

EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **4.236-acre (184,499 square feet)** easement out of the Francisco Nunez Survey No. 484, Abstract 556, being out of a called 300-acre tract, conveyed to HCR I, LLC, recorded in Document Number 20080267754 of the Official Public Records (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County) and more particularly described in Volume 8173, Page 959, Deed Records, (D.R.), said **4.236-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a found 1/2-inch iron rod in the southwest line of a called 23.56-acre tract, known as Tract 7, conveyed to DeLee Investments Partners, Ltd., recorded in Document Number 20070070937, O.P.R., for the northwest corner of a called 9.824-acre tract, known as Tract 16, conveyed to HCR II, LLC, recorded in Document Number 20080267755, O.P.R., the northeast corner of a 20-foot wide right-of-way and easement, conveyed to Vernon A. Willoughby and George A. Leeah, Trustees, recorded in Volume 8173, Page 948, O.P.R., and the **POINT OF BEGINNING** and a northeast corner of said 300-acre tract and the herein described easement;

THENCE, South 05°25'59" West, departing the southwest line of said Tract 7, continuing along the common line of said Tract 16 and said 300-acre tract, partially along said 20-foot wide right-of-way and easement, a distance of 118.55 feet to a point for the southeast corner of the herein described easement, from which a found 1/2-inch iron rod bears South 05°25'59" West, 709.34 feet, for the northwest corner of a called 2.542-acre tract, known as Tract 14, conveyed to Jesse C. DeLee and Ann DeLee, recorded in Document Number 20120255013, O.P.R., same being the southwest corner of said Tract 16 and a corner of said 300-acre tract;

THENCE, departing said common line, into and across said 300-acre tract, the following six (6) courses:

1. North 52°05'05" West, a distance of 63.93 feet to a point for a corner of the herein described easement,
2. North 51°46'59" West, a distance of 150.76 feet to a point for a corner of the herein described easement,
3. North 51°46'37" West, a distance of 708.90 feet to a point for a corner of the herein described easement,
4. North 86°49'33" West, a distance of 309.92 feet to a point for a corner of the herein described easement,
5. South 88°20'15" West, a distance of 395.94 feet to a point for a corner of the herein described easement, and



6. South 86°30'48" West, a distance of 214.27 feet to a point in the east line of a 55-foot wide CPSB easement recorded in Volume 8173, Page 959, D.R., for the southwest corner of the herein described easement;

THENCE, North 01°05'46" East, continuing into and across said 300-acre tract, along the east line of said 55-foot wide CPSB easement, a distance of 100.32 feet to a point in the north line of said 300-acre tract, for the northwest corner of the herein described easement, from which a found 1/2-inch iron rod bears South 86°30'48" West, 55.18 feet and South 01°05'46" West, 5,649.86 feet, for the southwest corner of said 300-acre tract and a point in the north line of a remaining portion of a called 2449.59-acre tract, conveyed to Pinson Interests, LTD., L.L.P., recorded in Volume 9639, Page 138, O.P.R.;

THENCE, along the north line of said 300-acre tract, the following two (2) courses:

1. North 86°30'48" East, along the north line of said 300-acre tract, a distance of 207.84 feet to a found 1/2-inch iron rod for a common corner of said 300-acre tract and the herein described easement, and
2. North 88°20'15" East, a distance of 401.75 feet to a point for the intersection of the north line of said 300-acre tract and the south line of a called 17.05-acre tract conveyed to the State of Texas for the use and benefit of the Permanent School Fund, recorded in Document Number 20050134912, O.P.R., same being 60-foot wide electric and gas line right-of-way, conveyed to the City of San Antonio, recorded in Volume 1565, Page 768, O.P.R., for a corner of the herein described easement;

THENCE, South 86°49'33" East, departing the north line of said 300-acre tract, into and across said 300-acre tract, partially along the common line of said 17.05-acre tract and said 60-foot wide right-of-way, a distance of 345.72 feet to a point in the common line of said Tract 7, said 300-acre tract and said 20-foot wide right-of-way and easement, for a northeast corner of the herein described easement, from which a found iron rod with orange plastic cap stamped "PFEIFFER SURVEY" bears North 51°46'37" West, 45.51 feet, for a common corner of said Tract 7 and said 300-acre tract;

THENCE, along said common line, the following two (2) courses:

1. South 51°46'37" East, a distance of 740.47 feet to a found 1/2-inch iron rod for a common corner in said common line, for a corner of the herein described easement, and
2. South 51°46'59" East, a distance of 150.49 feet to the **POINT OF BEGINNING** and containing **4.236-acre (184,499 square feet)** of easement.



A survey plat of even date accompanies this property description.

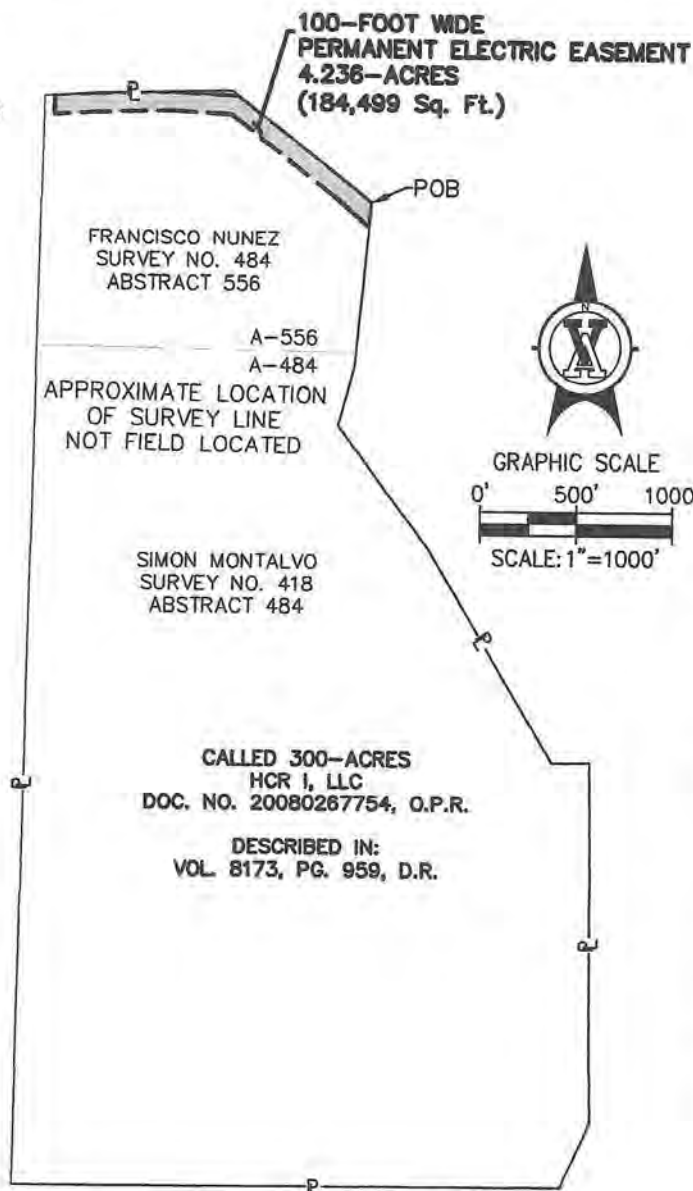
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100




| | | |
|--------------------------------|----------------|--|
| ○ | LEGEND: | FOUND IRON ROD WITH ORANGE PLASTIC CAP |
| ● | | STAMPED "PFEIFFER SURVEY" (UNLESS OTHERWISE NOTED) |
| D.R. | | POINT |
| O.P.R. | | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| | | OFFICIAL PUBLIC RECORDS OF REAL |
| | | PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | | IRON ROD FOUND |
| VOL. | | VOLUME |
| PG. | | PAGE |
| DOC. NO. | | DOCUMENT NUMBER |
| N.C.B. | | NEW CITY BLOCK |
| C.B. | | COUNTY BLOCK |
| P.O.C. | | POINT OF COMMENCING |
| P.O.B. | | POINT OF BEGINNING |
| R.O.W. | | RIGHT-OF-WAY |
| N.T.S. | | NOT TO SCALE |
| EXISTING R.O.W. LINE | | |
| PROPOSED EASEMENT LINE | | |
| PROPERTY LINE | | |
| EXISTING EASEMENT LINE | | |
| SCALE BREAK | | |
| ORIGINAL TEXAS LAND GRANT LINE | | |

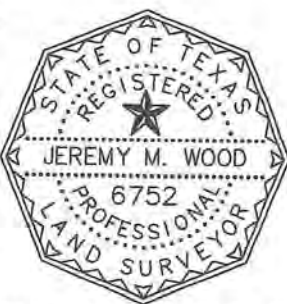


- NOTES:**
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
 2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
 3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752

08/09/2022
 DATE



4.236-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 4 OF 5

 **VICKREY & ASSOCIATES, LLC.**
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

DRAWN BY: TS, APPROVED BY: JMW

F:\3020-063\survey\dwg\0esmt01.dwg 8/9/2022

CALLLED 17.05-ACRES
THE STATE OF TEXAS
FOR THE USE AND BENEFIT OF
THE PERMANENT SCHOOL FUND
DOC. NO. 20050134912, O.P.R.

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

CALLLED 152.3 ACRES
DON D.DURFLINGER, TRUSTEE OF THE
ROCKWOOD FAMILY TRUST, AND DELEE
INVESTMENT PARTNERS, LTD.
DOC. NO. 20120168830, O.P.R.

I.R.F. W/YELLOW PLASTIC CAP "ACES"
1/2-INCH I.R.F.

50-FOOT WIDE ELECTRIC AND GAS EASEMENT
VOL. 5359, PG. 232, D.R.

I.R.F. W/YELLOW PLASTIC CAP "ACES"

1/2-INCH I.R.F.

I.R.F. W/YELLOW PLASTIC CAP "ACES"

100-FOOT WIDE PERMANENT ELECTRIC EASEMENT
4.236-ACRES
(184,499 Sq. Ft.)

MATCH LINE

CALLLED 300-ACRES
HCR I, LLC
DOC. NO. 20080267754, O.P.R.

DESCRIBED IN:
VOL. 8173, PG. 959, D.R.

REMAINING PORTION OF
CALLLED 1,460.875-ACRES
VIRGINIA KARSCH (85% INTEREST)
ROY W. KARSCH (5% INTEREST)
JAMES C. KARSCH (5% INTEREST)
ROBERT C. KARSCH (5% INTEREST)
VOL. 7363, PG. 674, D.R.

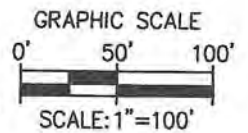
A REMAINING PORTION OF A
CALLLED 2449.59-ACRES
PINSON INTERESTS, LTD., L.L.P.
VOL. 9639, PG. 138, O.P.R.

CALLLED 17.05-ACRES
THE STATE OF TEXAS
FOR THE USE AND BENEFIT OF
THE PERMANENT SCHOOL FUND
DOC. NO. 20050134912, O.P.R.

ELECTRIC AND GAS LINE
RIGHT-OF-WAY
CITY OF SAN ANTONIO
VOL. 1565, PG. 768, O.P.R.

CALLLED 0.190-ACRE
VERNON A. WILLOUGHBY AND
GEORGE A. LEEAH, TRUSTEES
VOL. 8173, PG. 948, D.R.

REMAINING PORTION OF
CALLLED 1,460.875-ACRES
VIRGINIA KARSCH (85% INTEREST)
ROY W. KARSCH (5% INTEREST)
JAMES C. KARSCH (5% INTEREST)
ROBERT C. KARSCH (5% INTEREST)
VOL. 7363, PG. 674, D.R.



MATCH LINE

100-FOOT WIDE PERMANENT ELECTRIC EASEMENT
4.236-ACRES
(184,499 Sq. Ft.)

20-FOOT WIDE RIGHT-OF-WAY
AND EASEMENT
VOL. 8173, PG. 948, D.R.

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

TRACT 7
CALLLED 23.56-ACRES
DELEE INVESTMENT PARTNERS, LTD.
DOC. NO. 20070070937, O.P.R.

CALLLED 300-ACRES
HCR I, LLC
DOC. NO. 20080267754, O.P.R.

DESCRIBED IN:
VOL. 8173, PG. 959, D.R.

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S05°25'59"W | 118.55' |
| L2 | S05°25'59"W | 709.34' |
| L3 | N52°05'05"W | 63.93' |
| L4 | N51°46'59"W | 150.76' |
| L5 | N51°46'37"W | 708.90' |
| L6 | N86°49'33"W | 309.92' |
| L7 | S88°20'15"W | 395.94' |
| L8 | S86°30'48"W | 214.27' |
| L9 | N01°05'46"E | 100.32' |

| LINE | BEARING | LENGTH |
|------|-------------|-----------|
| L10 | S86°30'48"W | 55.18' |
| L11 | S01°05'46"W | 5,649.86' |
| L12 | N86°30'48"E | 207.84' |
| L13 | N88°20'15"E | 401.75' |
| L14 | S86°49'33"E | 345.72' |
| L15 | N51°46'37"W | 45.51' |
| L16 | S51°46'37"E | 740.47' |
| L17 | S51°46'59"E | 150.49' |

TRACT 16
CALLLED 9.824-ACRES
HCR II, LLC
DOC. NO. 20080267755, O.P.R.

DESCRIBED IN:
VOL. 8175, PG. 31, D.R.

POB
1/2-INCH I.R.F.

1/2-INCH I.R.F.

r:\3020-063\survey\dwg\0esmtf01.dwg 8/9/2022

EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **2.645-acre (115,232 square feet)** easement out of the Francisco Nunez Survey No. 484, Abstract 556, the Simon Montalvo Survey No. 417, Abstract 483, and the Simon Montalvo Survey No. 418, Abstract 484, being out of a called 9.824-acre tract, known as Tract 16, conveyed to HCR II, LLC, recorded in Document Number 20080267755 of the Official Public Records (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County) and more particularly described in Volume 8175, Page 31, Deed Records (D.R.), said **2.645-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a found 1/2-inch iron rod in the southwest line of a called 23.56-acre tract, known as Tract 7, conveyed to DeLee Investment Partners, Ltd., recorded in Document Number 20070070937, O.P.R., for a northeast corner of a called 300-acre tract, conveyed to HCR I, LLC, recorded in Document Number 20080267754, O.P.R., and more particularly described in Volume 8173, Page 959, D.R., and the **POINT OF BEGINNING** and the northwest corner of said Tract 16 and the herein described easement;

THENCE, along the northeast line of said Tract 16, the following three (3) courses:

1. South 52°05'05" East, along the southwest line of said Tract 7, a distance of 159.34 feet to a found 1/2-inch iron rod, for a common corner of said Tract 7, said Tract 16 and the herein described easement, same being the west corner of a called 18.405-acre tract, conveyed to Lisa Chandler, recorded in Volume 8318, Page 321, O.P.R.,
2. South 52°17'10" East, along the southwest line of said 18.405-acre tract, a distance of 447.58 feet to a found 1/2-inch iron rod, for a common corner of said 18.405-acre tract, said Tract 16 and the herein described easement, and
3. South 56°45'15" East, continuing along the southwest line of said 18.405-acre tract, a distance of 209.51 feet to a point, for an east corner of the herein described easement,

THENCE, over and across said Tract 16, the following two (2) courses:

1. South 26°24'50" West, a distance of 283.57 feet to a point for an interior corner of the herein described easement,
2. South 63°22'11" East, a distance of 151.70 feet to a point, in the northwest line of a called 3.122-acre tract, conveyed to HCR II, LLC and described in Document Number 20090063844, O.P.R.,



THENCE, South 26°24'50" West, along the common line of said Tract 16 and said 3.122-acre tract, a distance of 7.67 feet to a found 1/2-inch iron rod for the northeast corner of a called 2.33-acre tract, known as Tract 15, conveyed to Carrie Jo Braden, trustee of the Carrie Jo Braden Living Revocable Trust, recorded in Document Number 20160142010, O.P.R., same being the southeast corner of said Tract 16 and the herein described easement;

THENCE, South 89°19'17" West, along the common line of said Tract 16 and Tract 15, a distance of 201.25 feet to a point for a southwest corner of the herein described easement, from which a found 1/2-inch iron rod bears South 89°19'17" West, a distance of 538.24 feet for the northwest corner of a called 2.542-acre tract, known as Tract 14, conveyed to Jesse C. DeLee and Ann DeLee, recorded in Document Number 20120255013, O.P.R., same being the southwest corner of said Tract 16 and a corner of said 300-acre tract;

THENCE, departing the common line of said Tract 16 and Tract 15, the following five (5) courses:

1. North 63°22'11" West, a distance of 72.53 feet to a point for a corner of the herein described easement,
2. North 26°24'50" East, a distance of 294.46 feet to a point for an interior corner of the herein described easement,
3. North 56°45'15" West, a distance of 124.67 feet to a point for a corner of the herein described easement,
4. North 52°17'10" West, a distance of 451.66 feet to a point for a corner of the herein described easement, and
5. North 52°05'05" West, a distance of 95.86 feet to a point in the common line of said Tract 16 and said 300-acre tract, for a southwest corner of the herein described easement, from which a found 1/2-inch iron rod bears South 05°25'59" West, 709.34 feet, for the northwest corner of said called 2.542-acre tract, same being the southwest corner of said Tract 16 and a corner of said 300-acre tract;



THENCE, North 05°25'59" East, along the common line of said Tract 16 and said 300-acre tract, a distance of 118.55 feet to the **POINT OF BEGINNING** and containing **2.645**-acre (**115,232** square feet) of easement.

A survey plat of even date accompanies this property description.

Certified on this 15th day of November, 2022

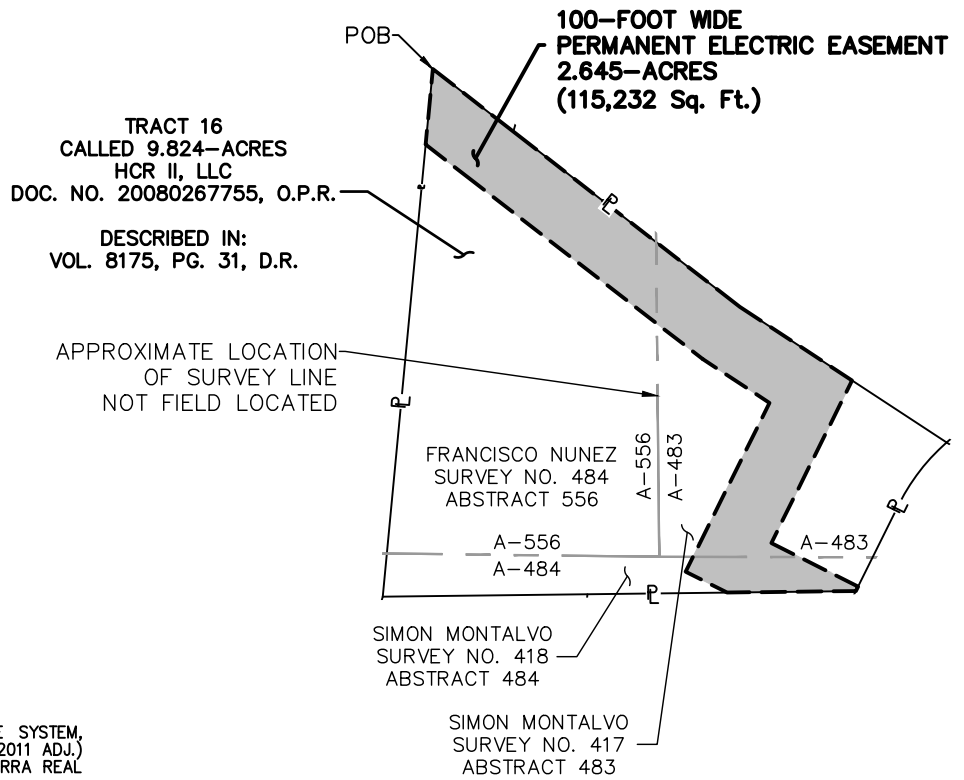
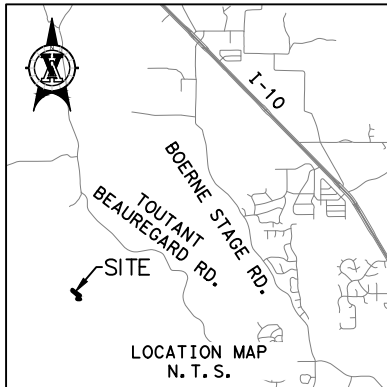
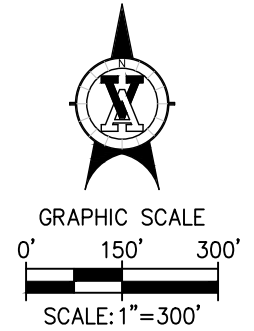


Robert M. Anguiano
Registered Professional Land Surveyor
Texas Registration #6347
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



LEGEND:

| | |
|--------------------------------|---|
| ○ | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | POINT |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| N.T.S. | NOT TO SCALE |
| EXISTING R.O.W. LINE | ————— |
| PROPOSED EASEMENT LINE | - - - - - |
| PROPERTY LINE | ————— P ————— |
| EXISTING EASEMENT LINE | - - - - - |
| SCALE BREAK | ————— |
| ORIGINAL TEXAS LAND GRANT LINE | - - - - - |



- NOTES:**
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
 2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
 3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
- I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



2.645-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

PAGE 4 OF 6

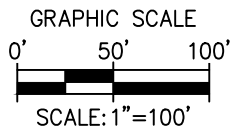


 ROBERT M. ANGUIANO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6347

11/15/2022

 DATE


VICKREY & ASSOCIATES, LLC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100 ©2022



TRACT 7
CALLED 23.56-ACRES
DELEE INVESTMENT PARTNERS, LTD.
DOC. NO. 20070070937, O.P.R.

20-FOOT WIDE RIGHT-OF-WAY
AND EASEMENT
VOL. 8173, PG. 948, D.R.

POB
1/2-INCH I.R.F.

CALLED 18.405-ACRES
LISA CHANDLER
VOL. 8318, PG. 321, O.P.R.

CALLED 300-ACRES
HCR I, LLC
DOC. NO. 20080267754, O.P.R.

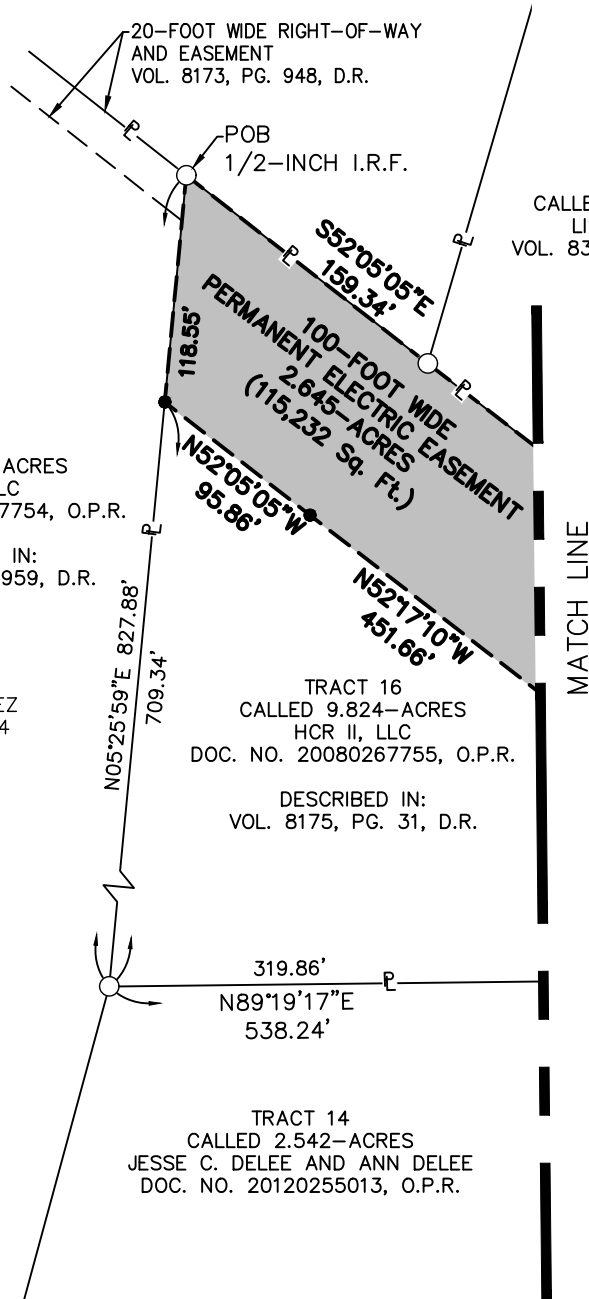
DESCRIBED IN:
VOL. 8173, PG. 959, D.R.

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

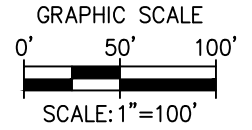
TRACT 16
CALLED 9.824-ACRES
HCR II, LLC
DOC. NO. 20080267755, O.P.R.

DESCRIBED IN:
VOL. 8175, PG. 31, D.R.

TRACT 14
CALLED 2.542-ACRES
JESSE C. DELEE AND ANN DELEE
DOC. NO. 20120255013, O.P.R.



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MATCH LINE

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

CALLED 18.405-ACRES
LISA CHANDLER
VOL. 8318, PG. 321, O.P.R.

SIMON MONTALVO
SURVEY NO. 417
ABSTRACT 483

REMAINING PORTION OF
CALLED 1,460.875-ACRES
VIRGINIA KARSCH (85% INTEREST)
ROY W. KARSCH (5% INTEREST)
JAMES C. KARSCH (5% INTEREST)
ROBERT C. KARSCH (5% INTEREST)
VOL. 7363, PG. 674, D.R.

CALLLED 3.863-ACRE
60-FOOT WIDE RIGHT OF INGRESS
AND EGRESS EASEMENT
VERNON A. WILLOUGHBY AND
GEORGE A. LEEAH, TRUSTEES
VOL. 8173, PG. 948, D.R.

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

TRACT 16
CALLED 9.824-ACRES
HCR II, LLC
DOC. NO. 20080267755,
O.P.R.

DESCRIBED IN:
VOL. 8175, PG. 31, D.R.

SIMON MONTALVO
SURVEY NO. 417
ABSTRACT 483

I.R.F. BEARS
S56°45'15"E
0.47'

APPROXIMATE LOCATION
OF SURVEY LINE

NOT FIELD LOCATED

CALLLED 3.122-ACRES
HCR II, LLC
DOC. NO. 20090063844, O.P.R.

319.86'

218.38'

N89°19'17"E
538.24'

SIMON MONTALVO
SURVEY NO. 418
ABSTRACT 484

3-FOOT BY 3-FOOT
ELECTRIC EASEMENT
CITY OF SAN ANTONIO
VOL. 1886, PG. 41, O.P.R.

TRACT 15
CALLED 2.33-ACRES
CARRIE JO BRADEN,
TRUSTEE OF THE
CARRIE JO BRADEN
LIVING REVOCABLE TRUST
DOC. NO. 20160142010, O.P.R.

TRACT 14
CALLED 2.542-ACRES
JESSE C. DELEE AND ANN DELEE
DOC. NO. 20120255013, O.P.R.

S52°17'10"E 447.58'

N52°17'10"W 451.66'

PERMANENT
ELECTRIC EASEMENT
2.645-ACRES
(115,232 Sq. Ft.)

N56°45'15"W
124.67'

N26°24'50"E 294.46'

100-FOOT WIDE
PERMANENT
ELECTRIC EASEMENT

S26°24'50"W 283.57'

S63°22'11"E
151.70'

N63°22'11"W
72.53'

S89°19'17"W 201.25'

S26°24'50"W
7.67'

A-556
A-483

APPROXIMATE LOCATION OF SURVEY LINE
NOT FIELD LOCATED

A-556
A-483

APPROXIMATE LOCATION
OF SURVEY LINE

NOT FIELD LOCATED

A-483

A-483

A-484

P

P

P

P

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F:\3020-063\survey\dwg\0esmt01-11-9-2022.dwg 11/15/2022

Owner: Carrie Jo Braden, trustee of the Carrie Jo Braden Living Revocable Trust
Tract: TX-SL-Z2-003.000

EXHIBIT A
PROPERTY DESCRIPTION FOR A
VARIABLE WIDTH PERMANENT ELECTRIC EASEMENT:

Being a **0.1899**-acre (**8,271** square feet) easement out of the Simon Montalvo Survey No. 418, Abstract 484, being out of a called 2.33-acre tract, known as Tract 15, conveyed to Carrie Jo Braden, trustee of the Carrie Jo Braden Living Revocable Trust, recorded in Document Number 20160142010 of the Official Public Records (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), said **0.1899**-acre easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found 1/2-inch iron rod, for a common corner of said Tract 15 and a called 3.122-acre tract, conveyed to HCR II, LLC, recorded in Document Number 20090063844, O.P.R.;

THENCE, North 26°24'50" East, along the common line of said Tract 15 and said 3.122-acre tract, a distance of 27.40 feet to the **POINT OF BEGINNING** and the south corner of the herein described easement;

THENCE, North 63°22'11" West, departing the common line of said Tract 15 and said 3.122-acre tract, over and across said Tract 15, a distance of 179.17 feet to a point in the common line of said Tract 15 and a called 9.824-acre tract, known as Tract 16, conveyed to HCR II, LLC, recorded in Document Number 20080267755, O.P.R., and more particularly described in Volume 8175, Page 31, Deed Records (D.R.), for the northwest corner of the herein described easement, from which a found 1/2-inch iron rod bears South 89°19'17" West, 538.24 feet for the northwest corner of a called 2.542-acre tract, known as Tract 14, conveyed to Jesse C. DeLee and Ann DeLee, recorded in Document Number 20120255013, O.P.R., same being the southwest corner of said Tract 16 and a corner of a called 300-acre tract, conveyed to HCR I, LLC, recorded in Document Number 20080267754, O.P.R., and more particularly described in Volume 8173, Page 959, D.R.;

THENCE, North 89°19'17" East, along the common line of said Tract 15 and said Tract 16, a distance of 201.25 feet to a found 1/2-inch iron rod in the northwest line of said 3.122-acre tract, for the northeast corner of said tract 15 and the herein described easement;



Owner: Carrie Jo Braden, trustee of the Carrie Jo Braden Living Revocable Trust
Tract: TX-SL-Z2-003.000

THENCE, South 26°24'50" West, along the common line of said Tract 15 and said 3.122-acre tract, a distance of 92.33 feet to the **POINT OF BEGINNING** and containing **0.1899**-acre (**8,271** square feet) of easement.

A survey plat of even date accompanies this property description.

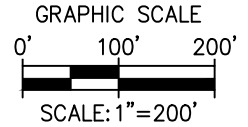
Certified on this 15th day of November, 2022



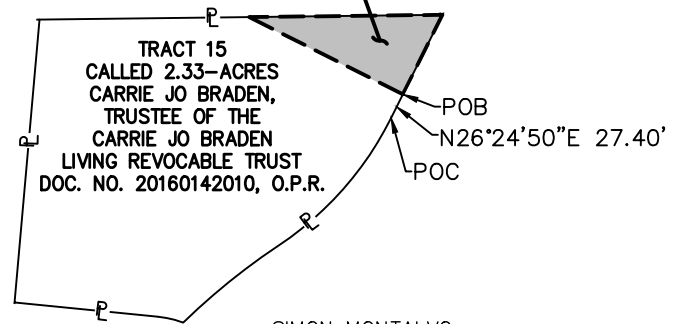
Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6347
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



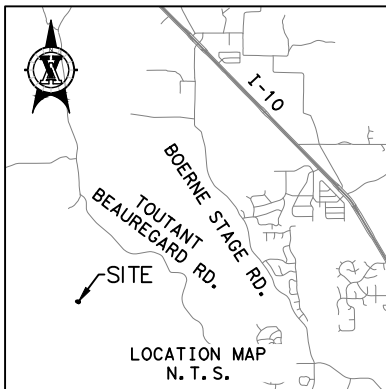
| | |
|--------------------------------|---|
| ○ | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | POINT |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| N.T.S. | NOT TO SCALE |
| EXISTING R.O.W. LINE | _____ |
| PROPOSED EASEMENT LINE | ----- |
| PROPERTY LINE | _____ P _____ |
| EXISTING EASEMENT LINE | ----- |
| SCALE BREAK | _____ |
| ORIGINAL TEXAS LAND GRANT LINE | ----- |



**VARIABLE WIDTH
PERMANENT ELECTRIC EASEMENT
0.1899-ACRE
(8,271 Sq. Ft.)**



SIMON MONTALVO
SURVEY NO. 418
ABSTRACT 484



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.

2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.

3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.

4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.


5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



0.1899-ACRE
VARIABLE WIDTH PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4

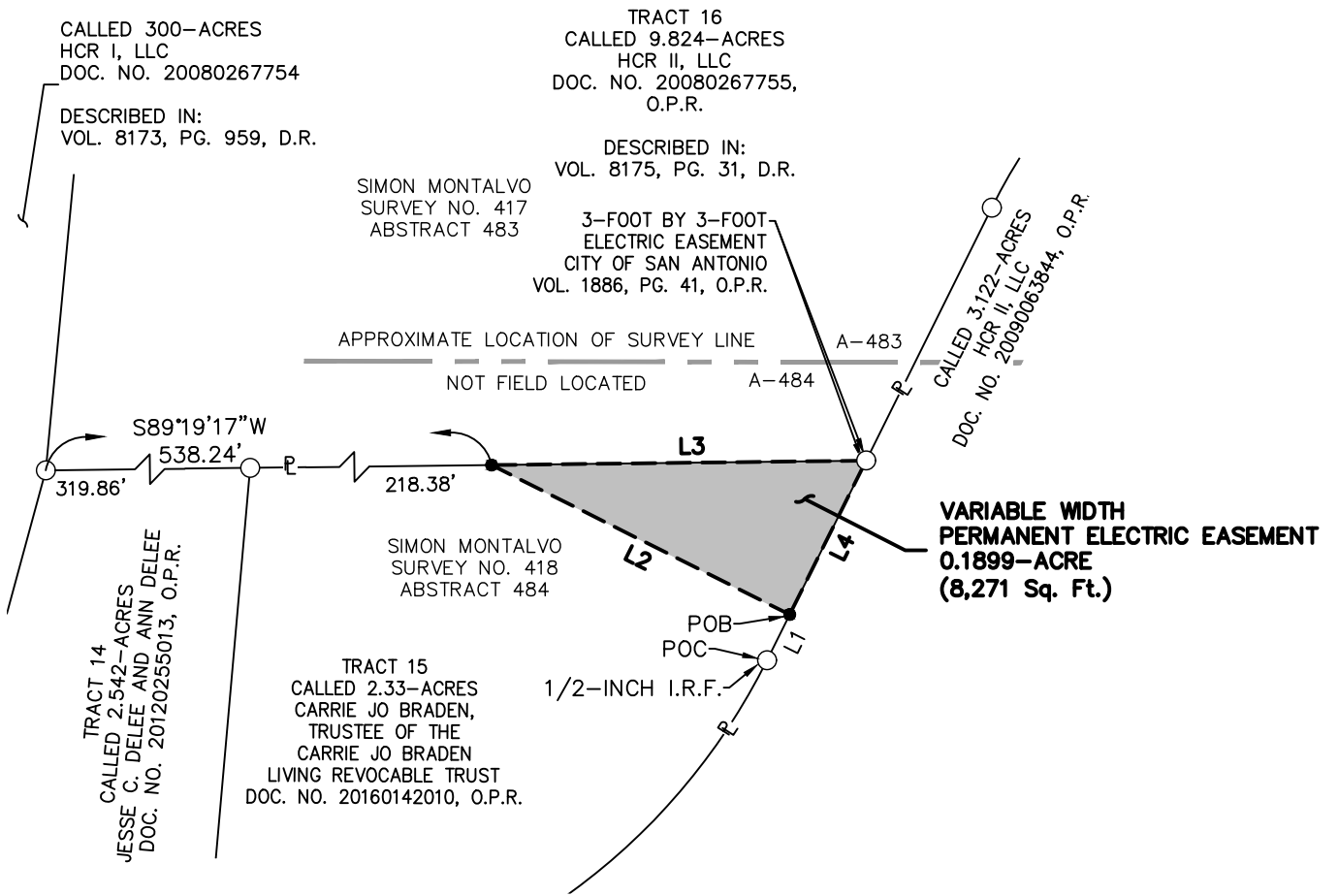
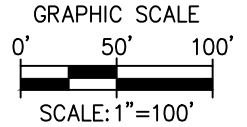

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION #6347

11/15/2022
DATE

DRAWN BY: TS, APPROVED BY: RMA


VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100 ©2022

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| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N26°24'50"E | 27.40' |
| L2 | N63°22'11"W | 179.17' |
| L3 | N89°19'17"E | 201.25' |
| L4 | S26°24'50"W | 92.33' |

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EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **0.1369-acre (5,964 square feet)** easement out of the Simon Montalvo Survey No. 418, Abstract 484, being out of a called 3.122-acre tract, conveyed to HCR II, LLC, recorded in Document Number 20090063844 of the Official Public Records (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), said **0.1369-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found 1/2-inch iron rod, for a common corner of said 3.122-acre tract and a called 2.33-acre tract, known as Tract 15, conveyed to Carrie Jo Braden, trustee of the Carrie Jo Braden Living Revocable Trust, recorded in Document Number 20160142010, O.P.R.;

THENCE, North 26°24'50" East, along the common line of said 3.122-acre tract and Tract 15, a distance of 27.40 feet to the **POINT OF BEGINNING** and the west corner of the herein described easement;

THENCE, North 26°24'50" East, continuing along the common line of said 3.122-acre tract and Tract 15, passing a found 1/2-inch iron rod a distance of 92.33 feet, for the common corner of said Tract 15 and a called 9.824-acre tract, known as Tract 16, conveyed to HCR II, LLC, recorded in Document Number 20080267755, O.P.R., and more particularly described in Volume 8175, Page 31, D.R., continuing for a total distance of 100.00 feet to a point for the north corner of the herein described easement, from which a found 1/2-inch iron rod bears North 26°24'50" East, 151.64 feet for a common corner of said 3.122-acre tract and said Tract 16;

THENCE, South 63°22'11" East, departing the southeast line of said Tract 16, into and across said 3.122-acre tract, a distance of 59.44 feet to found 1/2-inch iron rod in the southeast line of said 3.122-acre tract, for the north corner of a called 2.29-acre tract, known as Tract 2, conveyed to Texas H3 Management Enterprises, LP, recorded in Document Number 20080108650, O.P.R., same being the west corner of a called 2.31-acre tract, known as Tract 1, conveyed to Raul G. Figueroa and Grace L. Figueroa, recorded in Document Number 20140118836, O.P.R., for the east corner of the herein described easement;

THENCE, South 26°11'16" West, along the common line of said 3.122-acre tract and said Tract 2, passing a found 1/2-inch iron rod at a distance of 85.33 feet, for a common corner of said Tract 2 and a called 2.30-acre tract, known as Tract 3, conveyed to Texas H3 Management Enterprises, L.P., recorded in Document Number 20050206788, O.P.R., continuing for a total distance of 100.00 feet to a point for the south corner of the herein described easement, from with a found 1/2-inch iron rod bears South 26°11'16" West, 27.33 feet for a common corner of said 3.122-acre tract and said Tract 3;

THENCE, North 63°22'11" West, departing the northwest line of said Tract 3, into and across said 3.122-acre tract, a distance of 59.84 feet to the **POINT OF BEGINNING** and containing **0.1369-acre (5,964 square feet)** of easement.



A survey plat of even date accompanies this property description.

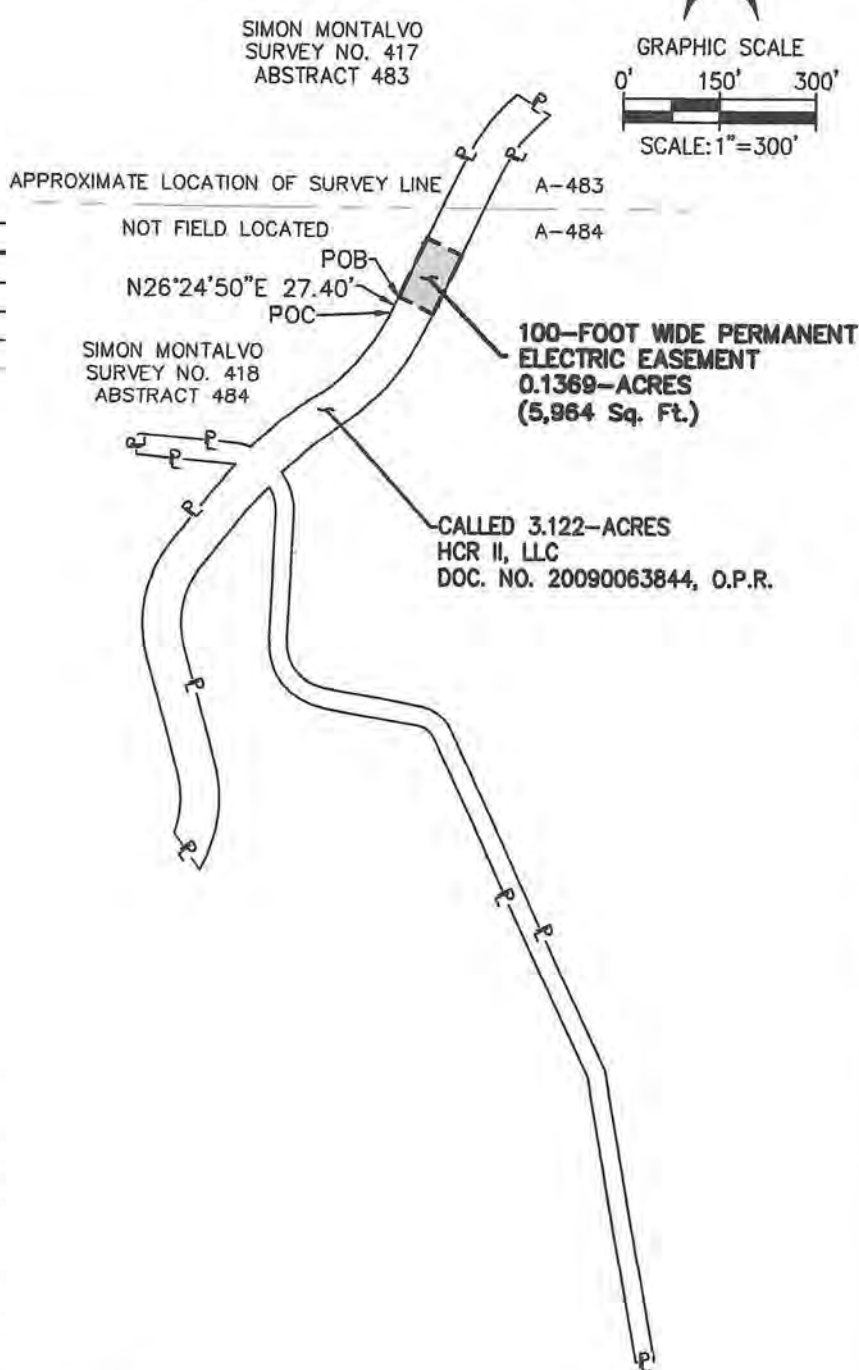
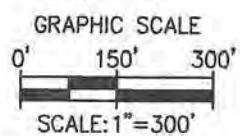
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | POINT |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| N.T.S. | NOT TO SCALE |
| EXISTING R.O.W. LINE | ————— |
| PROPOSED EASEMENT LINE | - - - - - |
| PROPERTY LINE | ————— P ——— |
| EXISTING EASEMENT LINE | - - - - - P - - - - - |
| SCALE BREAK | ————— ⚡ ——— |
| ORIGINAL TEXAS LAND GRANT LINE | ————— |



- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
 2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
 3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752
 08/09/2022
 DATE



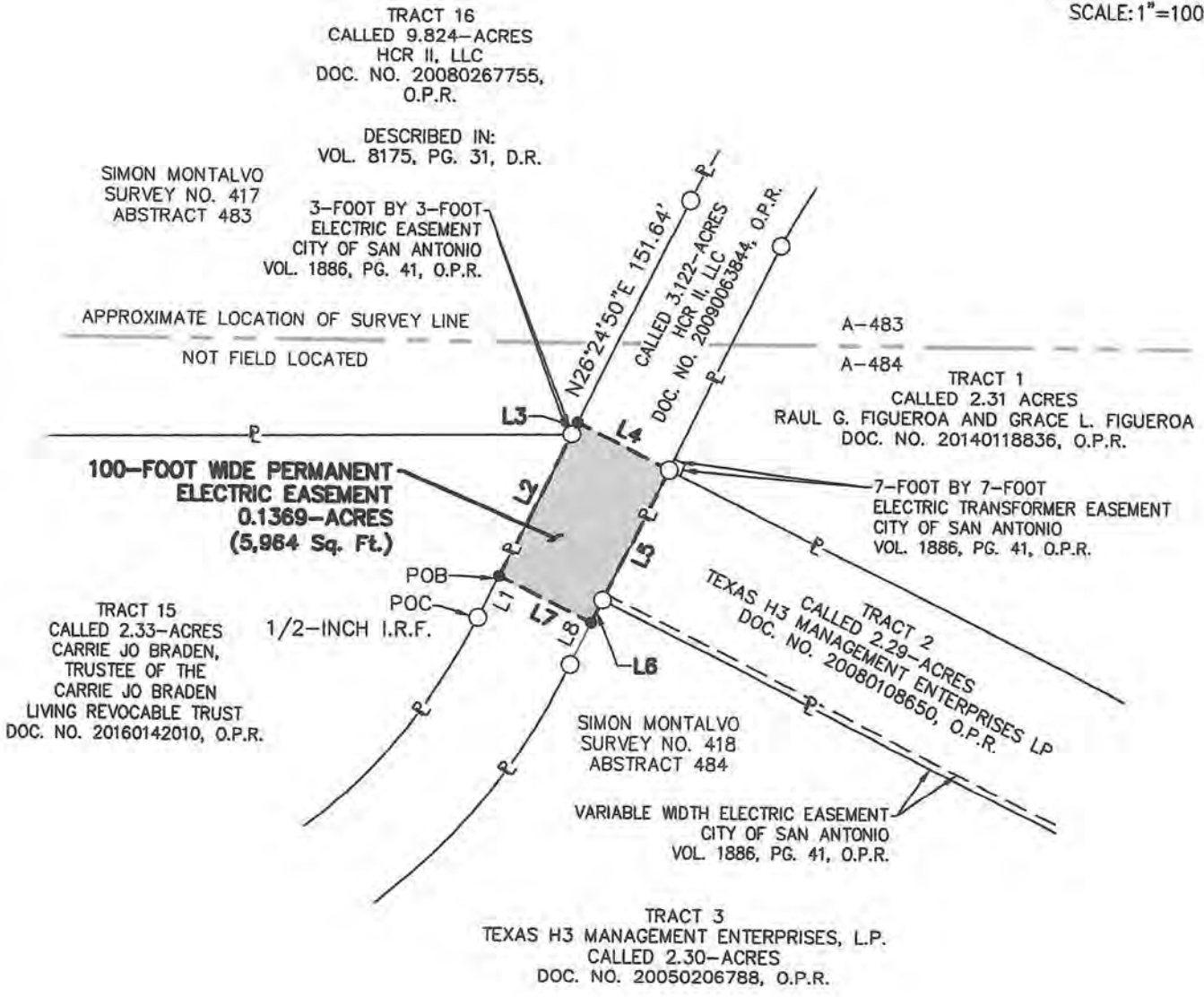
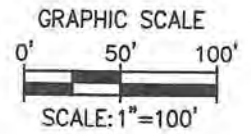
0.1369-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

DRAWN BY: TS, APPROVED BY: JMW

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| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N26°24'50"E | 27.40' |
| L2 | N26°24'50"E | 92.33' |
| L3 | N26°24'50"E | 7.67' |
| L4 | S63°22'11"E | 59.44' |
| L5 | S26°11'16"W | 85.33' |
| L6 | S26°11'16"W | 14.67' |
| L7 | N63°22'11"W | 59.84' |
| L8 | S26°11'16"W | 27.33' |

DRAWN BY: TS, APPROVED BY: JMW

r:\3020-063\survey\dwg\Oesmt01.dwg 8/9/2022

EXHIBIT A
PROPERTY DESCRIPTION FOR A
VARIABLE WIDTH PERMANENT ELECTRIC EASEMENT:

Being a **1.070-acre (46,604 square feet)** easement out of the Simon Montalvo Survey No. 418, Abstract 484, being out of a called 2.29-acre tract, known as Tract 2, conveyed to Texas H3 Management Enterprises, LP, recorded in Document Number 20080108650 of the Official Public Records (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), said **1.070-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a found 1/2-inch bent iron rod in the west line of a remaining portion of a called 2449.59-acre tract, conveyed to Pinson Interests, LTD., L.L.P., recorded in Volume 9639, Page 138, O.P.R., for the southeast corner of a called 2.31-acre tract, known as Tract 1, conveyed to Raul G. Figueroa and Grace L. Figueroa, recorded in Document Number 20140118836, O.P.R., for the **POINT OF BEGINNING** and the northeast corner of said Tract 2 and the herein described easement;

THENCE, South 00°11'05" West, along the common line of said Tract 2 and the remaining portion of said 2449.59-acre tract, a distance of 111.69 feet to a point for a southeast corner of the herein described easement, from which a found 1/2-inch iron rod bears South 00°11'05" West, 206.93 feet for a common corner of said Tract 2 and a called 2.218-acre tract, conveyed to Laine J. Halstead, recorded in Document Number 20130202670, O.P.R.;

THENCE, North 63°22'11" West, departing the west line of the remaining portion of said 2449.59-acre tract, into and across said Tract 2, a distance of 235.16 feet to a point in a common line of said Tract 2 and a called 2.30-acre tract, known as Tract 3, conveyed to Texas H3 Management Enterprises, L.P., recorded in Document Number 20050206788, O.P.R., for a west corner of the herein described easement;

THENCE, along the common line of said Tract 2 and said Tract 3, the following two (2) courses:

1. North 29°05'09" East, a distance of 15.28 feet to a found 1/2-inch iron rod, for a common corner of said Tract 2, said Tract 3 and the herein described easement, and
2. North 63°28'59" West, a distance of 301.14 feet to a found 1/2-inch iron rod in the southeast line of a called 3.122-acre tract, conveyed to HCR II, LLC, recorded in Document Number 20090063844, O.P.R., for a west corner of said Tract 3, same being a west corner of said Tract 2 and the herein described easement;

THENCE, North 26°11'16" East, along the common line of said Tract 2 and said 3.122-acre tract, a distance of 85.33 feet to a found 1/2-inch iron rod, for the north corner of the herein described easement;

THENCE, South 63°22'11" East, departing the southeast line of said 3.122-acre tract, along the common line of said Tract 2 and said Tract 1, a distance of 486.56 feet to the **POINT OF BEGINNING** and containing **1.070-acre (46,604 square feet)** of easement.



A survey plat of even date accompanies this property description.

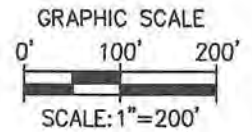
Certified on this 9th day of August, 2022



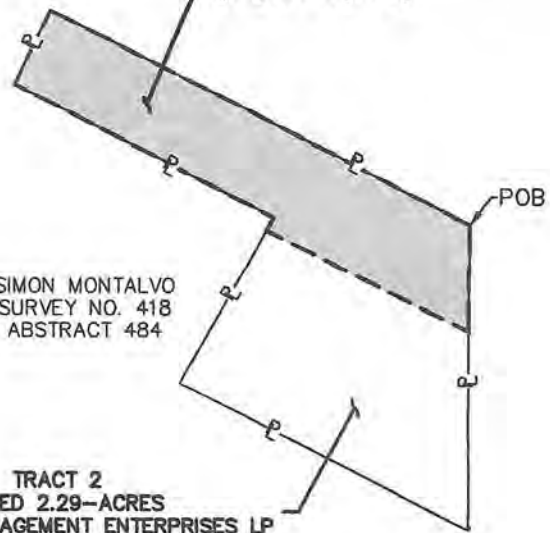
Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | LEGEND: |
| ● | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| D.R. | POINT |
| O.P.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| D.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| I.R.F. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| VOL. | IRON ROD FOUND |
| PG. | VOLUME |
| DOC. NO. | PAGE |
| N.C.B. | DOCUMENT NUMBER |
| C.B. | NEW CITY BLOCK |
| P.O.C. | COUNTY BLOCK |
| P.O.B. | POINT OF COMMENCING |
| R.O.W. | POINT OF BEGINNING |
| N.T.S. | RIGHT-OF-WAY |
| EXISTING R.O.W. LINE | NOT TO SCALE |
| PROPOSED EASEMENT LINE | _____ |
| PROPERTY LINE | _____ P _____ |
| EXISTING EASEMENT LINE | _____ P _____ |
| SCALE BREAK | _____ |
| ORIGINAL TEXAS LAND GRANT LINE | _____ |



**VARIABLE WIDTH PERMANENT ELECTRIC EASEMENT
1.070-ACRES
(46,604 Sq. Ft.)**



SIMON MONTALVO
SURVEY NO. 418
ABSTRACT 484

TRACT 2
CALLED 2.29-ACRES
TEXAS H3 MANAGEMENT ENTERPRISES LP
DOC. NO. 20080108650, O.P.R.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
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I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


JEREMY M. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION #6752

08/09/2022
DATE

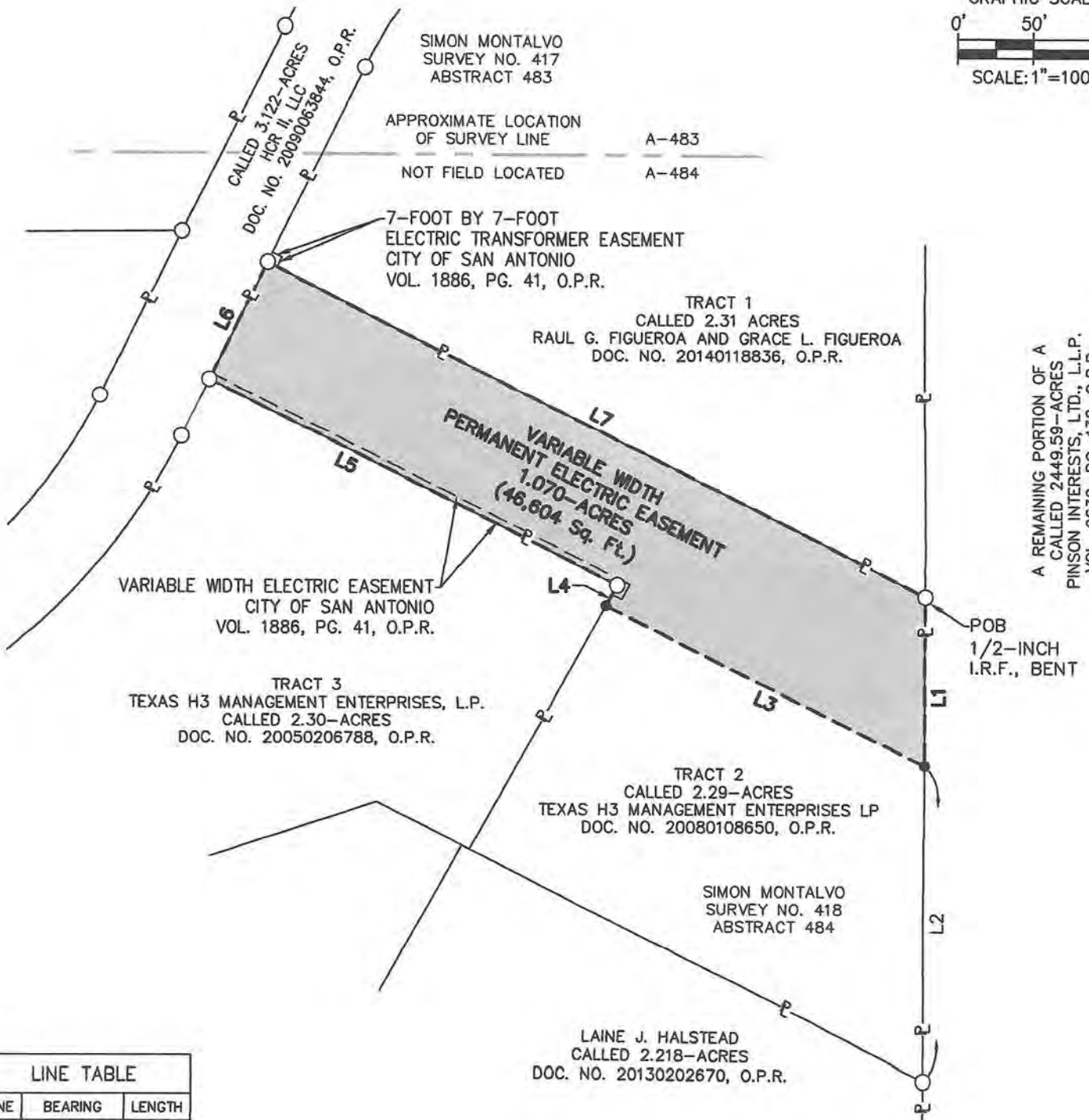
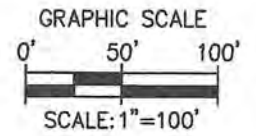


DRAWN BY: TS, APPROVED BY: JMW

1.070-ACRE
VARIABLE WIDTH PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S00°11'05"W | 111.69' |
| L2 | S00°11'05"W | 206.93' |
| L3 | N63°22'11"W | 235.16' |
| L4 | N29°05'09"E | 15.28' |
| L5 | N63°28'59"W | 301.14' |
| L6 | N26°11'16"E | 85.33' |
| L7 | S63°22'11"E | 486.56' |

F:\3020-063\survey\dwg\oesmt01.dwg 8/9/2022

EXHIBIT A
PROPERTY DESCRIPTION FOR A
VARIABLE WIDTH PERMANENT ELECTRIC EASEMENT:

Being a **0.1033-acre (4,501 square feet)** easement out of the Simon Montalvo Survey No. 418, Abstract 484, being out of a called 2.30-acre tract, known as Tract 3, conveyed to Texas H3 Management Enterprises, L.P., recorded in Document Number 20050206788 of the Official Public Records (O.P.R.), of Bexar County, Texas, (all records cited herein are recorded in Bexar County), said **0.1033-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a found 1/2-inch iron rod in the southeast line of a called 3.122-acre tract, conveyed to HCR II, LLC, recorded in Document Number 20090063844, O.P.R., for a west corner of a called 2.29-acre tract, known as Tract 2, conveyed to Texas H3 Management Enterprises, LP, recorded in Document Number 20080108650, O.P.R., for the **POINT OF BEGINNING** and the north corner of said Tract 3 and the herein described easement;

THENCE, departing the southeast line of said 3.122-acre tract, along the common line of said Tract 3 and said Tract 2, the following two (2) courses:

1. South 63°28'59" East, a distance of 301.14 feet to a found 1/2-inch iron rod, for a common corner of said Tract 3 and Tract 2 and the herein described easement, and
2. South 29°05'09" West, a distance of 15.28 feet to a point for the south corner of the herein described easement;

THENCE, North 63°22'11" West, departing a northwest line of said Tract 2, into and across said Tract 3, a distance of 300.37 feet to a point in the common line of said Tract 3 and said 3.122-acre tract, for the west corner of the herein described easement, from which a found 1/2-inch iron rod bears South 26°11'16" West, 27.33 feet, for a common corner of said tract 3 and said 3.122-acre tract;

THENCE, North 26°11'16" East, along the common line of said Tract 3 and said 3.122-acre tract, a distance of 14.67 feet to the **POINT OF BEGINNING** and containing **0.1033-acre (4,501 square feet)** of easement.



A survey plat of even date accompanies this property description.

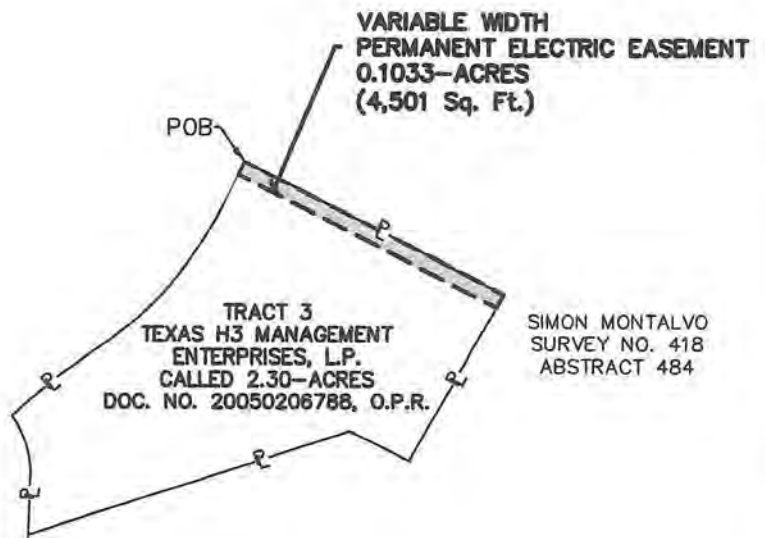
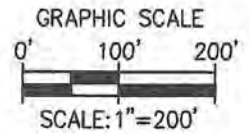
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | POINT |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| N.T.S. | NOT TO SCALE |
| EXISTING R.O.W. LINE | ————— |
| PROPOSED EASEMENT LINE | - - - - - |
| PROPERTY LINE | ————— P ——— |
| EXISTING EASEMENT LINE | - - - - - |
| SCALE BREAK | ————— |
| ORIGINAL TEXAS LAND GRANT LINE | ————— |



SIMON MONTALVO
SURVEY NO. 418
ABSTRACT 484

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752

08/09/2022
 DATE



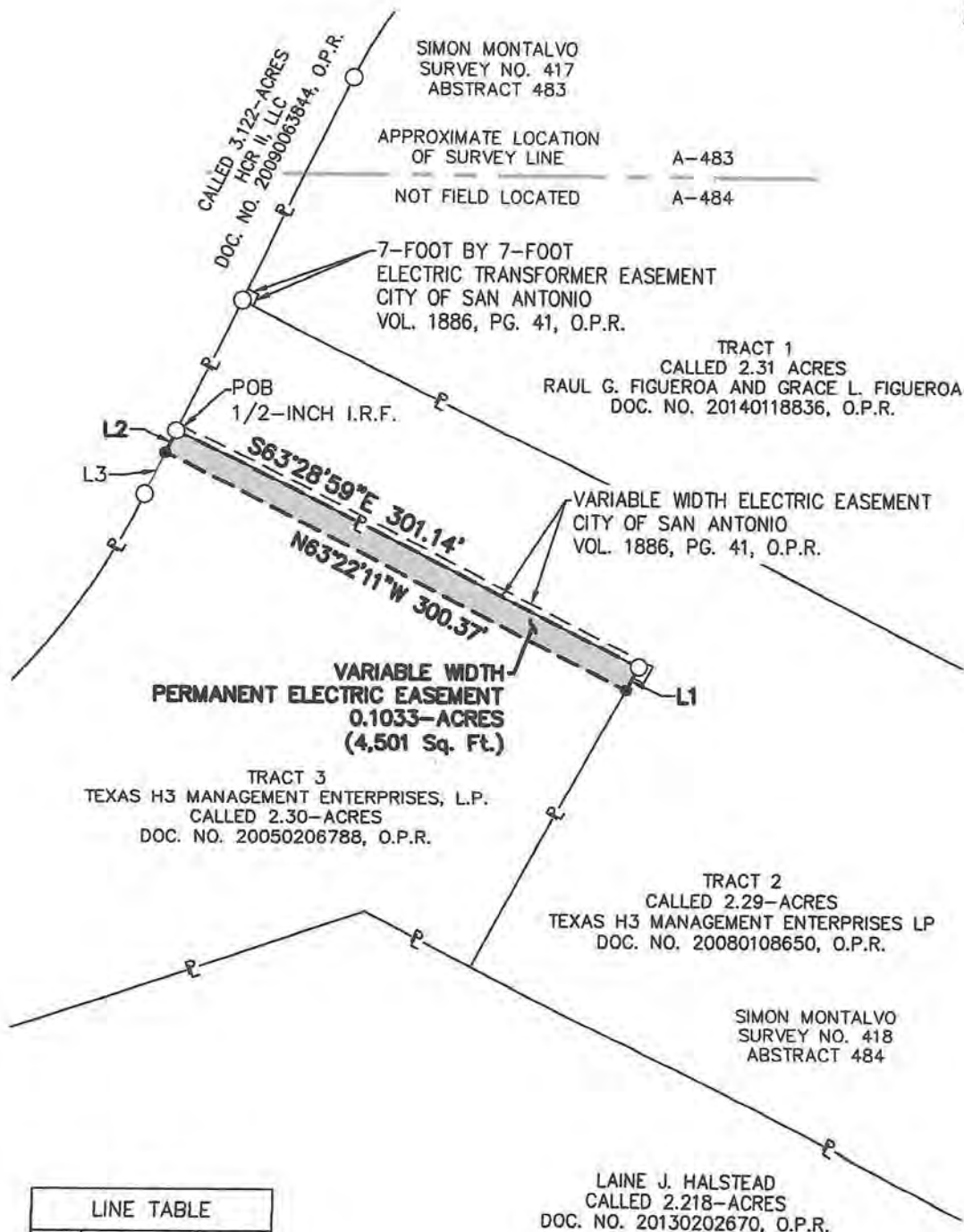
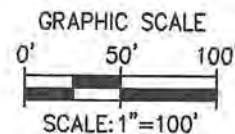
DRAWN BY: TS, APPROVED BY: JMW

0.1033-ACRE
 VARIABLE WIDTH PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4



VICKREY & ASSOCIATES, LLC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S29°05'09"W | 15.28' |
| L2 | N26°11'16"E | 14.67' |
| L3 | S26°11'16"W | 27.33' |

r:\3020-063\survey\dwg\Oesmt01.dwg 8/9/2022

EXHIBIT A
PROPERTY DESCRIPTION FOR A
VARIABLE WIDTH PERMANENT ELECTRIC EASEMENT:

Being a **3.684-acre (160,476 square feet)** easement out of the Simon Montalvo Survey No. 418, Abstract 484 and the Lower Pinto Irrigation, Agricultural and Manufacturing Company Survey No. 900, Abstract 455, being out of a remaining portion of a called 2449.59-acre tract, conveyed to Pinson Interests, LTD., L.L.P., recorded in Volume 9639, Page 138 of the Official Public Records (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), said **3.684-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a found 1/2-inch bent iron rod in the west line of the remaining portion of said 2449.59-acre tract, for the southeast corner of a called 2.31-acre tract, known as Tract 1, conveyed to Raul G. Figueroa and Grace L. Figueroa, recorded in Document Number 20140118836, O.P.R., same being the northeast corner of a called 2.29-acre tract, known as Tract 2, conveyed to Texas H3 Management Enterprises, LP, recorded in Document Number 20080108650, O.P.R., for the **POINT OF BEGINNING** and a northwest corner of the herein described easement;

THENCE, North 71°40'32" East, into and across the remaining portion of said 2449.59-acre tract, a distance of 828.87 feet to a point in the common line of said 2449.59-acre tract and a called 10.628-acre tract, conveyed to Joshua James Standing Cloud and Kristi-Marie Standing Cloud, recorded in Document Number 20200080889, O.P.R., for a corner of the herein described easement;

THENCE, North 88°44'49" East, along said common line, a distance of 333.79 feet to a found 1/2-inch iron rod, for a common corner of said 10.628-acre tract, said 2449.59-acre tract and the herein described easement, same being the south corner of a called 4.949-acre tract, conveyed to Kerry Neal Haynes and Becky J. Haynes, recorded in Document Number 20160195187, O.P.R.;

THENCE, North 88°49'41" East, continuing along the north line of said 2449.59-acre tract, a distance of 377.18 feet to a found 1/2-inch iron rod, for the southeast corner of a called 18.85-acre tract, conveyed to Anthony Alejandro and Olivia Alejandro, recorded in Volume 8281, Page 443, O.P.R., the southwest corner of a called 19.82-acre tract, known as Tract 1, conveyed to Cheryl L. Williams and Scott C. Williams, recorded in Volume 8538, Page 848, O.P.R., and a corner of said 2449.59-acre tract and the herein described easement;

THENCE, North 88°26'15" East, continuing along the north line of said 2449.59-acre tract, along the south line of said 19.82-acre tract, a distance of 39.63 feet to a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY", for a corner of the herein described easement and the northwest corner of Lot 29, Block 2, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.), for the northeast corner of the herein described easement;



THENCE, South 00°25'51" West, along the west line of said Lot 29, a distance of 100.06 feet to a point for the southeast corner of the herein described easement, from which a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" bears South 00°25'51" West, 378.91 feet, for the southwest corner of said Lot 29;

THENCE, departing the west line of said Lot 29, into and across the remaining portion of said 2449.59-acre tract, the following four (4) courses:

1. South 88°26'15" West, a distance of 36.49 feet to a point for a corner of the herein described easement,
2. South 88°49'41" West, a distance of 377.45 feet to a point for a corner of the herein described easement,
3. South 88°44'49" West, a distance of 318.71 feet to a point for a corner of the herein described easement, and
4. South 71°16'37" West, a distance of 849.34 feet to a point in the common line of said 2449.59-acre tract and Tract 2, for the southwest corner of the herein described easement, from which a found 1/2-inch iron rod bears South 00°11'05" West, 206.93 feet for a common corner of said Tract 2 and a called 2.218-acre tract, conveyed to Laine J. Halstead, recorded in Document Number 20130202670, O.P.R.;

THENCE, North 00°11'05" East, along said common line, a distance of 111.69 feet to the **POINT OF BEGINNING** and containing **3.684-acre (160,476 square feet)** of easement.

A survey plat of even date accompanies this property description.

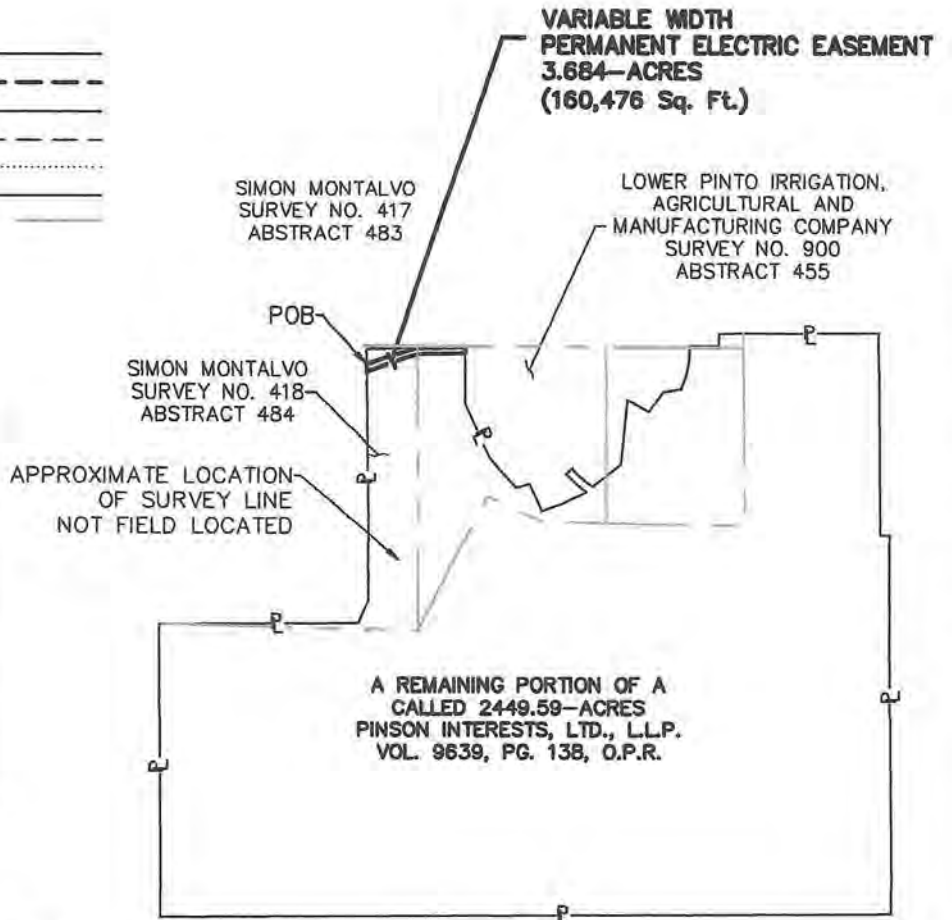
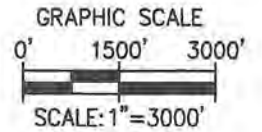
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | | |
|--------------------------------|---|--|
| ○ | LEGEND: | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | POINT | |
| P.R. | PLAT RECORDS OF BEXAR COUNTY, TEXAS | |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS | |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | |
| I.R.F. | IRON ROD FOUND | |
| VOL. | VOLUME | |
| PG. | PAGE | |
| DOC. NO. | DOCUMENT NUMBER | |
| N.C.B. | NEW CITY BLOCK | |
| C.B. | COUNTY BLOCK | |
| P.O.C. | POINT OF COMMENCING | |
| P.O.B. | POINT OF BEGINNING | |
| R.O.W. | RIGHT-OF-WAY | |
| N.T.S. | NOT TO SCALE | |
| EXISTING R.O.W. LINE | ————— | |
| PROPOSED EASEMENT LINE | - - - - - | |
| PROPERTY LINE | ————— P | |
| EXISTING EASEMENT LINE | - - - - - | |
| R.O.W. DEED LINE | ————— | |
| SCALE BREAK | ————— | |
| ORIGINAL TEXAS LAND GRANT LINE | ————— | |



- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
 2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
 3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


JEREMY M. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION #6752

08/09/2022
DATE

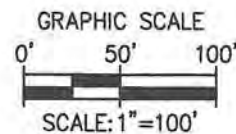


3.684-ACRE
VARIABLE WIDTH PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 5

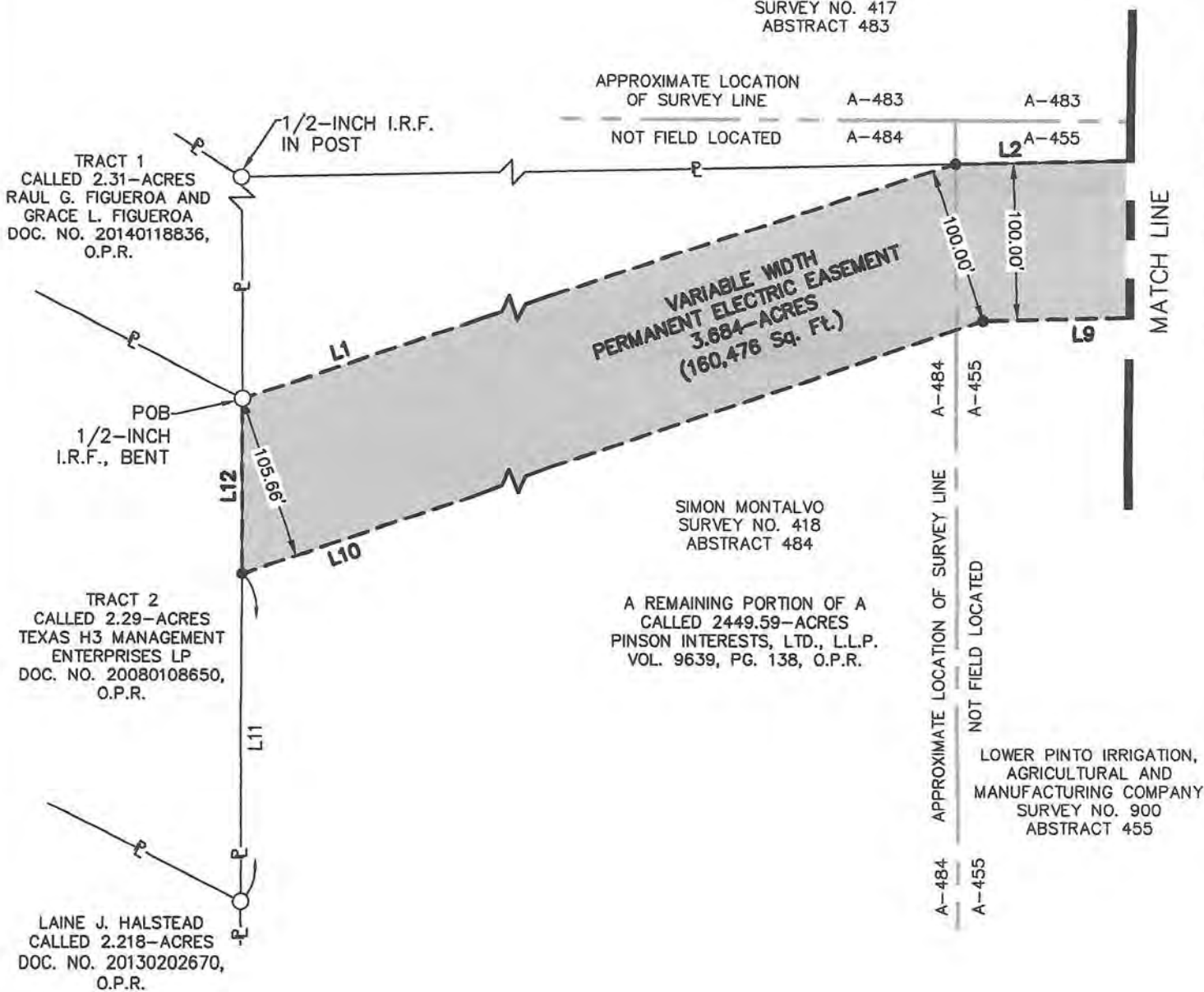
 **VICKREY & ASSOCIATES, LLC.**
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N71°40'32"E | 828.87' |
| L2 | N88°44'49"E | 333.79' |
| L9 | S88°44'49"W | 318.71' |
| L10 | S71°16'37"W | 849.34' |
| L11 | S00°11'05"W | 206.93' |
| L12 | N00°11'05"E | 111.69' |

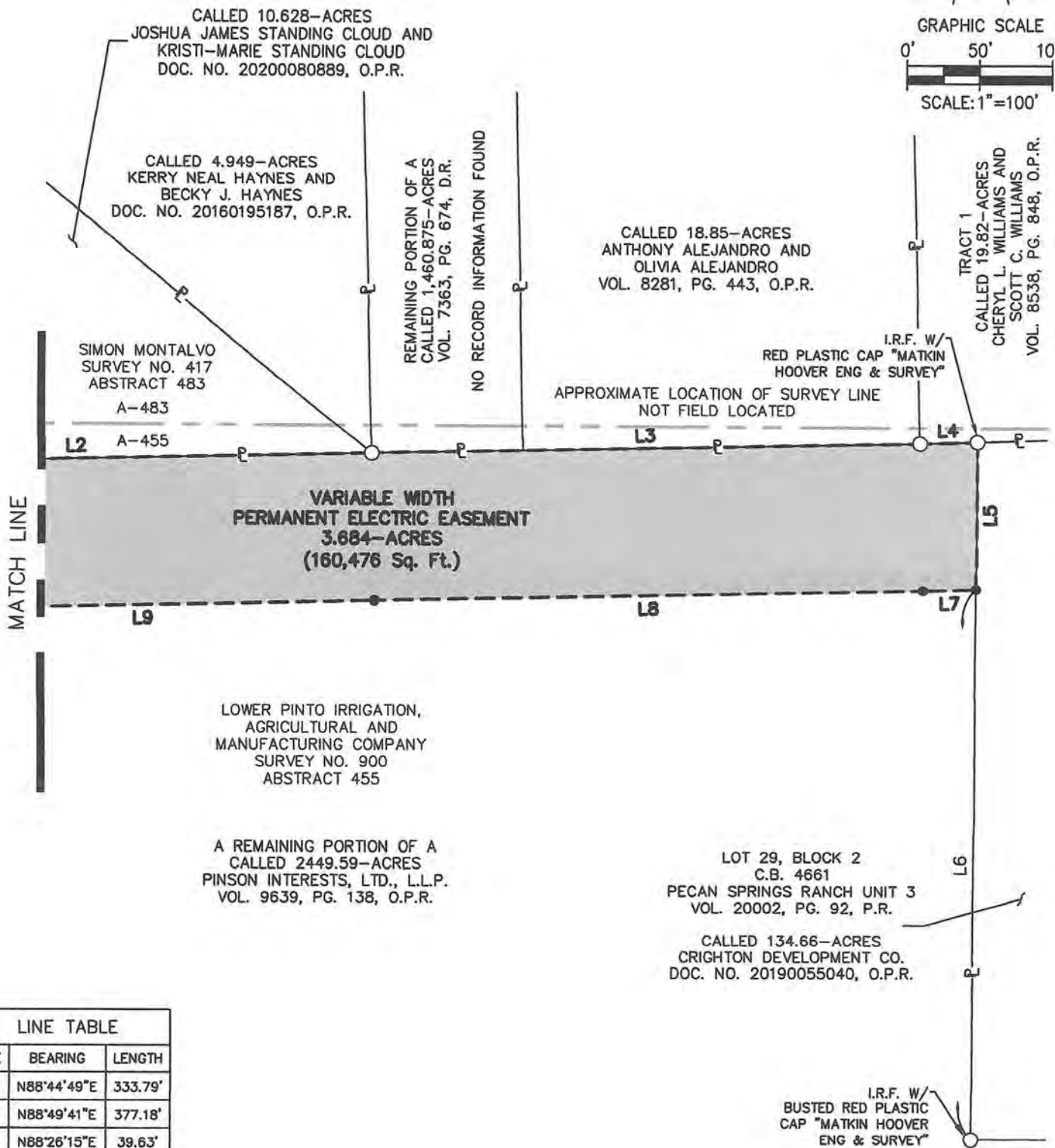
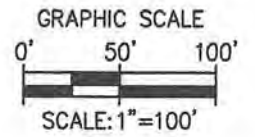


CALLED 10.628-ACRES
 JOSHUA JAMES STANDING CLOUD AND
 KRISTI-MARIE STANDING CLOUD
 DOC. NO. 20200080889, O.P.R.

SIMON MONTALVO
 SURVEY NO. 417
 ABSTRACT 483



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| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L2 | N88°44'49"E | 333.79' |
| L3 | N88°49'41"E | 377.18' |
| L4 | N88°26'15"E | 39.63' |
| L5 | S00°25'51"W | 100.06' |
| L6 | S00°25'51"W | 378.91' |
| L7 | S88°26'15"W | 36.49' |
| L8 | S88°49'41"W | 377.45' |
| L9 | S88°44'49"W | 318.71' |

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EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **0.8701-acre (37,903 square feet)** easement out of Lot 29, Block 2, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), being a portion of a called 134.66-acre tract conveyed to Crighton Development Co., recorded in Document Number 20190055040 of the Official Public Records (O.P.R.), said **0.8701-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found cotton spindle in rock, for a common corner of said Lot 29 and Lot 28 of said Pecan Springs Ranch Unit 3;

THENCE, North 03°47'20" West, along the common line of said Lot 29 and said Lot 28, a distance of 309.36 feet to the **POINT OF BEGINNING** and the southeast corner of the herein described easement;

THENCE, departing the west line of said Lot 28, into and across said Lot 29, the following two (2) courses:

1. South 88°34'28" West, a distance of 60.73 feet to a point for a corner of the herein described easement, and
2. South 88°26'15" West, a distance of 321.99 feet to a point in the west line of said Lot 29, for the southwest corner of the herein described easement, from which a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" bears South 00°25'51" West, 378.91 feet, for the southwest corner of said Lot 29;

THENCE, North 00°25'51" East, along the west line of said Lot 29, a distance of 100.06 feet to a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" in the south line of a called 19.82-acre tract, known as Tract 1, conveyed to Cheryl L. Williams and Scott C. Williams, recorded in Volume 8538, Page 848, O.P.R., for the northwest corner of said Lot 29 and the herein described easement;

THENCE, along the north line of said Lot 29, the following two (2) courses:

1. North 88°26'15" East, along the south line of said 19.82-acre tract, a distance of 318.63 feet to a found 1/2-inch iron rod, for a common corner of said 19.82-acre tract, said Lot 29 and the herein described easement, same being the southwest corner of a called 19.82-acre tract, known as Tract 1, conveyed to Cheryl L. Williams and Scott C. Williams, recorded in Volume 8538, Page 848, O.P.R., and
2. North 88°34'28" East, along the south line of a called 18.00-acre tract, known as Tract 2, conveyed to Cheryl L. Williams and Scott C. Williams, recorded in Volume 8538, Page 848, O.P.R., a distance of 56.72 feet to a found 1/2-inch iron rod, for a common corner of said Lot 29, the herein described easement and Lot 28 of said Pecan Springs Ranch Unit 3;



THENCE, South 03°47'20" East, departing the south line of said 18.00-acre tract, along the common line of said Lot 29 and said Lot 28, a distance of 100.09 feet to the **POINT OF BEGINNING** and containing **0.8701-acre (37,903 square feet)** of easement.

A survey plat of even date accompanies this property description.

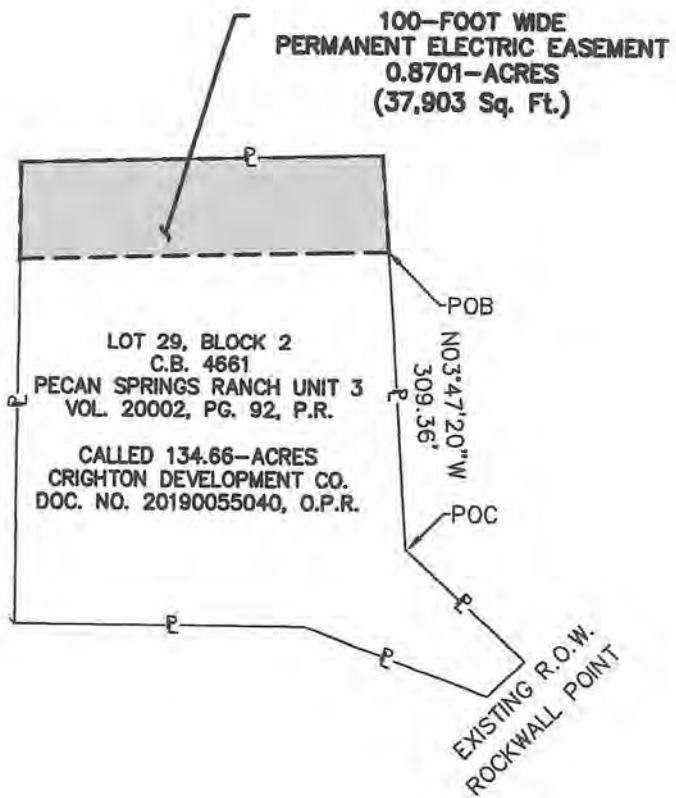
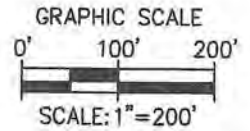
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | POINT |
| P.R. | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| D.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| N.T.S. | NOT TO SCALE |
| EXISTING R.O.W. LINE | ————— |
| PROPOSED EASEMENT LINE | - - - - - |
| PROPERTY LINE | ————— P ————— |
| EXISTING EASEMENT LINE | - - - - - P - - - - - |
| SCALE BREAK | ————— |
| ORIGINAL TEXAS LAND GRANT LINE | ————— |



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752
 08/09/2022
 DATE



0.8701-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4

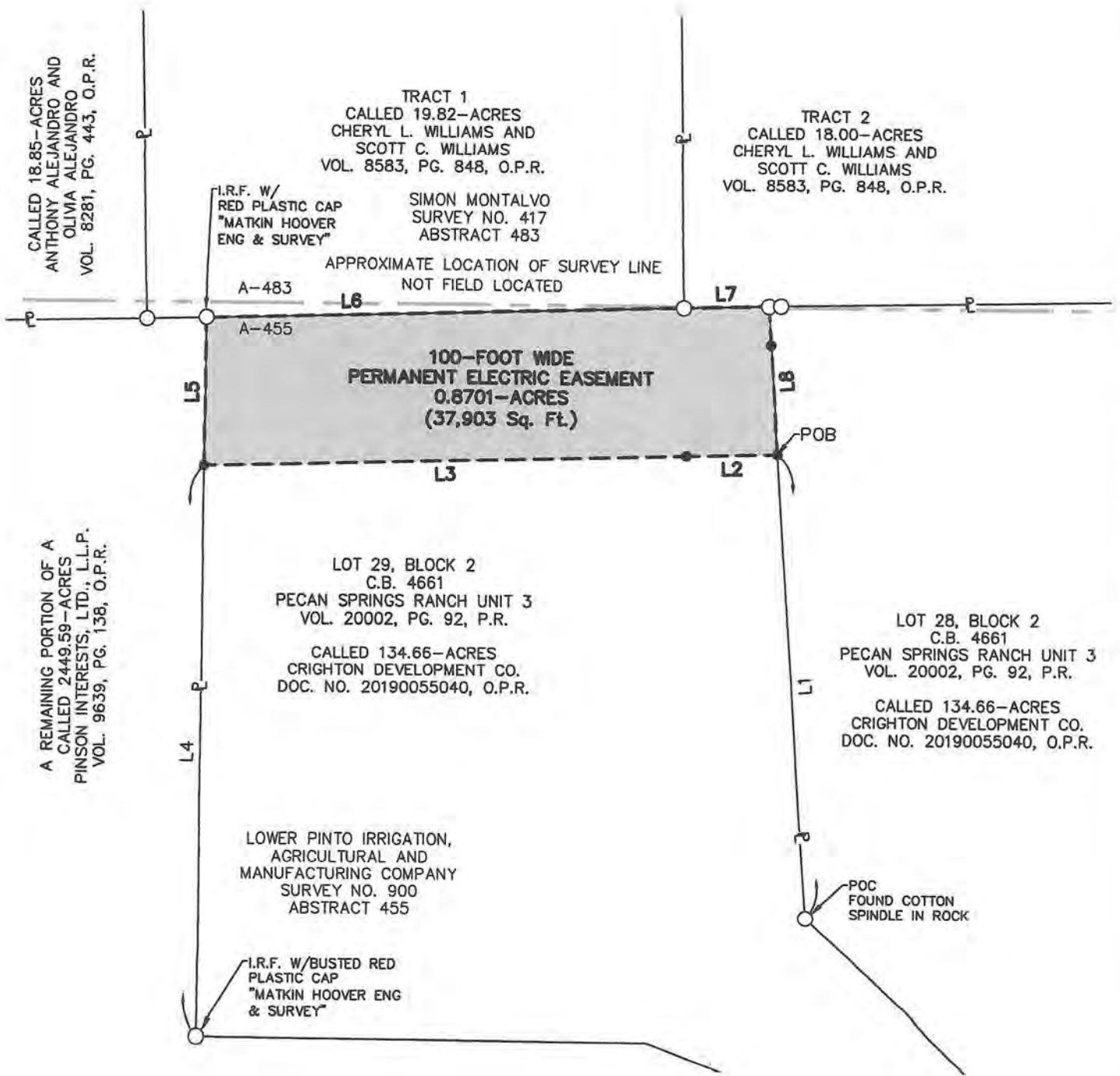
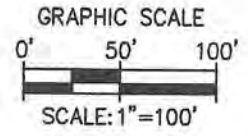


VICKREY & ASSOCIATES, LLC.
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 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

DRAWN BY: TS, APPROVED BY: JMW

r:\3020-063\survey\dwg\0esmt01.dwg 8/9/2022

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N03°47'20"W | 309.36' |
| L2 | S88°34'28"W | 60.73' |
| L3 | S88°26'15"W | 321.99' |
| L4 | S00°25'51"W | 378.91' |
| L5 | N00°25'51"E | 100.06' |
| L6 | N88°26'15"E | 318.63' |
| L7 | N88°34'28"E | 56.72' |
| L8 | S03°47'20"E | 100.09' |



CALLLED 18.85-ACRES
ANTHONY ALEJANDRO AND
OLIVIA ALEJANDRO
VOL. 8281, PG. 443, O.P.R.

A REMAINING PORTION OF A
CALLED 2449.59-ACRES
PINSON INTERESTS, LTD., L.L.P.
VOL. 9639, PG. 138, O.P.R.

r:\3020-063\survey\dwg\0esmt01.dwg 8/9/2022

EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a 1.576-acre (68,657 square feet) easement out of Lot 28, Block 2, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), being a portion of a called 134.66-acre tract conveyed to Crighton Development Co., recorded in Document Number 20190055040 of the Official Public Records (O.P.R.), said 1.576-acre easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found cotton spindle in rock, for a common corner of said Lot 28 and Lot 29 of said Pecan Springs Ranch Unit 3;

THENCE, North 03°47'20" West, along the common line of said Lot 28 and said Lot 29, a distance of 309.36 feet to the **POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE, North 03°47'20" West, continuing along the common line of said Lot 28 and said Lot 29, a distance of 100.09 feet to a found 1/2-inch iron rod in the south line of a called 18.00-acre tract, known as Tract 2, conveyed to Cheryl L. Williams and Scott C. Williams, recorded in Volume 8538, Page 848, O.P.R., for the common corner of said Lot 28, said Lot 29 and the herein described easement;

THENCE, along the north line of said Lot 28, the following four (4) courses:

1. North 88°34'28" East, along the south line of said 18.00-acre tract, a distance of 8.15 feet to a found 1/2-inch iron rod, for a common corner of said Lot 28 and the herein described easement,
2. North 88°56'11" East, continuing along the south line of said 18.00-acre tract, a distance of 294.41 feet to a found 1/2-inch iron rod with busted red plastic cap, for a common corner of said 18.00-acre tract, said Lot 28 and the herein described easement, same being the southwest corner of a called 5.04-acre tract, known as Tract 2, conveyed to Edward C. Olszanowski, III and Yvonne M. Olszanowski, Trustees, or their successors in interest, of the Edward C. Olszanowski, III and Yvonne M. Olszanowski Living Trust, recorded in Document Number 20210253480, O.P.R.,
3. North 89°59'32" East, along the south line of said 5.04-acre tract, a distance of 283.62 feet to a found 1/2-inch iron rod with red plastic cap stamped "SCHWARTZ 4760", for a common corner of said 5.04-acre tract, said Lot 28 and the herein described easement, same being the southwest corner of a called 33.025-acre tract, known as Tract II, conveyed to Wendell D. Winters, recorded in Volume 4801, Page 742, O.P.R., and



4. North 89°50'45" East, along the south line of said 33.025-acre tract, a distance of 130.62 feet to a found 1/2-inch iron rod, for a common corner of said Lot 28, the herein described easement and Lot 26, Block 2, C.B. 4661, Amending Plat of Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 1160, P.R.;

THENCE, South 28°15'39" West, departing the south line of said 33.025-acre tract, along the common line of said Lot 28 and said Lot 26, a distance of 113.70 feet to a point for the southeast corner of the herein described easement, from which a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY", bears South 28°15'39" West, 288.80 feet, for a common corner of said Lot 28, said Lot 26 and Lot 27 of said Pecan Springs Ranch Unit 3;

THENCE, departing the northwest line of said Lot 26, into and across said Lot 28, the following four (4) courses:

1. South 89°50'45" West, a distance of 76.64 feet to a point for a corner of the herein described easement,
2. South 89°59'32" West, a distance of 282.82 feet to a point for a corner of the herein described easement,
3. South 88°56'11" West, a distance of 293.17 feet to a point for a corner of the herein described easement, and
4. South 88°34'28" West, a distance of 3.71 feet to the **POINT OF BEGINNING** and containing **1.576-acre (68,657 square feet)** of easement.

A survey plat of even date accompanies this property description.

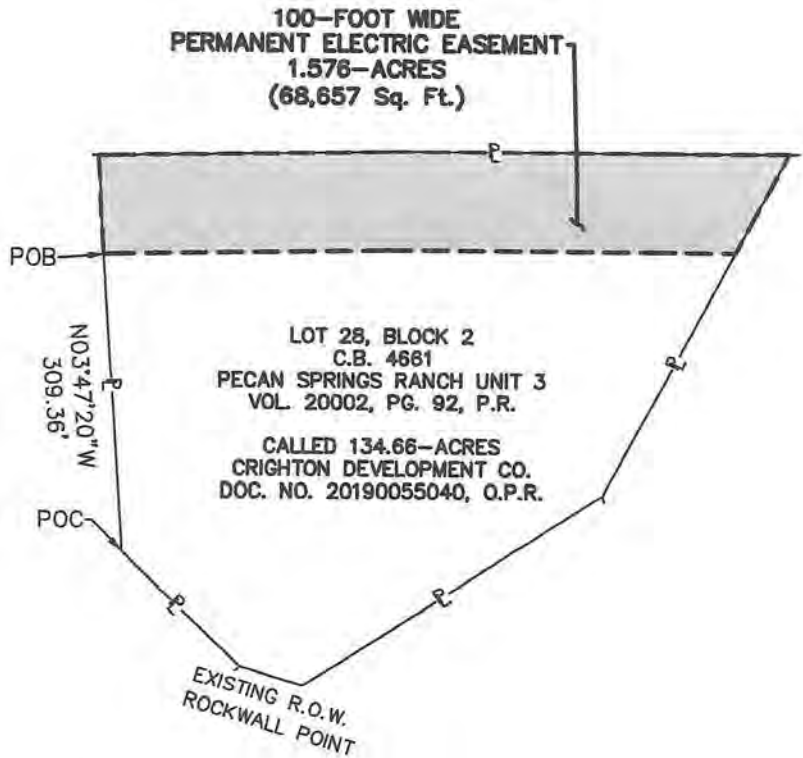
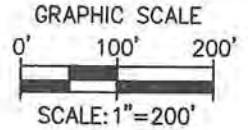
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | | |
|--------------------------------|----------------|---|
| ○ | LEGEND: | FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED) |
| ● | | POINT |
| P.R. | | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| D.R. | | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | | IRON ROD FOUND |
| VOL. | | VOLUME |
| PG. | | PAGE |
| DOC. NO. | | DOCUMENT NUMBER |
| N.C.B. | | NEW CITY BLOCK |
| C.B. | | COUNTY BLOCK |
| P.O.C. | | POINT OF COMMENCING |
| P.O.B. | | POINT OF BEGINNING |
| R.O.W. | | RIGHT-OF-WAY |
| N.T.S. | | NOT TO SCALE |
| EXISTING R.O.W. LINE | | |
| PROPOSED EASEMENT LINE | | |
| PROPERTY LINE | | |
| EXISTING EASEMENT LINE | | |
| SCALE BREAK | | |
| ORIGINAL TEXAS LAND GRANT LINE | | |



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752

08/09/2022
 DATE



DRAWN BY: TS, APPROVED BY: JMW

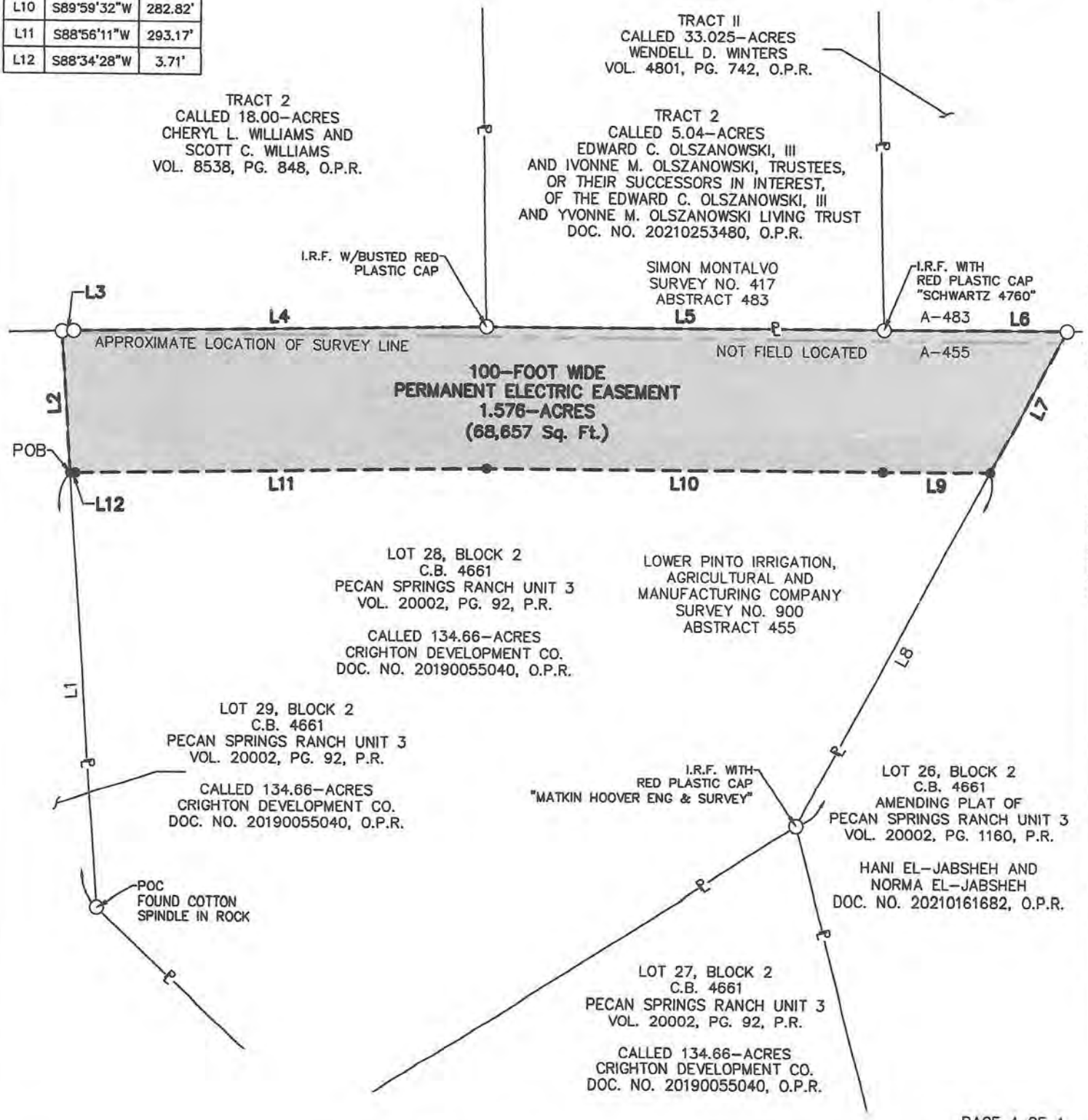
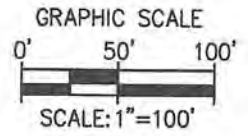
1.576-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4



VICKREY & ASSOCIATES, LLC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N03°47'20"W | 309.36' |
| L2 | N03°47'20"W | 100.09' |
| L3 | N88°34'28"E | 8.15' |
| L4 | N88°56'11"E | 294.41' |
| L5 | N89°59'32"E | 283.62' |
| L6 | N89°50'45"E | 130.62' |
| L7 | S28°15'39"W | 113.70' |
| L8 | S28°15'39"W | 288.80' |
| L9 | S89°50'45"W | 76.64' |
| L10 | S89°59'32"W | 282.82' |
| L11 | S88°56'11"W | 293.17' |
| L12 | S88°34'28"W | 3.71' |



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EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **0.6496-acre (28,298 square feet)** easement out of Lot 26, Block 2, County Block (C.B.) 4661, Amending Plat of Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 1160 of the Plat Records (P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), conveyed to Hani El-Jabsheh and Norma El-Jabsheh, recorded in Document Number 20210161682 of the Official Public Records (O.P.R.), said **0.6496-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" in the southwest line of Lot 18 of Block 2, C.B. 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92, P.R., for a common corner of Lot 19 of said Pecan Springs Ranch Unit 3 and said Lot 26;

THENCE, North 59°40'57" West, along the common line of said Lot 26 and said Lot 18, a distance of 17.27 feet to the **POINT OF BEGINNING** and the southeast corner of the herein described easement;

THENCE, departing the southwest line of said Lot 18, into and across said Lot 26, the following two (2) courses:

1. North 87°43'35" West, a distance of 185.61 feet to a point for a corner of the herein described easement, and
2. South 89°50'45" West, a distance of 216.17 feet to a point in the common line of said Lot 26 and Lot 28 of said Pecan Springs Ranch Unit 3, for the southwest corner of the herein described easement, from which a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" bears South 28°15'39" West, 288.80 feet for the common corner of said Lot 26, said Lot 28 and Lot 27 of said Pecan Springs Ranch Unit 3;

THENCE, North 28°15'39" East, along the common line of said Lot 26 and said Lot 28, a distance of 113.70 feet to a found 1/2-inch iron rod, for a point in the south line of a called 33.025-acre tract, known as Tract II, conveyed to Wendell D. Winters, recorded in Volume 4801, Page 742, O.P.R., for a common corner of said Lot 26, said Lot 28 and the herein described easement;

THENCE, North 89°50'45" East, along the common line of said Lot 28 and said 33.025-acre tract, a distance of 164.19 feet to a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY", for a common corner of said Lot 26, said Lot 18 and the herein described easement;

THENCE, South 59°40'57" East, departing the south line of said 33.025-acre tract, along the common line of said Lot 26 and said Lot 18, a distance of 212.70 feet to the **POINT OF BEGINNING** and containing **0.6496-acre (28,298 square feet)** of easement.



A survey plat of even date accompanies this property description.

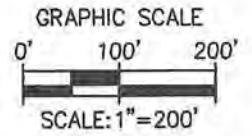
Certified on this 9th day of August, 2022



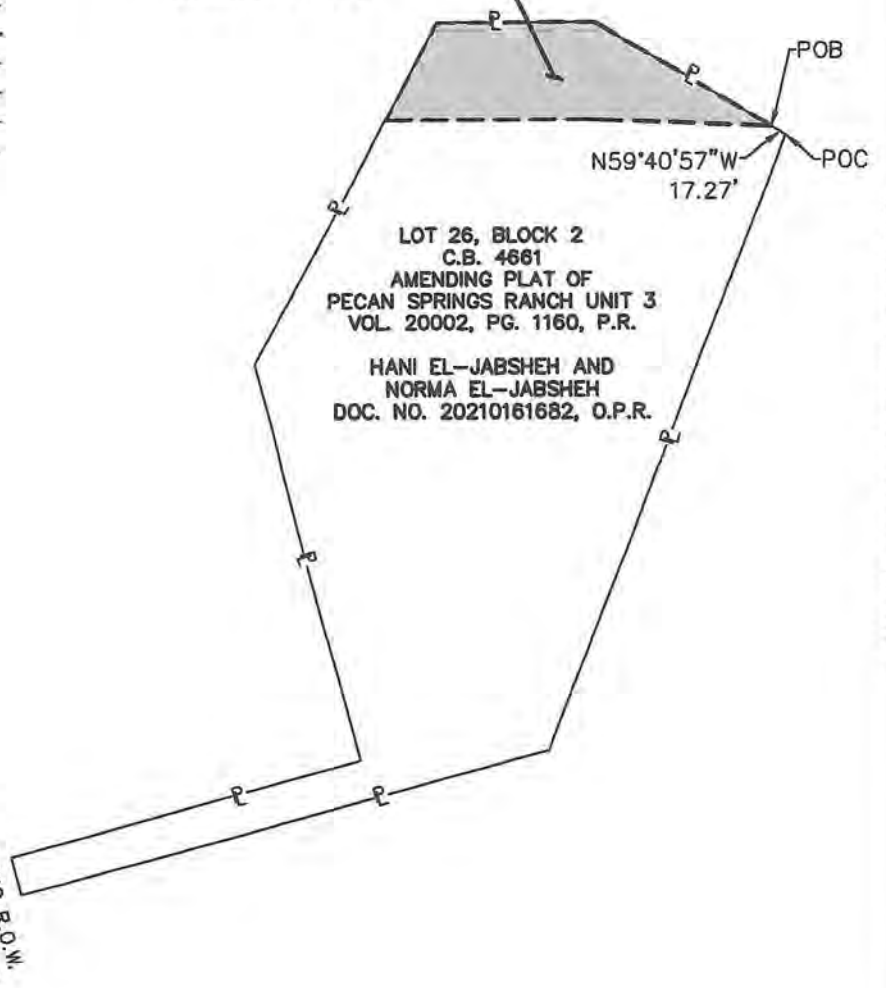
Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | LEGEND: |
| ● | FOUND IRON ROD WITH RED PLASTIC CAP |
| P.R. | STAMPED "MATKIN HOOVER ENG & SURVEY" (UNLESS OTHERWISE NOTED) |
| D.R. | POINT |
| O.P.R. | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| VOL. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| PG. | IRON ROD FOUND |
| DOC. NO. | VOLUME |
| N.C.B. | PAGE |
| C.B. | DOCUMENT NUMBER |
| P.O.C. | NEW CITY BLOCK |
| P.O.B. | COUNTY BLOCK |
| R.O.W. | POINT OF COMMENCING |
| N.T.S. | POINT OF BEGINNING |
| EXISTING R.O.W. LINE | RIGHT-OF-WAY |
| PROPOSED EASEMENT LINE | NOT TO SCALE |
| PROPERTY LINE | _____ |
| EXISTING EASEMENT LINE | _____ P _____ |
| SCALE BREAK | _____ |
| ORIGINAL TEXAS LAND GRANT LINE | _____ |



**100-FOOT WIDE
PERMANENT ELECTRIC EASEMENT
0.6496-ACRES
(28,298 Sq. Ft.)**



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752

08/09/2022
 DATE

EXISTING R.O.W.
 ROCKWALL POINT



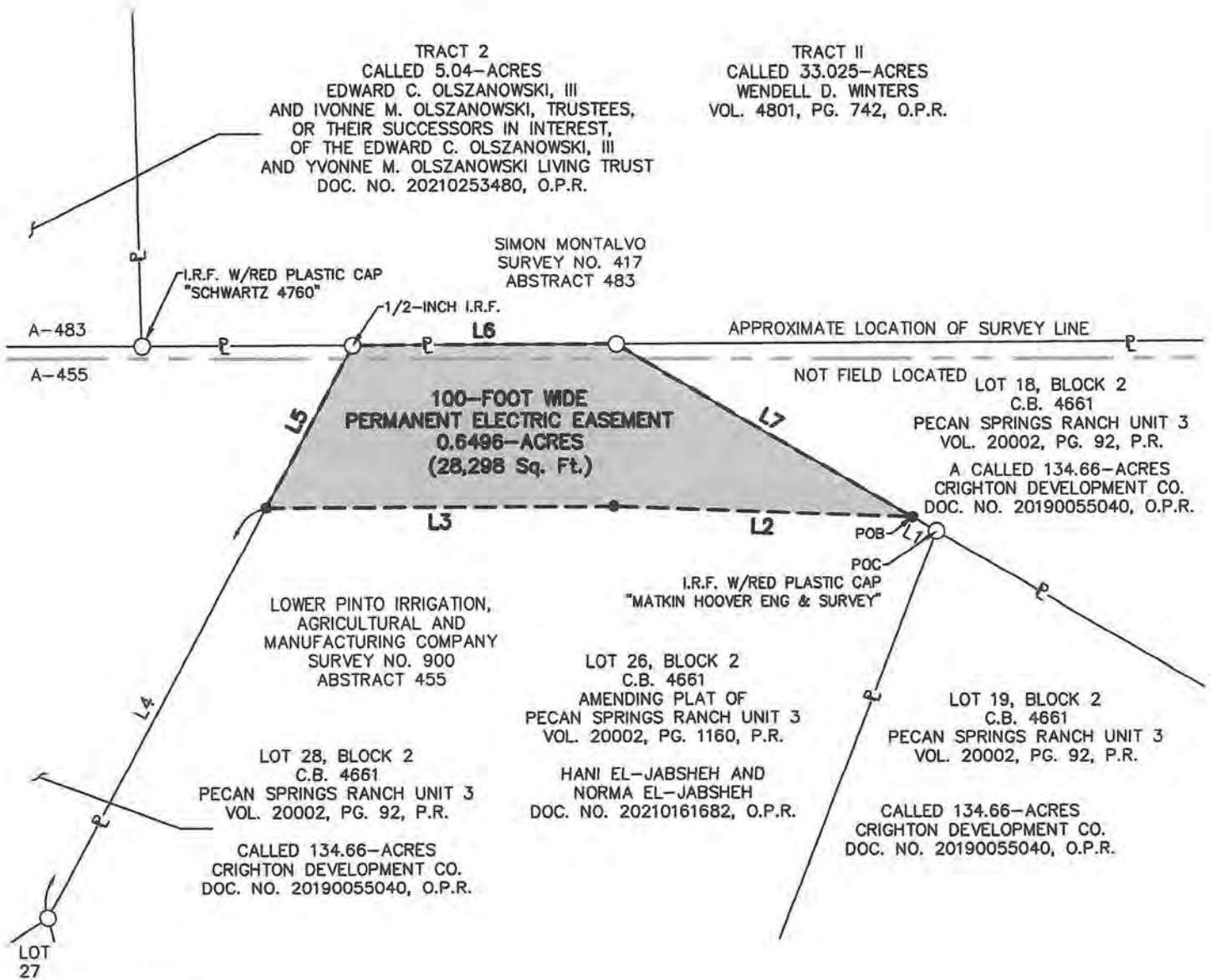
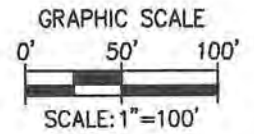
0.6496-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

DRAWN BY: TS, APPROVED BY: JMW

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| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N59°40'57"W | 17.27' |
| L2 | N87°43'35"W | 185.61' |
| L3 | S89°50'45"W | 216.17' |
| L4 | S28°15'39"W | 288.80' |
| L5 | N28°15'39"E | 113.70' |
| L6 | N89°50'45"E | 164.19' |
| L7 | S59°40'57"E | 212.70' |

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EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **1.895-acre (82,537 square feet)** easement out of Lot 18, Block 2, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), being a portion of a called 134.66-acre tract conveyed to Crighton Development Co., recorded in Document Number 20190055040 of the Official Public Records (O.P.R.), said **1.895-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" in the southwest line of said Lot 18, for a common corner of Lot 19 of said Pecan Springs Ranch Unit 3 and Lot 26, Block 2, C.B. 4661, Amending Plat of Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 1160, P.R.;

THENCE, North 59°40'57" West, along the common line of said Lot 18 and said Lot 26, a distance of 17.27 feet to the **POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE, North 59°40'57" West, along the common line of said Lot 18 and said Lot 26, a distance of 212.70 feet to a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" in the south line of a called 33.025-acre tract, known as Tract II, conveyed to Wendell D. Winters, recorded in Volume 4801, Page 742, O.P.R., for a common corner of said Lot 26 and said Lot 18;

THENCE, South 87°43'35" East, into and across said Lot 18, a distance of 879.39 feet to a found iron rod with orange plastic cap stamped "KHA", for the southwest corner of Lot 15, Block 2, Pecan Springs Ranch Unit 2, recorded in Volume 9725, Page 7 of the Deed and Plat Records (D.P.R.), same being a corner of said Lot 18 and the herein described easement;

THENCE, South 89°48'56" East, along the common line of said Lot 18 and said Lot 15, a distance of 38.45 feet to a point for the northwest corner of Lot 17 of said Pecan Springs Ranch Unit 3, same being the northeast corner of said Lot 18 and the herein described easement;

THENCE, South 00°40'26" West, along the common line of said Lot 18 and said Lot 17, a distance of 100.00 feet to a point for the southeast corner of the herein described easement;

THENCE, departing the west line of said Lot 17, into and across said Lot 18, the following two (2) courses:

1. North 89°48'56" West, a distance of 39.42 feet to a point for a corner of the herein described easement, and
2. North 87°43'35" West, a distance of 693.49 feet to the **POINT OF BEGINNING** and containing **1.895-acre (82,537 square feet)** of easement.



A survey plat of even date accompanies this property description.

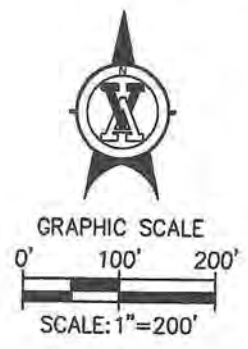
Certified on this 9th day of August, 2022



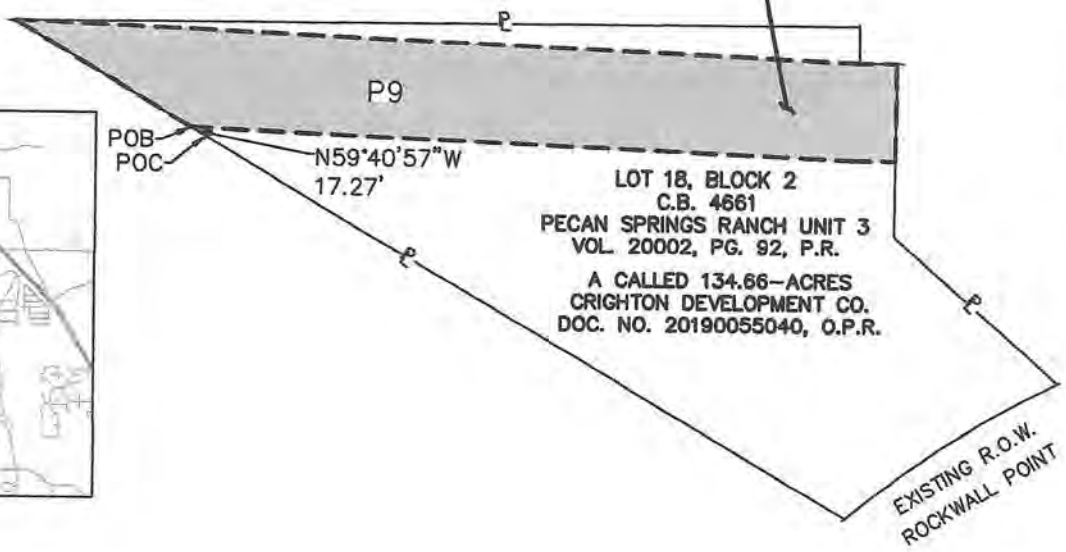
Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | LEGEND: |
| ● | FOUND IRON ROD WITH RED PLASTIC CAP |
| P.R. | STAMPED "MATKIN HOOVER ENG & SURVEY" (UNLESS OTHERWISE NOTED) |
| D.R. | POINT |
| O.P.R. | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| VOL. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| PG. | IRON ROD FOUND |
| DOC. NO. | VOLUME |
| N.C.B. | PAGE |
| C.B. | DOCUMENT NUMBER |
| P.O.C. | NEW CITY BLOCK |
| P.O.B. | COUNTY BLOCK |
| R.O.W. | POINT OF COMMENCING |
| N.T.S. | POINT OF BEGINNING |
| EXISTING R.O.W. LINE | RIGHT-OF-WAY |
| PROPOSED EASEMENT LINE | NOT TO SCALE |
| PROPERTY LINE | _____ |
| EXISTING EASEMENT LINE | -----P----- |
| SCALE BREAK | ----- ----- |
| ORIGINAL TEXAS LAND GRANT LINE | ----- |




**100-FOOT WIDE
PERMANENT ELECTRIC EASEMENT
1.895-ACRES
(82,537 Sq. Ft.)**

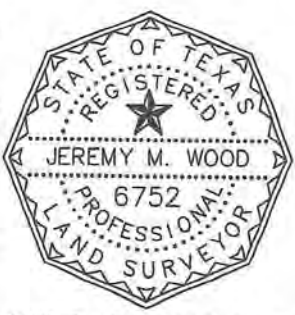


NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752
 08/09/2022
 DATE



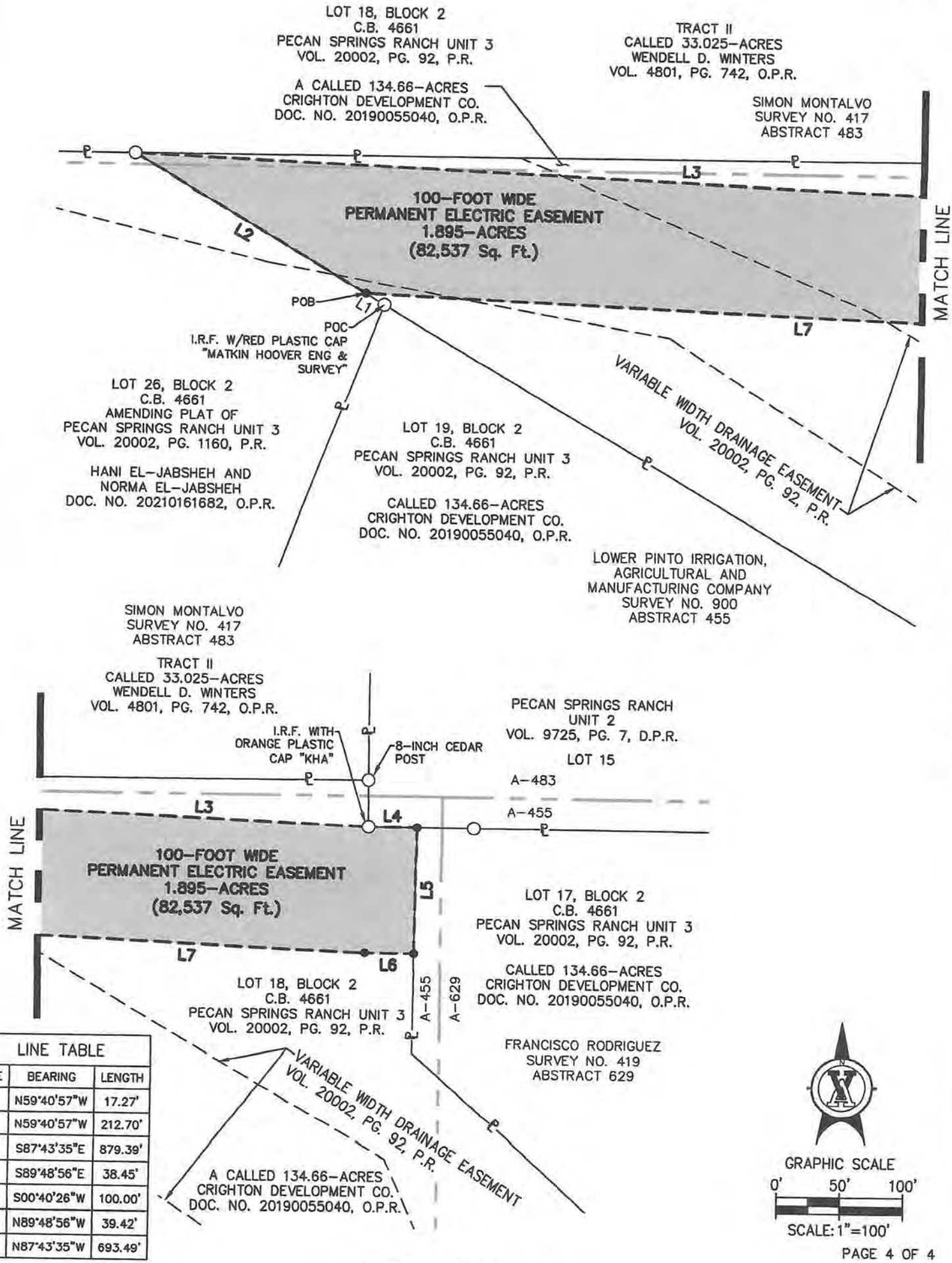
1.895-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
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 Telephone: (210) 349-3271
 TBPELS #10004100

DRAWN BY: TS, APPROVED BY: JMW

r:\3020-063\survey\dwg\0esmf01.dwg 8/9/2022



r:\3020-063\survey\dwg\0esmf01.dwg 8/9/2022

EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **1.163-acre (50,645 square feet)** easement out of Lot 17, Block 2, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), being a portion of a called 134.66-acre tract conveyed to Crighton Development Co., recorded in Document Number 20190055040 of the Official Public Records (O.P.R.), said **1.163-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found iron rod with orange plastic cap stamped "KHA" in the north right-of-way (R.O.W.) line of Pecan Bluff (60-foot wide R.O.W.), recorded in Volume 20002, Page 92, P.R., for a common corner of said Lot 17 and Lot 16, Block 2, Pecan Springs Ranch Unit 2, recorded in Volume 9725, Page 7 of the Deed and Plat Records (D.P.R.);

THENCE, North 00°13'46" East, along the common line of said Lot 17 and said Lot 16, a distance of 118.24 feet to the **POINT OF BEGINNING** and the southeast corner of the herein described easement;

THENCE, North 89°48'56" West, a distance of 506.84 feet to a point in the common line of said Lot 17 and Lot 18 of said Pecan Springs Ranch Unit 3, for the southwest corner of the herein described easement;

THENCE, North 00°40'26" East, along the common line of said Lot 17 and Lot 18, a distance of 100.00 feet to a point in the south line of Lot 15, Block 2, Pecan Springs Ranch Unit 2, recorded in Volume 9725, Page 7 of the Deed and Plat Records (D.P.R.), for the northwest corner of the herein described easement, from which a found iron rod with orange plastic cap stamped "KHA" bears North 89°48'56" West, 38.45 feet for a common corner of said Lot 15 and said Lot 18;

THENCE, South 89°48'56" East, along the common line of said Lot 17 and said Lot 15, a distance of 506.06 feet to a found iron rod with orange plastic cap stamped "KHA" in the west line of said Lot 16, for the common corner of said Lot 17, said Lot 15 and the herein described easement, from which a found iron rod with orange plastic cap stamped "KHA" bears North 00°13'46" East, 89.82 feet for a common corner of said Lot 15 and said Lot 16;

THENCE, South 00°13'46" West, along the common line of said Lot 17 and said Lot 16, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing **1.163-acre (50,645 square feet)** of easement.



Owner: Crighton Development Co.
Tract: TX-SL-Z2-010.000

A survey plat of even date accompanies this property description.

Certified on this 9th day of August, 2022

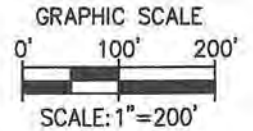


Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100

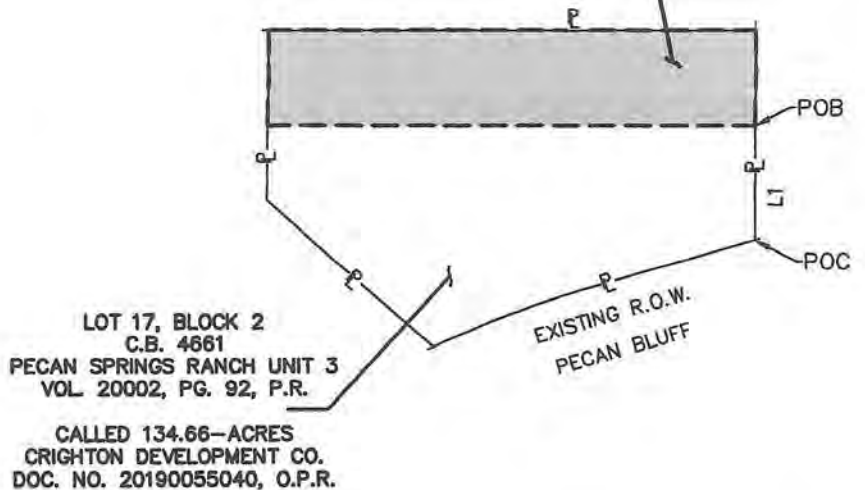


LEGEND:

- FOUND IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KHA" (UNLESS OTHERWISE NOTED)
- POINT
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- N.C.B. NEW CITY BLOCK
- C.B. COUNTY BLOCK
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EXISTING R.O.W. LINE _____
- PROPOSED EASEMENT LINE - - - - -
- PROPERTY LINE _____ P _____
- EXISTING EASEMENT LINE - - - - -
- SCALE BREAK _____
- ORIGINAL TEXAS LAND GRANT LINE _____




**100-FOOT WIDE
PERMANENT ELECTRIC EASEMENT
1.163-ACRES
(50,645 Sq. Ft.)**



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752

08/09/2022
 DATE



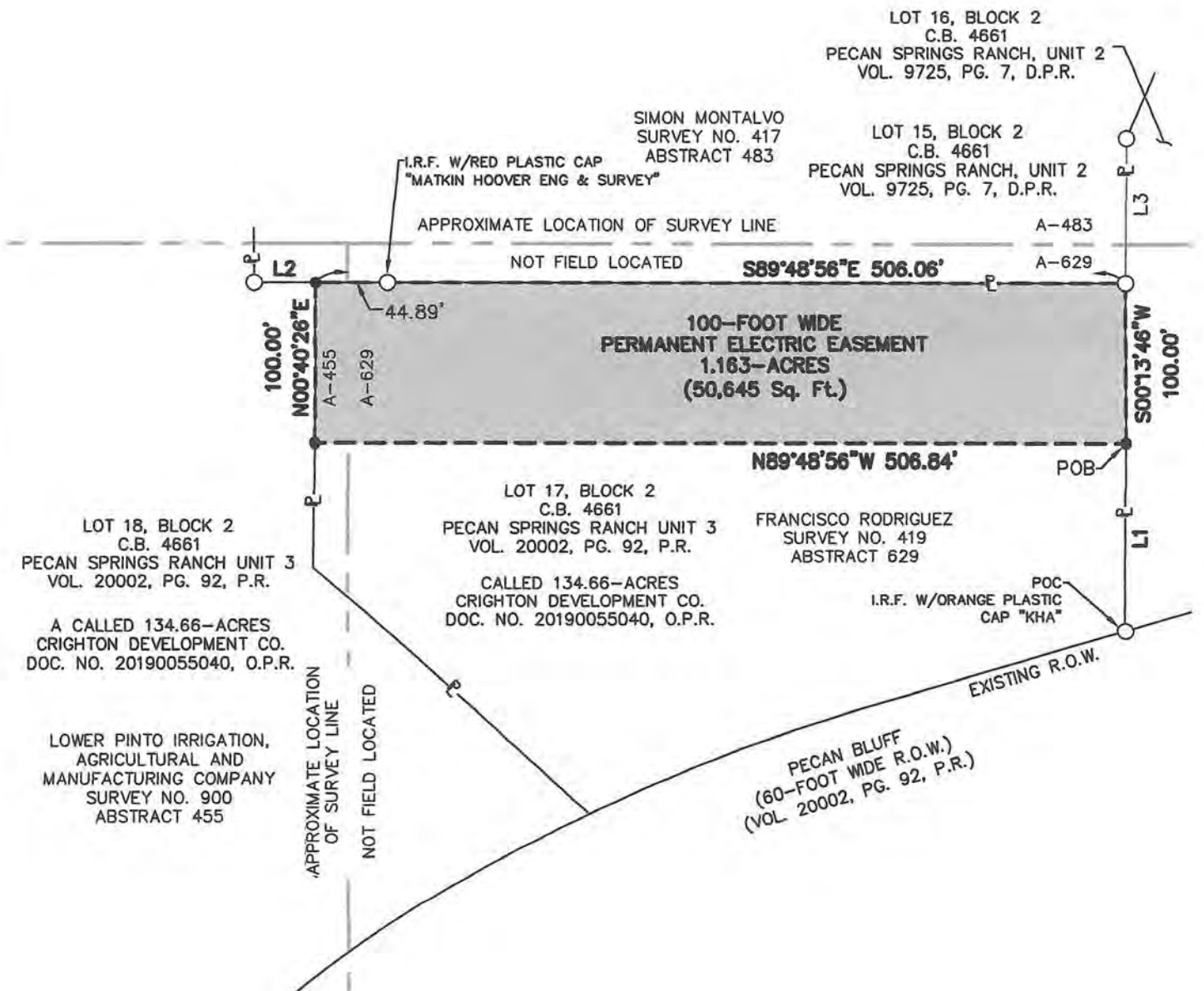
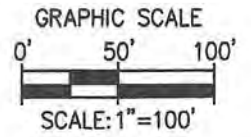
| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N00°13'46"E | 118.24' |

1.163-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

DRAWN BY: TS, APPROVED BY: JMW



LOT 18, BLOCK 2
C.B. 4661
PECAN SPRINGS RANCH UNIT 3
VOL. 20002, PG. 92, P.R.

A CALLED 134.66-ACRES
CRIGHTON DEVELOPMENT CO.
DOC. NO. 20190055040, O.P.R.

LOT 17, BLOCK 2
C.B. 4661
PECAN SPRINGS RANCH UNIT 3
VOL. 20002, PG. 92, P.R.

CALLLED 134.66-ACRES
CRIGHTON DEVELOPMENT CO.
DOC. NO. 20190055040, O.P.R.

FRANCISCO RODRIGUEZ
SURVEY NO. 419
ABSTRACT 629

LOT 16, BLOCK 2
C.B. 4661
PECAN SPRINGS RANCH, UNIT 2
VOL. 9725, PG. 7, D.P.R.

LOT 15, BLOCK 2
C.B. 4661
PECAN SPRINGS RANCH, UNIT 2
VOL. 9725, PG. 7, D.P.R.

LOWER PINTO IRRIGATION,
AGRICULTURAL AND
MANUFACTURING COMPANY
SURVEY NO. 900
ABSTRACT 455

PECAN BLUFF
(60-FOOT WIDE R.O.W.)
(VOL. 20002, PG. 92, P.R.)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N00°13'46"E | 118.24' |
| L2 | N89°48'56"W | 38.45' |
| L3 | N00°13'46"E | 89.82' |

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EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:

Being a **1.036-acre (45,144 square feet)** easement out of Lot 16, Block 2, Pecan Springs Ranch Unit 2, recorded in Volume 9725, Page 7 of the Deed and Plat Records (D.P.R.), conveyed to Evangelina R. Reyes and Ismael M. Reyes, recorded in Document Number 20210224644 of the Official Public Records (O.P.R.), said **1.036-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found iron rod with orange plastic cap stamped "KHA" in the west right-of-way (R.O.W.) line of Pecan Bluff (60-foot wide R.O.W.), recorded in Volume 20002, Page 92, Plat Records (P.R.), for a common corner of said Lot 16 and Lot 17, Block 2, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.);

THENCE, North 00°13'46" East, along the common line of said Lot 16 and said Lot 17, a distance of 118.24 feet to the **POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE, North 00°13'46" East, continuing along the common line of said Lot 16 and said Lot 17, a distance of 100.00 feet to a found iron rod with orange plastic cap stamped "KHA", for the common corner of said Lot 17 and Lot 15 of said Pecan Springs Ranch Unit 2 and the herein described easement, from which a found iron rod with orange plastic cap stamped "KHA" bears North 00°13'46" East, 89.82 feet for a common corner of said Lot 15 and said Lot 16;

THENCE, South 89°48'56" East, into and across said Lot 16, a distance of 494.59 feet to a non-tangent point of curvature to the right, for the northeast corner of the herein described easement, from which a found 1/2-inch iron rod bears along a non-tangent curve to the left, an arc distance of 145.93 feet, with a radius of 270.00 feet, a central angle of 30°58'02", and a chord bearing and distance of North 15°41'25" East, 144.16 feet, for a common corner of said Lot 16 and said west R.O.W. line of Pecan Bluff;

THENCE, Along said non-tangent curve to the right and the common line of said Lot 16 and said Pecan Bluff, an arc distance of 147.46 feet, with a radius of 270.00 feet, a central angle of 31°17'35", and a chord bearing and distance of South 46°49'13" West, 145.64 feet to point for the southeast corner of the herein described easement, from which a found iron rod with orange plastic cap stamped "KHA" bears along a tangent curve to the right, an arc distance of 54.57 feet, with a radius of 270.00 feet, a central angle of 11°34'50", and a chord bearing and distance of South 68°15'26" West, 54.48 feet, for a common corner of said Lot 16 and said west R.O.W. line of Pecan Bluff;

THENCE, North 89°48'56" West, departing said west R.O.W. line of Pecan Bluff, into and across said Lot 16, a distance of 388.79 feet to the **POINT OF BEGINNING** and containing **1.036-acre (45,144 square feet)** of easement.



Owner: Evangelina R. Reyes and Ismael M. Reyes

Tract: TX-SL-Z2-011.000

A survey plat of even date accompanies this property description.

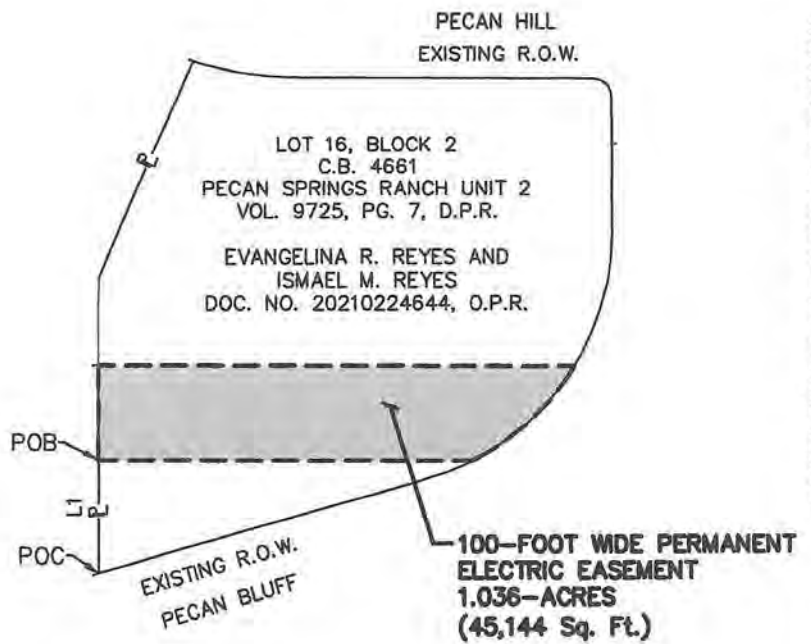
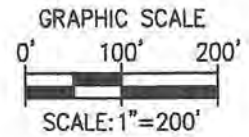
Certified on this 9th day of August, 2022



Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



| | |
|--------------------------------|---|
| ○ | LEGEND: |
| ● | FOUND IRON ROD WITH ORANGE PLASTIC CAP |
| | STAMPED "KHA" (UNLESS OTHERWISE NOTED) |
| P.R. | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| D.R. | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| N.T.S. | NOT TO SCALE |
| EXISTING R.O.W. LINE | ————— |
| PROPOSED EASEMENT LINE | - - - - - |
| PROPERTY LINE | ————— P ————— |
| EXISTING EASEMENT LINE | - - - - - |
| SCALE BREAK | ————— ⚡ ————— |
| ORIGINAL TEXAS LAND GRANT LINE | ————— |



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


JEREMY M. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION #6752

08/09/2022
DATE



DRAWN BY: TS, APPROVED BY: JMW

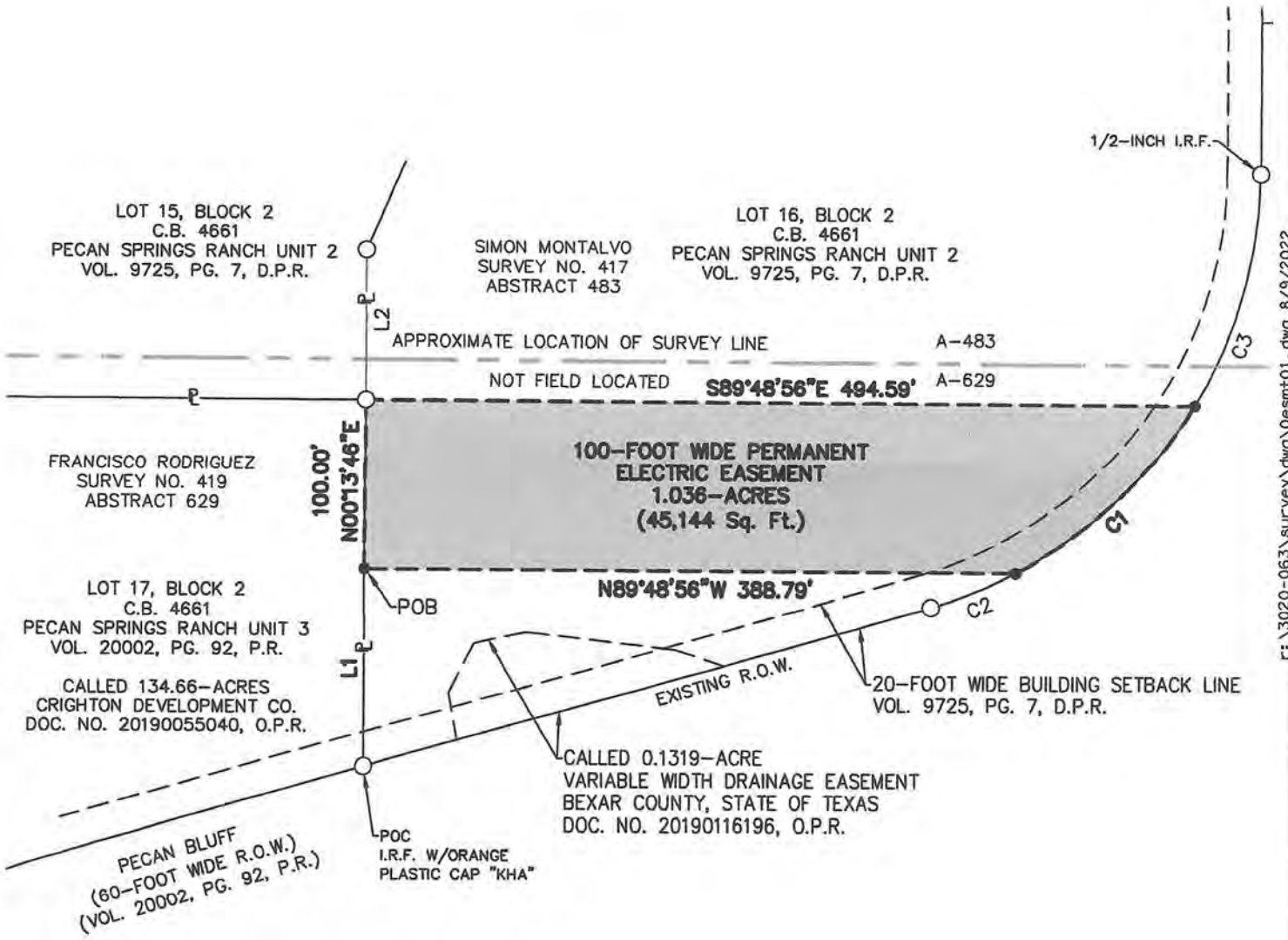
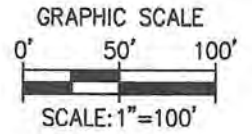
| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N00°13'46"E | 118.24' |

1.036-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100

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| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N00°13'46"E | 118.24' |
| L2 | N00°13'46"E | 89.82' |

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|---------|---------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD |
| C1 | 147.46' | 270.00' | 31°17'35" | 75.62' | S46°49'13"W | 145.64' |
| C2 | 54.57' | 270.00' | 11°34'50" | 27.38' | S68°15'26"W | 54.48' |
| C3 | 145.93' | 270.00' | 30°58'02" | 74.79' | N15°41'25"E | 144.16' |

**EXHIBIT A
PROPERTY DESCRIPTION FOR A
100-FOOT WIDE PERMANENT ELECTRIC EASEMENT:**

Being a **0.6696-acre (29,168 square feet)** easement out of the Lot 7, Block 4, County Block (C.B.) 4661, Pecan Springs Ranch Unit 3, recorded in Volume 20002, Page 92 of the Plat Records (P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County), being a portion of a called 134.66-acre tract conveyed to Crighton Development Co., recorded in Document Number 20190055040 of the Official Public Records (O.P.R.), said **0.6696-acre** easement being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

COMMENCING at a found 1/2-inch iron rod in the east right-of-way (R.O.W.) line of Pecan Bluff (60-foot wide R.O.W.), recorded in Volume 20002, Page 92, Plat Records (P.R.), for a common corner of said Lot 7 and Lot 6 of said Pecan Springs Ranch Unit 3;

THENCE, Along a curve to the left and the common line of said Pecan Bluff and said Lot 7, an arc distance of 9.31 feet, with a radius of 330.00 feet, a central angle of $01^{\circ}37'01''$, and a chord bearing and distance of North $47^{\circ}24'12''$ East, 9.31 feet to a tangent point of curvature to the left for the **POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE, Along said tangent curve to the left, continuing the common line of said Pecan Bluff and said Lot 7, an arc distance of 123.81 feet, with a radius of 330.00 feet, a central angle of $21^{\circ}29'45''$, and a chord bearing and distance of North $35^{\circ}50'49''$ East, 123.08 feet to a point for the northwest corner of the herein described easement, from which a found 1/2-inch bent iron rod bears along a tangent curve to the left, an arc distance of 100.87 feet, with a radius of 330.00 feet, a central angle of $17^{\circ}30'50''$, and a chord bearing and distance of North $16^{\circ}20'31''$ East, 100.48 feet, for the northwest corner of said Lot 7;

THENCE, North $86^{\circ}22'59''$ East, departing said east line of Pecan Bluff, into and across said Lot 7, a distance of 263.54 feet to a point in the east line of said Lot 7, for the northeast corner of the herein described easement;

THENCE, South $03^{\circ}34'07''$ West, along the east line of said Lot 7, a distance of 100.79 feet to a point for the southeast corner of the herein described easement, from which a found iron rod with red plastic cap stamped "MATKIN HOOVER ENG & SURVEY" bears South $03^{\circ}34'07''$ West, 141.55 feet, for a corner of said Lot 7;

THENCE, into and across said Lot 7, the following two (2) courses:

1. South $86^{\circ}22'59''$ West, a distance of 254.25 feet to a point for a corner of the herein described easement;
2. North $89^{\circ}48'56''$ West, a distance of 75.08 feet to the **POINT OF BEGINNING** and containing **0.6696-acre (29,168 square feet)** of easement.



A survey plat of even date accompanies this property description.

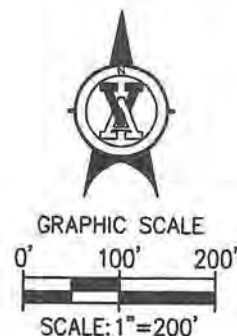
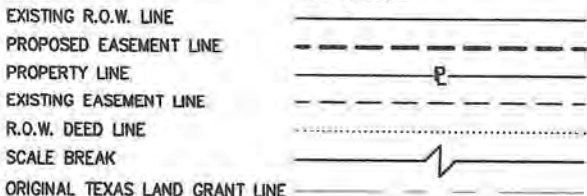
Certified on this 9th day of August, 2022



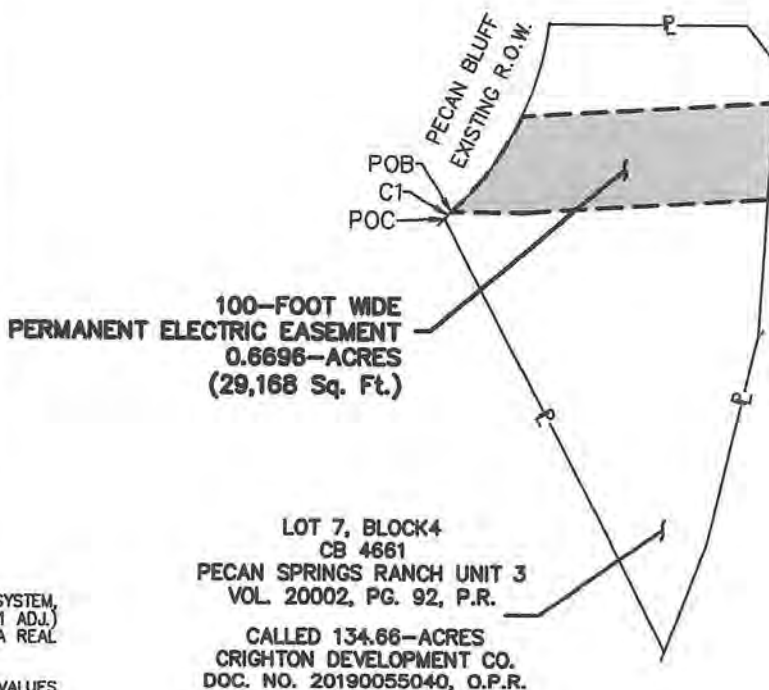
Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



- FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- POINT
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- N.C.B. NEW CITY BLOCK
- C.B. COUNTY BLOCK
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE



| CURVE TABLE | | | | | | |
|-------------|--------|---------|----------|---------|---------------|-------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD |
| C1 | 9.31' | 330.00' | 1°37'01" | 4.66' | N47°24'12"E | 9.31' |



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.
2. DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.


 JEREMY M. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION #6752

08/09/2022
 DATE



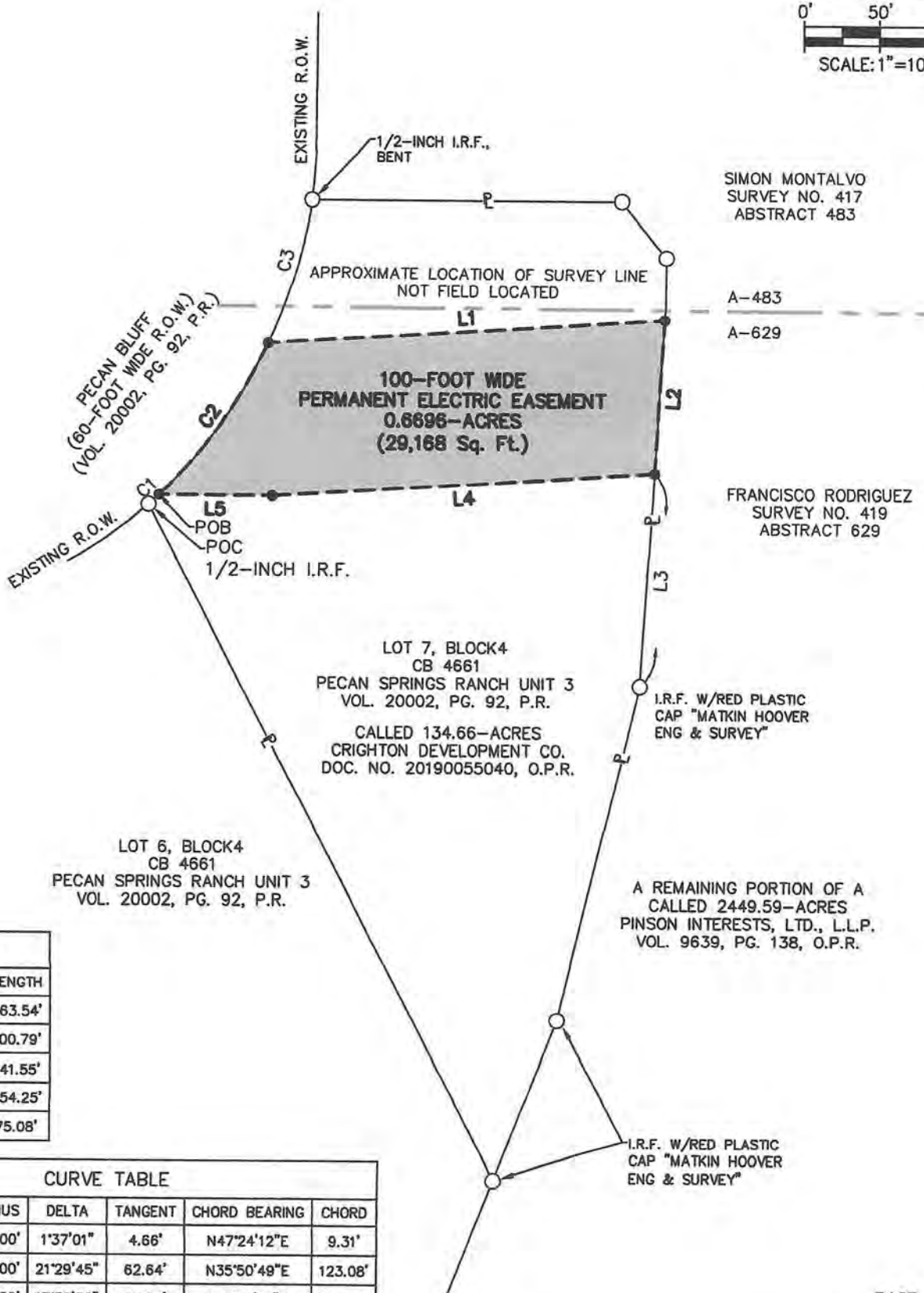
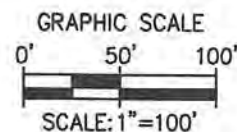
DRAWN BY: TS, APPROVED BY: JMW

0.6696-ACRE
 100-FOOT WIDE PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4

 **VICKREY & ASSOCIATES, LLC.**
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

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| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N86°22'59"E | 263.54' |
| L2 | S03°34'07"W | 100.79' |
| L3 | S03°34'07"W | 141.55' |
| L4 | S86°22'59"W | 254.25' |
| L5 | N89°48'56"W | 75.08' |

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|---------|---------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD |
| C1 | 9.31' | 330.00' | 1°37'01" | 4.66' | N47°24'12"E | 9.31' |
| C2 | 123.81' | 330.00' | 21°29'45" | 62.64' | N35°50'49"E | 123.08' |
| C3 | 100.87' | 330.00' | 17°30'50" | 50.83' | N16°20'31"E | 100.48' |

DRAWN BY: TS, APPROVED BY: JMW

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Field Notes for a Tract of Land
Containing 1.623 acres (70,704.22square feet)
Being a 100-Foot Wide Electric Transmission Line Easement

A 1.623 acre (70,704.22 square feet) tract of land, being a 100-foot Wide Electric Transmission Line Easement situated in the Francisco Rodriguez Survey Number 419, Abstract Number 629, County Block 4673, Bexar County, Texas, being out of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Parcel Number 1316331, as conveyed to Pinson Interests, Ltd., L.L.P., by General Warranty Deed as recorded in Volume 9639, Page 138, of the Official Public Records of Bexar County, Texas, said 1.623 of an acre (70,704.22square feet) easement being more particularly described as follows:

Commencing: at found 1/2" iron rod, having Texas State Plane Coordinates of N:13,800,543.75, E:2,057,848.03, being a northeast corner of Lot 7, Block 4, County Block 4661, as shown on Subdivision Plat Establishing Pecan Springs Ranch Unit 3, as recorded in Volume 20002, Page 92, of the Official Public Records of Bexar County, Texas, being on a southwest boundary of the remaining portion of said 2,449.590 acre tract, being designated as Bexar County Appraisal District Parcel Number 249636;

Thence, with a west boundary of said Parcel Number 249636, being the east boundary of said Lot 7, South 00 degrees 59 minutes 56 seconds West, a distance of 61.69 feet to the **Point of Beginning**, being the northwest corner of said Parcel Number 1316331, having the Texas State Plane Coordinates of N:13,800,482.07, E:2,057,846.95, and being the northwest corner of the herein described easement;

Thence, leaving the east boundary of said Lot 7, along the north boundary of said Parcel Number 1316331, being a southerly boundary of said Parcel Number 249636, the following four (4) courses:

South 89 degrees 45 minutes 11 seconds East, a distance of 555.12 feet to a point, being an angle point in the herein described easement;

North 89 degrees 42 minutes 41 seconds East, a distance of 97.08 feet to a point, being an angle point in the herein described easement;

South 43 degrees 23 minutes 33 seconds East, a distance of 39.92 feet to a point, being an angle point in the herein described easement;

South 01 degrees 04 minutes 54 seconds East, a distance of 148.55 feet to a point, being the southeast corner of the herein described easement;

Thence, over said Parcel Number 1316331 the following three (3) courses:

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-013.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pinson Interests LTD LLP

Parcel ID No.: 1316331

North 43 degrees 23 minutes 33 seconds West, a distance of 106.40 feet to a point, being an angle point in the herein described easement;

South 89 degrees 42 minutes 41 seconds West, a distance of 54.18 feet to a point, being an angle point in the herein described easement;

North 89 degrees 45 minutes 11 seconds West, 561.39 feet to a point on the westerly boundary of said Parcel Number 1316331, being the east boundary of said Lot 7, from which a found 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" being an angle point in said Lot 7, bears South 03 degrees 33 minutes 57 seconds West, a distance of 122.53 feet, being the southwest corner of the herein described easement;

Thence, with the east boundary of said Lot 7, being the west boundary of said Parcel Number 1316331, North 03 degrees 33 minutes 57 seconds East, a distance of 100.17 feet, to the **Point of Beginning**, containing the 1.623 acre (70,704.22square feet) tract of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James

Stephanie L. James, R.P.L.S.

Registered Professional Land Surveyor

No. 5950

Date: 2022-07-11

Job No. 22113

ZDI



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-013.00

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pinson Interests LTD LLP

PARCEL ID No.: 1316331

Parcel Map Check Report

Job No. 22113 (1.623 acres) 100-Foot Wide Electric Transmission Line Esmt.

Point of Beginning: North: North: 13800482.0751' East: 2057846.9495'

Segment #1: Line

Course: S89° 45' 11"E Length: 555.12'

North: 13800479.6825' East: 2058402.0643'

Segment #2: Line

Course: N89° 42' 41"E Length: 97.08'

North: 13800480.1715' East: 2058499.1431'

Segment #3: Line

Course: S43° 23' 33"E Length: 39.92'

North: 13800451.1631' East: 2058526.5678'

Segment #4: Line

Course: S01° 04' 54"E Length: 148.55'

North: 13800302.6395' East: 2058529.3721'

Segment #5: Line

Course: N43° 23' 33"W Length: 106.40'

North: 13800379.9566' East: 2058456.2761'

Segment #6: Line

Course: S89° 42' 41"W Length: 54.18'

North: 13800379.6837' East: 2058402.0968'

TBPELS Engineering F-5297/Surveying No. 10131500
 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
 Ph. 210.698.5051 • Fx. 210.698.5085

EXHIBIT 2

CPS TRACT No.: TX-SL-ZZ-013.00

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pinson Interests LTD LLP

PARCEL ID No.: 1316331

Segment #7: Line

Course: N89° 45' 11"W Length: 561.39'

North: 13800382.1033' East: 2057840.7120'

Segment #8: Line

Course: N03° 33' 57"E Length: 100.17'

North: 13800482.0794' East: 2057846.9421'

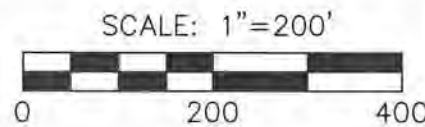
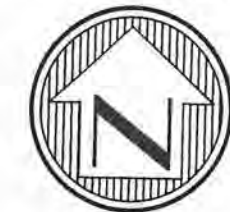
Perimeter: 1662.81' Area: 70704.22 Sq. Ft.

Error Closure: 0.0085 Course: N59° 37' 10"W

Error North: 0.00432 East: -0.00737

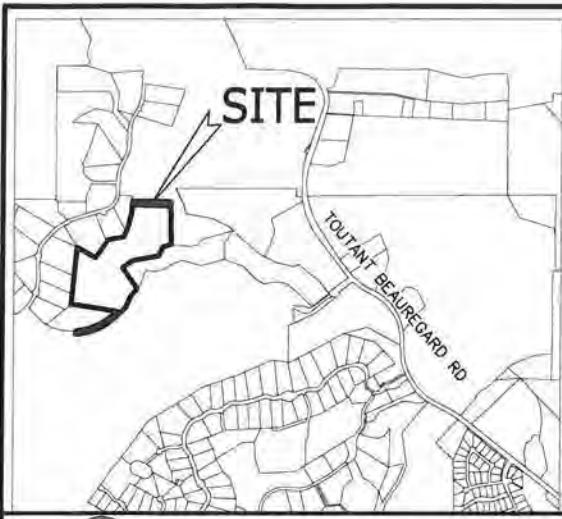
Precision 1: 195624.71

CPS TRACT No.: TX-SL-Z2-013.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: PINSON INTERESTS LTD LLP
 PARCEL ID No.: 1316331



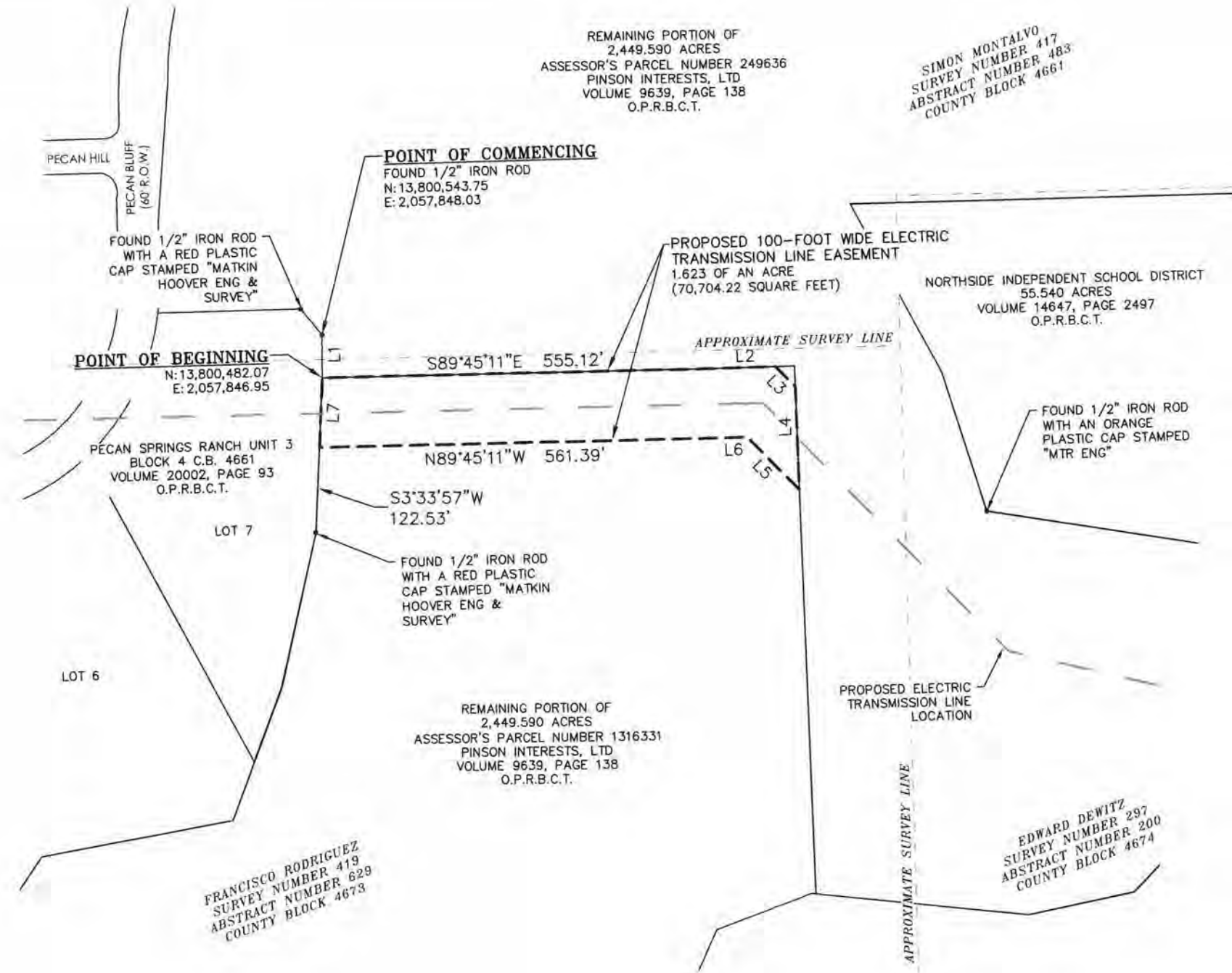
LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 R.O.W. RIGHT OF WAY



VICINITY MAP N.T.S.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S00°59'56"W | 61.69' |
| L2 | N89°42'41"E | 97.08' |
| L3 | S43°23'33"E | 39.92' |
| L4 | S01°04'54"E | 148.55' |
| L5 | N43°23'33"W | 106.40' |
| L6 | S89°42'41"W | 54.18' |
| L7 | N03°33'57"E | 100.17' |



GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY; NO MONUMENTATION HAS BEEN SET.

MTR
Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
 REGISTERED
 STEPHANIE L. JAMES
 5950
 LAND SURVEYOR
Stephanie L. James

EXHIBIT OF
 A 1.623 ACRE (70,704.22 SQUARE FEET) TRACT OF LAND, BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE FRANCISCO RODRIGUEZ SURVEY NUMBER 419, ABSTRACT NUMBER 629, COUNTY BLOCK 4673, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 2,449.590 ACRE TRACT, DESIGNATED AS BEXAR COUNTY APPRAISAL DISTRICT PARCEL NUMBER 1316331, AS CONVEYED TO PINSON INTERESTS, LTD. L.L.P., BY GENERAL WARRANTY DEED AS RECORDED IN VOLUME 9639, PAGE 138, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

V:\22113 CPS Scenic Loop Transmission Line\Drawings\22113 Scenic Loop - TX-SL-Z2-013.000 (1.623 acre) [Pinson Interests].dwg 2022/11/01 4:05pm rdgppers

Field Notes for a Tract of Land
Containing 2.406 acres (104,793.09 square feet)
Being a 100-Foot Wide Electric Transmission Line Easement

A 2.406 acre (104,793.09 square feet) tract of land being a 100-foot Wide Electric Transmission Line Easement situated in the Francisco Rodriguez Survey Number 419, Abstract Number 629, Country Block 4673, Bexar County, Texas, and the Edward Dewitz Survey Number 297, Abstract 200, County Block 4674, Bexar County, Texas, being out of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Parcel Number 249636, as conveyed to Pinson Interests, LTD., L.L.P., by General Warranty Deed as recorded in Volume 9639, Page 138, of the Official Public Records of Bexar County, Texas, said 2.406 acre (104,793.09 square feet) easement being more particularly described as follows:

Commencing: at found 1/2" iron rod with a red plastic cap stamped "MATKIN HOOVER ENG & SURVEY", having Texas State Plane Coordinates of N:13,799,970.45, E:2,059,624.23, on the southwest boundary line of a 55.540 acre tract as conveyed to Northside Independent School District, by Special Warranty Deed as recorded in Volume 14647, Page 2497, of the Official Public Records of Bexar County, Texas, being a northeast corner of a 14.60 acre tract as conveyed to Toutant Ranch, LTD., by Special Warranty Deed as recorded in Document Number 20210202960, of the Official Public Records of Bexar County, Texas, and being a southeast corner of said Parcel Number 249636;

Thence, with the north boundary line of said 14.60 acre tract, being the south boundary of said Parcel Number 249636, South 73 degrees 18 minutes 01 seconds West, a distance of 116.05 feet to the **Point of Beginning**, having the Texas State Plane Coordinates of N:13,799,937.11, E:2,059,513.07, being the east corner of the herein described easement;

Thence, continuing said course along the north boundary of said 14.60 acre tract, being the south boundary of said Parcel Number 249636, South 73 degrees 18 minutes 01 seconds West, a distance of 193.72 feet to a point, being the south corner of the herein described easement;

Thence, leaving the north boundary line over said Parcel Number 249636, the following two (2) courses:

North 75 degrees 37 minutes 14 seconds West, a distance of 544.89 feet to a point, being an angle point in the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-014.000
Project Name: Scenic Loop Z2
CPS Job No.: 00-0000
Owner Name: Pinson Interests LTD LLP
Parcel ID No.: 249636

North 43 degrees 23 minutes 33 seconds West, a distance of 394.05 feet to a point, being on an east boundary of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Parcel Number 1316331, as conveyed to Pinson Interests, LTD., L.L.P., by General Warranty Deed as recorded in Volume 9639, Page 138, of the Official Public Records of Bexar County, Texas, being a west boundary of said Parcel Number 249636, and being a west corner of the herein described easement;

Thence, with the west boundary of the said Parcel Number 249636, being the east boundary of said Parcel Number 1316331, North 01 degree 04 minutes 54 seconds West, a distance of 148.55 feet to a point, being on the west boundary of the said Parcel Number 249636, being the east boundary of said Parcel Number 1316331, and being the north corner of the herein described easement;


Thence, leaving the east boundary of said Parcel Number 1316331, over said Parcel Number 249636, the following two (2) courses:

South 43 degrees 23 minutes 33 seconds East, a distance of 475.02 feet to a point, being an angle point in the herein described easement;

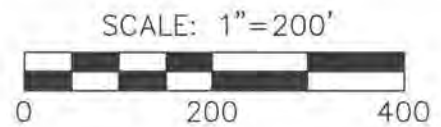
South 75 degrees 37 minutes 14 seconds East, a distance of 681.90 feet to the **Point of Beginning**, containing 2.406 acres (104,793.09 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-07-11 Job No. 22113
ZDI

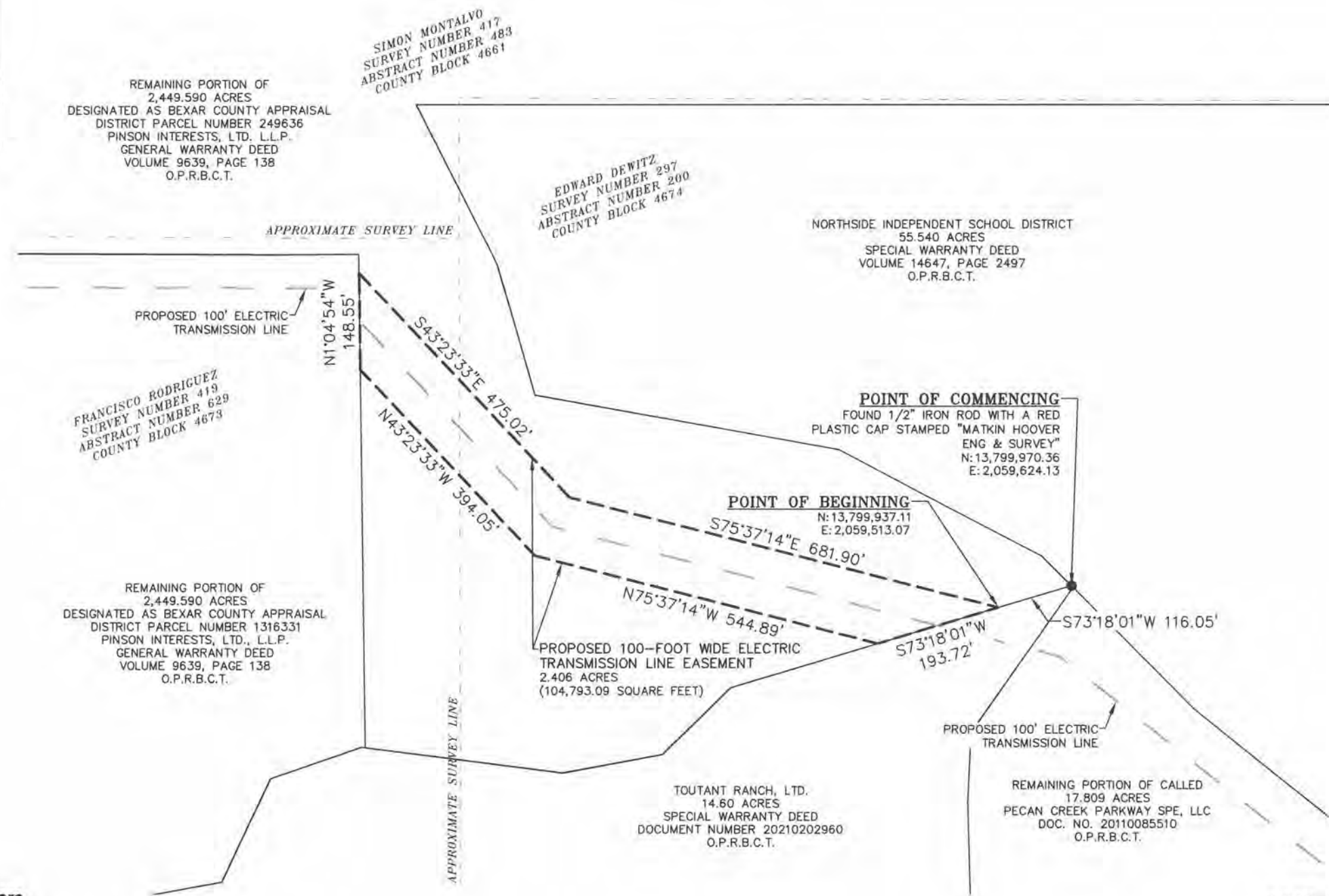
CPS TRACT No.: TX-SL-Z2-014.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: PINSON INTERESTS LTD LLP
 PARCEL ID No.: 249636



LEGEND:
 O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 BEXAR COUNTY TEXAS

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



REMAINING PORTION OF
 2,449.590 ACRES
 DESIGNATED AS BEXAR COUNTY APPRAISAL
 DISTRICT PARCEL NUMBER 249636
 PINSON INTERESTS, LTD., L.L.P.
 GENERAL WARRANTY DEED
 VOLUME 9639, PAGE 138
 O.P.R.B.C.T.

SIMON MONTALVO
 SURVEY NUMBER 417
 ABSTRACT NUMBER 483
 COUNTY BLOCK 4661

EDWARD DEWITZ
 SURVEY NUMBER 297
 ABSTRACT NUMBER 200
 COUNTY BLOCK 4674

NORTHSIDE INDEPENDENT SCHOOL DISTRICT
 55.540 ACRES
 SPECIAL WARRANTY DEED
 VOLUME 14647, PAGE 2497
 O.P.R.B.C.T.

FRANCISCO RODRIGUEZ
 SURVEY NUMBER 419
 ABSTRACT NUMBER 629
 COUNTY BLOCK 4673

POINT OF COMMENCING
 FOUND 1/2" IRON ROD WITH A RED
 PLASTIC CAP STAMPED "MATKIN HOOVER
 ENG & SURVEY"
 N: 13,799,970.36
 E: 2,059,624.13

POINT OF BEGINNING
 N: 13,799,937.11
 E: 2,059,513.07

REMAINING PORTION OF
 2,449.590 ACRES
 DESIGNATED AS BEXAR COUNTY APPRAISAL
 DISTRICT PARCEL NUMBER 1316331
 PINSON INTERESTS, LTD., L.L.P.
 GENERAL WARRANTY DEED
 VOLUME 9639, PAGE 138
 O.P.R.B.C.T.

PROPOSED 100-FOOT WIDE ELECTRIC
 TRANSMISSION LINE EASEMENT
 2.406 ACRES
 (104,793.09 SQUARE FEET)

TOUTANT RANCH, LTD.
 14.60 ACRES
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 20210202960
 O.P.R.B.C.T.

REMAINING PORTION OF CALLED
 17.809 ACRES
 PECAN CREEK PARKWAY SPE, LLC
 DOC. NO. 20110085510
 O.P.R.B.C.T.



Stephanie L. James

EXHIBIT OF

A 2.406 ACRE (104,793.09 SQUARE FEET) TRACT OF LAND BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE FRANCISCO RODRIGUEZ SURVEY NUMBER 419, ABSTRACT NUMBER 629, COUNTY BLOCK 4673, BEXAR COUNTY, TEXAS, AND THE EDWARD DEWITZ SURVEY NUMBER 297, ABSTRACT 200, COUNTY BLOCK 4674, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 2,449.590 ACRE TRACT, DESIGNATED AS BEXAR COUNTY APPRAISAL DISTRICT PARCEL NUMBER 249636, AS CONVEYED TO PINSON INTERESTS, LTD., L.L.P., BY GENERAL WARRANTY DEED AS RECORDED IN VOLUME 9639, PAGE 138, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



• Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\22113 CPS Scenic Loop Transmission Line\Drawings\22113 Scenic Loop - TX-SL-Z2-014.000(2.406 acre).CPS MHTB (Pinson Interests).dwg 2022/11/03 6:08am jgmet



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-014.005

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Toutant Ranch LTD

Parcel ID No.: 1366680

Field Notes for a Tract of Land
Containing 0.334 of an acre (14,549.76 square feet)
Being a 100-Foot Wide Electric Transmission Line Easement

A 0.334 of an acre (14,549.76 square feet) tract of land being a 100-foot Wide Electric Transmission Line Easement situated in the Edward Dewitz Survey Number 297, Abstract Number 200, County Block 4674, Bexar County, Texas, being out of a 14.60 acre tract of land, as conveyed to Toutant Ranch LTD., by Special Warranty Deed as recorded in Document Number 20210202960, of the Official Public Records of Bexar County, Texas, said 0.334 of an acre (14,549.76 square feet) easement being more particularly described as follows:

Commencing: at found 1/2" iron rod with a red plastic cap stamped "MATKIN HOOVER ENG & SURVEY", having Texas State Plane Coordinates of N:13,799,970.45, E:2,059,624.23, on the southwest boundary line of a 55.540 acre tract as conveyed to Northside Independent School District, by Special Warranty Deed as recorded in Volume 14647, Page 2497, being an easterly corner of of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Parcel Number 249636, as conveyed to Pinson Interests, LTD, L.L.P., by General Warranty Deed as recorded in Volume 9639, Page 138, all of the Official Public Records of Bexar County, Texas, and being a northeast corner of said 14.60 acre tract;

Thence, with the northerly boundary of said 14.60 acre tract, South 73 degrees 18 minutes 01 seconds West, a distance of 116.05 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,799,937.11, E:2,059,513.07, being the northeast corner of the herein described easement;

Thence, over said 14.60 acre tract, South 75 degrees 37 minutes 14 seconds East, a distance of 80.98 feet to a point on the easterly boundary of said 14.60 acre tract, being on the northwest boundary of the remaining portion of a 17.809 acre tract, as conveyed to Pecan Creek Parkway SPE, LLC, by Document Number 20110085510, of the Official Public Records of Bexar County, Texas, and being the most easterly corner of the herein described easement;

Thence, along the easterly boundary of said 14.60 acre tract, being the northwesterly boundary of said 17.809 acre tract, South 34 degrees 37 minutes 26 seconds West, a distance of 106.58 feet to a point, being the most southerly corner of the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-014.005

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Toutant Ranch LTD

Parcel ID No.: 1366680

Thence, leaving said easterly boundary, over said 14.60 acre tract, North 75 degrees 37 minutes 14 seconds West, a distance of 210.01 feet to a point on the northerly boundary of said 14.60 acre tract, being the west corner of the herein described easement;

Thence, with the northerly boundary of said 14.60 acre tract, North 73 degrees 18 minutes 01 seconds East, a distance of 193.72 feet to the **Point of Beginning**, containing 0.334 of an acre (14,549.76 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor

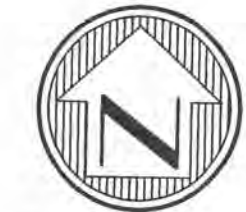
No. 5950

Date: 2022-07-11

Job No. 22113

SL

CPS TRACT No.: TX-SL-Z2-014.005
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: TOUTANT RANCH LTD
 PARCEL ID No.: 1366680



SCALE: 1"=200'

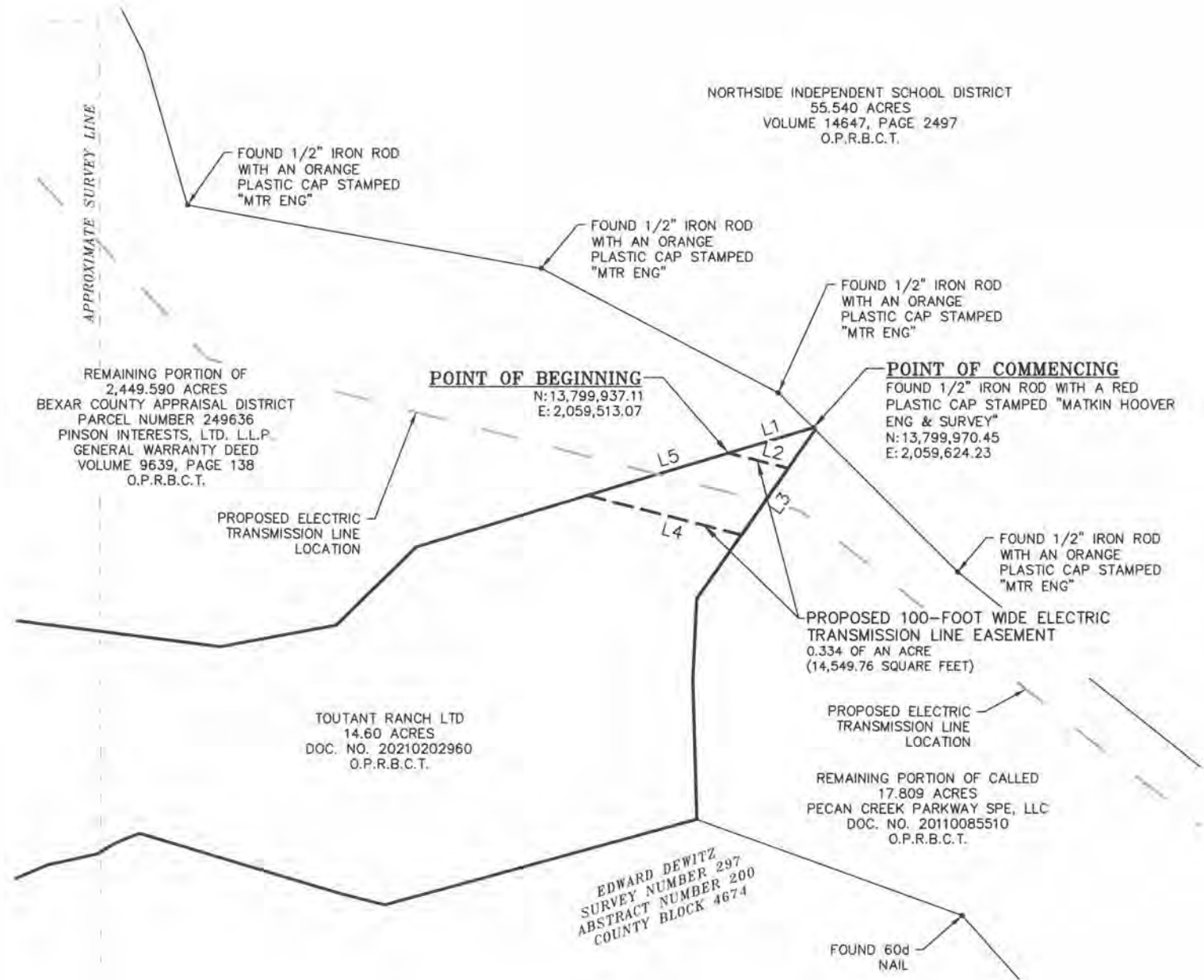


LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DOC. NO. DOCUMENT NUMBER



| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 116.05' | S73°18'01"W |
| L2 | 80.98' | S75°37'14"E |
| L3 | 106.58' | S34°37'26"W |
| L4 | 210.01' | N75°37'14"W |
| L5 | 193.72' | N73°18'01"E |



Stephanie L. James

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

EXHIBIT OF

A 0.334 OF AN ACRE (14,549.76 SQUARE FEET) TRACT OF LAND BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE EDWARD DEWITZ SURVEY NUMBER 297, ABSTRACT NUMBER 200, BEING OUT OF A 14.60 ACRE TRACT OF LAND, AS CONVEYED TO TOUTANT RANCH LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20210202960, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2022-07-11

JOB NO. 22113



• Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\22113\CPS Scenic Loop Transmission Line Drawings\22113 Scenic Loop - Tx-SL-Z2-014.005(0.334 acre) CPS MTR\TOUTANT RANCH\2022\11\30 6:11am.james



EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-014.005
Project Name: Scenic Loop Z2
CPS Job No.: 00-0000
Owner Name: Toutant Ranch LTD
Parcel ID No.: 1366680

Parcel Map Check Report

Job No. 22113 (0.334 of an acre) 100-Foot Wide Electric Transmission Line Esmt.

Point of Beginning: North:13,799,937.1058' East:2,059,513.0711'

Segment# 1: Line

Course: S75° 37' 14"E Length: 80.98'
North: 13,799,916.9951' East: 2,059,591.5142'

Segment# 2: Line

Course: S34° 37' 26"W Length: 106.58'
North: 13,799,829.2904' East: 2,059,530.9568'

Segment# 3: Line

Course: N75° 37' 14"W Length: 210.01'
North: 13,799,881.4448' East: 2,059,327.5259'

Segment# 4: Line

Course: N73° 18' 01"E Length: 193.72'
North: 13,799,937.1114' East: 2,059,513.0756'

Perimeter: 591.30' Area: 14,549.76Sq.Ft.
Error Closure: 0.0072 Course: N38° 55' 51"E
Error North : 0.00556 East: 0.00450

Precision 1: 82,123.61

Field Notes for a Tract of Land
Containing 4.444 acres (193,582.88 square feet)
Being a 100-Foot Wide Electric Transmission Line Easement

A 4.444 acre (193,582.88 square feet) tract of land being a 100-foot Wide Electric Transmission Line Easement situated in the Edward Dewitz Survey Number 297, Abstract Number 200, County Block 4674, Bexar County, Texas, being out of the remaining portion of a 17.809 acre tract, as conveyed to Pecan Creek Parkway SPE, LLC, a Texas Limited Liability Company, by Special Warranty Deed, as recorded in Document Number 20110085510, of the Official Public Records of Bexar County, Texas, said 4.444 acre (193,582.88 square feet) easement being more particularly described as follows:

Commencing: at a found 1/2" iron rod with a red plastic cap stamped "MATKIN HOOVER ENG & SURVEY", having Texas State Plane Coordinates of N:13,799,970.45, E:2,059,624.23 on the southwest boundary line of a 55.540 acre tract as conveyed to Northside Independent School District, by Special Warranty Deed, as recorded in Volume 14647, Page 2497, being a northeast corner of a 14.60 acre tract as conveyed to Toutant Ranch, LTD., by Special Warranty Deed, as recorded in Document Number 20210202960, and being a southeast corner of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Number 249636, as conveyed to Pinson Interests, LTD., L.L.P., by General Warranty Deed, as recorded in Volume 9639, Page 138, all of the Official Public Records of Bexar County, Texas;

Thence, with the southwest boundary of said 55.540 acre tract, being the east boundary of said 14.60 acre tract, South 45 degrees 12 minutes 48 seconds East, a distance of 3.51 feet to a point, being an east corner of said 14.60 acre tract, and being the north corner of said 17.809 acre tract;

Thence, leaving the southwest boundary of said 55.540 acre tract, with the east boundary of said 14.60 acre tract, being the northwest boundary of said 17.809 acre tract, South 34 degrees 37 minutes 26 seconds West, a distance of 61.96 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,799,916.99, E:2,059,591.52, being a point on the east boundary of said 14.60 acre tract, being the northwest boundary of said 17.809 acre tract, and being the north corner of the herein described easement;

Thence, leaving the east boundary of said 14.60 acre tract, over said 17.809 acre tract, the following two (2) courses:

CPS TRACT No.: TX-SL-Z2-015.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: PECAN CREEK PARKWAY SPE LLC
 PARCEL ID No.: 1167416

BEXAR COUNTY APPRAISAL DISTRICT
 PARCEL NUMBER 249636
 PINSON INTERESTS, LTD., L.L.P.
 REMAINING PORTION OF
 2,449.590 ACRES
 GENERAL WARRANTY DEED
 VOLUME 9639, PAGE 138
 O.P.R.B.C.T.

POINT OF BEGINNING
 N: 13,799,916.99
 E: 2,059,591.52

POINT OF COMMENCING
 FOUND 1/2" IRON ROD WITH A RED
 PLASTIC CAP STAMPED "MATKIN HOOVER
 ENG & SURVEY"
 N: 13,799,970.36
 E: 2,059,624.13

TOUTANT RANCH, LTD.
 14.60 ACRES
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 20210202960
 O.P.R.B.C.T.

NORTHSIDE INDEPENDENT SCHOOL DISTRICT
 55.540 ACRES
 SPECIAL WARRANTY DEED
 VOLUME 14647, PAGE 2497
 O.P.R.B.C.T.

PECAN CREEK PARKWAY SPE, LLC,
 A TEXAS LIMITED LIABILITY
 COMPANY
 REMAINING PORTION OF
 17.809 ACRES
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 20110085510
 O.P.R.B.C.T.

EDWARD DEWITZ
 SURVEY NUMBER 297
 ABSTRACT NUMBER 200
 COUNTY BLOCK 4674

LOT 903
 COUNTY BLOCK 4661
 PECAN SPRINGS UNIT 2, ENCLAVE
 DOCUMENT NUMBER
 20210251979
 O.P.R.B.C.T.

PECAN SPRINGS DEVELOPMENT
 COMPANY, LLC
 SPECIAL WARRANTY DEED WITH
 VENDOR'S LIEN
 DOCUMENT NUMBER
 20210149289
 O.P.R.B.C.T.

PROPOSED 100-FOOT
 WIDE ELECTRIC
 TRANSMISSION LINE
 EASEMENT
 4.444 ACRES
 (193,582.88 SQUARE FEET)

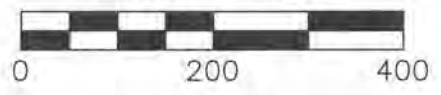
PROPOSED 100' ELECTRIC
 TRANSMISSION LINE



VICINITY MAP N.T.S.



SCALE: 1" = 200'



LEGEND:

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

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S45°12'48"E | 3.51' |
| L2 | S34°37'26"W | 61.96' |
| L3 | S75°37'14"E | 39.58' |
| L4 | S52°13'48"W | 103.10' |
| L5 | N75°37'14"W | 55.42' |
| L6 | N34°37'26"E | 106.58' |

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Stephanie L. James

EXHIBIT OF

A 4.444 ACRE (193,582.88 SQUARE FEET) TRACT OF LAND BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE EDWARD DEWITZ SURVEY NUMBER 297, ABSTRACT NUMBER 200, COUNTY BLOCK 4674, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 17.809 ACRE TRACT, AS CONVEYED TO PECAN CREEK PARKWAY SPE, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20110085510, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 2022-07-11

JOB NO. 22113



• Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

VA12113 CPS Scenic Loop Transmission Line Drawings 22113 Scenic Loop - TX-SL-Z2-015.000(4.444 acre) CPS HIBT (Pecan Creek Hwy) dwg 2022.11.30 & 13am sjames



Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-015.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Creek Parkway SPE LLC

Parcel ID No.: 1167416

Parcel Map Check Report

Job No. 22113 (4.444 of an ac) 100-foot Wide Electric Transmission Line Easement

Point of Beginning North: 13799916.9943' East: 2059591.5179'

Segment #1: Line

Course: S75° 37' 14"E Length: 39.58'

North: 13799907.1649' East: 2059629.8579'

Segment #2: Line

Course: S51° 51' 06"E Length: 1911.39'

North: 13798726.5003' East: 2061133.0022'

Segment #3: Line

Course: S52° 13' 48"W Length: 103.10'

North: 13798663.3522' East: 2061051.5042'

Segment #4: Line

Course: N51° 51' 06"W Length: 1865.27'

North: 13799815.5286' East: 2059584.6293'

Segment #5: Line

Course: N75° 37' 14"W Length: 55.42'

North: 13799829.2917' East: 2059530.9455'

Segment #6: Line

Course: N34° 37' 26"E Length: 106.58'

North: 13799916.9963' East: 2059591.5029'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-015.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Creek Parkway SPE LLC

Parcel ID No.: 1167416

Perimeter: 4081.34' Area: 193582.88 Sq. Ft.

Error Closure: 0.0152 Course: N82° 20' 41"W

Error North: 0.00202 East: -0.01504

Precision 1: 268509.21

TBPELS Engineering: F-5297 Surveying: TBPLS No. 10131500

12770 Cimarron Path, Suite 100 San Antonio, TX 78249

Ph. 210.698.5051 • Fx. 210.698.5085

Page 2 of 2

Field Notes for a Tract of Land
Containing 0.162 of an acre (7,058.45 square feet)
Being a 100-Foot Wide Electric Transmission Line Easement

A 0.162 of an acre (7,058.45 square feet) tract of land being a 100-foot Wide Electric Transmission Line Easement situated in the Matio Cassillas Survey Number 288, Abstract Number 165, County Block 4676, Bexar County, Texas, being out of Lot 999, County Block 4661, and Lot 15, County Block 4661, both as shown on subdivision plat of PECAN SPRINGS UNIT 2, ENCLAVE, as recorded in Volume 20002, Page 1070, both as conveyed to PECAN SPRINGS DEVELOPMENT COMPANY, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document Number 20210149289 both of the Official Public Records of Bexar County, Texas, said 0.162 of an acre (7,058.45 square feet) easement being more particularly described as follows:

Commencing: at found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", having Texas State Plane Coordinates of N:13,798,864.18, E:2,061,310.77, being the south corner of Lot 1, Block 1, County Block 4676 as shown in subdivision plat of NISD-CIELO VISTA NORTH ELEM. SCHOOL, as recorded in Volume 9685, Page 85, as conveyed to NORTHSIDE INDEPENDENT SCHOOL DISTRICT, by Special Warranty Deed as recorded in Volume 14647, Page 2497, and being an easterly corner of the remaining portion of a 17.809 acre tract, as conveyed to Pecan Creek Parkway SPE, LLC, a Texas Limited Liability Company by a Special Warranty Deed as recorded in Document Number 20110085510, and all of the Official Public Records of Bexar County, Texas,

Thence, with the southeasterly boundary of said 17.809 acre tract, being the northwest boundary of said Lot 903, South 52 degrees 13 minutes 46 seconds West, a distance of 224.87 feet to a point;

Thence, leaving the southeasterly boundary of said 17.809 acre tract, over and across said Lot 903, South 51 degrees 51 minutes 06 seconds East, a distance of 10.31 feet to a point, on a northwesterly boundary of said Lot 999, being the **Point of Beginning**, having Texas State Plane Coordinates of N:13,798,720.13 E:2,061,141.11, and being the north corner of the herein described easement;

Thence, over and across of said Lot 999, South 51 degrees 51 minutes 06 seconds East, a distance of 65.65 feet to a point, on the northwesterly boundary of Lot 904, Block 11, County Block 4676, as shown on said subdivision plat of PECAN SPRINGS UNIT 2, ENCLAVE, being the southeasterly boundary of said Lot 999, and being the east corner of the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-016.005

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Springs Development

Company LLC

Parcel ID No.: 1354715

Thence, with the southeasterly boundary of said Lot 999, being the northwesterly boundary of said Lot 904, the following five (5) courses;

South 52 degrees 18 minutes 27 seconds West, a distance of 15.02 feet to a point, being an angle point in the herein described easement;

South 46 degrees 50 minutes 08 seconds West, a distance of 18.02 feet to a point, being an angle point in the herein described easement;

South 41 degrees 21 minutes 49 seconds West, a distance of 28.77 feet to a point of tangent curvature to the right;

Along the arc of said curve to the right, 23.45 feet, having a radius of 113.50 feet, a central angle of 11 degrees 50 minutes 19 seconds, and a chord bearing and distance of South 47 degrees 16 minutes 55 seconds West, 23.41 feet to a point of tangency;


South 53 degrees 12 minutes 01 seconds West, a distance of 16.35 feet to a point, being the south corner of the herein described easement;

Thence, leaving the northwesterly boundary of said Lot 904, over and across of said Lot 999, North 51 degrees 51 minutes 06 seconds West, a distance of 74.76 feet to a point, being on the northwesterly boundary of said Lot 999, being the west corner of the herein described easement;

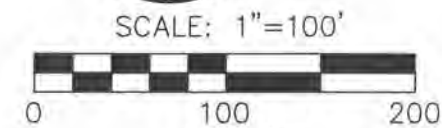
Thence, with the northwesterly boundary of said Lot 999, being the southeasterly boundary of said 17.809 acre tract, North 52 degrees 13 minutes 46 seconds East, a distance of 103.10 feet to the **Point of Beginning**, containing 0.162 of an acre (7,058.45 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-07-11 Job No. 22113
SL

CPS TRACT No.: TX-SL-Z2-016.005
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: PECAN SPRINGS DEVELOPMENT COMPANY LLC
 PARCEL ID No.: 1354715



LEGEND:
 O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 BEXAR COUNTY TEXAS
 R.O.W. RIGHT OF WAY

- KEY NOTES:**
- 1) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 LOT 903, BLOCK 10, COUNTY BLOCK 4661
 1.73 ACRES
 PERMEABLE OPEN SPACE, UTILITY, DRAINAGE,
 AND INGRESS/EGRESS EASEMENT
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 2) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 PECAN RANCH
 VARIABLE WIDTH PRIVATE STREET
 LOT 999, 6.49 ACRES
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 3) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 LOT 904, BLOCK 11, COUNTY BLOCK 4661
 1.84 ACRES
 PERMEABLE OPEN SPACE, UTILITY, DRAINAGE,
 AND INGRESS/EGRESS EASEMENT
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 4) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 LOT 15, COUNTY BLOCK 4661
 0.40 OF AN ACRE
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 5) PECAN SPRINGS DEVELOPMENT COMPANY, LLC
 SPECIAL WARRANTY DEED WITH VENDOR'S
 LIEN
 DOCUMENT NUMBER
 20210149289
 O.P.R.B.C.T.

CURVE TABLE

| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
|-----------|-----------|------------|---------|---------------|-------------|
| C1 | 11°50'19" | 23.45' | 113.50' | S47°16'55"W | 23.41' |

MATTO CASSILLAS
 SURVEY NUMBER 288
 ABSTRACT NUMBER 165
 COUNTY BLOCK 4676

NORTHSIDE INDEPENDENT SCHOOL
 DISTRICT
 55.540 ACRES
 SPECIAL WARRANTY DEED
 VOLUME 14647, PAGE 2497
 O.P.R.B.C.T.
 LOT 1, BLOCK 1
 COUNTY BLOCK 4676
 NISD-CIELO VISTA NORTH
 ELEMENTARY SCHOOL
 VOLUME 9685, PAGE 84
 O.P.R.B.C.T.

PECAN CREEK PARKWAY SPE, LLC,
 A TEXAS LIMITED LIABILITY
 COMPANY
 REMAINING PORTION OF
 17.809 ACRES
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 20110085510
 O.P.R.B.C.T.

PECAN RANCH
 70' R.O.W.
 VOLUME 20001, PAGE 561
 O.P.R.B.C.T.

POINT OF COMMENCING
 FOUND 1/2" IRON ROD WITH A
 ORANGE PLASTIC CAP STAMPED
 "MTR ENG"
 N: 13,798,864.18
 E: 2,061,310.77

POINT OF BEGINNING
 N: 13,798,720.13
 E: 2,061,141.11

PROPOSED 100-FOOT WIDE ELECTRIC
 TRANSMISSION LINE EASEMENT
 0.162 OF AN ACRE
 (7,058.45 SQUARE FEET)

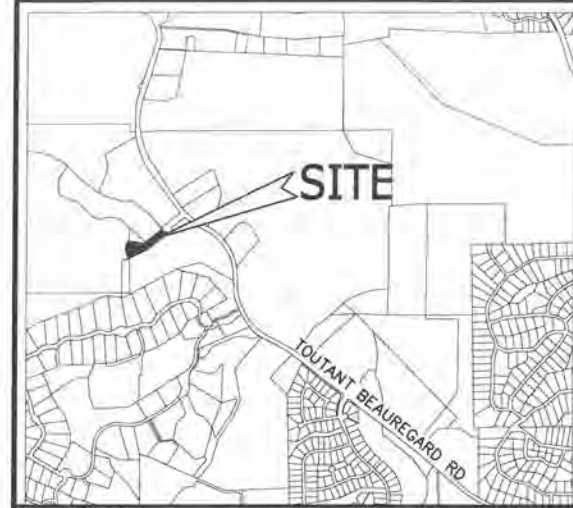
PINSON INTERESTS, LTD. L.L.P.
 BEXAR COUNTY APPRAISAL DISTRICT
 PARCEL 249793
 GENERAL WARRANTY DEED
 VOLUME 9639, PAGE 138
 O.P.R.B.C.T.

WALTER F WATSON
 ABSTRACT NUMBER 1034
 COUNTY BLOCK 4675



Stephanie L. James

EXHIBIT OF
 A 0.162 OF AN ACRE (7,058.45 SQUARE FEET) TRACT OF LAND
 BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT
 SITUATED IN THE MATTO CASSILLAS SURVEY NUMBER 288, ABSTRACT
 NUMBER 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS, BEING
 OUT OF LOT 999, COUNTY BLOCK 4661, AND LOT 15, COUNTY BLOCK
 4661, BOTH AS SHOWN ON SUBDIVISION PLAT OF PECAN SPRINGS
 UNIT 2, ENCLAVE, AS RECORDED IN VOLUME 20002, PAGE 1070,
 BOTH AS CONVEYED TO PECAN SPRINGS DEVELOPMENT COMPANY, LLC
 BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN
 DOCUMENT NUMBER 20210149289 BOTH OF THE OFFICIAL PUBLIC
 RECORDS OF BEXAR COUNTY, TEXAS,
 DATE: 2022-07-13



VICINITY MAP N.T.S.

LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|-------------|---------|
| L1 | S51°51'06"E | 65.65' |
| L2 | S52°18'27"W | 15.02' |
| L3 | S46°50'08"W | 18.02' |
| L4 | S41°21'49"W | 28.77' |
| L5 | S53°12'01"W | 16.35' |
| L6 | N51°51'06"W | 74.76' |
| L7 | N52°13'46"E | 103.10' |

1) LOT 903
 BLOCK 10
 C.B. 4661

2) LOT 999
 C.B. 4661

4) LOT 15
 C.B. 4661

3) LOT 904
 BLOCK 11
 C.B. 4661

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



• **Engineers**
 • **Surveyors**
 • **Planners**

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

**Moy Tarin Ramirez Engineers, LLC**

- *Engineers*
- *Surveyors*
- *Planners*

CPS TRACT No.: TX-SL-Z2-016.005

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Springs Development

Company LLC

Parcel ID No.: 1354715

Parcel Map Check Report

Job No. 22113 (0.162 of an acre) 100-Foot Wide Electric Transmission Line Esmt.

Point of Beginning: North: 13798720.1259' East: 2061141.1117'

Segment #1: Line

Course: S51° 51' 06"E Length: 65.65'

North: 13798679.5739' East: 2061192.7398'

Segment #2: Line

Course: S52° 18' 27"W Length: 15.02'

North: 13798670.3903' East: 2061180.8544'

Segment #3: Line

Course: S46° 50' 08"W Length: 18.02'

North: 13798658.0630' East: 2061167.7107'

Segment #4: Line

Course: S41° 21' 49"W Length: 28.77'

North: 13798636.4702' East: 2061148.6985'

Segment #5: Curve

Length: 23.45' Radius: 113.50'

Delta: 011°50'19" Tangent: 11.77'

Chord: 23.41' Course: S47° 16' 55"W

Course In: N48° 38' 15"W Course Out: S36° 47' 56"E

RP North: 13798711.4733' East: 2061063.5118'

End North: 13798620.5891' East: 2061131.4991'

TBPELS Engineering F-5297/Surveying No. 10131500
 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
 Ph. 210.698.5051 • Fx. 210.698.5085

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-016.005

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Springs Development

Company LLC

Parcel ID No.: 1354715

Segment #6: Line

Course: S53° 12' 01"W Length: 16.35'

North: 13798610.7951' East: 2061118.4071'

Segment #7: Line

Course: N51° 51' 06"W Length: 74.76'

North: 13798656.9743' East: 2061059.6148'

Segment #8: Line

Course: N52° 13' 46"E Length: 103.10'

North: 13798720.1231' East: 2061141.1123'

Perimeter: 345.12' Area: 7058.45 Sq. Ft.

Error Closure: 0.0028 Course: S11° 50' 32"E

Error North: -0.00276 East: 0.00058

Precision 1: 123242.86



- *Engineers*
- *Surveyors*
- *Planners*

Moy Tarin Ramirez Engineers, LLC

CPS TRACT No.: TX-SL-Z2-016.100

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Springs Development Company LLC

PARCEL ID No.: 1354749

Field Notes for a Tract of Land
Containing 0.169 of an acre (7,376.04 square feet)
Being a 100-Foot Wide Electric Transmission Line Easement

A 0.169 of an acre (7,376.04 square feet) tract of land being a 100-foot Wide Electric Transmission Line Easement situated in the Matio Cassillas Survey Number 288, Abstract Number 165, County Block 4676, Bexar County, Texas, being out of Lot 904, Block 11, County Block 4661, as shown on subdivision plat of PECAN SPRINGS UNIT 2, ENCLAVE, as recorded in Volume 20002, Page 1070, as conveyed to PECAN SPRINGS DEVELOPMENT COMPANY, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document Number 20210149289 both of the Official Public Records of Bexar County, Texas, said 0.169 of an acre (7,376.04 square feet) easement being more particularly described as follows:

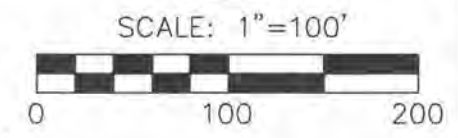
Commencing: at found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", having Texas State Plane Coordinates of N:13,798,864.18, E:2,061,310.77, being the south corner of Lot 1, Block 1, County Block 4676 as shown on subdivision plat of NISD-CIELO VISTA NORTH ELEM. SCHOOL, as recorded in Volume 9685, Page 85, as conveyed to NORTHSIDE INDEPENDENT SCHOOL DISTRICT, by Special Warranty Deed as recorded in Volume 14647, Page 2497, and being an easterly corner of the remaining portion of a 17.809 acre tract, as conveyed to Creek Parkway SPE, LLC, a Texas Limited Liability Company, by a Special Warranty Deed as recorded in Document Number 20110085510, all of the Official Public Records of Bexar County, Texas,

Thence, with the southeasterly boundary of said 17.809 acre tract, South 52 degrees 13 minutes 46 seconds West, a distance of 224.85 feet to a point, on the northwest boundary of Lot 903, as shown on said subdivision plat of PECAN SPRINGS UNIT 2, ENCLAVE,;

Thence, leaving the southeasterly boundary of said 17.809 acre tract, over and across said Lot 903, and Lot 999, as shown on said subdivision plat of PECAN SPRINGS UNIT 2, ENCLAVE, South 51 degrees 51 minutes 06 seconds East, a distance of 75.96 feet to a point, on a southeasterly boundary of said Lot 999, being the **Point of Beginning**, having Texas State Plane Coordinates of N:13,798,679.57 E:2,061,192.74, being the north corner of the herein described easement;

Thence, over and across of said Lot 904, South 51 degrees 51 minutes 06 seconds East, a distance of 78.70 feet to a point, on the northwesterly boundary of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Parcel Number 249793, as conveyed to PINSON INTERESTS, LTD., L.L.P., by General Warranty Deed as recorded in Volume 9639, Page 138, of the Official Public Records of Bexar County, Texas, being the east corner of the herein described easement;

CPS TRACT No.: TX-SL-Z2-016.100
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: PECAN SPRINGS DEVELOPMENT COMPANY LLC
 PARCEL ID No.: 1354749

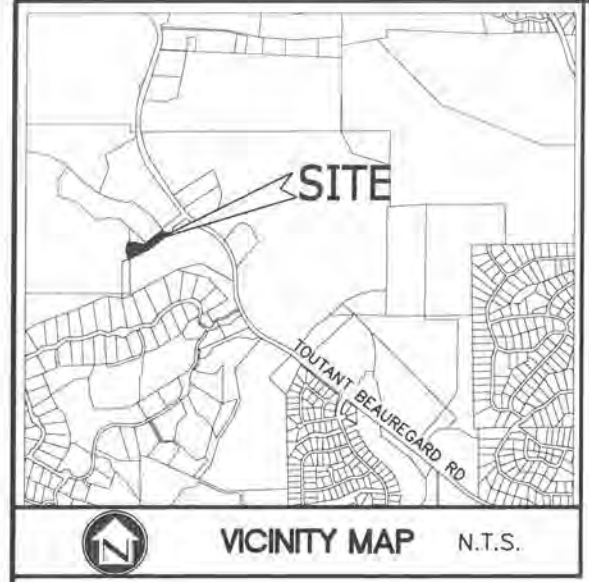


- KEY NOTES:**
- 1) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 LOT 903, BLOCK 10, COUNTY BLOCK 4661
 1.73 ACRES
 PERMEABLE OPEN SPACE, UTILITY, DRAINAGE,
 AND INGRESS/EGRESS EASEMENT
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 2) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 PECAN RANCH
 VARIABLE WIDTH PRIVATE STREET
 LOT 999, 6.49 ACRES
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 3) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 LOT 904, BLOCK 11, COUNTY BLOCK 4661
 1.84 ACRES
 PERMEABLE OPEN SPACE, UTILITY, DRAINAGE,
 AND INGRESS/EGRESS EASEMENT
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 4) SUBDIVISION PLAT
 PECAN SPRINGS UNIT 2, ENCLAVE
 LOT 15, COUNTY BLOCK 4661
 0.40 OF AN ACRE
 VOLUME 20002, PAGE 1070
 O.P.R.B.C.T.
 - 5) PECAN SPRINGS DEVELOPMENT COMPANY, LLC
 SPECIAL WARRANTY DEED WITH VENDOR'S
 LIEN
 DOCUMENT NUMBER
 20210149289
 O.P.R.B.C.T.

| CURVE TABLE | | | | | |
|-------------|-----------|------------|---------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 11°50'19" | 23.45' | 113.50' | N47°16'55"E | 23.41' |

LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 BEXAR COUNTY TEXAS
 R.O.W. RIGHT OF WAY



MATIO CASSILLAS
 SURVEY NUMBER 288
 ABSTRACT NUMBER 165
 COUNTY BLOCK 4678

NORTHSIDE INDEPENDENT SCHOOL
 DISTRICT
 55.540 ACRES
 SPECIAL WARRANTY DEED
 VOLUME 14647, PAGE 2497
 O.P.R.B.C.T.

LOT 1, BLOCK 1
 COUNTY BLOCK 4676
 NISD-CIELO VISTA NORTH
 ELEMENTARY SCHOOL
 VOLUME 9685, PAGE 84
 O.P.R.B.C.T.

PECAN CREEK PARKWAY SPE, LLC.
 A TEXAS LIMITED LIABILITY
 COMPANY
 REMAINING PORTION OF
 17.809 ACRES
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 20110085510
 O.P.R.B.C.T.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S51°51'06"E | 78.70' |
| L2 | S52°13'47"W | 103.10' |
| L3 | N51°51'06"W | 69.58' |
| L4 | N53°12'01"E | 16.35' |
| L5 | N41°21'49"E | 28.77' |
| L6 | N46°50'08"E | 18.02' |
| L7 | N52°18'27"E | 15.02' |

POINT OF COMMENCING
 FOUND 1/2" IRON ROD WITH A
 ORANGE PLASTIC CAP STAMPED
 "MTR ENG"
 N: 13,798,864.18
 E: 2,061,310.77

POINT OF BEGINNING
 N: 13,798,679.57
 E: 2,061,192.74

- 1) LOT 903
 BLOCK 10
 C.B. 4661
- 2) LOT 999
 C.B. 4661
- 3) LOT 904
 BLOCK 11
 C.B. 4661
- 4) LOT 15
 C.B. 4661

PROPOSED 100-FOOT WIDE ELECTRIC
 TRANSMISSION LINE EASEMENT
 0.169 OF AN ACRE
 (7,376.04 SQUARE FEET)

PINSON INTERESTS, LTD. L.L.P.
 BEXAR COUNTY APPRAISAL DISTRICT
 PARCEL 249793
 GENERAL WARRANTY DEED
 VOLUME 9639, PAGE 138
 O.P.R.B.C.T.

PROPOSED ELECTRIC
 TRANSMISSION LINE

WALTER F WATSON
 ABSTRACT NUMBER 1034
 COUNTY BLOCK 4675



Stephanie L. James
 EXHIBIT OF

A 0.169 OF AN ACRE (7,376.04 SQUARE FEET) TRACT OF LAND
 BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT
 SITUATED IN THE MATIO CASSILLAS SURVEY NUMBER 288, ABSTRACT
 NUMBER 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS, BEING
 OUT OF LOT 904, BLOCK 11, COUNTY BLOCK 4661, AS SHOWN ON
 SUBDIVISION PLAT OF PECAN SPRINGS UNIT 2, ENCLAVE, AS
 RECORDED IN VOLUME 20002, PAGE 1070, AS CONVEYED TO PECAN
 SPRINGS DEVELOPMENT COMPANY, LLC BY SPECIAL WARRANTY DEED
 WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER
 20210149289 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR
 COUNTY, TEXAS.

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

V:\2113 CPS Scenic Loop Transmission Line Drawings\22113 Scenic Loop - TX-SL-Z2-016.100 (0.169 of an acre).CPS XMBT (Pecan Springs) U2.dwg 2022/11/20 6:21 am jpmes



- *Engineers*
- *Surveyors*
- *Planners*

Moy Tarin Ramirez Engineers, LLC

Parcel Map Check Report

Job No. 22113 (0.169 of a acre) 100-Foot Wide Electric Transmission Line Esmt.

Point of Beginning: North: 13798679.5749' East: 2061192.7384'

Segment #1: Line

Course: S51° 51' 06"E Length: 78.70'

North: 13798630.9619' East: 2061254.6292'

Segment #2: Line

Course: S52° 13' 47"W Length: 103.10'

North: 13798567.8135' East: 2061173.1314'

Segment #3: Line

Course: N51° 51' 06"W Length: 69.58'

North: 13798610.7930' East: 2061118.4127'

Segment #4: Line

Course: N53° 12' 01"E Length: 16.35'

North: 13798620.5870' East: 2061131.5047'

Segment #5: Curve

Length: 23.45' Radius: 113.50'

Delta: 011°50'19" Tangent: 11.77'

Chord: 23.41' Course: N47° 16' 55"E

Course In: N36° 47' 56"W Course Out: S48° 38' 15"E

RP North: 13798711.4713' East: 2061063.5173'

End North: 13798636.4681' East: 2061148.7041'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-016.100

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Springs Development Company LLC

PARCEL ID No.: 1354749

Segment #6: Line

Course: N41° 21' 49"E Length: 28.77'

North: 13798658.0609' East: 2061167.7163'

Segment #7: Line

Course: N46° 50' 08"E Length: 18.02'

North: 13798670.3883' East: 2061180.8600'

Segment #8: Line

Course: N52° 18' 27"E Length: 15.02'

North: 13798679.5719' East: 2061192.7453'

Perimeter: 352.99' Area: 7376.04 Sq. Ft.

Error Closure: 0.0076 Course: S66° 37' 03"E

Error North: -0.00302 East: 0.00698

Precision 1: 46440.79

Field Notes for a Tract of Land
Containing 3.935 acre (171,390.22 square feet)
Being a Variable width Electric Transmission Line Easement

A 3.935 acre (171,390.22 square feet) tract of land, being a Variable width Electric Transmission Line Easement, situated in the Matio Cassillas Survey Number 288, Abstract Number 165, County Block 4676, Bexar County, Texas, and Edward Dewitz Survey 297, Abstract Number 200, County Block 4674, Bexar County, Texas, being out of the remaining portion of a 2,449.590 acre tract, designated as Bexar County Appraisal District Parcel Number 249793, as conveyed to Pinson Interests, LTD., L.L.P., by General Warranty Deed as recorded in Volume 9639, Page 138, of the Official Public Records of Bexar County, Texas, said 3.935 acre (171,390.22 square feet) easement being more particularly described as follows:

Beginning at a found 1/2" iron rod with a yellow plastic cap stamped "VOELKEL SURVEYING", on the west right of way line of Toutant Beauregard Road, an 80-foot right of way, having Texas State Plane Coordinates of N:13,797,922.50, E:2,062,584.36, being the northeast corner of a 7.619 acre tract as conveyed to ASR PARKS, LLC, a Texas limited liability company, by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, being the southeast corner of both said Parcel 249793, and the herein described easement;

Thence, with the northerly boundary of said 7.619 acre tract, being the southerly boundary of said Parcel 249793, North 61 degrees 40 minutes 27 seconds West, a distance of 86.74 feet to a point, being a southwest corner of the herein described easement;

Thence, leaving the northerly boundary of said 7.619 acre tract, over and across said Parcel 249793, the following five (5) courses:

North 01 degree 49 minutes 33 seconds West, a distance of 119.23 feet to a point of tangent curvature to the left;

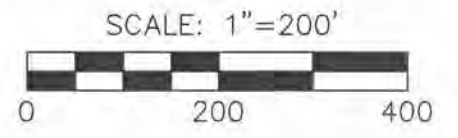
Along the arc of said curve to the left 191.45 feet, having a radius of 786.68 feet, a central angle of 13 degrees 56 minutes 37 seconds, and a chord bearing and distance of North 09 degrees 25 minutes 08 seconds West, 190.98 feet to a point of non-tangency being an interior corner of the herein described easement;

South 86 degrees 00 minutes 48 seconds West, a distance of 446.72 feet to a point, being an angle point in the herein described easement;

South 76 degrees 26 minutes 34 seconds West, distance of 343.97 feet to a point, being a southwest corner in the herein described easement;

North 51 degrees 51 minutes 06 seconds West, a distance of 660.98 feet to a point on the southeast boundary of Lot 904, Block 11, County Block 4661 as shown on subdivision plat of Pecan Springs Unit 2, Enclave, as recorded in Volume 20002, Page 1070, as conveyed to Pecan Springs Development Company, LLC, by Special Warranty Deed with Vendor's Lien as recorded in

CPS TRACT No.: TX-SL-Z2-017.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: PINSON INTERESTS LLP
 PARCEL ID No.: 249793

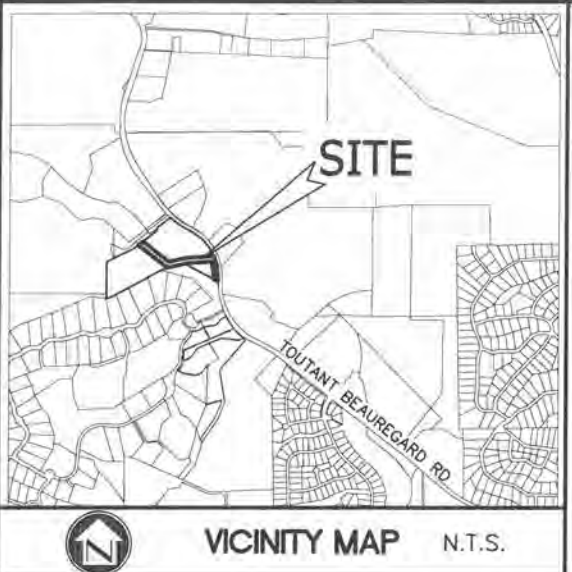


LEGEND:

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- OHU— OVERHEAD UTILITIES
- R.O.W. RIGHT OF WAY
- > SIGN
- UPØ UTILITY POLE
- UPØ—> UTILITY POLE WITH GUY WIRE

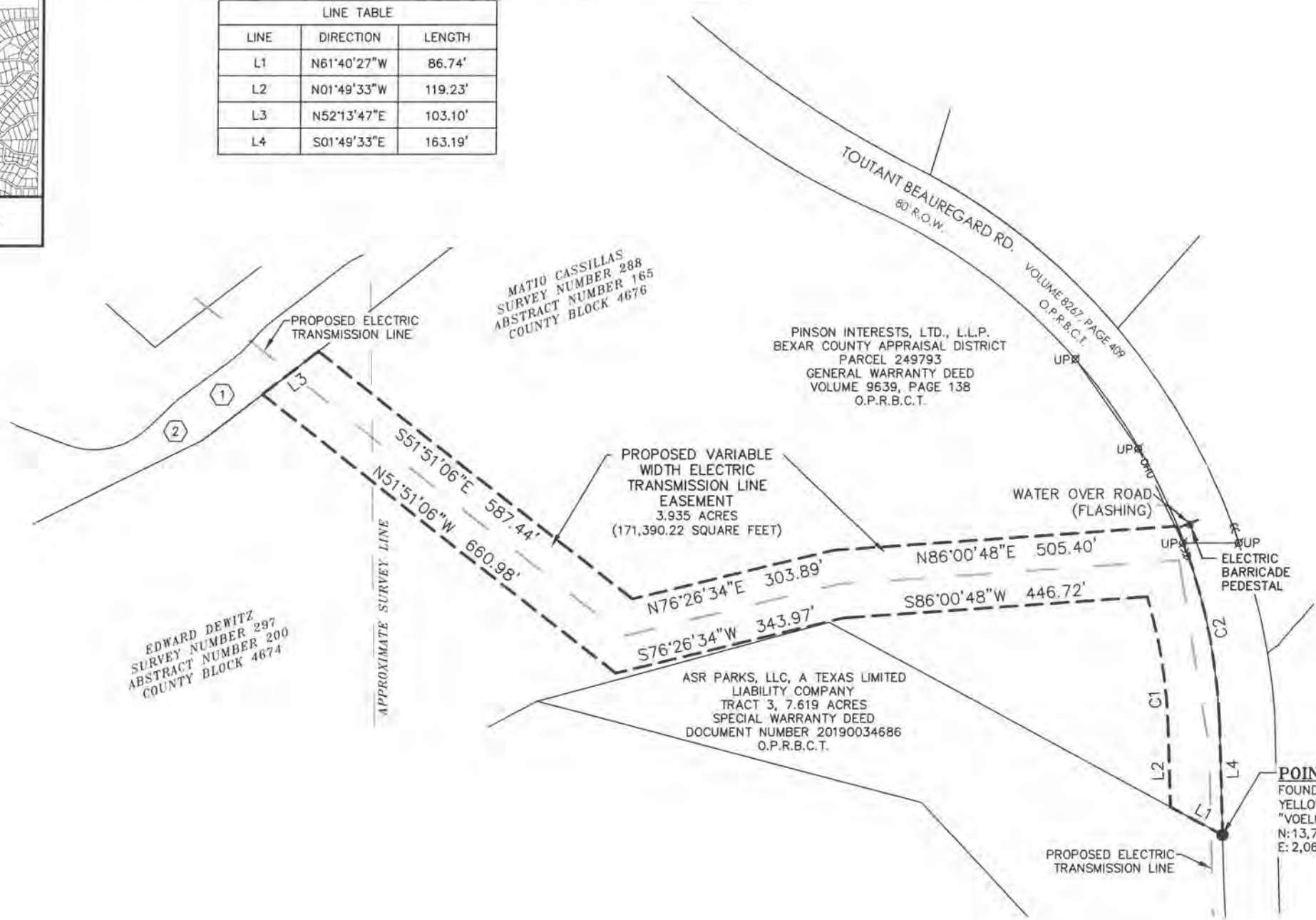
| CURVE TABLE | | | | | |
|-------------|-----------|------------|---------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 13°56'37" | 191.45' | 786.68' | N09°25'08"W | 190.98' |
| C2 | 19°45'24" | 297.12' | 861.68' | S12°17'52"E | 295.65' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | N61°40'27"W | 86.74' |
| L2 | N01°49'33"W | 119.23' |
| L3 | N52°13'47"E | 103.10' |
| L4 | S01°49'33"E | 163.19' |



KEY NOTES:

- ① PECAN SPRINGS DEVELOPMENT COMPANY, LLC, SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 20210149289 O.P.R.B.C.T.
- ② LOT 904, BLOCK 11, COUNTY BLOCK 4661 PECAN SPRINGS UNIT 2, ENCLAVE 1.84 ACRES VOLUME 20002, PAGE 1070 O.P.R.B.C.T.



EDWARD DEWITZ SURVEY NUMBER 297 ABSTRACT NUMBER 200 COUNTY BLOCK 4674

MATIO CASSILLAS SURVEY NUMBER 288 ABSTRACT NUMBER 165 COUNTY BLOCK 4676

PINSON INTERESTS, LTD., L.L.P. BEXAR COUNTY APPRAISAL DISTRICT PARCEL 249793 GENERAL WARRANTY DEED VOLUME 9639, PAGE 138 O.P.R.B.C.T.

ASR PARKS, LLC, A TEXAS LIMITED LIABILITY COMPANY TRACT 3, 7.619 ACRES SPECIAL WARRANTY DEED DOCUMENT NUMBER 20190034686 O.P.R.B.C.T.

POINT OF BEGINNING
 FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "VOELKEL SURVEYING"
 N: 13,797,922.50
 E: 2,062,584.36

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Stephanie L. James



Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

EXHIBIT OF

A 3.935 ACRE (171,390.22 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE MATIO CASSILLAS SURVEY NUMBER 288, ABSTRACT NUMBER 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS, AND EDWARD DEWITZ SURVEY 297, ABSTRACT NUMBER 200, COUNTY BLOCK 4674, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 2,449.590 ACRE TRACT, DESIGNATED AS BEXAR COUNTY APPRAISAL DISTRICT PARCEL NUMBER 249793, AS CONVEYED TO PINSON INTERESTS, LTD., L.L.P., BY GENERAL WARRANTY DEED AS RECORDED IN VOLUME 9639, PAGE 138, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

V:\22113 CPS Scenic Loop Transmission Line\Drawings\22113 Scenic Loop - TX-SL-Z2-017.000 (3.935 acre) revised CPS MHB (Pinson Interests) D:\dwp 2022/11/20 4:28am James



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-017.000

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Pinson Interests LLP

Parcel ID No.: 249793

Parcel Map Check Report

Job No. 22113 (3.935 acres) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13797922.5000' East: 2062584.3650'

Segment #1: Line

Course: N61° 40' 27"W Length: 86.74'

North: 13797963.6568' East: 2062508.0109'

Segment #2: Line

Course: N01° 49' 33"W Length: 119.23'

North: 13798082.8263' East: 2062504.2121'

Segment #3: Curve

Length: 191.45' Radius: 786.68'

Delta: 013°56'37" Tangent: 96.20'

Chord: 190.98' Course: N09° 25' 08"W

Course In: S87° 33' 11"W Course Out: N73° 36' 34"E

RP North: 13798049.2396' East: 2061718.2494'

End North: 13798271.2316' East: 2062472.9580'

Segment #4: Line

Course: S86° 00' 48"W Length: 446.72'

North: 13798240.1737' East: 2062027.3190'

Segment #5: Line

Course: S76° 26' 34"W Length: 343.97'

North: 13798159.5415' East: 2061692.9332'

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

EXHIBIT 2

CPS TRACT No.: TX-SL-22-017.000
Project Name: Scenic Loop Z2
CPS Job No.:0000
Owner Name: Pinson Interests LLP
Parcel ID No.: 249793

Segment #6: Line

Course: N51° 51' 06"W Length: 660.98'
North: 13798567.8285' East: 2061173.1292'

Segment #7: Line

Course: N52° 13' 47"E Length: 103.10'
North: 13798630.9769' East: 2061254.6269'

Segment #8: Line

Course: S51° 51' 06"E Length: 587.44'
North: 13798268.1155' East: 2061716.5981'

Segment #9: Line

Course: N76° 26' 34"E Length: 303.89'
North: 13798339.3523' East: 2062012.0206'

Segment #10: Line

Course: N86° 00' 48"E Length: 505.40'
North: 13798374.4899' East: 2062516.1976'

Segment #11: Curve

Length: 297.12' Radius: 861.68'
Delta: 019°45'24" Tangent: 150.05'
Chord: 295.65' Course: S12° 17' 52"E
Course In: S67° 49' 26"W Course Out: N87° 34' 51"E
RP North: 13798049.2447' East: 2061718.2578'
End North: 13798085.6239' East: 2062579.1689'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-017.000

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Pinson Interests LLP

Parcel ID No.: 249793

Segment #12: Line

Course: S01° 49' 33"E Length: 163.19'

North: 13797922.5168' East: 2062584.3683'

Perimeter: 3809.22' Area: 171390.22 Sq. Ft.

Error Closure: 0.0171 Course: N11° 12' 47"E

Error North: 0.01680 East: 0.00333

Precision 1: 222648.54



CPS TRACT No.: TX-SL-ZZ-018.000
 Project Name: Scenic Loop Z2
 CPS Job No.: 00-0000
 Owner Name: ASR Parks LLC
 PARCEL ID No.: 988893

Field Notes for a Tract of Land
 Containing 0.946 of an acre (41,195.47 square feet)
 Being a 75-foot wide Electric Transmission Line Easement

A 0.946 of an acre (41,195.47 square feet) tract of land being a 75-foot wide Electric Transmission Line Easement situated in the Matio Cassillas Survey Number 288, Abstract Number 165, County Block 4676, Bexar County, Texas, being out of a 7.619 acre tract of land, as conveyed to ASR PARKS, LLC, a Texas limited liability company by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, said 0.946 of an acre (41,195.47 square feet) easement being more particularly described as follows:

Beginning at a found 1/2" iron rod, with a yellow plastic cap stamped "VOELKEL SURVEYING", having Texas State Plane Coordinates of N:13,797,922.50 E:2,062,584.36, on the west right of way line of Toutant Beauregard Road, an 80-foot wide right of way, being the southeast corner of a tract of land designated as Bexar County Appraisal District Parcel 249793, as conveyed to Pinson Interests, LTD., L.L.P., and being the north corner of said 7.619 acre tract and the north corner of the herein described easement;

Thence, along the west right of way line of said Toutant Beauregard Road, being the east boundary of said 7.619 acre tract, the following two (2) courses:

South 01 degree 49 minutes 33 seconds East, a distance of 69.43 feet to a found 1/2" iron rod with an orange plastic cap stamped "BROWN ENG", being a point of tangent curvature to the left;

Along the arc of said curve to the left, 441.72 feet, having a radius of 1185.93 feet, a central angle of 21 degrees 20 minutes 27 seconds, and a chord bearing and distance of South 12 degrees 45 minutes 22 seconds East, 439.17 feet to a point of non-tangency, and being the southeast corner of said 7.619 acre tract and of the herein described easement;

Thence, leaving the west right of way line of said Toutant Beauregard Road, along the south boundary of said 7.619 acre tract, South 63 degrees 12 minutes 46 seconds West, passing the northeast corner of Lot 1, Block 2 (Park), County Block 4671, as shown on subdivision plat of Anaqua Springs Ranch I, P.U.D., as recorded in Volume 9560, Page 187, of the Official Public Records of Bexar County, Texas, and continuing said course with a northerly boundary of said Lot 1, Block 2, for a total distance of 75.12 feet to a point of non-tangent curvature to the right, being the southwest corner of the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-018.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

PARCEL ID No.: 988893

Thence, leaving the northerly boundary of said Lot 1, Block 2, over and across said 7.619 acre tract, the following two (2) courses;

Along the arc of said curve to the right 485.32 feet, having a radius of 1260.93 feet, a central angle of 22 degrees 03 degrees 10 seconds, and a chord bearing and distance of North 12 degrees 36 minutes 01 second West, 482.33 feet to a point of tangency;

North 01 degree 49 minutes 33 seconds West, a distance of 102.07 feet to a point on the northerly boundary of said 7.619 acre tract being a southerly boundary of said Bexar County Appraisal District Parcel 249793, and being the northwest corner of the herein described easement;

Thence, with the northerly boundary of said 7.619 acre tract, being a southerly boundary of said Bexar County Appraisal District Parcel 249793, South 61 degrees 40 minutes 27 seconds East, a distance of 86.74 feet to the **Point of Beginning**, containing 0.946 of an acre (41,195.47 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-08-01 Job No. 22113
SL

**Moy Tarin Ramirez Engineers, LLC**

- Engineers
- Surveyors
- Planners

CPS TRACT No.: TX-SL-Z2-018.000
 Project Name: Scenic Loop Z2
 CPS Job No.: 00-0000
 Owner Name: ASR Parks LLC
 PARCEL ID No.: 988893

Parcel Map Check Report

Job No. 22113 (0.946 of an ac.) 75-foot wide Electric Transmission Line Esmt.

Point of Beginning: North: 13797922.5000' East: 2062584.3650'

Segment #1: Line

Course: S01° 49' 33"E Length: 69.43'

North: 13797853.1052' East: 2062586.5771'

Segment #2: Curve

Length: 441.72' Radius: 1185.93'

Delta: 021°20'27" Tangent: 223.45'

Chord: 439.17' Course: S12° 45' 22"E

Course In: N87° 54' 51"E Course Out: S66° 34' 25"W

RP North: 13797896.2691' East: 2063771.7214'

End North: 13797424.7745' East: 2062683.5465'

Segment #3: Line

Course: S63° 12' 46"W Length: 75.12'

North: 13797390.9195' East: 2062616.4879'

Segment #4: Curve

Length: 485.32' Radius: 1260.93'

Delta: 022°03'10" Tangent: 245.70'

Chord: 482.33' Course: N12° 36' 01"W

Course In: N66° 22' 24"E Course Out: S88° 25' 34"W

RP North: 13797896.2694' East: 2063771.7221'

End North: 13797861.6330' East: 2062511.2686'

TBPELS Engineering F-5297/Surveying No. 10131500
 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
 Ph. 210.698.5051 • Fx. 210.698.5085

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-018.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

PARCEL ID No.: 988893

Segment #5: Line

Course: N01° 49' 33"W Length: 102.07'

North: 13797963.6511' East: 2062508.0165'

Segment #6: Line

Course: S61° 40' 27"E Length: 86.74'

North: 13797922.4943' East: 2062584.3706'

Perimeter: 1260.40' Area: 41195.47 Sq. Ft.

Error Closure: 0.0080 Course: S44° 18' 27"E

Error North: -0.00570 East: 0.00557

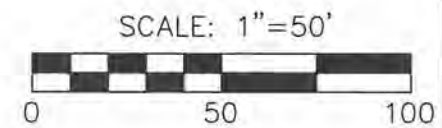
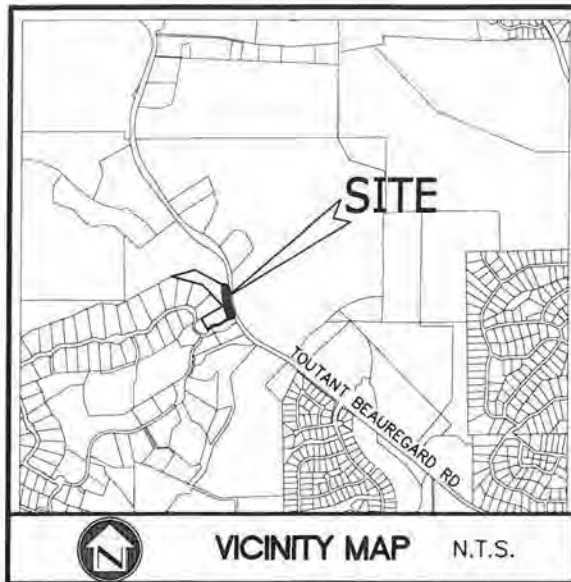
Precision 1: 156857.50

CPS TRACT No.: TX-SL-Z2-018.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: ASR Parks LLC
 PARCEL ID No.: 988893

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY, MOY TARIN RAMIREZ ENGINEERS, L.L.C., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

| CURVE TABLE | | | | | |
|-------------|-----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 21°20'27" | 441.72' | 1185.93' | S12°45'22"E | 439.17' |
| C2 | 22°03'10" | 485.32' | 1260.93' | N12°36'01"W | 482.33' |



LEGEND:

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- OHU— OVERHEAD UTILITIES
- R.D.W. RIGHT OF WAY
- UP⊙ UTILITY POLE
- UP⊙→ UTILITY POLE WITH GUY WIRE

PINSON INTERESTS, LTD., L.L.P.
 BEXAR COUNTY APPRAISAL DISTRICT
 PARCEL 249793
 GENERAL WARRANTY DEED
 VOLUME 9639, PAGE 138
 O.P.R.B.C.T.

MATIO CASSILLAS
 SURVEY NUMBER 288
 ABSTRACT NUMBER 165
 COUNTY BLOCK 4676

ASR PARKS, LLC.
 TRACT 3
 7.619 ACRES
 SPECIAL WARRANTY DEED
 DOCUMENT NO. 20190034686
 O.P.R.B.C.T.

ANAQUA SPRINGS
 RANCH I, P.U.D.
 LOT 2, BLOCK 2
 COUNTY BLOCK 4671
 2.57 ACRES
 VOLUME 9560,
 PAGE 187
 O.P.R.B.C.T.

LAURA I. RENDON
 WARRANTY DEED WITH
 VENDOR'S LIEN
 VOLUME 14798, PAGE 1163
 O.P.R.B.C.T.



Stephanie L. James

EXHIBIT OF

A 0.946 OF AN ACRE (41,195.47 SQUARE FEET) TRACT OF LAND BEING A 75-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE MATIO CASSILLAS SURVEY NUMBER 288, ABSTRACT NUMBER 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS, BEING OUT OF A 7.619 ACRE TRACT OF LAND, AS CONVEYED TO ASR PARKS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190034686, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 0.050 of an acre (2,193.98 square feet)
Being a Variable Width Electric Transmission Line Easement

A 0.050 of an acre (2,193.98 square feet) tract of land, being a Variable Width Electric Transmission Line Easement, situated in the Matio Cassillas Survey Number 288, Abstract Number 165, County Block 4676, Bexar County, Texas, being out of Lot 1, Block 2, County Block 4671, as shown on Subdivision Plat of Anaqua Springs Ranch I, P.U.D., as recorded in Volume 9560, Page 187, as conveyed to ANAQUA SPRINGS RANCH HOMEOWNERS' ASSOCIATION, INC., by Deed Without Warranty as recorded in Volume 15408, Page 1501, both of the Official Public Records of Bexar County, Texas, said 0.050 of an acre (2,193.98 square feet) easement being more particularly described as follows:

Commencing: at a point on the west right of way line of Toutant Beauregard Road, an 80-foot wide right of way, having Texas State Plane Coordinates of N:13,797,424.77, E:2,062,683.55, being an east boundary corner of a 7.619 acre tract of land, designated as Tract 3, as conveyed to ASR PARKS, LLC., a Texas limited liability company, by Special Warranty Deed as recorded in Document Number 20190034686, from which a found 1/2" iron rod with an orange cap stamped "BROWN ENG", being an interior corner of said 7.619 acre tract, bears North 48 degrees 13 minutes 50 seconds West, a distance of 249.81 feet, having Texas State Plane Coordinates of N:13,797,591.03, E:2,062,497.16, being an east corner of Lot 2, Block 2, as shown on said subdivision Plat of Anaqua Springs Ranch I, P.U.D., as conveyed to Laura I. Rendon, by Warranty Deed with Vendor's Lien as recorded in Volume 14798, Page 1163, both of the Official Public Records of Bexar County, Texas,

Thence, with the west right of way line of said Toutant Beauregard Road, being the southeasterly boundary line of said 7.619 acre tract, South 63 degrees 12 minutes 46 seconds West, a distance of 3.00 feet to the **Point of Beginning**, being the north corner of said Lot 1, Block 2, having Texas State Plane Coordinates of N:13,797,423.42, E:2,062,680.87, being the north corner of the herein described easement, and being a point of non-tangent curvature to the left;

Thence, continuing along the west right of way line of said Toutant Beauregard Road being the easterly boundary line of said Lot 1, Block 2, along the arc of said curve to the left, 19.20 feet, having a radius of 1,188.93 feet, a central angle of 00 degrees 55 minutes 31 seconds, and chord bearing and distance of South 23 degrees 50 minutes 30 seconds East, 19.20 feet to a point of non-tangency, being the north corner of Lot 1, Block 1, as shown on said subdivision plat of Anaqua Springs Ranch I, P.U.D., being an east corner of the herein described easement;

Thence, leaving the west right of way line of said Toutant Beauregard Road, with the northerly boundary of said Lot 1, Block 1, being the southerly boundary of said Lot 1, Block 2, the following two (2) courses;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-019.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Anaqua Springs Ranch HOA INC

PARCEL ID No.: 988862

South 19 degrees 20 minutes 36 seconds West, a distance of 15.62 feet to a point, being the southeast corner of the herein described easement;

South 63 degrees 12 minutes 46 seconds West, a distance of 64.20 feet to a point of non-tangent curvature to the right, being the southwest corner of the herein described easement;

Thence, leaving the northerly boundary of said Lot 1, Block 1, over and across said Lot 1, Block 2, along the arc of said curve to the right, 30.03 feet, having a radius of 1263.93 feet, a central angle of 01 degree 21 minutes 41 seconds, and a chord bearing and distance of North 24 degrees 15 minutes 44 seconds West, 30.03 to a point of non-tangency on the southerly boundary of said 7.619 acre tract, being the northerly boundary of said Lot 1, Block 2, being the west corner of the herein described easement, from which a found 1/2" iron rod, being the most southerly west corner of said 7.619 acre tract, being a north corner of said Lot 1, Block 2, and a point on the southeast boundary of said Lot 2, Block 2, bears South 87 degrees 59 minutes 22 seconds West, a distance of 498.04 feet, having Texas State Plane Coordinates of N:13,797,372.09, E:2,062,116.07;

Thence, with the southerly boundary of said 7.619 acre tract, being the northerly boundary of said Lot 1, Block 2, North 63 degrees 12 minutes 46 seconds East, a distance of 75.12 feet, to the **Point of Beginning**, containing 0.050 of an acre (2,193.98 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-07-11 Job No. 22113
SL



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

CPS TRACT No.: TX-SL-Z2-019.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Anaqua Springs Ranch HOA INC

PARCEL ID No.: 988862

Parcel Map Check Report

Job No. 22113 (0.050 of an acre) Variable Width Wide Electric Transmission Line Esmt.**Point of Beginning: North: 13797423.4225' East: 2062680.8685'****Segment #1: Curve****Length: 19.20' Radius: 1188.93'****Delta: 000°55'31" Tangent: 9.60'****Chord: 19.20' Course: S23° 50' 30"E****Course In: N66° 37' 16"E Course Out: S65° 41' 45"W****RP North: 13797895.2014' East: 2063772.1884'****End North: 13797405.8609' East: 2062688.6293'****Segment #2: Line****Course: S19° 20' 36"W Length: 15.62'****North: 13797391.1226' East: 2062683.4555'****Segment #3: Line****Course: S63° 12' 46"W Length: 64.20'****North: 13797362.1891' East: 2062626.1451'****Segment #4: Curve****Length: 30.03' Radius: 1263.93'****Delta: 001°21'41" Tangent: 15.02'****Chord: 30.03' Course: N24° 15' 44"W****Course In: N65° 03' 26"E Course Out: S66° 25' 07"W****RP North: 13797895.2047' East: 2063772.1876'****End North: 13797389.5666' East: 2062613.8053'**

TBPELS Engineering F-5297/Surveying No. 10131500
 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
 Ph. 210.698.5051 • Fax. 210.698.5085

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-019.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Anaqua Springs Ranch HOA INC

PARCEL ID No.: 988862

Segment #5: Line

Course: N63° 12' 46"E Length: 75.12'

North: 13797423.4216' East: 2062680.8639'

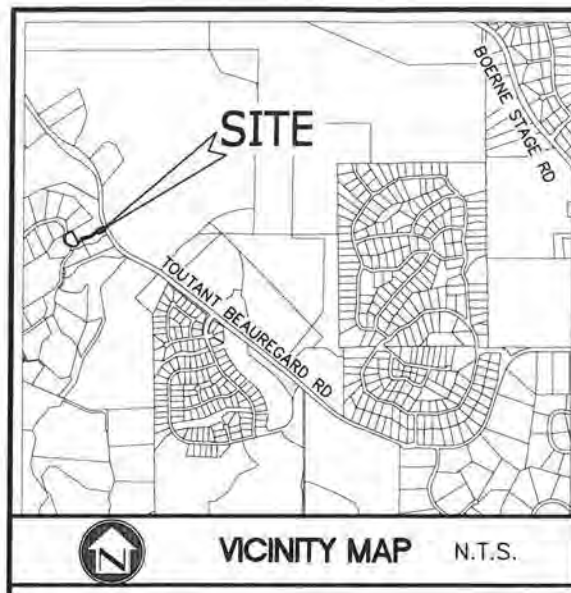
Perimeter: 204.18' Area: 2193.98 Sq. Ft.

Error Closure: 0.0046 Course: S79° 17' 31"W

Error North: -0.00086 East: -0.00453

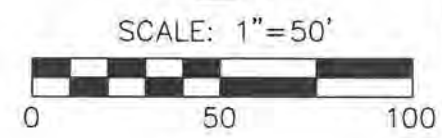
Precision 1: 44384.78

CPS TRACT No.: TX-SL-Z2-019.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: ANAQUA SPRINGS RANCH HOA INC
 PARCEL ID No.: 988862



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | S19°20'36"W | 15.62' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 0°55'31" | 19.20' | 1188.93' | S23°50'30"E | 19.20' |
| C2 | 1°21'41" | 30.03' | 1263.93' | N24°15'44"W | 30.03' |



- LEGEND:**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OHU OVERHEAD UTILITIES
 - R.O.W. RIGHT OF WAY
 - UP & GUY WIRE UTILITY POLE WITH GUY WIRE

KEY NOTES:

1 ANAQUA SPRINGS RANCH HOMEOWNERS' ASSOCIATION, INC., DEED WITHOUT WARRANTY VOLUME 15408, PAGE 1501 O.P.R.B.C.T.

ANAQUA SPRINGS RANCH I, P.U.D. LOT 2, BLOCK 2 COUNTY BLOCK 4671 2.57 ACRES VOLUME 9560, PAGE 187 O.P.R.B.C.T.

LAURA I. RENDON WARRANTY DEED WITH VENDOR'S LIEN VOLUME 14798, PAGE 1163 O.P.R.B.C.T.

ASR PARKS, LLC, 7.619 ACRES DESIGNATED AS TRACT 3 SPECIAL WARRANTY DEED DOCUMENT NUMBER 20190034686 O.P.R.B.C.T.

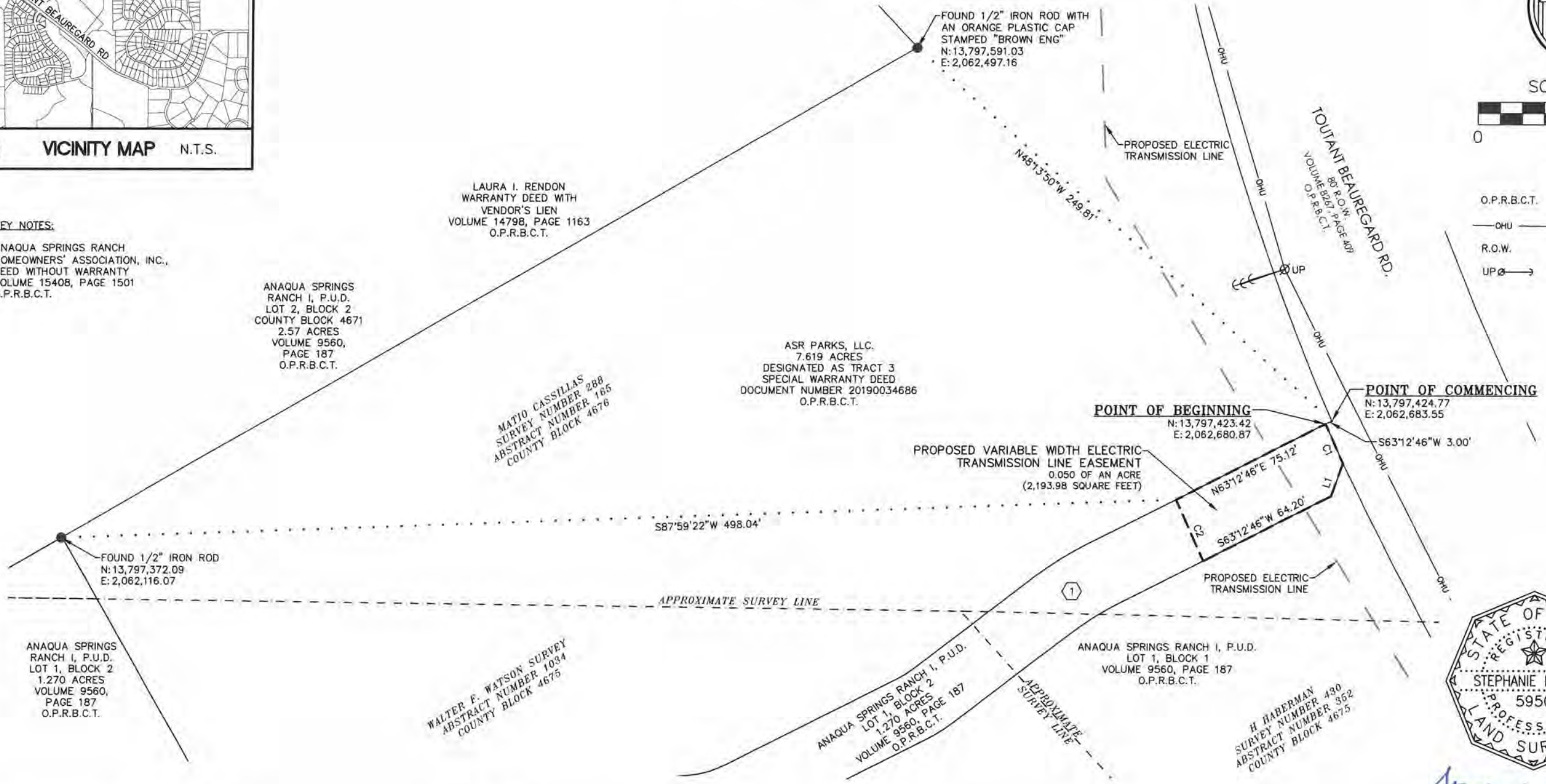
MATIO CASSILLAS SURVEY NUMBER 288 ABSTRACT NUMBER 165 COUNTY BLOCK 4676

WALTER F. WATSON SURVEY ABSTRACT NUMBER 1034 COUNTY BLOCK 4675

ANAQUA SPRINGS RANCH I, P.U.D. LOT 1, BLOCK 2 1,270 ACRES VOLUME 9560, PAGE 187 O.P.R.B.C.T.

ANAQUA SPRINGS RANCH I, P.U.D. LOT 1, BLOCK 1 VOLUME 9560, PAGE 187 O.P.R.B.C.T.

H HABERMAN SURVEY NUMBER 430 ABSTRACT NUMBER 352 COUNTY BLOCK 4675



Stephanie L. James
 EXHIBIT OF

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

A 0.050 OF AN ACRE (2,193.98 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE MATIO CASSILLAS SURVEY NUMBER 288, ABSTRACT NUMBER 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 2, COUNTY BLOCK 4671, AS SHOWN ON SUBDIVISION PLAT OF ANAQUA SPRINGS RANCH I, P.U.D., AS RECORDED IN VOLUME 9560, PAGE 187, AS CONVEYED TO ANAQUA SPRINGS RANCH HOMEOWNERS' ASSOCIATION, INC., BY DEED WITHOUT WARRANTY AS RECORDED IN VOLUME 15408, PAGE 1501, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2022-07-11 JOB NO. 22113

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

CPS TRACT No.: TX-SL-Z2-20.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Anaqua Springs Ranch HOA INC

PARCEL ID No.: 988860

Field Notes for a Tract of Land
Containing 0.177 of an acre (7,704.19 square feet)
Being a Variable width Electric Transmission Line Easement

A 0.177 of an acre (7,704.19 square feet) tract of land, being a Variable width Electric Transmission Line Easement, situated in the Matio Cassillas Survey Number 288, Abstract Number 165, County Block 4676, Bexar County, Texas, and the H. Haberman Survey 430, Abstract Number 352, County Block 4675, Bexar County, Texas, being out of Lot 1, Block 1 as shown on subdivision plat of Anaqua Springs Ranch I, P.U.D., as recorded in Volume 9560, Page 187, as conveyed to Anaqua Springs Ranch Homeowners' Association, INC., by Deed as recorded in Volume 11587, Page 498, both of the Official Public Records of Bexar County, Texas, said 0.177 of an acre (7,704.19 square feet) easement being more particularly described as follows:

Commencing at a found 1/2" iron rod on the southwest right of way line of Toutant Beauregard Road, an 80-foot wide right of way, having Texas State Plane Coordinates of N:13,797,109.52, E:2,062,884.08, being the east corner of a 2.055 acre tract, designated as Tract 4, as conveyed to ASR Parks, LLC, a Texas limited liability company, by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, and being a point of non-tangent curvature to right;

Thence, with the southwest right of way line of said Toutant Beauregard Road, being the northeasterly boundary of said 2.055 acre tract, the following three (3) courses:

Along the arc of said curve to the right, 210.25 feet, having a radius of 1,185.93 feet, a central angle of 10 degrees 09 minutes 28 seconds, and a chord bearing and distance of North 36 degrees 26 minutes 42 seconds West, 209.97 feet to a point of non-tangency;

North 73 degrees 32 minutes 23 seconds West, a distance of 4.46 feet to a point, being a point of non-tangent curvature to the right;

Along the arc of said curve to the right, 14.75 feet, having a radius of 1,188.93 feet, a central angle of 00 degrees 42 minutes 39 seconds, and a chord bearing and distance of North 30 degrees 49 minutes 29 seconds West, 14.75 feet to the **Point of Beginning**, being a north corner of said 2.055 acre tract, being the east corner of said Lot 1, Block 1, and being the southeast corner of the herein described easement;

Thence, leaving the southwest right of way line of said Toutant Beauregard Road, with the southeasterly boundary of said Lot 1, Block 1, being the northwesterly boundary of said 2.055 acre tract, the following two (2) courses:

North 73 degrees 32 minutes 23 seconds West, a distance of 17.12 feet to a point, being an angle point in the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-20.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Anaqua Springs Ranch HOA INC

PARCEL ID No.: 988860

South 63 degrees 12 minutes 46 seconds West, a distance of 60.20 feet to a point of non-tangent curvature to the right, being the south corner of the herein described easement;

Thence, leaving the northwesterly boundary of said 2.055 acre tract, over and across said Lot 1, Block 1, along the arc of said curve to the right, 105.34 feet, having a radius of 1,260.93 feet, a central angle of 04 degrees 47 minutes 12 seconds, and a chord bearing and distance of North 27 degrees 23 minutes 04 seconds West, 105.31 feet to a point of non-tangency on the southeasterly boundary of Lot 1, Block 2 as shown on said subdivision plat of Anaqua Springs Ranch I, P.U.D., as conveyed to Anaqua Springs Ranch Homeowners' Association, INC., by Deed Without Warranty as recorded in Volume 15408, Page 1501, of the Official Public Records of Bexar County, Texas, being the northwesterly boundary of said Lot 1, Block 1, and being the west corner of the herein described easement;

Thence, with the southeasterly boundary of said Lot 1, Block 2, being the northwesterly boundary of said Lot 1, Block 1, the following two (2) courses:

North 63 degrees 12 minutes 46 seconds East, a distance of 61.17 feet to a point, being an angle point in the herein described easement;

North 19 degrees 20 minutes 36 seconds East, a distance of 15.62 feet to a point on the southwest right of way line of said Toutant Beauregard Road, being a point of non-tangent curvature to the left, being an east corner of said Lot 1, Block 2, being the north corner of said Lot 1, Block 1 and the herein described easement;

Thence, along the arc of said curve to the left, with the southwest right of way line of said Toutant Beauregard Road, being the northeasterly boundary of said Lot 1, Block 127.93 feet, having a radius of 1,188.93, a central angle of 06 degrees 09 minutes 54 seconds, and a chord bearing and distance of South 27 degrees 23 minutes 12 seconds East, 127.87 feet to the **Point of Beginning**, containing the 0.177 of an acre (7,704.19 square feet) tract of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-07-20 Job No. 22113
ZDI

Parcel Map Check Report

Job No. 22113 (0.177 of an acre) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13797292.3240' East: 2062747.4479'

Segment #1: Line

Course: N73° 32' 23"W Length: 17.12'

North: 13797297.1749' East: 2062731.0295'

Segment #2: Line

Course: S63° 12' 46"W Length: 60.20'

North: 13797270.0441' East: 2062677.2898'

Segment #3: Curve

Length: 105.34' Radius: 1260.93'

Delta: 004°47'12" Tangent: 52.70'

Chord: 105.31' Course: N27° 23' 04"W

Course In: N60° 13' 20"E Course Out: S65° 00' 32"W

RP North: 13797896.2690' East: 2063771.7243'

End North: 13797363.5531' East: 2062628.8515'

Segment #4: Line

Course: N63° 12' 46"E Length: 61.17'

North: 13797391.1211' East: 2062683.4572'

Segment #5: Line

Course: N19° 20' 36"E Length: 15.62'

North: 13797405.8593' East: 2062688.6309'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-20.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Anaqua Springs Ranch HOA INC

PARCEL ID No.: 988860

Segment #6: Curve

Length: 127.93' Radius: 1188.93'

Delta: 006°09'54" Tangent: 64.03'

Chord: 127.87' Course: S27° 23' 12"E

Course In: N65° 41' 45"E Course Out: S59° 31' 51"W

RP North: 13797895.1999' East: 2063772.1901'

End North: 13797292.3207' East: 2062747.4503'

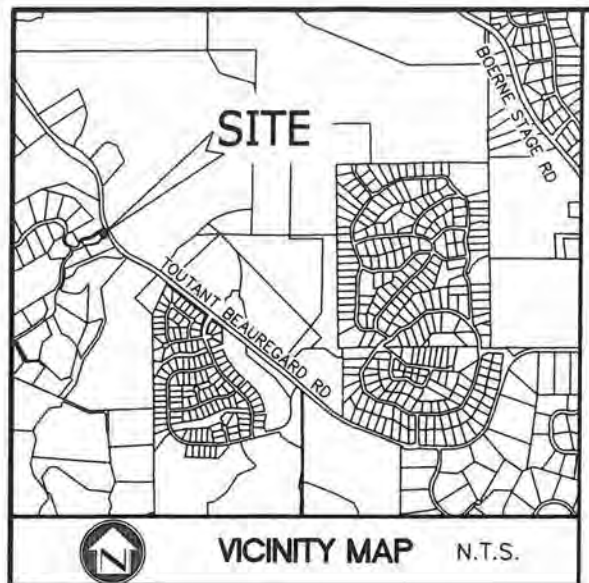
Perimeter: 387.39' Area: 7704.19 Sq. Ft.

Error Closure: 0.0041 Course: S36° 16' 44"E

Error North: -0.00327 East: 0.00240

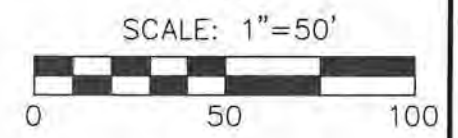
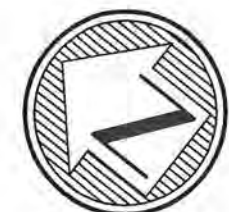
Precision 1: 94460.98

CPS TRACT No.: TX-SL-Z2-020.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: ANAQUA SPRINGS RANCH HOA INC
 PARCEL ID No.: 988860

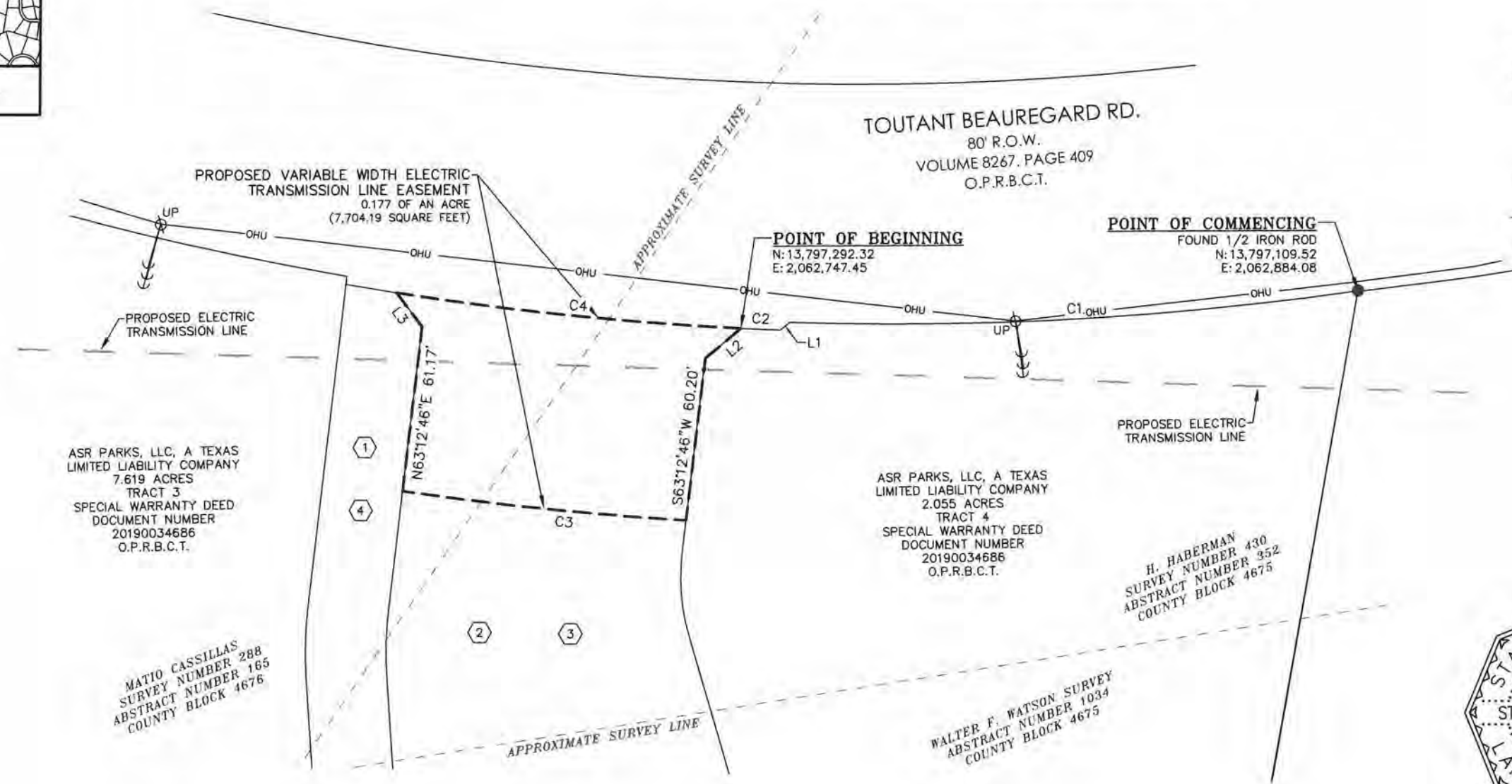


| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | N73°32'23"W | 4.46' |
| L2 | N73°32'23"W | 17.12' |
| L3 | N19°20'36"E | 15.62' |

| CURVE TABLE | | | | | |
|-------------|-----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 10°09'28" | 210.25' | 1185.93' | N36°26'42"W | 209.97' |
| C2 | 0°42'39" | 14.75' | 1188.93' | N30°49'29"W | 14.75' |
| C3 | 4°47'12" | 105.34' | 1260.93' | N27°23'04"W | 105.31' |
| C4 | 6°09'54" | 127.93' | 1188.93' | S27°23'12"E | 127.87' |



- KEY NOTES:**
- LOT 1, BLOCK 2
1.270 ACRES
ANAQUA SPRINGS RANCH I, P.U.D.
VOLUME 9560, PAGE 187
O.P.R.B.C.T.
 - LOT 1, BLOCK 1
ANAQUA SPRINGS RANCH I, P.U.D.
VOLUME 9560, PAGE 187
O.P.R.B.C.T.
 - ANAQUA SPRINGS RANCH
HOMEOWNERS' ASSOCIATION, INC.
DEED
VOLUME 11587, PAGE 498
O.P.R.B.C.T.
 - ANAQUA SPRINGS RANCH
HOMEOWNERS' ASSOCIATION, INC.
DEED WITHOUT WARRANTY
VOLUME 15408, PAGE 1501
O.P.R.B.C.T.



- LEGEND:**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OHU OVERHEAD UTILITIES
 - R.O.W. RIGHT OF WAY
 - UP UTILITY POLE
 - UP → UTILITY POLE WITH GUY WIRE



Stephanie L. James

EXHIBIT OF

A 0.177 OF AN ACRE (7,704.19 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE MATIO CASSILLAS SURVEY NUMBER 288, ABSTRACT NUMBER 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS, AND THE H. HABERMAN SURVEY 430, ABSTRACT NUMBER 352, COUNTY BLOCK 4675, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 1 AS SHOWN ON SUBDIVISION PLAT OF ANAQUA SPRINGS RANCH I, P.U.D., AS RECORDED IN VOLUME 9560, PAGE 187, AS CONVEYED TO ANAQUA SPRINGS RANCH HOMEOWNERS' ASSOCIATION, INC., BY DEED AS RECORDED IN VOLUME 11587, PAGE 498, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GENERAL NOTES:

- BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\2021\13 CPS Scenic Loop Transmission Line\Drawings\22113 Scenic Loop - TX-SL-Z2-020.000 (0.177 of an acre) revised CPS Xhibit (Anaqua Springs Ranch).dwg 2022/11/01 5:22pm lrbjg

Field Notes for a Tract of Land
Containing 0.404 of an acre (17,607.31 square feet)
Being a Variable width Electric Transmission Line Easement

A 0.404 of an acre (17,607.31 square feet) tract of land being a Variable width Electric Transmission Line Easement situated in the H. Haberman Survey Number 430, Abstract Number 352, County Block 4675, Bexar County, Texas, being out of a 2.055 acre tract of land, designated as Tract 4, as conveyed to ASR PARKS, LLC, a Texas limited liability company by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, said 0.404 of an acre (17,607.31 square feet) easement being more particularly described as follows:

Beginning at a 1/2" iron rod, having Texas State Plane Coordinates of N:13,797,109.49 E:2,062,884.03, on the westerly right of way line of Toutant Beauregard Road, an 80-foot wide right of way, being the north corner of a 2.664 acre tract, designated as Tract 1, as conveyed to ASR PARKS, LLC, a Texas limited liability company by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, being the east corner of said 2.055 acre tract and of the herein described easement;

Thence, along the southerly boundary of said 2.055 acre tract, being the northerly boundary of said 2.664 acre tract, South 66 degrees 22 minutes 15 seconds West, a distance of 78.32 feet to a point of non-tangent curvature to the right, being the south corner of the herein described easement;

Thence, leaving the northerly boundary of said 2.664 acre tract, over and across said 2.055 acre tract, along the arc of said curve to the right, 235.00 feet, having a radius of 1,260.93 feet, a central angle of 10 degrees 40 minutes 41 seconds, and a chord bearing and distance of North 35 degrees 07 minutes 00 seconds West, 234.66 feet to a point of non-tangency on the southeasterly boundary of Lot 1, Block 1, County Block 4671, as shown on subdivision plat of Anaqua Springs Ranch I, P.U.D., as recorded in Volume 9560, Page 182, Official Public Records of Bexar County, Texas, being the northerly boundary of said 2.055 acre tract, and being the west corner of the herein described easement;

Thence, with the southeasterly boundary of said Lot 1, Block 1, being the northerly boundary of said 2.055 acre tract, the following two (2) courses:

North 63 degrees 12 minutes 46 seconds East, a distance of 60.20 feet to a point, being an angle point in the herein described easement;

South 73 degrees 32 minutes 23 seconds East, a distance of 17.12 feet to a point on the westerly right of way line of said Toutant Beauregard Road, being an angle point in the herein described easement, and being a point of non-tangent curvature to the left;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-021.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

Parcel ID No.: 988892

Thence, with the westerly right of way line of said Toutant Beauregard Road, being the easterly boundary of said 2.055 acre tract the following three (3) courses:


Along the arc of said curve to the left, 14.75 feet, having a radius of 1,188.93 feet, a central angle of 00 degrees 42 minutes 39 seconds, and a chord bearing and distance of South 30 degrees 51 minutes 57 seconds East, 14.75 feet to a point of non-tangency;

South 73 degrees 32 minutes 23 seconds East, a distance of 4.46 feet to a point of non-tangent curvature to the left;

Along the arc of said curve to the left, 210.25 feet, having a radius of 1,185.93 feet, a central angle of 10 degrees 09 minutes 28 seconds, and a chord bearing and distance of South 36 degrees 26 minutes 42 seconds East, 209.97 feet to the **Point of Beginning**, containing the 0.404 of an acre (17,607.31 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-08-03 Job No. 22113
SL



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-021.000
 Project Name: Scenic Loop Z2
 CPS Job No.: 00-0000
 Owner Name: ASR Parks LLC
 Parcel ID No.: 988892

Parcel Map Check Report

Job No. 22113 (0.404 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13797109.4911' East: 2062884.0270'

Segment #1: Line

Course: S66° 22' 15"W Length: 78.32'

North: 13797078.0992' East: 2062812.2734'

Segment #2: Curve

Length: 235.00' Radius: 1260.93'

Delta: 010°40'41" Tangent: 117.84'

Chord: 234.66' Course: N35° 07' 00"W

Course In: N49° 32' 39"E Course Out: S60° 13' 20"W

RP North: 13797896.2684' East: 2063771.7231'

End North: 13797270.0470' East: 2062677.2869'

Segment #3: Line

Course: N63° 12' 46"E Length: 60.20'

North: 13797297.1778' East: 2062731.0266'

Segment #4: Line

Course: S73° 32' 23"E Length: 17.12'

North: 13797292.3268' East: 2062747.4449'

TBPELS Engineering F-5297/Surveying No. 10131500
 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
 Ph. 210.698.5051 • Fx. 210.698.5085

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-021.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

Parcel ID No.: 988892

Segment #5: Curve

Length: 14.75' Radius: 1188.93'

Delta: 000°42'39" Tangent: 7.38'

Chord: 14.75' Course: S30° 51' 57"E

Course In: N59° 29' 22"E Course Out: S58° 46' 44"W

RP North: 13797895.9431' East: 2063771.7505'

End North: 13797279.6659' East: 2062755.0121'

Segment #6: Line

Course: S73° 32' 23"E Length: 4.46'

North: 13797278.4021' East: 2062759.2893'

Segment #7: Curve

Length: 210.25' Radius: 1185.93'

Delta: 010°09'28" Tangent: 105.40'

Chord: 209.97' Course: S36° 26' 42"E

Course In: N58° 38' 02"E Course Out: S48° 28' 34"W

RP North: 13797895.6842' East: 2063771.9061'

End North: 13797109.4965' East: 2062884.0222'

Perimeter: 620.10' Area: 17607.31 Sq. Ft.

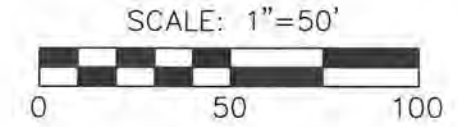
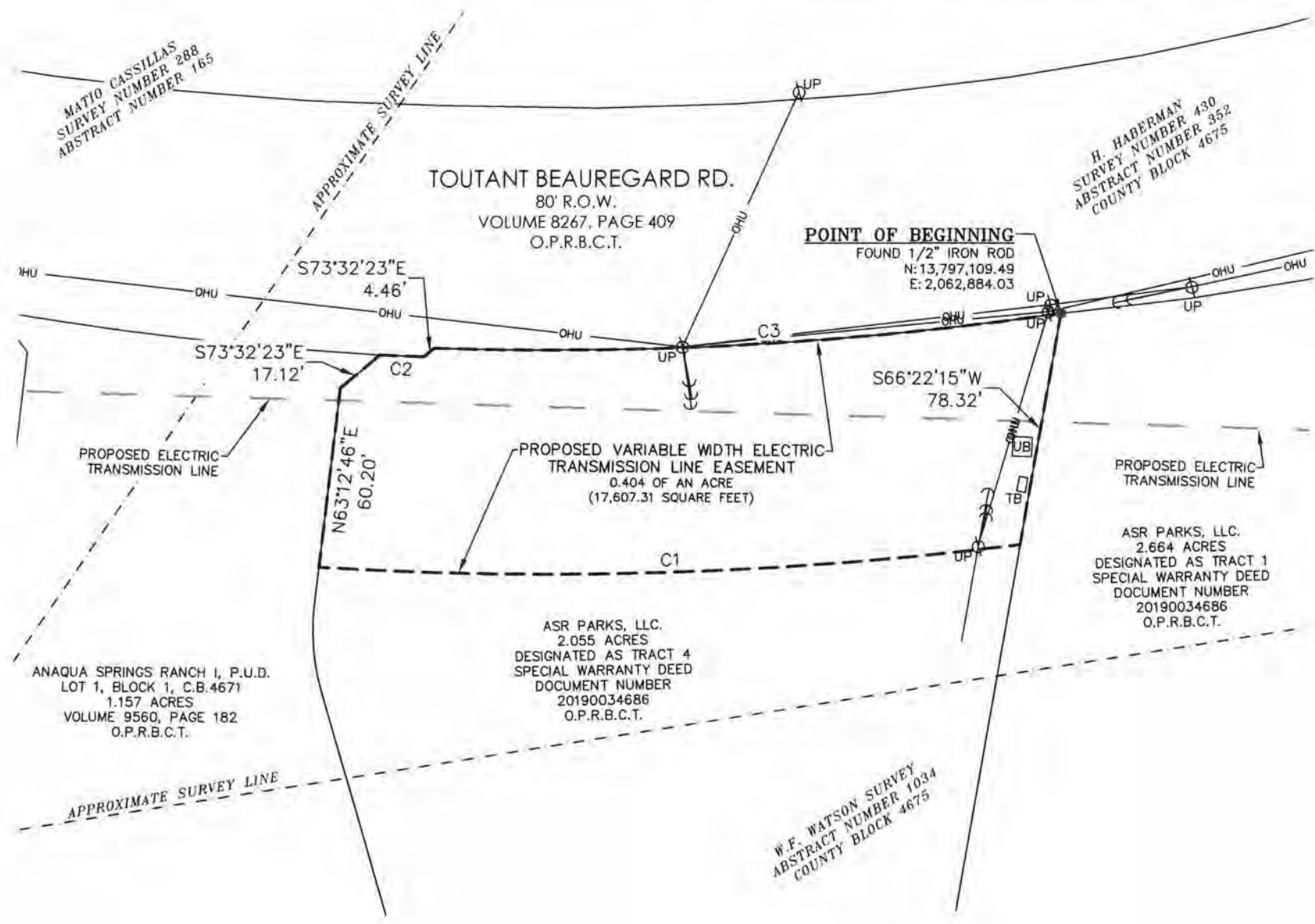
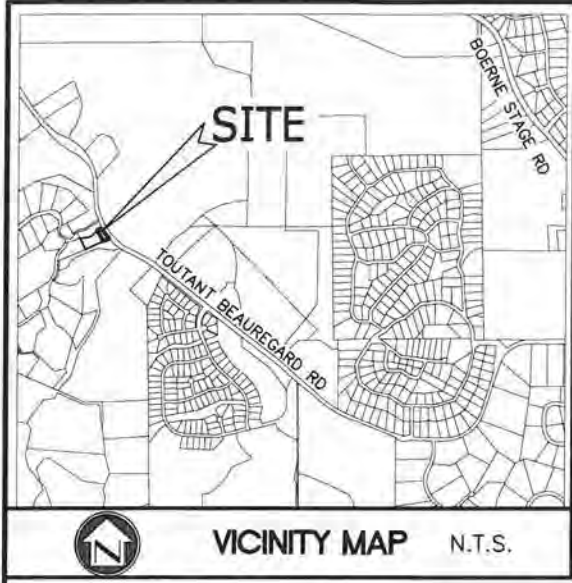
Error Closure: 0.0072 Course: N41° 30' 30"W

Error North: 0.00542 East: -0.00479

Precision 1: 86038.89

CPS TRACT No.: TX-SL-Z2-021.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: ASR PARKS LLC
 PARCEL ID No.: 988892

| CURVE TABLE | | | | | |
|-------------|-----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 10°40'41" | 235.00' | 1260.93' | N35°07'00"W | 234.66' |
| C2 | 0°42'39" | 14.75' | 1188.93' | S30°51'57"E | 14.75' |
| C3 | 10°09'28" | 210.25' | 1185.93' | S36°26'42"E | 209.97' |



- LEGEND:**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OHU OVERHEAD UTILITIES
 - R.O.W. RIGHT OF WAY
 - TB TELEPHONE PEDESTAL
 - UP UTILITY POLE
 - UP → UTILITY POLE WITH GUY WIRE
 - UB UTILITY BOX



Stephanie L. James

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

EXHIBIT OF

A 0.404 OF AN ACRE (17,607.31 SQUARE FEET) TRACT OF LAND BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE H. HABERMAN SURVEY NUMBER 430, ABSTRACT NUMBER 352, COUNTY BLOCK 4675, BEXAR COUNTY, TEXAS, BEING OUT OF A 2.055 ACRE TRACT OF LAND, DESIGNATED AS TRACT 4, AS CONVEYED TO ASR PARKS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190034686, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Field Notes for a Tract of Land
Containing 0.410 of an acre (17,856.36 square feet)
Being a 75-foot wide Electric Transmission Line Easement

A 0.410 of an acre (17,856.36 square feet) tract of land being a 75-foot wide Electric Transmission Line Easement situated in the H. Haberman Survey Number 430, Abstract Number 352, County Block 4675, Bexar County, Texas, and the W.F. Watson Survey, Abstract Number 1834, being out of a 2.664 acre tract of land, designated as Tract 1, as conveyed to ASR PARKS, LLC, a Texas limited liability company by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, said 0.410 of an acre (17,856.36 square feet) easement being more particularly described as follows:

Beginning at a found 1/2" iron rod on the westerly right of way line of Toutant Beauregard Road, an 80-foot wide right of way, being a point of non-tangent curvature to the left, having Texas State Plane Coordinates of N:13,797,109.49 E:2,062,884.03, being the east corner of a 2.055 acre tract, designated as Tract 4, as conveyed to ASR PARKS, LLC, a Texas limited liability company, by Special Warranty Deed as recorded in Document Number 20190034686, of the Official Public Records of Bexar County, Texas, being the west corner of a said 2.664 acre tract, and being the north corner of the herein described easement;

Thence, with the westerly right of way line of said Toutant Beauregard Road, along the arc of said curve to the left, 231.99 feet, having a radius of 1,185.93 feet, a central angle of 11 degrees 12 minutes 30 seconds, and a chord bearing and distance of South 47 degrees 07 minutes 41 seconds East, 231.62 feet, to a point of compound curvature to the right, being the most northerly north corner of a 9.274 acre tract of land, as conveyed to BVJ PROPERTIES, LLC, a Texas limited liability company, by Special Warranty Deed as recorded in Volume 18007, Page 197, of the Official Public Records of Bexar County, Texas, and being the east corner of said 2.664 acre tract and of the herein described easement;

Thence, leaving the westerly right of way line of said Toutant Beauregard Road, with the southerly boundary of said 2.664 acre tract, being the northerly boundary of said 9.274 acre tract, along the arc of said curve to the right, 82.14 feet, having a radius of 150.00 feet, a central angle of 31 degrees 22 minutes 35 seconds, and a chord bearing and distance of South 61 degrees 02 minutes 32 seconds West, 81.12 feet to a point of compound curvature to the right, being the south corner of the herein described easement;

Thence, leaving the northerly boundary of said 9.274 acre tract, over and across said 2.664 acre tract, along the arc of said curve to the right 237.97 feet, having a radius of 1,260.93 feet, a central angle of 10 degrees 48 minutes 47 seconds, and a chord bearing and distance of North 45 degrees 51 minutes 45 seconds West, 237.62 feet to a point, on the southeasterly boundary of said 2.055 acre tract, being the northwest

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-022.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

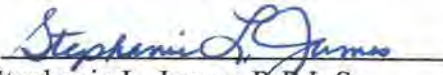
PARCEL ID No.: 249782

boundary of said 2.664 acre tract, and being the west corner of the herein described easement;

Thence, with the southeasterly boundary of said 2.055 acre tract, being the northwesterly boundary of said 2.664 acre tract, North 66 degrees 22 minutes 15 seconds East, a distance of 78.32 feet to the **Point of Beginning**, containing the 0.410 of an acre (17,856.36 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-08-03 Job No. 22113
SL



• Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC

Parcel Map Check Report

Job No. 22113 (0.410 of an ac.) 75-foot wide Electric Transmission Line Easement

Point of Beginning: North: 13797109.4911' East: 2062884.0270'

Segment #1: Curve

Length: 231.99' Radius: 1185.93'

Delta: 011°12'30" Tangent: 116.37'

Chord: 231.62' Course: S47° 07' 41"E

Course In: N48° 28' 34"E Course Out: S37° 16' 04"W

RP North: 13797895.6823' East: 2063771.9083'

End North: 13796951.9056' East: 2063053.7758'

Segment #2: Curve

Length: 82.14' Radius: 150.00'

Delta: 031°22'35" Tangent: 42.13'

Chord: 81.12' Course: S61° 02' 32"W

Course In: N44° 38' 45"W Course Out: S13° 16' 10"E

RP North: 13797058.6252' East: 2062948.3674'

End North: 13796912.6301' East: 2062982.7977'

Segment #3: Curve

Length: 237.97' Radius: 1260.93'

Delta: 010°48'47" Tangent: 119.34'

Chord: 237.62' Course: N45° 51' 45"W

Course In: N38° 43' 52"E Course Out: S49° 32' 39"W

RP North: 13797896.2700' East: 2063771.7191'

End North: 13797078.1046' East: 2062812.2648'

EXHIBIT 2

CPS TRACT No.: TX-SL-22-022.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

PARCEL ID No.: 249782

Segment #4: Line

Course: N66° 22' 15"E Length: 78.32'

North: 13797109.4964' East: 2062884.0183'

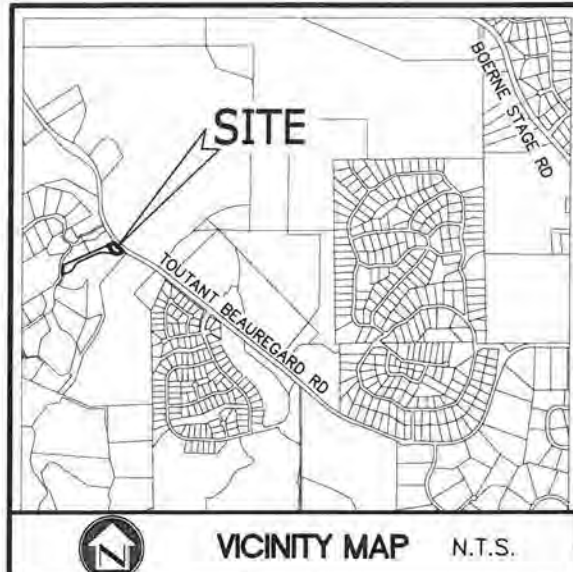
Perimeter: 630.43' Area: 17856.36 Sq. Ft.

Error Closure: 0.0102 Course: N58° 12' 37"W

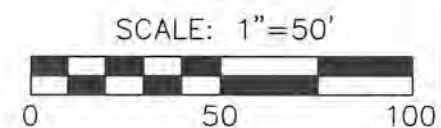
Error North: 0.00539 East: -0.00869

Precision 1: 61635.29

CPS TRACT No.: TX-SL-Z2-022.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: ASR PARKS LLC
 PARCEL ID No.: 249782

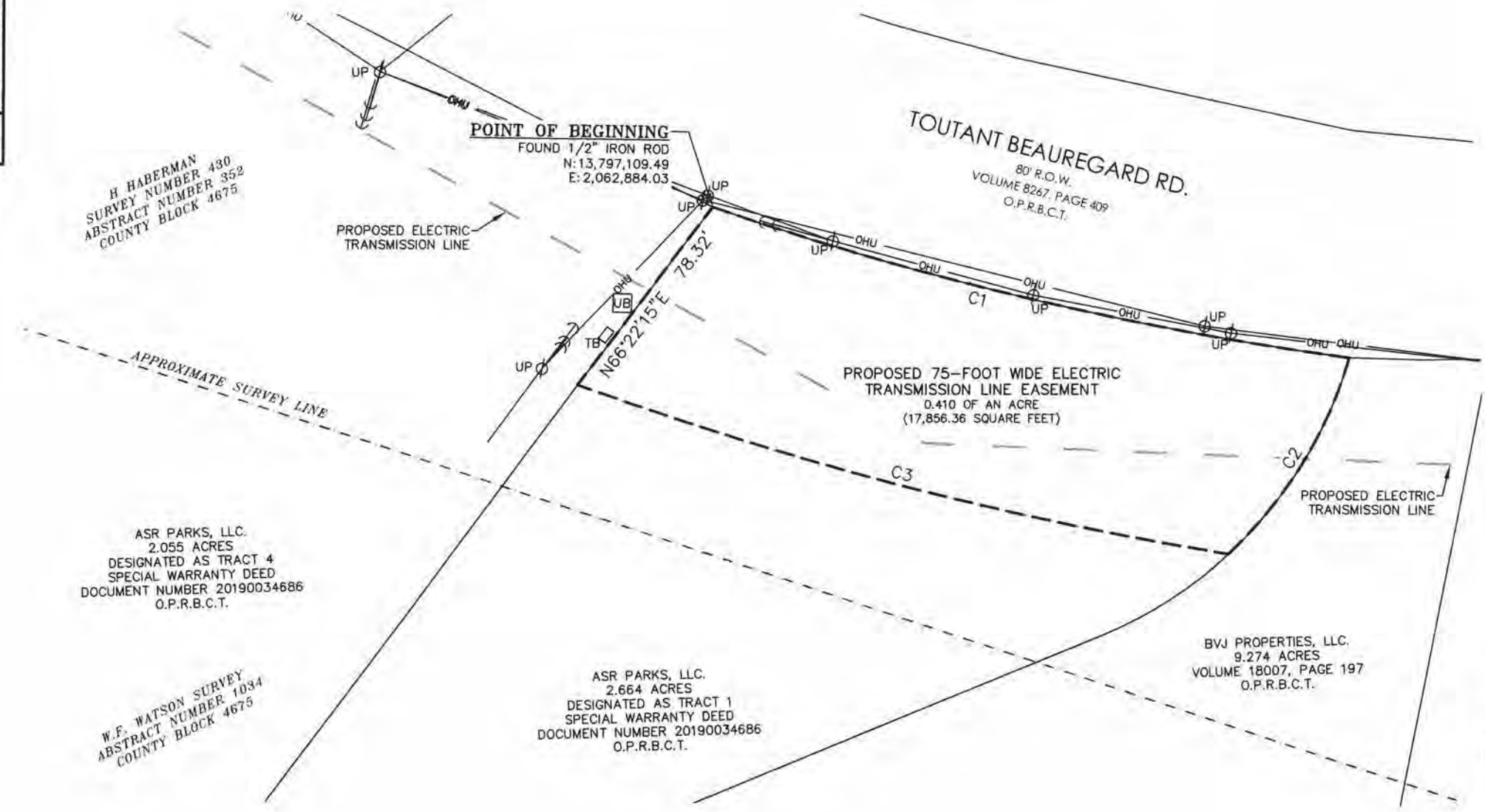


| CURVE TABLE | | | | | |
|-------------|-----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 11°12'30" | 231.99' | 1185.93' | S47°07'41"E | 231.62' |
| C2 | 31°22'35" | 82.14' | 150.00' | S61°02'32"W | 81.12' |
| C3 | 10°48'47" | 237.97' | 1260.93' | N45°51'45"W | 237.62' |



LEGEND:

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BEXAR COUNTY TEXAS
- OHU OVERHEAD UTILITIES
- R.O.W. RIGHT OF WAY
- TB TELEPHONE PEDESTAL
- UP UTILITY POLE
- UP → UTILITY POLE WITH GUY WIRE
- UB UTILITY BOX



Stephanie L. James

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

EXHIBIT OF

A 0.410 OF AN ACRE (17,856.36 SQUARE FEET) TRACT OF LAND BEING A 75-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE H. HABERMAN SURVEY NUMBER 430, ABSTRACT NUMBER 352, COUNTY BLOCK 4675, BEXAR COUNTY, TEXAS, AND THE W.F. WATSON SURVEY, ABSTRACT NUMBER 1834, BEING OUT OF A 2.664 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1, AS CONVEYED TO ASR PARKS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190034686, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



• **Engineers**
 • **Surveyors**
 • **Planners**

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\22113 CPS Scenic Loop Transmission Line\workings\22113 Scenic Loop - TX-SL-Z2-022.000 (0.410 of an acre) revised CPS XHIBIT (ASR Parks).dwg 2022/11/01 5:34pm ldlgghs

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-23.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: BVJ Properties LLC

PARCEL ID No.: 1252050

and a chord bearing and distance of North 61 degrees 02 minutes 32 seconds East, 81.12 feet to the **Point of Beginning**, containing 0.177 of an acre (7,706.50 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James, R.P.L.S.

Registered Professional Land Surveyor

No. 5950

Date: 2022-08-03

Job No. 22113

SL

Parcel Map Check Report

Job No. 22113 (0.177 of an ac.) 75-foot wide Electric Transmission Line Esmt.

Point of Beginning: North: 13796951.9022' East: 2063053.7792'

Segment #1: Curve

Length: 95.10' Radius: 1185.93'

Delta: 004°35'41" Tangent: 47.58'

Chord: 95.08' Course: S55° 01' 46"E

Course In: N37° 16' 04"E Course Out: S32° 40' 23"W

RP North: 13797895.6821' East: 2063771.9084'

End North: 13796897.4066' East: 2063131.6922'

Segment #2: Line

Course: S43° 31' 58"W Length: 75.89'

North: 13796842.3879' East: 2063079.4215'

Segment #3: Curve

Length: 119.49' Radius: 1260.93'

Delta: 005°25'47" Tangent: 59.79'

Chord: 119.45' Course: N53° 59' 02"W

Course In: N33° 18' 05"E Course Out: S38° 43' 52"W

RP North: 13797896.2657' East: 2063771.7264'

End North: 13796912.6260' East: 2062982.8042'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-23.000
Project Name: Scenic Loop Z2
CPS Job No.: 00-0000
Owner Name: BVJ Properties LLC
PARCEL ID No.: 1252050

Segment #4: Curve

Length: 82.14' Radius: 150.00'

Delta: 031°22'35" Tangent: 42.13'

Chord: 81.12' Course: N61° 02' 32"E

Course In: N13° 16' 10"W Course Out: S44° 38' 45"E

RP North: 13797058.6212' East: 2062948.3746'

End North: 13796951.9014' East: 2063053.7823'

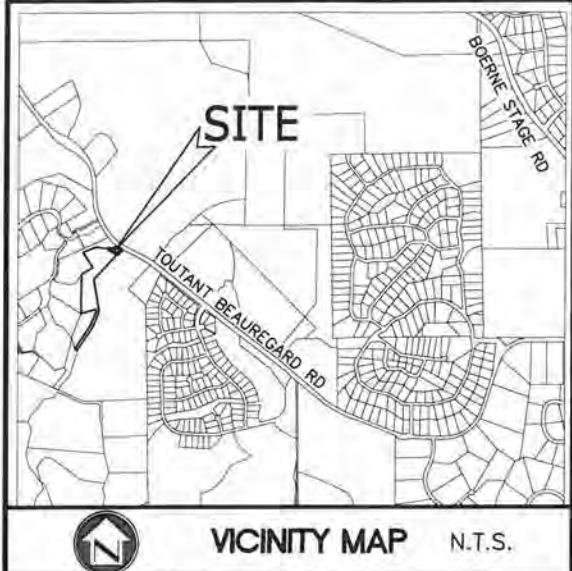
Perimeter: 372.63' Area: 7706.50 Sq. Ft.

Error Closure: 0.0032 Course: S75° 19' 47"E

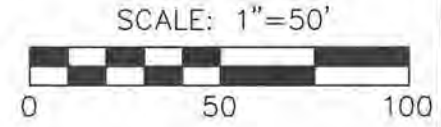
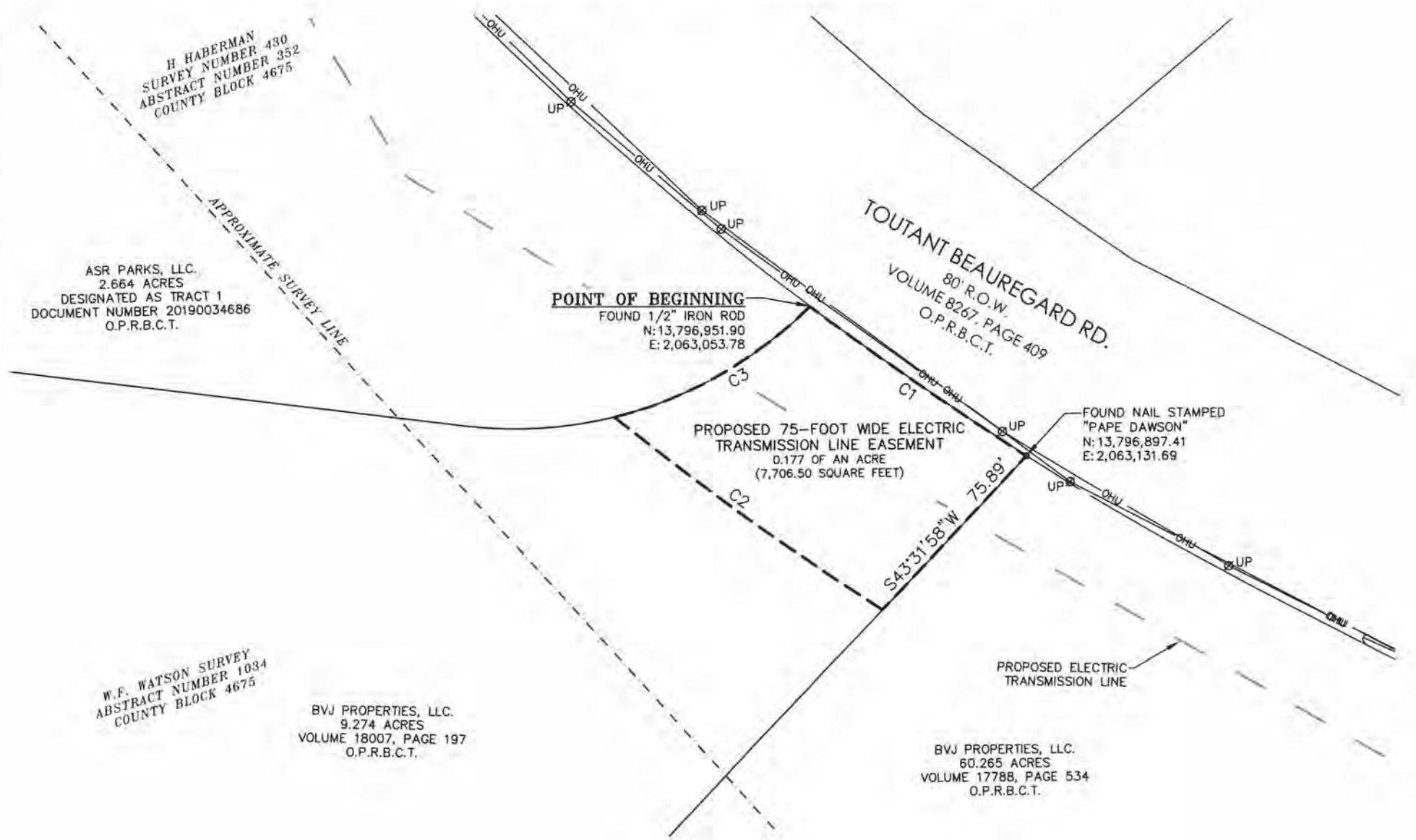
Error North: -0.00080 East: 0.00306

Precision 1: 116106.25

CPS TRACT No.: TX-SL-Z2-023.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: BVJ PROPERTIES LLC
 PARCEL ID No.: 1252050



| CURVE TABLE | | | | | |
|-------------|-----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 4°35'41" | 95.10' | 1185.93' | S55°01'46"E | 95.08' |
| C2 | 5°25'47" | 119.49' | 1260.93' | N53°59'02"W | 119.45' |
| C3 | 31°22'35" | 82.14' | 150.00' | N61°02'32"E | 81.12' |



LEGEND:

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- OHU OVERHEAD UTILITIES
- R.O.W. RIGHT OF WAY
- Ø UP UTILITY POLE
- UP Ø → UTILITY POLE WITH GUY WIRE



Stephanie L. James

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY; NO MONUMENTATION HAS BEEN SET.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

EXHIBIT OF

A 0.177 OF AN ACRE (7,706.50 SQUARE FEET) TRACT OF LAND BEING A 75-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE H. HABERMAN SURVEY NUMBER 430, ABSTRACT NUMBER 352, COUNTY BLOCK 4675, BEXAR COUNTY, TEXAS, BEING OUT OF A 9.274 ACRE TRACT OF LAND, AS CONVEYED TO BVJ PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 18007, PAGE 197, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2022-08-03

JOB NO. 22113



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-024.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: BVJ Properties LLC

PARCEL ID No.: 1174210

Field Notes for a Tract of Land
Containing 0.999 of an acre (43,517.54 square feet)
Being a 75-foot wide Electric Transmission Line Easement

A 0.999 of an acre (43,517.54 square feet) tract of land being a 75-foot wide Electric Transmission Line Easement situated in the H. Haberman Survey Number 430, Abstract Number 352, County Block 4675, Bexar County, Texas. being out of a 60.265 acre tract of land, as conveyed to BVJ PROPERTIES, LLC, a Texas limited liability company by Special Warranty Deed with Vendors Lien as recorded in Volume 17788, Page 534, of the Official Public Records of Bexar County, Texas, said 0.999 of an acre (43,517.54 square feet) easement being more particularly described as follows:

Beginning at a found nail with shiner stamped "PAPE DAWSON" on the southwest right of way line of Toutant Beauregard Road, an 80-foot wide right of way, at a point of non-tangent curvature to the left, having Texas State Plane Coordinates of N:13,796,897.47, E:2,063,131.84, being an east corner of a 9.274 acre tract as conveyed to BVJ by Special Warranty Deed, as recorded in Volume 18007, Page 197, of the Official Public Records of Bexar County, Texas, being the north corner of a said 60.265 acre tract, and being the north corner of the herein described easement;

Thence, along the southwest right of way line of said Toutant Beauregard Road the following three (3) courses:

Along the arc of said curve to the left, 113.13 feet, having a radius of 1,185.93 feet, a central angle of 05 degrees 27 minutes 57 seconds, and a chord bearing and distance of South 60 degrees 03 minutes 35 seconds East, 113.09 feet, to a point of tangency;

South 62 degrees 49 minutes 26 seconds East, a distance of 137.78 feet to a point of tangent curvature to the right;

Along the arc of said curve to the right, 329.67 feet, having a radius of 2,824.83 feet, a central angle of 06 degrees 41 minutes 12 seconds, and a chord bearing and distance of South 59 degrees 27 minutes 56 seconds East, 329.48 feet to a point of tangency, being the north corner of a 4.430 acre tract as conveyed to SDR TX-015, LLC, by General Warrant Deed, as recorded in Volume 13655, Page 856 of the Official Public Records of Bexar County, Texas, being the most northerly northeast corner of said 60.265 acre tract and the east corner of the herein described easement;

Thence, leaving the southwest right of way line of said Toutant Beauregard Road, with the northwest boundary of said 4.430 acre tract, being an easterly boundary of said 60.265 acre tract, South 43 degrees 33 minutes 31 seconds West, a distance of 76.11 feet to a point of non-tangent curvature to the left, being the southwest corner of the herein described easement;

Thence, leaving the northwest boundary of said 4.430 acre tract, over and across said 60.265 acre tract following three (3) courses;

EXHIBIT 2

CPS TRACT No.: TX-SL-ZZ-024.000
Project Name: Scenic Loop Z2
CPS Job No.: 00-0000
Owner Name: BVJ Properties LLC
PARCEL ID No.: 1174210

Along the arc of said curve to the left, 308.11 feet, having a radius of 2,749.83 feet, a central angle of 06 degrees 25 minutes 12 seconds, and a chord bearing and distance of North 59 degrees 35 minutes 56 seconds West, 307.95 feet, to a point of tangency;


North 62 degrees 49 minutes 26 seconds West, a distance of 137.76 feet to a point of tangent curvature to the right;

Along the arc of said curve to the right, 134.61 feet, having a radius of 1,260.93 feet, a central angle of 06 degrees 07 minutes 00 seconds, and a chord bearing and distance of North 59 degrees 34 minutes 17 seconds West, 134.55 feet, to a point of non-tangency on the northwest boundary of said 60.265 acre tract, being the southeast boundary of said 9.274 acre tract, and being the west corner of the herein described easement;

Thence, with the southeast boundary of said 9.274 acre tract, being the northwest boundary of said 60.265 acre tract, North 43 degrees 31 minutes 58 seconds East, a distance of 75.89 feet to the **Point of Beginning**, containing 0.999 of an acre (43,517.54 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-08-03 Job No. 22113
SL

Parcel Map Check Report

Job No. 22113 (0.999 of an ac.) 75-foot wide Electric Transmission Line Esmt.

Point of Beginning: North: 13796897.4734' East: 2063131.8402'

Segment #1: Curve

Length: 113.13' Radius: 1185.93'

Delta: 005°27'57" Tangent: 56.61'

Chord: 113.09' Course: S60° 03' 35"E

Course In: N32° 40' 23"E Course Out: S27° 12' 27"W

RP North: 13797895.7475' East: 2063772.0580'

End North: 13796841.0305' East: 2063229.8379'

Segment #2: Line

Course: S62° 49' 26"E Length: 137.78'

North: 13796778.1027' East: 2063352.4079'

Segment #3: Curve

Length: 329.67' Radius: 2824.83'

Delta: 006°41'12" Tangent: 165.02'

Chord: 329.48' Course: S59° 27' 56"E

Course In: S27° 11' 28"W Course Out: N33° 52' 40"E

RP North: 13794265.4523' East: 2062061.5738'

End North: 13796610.7083' East: 2063636.1969'

Segment #4: Line

Course: S43° 33' 31"W Length: 76.11'

North: 13796555.5537' East: 2063583.7498'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-024.000
Project Name: Scenic Loop Z2
CPS Job No.: 00-0000
Owner Name: BVJ Properties LLC
PARCEL ID No.: 1174210

Segment #5: Curve

Length: 308.11' Radius: 2749.83'

Delta: 006°25'12" Tangent: 154.22'

Chord: 307.95' Course: N59° 35' 56"W

Course In: S33° 36' 40"W Course Out: N27° 11' 28"E

RP North: 13794265.4570' East: 2062061.5730'

End North: 13796711.3919' East: 2063318.1418'

Segment #6: Line

Course: N62° 49' 26"W Length: 137.76'

North: 13796774.3106' East: 2063195.5895'

Segment #7: Curve

Length: 134.61' Radius: 1260.93'

Delta: 006°07'00" Tangent: 67.37'

Chord: 134.55' Course: N59° 34' 17"W

Course In: N27° 22' 13"E Course Out: S33° 29' 13"W

RP North: 13797894.0845' East: 2063775.2884'

End North: 13796842.4554' East: 2063079.5723'

Segment #8: Line

Course: N43° 31' 58"E Length: 75.89'

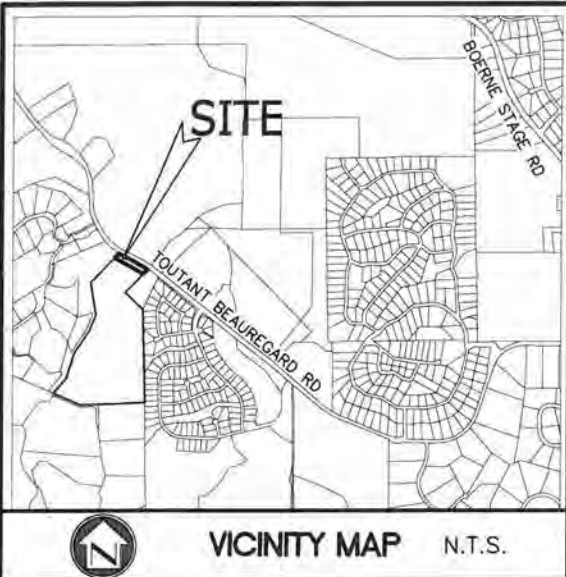
North: 13796897.4742' East: 2063131.8430'

Perimeter: 1313.07' Area: 43517.54 Sq. Ft.

Error Closure: 0.0029 Course: N74° 24' 23"E

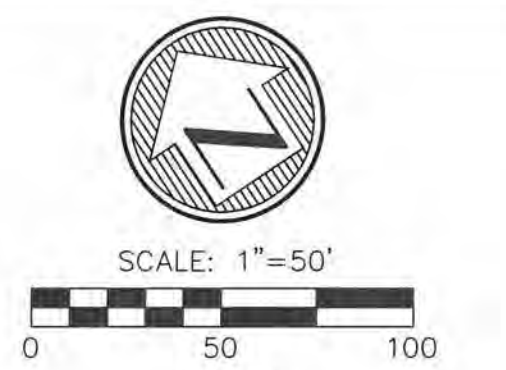
Error North: 0.00079 East: 0.00282

Precision 1: 452624.14



- GENERAL NOTES:**
- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

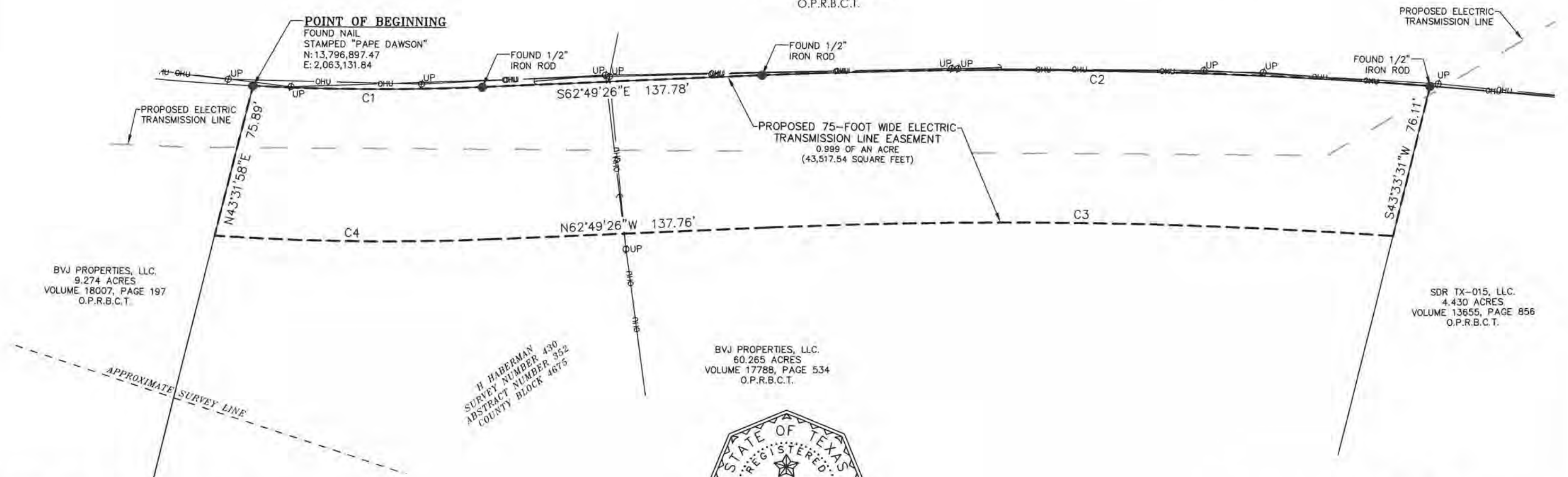
| CURVE TABLE | | | | | |
|-------------|----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 5°27'57" | 113.13' | 1185.93' | S60°03'35"E | 113.09' |
| C2 | 6°41'12" | 329.67' | 2824.83' | S59°27'56"E | 329.48' |
| C3 | 6°25'12" | 308.11' | 2749.83' | N59°35'56"W | 307.95' |
| C4 | 6°07'00" | 134.61' | 1260.93' | N59°34'17"W | 134.55' |



- LEGEND:**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OHU OVERHEAD UTILITIES
 - R.O.W. RIGHT OF WAY
 - Ø UP UTILITY POLE
 - UP → UTILITY POLE WITH GUY WIRE

CPS TRACT No.: TX-SL-Z2-024.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: BVJ PROPERTIES LLC
 PARCEL ID No.: 1174210

TOUTANT BEAUREGARD RD.
 80' R.O.W.
 VOLUME 8267, PAGE 409
 O.P.R.B.C.T.



BVJ PROPERTIES, LLC.
 9.274 ACRES
 VOLUME 18007, PAGE 197
 O.P.R.B.C.T.

SDR TX-015, LLC.
 4.430 ACRES
 VOLUME 13655, PAGE 856
 O.P.R.B.C.T.

BVJ PROPERTIES, LLC.
 60.265 ACRES
 VOLUME 17788, PAGE 534
 O.P.R.B.C.T.

H HABERMAN
 SURVEY NUMBER 430
 ABSTRACT NUMBER 352
 COUNTY BLOCK 4675



Stephanie L. James

MTR
 • Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

EXHIBIT OF
 A 0.999 OF AN ACRE (43,517.54 SQUARE FEET) TRACT OF LAND BEING A 75-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE H. HABERMAN SURVEY NUMBER 430, ABSTRACT NUMBER 352, COUNTY BLOCK 4675, BEXAR COUNTY, TEXAS, BEING OUT OF A 60.265 ACRE TRACT OF LAND, AS CONVEYED TO BVJ PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED WITH VENDORS LIEN AS RECORDED IN VOLUME 17788, PAGE 534, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2022-08-03 JOB NO. 22113

Field Notes for a Tract of Land
Containing 0.152 of an acre (6,640.01 square feet)
Being a Variable width Electric Transmission Line Easement

A 0.152 of an acre (6,640.01 square feet) tract of land, being a Variable width Electric Transmission Line Easement, situated in the James O'Leary Survey Number 347, Abstract Number 565, County Block 4689, Bexar County, Texas, being out of a 4.430 acre tract of land, as conveyed to SDR TX-015, LLC., a Texas limited liability company, by a General Warranty Deed as recorded in Volume 13655, Page 856, of the Official Public Records of Bexar County, Texas, said 0.152 of an acre (6,640.01 square feet) easement being more particularly described as follows:

Beginning at a found 1/2" iron rod on the southwest right of way line of Toutant Beauregard Road, an 80-foot wide right of way, being the north corner of the herein described easement, having Texas State Plane Coordinates of N:13,796,610.64, E:2,063,636.04, being the north corner of a said 4.430 acre tract, and the east corner of a 60.265 acre tract, as conveyed to BVJ Properties LLC, a Texas limited liability company, by a Special Warranty deed with Vendor's Lien, as recorded in Volume 17788, Page 534, of the Official Public Records of Bexar County, Texas, and being a point of non-tangent curvature to the right;

Thence, along the arc of said curve to the right, 133.86 feet, having a radius of 2,824.83 feet, a central angle of 02 degrees 42 minutes 55 seconds, and a chord bearing and distance of South 54 degrees 45 minutes 53 seconds East, 133.85 feet, to the east corner of the herein described easement, being a point of non-tangency;

Thence, leaving the southwest right of way line of said Toutant Beauregard Road, over and across, said 4.430 acre tract the following two (2) courses:

South 89 degrees 15 minutes 13 seconds West, a distance of 126.70 feet to a point of non-tangent curvature to the left;

Along the arc of said curve to the left, 42.36 feet, having a radius of 2,749.83 feet, a central angle of 00 degrees 52 minutes 57 seconds, and a chord bearing of North 55 degrees 56 minutes 52 seconds West, 42.36 feet to a point of non-tangency on the southeasterly boundary of said 60.265 acre tract, being the northwesterly boundary of said 4.430 acre tract, and being an the west corner of the herein described easement;

Thence, with the southeasterly boundary line of said 60.265 acre tract, being the northwesterly boundary of said 4.430 acre tract, North 43 degrees 33 minutes 31



Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-025.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: SDR TX -015 LLC

Parcel ID No.: 250500

Parcel Map Check Report

Job No. 22113 (0.152 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13796610.6447' East: 2063636.0455'

Segment #1: Curve

Length: 133.86' Radius: 2824.83'

Delta: 002°42'55" Tangent: 66.94'

Chord: 133.85' Course: S54° 45' 53"E

Course In: S33° 52' 40"W Course Out: N36° 35' 34"E

RP North: 13794265.3902' East: 2062061.4199'

End North: 13796533.4219' East: 2063745.3728'

Segment #2: Line

Course: S89° 15' 13"W Length: 126.70'

North: 13796531.7715' East: 2063618.6836'

Segment #3: Curve

Length: 42.36' Radius: 2749.83'

Delta: 000°52'57" Tangent: 21.18'

Chord: 42.36' Course: N55° 56' 52"W

Course In: S34° 29' 37"W Course Out: N33° 36' 40"E

RP North: 13794265.3909' East: 2062061.4154'

End North: 13796555.4909' East: 2063583.5872'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-025.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: SDR TX -015 LLC

Parcel ID No.: 250500

Segment #4: Line

Course: N43° 33' 31"E Length: 76.11'

North: 13796610.6455' East: 2063636.0343'

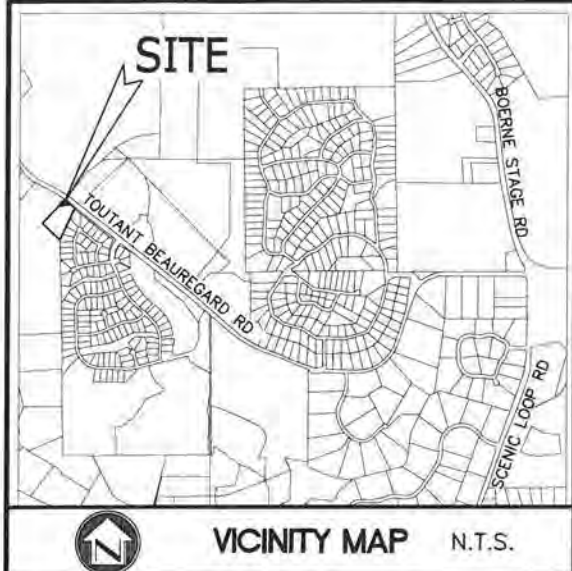
Perimeter: 379.03' Area: 6640.01 Sq. Ft.

Error Closure: 0.0113 Course: N86° 05' 06"W

Error North: 0.00077 East: -0.01124

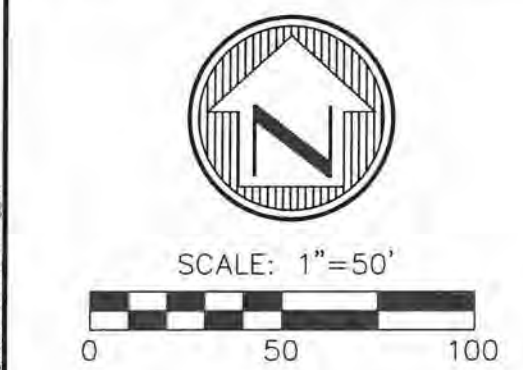
Precision 1: 33541.59

CPS TRACT No.: TX-SL-Z2-025.000
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: SDR TX-015 LLC
 PARCEL ID No.: 250500



- GENERAL NOTES:**
- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

| CURVE TABLE | | | | | |
|-------------|----------|------------|----------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 2°42'55" | 133.86' | 2824.83' | S54°45'53"E | 133.85' |
| C2 | 0°52'57" | 42.36' | 2749.83' | N55°56'52"W | 42.36' |



- LEGEND:**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - OHU OVERHEAD UTILITIES
 - R.O.W. RIGHT OF WAY
 - Ø UP UTILITY POLE



JAMES OLEARY
 SURVEY NUMBER 347
 ABSTRACT NUMBER 565
 COUNTY BLOCK 4689

STATE OF TEXAS
 REGISTERED
 STEPHANIE L. JAMES
 5950
 PROFESSIONAL
 LAND SURVEYOR

Stephanie L. James

MTR Engineers, Surveyors, Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

EXHIBIT OF

A 0.152 OF AN ACRE (6,640.01 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES OLEARY SURVEY NUMBER 347, ABSTRACT NUMBER 565, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF A 4.430 ACRE TRACT OF LAND, AS CONVEYED TO SDR TX-015, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY A GENERAL WARRANTY DEED AS RECORDED IN VOLUME 13655, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2022-08-03 JOB NO. 22113

A VARIABLE WIDTH ELECTRICAL EASEMENT, BEING 2.31 ACRES (100,676 SQUARE FEET) OF LAND OUT OF A CALLED 167.162 ACRE TRACT AND A 35.970 ACRE TRACT OUT OF THE H. HABERMAN SURVEY, ABSTRACT NO. 352, AND THE J. O'LEARY SURVEY, ABSTRACT NO. 564, BEXAR COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED TO INVESTMENTS DE MF GROUP, LP, RECORDED IN BOOK 14799, PAGE 1179, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A CORNER POST AT INTERSECTION OF THE SOUTHWEST CORNER OF AFOREMENTIONED INVESTMENTS DE MF GROUP TRACT OF LAND AND THE NORTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE SOUTH 52°06'43" EAST, A DISTANCE OF 57.00 FEET, ALONG A COMMON LINE OF THE SOUTHERLY LINE OF THE AFOREMENTIONED INVESTMENTS DE MF GROUP TRACT AND THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING** THE HEREIN DESCRIBED EASEMENT;

THENCE OVER AND ACROSS THE AFOREMENTIONED INVESTMENTS DE MF GROUP, LP TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES;

NORTH 89°15'13" EAST, A DISTANCE OF 120.12 FEET TO A POINT;

SOUTH 52°06'43" EAST, A DISTANCE OF 1,040.12 FEET TO A POINT;

SOUTH 50°45'57" EAST, A DISTANCE OF 217.58 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED INVESTMENTS DE MF GROUP, LP TRACT OF LAND, FROM SAID POINT A FOUND 1/2" IRON ROD BEARS NORTH 06°36'10" WEST, A DISTANCE OF 167.26 FEET;

THENCE SOUTH 06°36'10" EAST, A DISTANCE OF 107.65 FEET, ALONG THE EASTERLY LINE, TO A POINT ON THE AFOREMENTIONED COMMON LINE, FROM SAID POINT, A FOUND 1/2" IRON ROD BEARS SOUTH 51°55'45" EAST, A DISTANCE OF 332.21 FEET;

THENCE NORTH 50°45'57" WEST, A DISTANCE OF 293.92 FEET, ALONG THE AFOREMENTIONED COMMON LINE, TO A FOUND 1/2" IRON ROD WITH CAP;

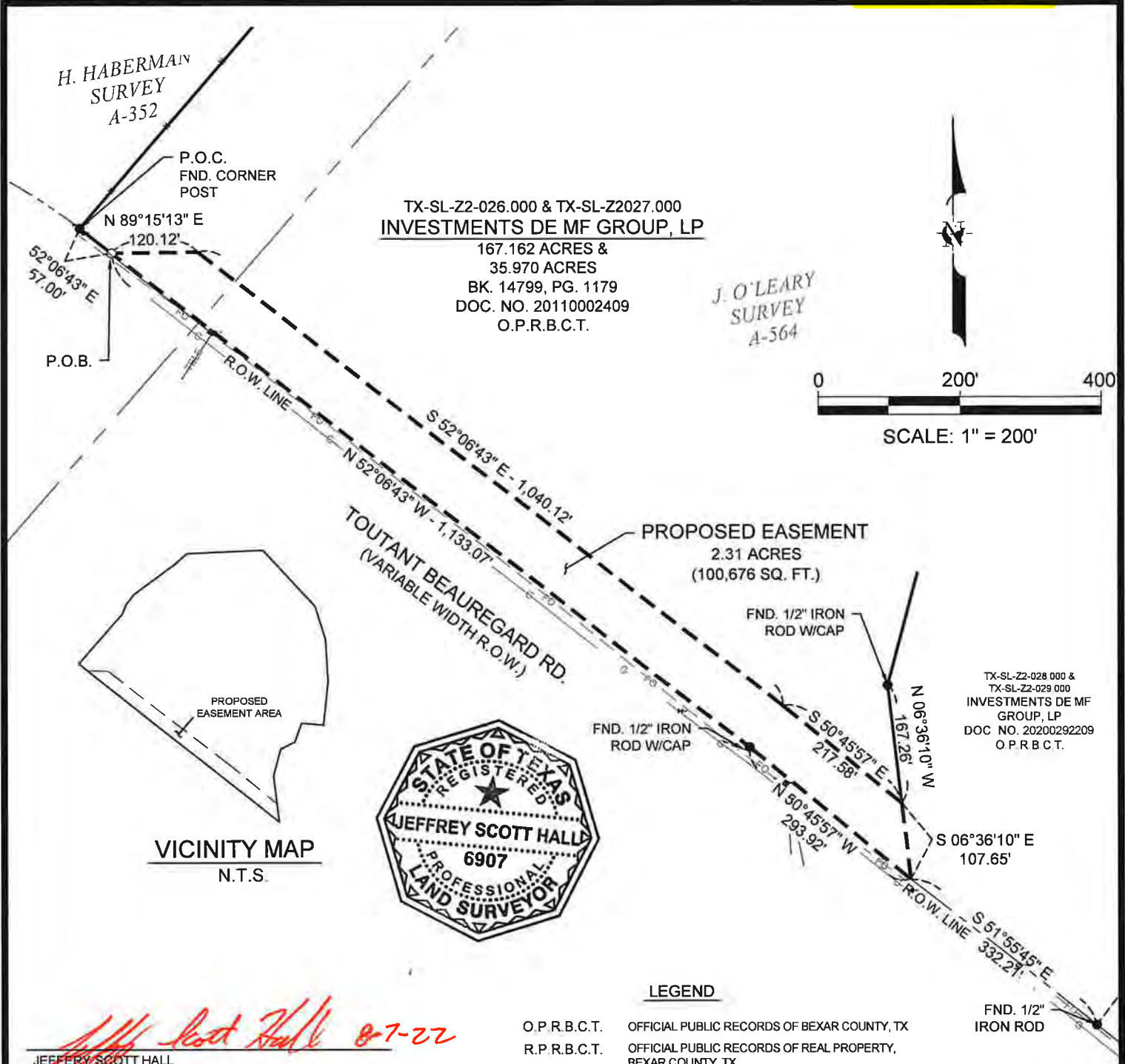
THENCE NORTH 52°06'43" WEST, A DISTANCE OF 1,133.07 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.31 ACRES (100,676 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 8-7-22

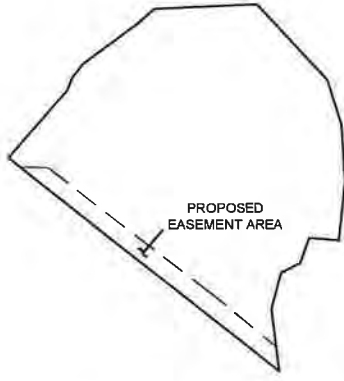
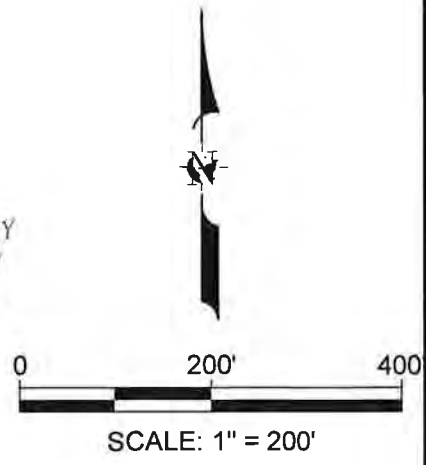
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





TX-SL-Z2-026.000 & TX-SL-Z2027.000
INVESTMENTS DE MF GROUP, LP
 167.162 ACRES &
 35.970 ACRES
 BK. 14799, PG. 1179
 DOC. NO. 20110002409
 O.P.R.B.C.T.

J. O'LEARY
 SURVEY
 A-364



TX-SL-Z2-028.000 &
 TX-SL-Z2-029.000
INVESTMENTS DE MF GROUP, LP
 DOC. NO. 20200292209
 O.P.R.B.C.T.


LEGEND

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- - - SURVEY/ABSTRACT LINE
- - - - ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

Jeffrey Scott Hall 8-7-22
JEFFREY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
A 167.162 ACRE TRACT AND A 39.970 ACRE TRACT
 H. HABERMAN SURVEY, A- 352 & J. O'LEARY SURVEY, A-347
 BEXAR COUNTY, TEXAS

| | | | |
|--|-------------------------------------|------------------------|--------|
| SCALE: 1" = 200' | DRAWN BY: DPS | CHECKED BY: JSH | REV: A |
|  LW SURVEY CO. 500 N LOOP 1804 E, SUITE 200 SAN ANTONIO, TX 78232 830-212-4569 Firm No 10193785 | DWG. NO. 54132-TX-BX-0001 | SHEET 2 OF 2 | |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.766 OF AN ACRE (33,377 SQUARE FEET) OF LAND OUT A 5.00 ACRE TRACT AND OUT OF THE REMAINDER OF A CALLED 167.188 ACRE TRACT IN THE J. O'LEARY SURVEY, ABSTRACT NO. 564, BEXAR COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED WITH VENDORS LIEN TO INVESTMENTS DE MF GROUP, L.P., RECORDED IN DOCUMENT NO. 20200292209, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND ½" REBAR AT THE SOUTHEAST CORNER OF A 5.00 ACRE TRACT DESCRIBED IN THE AFOREMENTIONED DOCUMENT NO. 20200292209;

THENCE NORTH 51°55'45" WEST, A DISTANCE OF 332.21 FEET, ALONG THE NORHTERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD, TO A POINT. SAID POINT BEING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED 5.00 ACRE TRACT OF LAND;

THENCE NORTH 06°36'10" WEST, A DISTANCE OF 107.65 FEET, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED 5.00 ACRE TRACT, TO A POINT;

THENCE SOUTH 51°45'12" EAST, A DISTANCE OF 494.80 FEET, OVER AND ACROSS THE AFOREMENTIONED 5.00 ACRE TRACT AND THE AFOREMENTIONED REMAINDER OF A CALLED 167.188 ACRE TRACT, TO A POINT. SAID POINT BEING ON THE WESTERLY LINE OF SCENIC CREST UNIT 1, AS RECORDED IN DOCUMENT NUMBER 20220016848, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS;

THENCE SOUTHWESTERLY 16.15 FEET ALONG A 330.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WITH A LONG CHORD BEARING OF SOUTH 36°34'56" WEST AND A CHORD LENGTH OF 16.15 FEET, TO A FOUND ½" IRON ROD WITH PLASTIC CAP, SAID MONUMENT BEING IN THE AFOREMENTIONED WEST LINE;

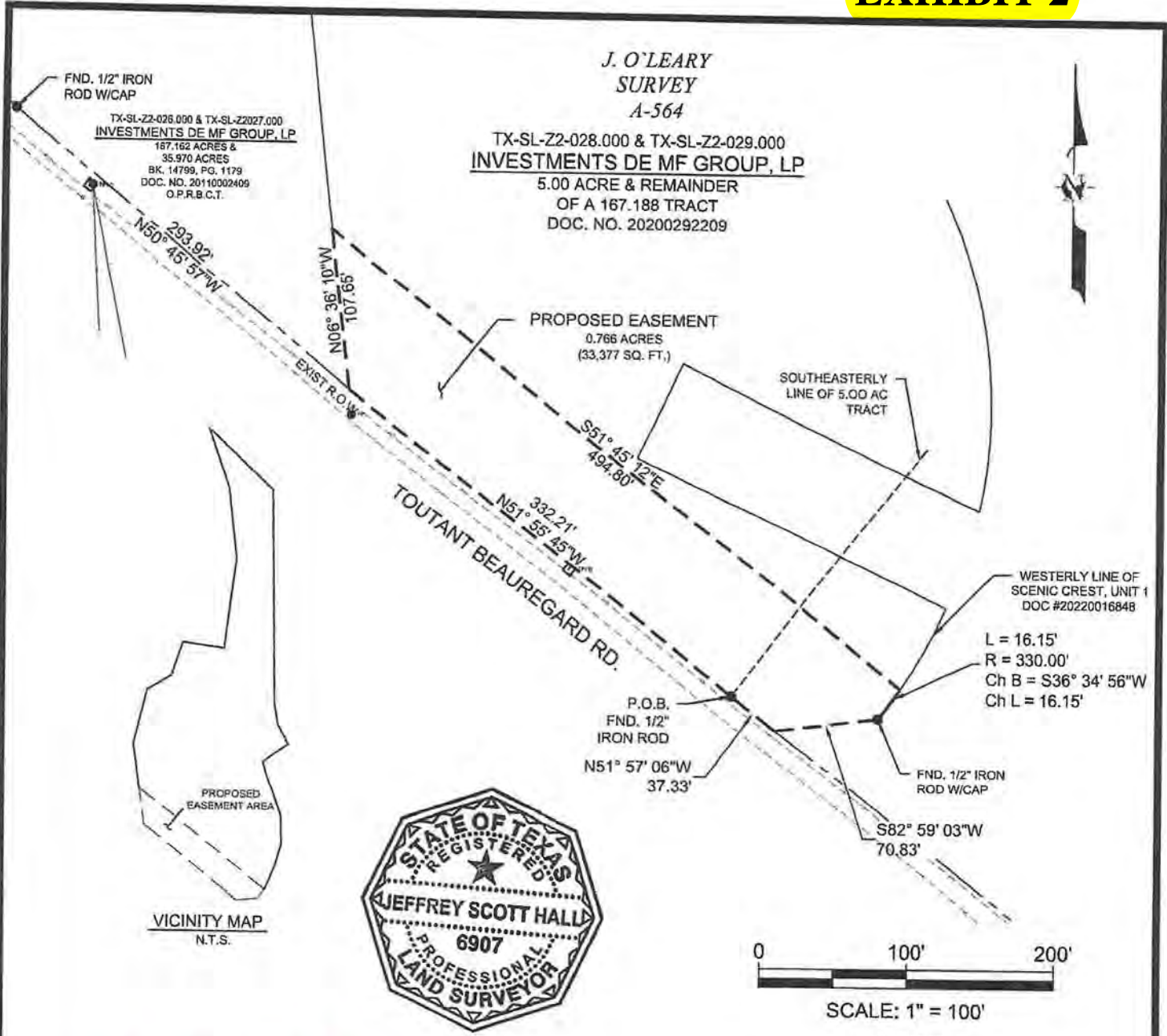
THENCE SOUTH 82°59'03" WEST, A DISTANCE OF 70.83 FEET, ALONG THE AFOREMENTIONED WESTERLY LINE, TO A POINT ON THE AFOREMENTIONED NORHTERLY RIGHT OF WAY LINE;

THENCE NORTH 51°57'06" WEST, A DISTANCE OF 37.33 FEET, ALONG AFOREMENTIONED RIGHT OF WAY LINE, TO THE POINT OF BEGINNING. CONTAINING 0.766 OF AN ACRE (33,377 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 8-29-2022
 Jeffrey Scott Hall
 Registered Professional Land Surveyor
 Texas No 6907





Jeffrey Scott Hall 8-29-2022

JEFFREY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 5. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
5.00 AC. TRACT & REMAINDER OF 167.188 AC.
J. O'LEARY SURVEY, A-564
BEXAR COUNTY, TEXAS

| | | | |
|---|---------------|---------------------------|--------------|
| SCALE: 1" = 100' | DRAWN BY: MDC | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 500 N. LOOP 1604 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-4569 Firm No. 10193785 | | DWG. NO. 54132-TX-BX-0002 | SHEET 2 OF 2 |

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.004

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: MERITAGE HOMES OF TEXAS, LLC

Parcel ID No.: 000000

North 38 degrees 03 minutes 13 seconds East, a distance of 8.72 feet to a point of tangent curvature to the left;

Along the arc of said curve to the left, 20.52 feet, having a radius of 330.00 feet, a central angle of 03 degrees 33 minutes 48 seconds, and a chord bearing and distance of North 36 degrees 16 minutes 18 seconds East, 20.52 feet to a point of non-tangency, being the north corner of the herein described easement;

Thence, leaving the southeasterly boundary of said 5.000 acre tract, over and across said Lot 904, Block 13, South 51 degrees 55 minutes 29 seconds East, a distance of 20.00 feet to a point on the northeasterly Right-of-Way line of Zinnia Crest, a variable width Right-of-Way, as shown on said plat of Scenic Crest Unit 2, and being on the southeast boundary of said Lot 904, Block 13, being the east corner of the herein described easement, and being a point of non-tangent curvature to the right;

Thence, with the southeasterly boundary of said Lot 904, Block 13, being the northwest Right-of-Way line of said Zinnia Crest, the following three (3) courses:

Along the arc of said curve to the right, 20.51 feet, having a radius of 350.00 feet, and having a chord bearing and distance of South 36 degrees 22 minutes 27 seconds West, 20.51 feet to a point of tangency;

South 38 degrees 03 minutes 13 seconds West, a distance of 17.00 feet to a point, being an angle point in the herein described easement;

South 83 degrees 03 minutes 13 seconds West, a distance of 53.01 feet to a point on the northeasterly right of way line of said Toutant Beauregard Road, being the southwest corner of both said Lot 904, Block 13, and the herein described easement;

Thence, with the northeasterly right of way line of said Toutant Beauregard Road, being the southwesterly boundary of said Lot 904, Block 13, North 51 degrees 55 minutes 29 seconds West, a distance of 28.27 feet to the **Point of Beginning**, containing 0.042 acres (1,844.65 square feet) of land.



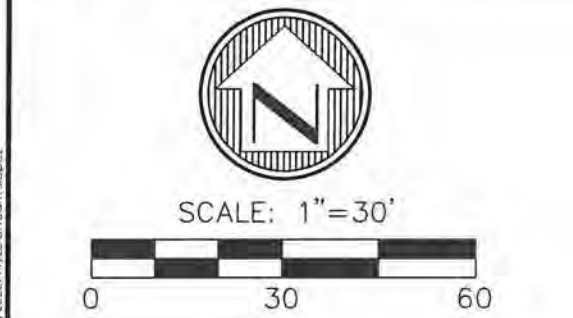
Stephanie L. James

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-11-09 Job No. 22113
SL

CPS TRACT No.: TX-SL-Z2-029.004
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: MERITAGE HOMES OF TEXAS, LLC
 PARCEL ID No.: 000000



VICINITY MAP N.T.S.

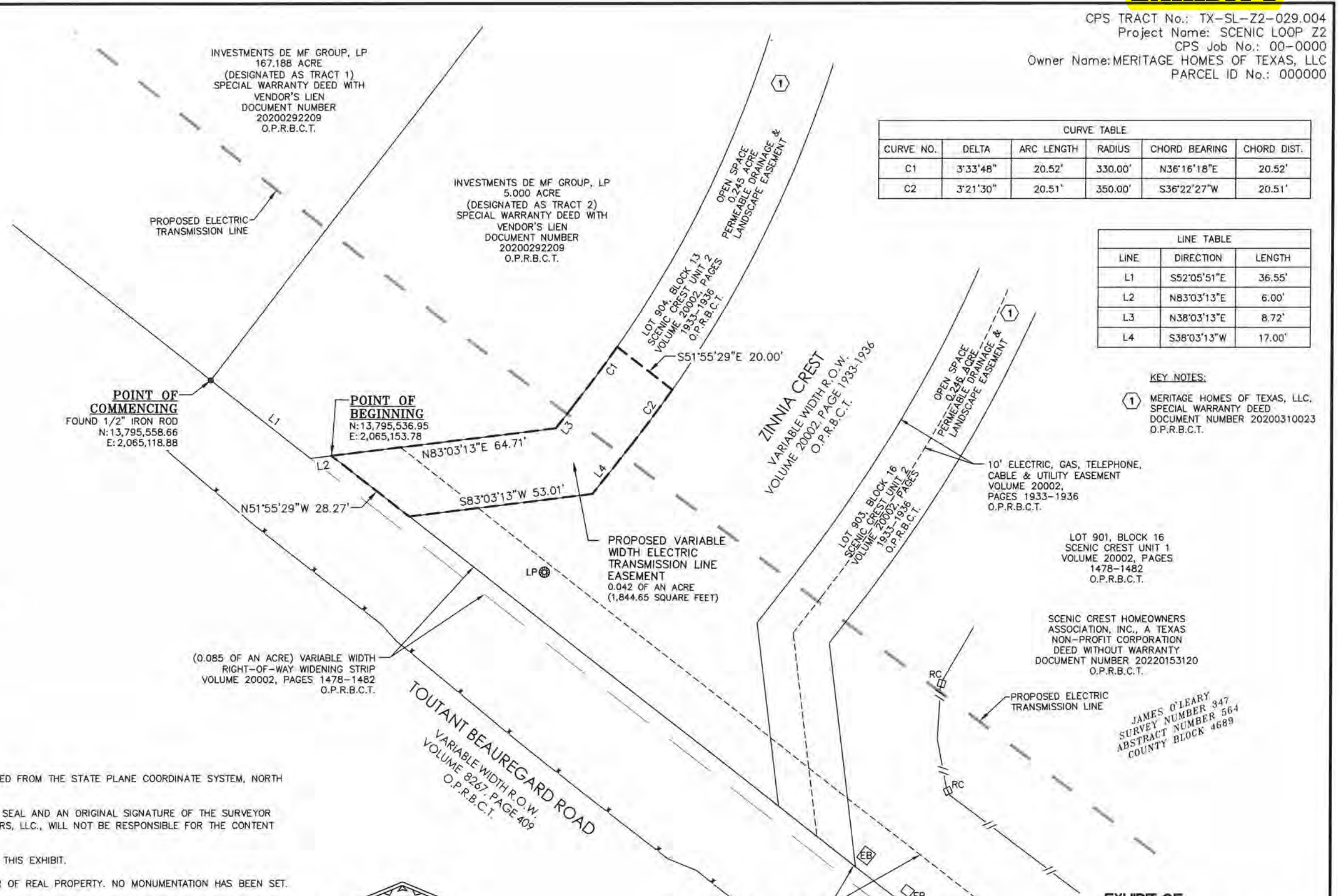


- LEGEND:
- EDGE OF ASPHALT PAVEMENT
 - ELECTRIC BOX
 - LIGHT POLE WITH 16" CONCRETE BASE
 - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - RIGHT OF WAY
 - ROCK COLUMN
 - WOODEN FENCE

- GENERAL NOTES:
- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

MTR *Engineers*
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



CURVE TABLE

| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
|-----------|----------|------------|---------|---------------|-------------|
| C1 | 3°33'48" | 20.52' | 330.00' | N36°16'18"E | 20.52' |
| C2 | 3°21'30" | 20.51' | 350.00' | S36°22'27"W | 20.51' |

LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | S52°05'51"E | 36.55' |
| L2 | N83°03'13"E | 6.00' |
| L3 | N38°03'13"E | 8.72' |
| L4 | S38°03'13"W | 17.00' |

KEY NOTES:
 1) MERITAGE HOMES OF TEXAS, LLC. SPECIAL WARRANTY DEED DOCUMENT NUMBER 20200310023 O.P.R.B.C.T.



EXHIBIT OF
 A 0.042 OF AN ACRE (1,844.65 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 564, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 904, BLOCK 13, BEING DESIGNATED AS AN OPEN SPACE 0.245 ACRE PERMEABLE DRAINAGE & LANDSCAPE EASEMENT, AS SHOWN ON SUBDIVISION PLAT OF SCENIC CREST UNIT 2, AS RECORDED IN VOLUME 20002, PAGES 1933-1936, AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200310023, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DATE: 2022-11-09 JOB NO. 22113

V:\22113 CPS Scenic Loop Transmission Line Drawings\22113 Scenic Loop-TX-SL-Z2-029.004 (0.00 of an acre).CPS XHIB1 (Meritage Homes of Texas, LLC).dwg 2022/11/29 8:10am (dopen)



Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.004

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: MERITAGE HOMES OF TEXAS, LLC

Parcel ID No.: 000000

Parcel Map Check Report

Job No. 22113 (0.042 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13795536.9524' East: 2065153.7769'

Segment #1 : Line

Course: N83° 03' 13"E Length: 64.71'

North: 13795544.7785' East: 2065218.0119'

Segment #2 : Line

Course: N38° 03' 13"E Length: 8.72'

North: 13795551.6449' East: 2065223.3869'

Segment #3 : Curve

Length: 20.52' Radius: 330.00'

Delta: 003°33'48" Tangent: 10.26'

Chord: 20.52' Course: N36° 16' 18"E

Course In: N51° 56' 48"W Course Out: S55° 30' 36"E

RP North: 13795755.0552' East: 2064963.5325'

End North: 13795568.1886' East: 2065235.5268'

Segment #4 : Line

Course: S51° 55' 29"E Length: 20.00'

North: 13795555.8300' East: 2065251.3023'

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.005

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Public Right of Way

Parcel ID No.: 000000

Thence, with the northeasterly right of way line of said Toutant Beauregard Road, being the southwesterly boundary of the herein described easement, North 51 degrees 55 minutes 29 seconds West, a distance of 135.02 feet to the **Point of Beginning**, containing 0.1.36 acres (5,907.19 square feet) of land.



Stephanie L. James

Stephanie L. James, R.P.L.S.

Registered Professional Land Surveyor

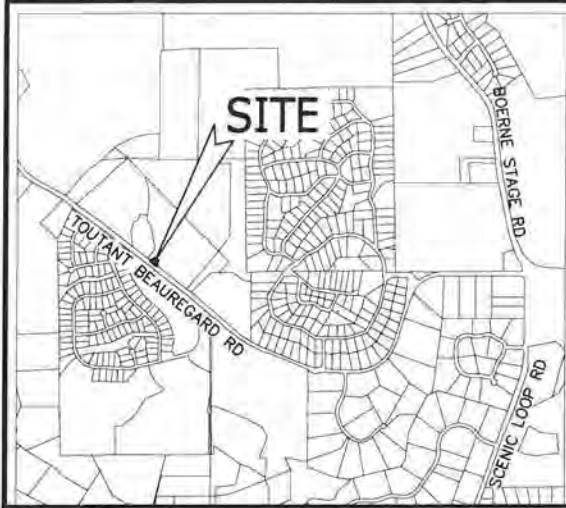
No. 5950

Date: 2022-11-09

Job No. 22113

SL

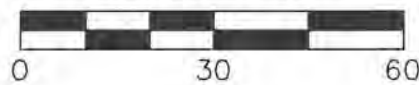
CPS TRACT No.: TX-SL-Z2-029.005
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: Public Right of Way
 PARCEL ID No.: 000000



VICINITY MAP N.T.S.

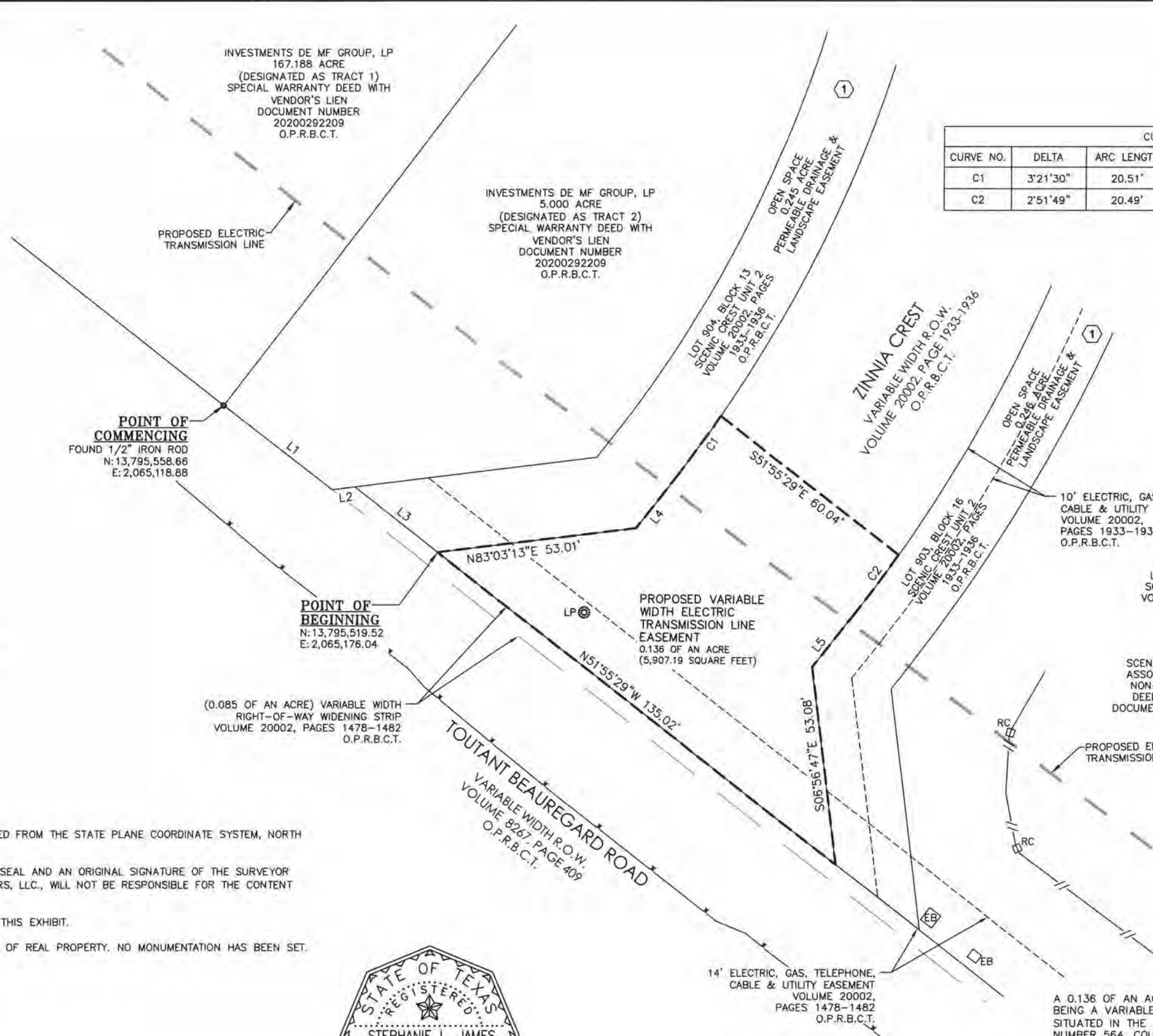


SCALE: 1"=30'



LEGEND:

- EDGE OF ASPHALT PAVEMENT
- ELECTRIC BOX
- LIGHT POLE WITH 16" CONCRETE BASE
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- RIGHT OF WAY
- ROCK COLUMN
- WOODEN FENCE



| CURVE TABLE | | | | | |
|-------------|----------|------------|---------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 3°21'30" | 20.51' | 350.00' | N36°22'27"E | 20.51' |
| C2 | 2°51'49" | 20.49' | 410.00' | S36°28'33"W | 20.49' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | S52°05'51"E | 36.55' |
| L2 | N83°03'13"E | 6.00' |
| L3 | S51°55'58"E | 28.27' |
| L4 | N38°03'13"E | 17.00' |
| L5 | S38°03'13"W | 17.00' |

KEY NOTES:
 ① MERITAGE HOMES OF TEXAS, LLC, SPECIAL WARRANTY DEED DOCUMENT NUMBER 20200310023 O.P.R.B.C.T.

- GENERAL NOTES:**
- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

MTR
Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers
 • Surveyors
 • Planners



EXHIBIT OF
 A 0.136 OF AN ACRE (5,907.19 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 564, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF ZINNIA CREST A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON SUBDIVISION PLAT OF SCENIC CREST UNIT 2, AS RECORDED IN VOLUME 20002, PAGES 1933-1936, AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200310023, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

VA.22113 CPS Scenic Loop Transmission Line.dwg 10:00 of an acre CPS XHIBIT Meritage Homes of Texas LLC.dwg 2022/11/28 8:14am lrapez

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.005

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Public Right of Way

Parcel ID No.: 000000

Segment #5 : Curve

Length: 20.49' Radius: 410.00'

Delta: 002°51'49" Tangent: 10.25'

Chord: 20.49' Course: S36° 28' 33"W

Course In: N54° 57' 21"W Course Out: S52° 05' 33"E

RP North: 13795754.2296' East: 2064962.8918'

End North: 13795502.3283' East: 2065286.3818'

Segment #6 : Line

Course: S38° 03' 13"W Length: 17.00'

North: 13795488.9419' East: 2065275.9030'

Segment #7 : Line

Course: S06° 56' 47"E Length: 53.08'

North: 13795436.2515' East: 2065282.3225'

Segment #8 : Line

Course: N51° 55' 29"W Length: 135.02'

North: 13795519.5178' East: 2065176.0346'

Perimeter: 376.16' Area: 5907.19 Sq. Ft.

Error Closure: 0.0022 Course: S37° 08' 58"W

Error North: -0.00174 East: -0.00132

Precision 1: 170977.27

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.100

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: MERITAGE HOMES OF TEXAS, LLC

Parcel ID No.: 000000

intersection of the southeasterly right of way line of said Zinnia Crest and the northeasterly right of way line of said Toutant Beauregard Road, being the southwest corner of said Lot 903, Block 16 and the herein described easement;

Thence, leaving the northeasterly Right-of-Way line of said Toutant Beauregard Road, with the southeasterly right of way line of said Zinnia Crest, being the westerly boundary of said Lot 903, and the west boundary of the herein described easement, the following three (3) courses:

North 06 degrees 56 minutes 47 seconds West, a distance of 53.08 feet to a point, being an angle point in the herein described easement;

North 38 degrees 03 minutes 13 seconds East, a distance of 17.00 feet to a point of tangent curvature to the left;

Along the arc of said curve to the left, 20.49 feet, having a radius of 410.00 feet, a central angle of 02 degrees 51 minutes 47 seconds, and a chord bearing and distance of North 36 degrees 37 minutes 21 seconds East, 20.49 feet to a point of non-tangency, being the north corner of the herein described easement;

Thence, leaving the southeasterly right of way line of said Zinnia Crest, over and across said Lot 903, South 51 degrees 55 minutes 29 seconds East, a distance of 20.03 feet to a point on the westerly boundary of Lot 901, Block 16, as shown on said plat of Scenic Crest Unit 1, being the southeasterly boundary of said Lot 903, being the northeast corner of the herein described easement, and being a point of non-tangent curvature to the right;

Thence, with the westerly boundary of said Lot 901, being the easterly boundary of said Lot 903, and the easterly boundary of herein described easement, the following three (3) courses:

Along the arc of said curve to the right, 20.48 feet, having a radius of 430.00 feet, a central angle of 02 degrees 43 minutes 43 seconds, and a chord bearing and distance of South 36 degrees 41 minutes 21 seconds West, 20.48 feet to a point of tangency;

South 38 degrees 03 minutes 13 seconds West, a distance of 8.72 feet to a point, being an interior corner of the herein described easement;

South 06 degrees 56 minutes 47 seconds East, a distance of 64.81 feet to a point on the northeasterly right of way line of said Toutant Beauregard Road, being a southwesterly corner of said Lot 901, Block 16, and being the south corner of both said Lot 903, and of the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.100

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: MERITAGE HOMES OF TEXAS, LLC

Parcel ID No.: 000000

Thence, with the northeasterly right of way line of said Toutant Beauregard Road, being the south boundary of both said Lot 903, Block 16, and the herein described easement, North 51 degrees 55 minutes 29 seconds West, a distance of 28.30 feet to the **Point of Beginning**, containing 0.042 acres (1,846.33 square feet) of land.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-11-09 Job No. 22113
SL

CPS TRACT No.: TX-SL-Z2-029.100
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: MERITAGE HOMES OF TEXAS, LLC
 PARCEL ID No.: 000000

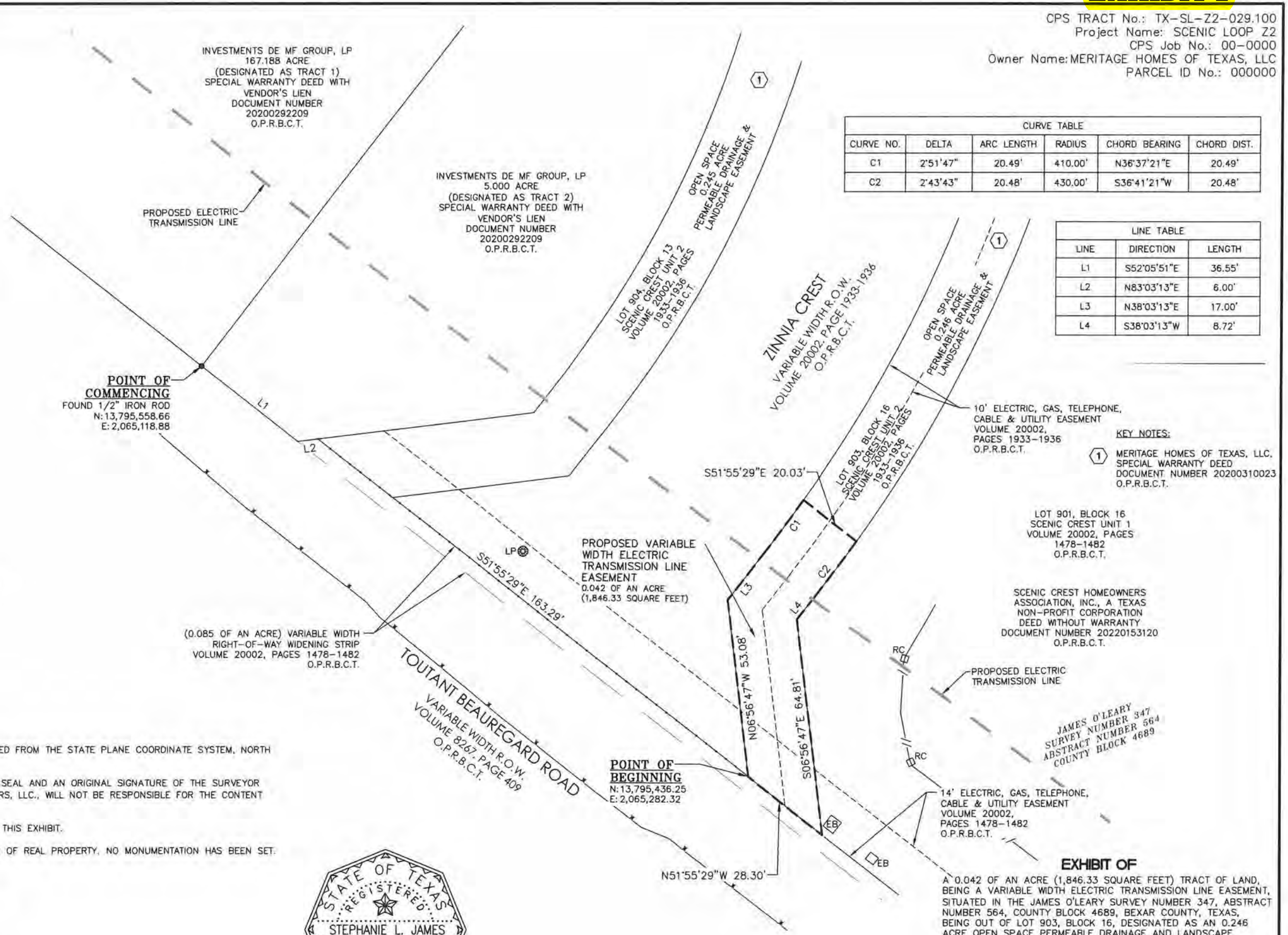
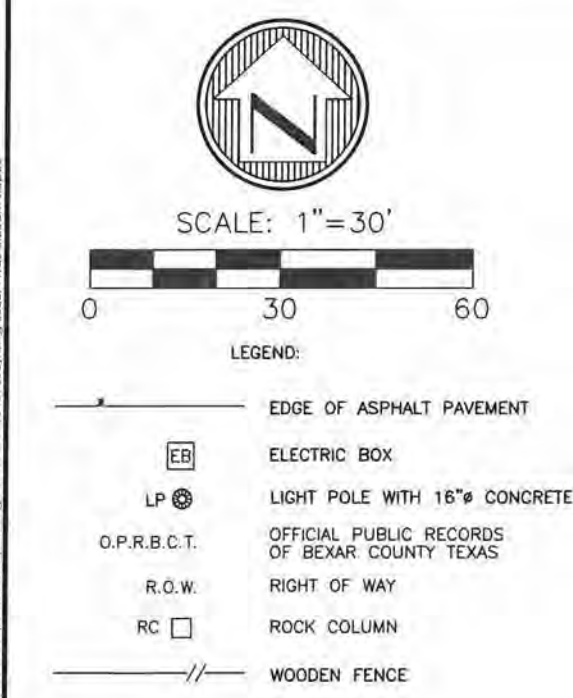


CURVE TABLE

| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
|-----------|----------|------------|---------|---------------|-------------|
| C1 | 2°51'47" | 20.49' | 410.00' | N36°37'21"E | 20.49' |
| C2 | 2°43'43" | 20.48' | 430.00' | S36°41'21"W | 20.48' |

LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | S52°05'51"E | 36.55' |
| L2 | N83°03'13"E | 6.00' |
| L3 | N38°03'13"E | 17.00' |
| L4 | S38°03'13"W | 8.72' |



KEY NOTES:

1) MERITAGE HOMES OF TEXAS, LLC, SPECIAL WARRANTY DEED DOCUMENT NUMBER 20200310023 O.P.R.B.C.T.

- GENERAL NOTES:**
- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY, NO MONUMENTATION HAS BEEN SET.

MTR Engineers, Surveyors, Planners

Moy Tarin Ramirez Engineers, LLC

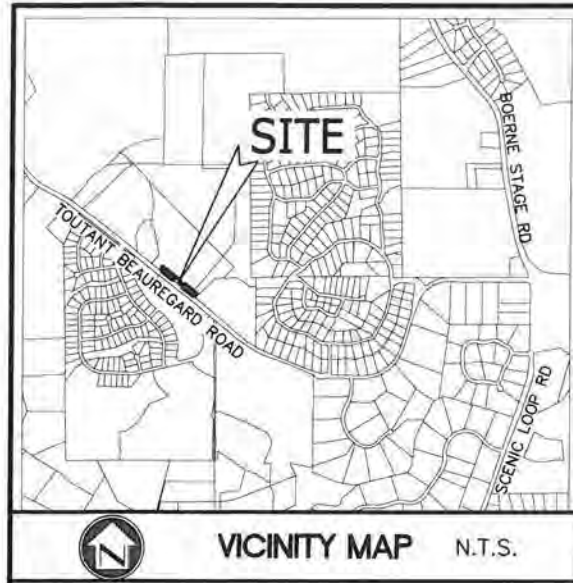
TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



EXHIBIT OF

A 0.042 OF AN ACRE (1,846.33 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 564, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 903, BLOCK 16, DESIGNATED AS AN 0.246 ACRE OPEN SPACE PERMEABLE DRAINAGE AND LANDSCAPE EASEMENT AS SHOWN ON SUBDIVISION PLAT OF SCENIC CREST UNIT 2, AS RECORDED IN VOLUME 20002, PAGES 1933-1936, AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200310023, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 2022-11-09



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S52°05'51"E | 36.55' |
| L2 | N83°03'13"E | 6.00' |
| L3 | N06°56'47"W | 64.81' |
| L4 | N38°03'13"E | 8.72' |
| L5 | S51°55'29"E | 387.46' |
| L6 | S00°00'00"E | 71.12' |
| L7 | S51°55'29"E | 8.24' |
| L8 | N90°00'00"E | 90.79' |
| L9 | S51°55'29"E | 254.01' |
| L10 | S37°34'42"W | 59.87' |
| L11 | N51°55'29"W | 704.20' |

| CURVE TABLE | | | | | |
|-------------|-----------|------------|---------|---------------|-------------|
| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
| C1 | 2°43'43" | 20.48' | 430.00' | N36°41'21"E | 20.48' |
| C2 | 90°31'27" | 23.70' | 15.00' | S82°49'36"W | 21.31' |

- GENERAL NOTES:**
- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

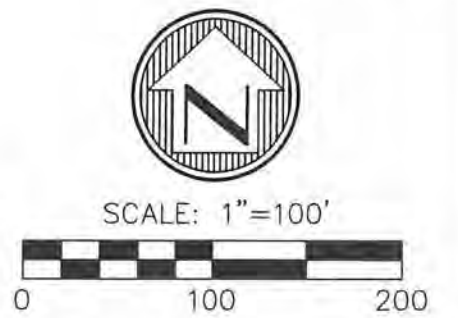
MTR
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 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



- KEY NOTES:**
- 1) 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV & UTILITY EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 2) 19' SANITARY SEWER EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 3) (0.085AC) VARIABLE WIDTH RIGHT-OF-WAY WIDENING STRIP DEDICATED IN FEE TO THE PUBLIC VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 4) VARIABLE WIDTH LIFT STATION, WATER & SEWER EASEMENT (0.139 AC) VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 5) 16' SANITARY SEWER EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 6) 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 7) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE TV & UTILITY EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 8) 5'X43' SANITARY SEWER EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 9) 14'X15' CPS GAS EASEMENT VOLUME 13530, PAGE 1205 VOLUME 13648, PAGE 1663 O.P.R.B.C.T.
 - 10) 1' VEHICLE NON-ACCESS EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.

- KEY NOTES:**
- 1) LOT 8, BLOCK 16 SCENIC CREST UNIT 1 SUBDIVISION PLAT ESTABLISHING VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 2) MERITAGE HOMES OF TEXAS, LLC, SPECIAL WARRANTY DEED DOCUMENT NUMBER 20200310023 O.P.R.B.C.T.
 - 3) LOT 7, BLOCK 16 SCENIC CREST UNIT 1 SUBDIVISION PLAT ESTABLISHING VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 4) RAUL LEAL GARCIA SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY DOCUMENT NUMBER 20220162017 O.P.R.B.C.T.
 - 5) LOT 6, BLOCK 16 SCENIC CREST UNIT 1 VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 6) LOT 901, BLOCK 16 SCENIC CREST UNIT 1 VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 7) SCENIC CREST HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION DEED WITHOUT WARRANTY DOCUMENT NUMBER 20220153120 O.P.R.B.C.T.
 - 8) VARIABLE WIDTH 2.255 ACRE PERMEABLE OFF-LOT DRAINAGE & UTILITY EASEMENT VOLUME 20002, PAGES 1478-1482 O.P.R.B.C.T.
 - 9) INVESTMENTS DE MF GROUP, LP 5.000 ACRE (DESIGNATED AS TRACT 2) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 20200292209 O.P.R.B.C.T.
 - 10) INVESTMENTS DE MF GROUP, LP 167.188 ACRE (DESIGNATED AS TRACT 1) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 20200292209 O.P.R.B.C.T.

CPS TRACT No.: TX-SL-Z2-029.200, 029.500
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: SCENIC CREST HOMEOWNERS ASSOCIATION, INC.
 PARCEL ID No.: 000000



- LEGEND:**
- B • BOLLARD-4"
 - ◇— CHAINLINK FENCE
 - |— EDGE OF ASPHALT PAVEMENT
 - EB □ ELECTRIC BOX
 - FOB □ FIBER OPTIC BOX
 - G GATE
 - G GATES
 - GM • GAS METER
 - GV • GAS VALVE
 - LP ⊙ LIGHT POLE WITH 16" CONCRETE BASE
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - OHU — OVERHEAD UTILITIES
 - R.O.W. RIGHT OF WAY
 - RC □ ROCK COLUMN
 - |— SIGN
 - SD ⊙ STORM DRAIN MANHOLE
 - TB □ TELEPHONE BOX/PEDESTAL
 - UP ⊙ UTILITY POLE
 - //— WOODEN FENCE

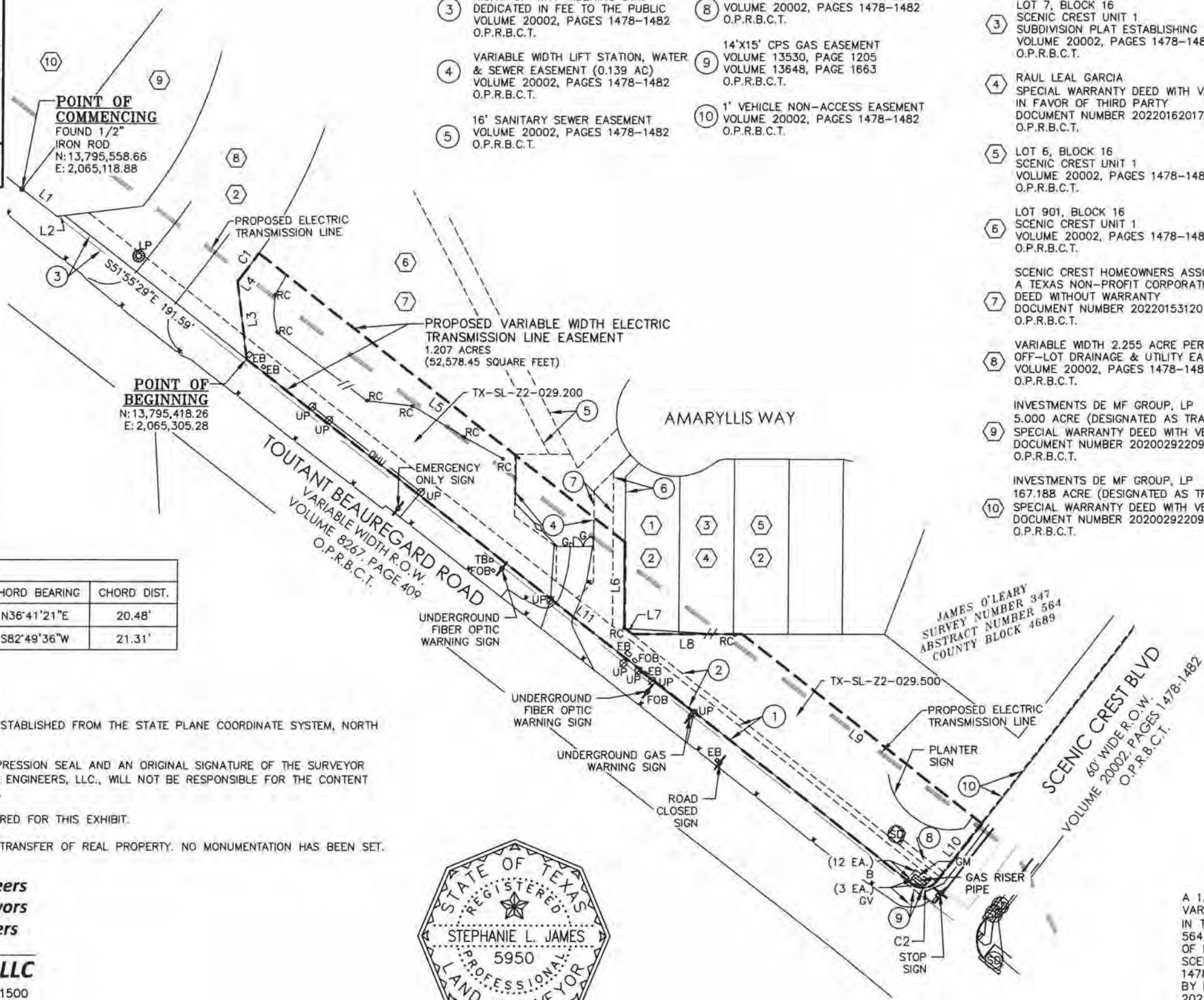


EXHIBIT OF
 A 1.207 ACRE (52,578.45 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 564, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 901, BLOCK 16, AS SHOWN ON SUBDIVISION PLAT OF SCENIC CREST UNIT 1, AS RECORDED IN VOLUME 20002, PAGES 1478-1482, AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY DEED WITHOUT WARRANTY AS RECORDED IN DOCUMENT NUMBER 20220153120, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EXHIBIT 2

CPS TRACT No.: TX-SL-ZZ-029.200, 029.500

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: SCENIC CREST HOMEOWNERS

ASSOCIATION, INC., A TEXAS

NON-PROFIT CORPORATION

Parcel ID No.: 000000

Course: S51° 55' 29"E Length: 8.24'
North: 13795190.7415' East: 2065626.5479'

Segment #7: Line

Course: N90° 00' 00"E Length: 90.79'
North: 13795190.7415' East: 2065717.3379'

Segment #8: Line

Course: S51° 55' 29"E Length: 254.01'
North: 13795034.0945' East: 2065917.2949'

Segment #9: Line

Course: S37° 34' 42"W Length: 59.87'
North: 13794986.6463' East: 2065880.7834'

Segment #10: Curve

Length: 23.70' Radius: 15.00'
Delta: 090°31'27" Tangent: 15.14'
Chord: 21.31' Course: S82° 49' 36"W
Course In: N52° 26' 07"W Course Out: S38° 05' 19"W
RP North: 13794995.7912' East: 2065868.8934'
End North: 13794983.9853' East: 2065859.6402'

Segment #11: Line

Course: N51° 55' 29"W Length: 704.20'
North: 13795418.2628' East: 2065305.2931'

Perimeter: 1693.38' Area: 52578.45 Sq. Ft.

Error Closure: 0.0140 Course: S81° 37' 39"E

Error North: -0.00204 East: 0.01385

Precision 1: 120786.43

Field Notes for a Tract of Land
Containing 0.060 of an acre (2,619.32 square feet)
Being a Variable width Electric Transmission Line Easement

A 0.060 of an acre (2,619.32 square feet) tract of land, being a Variable width Electric Transmission Line Easement, situated in the James O'Leary Survey Number 347, Abstract Number 565, County Block 4689, Bexar County, Texas, being out of Lot 8, Block 16, as shown on subdivision plat of Scenic Crest, Unit 1, as recorded in Volume 20002, Pages 1478-1482, as conveyed to Meritage Homes of Texas LLC, as recorded in Document Number 20200310023, both of the Official Public Records of Bexar County, Texas, said 0.060 of an acre (2,619.32 square feet) easement being more particularly described as follows:

Commencing at a found iron rod with a red plastic cap stamped "Jones Carter", having Texas State Plane Coordinates of N:13,795,321.54, E:2,065,664.93, on the southerly right of way line of Amaryllis Way, a 50-foot wide right of way, being the northeast corner of said Lot 8, and being the northwest corner of Lot 7, Block 16, as shown on said plat of Scenic Crest, Unit 1, as conveyed to Raul Leal Garcia by Special Warranty Deed with Vender's Lien in Favor of Third Party, as recorded in Document Number 20220162017;

Thence, leaving the southerly right of way line of said Amaryllis Way, with the east boundary of said Lot 8, being the west boundary of said Lot 7, South 00 degrees 00 minutes 00 seconds East, a distance of 89.77 feet, to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,795,231.69, E:2,065,665.05, being the north corner of the herein described easement;

Thence, continuing with the east boundary of said Lot 8, being the west boundary of said Lot 7, South 00 degrees 00 minutes 00 seconds East, a distance of 40.95 feet, to a point on the northerly boundary of Lot 901, Block 16 as shown on said plat of Scenic Crest, Unit 1 as conveyed to Scenic Crest Homeowners Association, Inc., a Texas non-profit corporation by Deed without Warranty as recorded in Document Number 20220153120, being the southwest corner of said Lot 7, and being the southeast corner of both said Lot 8 and of the herein described easement;

Thence, along the northerly boundary of said Lot 901, being the south boundary of said Lot 8, North 90 degrees 00 minutes 00 seconds West, a distance of 38.51 feet, to a point being a southwest corner of said Lot 8, and being an angle point in the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.300

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Meritage Homes of Texas LLC

Parcel ID No.: 000000

Thence, continuing with the northerly and an easterly boundary of said Lot 901, being a southwest and west boundary of said Lot 8, the following two (2) courses:

North 51 degrees 55 minutes 29 seconds West, a distance of 8.24 feet to a point, being a southwest corner of both said Lot 8 and of the herein described easement;

North 00 degrees 00 minutes 00 seconds East, a distance of 71.12 feet to a point, being the northwest corner of the herein described easement;

Thence, leaving an easterly boundary of said Lot 901, over and across said Lot 8, South 51 degrees 55 minutes 29 seconds East, a distance of 57.16 feet to the **Point of Beginning**, containing 0.060 acres (2,619.32 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-10-19 Job No. 22113
SL



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.300

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Meritage Homes of Texas LLC

Parcel ID No.: 000000

Parcel Map Check Report

Job No. 22113 (0.060 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13795231.6922' East: 2065665.0515'

Segment #1 : Line

Course: S00° 00' 00"E Length: 40.95'

North: 13795190.7422' East: 2065665.0515'

Segment #2 : Line

Course: N90° 00' 00"W Length: 38.51'

North: 13795190.7422' East: 2065626.5415'

Segment #3 : Line

Course: N51° 55' 29"W Length: 8.24'

North: 13795195.8238' East: 2065620.0550'

Segment #4 : Line

Course: N00° 00' 00"E Length: 71.12'

North: 13795266.9438' East: 2065620.0550'

Segment #5 : Line

Course: S51° 55' 29"E Length: 57.16'

North: 13795231.6934' East: 2065665.0514'

Perimeter: 215.98' Area: 2619.32 Sq. Ft.

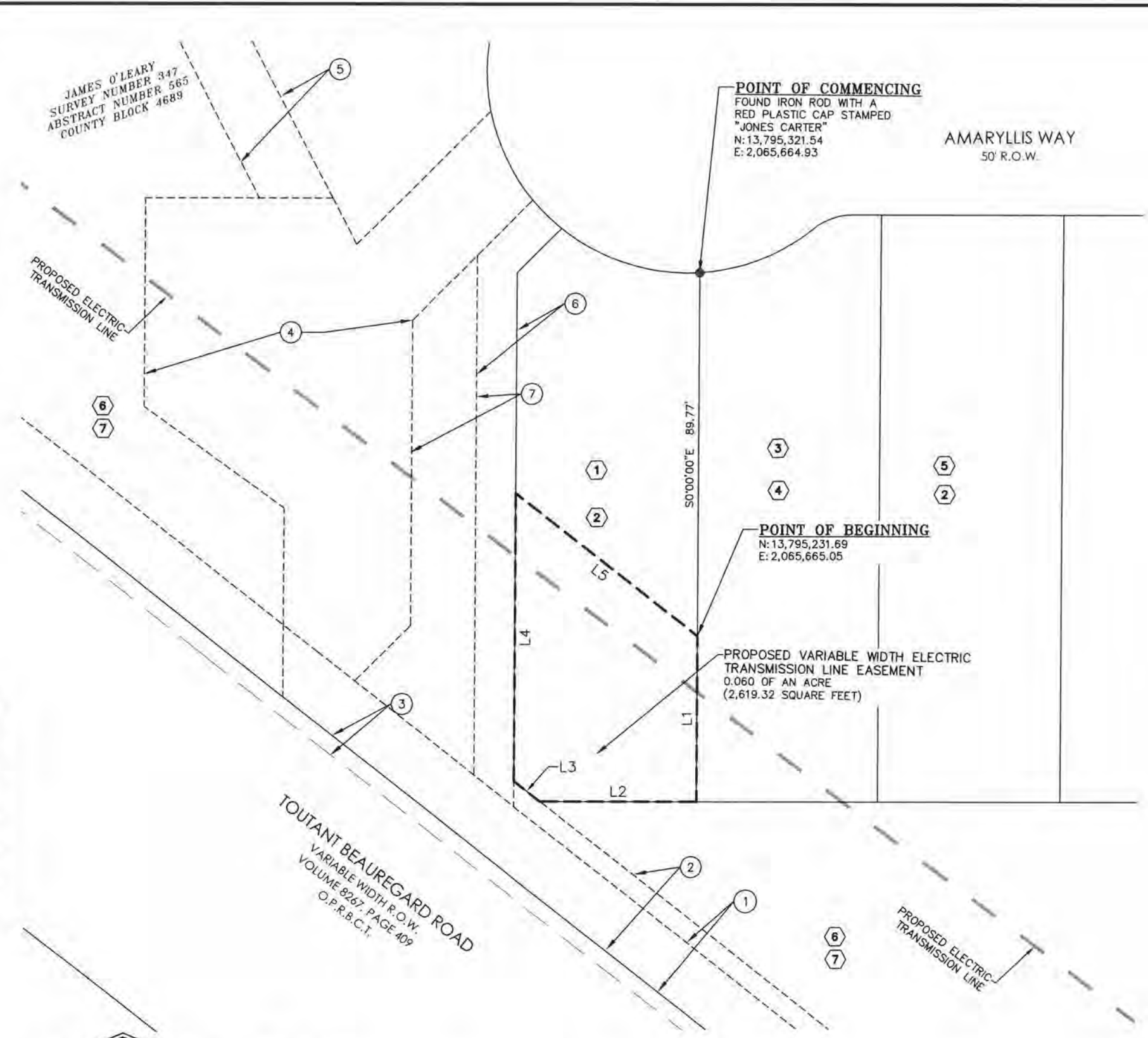
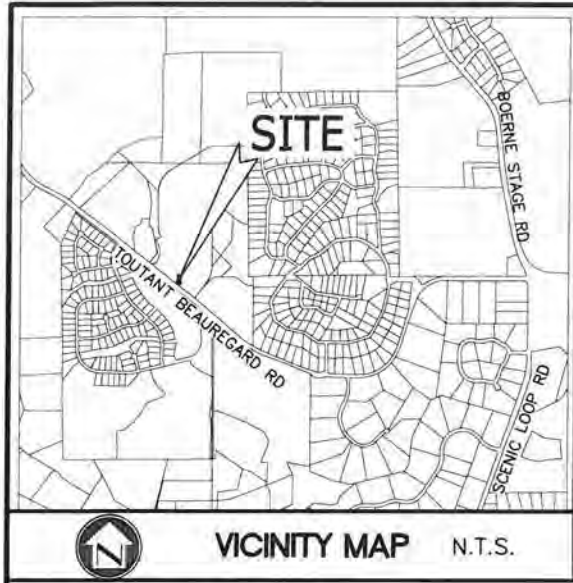
Error Closure: 0.0012 Course: N05° 31' 16"W

Error North: 0.00122 East: -0.00012

Precision 1: 179983.33

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

CPS TRACT No.: TX-SL-Z2-029.300
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: MERITAGE HOMES OF TEXAS LLC
 PARCEL ID No.: 000000

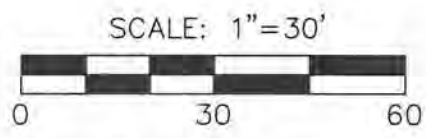


KEY NOTES:

- ① LOT 8, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ② MERITAGE HOMES OF TEXAS, LLC,
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 20200310023
O.P.R.B.C.T.
- ③ LOT 7, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ④ RAUL LEAL GARCIA
SPECIAL WARRANTY DEED WITH VENDOR'S
LIEN IN FAVOR OF THIRD PARTY
DOCUMENT NUMBER 20220162017
O.P.R.B.C.T.
- ⑤ LOT 6, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ⑥ LOT 901, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ⑦ SCENIC CREST HOMEOWNERS ASSOCIATION,
INC., A TEXAS NON-PROFIT CORPORATION
DEED WITHOUT WARRANTY
DOCUMENT NUMBER 2022013120
O.P.R.B.C.T.

KEY NOTES:

- ① 14' ELECTRIC, GAS, TELEPHONE, & CABLE
TV & UTILITY EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ② 19' SANITARY SEWER EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ③ (0.085AC) VARIABLE WIDTH
RIGHT-OF-WAY WIDENING STRIP
DEDICATED IN FEE TO THE PUBLIC
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ④ VARIABLE WIDTH LIFT STATION, WATER &
SEWER EASEMENT (0.139 AC)
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ⑤ 16' SANITARY SEWER EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ⑥ 10' ELECTRIC, GAS, TELEPHONE, & CABLE
TV EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ⑦ VARIABLE WIDTH ELECTRIC, GAS,
TELEPHONE, & CABLE TV & UTILITY
EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.



LEGEND:
 O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 OF BEXAR COUNTY, TEXAS
 R.O.W. RIGHT OF WAY

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 40.95' | S00°00'00"E |
| L2 | 38.51' | N90°00'00"W |
| L3 | 8.24' | N51°55'29"W |
| L4 | 71.12' | N00°00'00"E |
| L5 | 57.16' | S51°55'29"E |

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

EXHIBIT OF

A 0.060 OF AN ACRE (2,619.32 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 565, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 8, BLOCK 16, AS SHOWN ON SUBDIVISION PLAT OF SCENIC CREST, UNIT 1, AS RECORDED IN VOLUME 20002, PAGES 1478-1482, AS CONVEYED TO MERITAGE HOMES OF TEXAS LLC AS RECORDED IN DOCUMENT NUMBER 20200310023, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers
 • Surveyors
 • Planners



V:\22113\CPS Scenic Loop Transmission Line Drawings\22113 Scenic Loop - TX-SL-Z2-029.300 (0.060 of an acre) CPS XHBT (Meritage Homes of Texas, LLC (LOT 8)) - dwg 2022/10/27 1:56pm slopez

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.400

Project Name: Scenic Loop Z2

CPS Job No.:0000

Owner Name: Raul Leal Garcia

Parcel ID No.: 000000

Thence, along the northerly boundary of said Lot 901, being the south boundary of said Lot 7, North 90 degrees 00 minutes 00 seconds West, a distance of 45.00 feet, to a point being the southeast corner of said Lot 8, being the southwest corner of said Lot 7, and of the herein described easement;

Thence, leaving the northerly boundary of said Lot 901, with the east boundary of said Lot 8, being the west boundary of said Lot 7, North 00 degrees 00 minutes 00 seconds East, a distance of 40.95 feet to the **Point of Beginning**, containing 0.024 acres (1,049.67 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-10-19 Job No. 22113
SL

Parcel Map Check Report

Job No. 22113 (0.024 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13795231.6922' East: 2065665.0515'

Segment #1: Line

Course: S51° 55' 29"E Length: 57.16'
North: 13795196.4418' East: 2065710.0480'

Segment #2: Line

Course: S00° 00' 00"E Length: 5.70'
North: 13795190.7418' East: 2065710.0480'

Segment #3: Line

Course: N90° 00' 00"W Length: 45.00'
North: 13795190.7418' East: 2065665.0480'

Segment #4: Line

Course: N00° 00' 00"E Length: 40.95'
North: 13795231.6918' East: 2065665.0480'

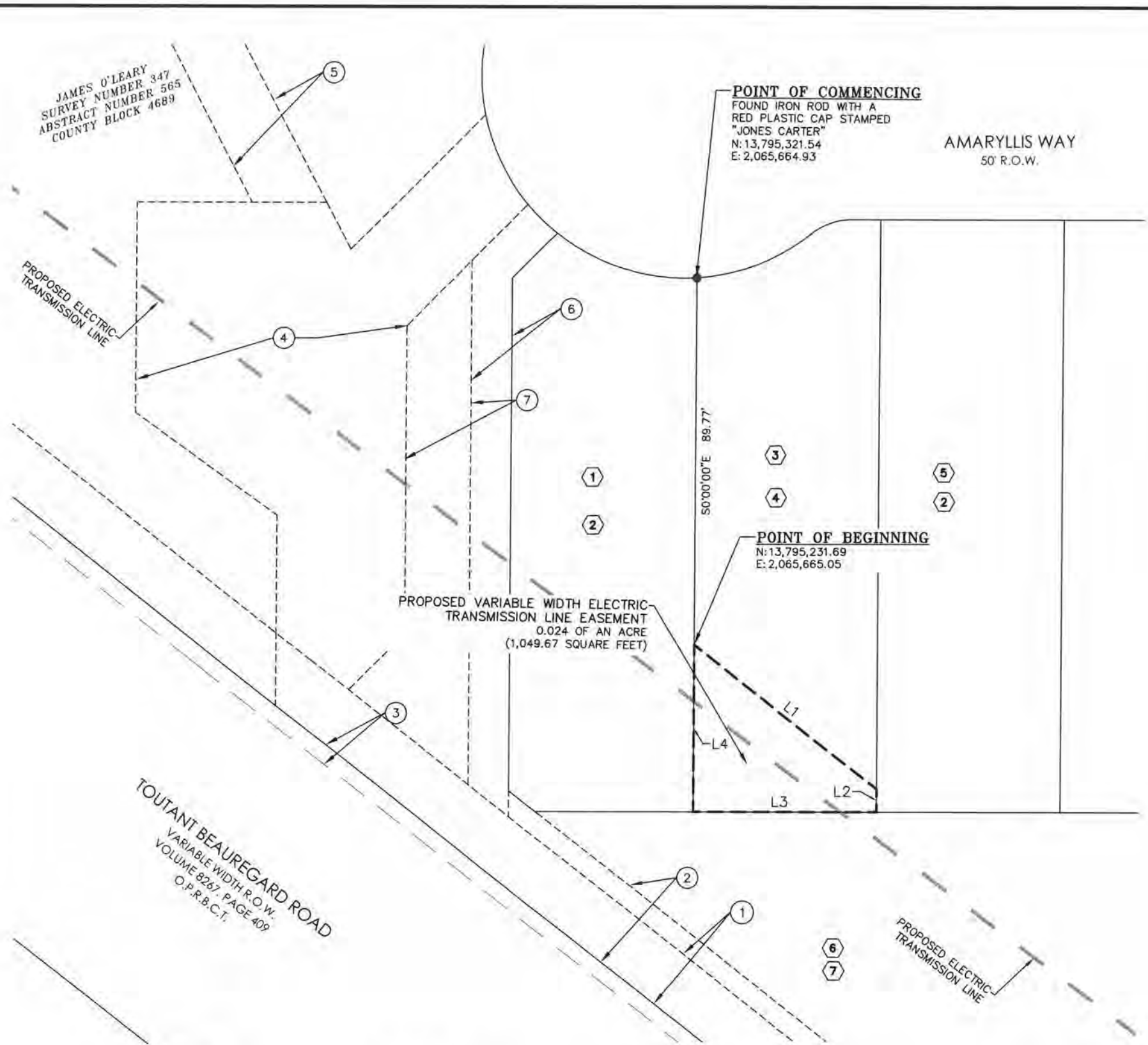
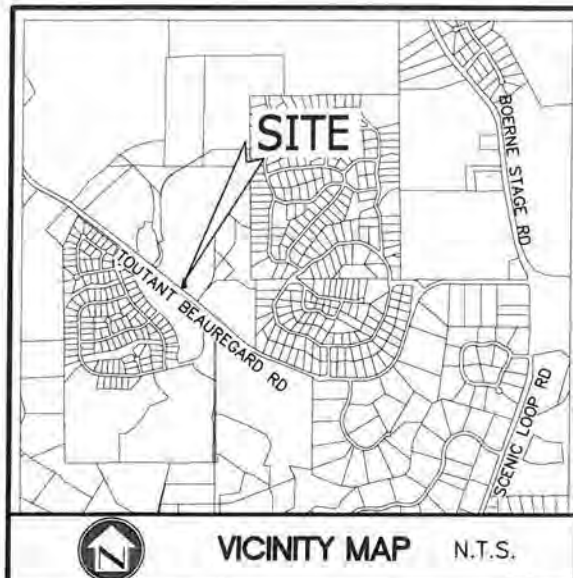
Perimeter: 148.82' Area: 1049.67 Sq. Ft.

Error Closure: 0.0036 Course: S84° 16' 44"W

Error North: -0.00036 East: -0.00358

Precision 1: 41336.11

CPS TRACT No.: TX-SL-Z2-029.400
 Project Name: SCENIC LOOP Z2
 CPS Job No.: 00-0000
 Owner Name: Raul Leal Garcia
 PARCEL ID No.: 000000

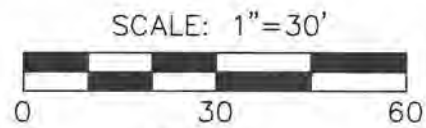


KEY NOTES:

- ① LOT 8, BLOCK 16
 SCENIC CREST UNIT 1
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ② MERITAGE HOMES OF TEXAS, LLC,
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 20200310023
 O.P.R.B.C.T.
- ③ LOT 7, BLOCK 16
 SCENIC CREST UNIT 1
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ④ RAUL LEAL GARCIA
 SPECIAL WARRANTY DEED WITH VENDOR'S
 LIEN IN FAVOR OF THIRD PARTY
 DOCUMENT NUMBER 20220162017
 O.P.R.B.C.T.
- ⑤ LOT 6, BLOCK 16
 SCENIC CREST UNIT 1
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ⑥ LOT 901, BLOCK 16
 SCENIC CREST UNIT 1
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ⑦ SCENIC CREST HOMEOWNERS ASSOCIATION,
 INC., A TEXAS NON-PROFIT CORPORATION
 DEED WITHOUT WARRANTY
 DOCUMENT NUMBER 2022013120
 O.P.R.B.C.T.

KEY NOTES:

- ① 14' ELECTRIC, GAS, TELEPHONE, & CABLE
 TV & UTILITY EASEMENT
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ② 19' SANITARY SEWER EASEMENT
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ③ (0.085AC) VARIABLE WIDTH
 RIGHT-OF-WAY WIDENING STRIP
 DEDICATED IN FEE TO THE PUBLIC
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ④ VARIABLE WIDTH LIFT STATION, WATER &
 SEWER EASEMENT (0.139 AC)
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ⑤ 16' SANITARY SEWER EASEMENT
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ⑥ 10' ELECTRIC, GAS, TELEPHONE, & CABLE
 TV EASEMENT
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.
- ⑦ VARIABLE WIDTH ELECTRIC, GAS,
 TELEPHONE, & CABLE TV & UTILITY
 EASEMENT
 VOLUME 20002, PAGES 1478-1482
 O.P.R.B.C.T.



LEGEND:

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

R.O.W. RIGHT OF WAY

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 57.16' | S51°55'29"E |
| L2 | 5.70' | S00°00'00"E |
| L3 | 45.00' | N90°00'00"W |
| L4 | 40.95' | N00°00'00"E |

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



• Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

EXHIBIT OF

A 0.024 OF AN ACRE (1,049.67 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 565, COUNTY BLOCK 4689, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 7, BLOCK 16, NEW CITY BLOCK 4689 AS SHOWN ON SUBDIVISION PLAT OF SCENIC CREST, UNIT 1, AS RECORDED IN VOLUME 20002, PAGES 1478-1482, AS CONVEYED TO RAUL LEAL GARCIA, AN UNMARRIED MAN, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF THIRD PARTY AS RECORDED IN DOCUMENT NUMBER 20220162017, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2022-10-18

JOB NO. 22113

M:\2113 CPS Scenic Loop Transmission Line\Drawings\22113 Scenic Loop - Tx-SL-Z2-029-400 (0.024 of an acre).CPS Xhibit (Raul Leal Garcia).dwg 2022/10/27 1:57pm sjeppz

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.244 OF AN ACRE (10,609 SQUARE FEET) OF LAND OUT OF A CALLED 16.872 ACRE TRACT OF LAND IN THE P. FLORES SURVEY, ABSTRACT NO. 250, BEXAR COUNTY, TEXAS, BEING CONVEYED BY DEED TO INVESTMENTS DE MF GROUP, L.P., RECORDED IN DOCUMENT NO. 20070024309, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A SET ½" REBAR WITH PLASTIC "LWS" CAP AT THE SOUTHEASTERLY MOST CORNER OF THE SCENIC CREST BOULEVARD, AS SHOWN IN DOCUMENT NUMBER 20200016848, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND IN THE NORTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTH 07°27'26" WEST, A DISTANCE OF 20.62 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED SCENIC CREST BOULEVARD, TO A POINT;

THENCE NORTH 37°22'01" EAST, A DISTANCE OF 60.84 FEET, ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE, TO A POINT;


THENCE OVER AND ACROSS THE AFOREMENTIONED 16.872 ACRE TRACT OF LAND, THE FOLLOWING CORSES:

SOUTH 50°56'53" EAST, A DISTANCE OF 61.24 FEET TO A POINT;

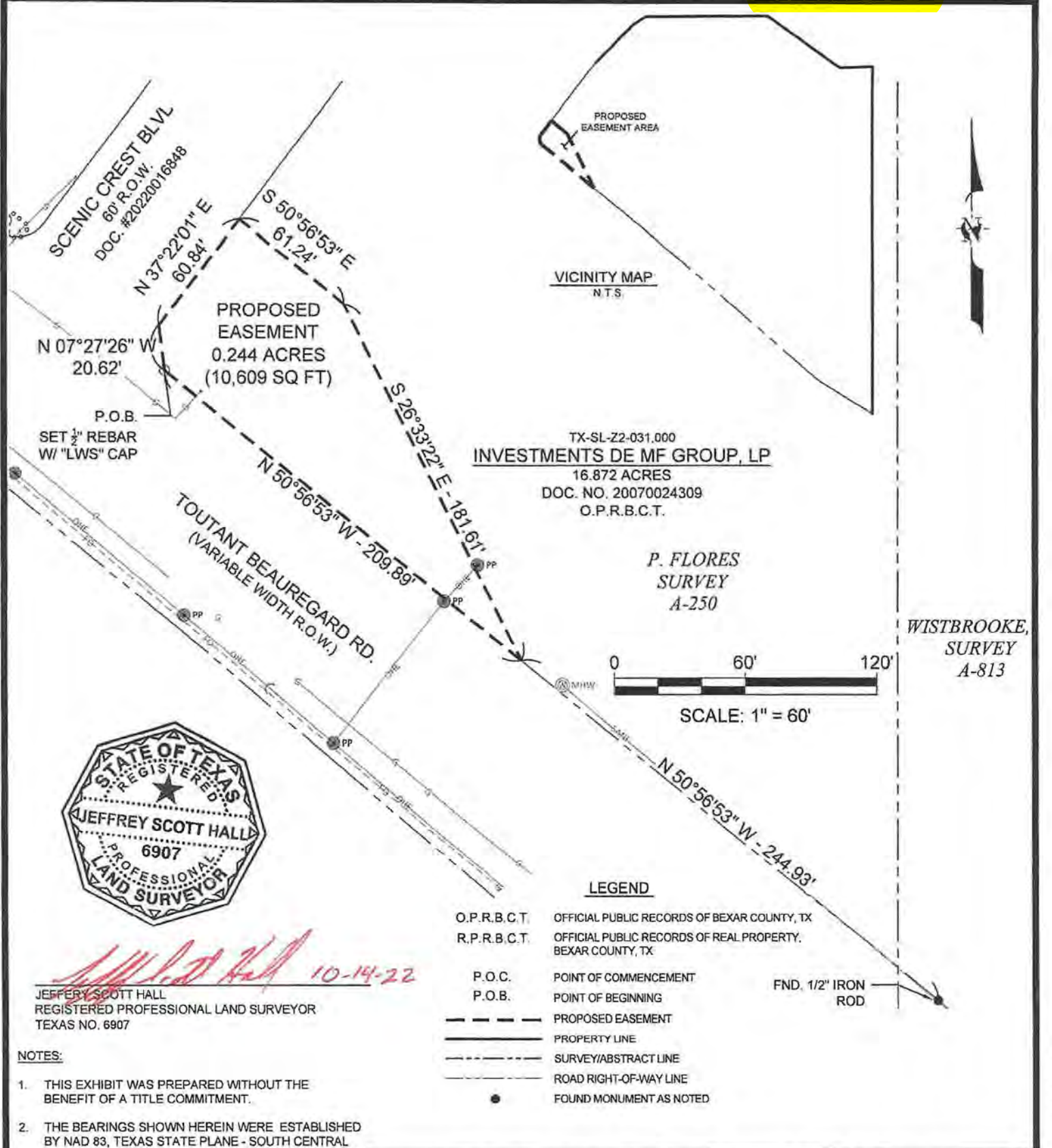
SOUTH 26°33'22" EAST, A DISTANCE OF 181.61 FEET, TO POINT ON THE COMMON LINE OF THE AFOREMENTIONED 16.872 ACRE TRACT OF LAND AND THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH 50°56'53" WEST, A DISTANCE OF 209.89 FEET, ALONG THE AFOREMENTIONED COMMON LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.244 OF AN ACRE (10,609 SQUARE FEET) OF LAND

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.


Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





Jeffrey Scott Hall 10-14-22
 JEFFREY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

- LEGEND**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
 - R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - PROPOSED EASEMENT
 - PROPERTY LINE
 - - - SURVEY/ABSTRACT LINE
 - - - ROAD RIGHT-OF-WAY LINE
 - FOUND MONUMENT AS NOTED

- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
A 16.872 ACRE TRACT
 P. FLORES SURVEY, A-250
 BOERNE, BEXAR COUNTY, TEXAS

| | | | |
|---|------------------------------|-----------------|--------|
| SCALE: 1" = 60' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| LW SURVEY CO. 500 N LOOP 1604 E, SUITE 200 SAN ANTONIO, TX 78232 830-212-4869 Firm No. 10193785 | DWG. NO. 54132-TX-BX-0004 | SHEET 2 of 2 | |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.070 OF AN ACRE (3,019 SQUARE FEET) OF LAND BEING OUT OF THE REMAINDER OF A CALLED 233.167 ACRE TRACT IN THE P. FLORES SURVEY, ABSTRACT NO. 250, BEXAR COUNTY, TEXAS, , CONVEYED BY SPECIAL WARRANTY DEED TO INVESTMENTS DE MF GROUP, L.L.C., RECORDED IN DOCUMENT NO. 20060300647, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHERN MOST CORNER OF A 86.181 TRACT OF LAND DESCRIBED IN DOCUMENT NO. 20120050819, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID POINT BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE SOUTH 40°07'33" WEST, A DISTANCE OF 3.00 FEET, ALONG THE NORTHWESTERLY LINE OF THE AFOREMENTIONED DOCUMENT NO 20120050819, TO A FOUND 1/2" IRON ROD WITH CAP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE:

THENCE SOUTHEASTERLY 23.49 FEET ALONG A 15.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WITH A LONG CHORD BEARING OF SOUTH 05°00'58" EAST AND LONG CHORD DISTANCE OF 21.16 FEET, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE, TO A POINT;

THENCE SOUTHWESTERLY 36.81 FEET ALONG A 435.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, WITH A LONG CHORD BEARING OF SOUTH 37°25'00" WEST, 36.80 FEET, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE, TO A POINT;

THENCE NORTH 26°33'22" WEST, A DISTANCE OF 126.92 FEET, OVER AND ACROSS THE AFOREMENTIONED REMAINDER OF A CALLED 233.167 ACRE TRACT OF LAND, TO A POINT IN AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE;

THENCE SOUTH 49°41'30" EAST, A DISTANCE OF 39.75 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A FOUND 1/2" IRON ROD WITH CAP;

THENCE SOUTH 57°04'08" EAST, A DISTANCE OF 37.08 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A POINT;

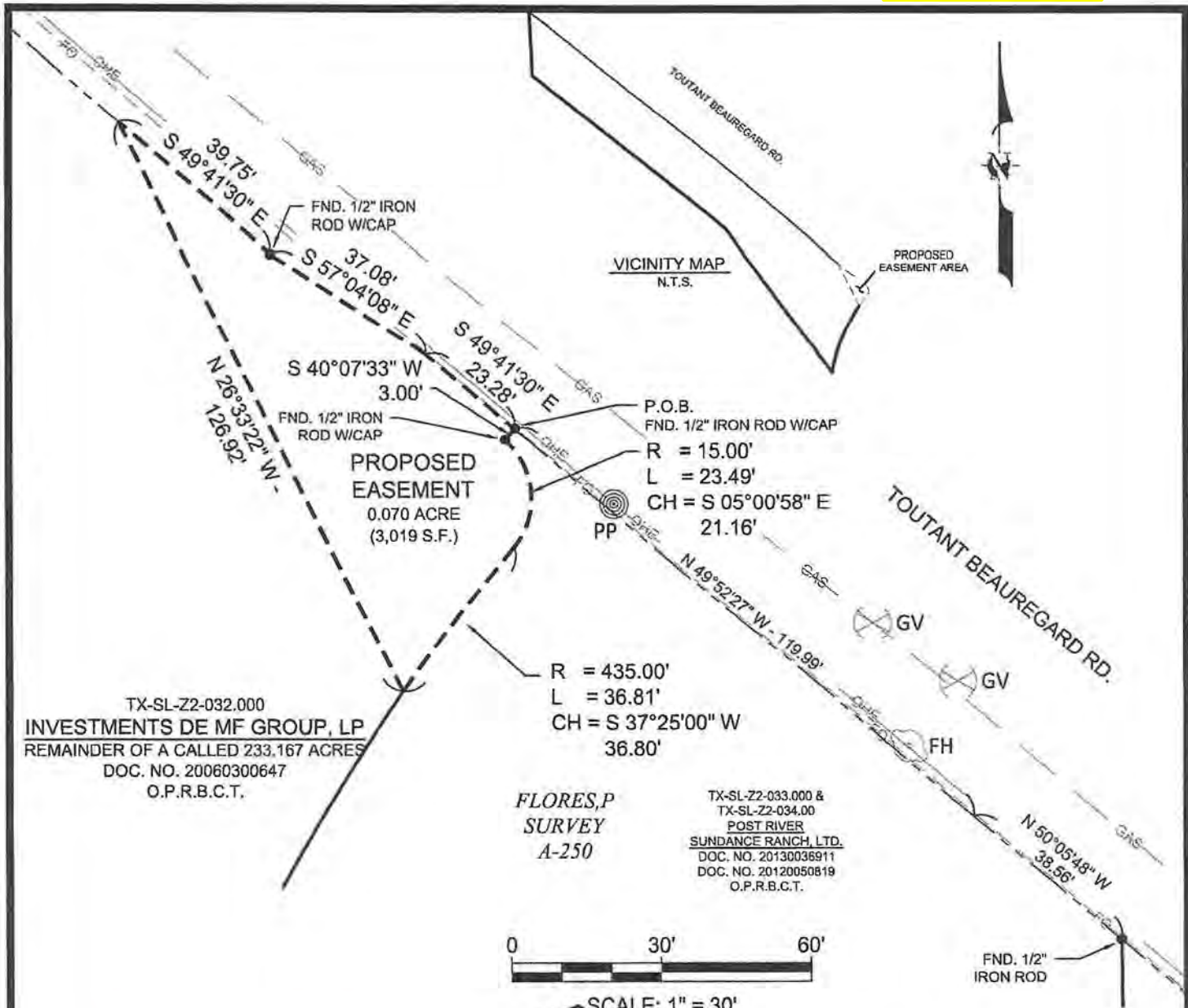
THENCE CONTINUING SOUTH 49°41'30" EAST, A DISTANCE OF 23.28 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.070 OF AN ACRE (3,019 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 8-29-2022

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907

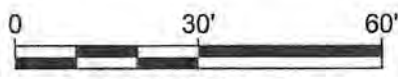




TX-SL-Z2-032.000
INVESTMENTS DE MF GROUP, LP
 REMAINDER OF A CALLED 233.167 ACRES
 DOC. NO. 20060300647
 O.P.R.B.C.T.

FLORES, P
 SURVEY
 A-250

TX-SL-Z2-033.000 &
 TX-SL-Z2-034.00
 POST RIVER
SUNDANCE RANCH, LTD.
 DOC. NO. 20130036911
 DOC. NO. 20120050819
 O.P.R.B.C.T.



SCALE: 1" = 30'



Jeffrey Scott Hall 8-15-22
JEFFREY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

LEGEND

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- - - SURVEY/ABSTRACT LINE
- - - ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

| | | | |
|---|--------------|------------------------------|-----------------|
| VARIABLE WIDTH ELECTRICAL EASEMENT | | | |
| OUT OF | | | |
| REMAINDER OF A CALLED 233.167 ACRES | | | |
| P. FLORES SURVEY, A-250 | | | |
| BEXAR COUNTY, TEXAS | | | |
| SCALE: 1" = 30' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 800 N. LOOP 1804 E., SUITE 200 SAN ANTONIO, TX 78232 850-819-4889 Firm No. 10193785 | | DWG. NO. 54132-TX-BX-0005 | SHEET 2 OF 2 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.430 OF AN ACRE (18,713 SQUARE FEET) OF LAND BEING OUT OF A CALLED 86.181 ACRE TRACT AND A CALLED 2.72 ACRE TRACT OUT OF THE J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813 AND THE P. FLORES SURVEY, ABSTRACT NO. 250, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO POST RIVER SUNDANCE RANCH, LTD., RECORDED AS DOCUMENT NO. 20130036911, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND ½" IRON ROD AT THE NORTHEASTERN MOST CORNER OF A CALLED 233.167 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 20060300647 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID POINT BEING IN THE SOUTHERLY RIGHT OF WAY OF TOUTANT BEAUREGARD ROAD;

THENCE SOUTH 49°52'27" EAST, A DISTANCE OF 158.68 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A FOUND ½" IRON ROD;

THENCE CONTINUING SOUTH 49°52'27" EAST, A DISTANCE OF 41.31 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT;

THENCE SOUTH 50°02'05" EAST, A DISTANCE OF 38.60 FEET, ALONG THE AFOREMENTIONED LINE RIGHT OF WAY LINE, TO A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE AFOREMENTIONED 2.72 ACRE TRACT OF LAND;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 98.56 FEET, ALONG THE EAST LINE OF THE AFOREMENTIONED 2.72 ACRE TRACT, TO A POINT;

THENCE OVER AND ACROSS THE TRACTS OF LAND DESCRIBED IN THE AFOREMENTIONED DEED CONVEYING LAND TO POST RIVER SUNDANCE RANCH, LTD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 49°54'26" WEST, A DISTANCE OF 79.94 FEET, TO A POINT;

NORTH 50°05'48" WEST, A DISTANCE OF 158.03 FEET, TO A POINT;

NORTH 26°33'22" WEST, A DISTANCE OF 51.87 FEET, TO A POINT, SAID POINT BEING IN THE EAST LINE OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN DOCUMENT NO. 20060300647 AND A NON TANGENT POINT OF CURVATURE;

THENCE NORTHEASTERLY 36.81 FEET ALONG A 435.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, WITH A LONG CHORD BEARING OF NORTH 37°25'00" EAST AND A LONG CHORD DISTANCE OF 36.80 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY 23.49 FEET ALONG A 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, WITH A LONG CHORD BEARING OF NORTH 05°01'00" WEST AND A CHORD LENGTH OF 21.16 FEET, TO A FOUND ½" IRON ROD WITH PLASTIC CAP;

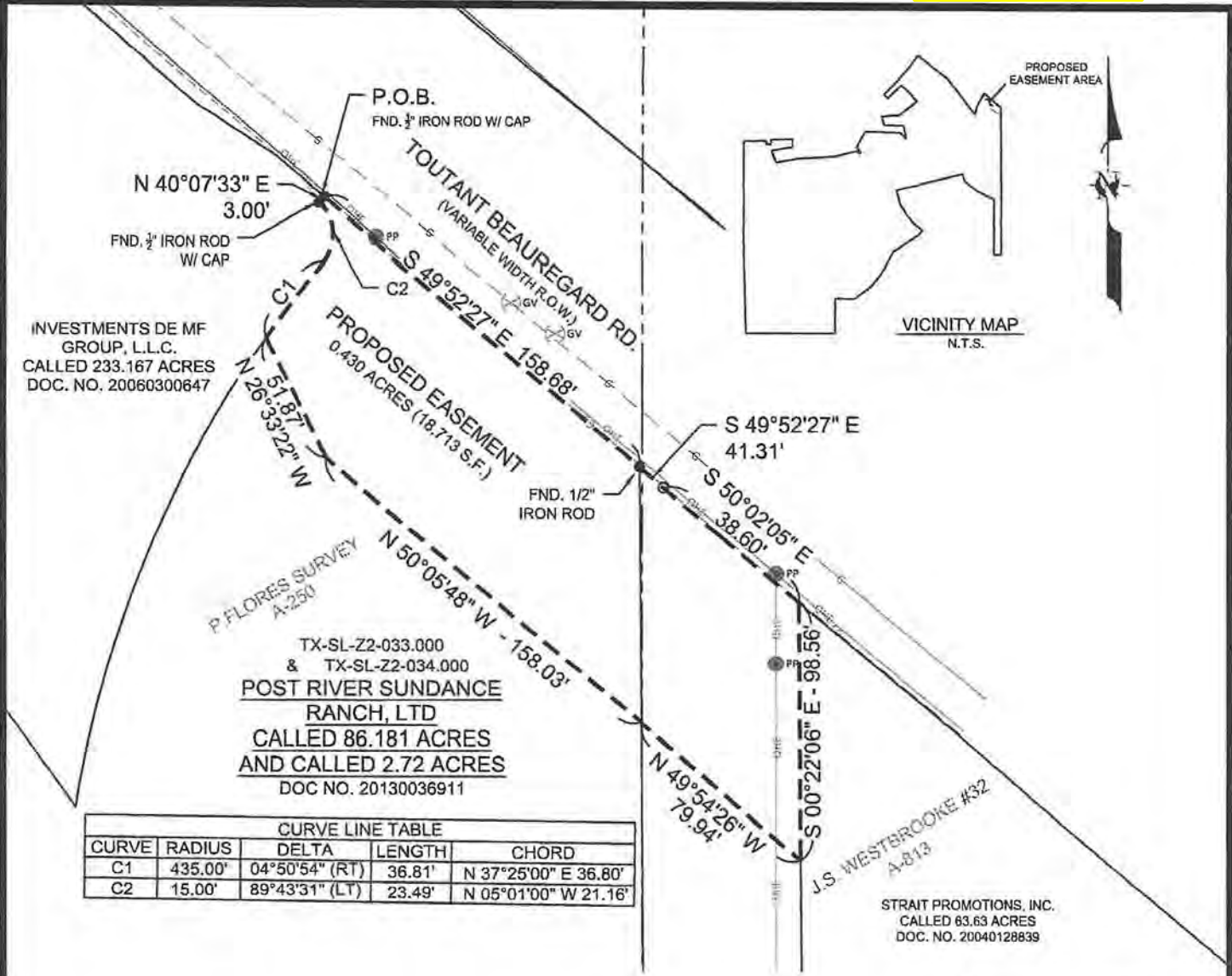
THENCE NORTH 40°07'33" EAST, A DISTANCE OF 3.00 FEET, TO THE **POINT OF BEGINNING**.
CONTAINING 0.430 OF AN ACRE (18,713 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 8-29-22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





INVESTMENTS DE MF GROUP, L.L.C. CALLED 233.167 ACRES DOC. NO. 20060300647

TX-SL-Z2-033.000 & TX-SL-Z2-034.000
POST RIVER SUNDANCE RANCH, LTD
 CALLED 86.181 ACRES AND CALLED 2.72 ACRES
 DOC. NO. 20130036911

VICINITY MAP
 N.T.S.

| CURVE LINE TABLE | | | | |
|------------------|---------|----------------|--------|----------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 435.00' | 04°50'54" (RT) | 36.81' | N 37°25'00" E 36.80' |
| C2 | 15.00' | 89°43'31" (LT) | 23.49' | N 05°01'00" W 21.16' |



SCALE: 1" = 60'

LEGEND

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- - - SURVEY/ABSTRACT LINE
- - - ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

Jeffrey Scott Hall 8-29-2022
JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907



- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
A CALLED 86.181 & 2.72 ACRES
 TRACTS
 BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|-------------------------------------|------------------------|
| SCALE: 1" = 300' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 800 N. LOOP 1604 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-4589 Firm No. 10183788 | | DWG. NO. 54132-TX-BX-0006 | SHEET 3 OF 3 |

EASEMENT "A"

0.600 OF AN ACRE (26,151 S.F.)

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.600 OF AN ACRE (26,151 SQUARE FEET) OF LAND BEING OUT OF CALLED 63.63 ACRE TRACT OF LAND IN THE J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO STRAIT PROMOTIONS, RECORDED IN DOCUMENT NUMBER 20040128838, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 34, WEST BROOK TWO SUBDIVISION PLAT, RECORDED IN VOL. 8200, PAGE 135 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE NORTH 00°03'48" EAST, A DISTANCE OF 332.58 FEET, ALONG A COMMON LINE OF THE WEST LINE OF THE AFOREMENTIONED LOT 34 AND THE EAST LINE OF THE AFOREMENTIONED 63.63 ACRE TRACT, TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE OVER AND ACROSS THE AFOREMENTIONED 63.63 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 82°53'14" WEST, A DISTANCE OF 53.97 FEET, TO A POINT;

NORTH 67°57' 12" WEST, A DISTANCE OF 331.98 FEET, TO A POINT, SAID POINT BEING ON THE EASTERLY LINE OF THE HOMESTEAD TRACT EXCEPTION AS CALLED IN THE AFOREMENTIOEND 63.63 ACRE TRACT;

THENCE NORTH 45°05'42" EAST, A DISTANCE OF 81.51 FEET, ALONG THE AFOREMENTIONED HOMESTEAD TRACT EXCEPTION, TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD RD;

THENCE SOUTH 67°57'11" EAST, A DISTANCE OF 303.70 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A FOUND 1" REBAR, SAID REBAR BEING THE POINT OF CURVATURE;

THENCE SOUTHEASTERLY 23.38 FEET ALONG A 756.21 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF SOUTH 70°55'18" EAST AND A CHORD LENGTH OF 23.38 FEET, ALONG AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A POINT, SAID POINT BEING IN NORTHEAST CORNER OF AFOREMENTIONED 63.63 ACRE TRACT OF LAND;

THENCE SOUTH 00°03'48" WEST, A DISTANCE OF 53.83 FEET, ALONG THE COMMON LINE OF AFOREMENTIONED LOT 34 AND THE EAST LINE OF THE AFOREMENTIONED CALLED 63.63 ACRE TRACT OF LAND, TO THE **POINT OF BEGINNING**. CONTAINING 0.600 ACRES (26,151 SQUARE FEET)



THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey S. Hall 11-2-2022

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907



EASEMENT "B"
2.647 ACRES (115,302 S.F.)

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 2.647 OF AN ACRE (115,302 SQUARE FEET) OF LAND BEING OUT OF A CALLED 63.63 ACRE TRACT OF LAND IN THE J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO STRAIT PROMOTIONS, RECORDED IN DOCUMENT NUMBER 20040128838, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 34, WEST BROOK TWO SUBDIVISION PLAT, RECORDED IN VOL. 8200, PAGE 135 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE NORTH 00°03'48" EAST, A DISTANCE OF 386.41 FEET, ALONG A COMMON LINE OF THE WEST LINE OF THE AFOREMENTIONED LOT 34 AND THE EAST LINE OF THE AFOREMENTIONED 63.63 ACRE TRACT, TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD RD;

THENCE NORTHWESTERLY 23.38 FEET ALONG A 756.21 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF NORTH 70°55'18" WEST AND A LONG CHORD DISTANCE OF 23.38 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A FOUND 1" REBAR;

THENCE NORTH 67°57'11" WEST, 320.00 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**, AND THE NORTHWEST CORNER OF THE HOMESTEAD TRACT EXCEPTION CALLED FOR IN THE AFOREMENTIONED 63.63 ACRE TRACT;

THENCE SOUTH 45°05'42" WEST, A DISTANCE OF 81.51 FEET, ALONG THE NORTHWESTERLY LINE OF THE AFOREMENTIONED HOMESTEAD TRACT EXCEPTION, TO A POINT;

THENCE OVER AND ACROSS THE AFOREMENTIONED CALLED 63.63 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES;

NORTH 67°57'11" WEST, A DISTANCE OF 446.11 FEET, TO A POINT, SAID POINT BEING THE POINT OF CURVATURE;

NORTHWESTERLY 357.97 FEET ALONG A 2735.64 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF NORTH 64°10'43" WEST, A DISTANCE OF 357.71 FEET, TO A POINT, SAID POINT BEING THE POINT OF COMPOUND CURVATURE;

NORTHWESTERLY 361.74 FEET ALONG A 1958.19 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF NORTH 55°10'04" WEST AND A CHORD LENGTH OF 361.23 FEET, TO A POINT, SAID POINT BEING THE POINT OF TANGENCY;

NORTH 49°54'26" WEST, A DISTANCE OF 335.40 FEET, TO A POINT ON THE EAST LINE OF A TRACT OF LAND CALLED FOR IN DOCUMENT 20130036911 RECORDED IN THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE NORTH 00°22'06" WEST, A DISTANCE OF 98.60 FEET, ALONG THE AFOREMENTIONED EAST LINE OF A TRACT OF LAND CALLED FOR IN DOCUMENT 20130036911, TO A POINT, SAID POINT BEING IN THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE;

THENCE ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 49°50'40" EAST, A DISTANCE OF 18.64 FEET, TO A POINT;

SOUTH 49°54'26" EAST, A DISTANCE OF 380.76 FEET, TO A POINT, SAID POINT BEING THE POINT OF CURVATURE;

SOUTHEASTERLY 347.91 FEET ALONG A 1883.19 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF SOUTH 55°10'03" EAST AND CHORD LENGTH OF 347.42 FEET, TO A POINT, SAID POINT BEING THE POINT OF COMPOUND CURVATURE;

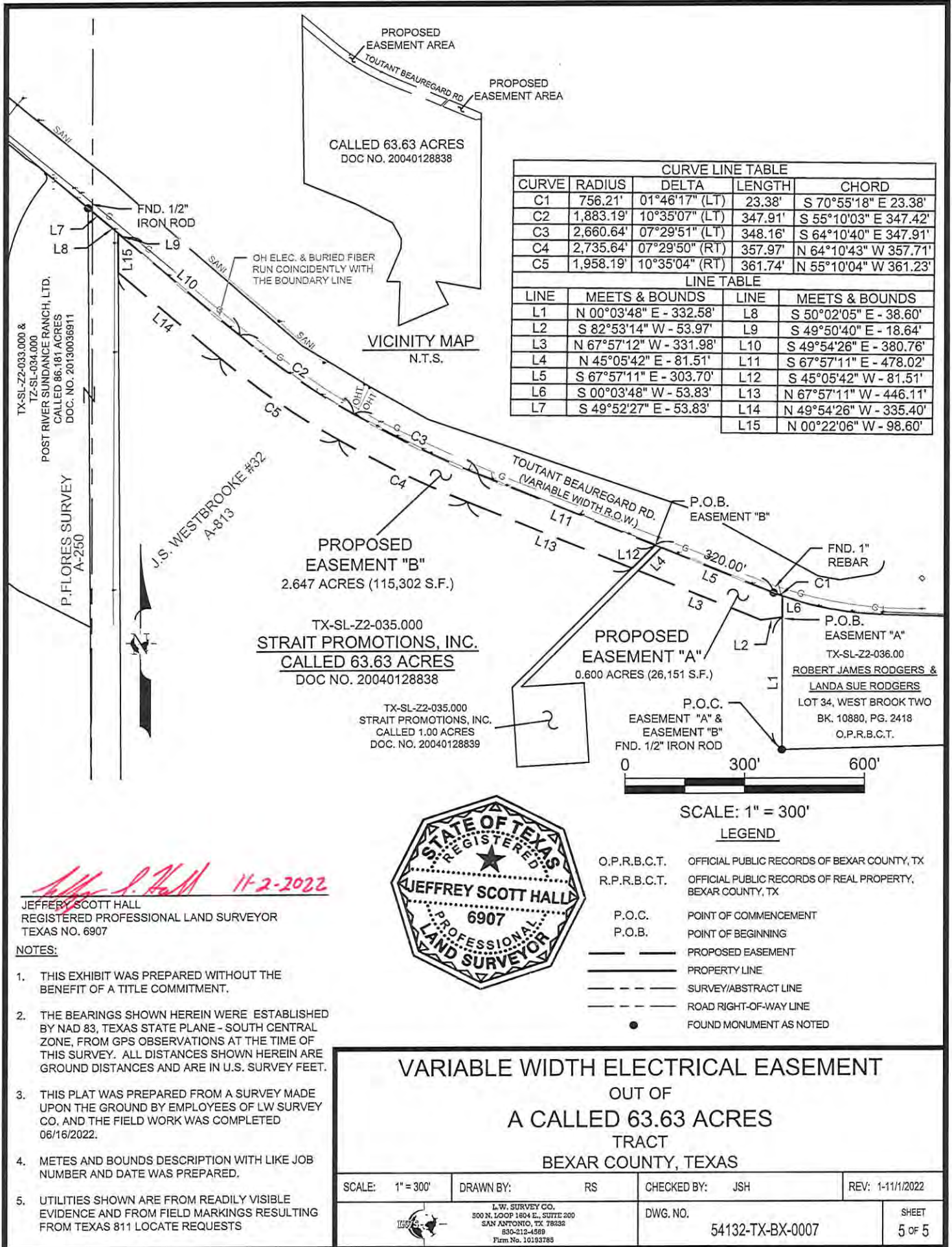
SOUTHEASTERLY 348.16 FEET ALONG A 2660.64 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF SOUTH 64°10'40" EAST AND CHORD LENGTH OF 347.91 FEET, TO A POINT, SAID POINT BEING THE END OF CURVE;

SOUTH 67°57'11" EAST, A DISTANCE OF 478.02 FEET, TO THE **POINT OF BEGINNING**. CONTAINING 2.647 ACRES (115,302 SQUARE FEET)

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

 11-2-2022
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





Jeffrey Scott Hall 11-2-2022
 JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907



- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

**VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
 A CALLED 63.63 ACRES
 TRACT
 BEXAR COUNTY, TEXAS**

| | | | |
|---|--------------|------------------------------|------------------|
| SCALE: 1" = 300' | DRAWN BY: RS | CHECKED BY: JSH | REV: 1-11/1/2022 |
| L.W. SURVEY CO. 500 N. LOOP 1804 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-4569 Firm No. 10193785 | | DWG. NO. 54132-TX-BX-0007 | SHEET 5 OF 5 |

EASEMENT "C"
0.028 OF AN ACRE (1,223 S.F.)

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.028 OF AN ACRE (1,223 SQUARE FEET) OF LAND BEING OUT OF CALLED 1.00 ACRE TRACT OF LAND IN THE J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO STRAIT PROMOTIONS, RECORDED IN DOCUMENT NUMBER 20040128839, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBES AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 34, WEST BROOK TWO SUBDIVISION PLAT, RECORDED IN VOL. 8200, PAGE 135 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE NORTH 00°03'48" EAST, A DISTANCE OF 386.41 FEET, ALONG A COMMON LINE OF THE WEST LINE OF THE AFOREMENTIONED LOT 34 AND THE EAST LINE OF A 63.63 ACRE TRACT RECORDED FOR RECORD IN DOCUMENT NUMBER 20040128838 IN THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD RD.;

THENCE NORTHWESTERLY 23.38 FEET ALONG A 756.21 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF NORTH 70°55'18" WEST AND A LONG CHORD DISTANCE OF 23.38 FEET, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A POINT;

THENCE NORTH 67°57'11" WEST, A DISTANCE OF 303.70, ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE HOMESTEAD TRACT EXCEPTION, AS CALLED FOR IN THE AFOREMENTIONED 63.63 ACRE TRACT, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 45°05'42" WEST, A DISTANCE OF 81.51 FEET, ALONG THE EASTERLY LINE OF THE AFOREMENTIONED HOMESTEAD TRACT EXCEPTION, TO A POINT;

THENCE NORTH 67°57'11" WEST, A DISTANCE OF 16.30 FEET, TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED HOMESTEAD TRACT EXCEPTION;

THENCE NORTH 45°05'42" EAST, A DISTANCE OF 81.51 FEET, ALONG THE AFOREMENTIONED WESTERLY LINE, TO A POINT, SAID POINT BEING IN THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE;

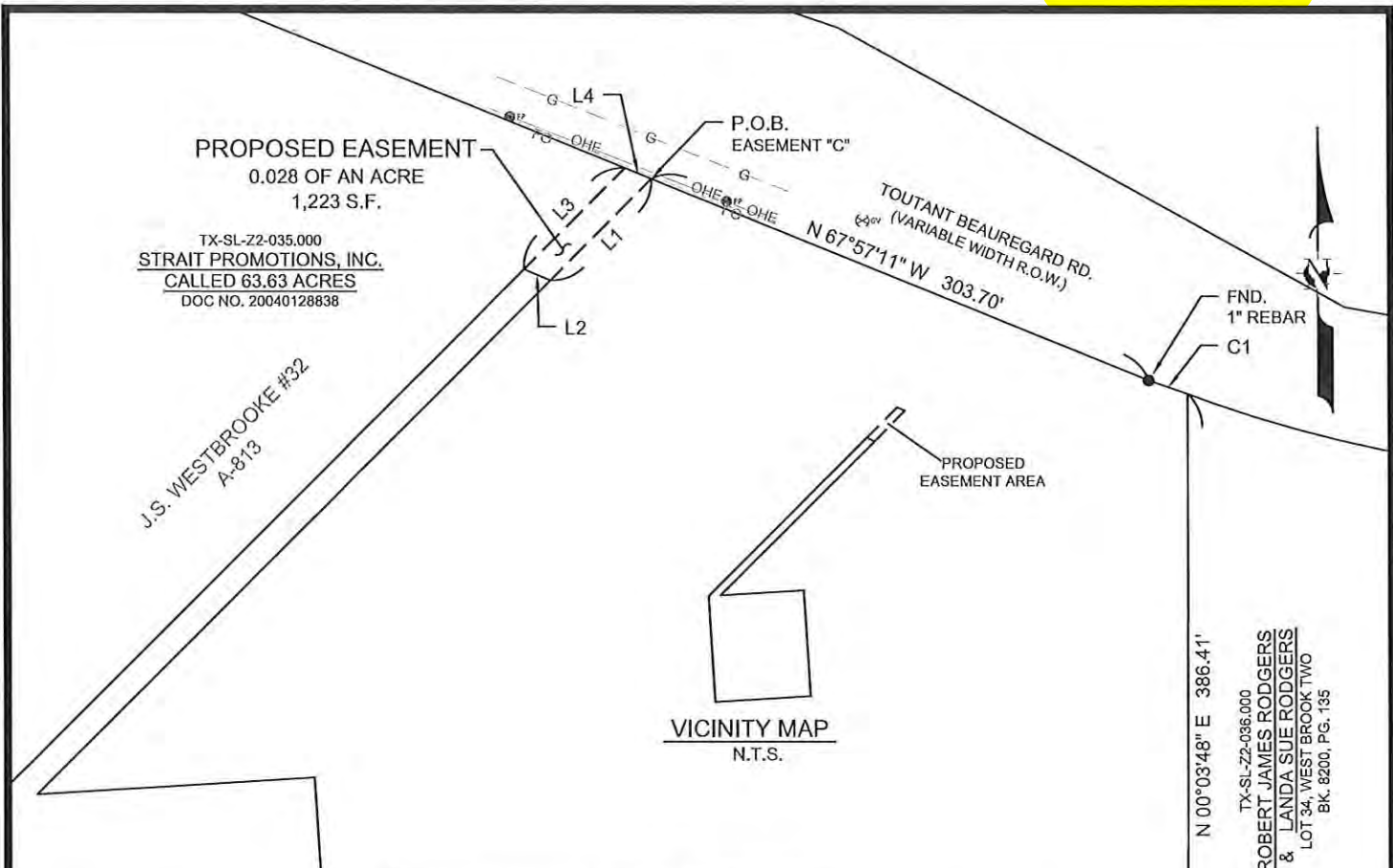
THENCE SOUTH 67°57'35" EAST, A DISTANCE OF 16.31 FEET, TO THE **POINT OF BEGINNING**. CONTAINING 0.028 OF AN ACRE (1,223 SQUARE FEET)

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 11/9/22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907

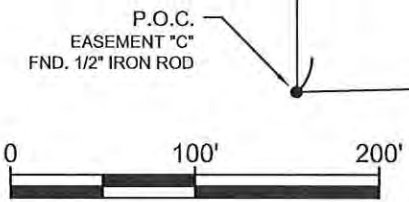




TX-SL-Z2-035.000
STRAIT PROMOTIONS,
INC.
CALLED 1.00 ACRES
DOC NO. 20040128839

| CURVE LINE TABLE | | | | |
|------------------|---------|----------------|--------|----------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 756.21' | 01°46'17" (RT) | 23.38' | N 70°55'18" W 23.38' |

| LINE TABLE | |
|------------|------------------------|
| LINE | MEETS & BOUNDS |
| L1 | S 45°05'42" W - 81.51' |
| L2 | N 67°57'11" W - 16.30' |
| L3 | N 45°05'42" E - 81.51' |
| L4 | S 67°57'35" E - 16.31' |



- LEGEND**
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
 - R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - PROPOSED EASEMENT
 - PROPERTY LINE
 - - - - SURVEY/ABSTRACT LINE
 - ROAD RIGHT-OF-WAY LINE
 - FOUND MONUMENT AS NOTED

Jeffrey Scott Hall 11/9/22

JEFFREY SCOTT HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6907



- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
OUT OF
A CALLED 1.00 ACRES
TRACT
BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|------------------------------------|------------------------|
| SCALE: 1" = 100' | DRAWN BY: RS | CHECKED BY: JSH | REV: 1-11/1/2022 |
| L.W. SURVEY CO. 500 N. LOOP 1604 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-1559 Firm No. 10193785 | | DWG. NO. 54132-TX-0007-C | SHEET 3 OF 3 |

A VARIABLE WIDE ELECTRIC EASEMENT, BEING 0.078 OF AN ACRE (3,383 SQUARE FEET) OF LAND OUT OF LOT 34, SUBDIVISION OF WEST BROOK TWO, RECORDED IN BEXAR COUNTY PLAT RECORDS, VOLUME 8200, PAGE 135, J. S. WESTBROOK SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, AS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT JAMES RODGERS, AND WIFE, LANDA SUE RODGERS, RECORDED IN BOOK 10880, PAGE 2418, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 34 OF THE SUBDIVISION OF WEST BROOK TWO AS RECORDED IN VOLUME 8200, PAGE 135 OF PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE NORTH 00°03'48" EAST, A DISTANCE OF 332.58 FEET, ALONG THE WEST LINE OF AFOREMENTIONED LOT 34, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°03'48" EAST, A DISTANCE OF 53.83 FEET, ALONG AFOREMENTIONED WEST LINE, TO A POINT, ON THE SOUTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE SOUTHEASTERLY 142.52 FEET ALONG A 756.21 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF SOUTH 75°04'11" EAST, A CHORD DISTANCE OF 142.31 FEET, ALONG AFOREMENTIONED RIGHT OF WAY LINE;

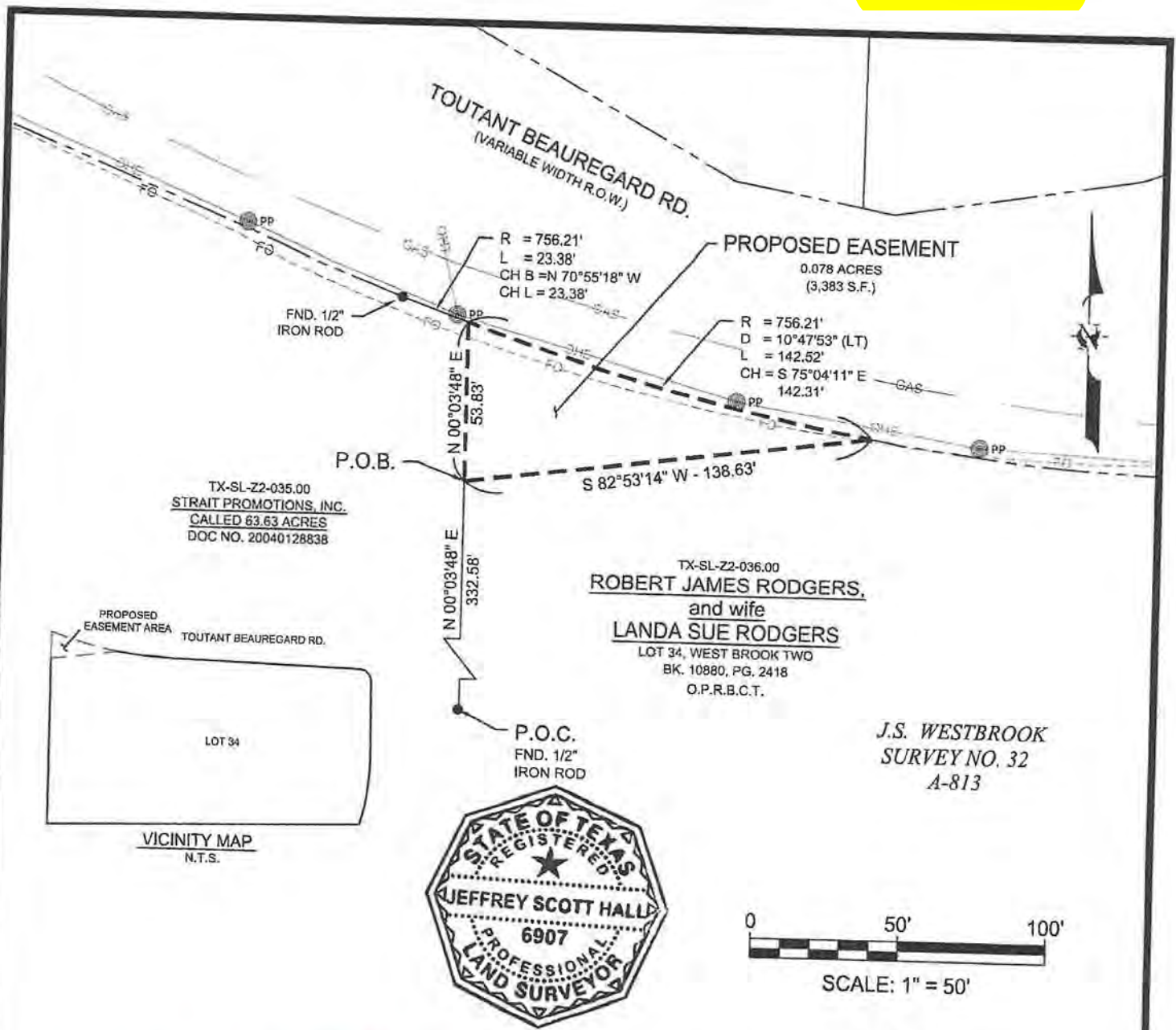
THENCE SOUTH 82°53'14" WEST, A DISTANCE OF 138.63 FEET, OVER AND ACROSS AFOREMENTIONED LOT 34, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.078 OF AN ACRE (3,383 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 8-29-22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907

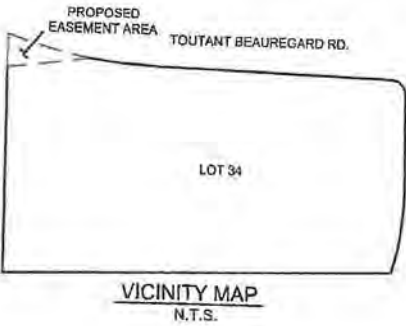
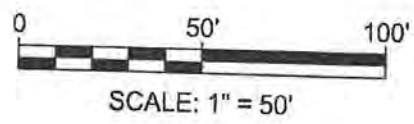




TX-SL-Z2-035.00
STRAIT PROMOTIONS, INC.
 CALLED 63.63 ACRES
 DOC NO. 20040128838

TX-SL-Z2-036.00
ROBERT JAMES RODGERS,
 and wife
LANDA SUE RODGERS
 LOT 34, WEST BROOK TWO
 BK. 10880, PG. 2418
 O.P.R.B.C.T.

J.S. WESTBROOK
SURVEY NO. 32
 A-813



LEGEND

| | |
|--------------|--|
| B.C.P.R. | BEXAR COUNTY PLAT RECORDS |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX |
| R.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| --- | PROPOSED EASEMENT |
| --- | PROPERTY LINE |
| --- | SURVEY/ABSTRACT LINE |
| --- | ROAD RIGHT-OF-WAY LINE |
| ● | FOUND MONUMENT AS NOTED |

Jeffrey Scott Hall 8-29-22
JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 6. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
LOT 34, WEST BROOK TWO
 J.S. WESTBROOK SURVEY NO 32, A-813
 BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|------------------------------|-----------------|
| SCALE: 1" = 50' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 500 N. LOOP 1604 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-4289 Firm No. 10193185 | | DWG. NO. 54132-TX-BX-0008 | SHEET 3 OF 3 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.203 OF AN ACRE (8,839 SQUARE FEET) OF LAND BEING OUT OF LOT 15, BLOCK 1, SCENIC HILLS ESTATES UNIT NO. 1, RECORDED IN PLAT BOOK 5490, PAGE 21, BEXAR COUNTY PLAT RECORDS, J. S. WISTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO ADRIAN GERALD RAMIREZ AND CECILIA CASTILLO RAMIREZ, HUSBAND AND WIFE, RECORDED IN DOCUMENT NUMBER 20200202170, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBES AS:

BEGINNING AT A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 15, SAID IRON ROD BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTH 80°58'07" WEST, A DISTANCE OF 79.50 FEET, ALONG A COMMON LINE BETWEEN THE SOUTHERLY LINE OF AFOREMENTIONED LOT 15 AND THE AFOREMENTIONED RIGHT-OF-WAY LINE, TO A POINT, SAID POINT BEING A THE POINT OF CURVATURE OF A NON-TANGENT CURVE;

THENCE NORTHWESTERLY 60.52 FEET ALONG A 35.20 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD BEARING OF NORTH 74°23'57" WEST AND A CHORD DISTANCE OF 53.34 FEET, ALONG THE SOUTHWESTERLY LINE OF AFORMENTIONED LOT 15 AND THE RIGHT OF WAY LINE OF LOST VALLEY DRIVE, TO A POINT;

THENCE NORTH 00°37'00" EAST, A DISTANCE OF 46.00 FEET, ALONG THE COMMON LINE OF AFOREMENTIONED LOT 15 AND THE AFOREMENTIONED RIGHT OF WAY LINE OF LOST VALLEY DRIVE, TO A POINT;

THENCE SOUTH 80°58'07" EAST, A DISTANCE OF 119.85 FEET, TO A POINT, SAID POINT BEING ON THE EAST LINE OF AFOREMENTIONED LOT 15;

THENCE SOUTH 00°49'13" WEST, A DISTANCE OF 75.78 FEET, ALONG AFOREMENTIONED EAST LINE TO THE **POINT OF BEGINNING**, AND CONTAINING 0.203 OF AN ACRE (8,839 SQUARE FEET) OF LAND, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 10-19-22

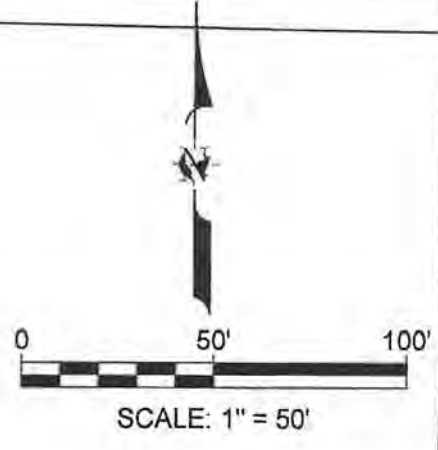
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





PROPOSED EASEMENT AREA

TX-SL-Z2-037.000
ADRIAN GERALD RAMIREZ
 and
CECILIA CASTILLO RAMIREZ,
 husband and wife
 LOT 15, BLOCK 1
 DOC. NO.: 20200202170



LOST VALLEY DR.
 (60' WIDTH R.O.W.)



PROPOSED EASEMENT
 8,839 S.F. (0.203 ACRES)

J.S. WESTBROOKE #32
 A-913
 TX-SL-Z2-038.000
GLEN FOWLER and spouse,
SABRINA FOWLER
 LOT 14, BLOCK 1
 BK. 18434, PG. 2410



TOUTANT BEAUREGARD RD.
 (VARIABLE WIDTH R.O.W.)

P.O.B.
 FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

N 80°58'07" W - 152.09'(M)
 N 81°05' W - 151.9'(P)

| CURVE DATA | | | | |
|------------|--------|----------------|--------|----------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 35.20' | 98°30'35" (RT) | 60.52' | N 74°23'57" W 53.34' |

Jeffery Scott Hall 10-14-22
JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907



LEGEND

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- - - SURVEY/ABSTRACT LINE
- - - ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - PLATTED DIMENSIONS SHOWN ARE FROM THE SUBDIVISION PLAT RECORDED IN VOL. 5940, PG. 21
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
LOT 15, BLOCK 1
 SCENIC HILLS ESTATES, UNIT NO. 1
 BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|--------------------------------------|------------------------|
| SCALE: 1" = 50' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 900 N. LOOP 1604 E, SUITE 200 SAN ANTONIO, TX 78232 830-212-6669 Firm No. 101983785 | | DWG. NO. 54132-TX-BX-00015 | SHEET 2 OF 2 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.262 OF AN ACRE (11,401 SQUARE FEET) OF LAND OUT OF LOT 14, BLOCK 1, SCENIC HILLS ESTATES, UNIT NO. 1, AS RECORDED IN PLAT BOOK 5490, PAGE 21, BEXAR COUNTY PLAT RECORDS, J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, LAND, CONVEYED BY DEED TO GLEN FOWLER AND SPOUSE, SABRINA FOWLER, RECORDED IN BOOK 18434, PAGE 2410, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBES AS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF THE AFOREMENTIOND LOT 14 AND ON THE NORTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTH 00°49'13" EAST, A DISTANCE OF 75.78 FEET, ALONG A COMMON LINE BETWEEN AFORMENTIONED LOT 14 AND LOT 15 OF THE AFOREMENTIONED SCENIC HILLS ESTATES;

THENCE SOUTH 80°58'07" EAST, A DISTANCE OF 151.93 FEET , OVER ACROSS THE AFOREMENTIONED LOT 14, TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED LOT 14 AND THE WEST LINE OF LOT 13 OF THE AFOREMENTIONED SCENIC HILLS ESTATES;

THENCE SOUTH 00°42'01" WEST, A DISTANCE OF 75.80 FEET, ALONG THE AFOREMENTIONED COMMON LINE BETWEEN LOTS 13 AND LOT 14, TO A FOUND 1/2" IRON ROD, SAID POINT BEING THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 14 AND ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE;

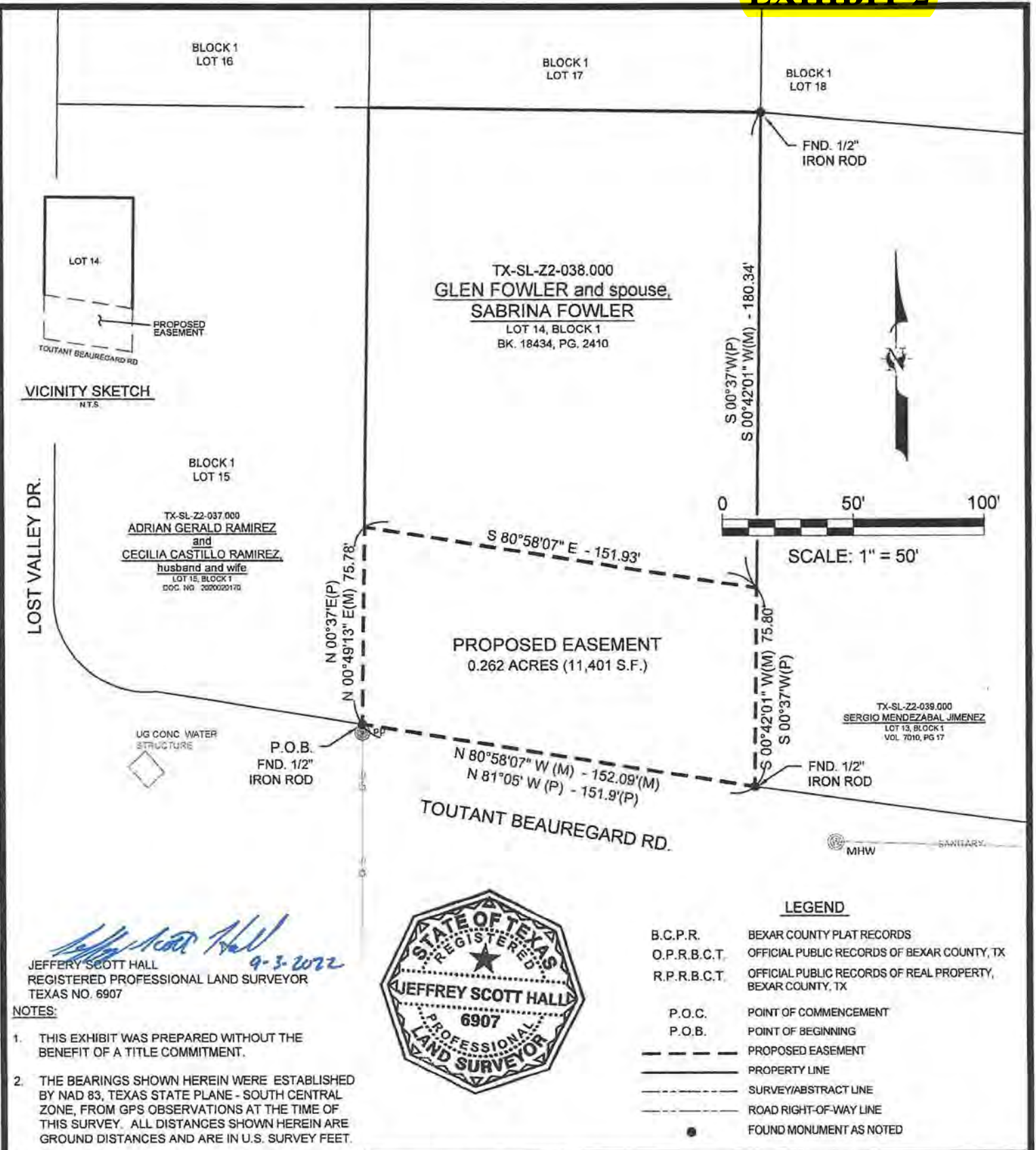
THENCE NORTH 80°58'07" WEST, A DISTANCE OF 152.09 FEET, ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.262 OF AN ACRE (11,401 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 9-3-2022

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





Jeffery Scott Hall
 9-3-2022
 JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907



LEGEND

| | |
|--------------|--|
| B.C.P.R. | BEXAR COUNTY PLAT RECORDS |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX |
| R.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| --- | PROPOSED EASEMENT |
| --- | PROPERTY LINE |
| --- | SURVEY/ABSTRACT LINE |
| --- | ROAD RIGHT-OF-WAY LINE |
| ● | FOUND MONUMENT AS NOTED |

- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 5. PLATTED DIMENSIONS SHOWN ARE FROM THE SUBDIVISION PLAT RECORDED IN VOL. 5940, PG. 21
 6. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
 LOT 14, BLOCK 1
 SCENIC HILLS ESTATE, UNIT 1, J.S. WESTBROOKE 32, A-813
 BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|--|------------------------|
| SCALE: 1"=50' | DRAWN BY: RS | CHECKED BY: JSH | REV: |
| L.W. SURVEY CO. 500 N. LOOP 1604 E., SUITE 300 SAN ANTONIO, TX 78232 830-212-4589 Firm No. 10193785 | | DWG. NO. 54132-TX-BE-00014_REV_A | SHEET 2 of 2 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.418 OF AN ACRE (18,196 SQUARE FEET) OUT OF LOT 13, BLOCK 1, SCENIC HILLS ESTATES UNIT NO. 1, RECORDED IN PLAT BOOK 5490, PAGE 21 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, CONVEYED BY DEED TO SERGIO MEDEZABAL JIMENEZ, RECORDED IN VOLUME 7010, PAGE 17, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBES AS:

BEGINNING AT A FOUND ½" IRON ROD AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 13, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTH 00°42'01" EAST, A DISTANCE OF 75.80 FEET, ALONG A COMMON LINE BETWEEN LOT 14 AND LOT 13 OF THE AFOREMENTIONED SCENIC HILLS ESTATES, TO A POINT;

THENCE OVER AND ACROSS THE AFOREMENTIONED LOT 13, **THE FOLLOWING COURSES:**

SOUTH 80°58'07" EAST, A DISTANCE OF 10.23 FEET, TO A POINT;

SOUTH 82°06'47" EAST, A DISTANCE OF 97.87 FEET, TO A POINT;

SOUTH 89°14'53" EAST, A DISTANCE OF 123.06 FEET, TO A POINT ON A COMMON LINE BETWEEN LOT 12 AND LOT 13 OF THE AFOREMENTIONED SCENIC HILLS ESTATES;

THENCE SOUTH 16°19'34" EAST, A DISTANCE OF 78.46 FEET, ALONG THE AFOREMENTIONED COMMON LINE BETWEEN LOT 12 AND LOT 13, TO A FOUND ½" IRON ROD, AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 13 AND IN THE AFOREMENTIONED RIGHT OF WAY LINE;

THENCE NORTH 89°14'53" WEST, A DISTANCE OF 150.78 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A FOUND 1/2" IRON ROD;

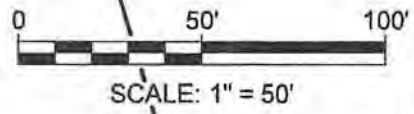
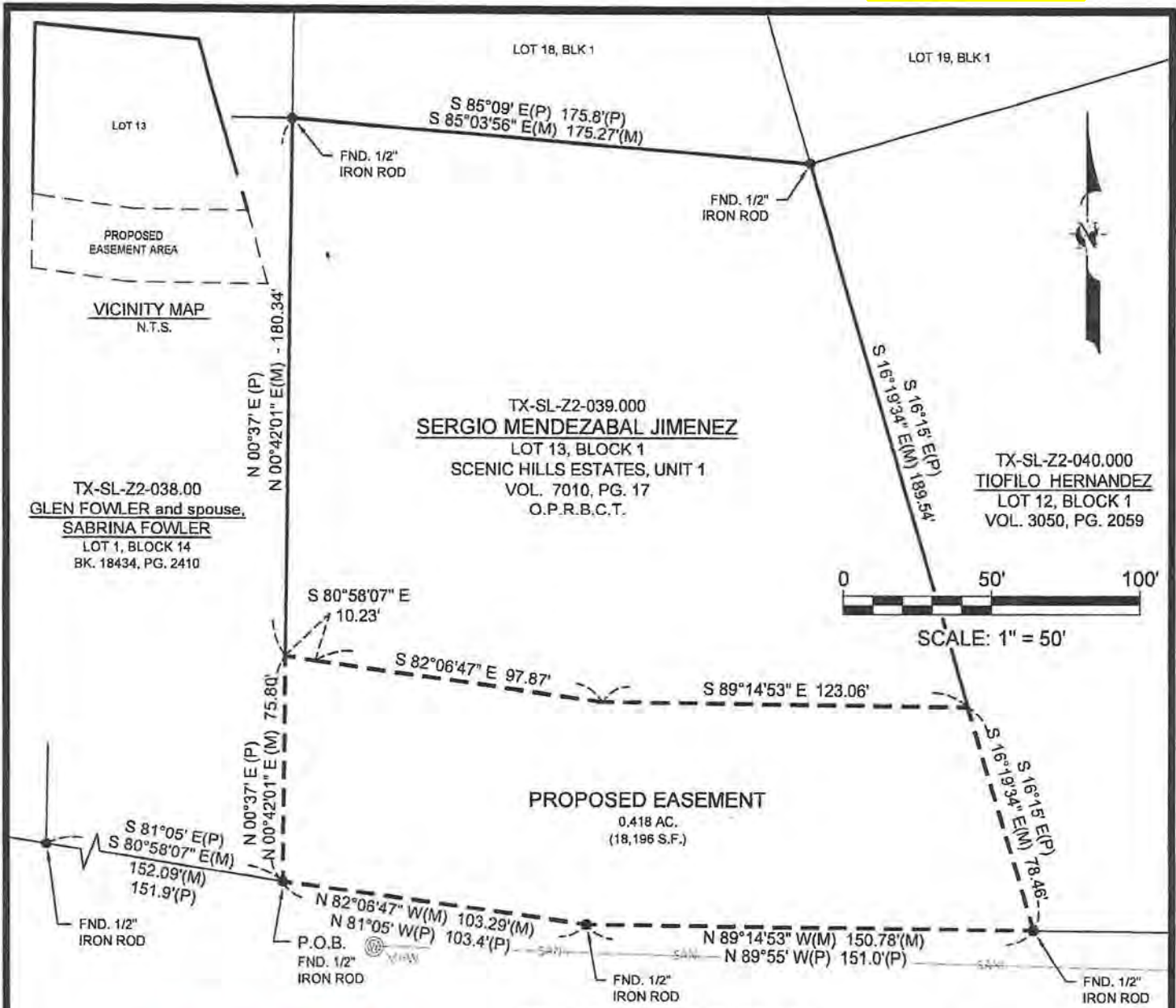
THENCE NORTH 82°06'47" WEST, A DISTANCE OF 103.29 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.418 OF AN ACRE (18,196 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 8-29-22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





Jeffrey Scott Hall 8-29-2022
JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 5. PLATTED DIMENSIONS SHOWN ARE FROM THE SCENIC HILLS ESTATES, UNIT NO. 1, VOL. 5040, PG. 21
 6. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS



TOUTANT BEAUREGARD RD.
 (VARIABLE WIDTH R.O.W.)

LEGEND

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- - - SURVEY/ABSTRACT LINE
- - - ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
LOT 13, BLK 1
SCENIC HILLS ESTATES, UNIT NO. 1
BEXAR COUNTY, TEXAS

| | | | |
|---|---------------|-------------------------------|------------------------|
| SCALE: 1" = 50' | DRAWN BY: DPS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 500 N. LOOP 1804 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-4599 Firm No. 10193795 | | DWG. NO. LOT 13.DWG | SHEET 1 of 1 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.269 OF AN ACRE (11,715 SQUARE FEET) OF LAND BEING OUT OF LOT 12, BLOCK 1, SCENIC HILLS ESTATES UNIT NO. 1, RECORDED IN PLAT BOOK 5490, PAGE 21, BEXAR COUNTY PLAT RECORDS, J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO TEOFILO HERNANDEZ, RECORDED IN VOLUME 3050, PAGE 2059, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBES AS:

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 12, SAID IRON ROD BEING THE NORTHERLY RIGHT-OF-WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTH $16^{\circ}19'34''$ WEST, A DISTANCE OF 78.46 FEET, ALONG A COMMON LINE BETWEEN LOT 12 AND LOT 13 OF THE AFOREMENTIONED SCENIC HILLS ESTATES, TO A POINT;

THENCE SOUTH $89^{\circ}14'53''$ EAST, A DISTANCE OF 156.33 FEET, OVER AND ACROSS THE AFORMENTIONED LOT 12, TO A POINT IN THE COMMON LINE BETWEEN LOT 12 AND LOT 11 OF AFOREMENTIONED SCENIC LOOP ESTATES;

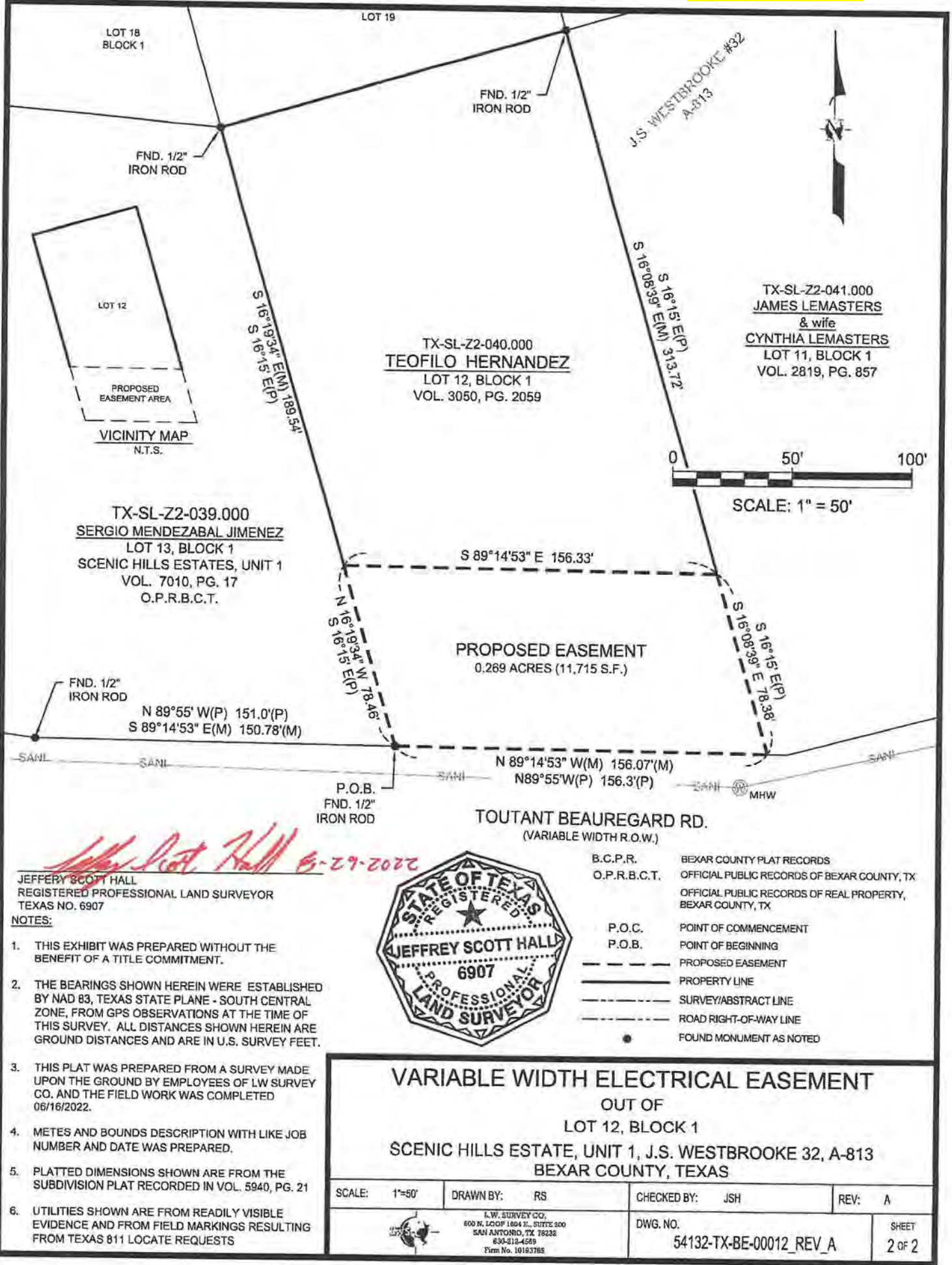
THENCE SOUTH $16^{\circ}08'39''$ EAST, A DISTANCE OF 78.38 FEET, ALONG THE AFOREMENTIONED COMMON LINE BETWEEN LOTS 11 AND 12, TO A POINT IN THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH $89^{\circ}14'53''$ WEST, A DISTANCE OF 156.07 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.269 OF AN ACRE (11,715 SQUARE FEET) OF LAND, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.


Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907
8-29-2022

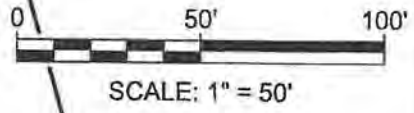




TX-SL-ZZ-040.000
TEOFILO HERNANDEZ
 LOT 12, BLOCK 1
 VOL. 3050, PG. 2059

TX-SL-ZZ-041.000
JAMES LEMASTERS & wife
CYNTHIA LEMASTERS
 LOT 11, BLOCK 1
 VOL. 2819, PG. 857

TX-SL-ZZ-039.000
SERGIO MENDEZABAL JIMENEZ
 LOT 13, BLOCK 1
 SCENIC HILLS ESTATES, UNIT 1
 VOL. 7010, PG. 17
 O.P.R.B.C.T.



Jeffrey Scott Hall 6-29-2022
JEFFERY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907

- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 5. PLATTED DIMENSIONS SHOWN ARE FROM THE SUBDIVISION PLAT RECORDED IN VOL. 5940, PG. 21
 6. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

- B.C.P.R. BEXAR COUNTY PLAT RECORDS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- - - SURVEY/ABSTRACT LINE
- - - ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
 LOT 12, BLOCK 1
 SCENIC HILLS ESTATE, UNIT 1, J.S. WESTBROOKE 32, A-813
 BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|-------------------------------------|-----------------|
| SCALE: 1"=50' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 600 X. LOOP 1804 E., SUITE 200 SAN ANTONIO, TX 78232 830-212-4569 Firm No. 10183785 | | DWG. NO. 54132-TX-BE-00012_REV_A | SHEET 2 OF 2 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.257 OF AN ACRE (11,196 SQUARE FEET) OF LAND BEING OUT OF LOT 11, BLOCK 1, SCENIC HILLS ESTATES UNIT NO. 1, RECORDED IN PLAT BOOK 5490, PAGE 21, BEXAR COUNTY PLAT RECORDS, J. S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO JAMES LEMASTERS AND WIFE, CYNTHIA LEMASTERS, RECORDED IN VOLUME 2819, PAGE 857, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 11, SAID IRON ROD BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE SOUTH $43^{\circ}56'36''$ WEST, A DISTANCE OF 23.11 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT;

THENCE SOUTH $75^{\circ}21'44''$ WEST, A DISTANCE OF 122.21 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT;

THENCE NORTH $89^{\circ}14'53''$ WEST, A DISTANCE OF 8.04 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT, SAID POINT BEING AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 11;

THENCE NORTH $16^{\circ}08'39''$ WEST, A DISTANCE OF 78.38 FEET, ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 11;

THENCE OVER AND ACROSS THE AFOREMENTIONED LOT 11, THE FOLLOWING COURSES:

NORTH $89^{\circ}14'53''$ EAST, A DISTANCE OF 21.05 FEET;

NORTH $75^{\circ}21'44''$ EAST, A DISTANCE OF 130.08 FEET, TO A POINT ON THE EAST LINE OF AFOREMENTIONED LOT 11;

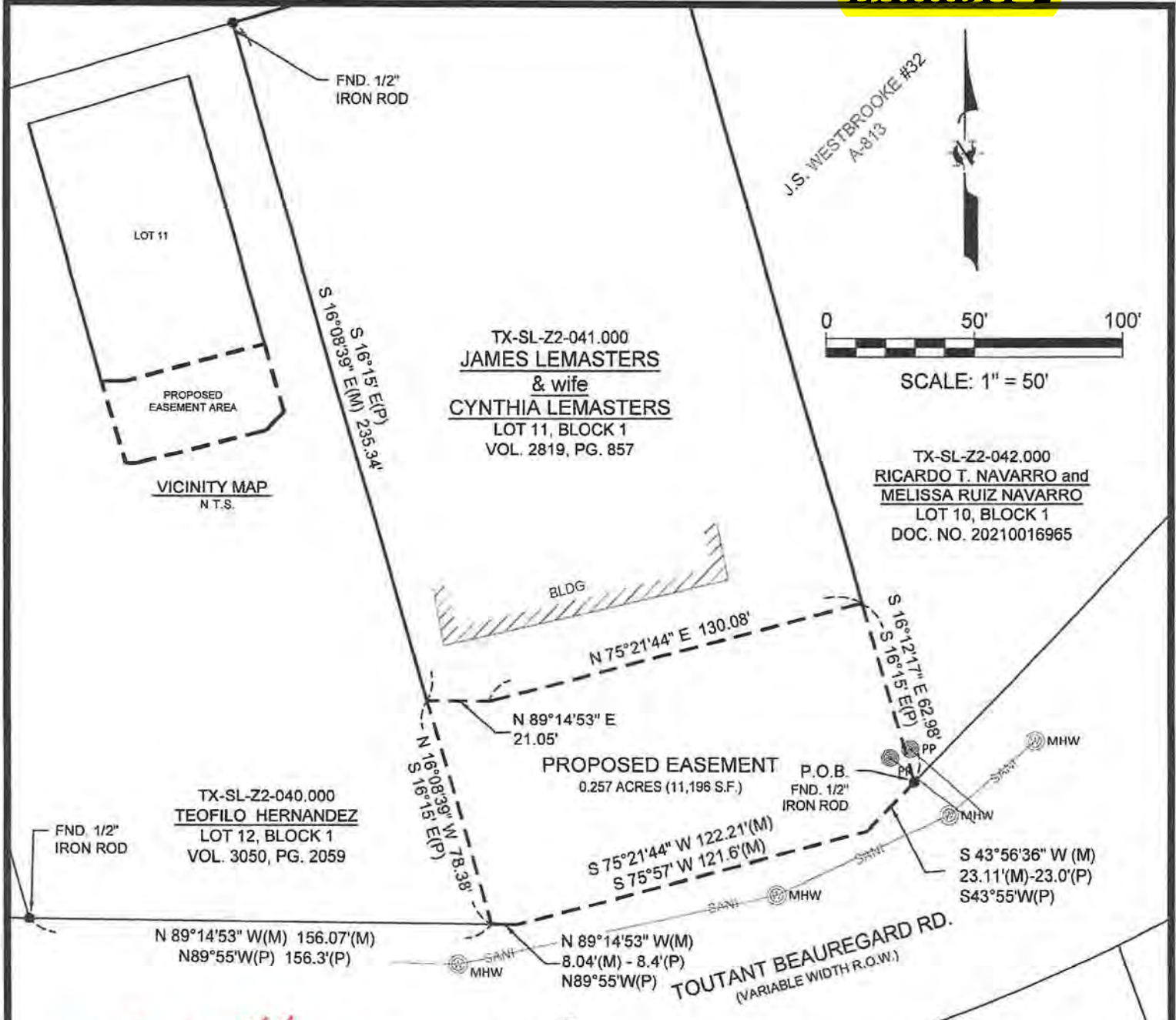
THENCE SOUTH $16^{\circ}12'17''$ EAST, A DISTANCE OF 62.98 FEET, ALONG THE AFOREMENTIONED EAST LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.257 OF AN ACRE (11,196 SQUARE FEET) OF LAND, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 9-15-2022

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





Jeffrey Scott Hall 9-15-2022
 JEFFREY SCOTT HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6907



- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
 4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 5. PLATTED DIMENSIONS SHOWN ARE FROM THE SUBDIVISION PLAT RECORDED IN VOL. 5940, PG. 21
 6. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

LEGEND

| | |
|--------------|--|
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX |
| R.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| --- | PROPOSED EASEMENT |
| --- | PROPERTY LINE |
| --- | SURVEY/ABSTRACT LINE |
| --- | ROAD RIGHT-OF-WAY LINE |
| ● | FOUND MONUMENT AS NOTED |

VARIABLE WIDTH ELECTRICAL EASEMENT
 OUT OF
LOT 11, BLK 1
 SCENIC HILLS ESTATES, UNIT NO. 1
 BEXAR COUNTY, TEXAS

| | | | |
|---|--------------|-------------------------------------|-----------------|
| SCALE: 1" = 50' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| L.W. SURVEY CO. 500 N. LOOP 1804 E., SUITE 300 SAN ANTONIO, TX 78232 830-312-4609 Firm No. 10193785 | | DWG. NO. 54132-TX-BE-00011_REV_A | SHEET 2 of 2 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING 0.076 OF AN ACRE (3,298 SQUARE FEET) OUT OF LOT 10, BLOCK 1, SCENIC HILLS ESTATES UNIT NO. 1, RECORDED IN PLAT BOOK 5490, PAGE 21 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.S. WESTBROOKE, SURVEY NO. 32, ABSTRACT NO. 813, BEXAR COUNTY, TEXAS, CONVEYED BY DEED TO RICARDO T. NAVARRO AND MELISSA RUIZ NAVARRO, RECORDED IN DOCUMENT NUMBER 20210016965, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND ½" IRON ROD AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 10, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTH 16°12'17" WEST, A DISTANCE OF 62.98 FEET, ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 10, TO A POINT;

THENCE NORTH 75°21'44" EAST, A DISTANCE OF 104.78 FEET, OVER AND ACROSS AFOREMENTIONED LOT 10, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE;

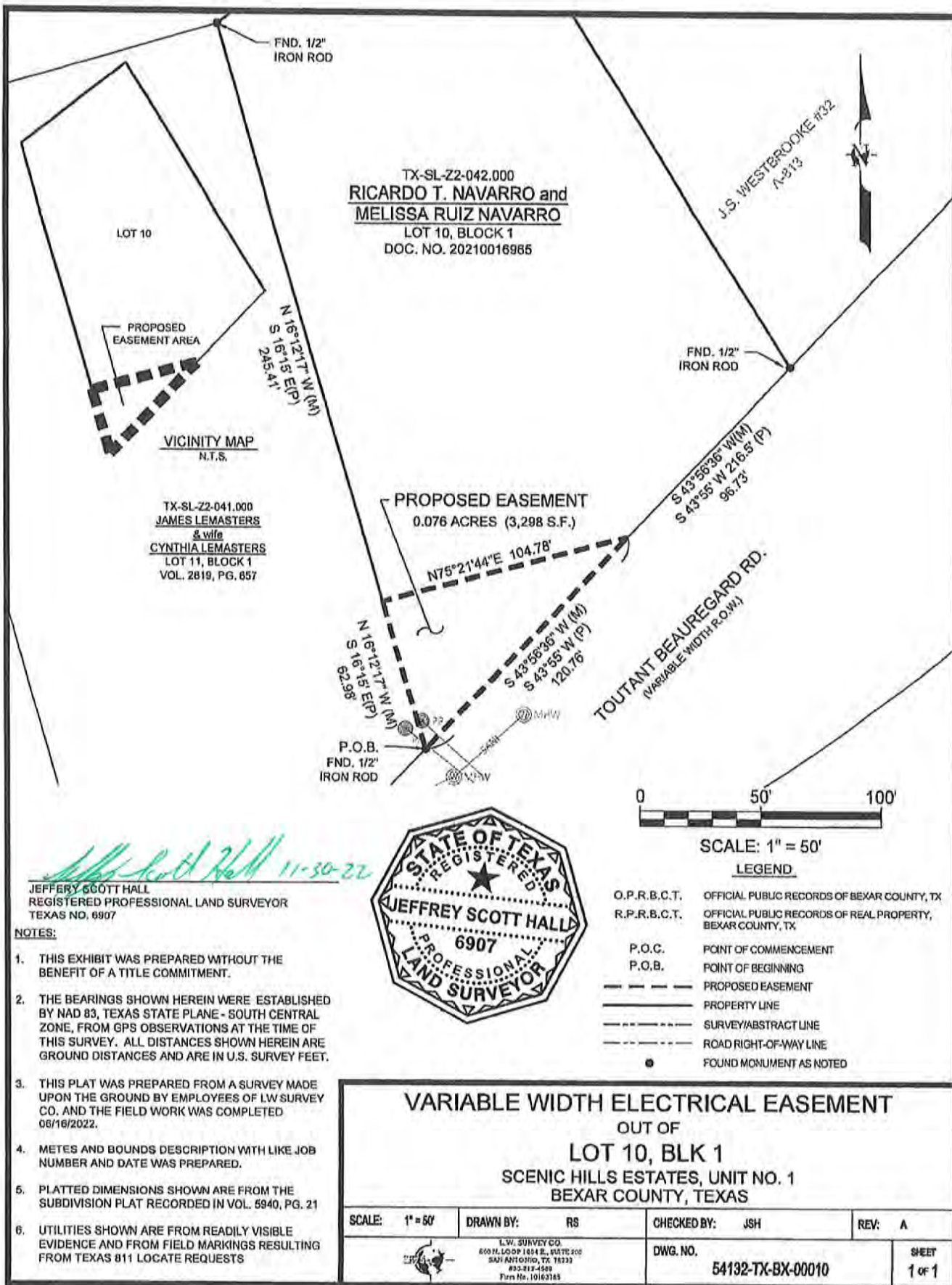
THENCE SOUTH 43°56'36" WEST A DISTANCE OF 120.76 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.076 OF AN ACRE (3,298 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

Jeffrey Scott Hall 11-30-22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907

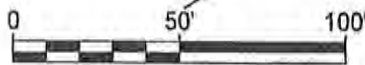




VICINITY MAP
N.T.S.

TX-SL-Z2-041.000
JAMES LEMASTERS
& wife
CYNTHIA LEMASTERS
LOT 11, BLOCK 1
VOL. 2819, PG. 857

TX-SL-Z2-042.000
RICARDO T. NAVARRO and
MELISSA RUIZ NAVARRO
LOT 10, BLOCK 1
DOC. NO. 20210016965



SCALE: 1" = 50'

LEGEND

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- SURVEY/ABSTRACT LINE
- ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

Jeffrey Scott Hall 11-30-22
JEFFERY SCOTT HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6907

NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
3. THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED 06/16/2022.
4. METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
5. PLATTED DIMENSIONS SHOWN ARE FROM THE SUBDIVISION PLAT RECORDED IN VOL. 5940, PG. 21
6. UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

| | | | |
|---|--------------|--------------------------------------|------------------------|
| VARIABLE WIDTH ELECTRICAL EASEMENT | | | |
| OUT OF | | | |
| LOT 10, BLK 1 | | | |
| SCENIC HILLS ESTATES, UNIT NO. 1 | | | |
| BEXAR COUNTY, TEXAS | | | |
| SCALE: 1" = 50' | DRAWN BY: RS | CHECKED BY: JSH | REV: A |
| LW SURVEY CO. 6001 LOOP 1824 E., SUITE 200 SAN ANTONIO, TX 78232 832-813-4589 Firm No. 10163185 | | DWG. NO. 54132-TX-BX-00010 | SHEET 1 of 1 |

A VARIABLE WIDTH ELECTRIC EASEMENT, BEING A 0.097 OF AN ACRE (4,234 SQUARE FEET) OF LAND OUT OF LOT 20, WEST BROOK TWO SUBDIVISION, J.S WESTBROOK SURVEY, ABSTRACT 813, BEXAR COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LEIN TO PEDRO ORBEZO & MICHELLE BORTONI RECORDED AS DOCUMENT NO. 20190176345, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A FOUND ½" REBAR AT THE NORTHWEST CORNER OF AFOREMENTIONED LOT 20, SAID REBAR BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF TOUTANT BEAUREGARD ROAD;

THENCE NORTHEASTERLY 177.27 FEET ALONG A 754.78 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, WITH A LONG CHORD BEARING OF NORTH 57°25'21" EAST AND CHORD DISTANCE OF 176.87 FEET, ALONG A COMMON LINE OF THE NORTHWESTERLY LINE OF AFOREMENTIONED LOT 20 AND THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE AFOREMENTIONED COMMON LINE, NORTHEASTERLY 136.86 FEET ALONG A 754.78 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, WITH A LONG CHORD BEARING OF NORTH 45°29'57" EAST AND CHORD DISTANCE OF 136.68 FEET, TO A POINT AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 20, FROM WHICH A FOUND ½" REBAR BEARS NORTH 09°42'42" WEST A DISTANCE OF 1.81 FEET;

THENCE SOUTH 41°27'21" EAST A DISTANCE OF 66.19 FEET, ALONG THE NORTHEASTERLY LINE OF AFOREMENTIONED LOT 20, TO A POINT;

THENCE SOUTH 71°53'48" WEST A DISTANCE OF 148.66 FEET, OVER AND ACROSS THE AFOREMENTIONED LOT 20, TO THE **POINT OF BEGINNING**. CONTAINING 0.097 OF AN ACRE (4,234 SQUARE FEET) OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW SURVEY.

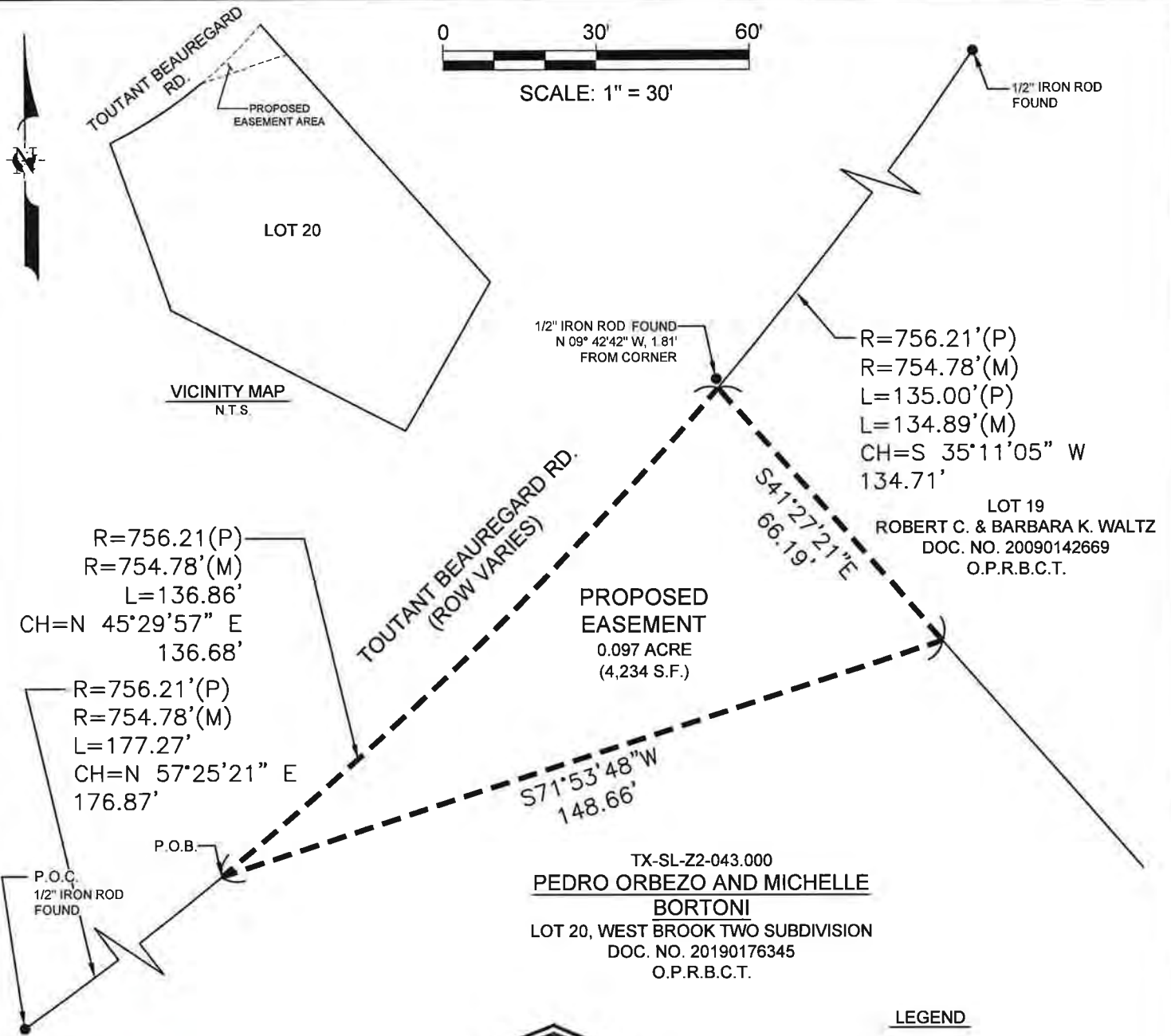
Jeffrey Scott Hall 10-14-22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





SCALE: 1" = 30'



VICINITY MAP
N.T.S.

LEGEND

- (M) MEASURED
- (P) PLOTTED
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- R.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT
- PROPERTY LINE
- SURVEY/ABSTRACT LINE
- ROAD RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED

Jeffery Scott Hall 10-14-22

JEFFERY SCOTT HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6907



- NOTES:**
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
 - THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE - SOUTH CENTRAL ZONE, FROM GPS OBSERVATIONS AT THE TIME OF THIS SURVEY. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
 - THIS PLAT WAS PREPARED FROM A SURVEY MADE UPON THE GROUND BY EMPLOYEES OF LW SURVEY CO. AND THE FIELD WORK WAS COMPLETED OCTOBER 2022.
 - METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE WAS PREPARED.
 - UTILITIES SHOWN ARE FROM READILY VISIBLE EVIDENCE AND FROM FIELD MARKINGS RESULTING FROM TEXAS 811 LOCATE REQUESTS

VARIABLE WIDTH ELECTRICAL EASEMENT
OUT OF
LOT 20, WEST BROOK TWO SUBDIVISION
J.S. WESTBROOK SURVEY, A-813
BEXAR COUNTY, TEXAS

| | | | |
|---|-------------------------|---------------------------|--------------|
| SCALE: 1" = 30' | DRAWN BY: JHJ 10/6/2022 | CHECKED BY: JSH 10/6/2022 | REV: . . |
| L.W. SURVEY CO. 500 N LOOP 1604 E, SUITE 200 SAN ANTONIO, TX 78232 830-212-4589 Firm No. 10193765 | | DWG. NO. 54132-TX-BE-0043 | SHEET 2 OF 2 |