-0100  
JAY.JANISSE@KIMLEY-HORN.COM

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



## LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED TANK
PIPELINE METER	UNIDENTIFIED VALVE
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE SEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRISC 1/2" IRON ROD W/ MAG CAP SET
ELECTRIC TRANSFORMER	IRISC 1/2" IRON ROD W/ CAP FOUND
ELECTRIC VAULT	MNS MAG NAIL SET
HANDICAPPED PARKING	PK NAIL FOUND
PARKING METER	RF IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGN	POB POINT OF BEGINNING
RAILROAD SIGN	POC POINT OF COMMENCEMENT
RAILROAD VAULT	
SIGN	
MARQUEE/BILLBOARD	
AC UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

## LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE
WATER LINE
W
SS
STORM SEWER LINE
UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE
UG
UGT
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT

## ALTA/NSPS LAND TITLE SURVEY

24.971 ACRES

FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216  
FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MGB	JLJ	Aug. 2024	068665092	1 OF 1

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BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.

*James Janisse*  
10/10/24

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