

SAWS Parcel No.: P21-160
Project Name: University PS Additional Land
SAWS Job No.: 20-6009
Owner Name: Bertetti Family Limited Partnership
BCAD ID No.: 561779

FIELD NOTES

**For a 0.072 of one acre (3,121 square feet)
(Permanent Easement)**

BEING A 0.072 ACRE TRACT (3,121 SQ. FT.) OF LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE BERTETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 1/2-inch iron rod found for an angle point in the east line of said 31.161 acre tract, the west line of a called 20.244 acre tract described in said Volume 8361, Page 1676 and the southeast corner of a called 4.063 acre tract described in Judgment to The City of San Antonio recorded in Volume 6669, Page 40 of the O.P.R.B.C.T., from which a 1/2-inch iron rod found for the southeast corner of said 31.161 acre tract bears south 01°38'26" east 1275.66 feet;

THENCE South 01°11'21" East 50.00 feet with the east line of said 31.161 acre tract and the west line of said 20.244 acre tract to an iron rod set with yellow cap stamped "LNV SA";

THENCE South 88°04'22" West 396.36 feet through said 31.161 acre tract to an iron rod set with yellow cap stamped "LNV SA" for the **POINT OF BEGINNING** and the southeast corner of the herein described

THENCE South 88°04'22" West 50.00 feet through said 31.161 acre tract to an 80D nail set for the southwest corner of the herein described;

THENCE North 00°31'17" West 124.75 feet through said 31.161 acre tract to an 80D nail set for the north corner of the herein described;

THENCE South 22°34'43" East 133.27 feet with the east line of said 31.161 acre tract to the **POINT OF BEGINNING** and containing 0.072 acres (3,121 Sq. Ft.) of land.

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

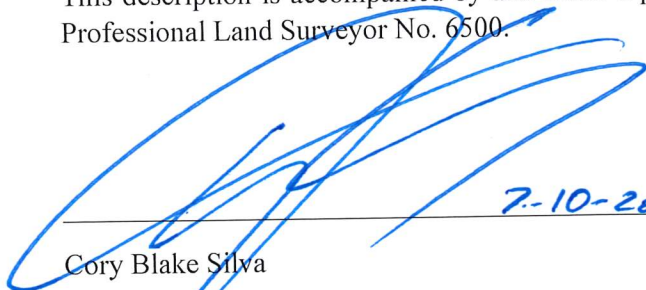
SAWS Parcel No.: P21-160
Project Name: University PS Additional Land
SAWS Job No.: 20-6009
Owner Name: Bertetti Family Limited Partnership
BCAD ID No.: 561779

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Cory Blake Silva, 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, January 29th 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas this the 10th day of March 2021 A.D.

This description is accompanied by and made a part of a sketch issued by Cory Blake Silva, Registered Professional Land Surveyor No. 6500.



Cory Blake Silva
Registered Professional Land Surveyor No. 6500

7-10-2021



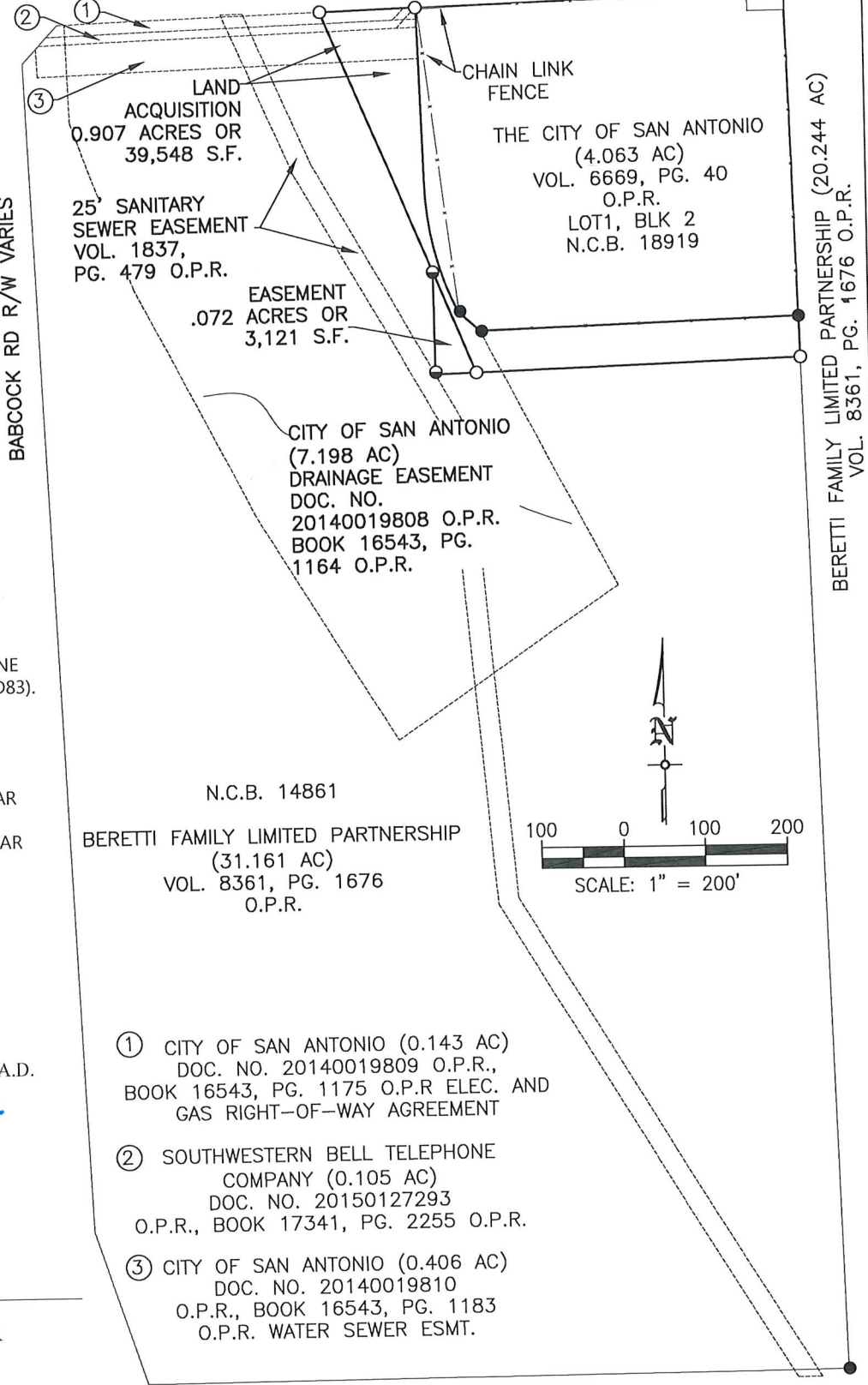
SAWS PARCEL NO.: P21-160
 PROJECT NAME: UNIVERSITY PS
 ADDITIONAL LAND
 SAWS JOB NO.: 20-6009
 OWNER NAME: BERETTI FAMILY
 LIMITED PARTNERHIP

MAVERICK CREEK UNIT 1, P.U.D.
 VOL.95555, PG. 196 D.P.R.

HAUSMAN RD. VARIES 80' (R/W)



LOCATION MAP
 (NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	N42°54'48"E	70.48'

LEGEND:

- IRON ROD FOUND UNLESS OTHERWISE NOTED
- SET LNV ROD
- SET 80D NAIL

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THERE IS A METES AND BOUNDS THAT ACCOMPANIES THIS EXHIBIT.
3. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF BEXAR)

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

THIS 10TH DAY OF JUNE, 2021 A.D.



7-10-2021

CORY BLAKE SILVA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6500

- ① CITY OF SAN ANTONIO (0.143 AC)
 DOC. NO. 20140019809 O.P.R.,
 BOOK 16543, PG. 1175 O.P.R. ELEC. AND
 GAS RIGHT-OF-WAY AGREEMENT
- ② SOUTHWESTERN BELL TELEPHONE
 COMPANY (0.105 AC)
 DOC. NO. 20150127293
 O.P.R., BOOK 17341, PG. 2255 O.P.R.
- ③ CITY OF SAN ANTONIO (0.406 AC)
 DOC. NO. 20140019810
 O.P.R., BOOK 16543, PG. 1183
 O.P.R. WATER SEWER ESMT.

N.C.B. 14861
 BERETTI FAMILY LIMITED PARTNERSHIP
 (31.161 AC)
 VOL. 8361, PG. 1676
 O.P.R.

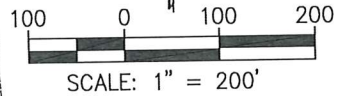


EXHIBIT OF
 A S.A.W.S. PARCEL ACQUISITION (0.907 OF ONE ACRE OR 39,548 S.F. OF LAND) AND
 A PERMANENT S.A.W.S. EASEMENT (0.072 OF ONE ACRE OR 3,121 S.F. OF LAND)
 BEING LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY,
 TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO
 THE BERETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE
 OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.)

DRAWN BY: PMM
 CHECKED BY: CBS
 DATE: 06/02/21

3 OF 5

LNV
 engineers | architects | surveyors
 8918 TESORO DR., SUITE 401 PH. (210) 822-2232
 SAN ANTONIO, TX 78217 FAX (210) 822-4032
 WWW.LNVINC.COM

SAWS PACEL NO.: P21-161
 PROJECT NAME: UNIVERSITY PS
 ADDITIONAL LAND
 SAWS JOB NO. 20-6009
 OWNER NAME: BERETTI FAMILY
 LIMITED PARTNERHIP

LEGEND:

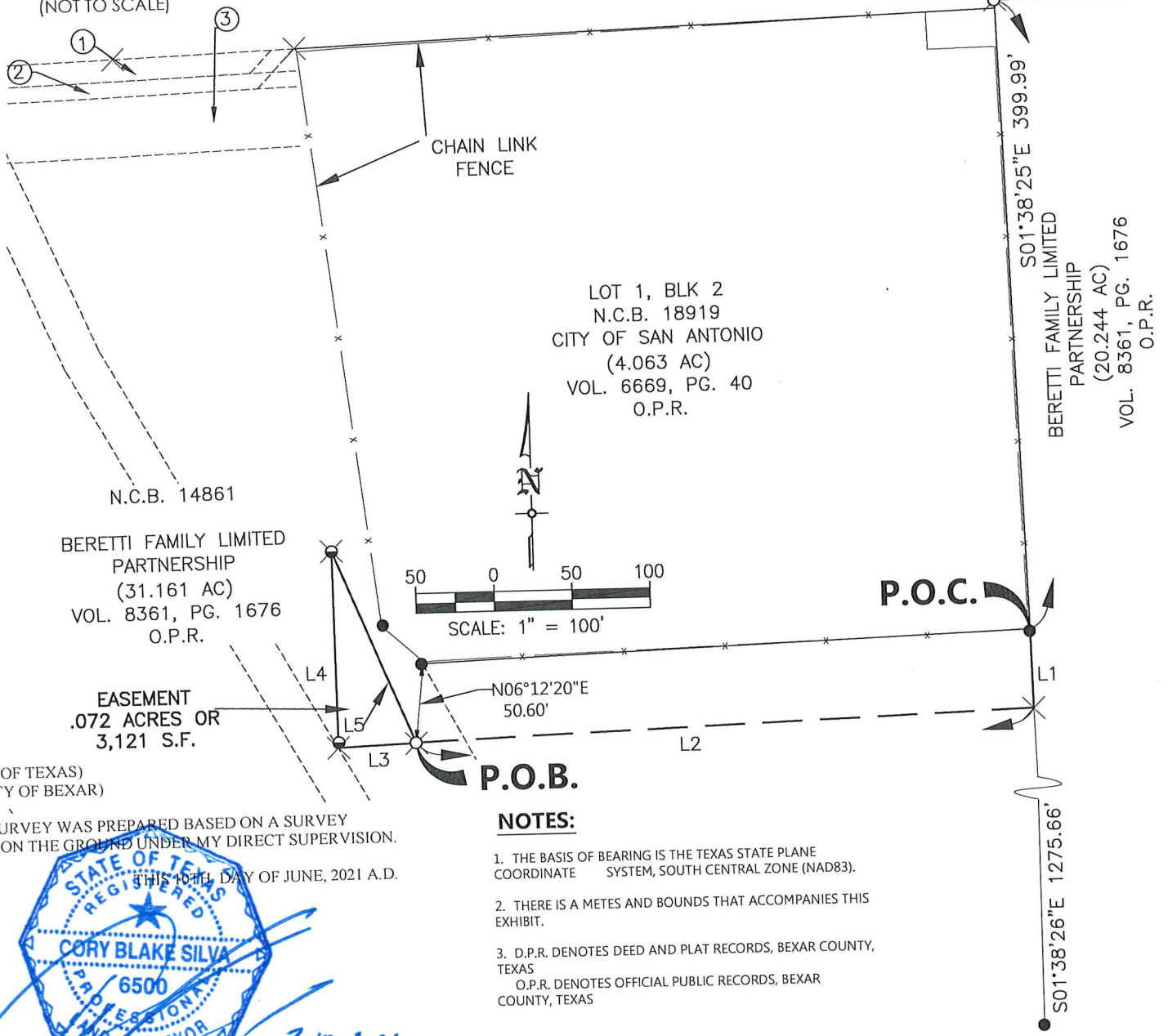
- IRON ROD FOUND UNLESS OTHERWISE NOTED
- SET LNV ROD
- SET 80D NAIL

LINE	BEARING	DISTANCE
L1	S 01°11'16" E	50.00'
L2	N 88°4'22" W	396.36'
L3	S 88°4'22" W	50.06'
L4	N 00°31'17" W	124.75'
L5	S 22°34'43" E	133.27'



LOCATION MAP
(NOT TO SCALE)

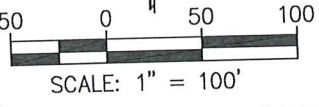
HAUSMAN RD. VARIES 80' (R/W)



LOT 1, BLK 2
 N.C.B. 18919
 CITY OF SAN ANTONIO
 (4.063 AC)
 VOL. 6669, PG. 40
 O.P.R.

BERETTI FAMILY LIMITED
 PARTNERSHIP
 (31.161 AC)
 VOL. 8361, PG. 1676
 O.P.R.

EASEMENT
 .072 ACRES OR
 3,121 S.F.



P.O.B.

P.O.C.

NOTES:

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2. THERE IS A METES AND BOUNDS THAT ACCOMPANIES THIS EXHIBIT.
3. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF BEXAR)

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



THIS 10TH DAY OF JUNE, 2021 A.D.

7-10-2021

CORY BLAKE SILVA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6500

EXHIBIT OF

A PERMANENT S.A.W.S. EASEMENT (0.072 OF ONE ACRE OR 3,121 S.F. OF LAND)

BEING A 0.072 ACRE TRACT (3,075 SQ. FT.) OF LAND OUT OF THE ANSELMO PRU SURVEY, ABSTRACT 574, N.C.B. 14861, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 31.161 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE BERETTI FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 8361, PAGE 1676 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.)

DRAWN BY: PMM
 CHECKED BY: CBS
 DATE: 06/02/21

4 OF 5



engineers | architects | surveyors
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 SAN ANTONIO, TX 78217
 PH. (210) 822-2232
 FAX (210) 822-4032
 WWW.LNVINC.COM

Parcel Map Check Report

Client:

SAN ANTONIO WATER SYSTEM
2800 U.S. HWY. 281 NORTH
P.O. BOX 2449
Date: 7/19/2021 3:54:19 PM

Prepared by:

CORY BLAKE SILVA
LNV
8918 Tesoro Dr. Suite 401

Parcel Name: P21-161 - 0.072

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 13,755,255.4780'

East: 2,086,203.6763'

Segment# 1: Line

Course: S88° 04' 22.47"W

North: 13,755,253.7945'

Length: 50.064'

East: 2,086,153.6406'

Segment# 2: Line

Course: N0° 31' 16.99"W

North: 13,755,378.5373'

Length: 124.748'

East: 2,086,152.5054'

Segment# 3: Line

Course: S22° 34' 43.23"E

North: 13,755,255.4774'

Length: 133.275'

East: 2,086,203.6766'

Perimeter: 308.087'

Error Closure: 0.0007

Error North : -0.00060

Area: 3,121.77Sq.Ft.

Course: S26° 16' 23.47"E

East: 0.00030

Precision 1: 440,124.286