

SAWS Parcel No. P23-057  
Project Name: Blanco Rd. to Orsinger Ln. Pressure  
Zone 1111 24-Inch Water Main Project  
SAWS Job No.: 21-7006  
Owner Name: Summerfield HOA, Inc.  
BCAD ID No.: 643563

Exhibit "A"

**FIELD NOTES**

**For a 0.12 of one acre (5,422.86 square feet)  
20 foot Wide Permanent S.A.W.S. Easement**

**A 0.12-ACRE TRACT OF LAND (5,422.86 SQ.FT.) FOR A 20 FOOT WIDE PERMANENT S.A.W.S. EASEMENT, BEING OUT OF A CALLED 1.477-ACRE TRACT OF LAND, CONVEYED TO SUMMERFIELD HOMEOWNERS ASSOCIATION, INC. BY DEED RECORDED IN VOLUME 9879, PAGE 2494 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 1.477-ACRE TRACT ALSO KNOWN AS LOT 3, BLOCK 1, NEW CITY BLOCK (NCB) 17180, OF THE VOELCKER RANCH UNIT 4D SUBDIVISION, AS SHOWN ON MAP RECORDED IN VOLUME 9530, PAGE 145, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING** at a mag nail (N = 13,752,802.68, E= 2,118,422.07) set in the west line of said Lot 3, Block 1 and the southeast line of a called 5.2380-acre tract of land, known as Lot P-31A. Block 1, NCB 17180, described in a deed to Summerfield Homeowners Association, Inc., recorded in Volume 8898, Page 65 of the Official Public Records of Bexar County, Texas, from which the southwest corner of said Lot 3, Block 1, NCB 17180 bears S 19° 09' 11" W, 18.15 feet. Said Point of Beginning being the southwest corner of the herein described tract;

**THENCE** N 19° 09' 11" E with the common line of said Lot 3, Block 1 and said 5.2380-acre tract, a distance of 22.03 feet to a mag nail set for the northwest corner of the herein described tract;

**THENCE** leaving said common line, N 84° 23' 23" E a distance of 1.10 feet to a point, for an angle corner of the herein described tract;

**THENCE** N 73° 08' 23" E, 174.03 feet to a point, for an angle corner of the herein described tract;

**THENCE** N 84° 23' 23" E, 20.51 feet to a point, for an angle corner of the herein described tract;

**THENCE** S 73° 06' 37" E, 56.00 feet to a mag nail set in the southeast line of said Lot 3, Block 1, and the northwest line of a called 5.344-acre tract of land, described in a deed to the City of San Antonio, recorded in Document No. 2006021573 of the Official Public Records of Bexar County, from which a 1/2 – inch iron rod found for an interior corner of said Lot 3, Block 1, bears N 64° 21' 50" E, 180.90 feet, for the northeast corner of the herein described tract;

**THENCE** S 64° 21' 50" W, with the common line of said Lot 3, Block 1 and said 5.344-acre tract, a distance of 29.59 feet to a mag nail set for the southeast corner of the herein described tract;

**THENCE** leaving said common line, N 73° 06' 37" W, over and across said Lot 3, Block 1, a distance of 30.22 feet to a point, for an angle corner of the herein described tract;

**THENCE** S 84° 23' 23" W, 14.57 feet to a point, for an angle corner of the herein described tract;

SAWS Parcel No.: P23-057  
Project Name: Blanco Rd. to Orsinger Ln. Pressure  
Zone 1111 24-Inch Water Main Project  
SAWS Job No.: 21-7006  
Owner Name: Summerfield HOA, Inc.  
BCAD ID No.: 643563

**THENCE** S 73° 08' 23" W, 147.98 feet to a point, for an angle corner of the herein described tract;

**THENCE** S 17° 42' 55" E, 21.59 feet to a point, from which a 1/2 – inch iron rod found for the northwest corner of said 5.344-acre tract and an interior corner of said Lot 3, Block 1, bears N 72° 21' 27" E, 31.11 feet, for an angle corner of the herein described tract;

**THENCE** S 04° 08' 23" W, 20.46 feet to a point on the southwest line of said Lot 3, Block 1, for the most southerly corner of the herein described tract;

**THENCE** N 72° 38' 06" W, with the southwest line of said Lot 3, Block 1, a distance of 16.44 feet to a point, for an angle corner of the herein described tract;

**THENCE** leaving said southwest line, N 04° 08' 23" E, over and across said Lot 3, Block 1, a distance of 13.61 feet to a point, for an angle corner of the herein described tract;

**THENCE** N 17° 42' 55" W, 18.47 feet to a point, for an angle corner of the herein described tract;

**THENCE** S 73° 08' 23" W, 10.04 feet to a point, for an angle corner of the herein described tract;

**THENCE** S 84° 23' 23" W, 12.29 feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 0.12-acre (5,422.86 Sq. Ft.) tract of land, more or less. Said 0.12-acre tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, Bearing Based on NAD 83 (93), South Central Zone (4204), State of Texas Coordinate System.


THE STATE OF TEXAS       §

§       KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS       §

That I, Salvador A. Salas, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief, and that the property described herein was determined by a survey made on the ground, November 04, 2022, under my direction and supervision.

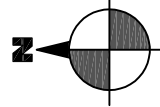
WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas this the 28<sup>th</sup> day of February 2023 A.D.

  
SALVADOR A. SALAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6612, STATE OF TEXAS



This description is accompanied by and made a part of a sketch issued by Salvador A. Salas, Registered Professional Land Surveyor No. 6612.

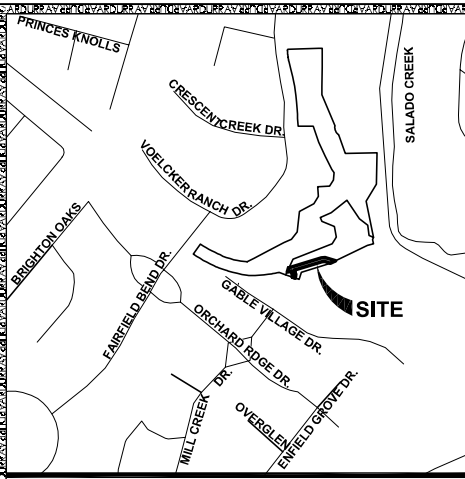
# Exhibit "B"



ARDURRA

SAWS PARCEL NO.: P23-057  
PROJECT NAME: 21-7006  
OWNER NAME: SUMMERFIELD HOA

LINE	BEARING	DISTANCE
L1	N 19°09' 11" E	22.03'
L2	N 84°23' 23" E	20.51'
L3	S 73° 06' 37" E	56.00'
L4	S 64° 21' 50" W	29.59'
L5	N 73° 06' 37" W	30.22'
L6	S 84° 23' 23" W	14.57'
L7	S 17° 42' 55" E	21.59'
L8	S 04° 08' 23" W	20.46'
L9	N 72° 38' 06" W	16.44'
L10	N 04° 08' 23" E	13.61'
L11	N 17° 42' 55" W	18.74'
L12	S 84° 23' 23" W	12.29'
L13	S 19° 09' 11" W	18.15'



## LOCATION MAP N.T.S.

### NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

### REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING

### LEGEND:

- FOUND IRON ROD
- SET MAG NAIL
- CALCULATED POINT

30' 0 30' 60'

SCALE: 1" = 60'

I HEREBY CERTIFY THAT:

THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

THIS 2ND DAY OF MARCH, 2023 A.D.



SALVADOR A. SALAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6612

VOELCKER RANCH  
UNIT 4D  
(PUD)  
VOL. 9530,  
PG. 145  
D.P.R.B.C.T.

SUMMERFIELD HOA, INC.  
LOT 3, BLOCK 1,  
NCB 17180  
VOL. 9879, PG. 2494  
O.P.R.B.C.T.

20' WIDE PERMANENT  
S.A.W.S. EASEMENT  
0.12 ACRES ( 5,422.86 SQ.FT. )

16' SANITARY  
ESMT.  
VOL. 9526,  
PG. 109  
D.P.R.B.C.T.

SUMMERFIELD HOA, INC.  
LOT P-31A,  
NCB 17180  
5.2380 ACRE (CALLED)  
VOL. 8898, 65  
O.P.R.B.C.T.

VARIABLE WIDTH  
DRAIN ESMT.  
VOL. 9528, PG. 199  
D.P.R.B.C.T.

LOT 5  
BLOCK 3  
NCB 17180

12' ELEC.,  
GAS, TEL., &  
TV ESMT.  
VOL. 9532,  
PG. 95  
D.P.R.B.C.T.

DRAINAGE  
EASEMENT  
VOL. 9526,  
PG. 110  
D.P.R.B.C.T.

P.O.B.  
N: 13,752,802.68  
E: 2,118,422.07

12' ELEC.  
ESMT.  
VOL. 9526,  
PG. 110  
D.P.R.B.C.T.

16' ELEC.,  
GAS, TEL., &  
TV ESMT.  
VOL. 9526,  
PG. 110  
D.P.R.B.C.T.

P-26A  
NCB 17180  
UNPLATTED

PART OF LOT 2, BLOCK 1  
NCB 17180  
MILLCREEK DR. (PRIVATE)  
VOL. 9548, PG. 131

VOELCKER RANCH  
UNIT 3C (PUD)  
VOL. 9528, PG. 199  
D.P.R.B.C.T.

LOT 13  
BLOCK 1

## EXHIBIT OF:

A 0.12-ACRE TRACT OF LAND (5,422.86 SQ.FT.) FOR A 20 FOOT WIDE PERMANENT S.A.W.S. EASEMENT, BEING OUT OF A CALLED 1.477-ACRE TRACT OF LAND, CONVEYED TO SUMMERFIELD HOMEOWNERS ASSOCIATION, INC. BY DEED RECORDED IN VOLUME 9879, PAGE 2494 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 1.477-ACRE TRACT ALSO KNOWN AS LOT 3, BLOCK 1, NEW CITY BLOCK (NCB) 17180, OF THE VOELCKER RANCH UNIT 4D SUBDIVISION, AS SHOWN ON MAP RECORDED IN VOLUME 9530, PAGE 145, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

DRAWN BY: PMM  
JOB NO: 210039.000  
SURVEYED: 11/11/2022  
SHEET:

3 OF 5

PLOT DATE: 03-02-23 12:50 PM



8918 Tesoro Dr., Suite 401  
San Antonio, Texas 78217  
Phone: (210) 822-2232  
www.Ardurra.com  
Engineering License #F-10053  
Ardurra Group, Inc. (dba LNV, LLC)  
Surveying Firm 10126502