

FIELD NOTES
For a 0.907 of one acre (39,548 square feet)
(Parcel Acquisition)

BEING A 0.907 ACRE TRACT (39,548 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;

BEGINNING 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°11'16" 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" for the southeast corner of the herein described;

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 southwest corner of the herein described;

THENCE North 22°34'26" West 475.70 feet through said 31.161 acre tract to an iron rod set with yellow cap stamped "LNV SA" on the north line of said 31.161 acre tract and on the existing south right-of-way line of Hausman Road (80-foot right-of-way) as shown in Volume 4163, Page 4444, same being the northwest corner of the herein described;

THENCE North 88°06'01" East 116.81 feet with the north line of said 31.166 and the existing south right-of-way line of Hausman Road to an iron rod set with yellow cap stamped "LNV SA" for the northeast corner of said 31.161 acre tract, the northwest corner of said 4.063 acre tract, same being the northeast corner of the herein described;

THENCE South 01°37'33" East 211.88 feet with the east line of said 31.161 acre tract and the west line of said 4.063 acre tract to a iron rod set with yellow cap stamped "LNV SA";

THENCE 163.72 feet along a curve to the left having a radius of **370.00 feet**, a delta angle of **25°21'10"** and a chord that bears **South 13°54'07" East 162.39 feet** with the east line of said 31.161 acre tract and the west line of to a 1/2-inch iron rod found for the southwest corner of said 4.063 acre tract;

THENCE South 48°13'21" East 35.26 feet with the east line of said 31.161 acre tract and the south line of said 4.063 acre tract to a 1/2-inch iron rod found;

THENCE North 88°04' 22" East 389.86 feet with the east line of said 31.161 acre tract and the south line of said 4.063 acre tract to the **POINT OF BEGINNING** and containing 0.907 acres (39,548 Sq. Ft.) of land.

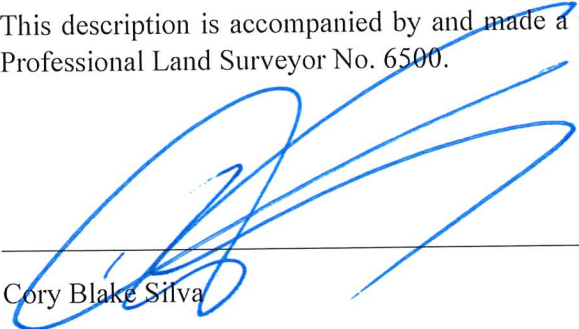
All distances shown hereon are GRID, Bearing Based on NAD 83 (93), South Central Zone (4204), State of Texas Coordinate System

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.

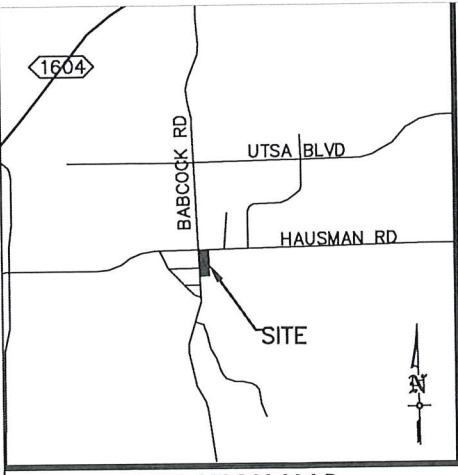
This description is accompanied by and made a part of a sketch issued by Cory Blake Silva, Registered Professional Land Surveyor No. 6500.



7-10-2021

Cory Blake Silva
Registered Professional Land Surveyor No. 6500



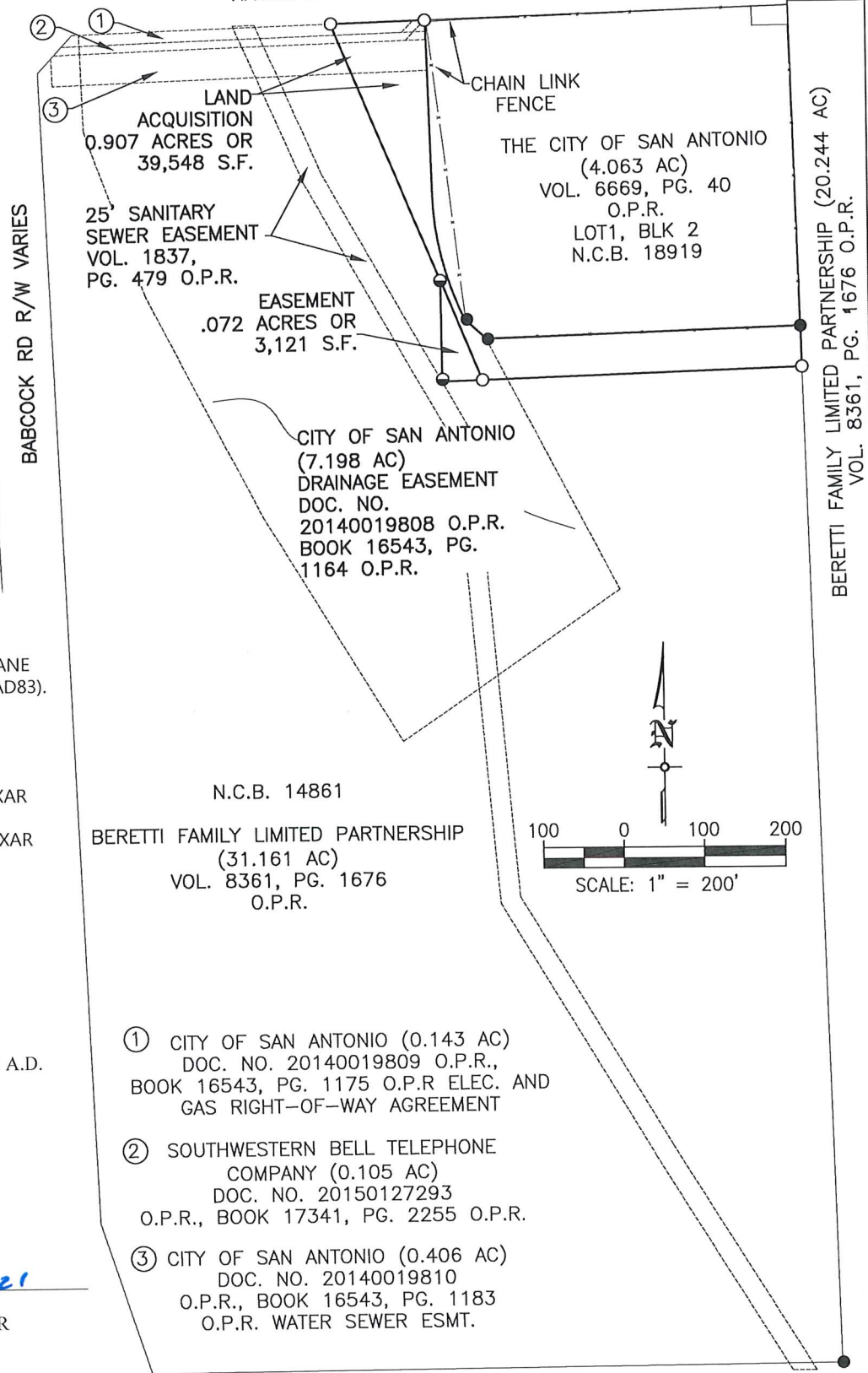


LOCATION MAP
(NOT TO SCALE)

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

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

HAUSMAN RD. VARIES 80' (R/W)



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

LEGEND:

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

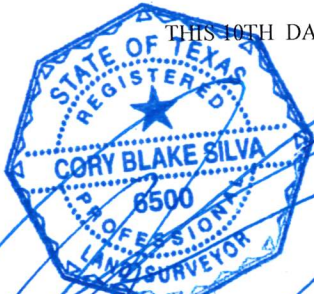
NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THERE IS A METES AND BOUNDS FIRM 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.

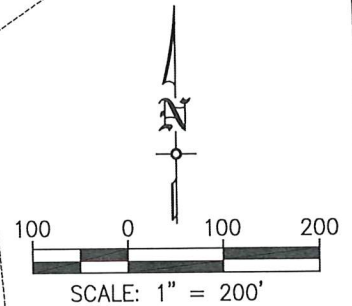
THIS 10TH DAY OF JUNE, 2021 A.D.



7-10-2021

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6500

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



- 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.



TBPE FIRM NO. F-366
TBPLS FIRM NO. 10126502

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

WWW.LNVINC.COM

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 6

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

LINE	BEARING	DISTANCE
L1	S 01°11'16" E	50.00'
L2	N 88°04'22" W	396.36'
L3	N 88°06'01" E	116.81'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	163.72'	370.00'	25°21'10"	S13°54'07"E	162.39'



LOCATION MAP
(NOT TO SCALE)

HAUSMAN RD. VARIES 80' (R/W)

N88°05'10"E 450.00'

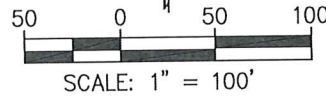
CITY OF SAN ANTONIO
 (4.063 AC)
 VOL. 6669, PG. 40
 O.P.R.
 LOT 1, BLK 2
 N.C.B. 18919

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

LAND
 ACQUISITION
 0.907 ACRES OR
 39,548 S.F.

N.C.B. 14861

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

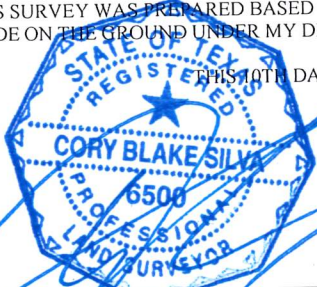


P.O.B.

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

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

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 O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 O.P.R.B.C.T. DENOTES OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

EXHIBIT OF

A S.A.W.S. PARCEL ACQUISITION (0.907 OF ONE ACRE OR 39,548 S.F. OF LAND)

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

4 OF 6



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TBPE FIRM NO. F-366
 TBPLS FIRM NO. 10126502

Parcel Map Check Report

Client:

SAN ANTONIO WATER SYSTEM
2800 U.S. HWY. 281 NORTH
P.O. BOX 2449
Date: 7/19/2021 4:17:50 PM

Prepared by:

CORY BLAKE SILVA
LNV
8918 Tesoro Dr. Suite 401

Parcel Name: P21-160 - 0.907

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 13,755,318.8000' East: 2,086,598.7720'

Segment# 1: Line

Course: S1° 11' 19.31"E Length: 50.004'
North: 13,755,268.8068' East: 2,086,599.8093'

Segment# 2: Line

Course: S88° 04' 22.47"W Length: 396.357'
North: 13,755,255.4782' East: 2,086,203.6765'

Segment# 3: Line

Course: N22° 34' 25.68"W Length: 475.703'
North: 13,755,694.7356' East: 2,086,021.0669'

Segment# 4: Line

Course: N88° 06' 01.39"E Length: 116.813'
North: 13,755,698.6078' East: 2,086,137.8157'

Segment# 5: Line

Course: S1° 37' 33.16"E Length: 211.880'
North: 13,755,486.8131' East: 2,086,143.8274'

Segment# 6: Curve

Length: 163.722' Radius: 370.000'
Delta: 25.3529 (d) Tangent: 83.223'
Chord: 162.389' Course: S13° 54' 07.32"E
Course In: N88° 46' 27.89"E Course Out: S63° 25' 17.48"W
RP North: 13,755,494.7269' East: 2,086,513.7428'
End North: 13,755,329.1804' East: 2,086,182.8435'

Segment# 7: Line

Course: S48° 13' 21.36"E

North: 13,755,305.6901'

Length: 35.258'

East: 2,086,209.1368'

Segment# 8: Line

Course: N88° 04' 22.47"E

North: 13,755,318.8001'

Length: 389.856'

East: 2,086,598.7723'

Perimeter: 1,839.593'

Error Closure: 0.0003

Error North : 0.00011

Area: 39,548.90Sq.Ft.

Course: N66° 38' 30.85"E

East: 0.00026

Precision 1: 6,131,976.667