

ORDINANCE

2023-01-26-0026

AUTHORIZING THE ACQUISITION OF FEE SIMPLE TITLE, PERMANENT AND TEMPORARY EASEMENTS, ACCESS EASEMENTS, AND PROPERTY EXCHANGES THROUGH NEGOTIATIONS AND/OR CONDEMNATION BY THE CITY PUBLIC SERVICE (“CPS Energy”) OF PRIVATELY OWNED REAL PROPERTY IN NORTHWEST BEXAR COUNTY, TEXAS FOR EXPANSION AND OPERATION OF CPS ENERGY, INCLUDING THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SUBSTATION, ELECTRIC TRANSMISSION LINES, DISTRIBUTION LINES, COMMUNICATION SYSTEMS, AND RELATED APPURTENANCES.

* * * * *

WHEREAS, the City Public Service (“CPS Energy”) has determined that the acquisition of permanent and temporary easement rights, fee simple title, and access easement rights, (the “Property Rights”) over, across, upon, and under certain real properties located in Bexar County, Texas are necessary and desirable to satisfy the power needs and to enhance reliability of CPS Energy’s electric system (the “System”), including within northwest Bexar County, Texas, which includes the construction, operation and maintenance of a substation, electric transmission lines, distribution lines, and related appurtenances, along the route shown by the Overall Project Drawing marked “**Exhibit 1**” attached hereto and made a part of this Ordinance for all purposes (the “Scenic Loop Project”). CPS Energy has previously budgeted funds to be expended for these purposes, an adequate part of which remains on hand for such purposes; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through CPS Energy are in the process of investigating, surveying, defining, appraising, and negotiating for the acquisition of the Property Rights as may be needed on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of the Property Rights, it may be necessary for CPS Energy to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement agreement, deed, other legal instrument, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary Property Rights; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public use and necessity requires that CPS Energy construct, operate, and maintain the Scenic Loop Project for the public purpose of the expansion and operation of the System.

SECTION 3. Public use and necessity requires that CPS Energy acquire Property Rights over, across, upon, and under certain real properties (the “Easement Properties”) either through purchase or by the process of eminent domain for the public purpose of the expansion and operation of the System, including the construction, operation, and maintenance of the Scenic Loop Project, along the route shown by Overall Project Drawing marked “**Exhibit 1**” attached hereto and made a part of this Ordinance for all purposes.

SECTION 4. The Easement Properties which are the subject of Section 2 for which the Property Rights are required for the Project are described in **"Exhibit 2"** inclusive, which Exhibits are attached hereto and are made a part of this Ordinance for all purposes.

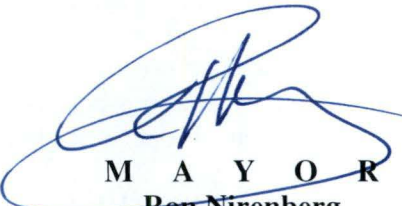
SECTION 5. CPS Energy, acting by and through its attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Section 3 of this Ordinance to acquire such interests in land as CPS Energy is unable to acquire through negotiated purchases by reason of its inability to agree with the owners of the land as to the value of such interest in land, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define, and secure the necessary Property Rights.

SECTION 6. All acts and proceedings done or initiated by the employees, agents and attorneys of CPS Energy for the acquisition of the Property Rights, including any potential route adjustments, are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights have been or are being acquired.

SECTION 7. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 8. This ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.


PASSED AND APPROVED this 26th day of January, 2023


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 26, 2023

16.

2023-01-26-0026

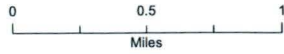
Ordinance approving the acquisition through negotiation or condemnation on behalf of CPS Energy of one 7.249 acre parcel and 48 permanent easements of fee simple interests in privately- owned real property in northern Bexar County sufficient for project purposes of constructing a substation and transmission line starting at the existing Ranchtown to Menger Creek 138-kV transmission line and extending in an easterly direction terminating at 25047 Toutant Beauregard Road in northern Bexar County, Texas for the Scenic Loop Substation and Transmission Project; declaring it to be a public use project and a public necessity. [Roderick Sanchez; Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Pelaez moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry



Scenic Loop Project
PUC Approved Route Z2



Legend

Exhibit 1

- Segment Node
- Approved Route, Segment, and Label
- Proposed Substation Site
- Parcel
- 138 kV Transmission Line
- 345 kV Transmission Line

Kendall-Caynon Road
Ranchtown - Menger Creek



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.



EXHIBIT 2

Page 3 of 5

Owner: HCR I, LLC

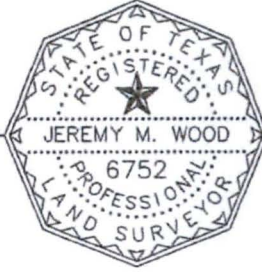
Tract: TX-SL-Z2-001.000

A survey plat of even date accompanies this property description.

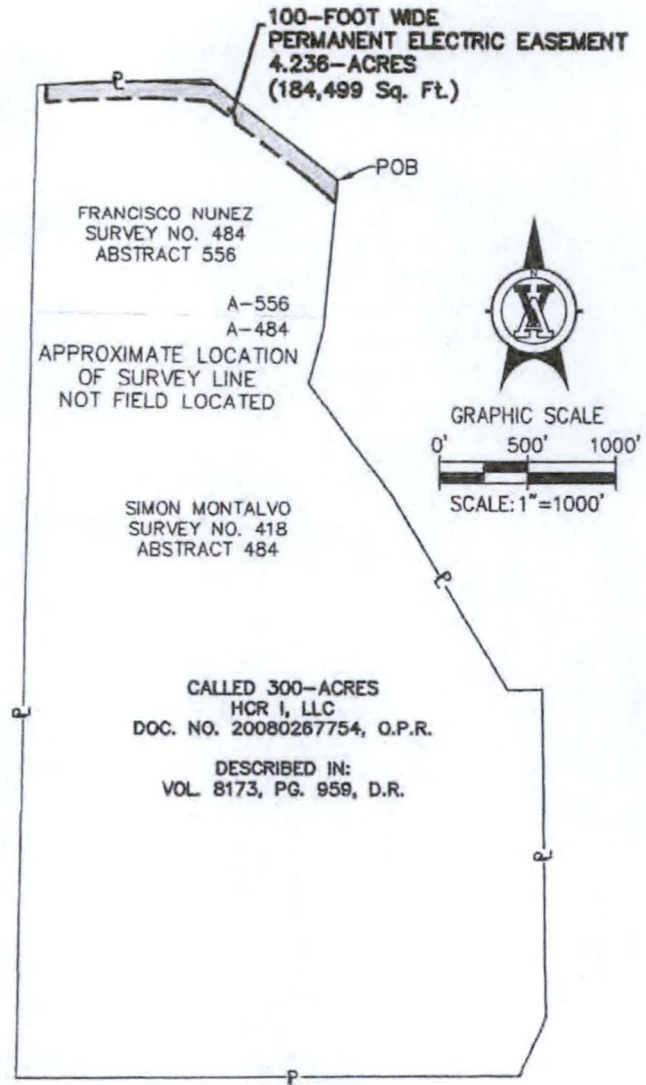
Certified on this 9th day of August, 2022



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
D.R.	STAMPED "PFEIFFER SURVEY" (UNLESS OTHERWISE NOTED)
O.P.R.	POINT
	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	OFFICIAL PUBLIC RECORDS OF REAL
I.R.F.	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	
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.

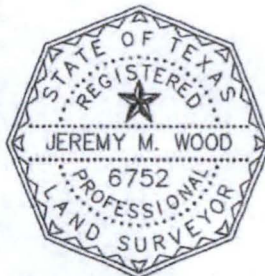
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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

4.236-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

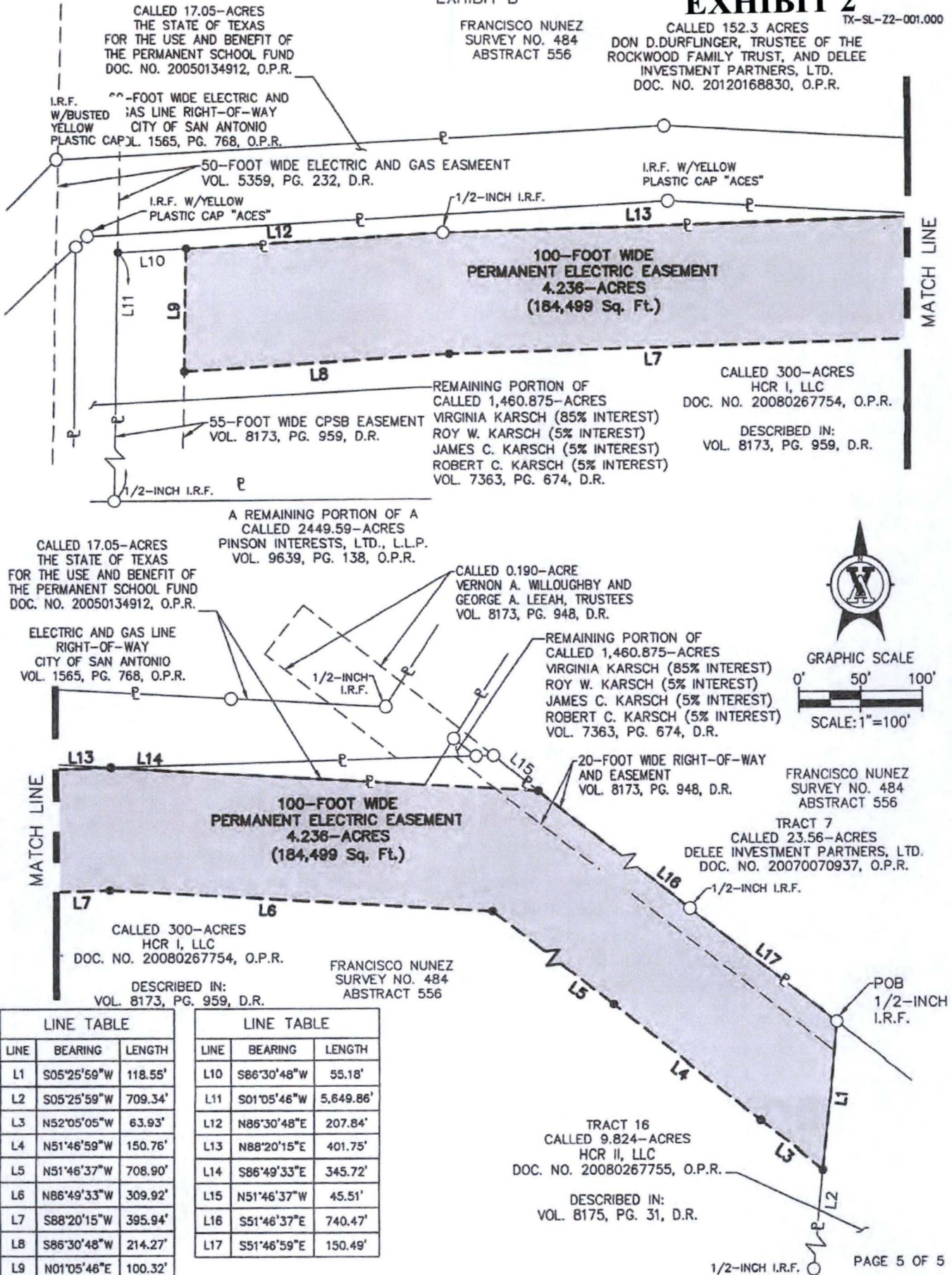
PAGE 4 OF 5



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

TX-SL-Z2-001.000

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



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'

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.,



EXHIBIT 2

Page 2 of 6

Owner: HCR II, LLC

Tract: TX-SL-Z2-002.000

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;



EXHIBIT 2

Page 3 of 6

Owner: HCR II, LLC

Tract: TX-SL-Z2-002.000

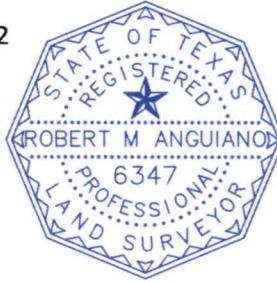
THENCE, North 05°25'59" East, along the common line of said Tract 16 and said 300-acre tract, a distance of 118.55 feet to the **POINT OF BEGINNING** and containing **2.645**-acre (**115,232** square feet) of easement.

A survey plat of even date accompanies this property description.

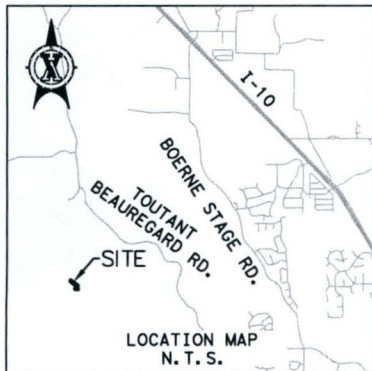
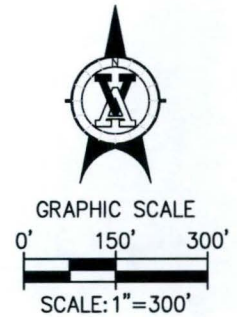
Certified on this 15th day of November, 2022



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



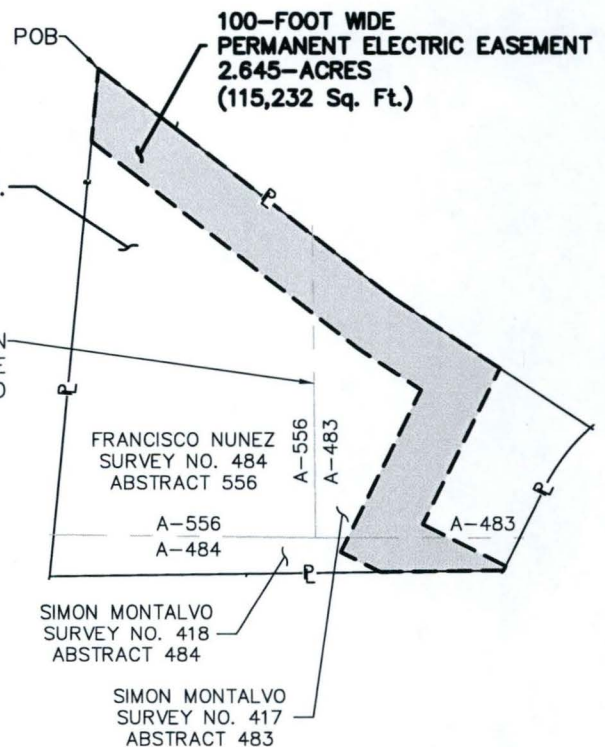
○	LEGEND:
●	FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
D.R.	POINT
O.P.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
I.R.F.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL.	IRON ROD FOUND
PG.	VOLUME
DOC. NO.	PAGE
N.C.B.	DOCUMENT NUMBER
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	---
EXISTING EASEMENT LINE	---
SCALE BREAK	---
ORIGINAL TEXAS LAND GRANT LINE	---



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

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

APPROXIMATE LOCATION
OF SURVEY LINE
NOT FIELD LOCATED



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.



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

11/15/2022
DATE

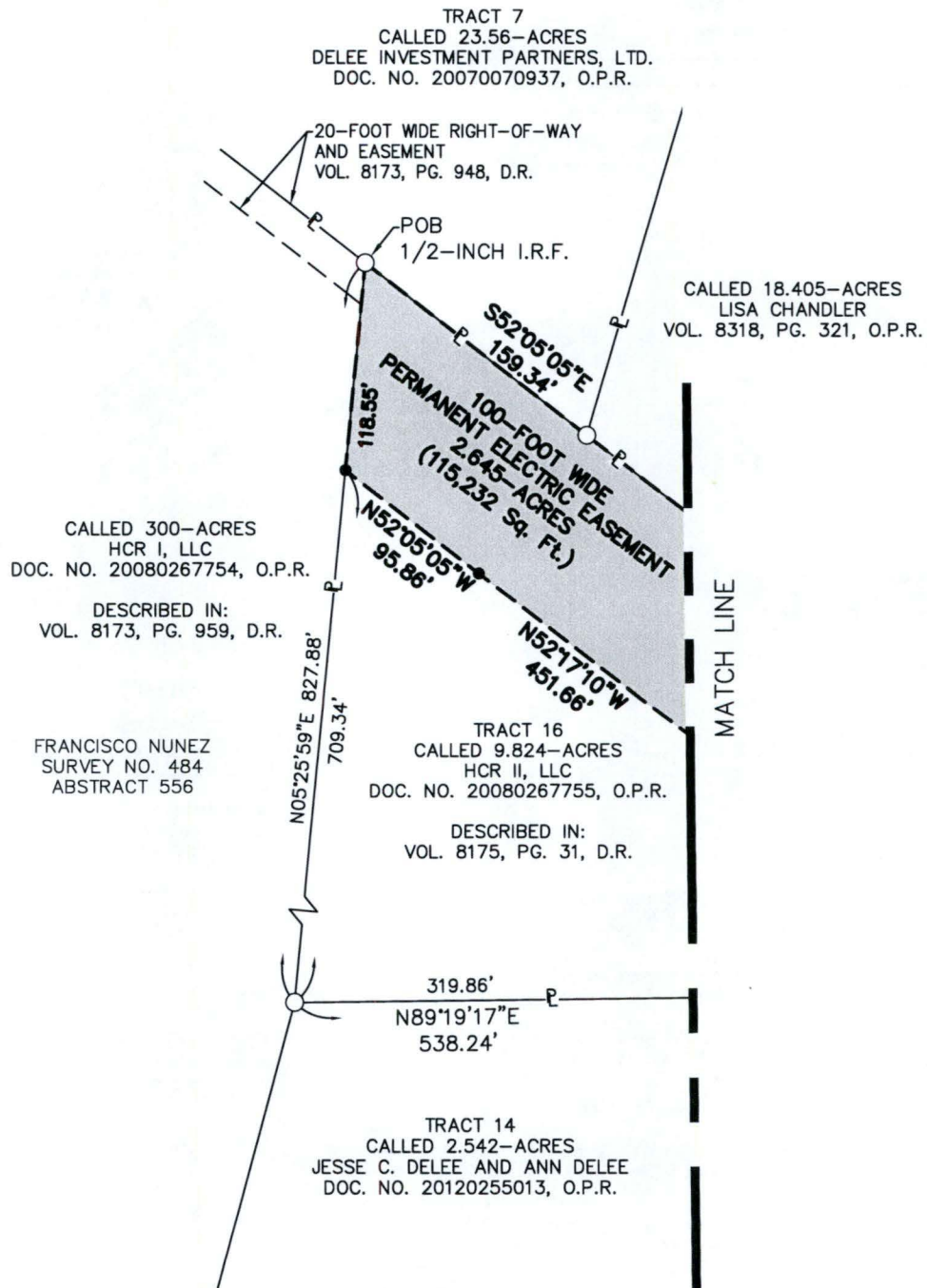
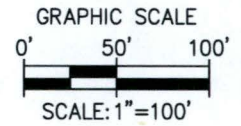
DRAWN BY: TS, APPROVED BY: RMA

2.645-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

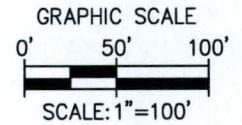
PAGE 4 OF 6



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



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



MATCH LINE

FRANCISCO NUNEZ
SURVEY NO. 484
ABSTRACT 556

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

SIMON MONTALVO
SURVEY NO. 417
ABSTRACT 483

REMAINING PORTION OF
CALLER 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.

CALLER 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
CALLER 9.824-ACRES
HCR II, LLC
DOC. NO. 20080267755,
O.P.R.

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

APPROXIMATE LOCATION
OF SURVEY LINE
NOT FIELD LOCATED

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

APPROXIMATE LOCATION OF SURVEY LINE
NOT FIELD LOCATED

SIMON MONTALVO
SURVEY NO. 418
ABSTRACT 484

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

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

SIMON MONTALVO
SURVEY NO. 417
ABSTRACT 483

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

I.R.F. BEARS
S56°45'15"E
0.47'

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;



EXHIBIT 2

Page 2 of 4

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

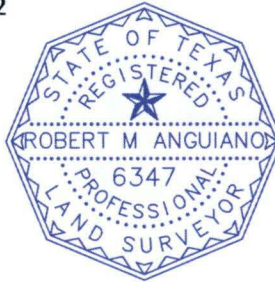
THENCE, South 26°24'50" West, along the common line of said Tract 15 and said 3.122-acre tract, a distance of 92.33 feet to the **POINT OF BEGINNING** and containing **0.1899**-acre (**8,271** square feet) of easement.

A survey plat of even date accompanies this property description.

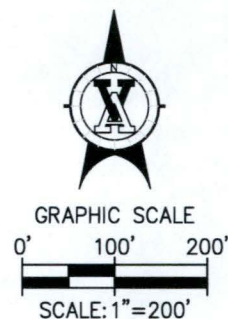
Certified on this 15th day of November, 2022



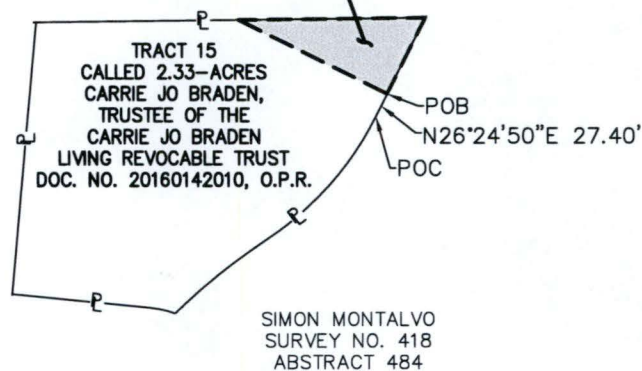
Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6347
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



○	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	---
EXISTING EASEMENT LINE	---
SCALE BREAK	---
ORIGINAL TEXAS LAND GRANT LINE	---



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

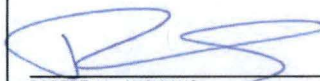
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

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.



0.1899-ACRE
VARIABLE WIDTH PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4


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

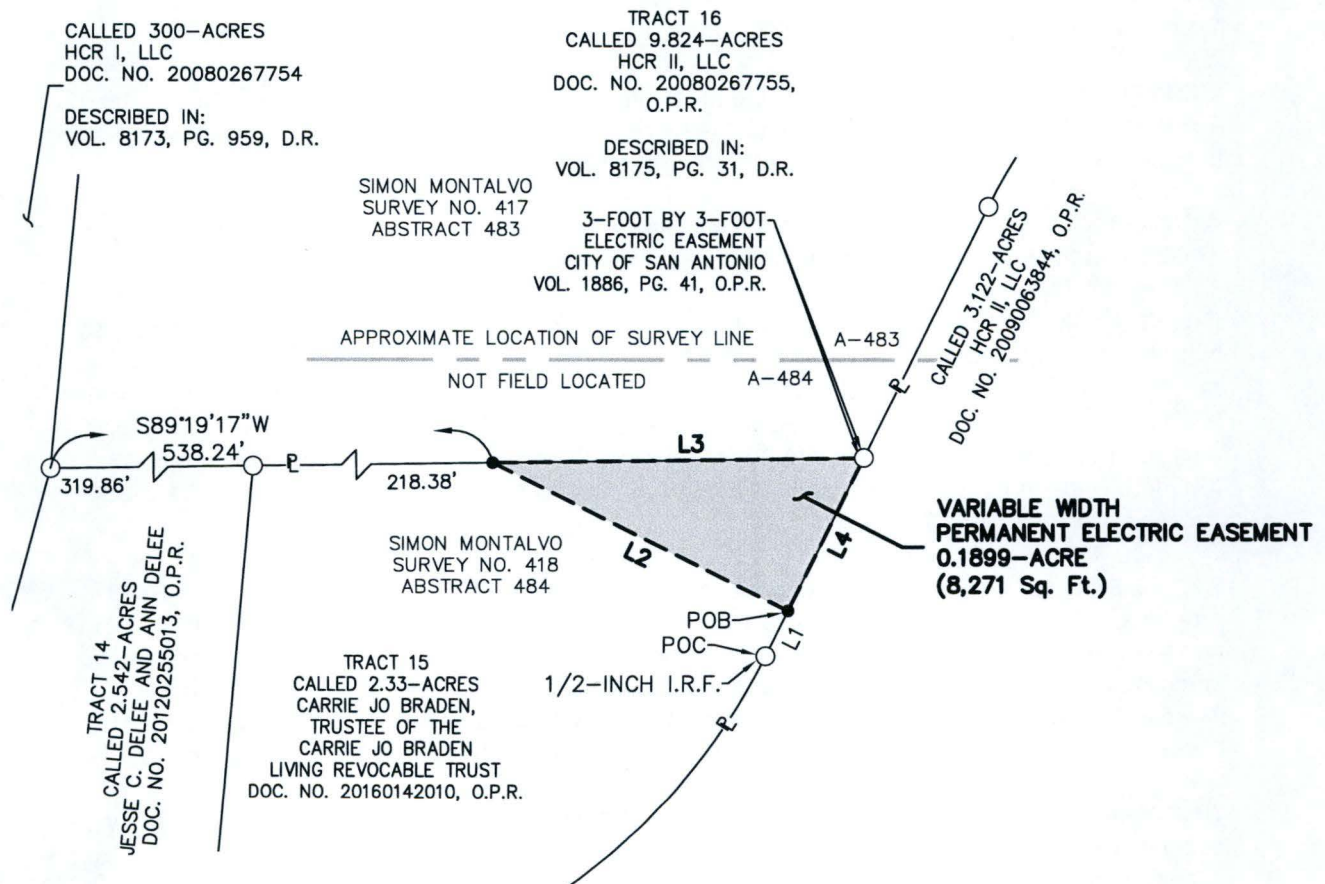
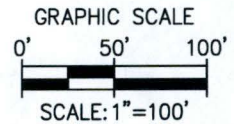
11/15/2022
DATE

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



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'

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.

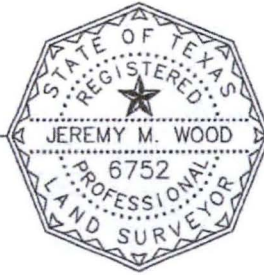


A survey plat of even date accompanies this property description.

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





D.R.

O.P.R.

D.P.R.

I.R.F.

VOL.

PG.

DOC. NO.

N.C.B.

C.B.

P.O.C.

P.O.B.

R.O.W.

N.T.S.

EXISTING R.O.W. LINE

PROPOSED EASEMENT LINE

PROPERTY LINE

EXISTING EASEMENT LINE

SCALE BREAK

ORIGINAL TEXAS LAND GRANT LINE

LEGEND:

FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)

POINT

DEED RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

IRON ROD FOUND

VOLUME

PAGE

DOCUMENT NUMBER

NEW CITY BLOCK

COUNTY BLOCK

POINT OF COMMENCING

POINT OF BEGINNING

RIGHT-OF-WAY

NOT TO SCALE

SIMON MONTALVO
SURVEY NO. 417
ABSTRACT 483

GRAPHIC SCALE

0' 150' 300'
SCALE: 1"=300'

APPROXIMATE LOCATION OF SURVEY LINE

A-483

A-484

NOT FIELD LOCATED

POB

N26°24'50"E 27.40'

POC

SIMON MONTALVO
SURVEY NO. 418
ABSTRACT 484100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT
0.1369-ACRES
(5,964 Sq. Ft.)CALLED 3.122-ACRES
HCR II, LLC
DOC. NO. 20090063844, 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.

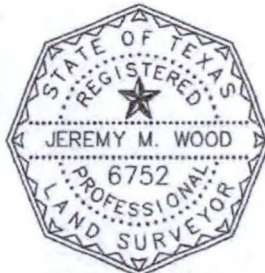
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED MAY 2022. FIELD SURVEYS COMPLETED JUNE 2022.

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

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

0.1369-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

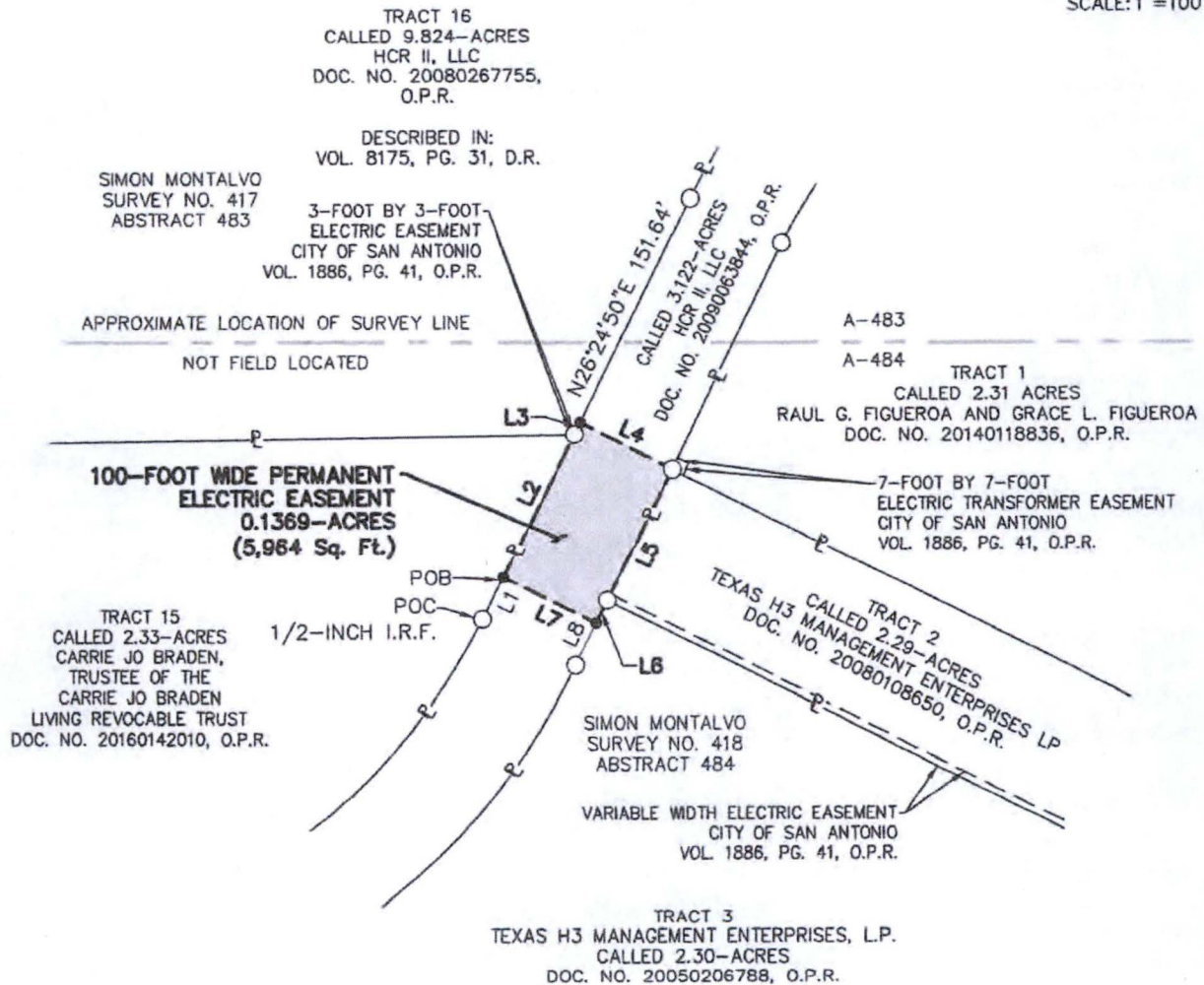
PAGE 3 OF 4



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



GRAPHIC SCALE
0' 50' 100'
SCALE: 1"=100'



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	14.87'
L7	N63°22'11"W	59.84'
L8	S26°11'16"W	27.33'

DRAWN BY: TS, APPROVED BY: JMW

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.



EXHIBIT 2

Page 2 of 4

Owner: Texas H3 Management Enterprises, LP

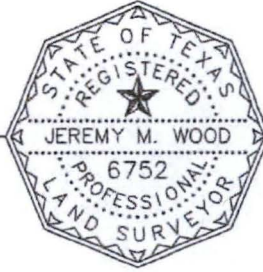
Tract: TX-SL-Z2-004.000

A survey plat of even date accompanies this property description.

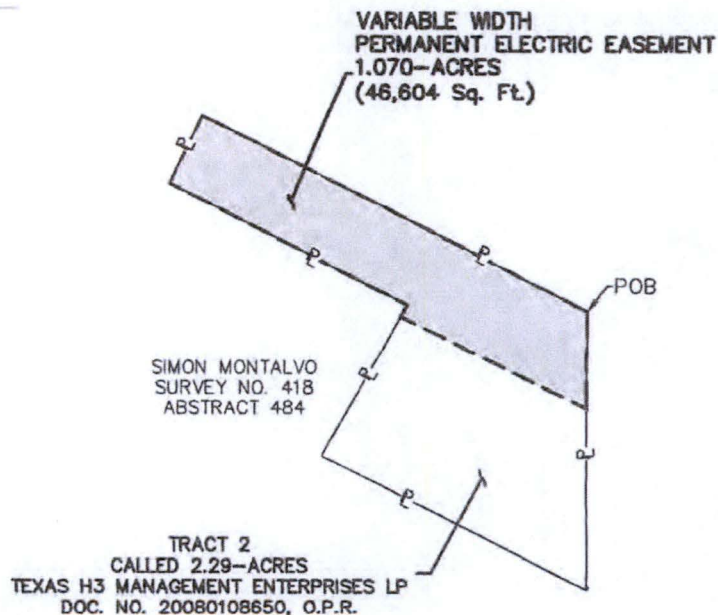
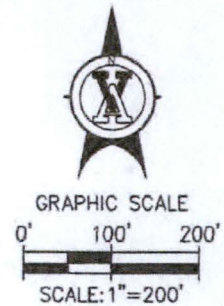
Certified on this 9th day of August, 2022



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 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	
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

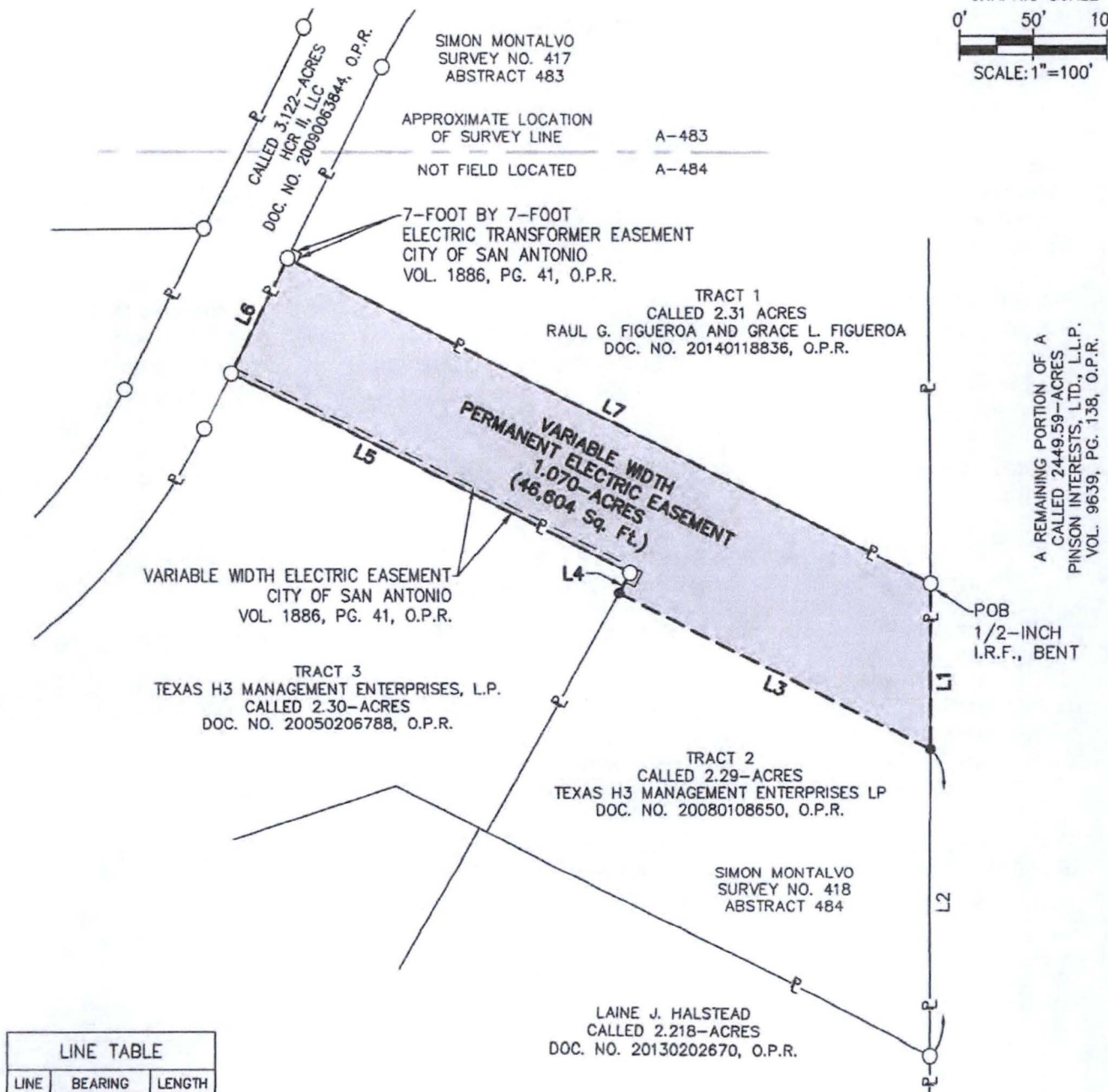
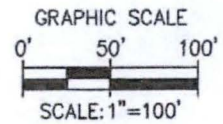
1.070-ACRE
 VARIABLE WIDTH PERMANENT
 ELECTRIC EASEMENT

PAGE 3 OF 4



VICKREY & ASSOCIATES, LLC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12946 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPESL #10004100

©2022



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'

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.



EXHIBIT 2

Page 2 of 4

Owner: Texas H3 Management Enterprises, L.P.

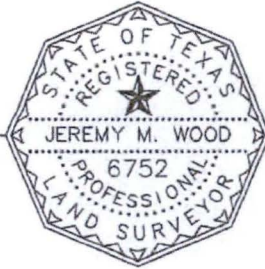
Tract: TX-SL-Z2-004.005

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

DEED RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

IRON ROD FOUND

VOLUME

PAGE

DOCUMENT NUMBER

NEW CITY BLOCK

COUNTY BLOCK

POINT OF COMMENCING

POINT OF BEGINNING

RIGHT-OF-WAY

NOT TO SCALE



D.R.

O.P.R.

D.P.R.

I.R.F.

VOL.

PG.

DOC. NO.

N.C.B.

C.B.

P.O.C.

P.O.B.

R.O.W.

N.T.S.

EXISTING R.O.W. LINE

PROPOSED EASEMENT LINE

PROPERTY LINE

EXISTING EASEMENT LINE

SCALE BREAK

ORIGINAL TEXAS LAND GRANT LINE



GRAPHIC SCALE

0' 100' 200'

SCALE: 1"=200'



**VARIABLE WIDTH
PERMANENT ELECTRIC EASEMENT
0.1033-ACRES
(4,501 Sq. Ft.)**

POB

**TRACT 3
TEXAS H3 MANAGEMENT
ENTERPRISES, L.P.
CALLED 2.30-ACRES
DOC. NO. 20050206788, O.P.R.**

**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.

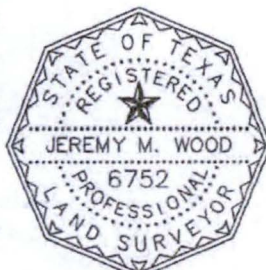
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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

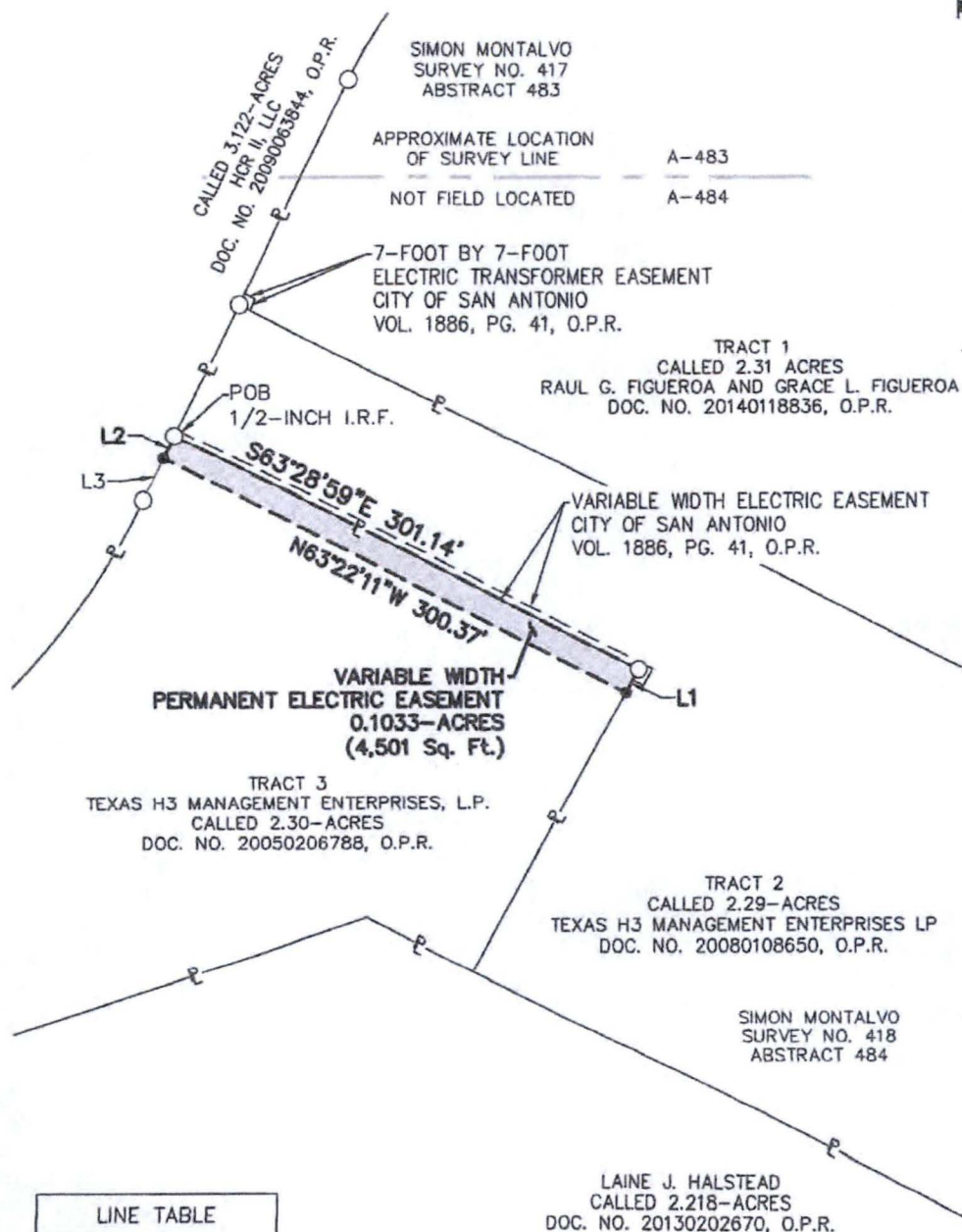
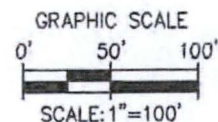
**0.1033-ACRE
VARIABLE WIDTH PERMANENT
ELECTRIC EASEMENT**

PAGE 3 OF 4



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

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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

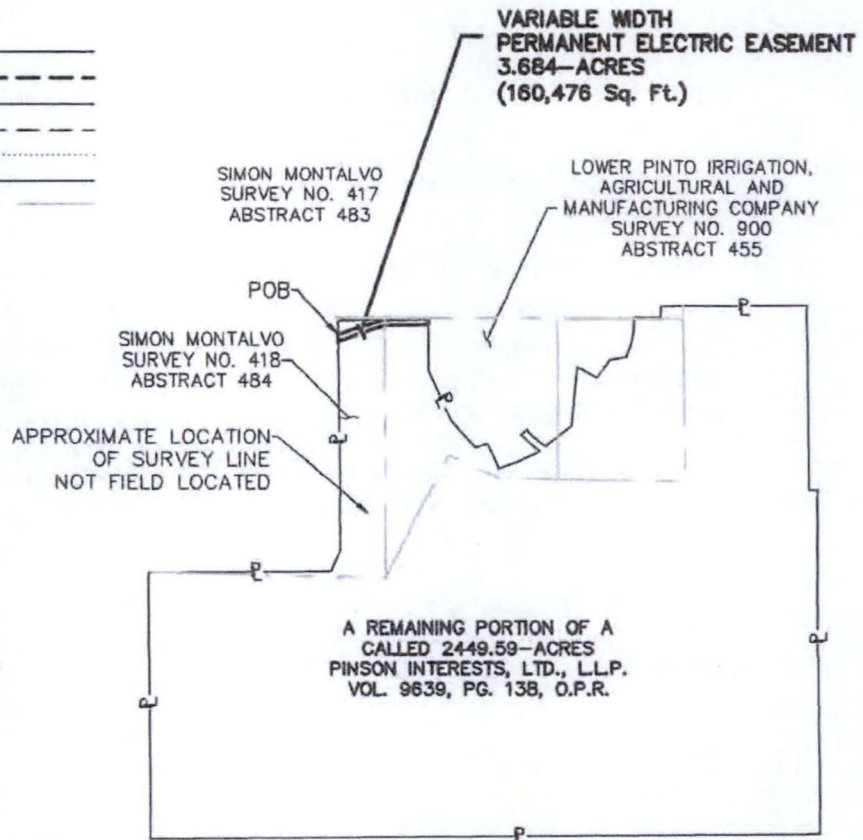


LEGEND:

○	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	_____



GRAPHIC SCALE
0' 1500' 3000'
SCALE: 1"=3000'

**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.

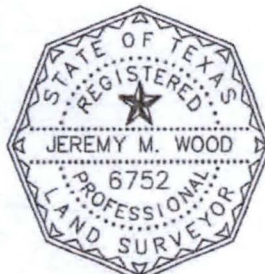
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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

3.684-ACRE
VARIABLE WIDTH PERMANENT
ELECTRIC EASEMENT

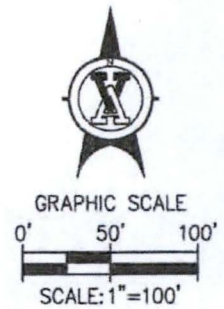
PAGE 3 OF 5



VICKREY & ASSOCIATES, LLC.
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Telephone: (210) 349-3271
TBPELS #10004100

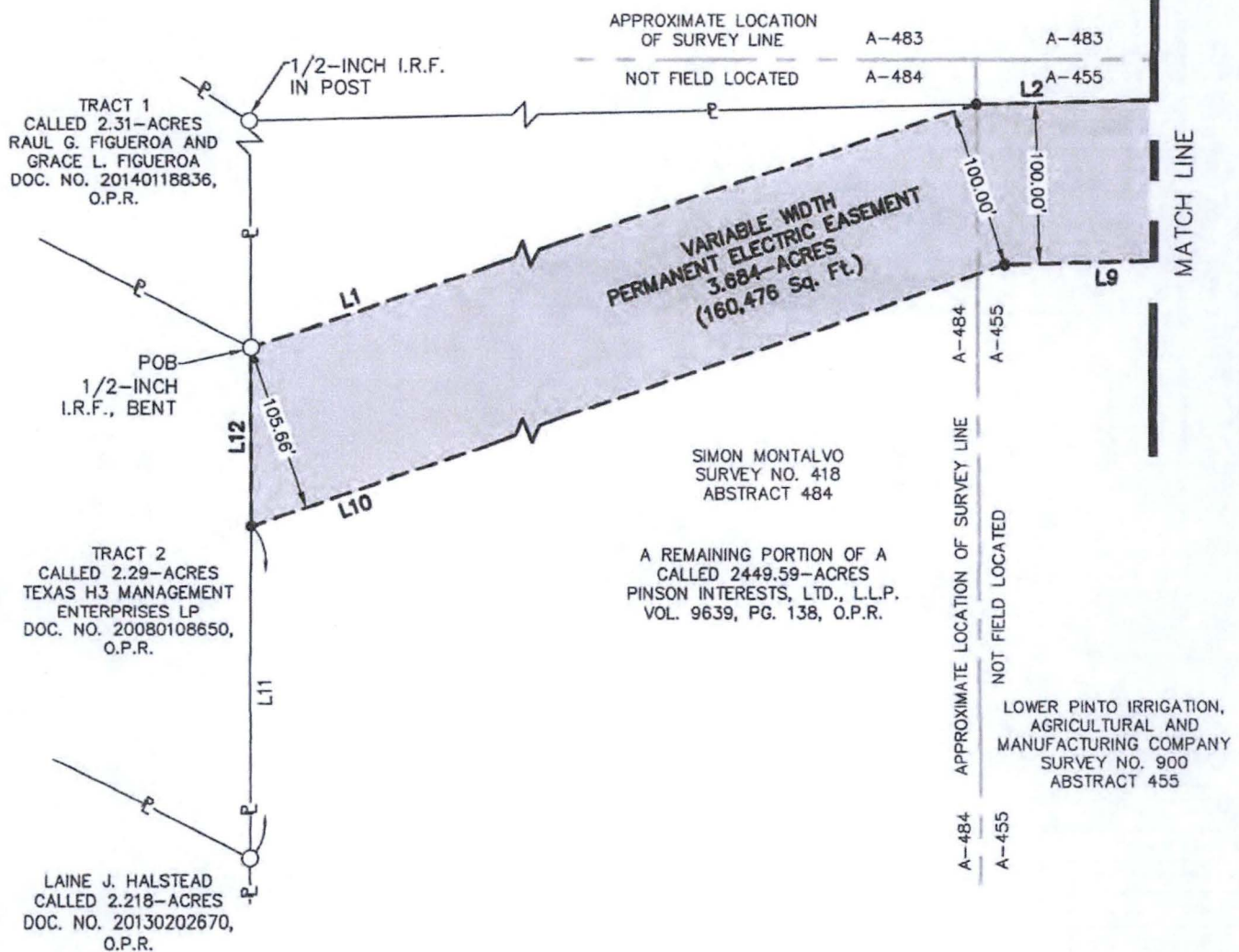
©2022

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'

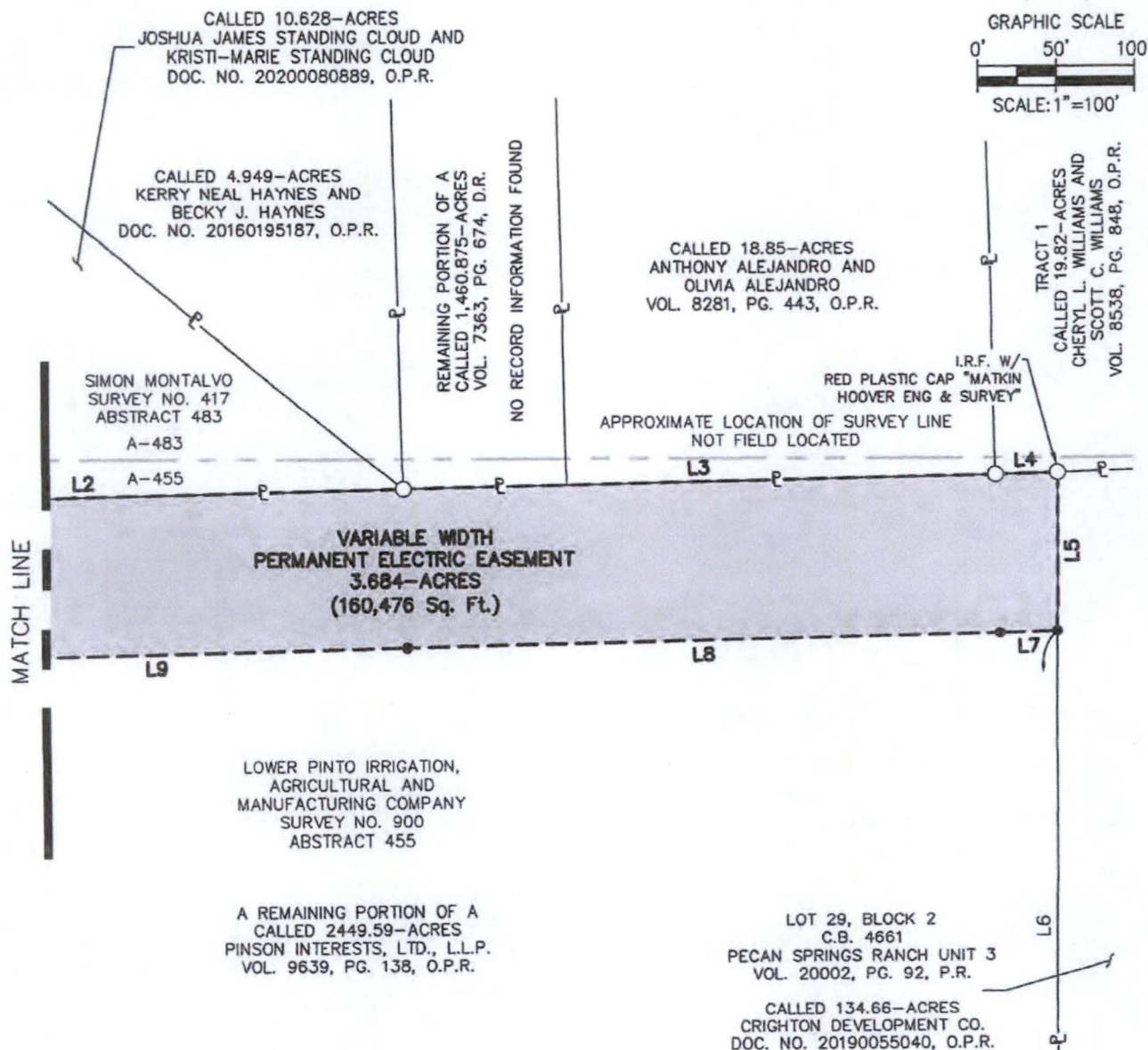
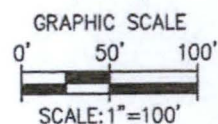


CALLED 10.628-ACRES
 JOSHUA JAMES STANDING CLOUD AND
 KRISTI-MARIE STANDING CLOUD
 DOC. NO. 20200080889, O.P.R.

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'

DRAWN BY: TS, APPROVED BY: JMW

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;



EXHIBIT 2

Page 2 of 4

Owner: Crighton Development Co.

Tract: TX-SL-Z2-006.000

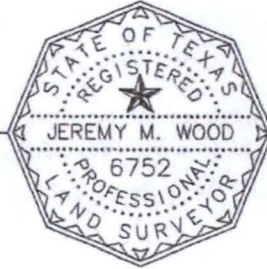
THENCE, South 03°47'20" East, departing the south line of said 18.00-acre tract, along the common line of said Lot 29 and said Lot 28, a distance of 100.09 feet to the **POINT OF BEGINNING** and containing **0.8701-acre (37,903 square feet)** of easement.

A survey plat of even date accompanies this property description.

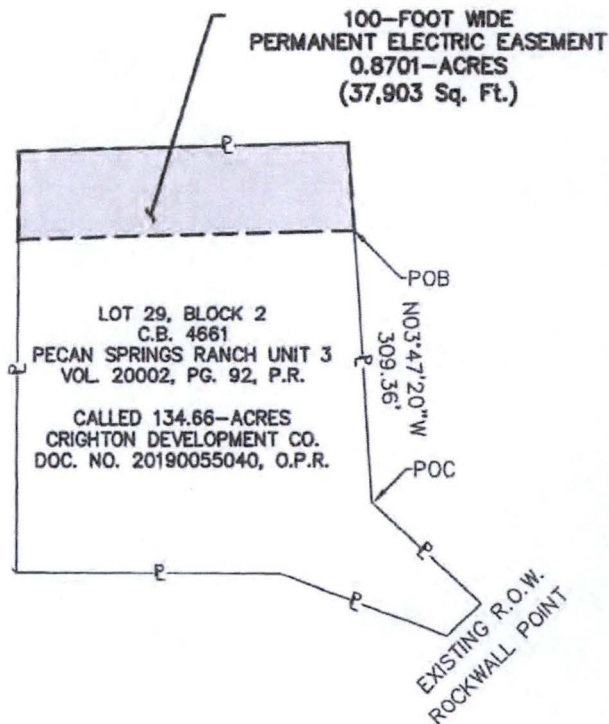
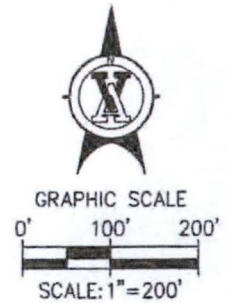
Certified on this 9th day of August, 2022



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



○	LEGEND:
●	FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
P.R.	POINT
D.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
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	---
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.

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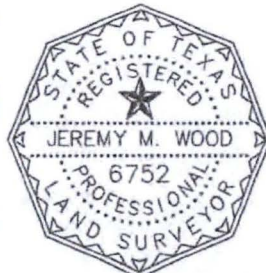
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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

0.8701-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

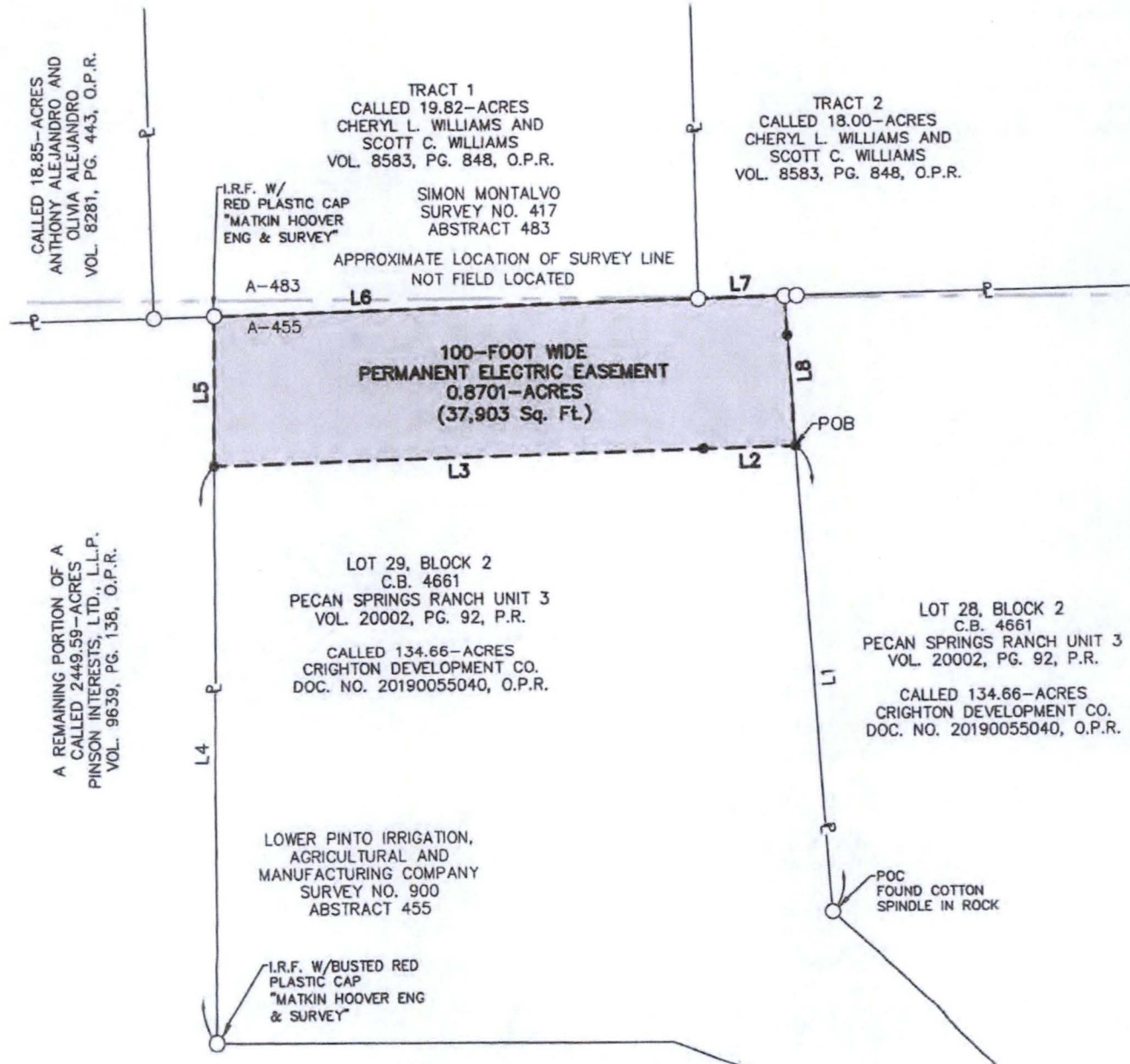
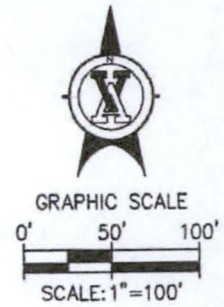
PAGE 3 OF 4



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12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100

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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'



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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



EXHIBIT 2

Page 2 of 4

Owner: Crighton Development Co.

Tract: TX-SL-Z2-007.000

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:

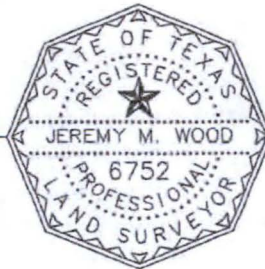
1. South 89°50'45" West, a distance of 76.64 feet to a point for a corner of the herein described easement,
2. South 89°59'32" West, a distance of 282.82 feet to a point for a corner of the herein described easement,
3. South 88°56'11" West, a distance of 293.17 feet to a point for a corner of the herein 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.

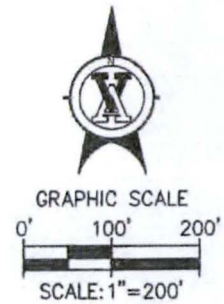
Certified on this 9th day of August, 2022



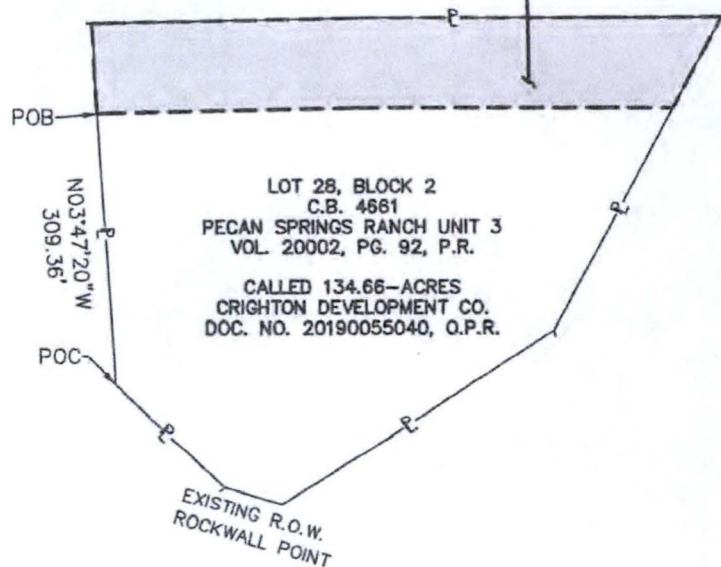
Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS Firm Registration No. 10004100



○	LEGEND:
●	FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
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
1.576-ACRES
(68,657 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.

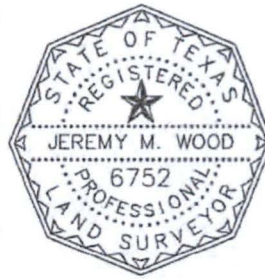
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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



DRAWN BY: TS, APPROVED BY: JMW

1.576-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4



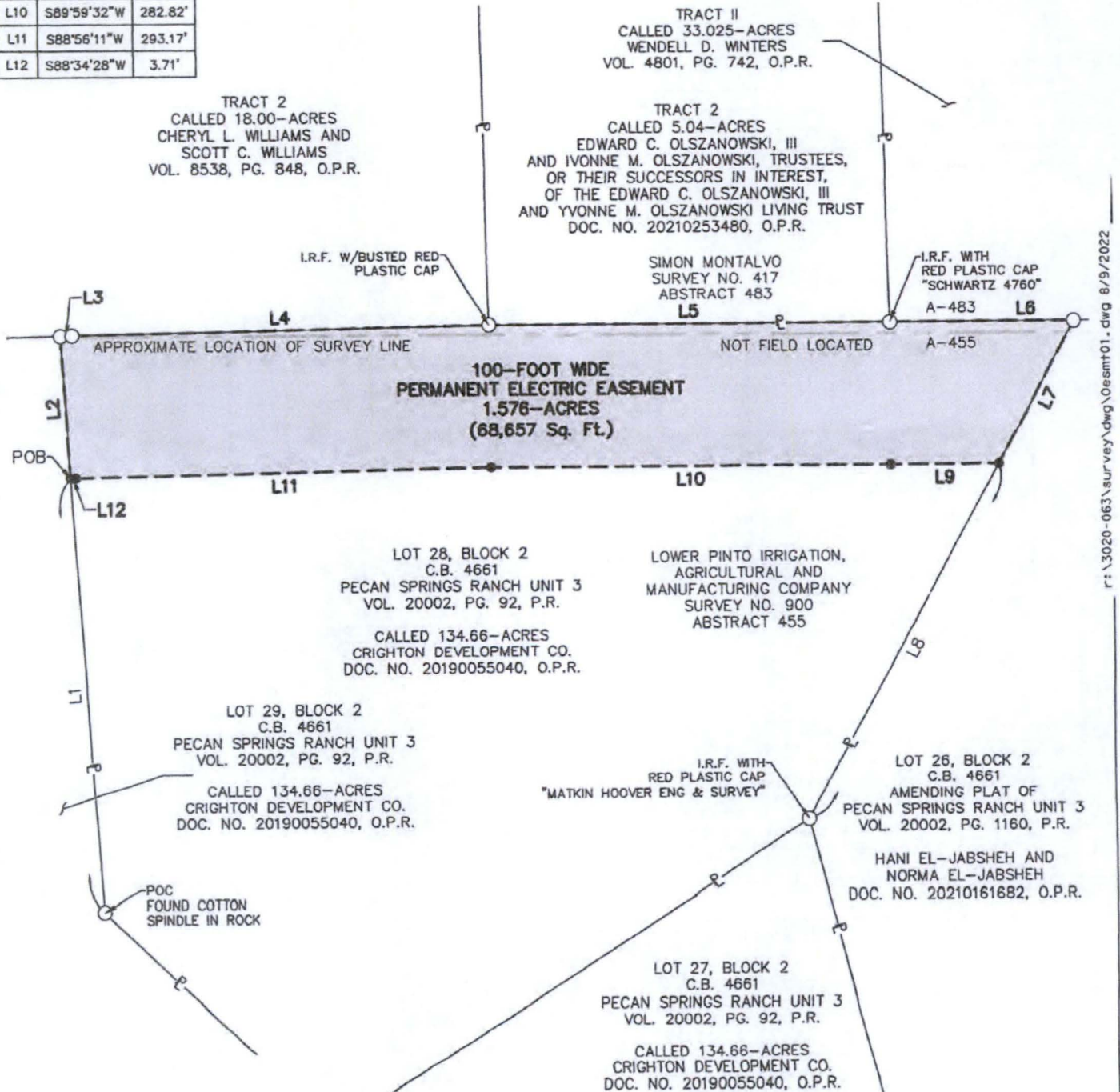
VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100

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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'



GRAPHIC SCALE
0' 50' 100'
SCALE: 1"=100'



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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.



EXHIBIT 2

Page 2 of 4

Owner: Hani El-Jabsheh and Norma El-Jabsheh

Tract: TX-SL-Z2-008.000

A survey plat of even date accompanies this property description.

Certified on this 9th day of August, 2022

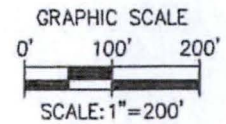


Jeremy M. Wood, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration #6752
Vickrey & Associates, LLC
12940 Country Parkway
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(210) 349-3271
TBPELS Firm Registration No. 10004100

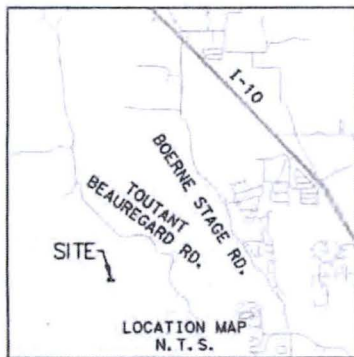
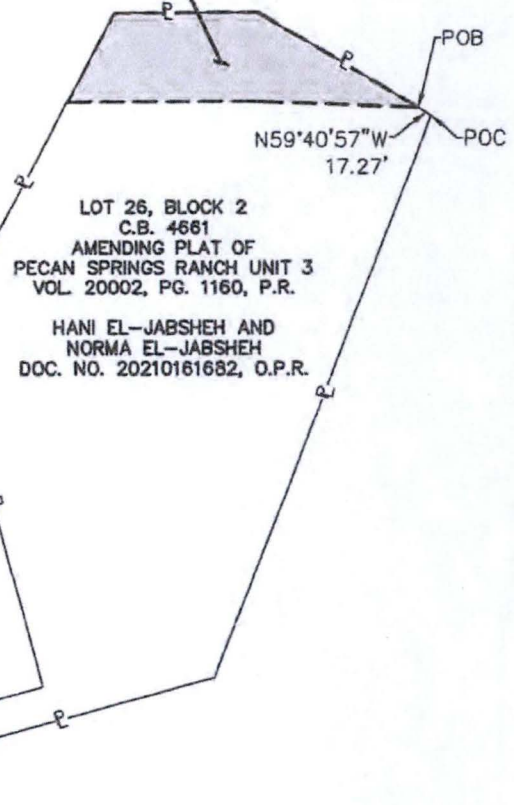


LEGEND:

○	FOUND IRON ROD WITH RED PLASTIC CAP
●	STAMPED "MATKIN HOOVER ENG & SURVEY" (UNLESS OTHERWISE NOTED)
P.R.	POINT
D.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
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	
EXISTING EASEMENT LINE	
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.

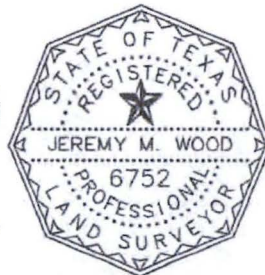
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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



DRAWN BY: TS, APPROVED BY: JMW

0.6496-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

PAGE 3 OF 4



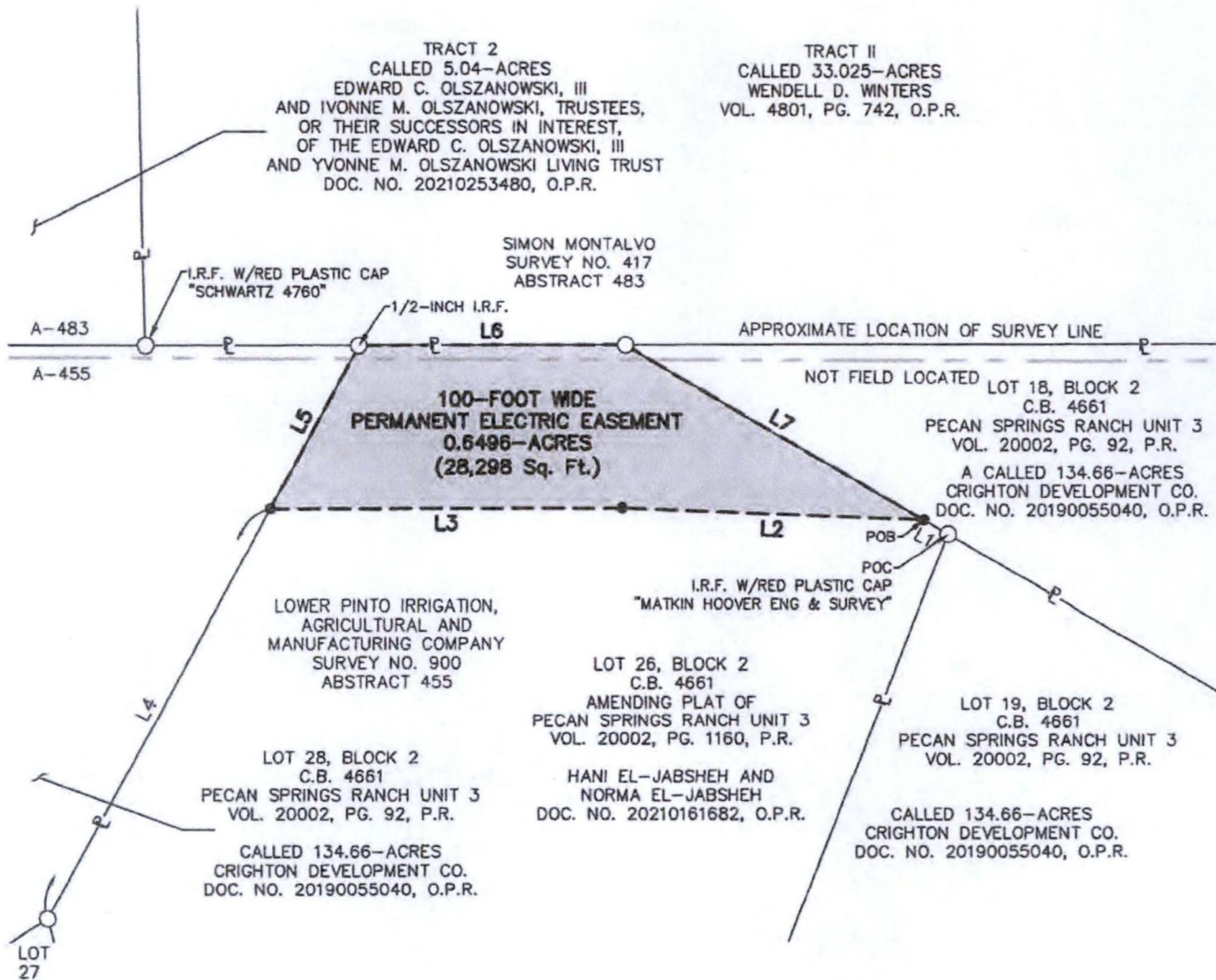
VICKREY & ASSOCIATES, LLC.
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San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100

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GRAPHIC SCALE
0' 50' 100'
SCALE: 1"=100'



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'

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.



EXHIBIT 2

Page 2 of 4

Owner: Crighton Development Co.

Tract: TX-SL-Z2-009.000

A survey plat of even date accompanies this property description.

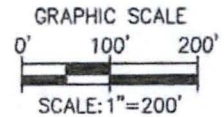
Certified on this 9th day of August, 2022



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



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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.



EXHIBIT 2

Page 2 of 4

Owner: Crighton Development Co.

Tract: TX-SL-Z2-010.000

A survey plat of even date accompanies this property description.

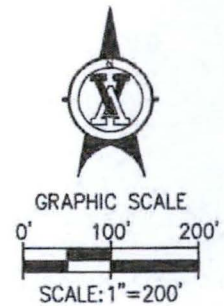
Certified on this 9th day of August, 2022



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
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.)

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

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

EXISTING R.O.W.
PECAN BLUFF

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.

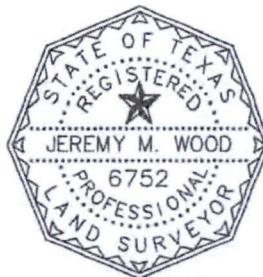
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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'

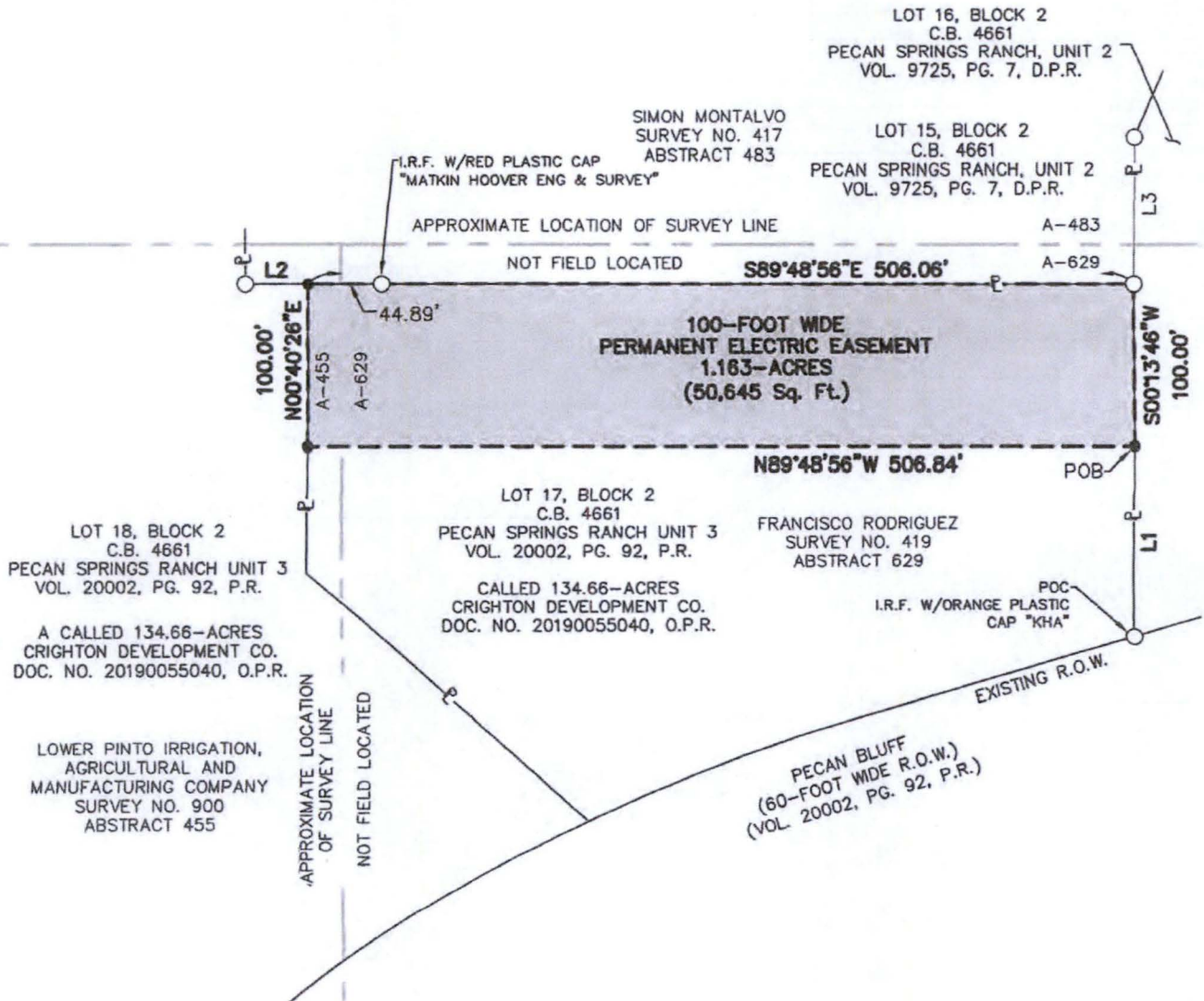
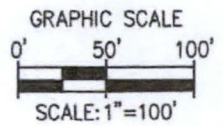
1.163-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

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

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r1\3020-063\survey\dwg\Desmt01.dwg 8/9/2022

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.



EXHIBIT 2

Page 2 of 4

Owner: Evangelina R. Reyes and Ismael M. Reyes

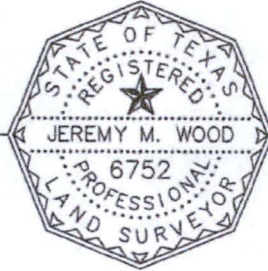
Tract: TX-SL-Z2-011.000

A survey plat of even date accompanies this property description.

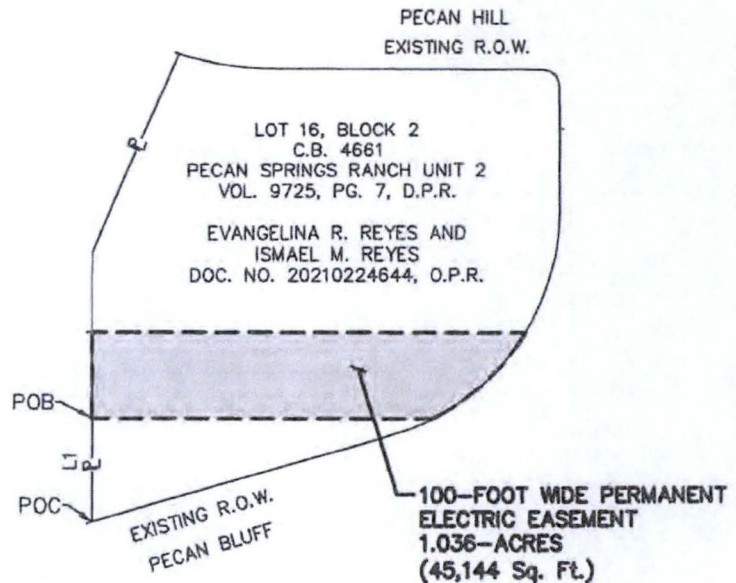
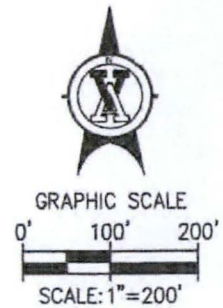
Certified on this 9th day of August, 2022



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
P.R.	STAMPED "KHA" (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	
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.

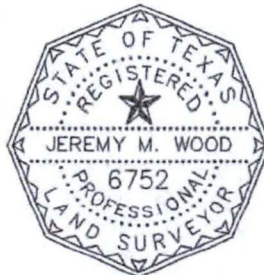
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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

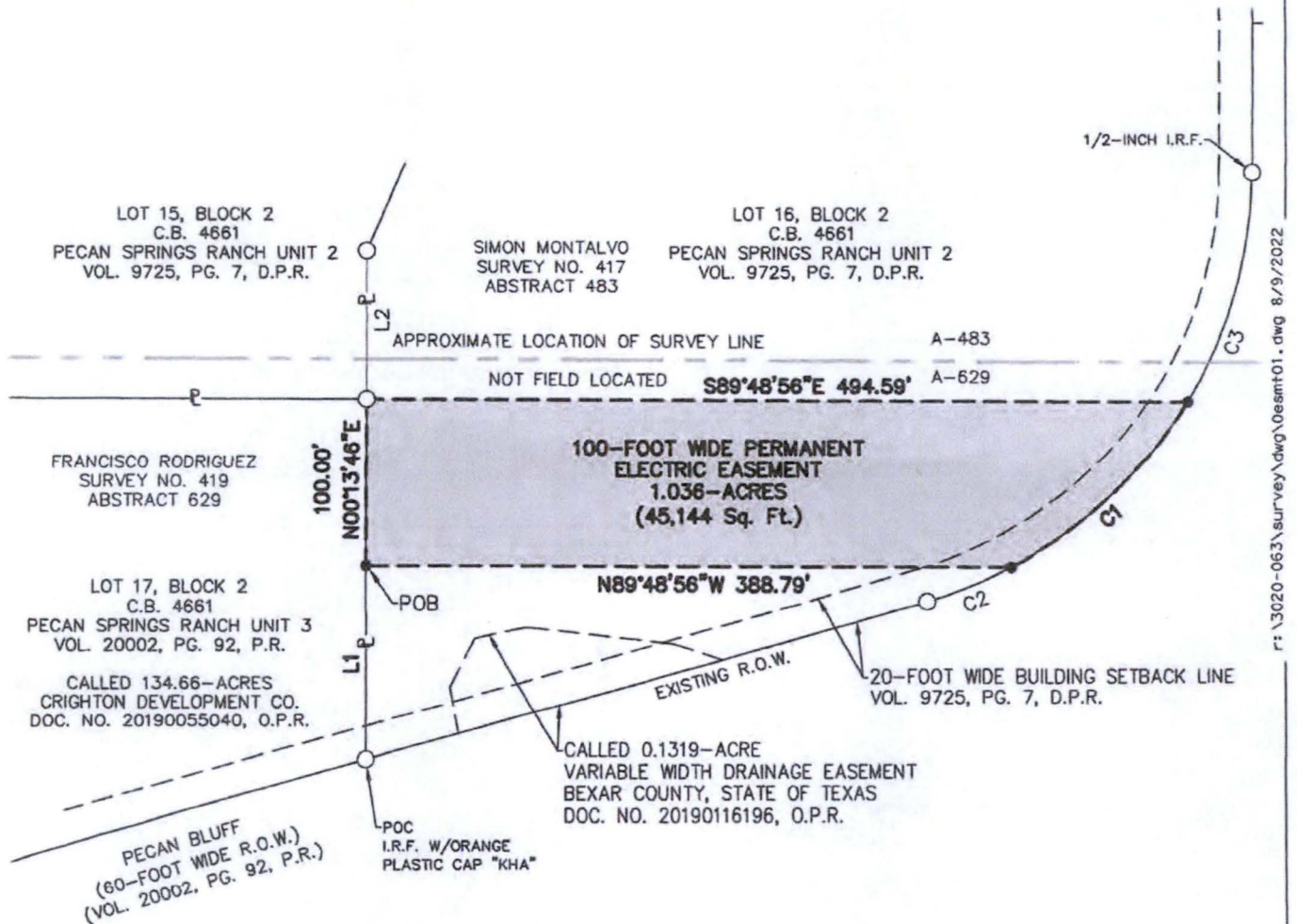


VICKREY & ASSOCIATES, LLC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPELS #10004100

©2022



GRAPHIC SCALE
0' 50' 100'
SCALE: 1"=100'



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'

DRAWN BY: TS, APPROVED BY: JMW

Page 1 of 4
Owner: Crighton Development Co.
Tract: TX-SL-Z2-012.000

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°37'01", and a chord bearing and distance of North 47°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°29'45", and a chord bearing and distance of North 35°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°30'50", and a chord bearing and distance of North 16°20'31" East, 100.48 feet, for the northwest corner of said Lot 7;

THENCE, North 86°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°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°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°22'59" West, a distance of 254.25 feet to a point for a corner of the herein described easement;
2. North 89°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.



EXHIBIT 2

Page 2 of 4

Owner: Crighton Development Co.

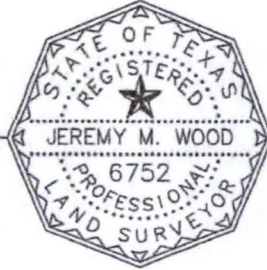
Tract: TX-SL-Z2-012.000

A survey plat of even date accompanies this property description.

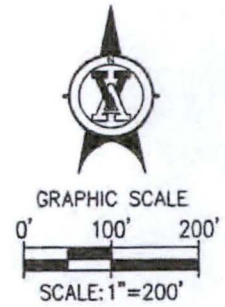
Certified on this 9th day of August, 2022



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



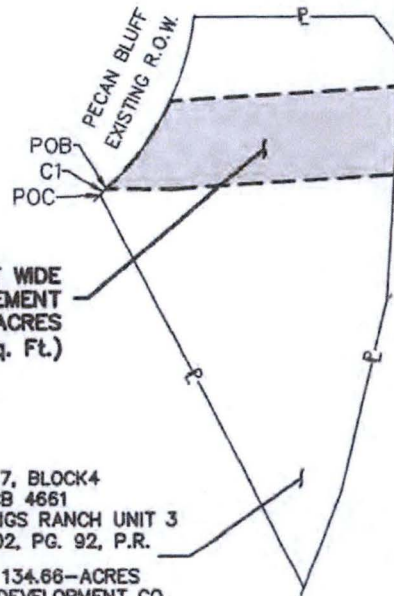
○	LEGEND:
●	FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
P.R.	POINT
D.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
L.R.F.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL.	IRON ROD FOUND
PG.	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	
EXISTING EASEMENT LINE	
R.O.W. DEED LINE	
SCALE BREAK	
ORIGINAL TEXAS LAND GRANT LINE	



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'



**100-FOOT WIDE
PERMANENT ELECTRIC EASEMENT
0.6696-ACRES
(29,168 Sq. Ft.)**



LOT 7, BLOCK 4
CB 4661
PECAN SPRINGS RANCH UNIT 3
VOL. 20002, PG. 92, P.R.

CALLED 134.66-ACRES
CRIGHTON DEVELOPMENT CO.
DOC. NO. 20190055040, 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.

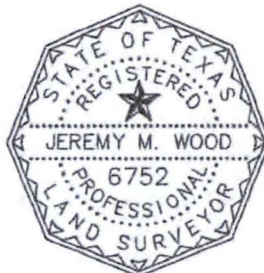
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

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

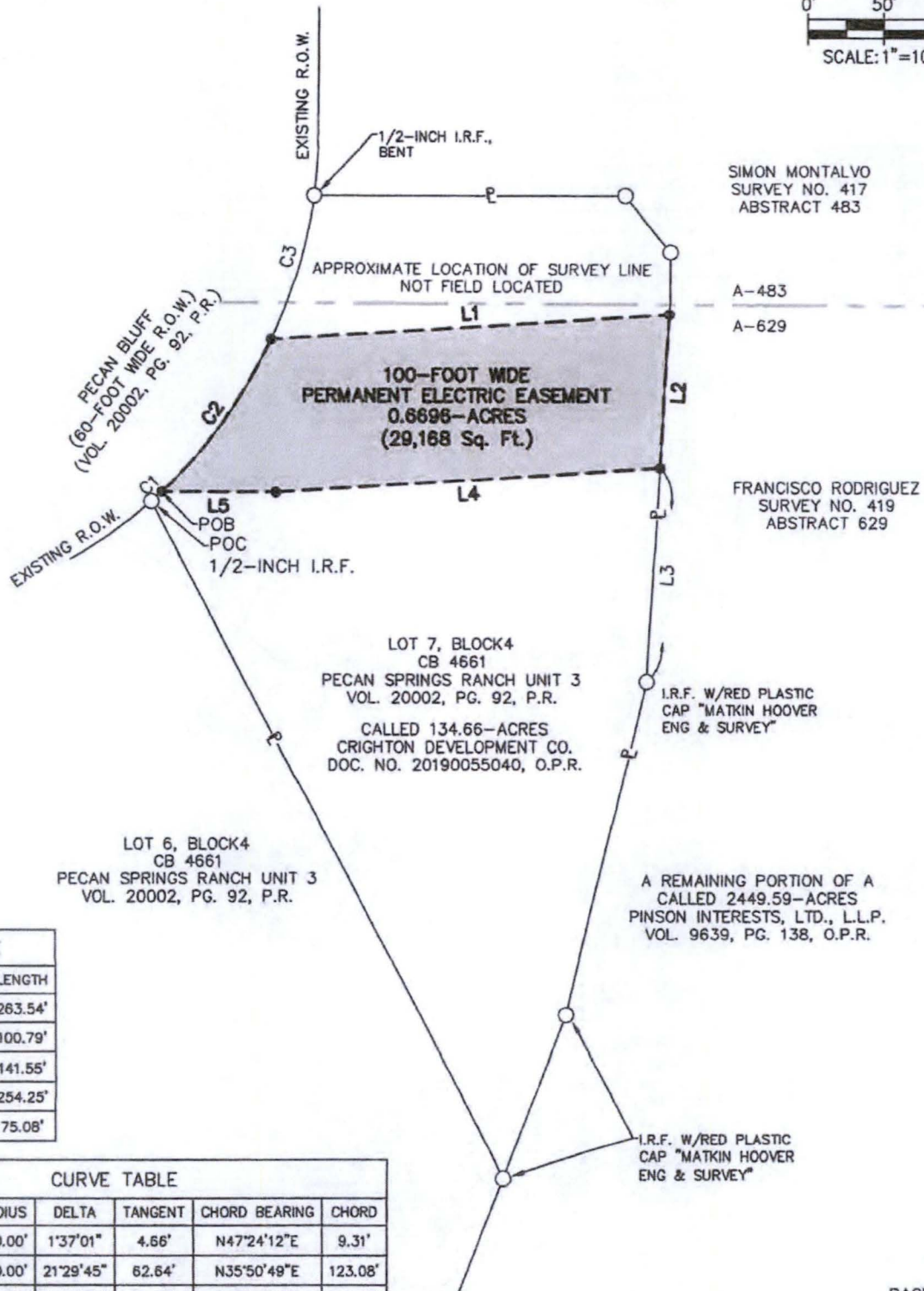
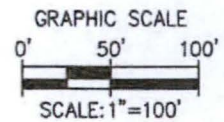
0.6696-ACRE
100-FOOT WIDE PERMANENT
ELECTRIC EASEMENT

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

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

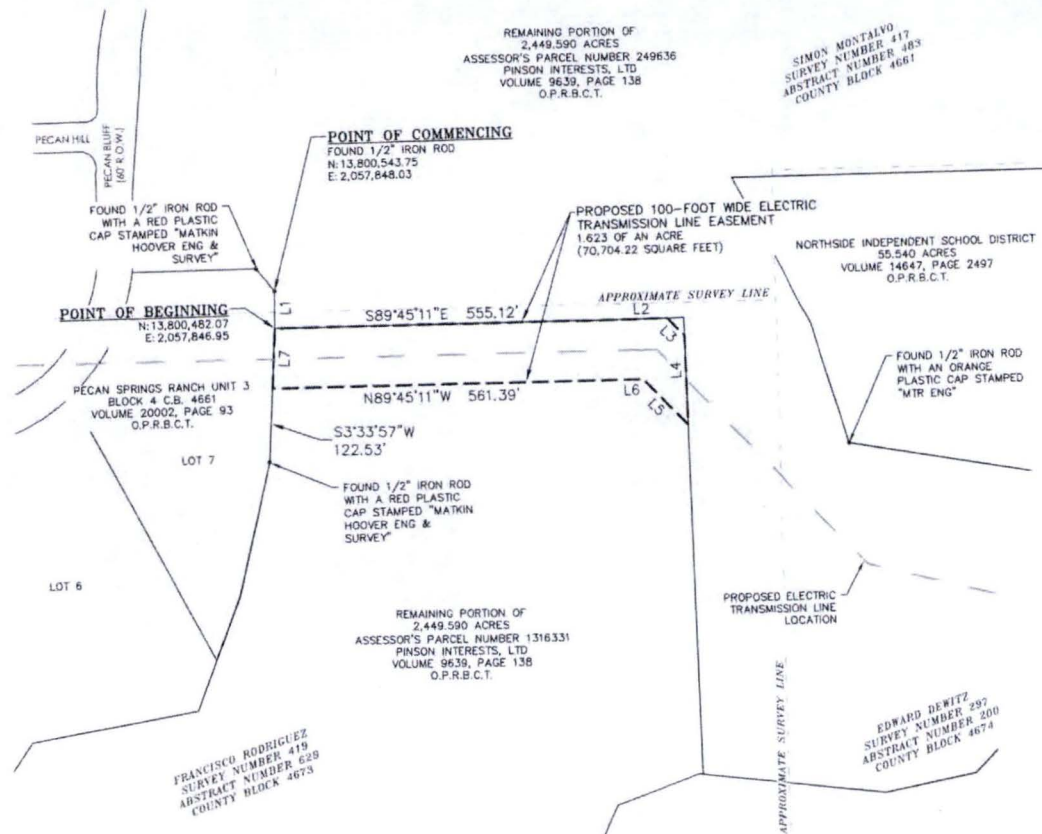
Job No. 22113

ZDI

VICINITY MAP N.T.S.

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

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'



- 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. MOTY TARIN RAYZ 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

A 1,623 ACRES (0.704222 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 ACER ACT, DESIGNATED AS BEXAR COUNTY APPRAISAL DISTRICT PARCEL NUMBER 1316331, AND AN UNRECORDED EASEMENT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING THE EASEMENT, TO BE RELEASED TO THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BY THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

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-ZZ-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

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950

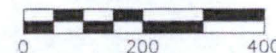
Date: 2022-07-11 Job No. 22113
ZDI

EXHIBIT 2

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



SCALE: 1"=200'



LEGEND:

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



Stephanie L. James

EXHIBIT OF

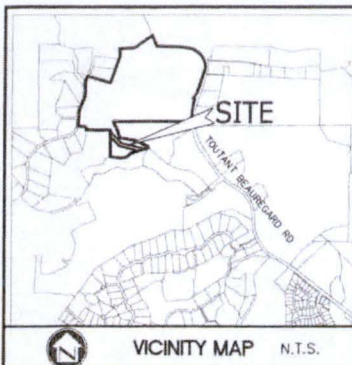
A 2.406 ACRE (104,793.09 SQUARE FEET) TRACT OF LAND BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE FRANCISCO RODRIGUEZ SURVEY NUMBER 419, ABSTRACT NUMBER 629, COUNTRY BLOCK 4673, BEXAR COUNTY, TEXAS, AND THE EDWARD DEWITZ SURVEY NUMBER 297, ABSTRACT 200, COUNTY BLOCK 4674, 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.

DATE: 2022-07-11

JOB NO. 22113

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

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)

TOUANT RANCH, LTD.
14.80 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.



• 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 2

Parcel ID No.: 249636

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

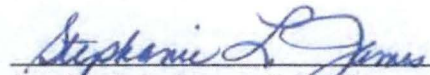
Parcel ID No.: 1366680

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, R.P.L.S.

Registered Professional Land Surveyor

No. 5950

Date: 2022-07-11

Job No. 22113

SL

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



SCALE: 1"=200'



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



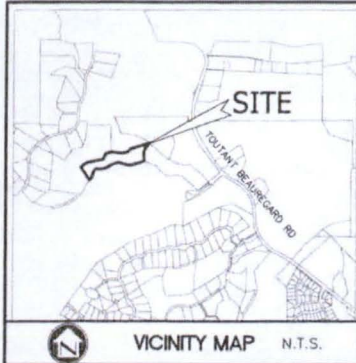
Stephanie L. James

EXHIBIT OF

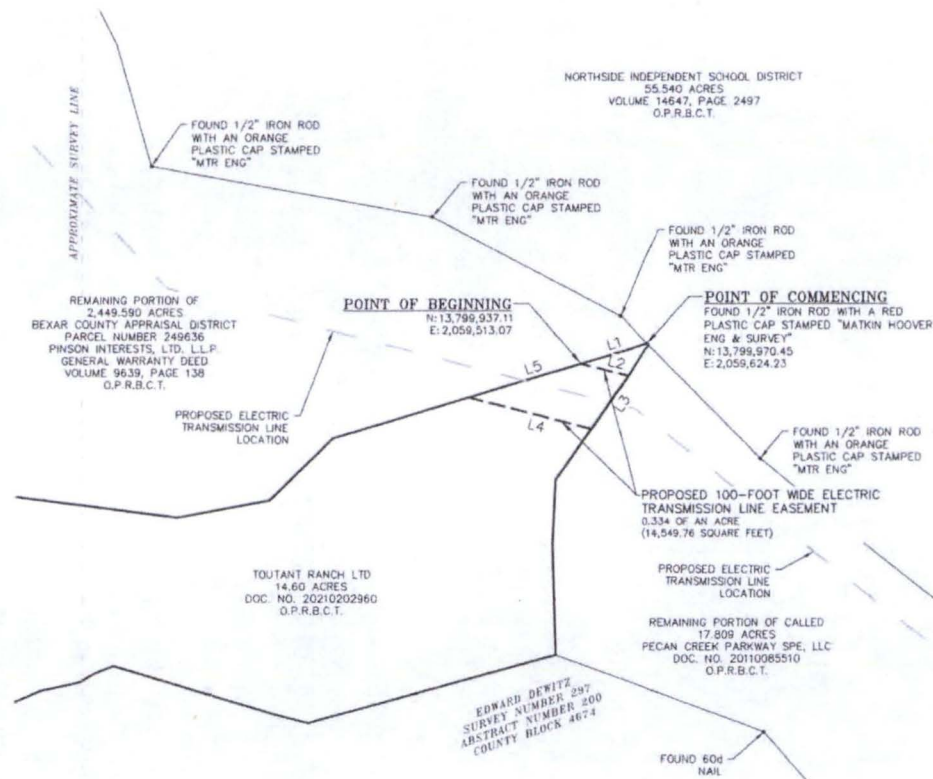
A 0.334 OF AN ACRE (14,549.76 SQUARE FEET) TRACT OF LAND, BEING A 100-FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT SITUATED IN THE EDWARD DEWITZ SURVEY NUMBER 297, ABSTRACT NUMBER 200, BEING OUT OF A 14.60 ACRE TRACT OF LAND, AS CONVEYED TO TOUTANT RANCH LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN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

DATE: 2022-07-11

JOB NO. 22113



VICINITY MAP N.T.S.



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

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

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

North: 13,799,916.9951'

Length: 80.98'

East: 2,059,591.5142'

Segment# 2: Line

Course: S34° 37' 26"W

North: 13,799,829.2904'

Length: 106.58'

East: 2,059,530.9568'

Segment# 3: Line

Course: N75° 37' 14"W

North: 13,799,881.4448'

Length: 210.01'

East: 2,059,327.5259'

Segment# 4: Line

Course: N73° 18' 01"E

North: 13,799,937.1114'

Length: 193.72'

East: 2,059,513.0756'

Perimeter: 591.30'

Error Closure: 0.0072

Error North : 0.00556

Area: 14,549.76Sq.Ft.

Course: N38° 55' 51"E

East: 0.00450

Precision 1: 82,123.61



EXHIBIT 2

Parcel ID No.: 1167416

Page 1 of 2

EXHIBIT 2

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

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: Pecan Creek Parkway SPE LLC

Parcel ID No.: 1167416

South 75 degrees 37 minutes 14 seconds East, a distance of 39.58 feet to a point, being an angle point in the herein described easement;

South 51 degrees 51 minutes 06 seconds East, a distance of 1911.39 feet to a point on a northwest boundary of Lot 903, County Block 4661, as shown on Subdivision Plat of Pecan Springs Unit 2, Enclave, as recorded in Document Number 20210251979, and 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, being on the southeast boundary of said 17.809 acre tract, and being the east corner of the herein described easement;

Thence, with a northwest boundary of said Lot 903, being the southeast boundary of said 17.809 acre tract, South 52 degrees 13 minutes 48 seconds West, a distance of 103.10 feet to a point, being the south corner of the herein described easement;

Thence, leaving the northwest boundary of said Lot 903, over said 17.809 acre tract, the following two (2) courses:

North 51 degrees 51 minutes 06 seconds West, a distance of 1865.27 feet to a point, being an angle point in the herein described easement,

North 75 degrees 37 minutes 14 seconds West, a distance of 55.42 feet to a point, being on the east boundary of said 14.60 acre tract, being the northwest boundary of said 17.809 acre tract, and being the west corner of the herein described easement;

Thence, with the east boundary of said 14.60 acre tract, being the northwest boundary of said 17.809 acre tract, North 34 degrees 37 minutes 26 seconds East, a distance of 106.58 feet to the **Point of Beginning**, containing the 4.444 acre (193,582.88 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, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-07-05 Job No. 22113
ZDI

EXHIBIT 2

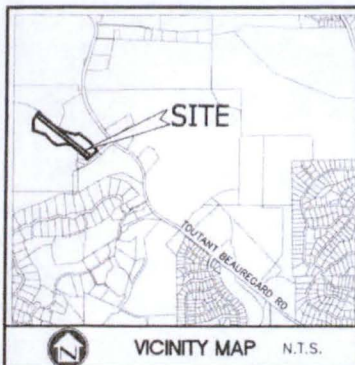
CPS TRACT No: TX-SL-Z2-015.000

Project Name: SCENIC LOOP Z2

CPS Job No.: 00-0000

Owner Name: PECAN CREEK PARKWAY SPE LLC

PARCEL ID No.: 1167416



BEJAR 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:13,799,016.99
E:2,059,591.52

POINT OF COMMENCING

FOUND 1/2" IRON ROD WITH A RED
PLASTIC CAP STAMPED "WATKIN HOOVER
ENG & SURVEY"
N:13,799,970.38
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.

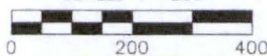
PECAN CREEK PARKWAY SPE, LLC,
A TEXAS LIMITED LIABILITY
COMPANY
REMAINING PORTION OF
17.809 ACRES
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 20110085510
O.P.R.B.C.T.

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

EDWARD DEWITZ
SURVEY NUMBER 297
ABSTRACT NUMBER 200
COUNTY BLOCK 4674



SCALE: 1"=200'



LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BEJAR 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, BEJAR 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 BEJAR 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) 698-5065

• Engineers
• Surveyors
• Planners

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;

Parcel ID No.: 1354715

18217 CDS Score, loge transformation (loge (raw + 1)) Score: 162.14 (95.00%) CDS: 3480 (P-Value: 1.28e-2022) (1/28) a 3480: 3480

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

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'

Parcel ID No.: 1354715

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Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

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

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;

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

Page 1 of 2

A 100-Foot Wide Electric Transmission Line Easement 22113 TX SL Z2 016.100 (100-Foot Wide Electric Transmission Line Easement)

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

Thence, with the northwesterly boundary of said Parcel Number 249793, being the southeasterly boundary of said Lot 904, South 52 degrees 13 minutes 47 seconds West, a distance of 103.10 feet to a point, being the south corner of the herein described easement;

Thence, leaving the northwesterly boundary of said Parcel Number 249793, over and across said Lot 904, North 51 degrees 51 minutes 06 seconds West, a distance of 69.58 feet to a point, on the southeasterly boundary of said Lot 999, being the northwesterly boundary of said Lot 904, and being the west corner of the herein described easement;

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

North 53 degrees 12 minutes 01 seconds East, a distance of 16.35 feet to a point of tangent curvature to the left;

Along the arc of said curve to the left, 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 North 47 degrees 16 minutes 55 seconds East, 23.41 feet to a point of tangency;

North 41 degrees 21 minutes 49 seconds East, a distance of 28.77 feet to a point, being an angle point in the herein described easement;

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

North 52 degrees 18 minutes 27 seconds East, a distance of 15.02 feet to the **Point of Beginning**, containing 0.169 of an acre (7,376.04 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

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

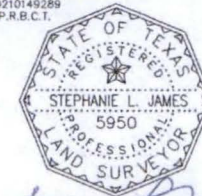
PARCEL ID No.: 1354749



SCALE: 1"=100'

KEY NOTES:

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



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.

DATE: 2022-07-13

JOB NO. 22113

LEGEND:

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

R.O.W. RIGHT OF WAY

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
N5D-CIELO VISTA NORTH
ELEMENTARY SCHOOL
VOLUME 9685, PAGE 84
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'

MATIO CASSILLAS
SURVEY NUMBER 288
ABSTRACT NUMBER 165
COUNTY BLOCK 4676

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.

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

APPROXIMATE SURVEY LINE

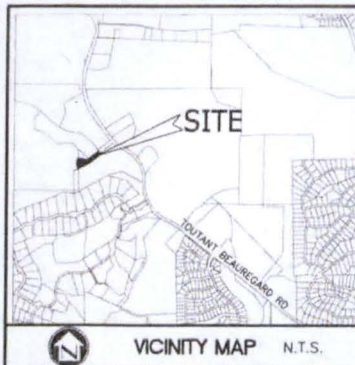
PROPOSED 100-FOOT WIDE ELECTRIC
TRANSMISSION LINE EASEMENT
0.169 OF AN ACRE
(7,376.04 SQUARE FEET)

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.

WALTER F. WATSON
ABSTRACT NUMBER 1034
COUNTY BLOCK 4675

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.



VICINITY MAP N.T.S.

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'

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



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 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



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;

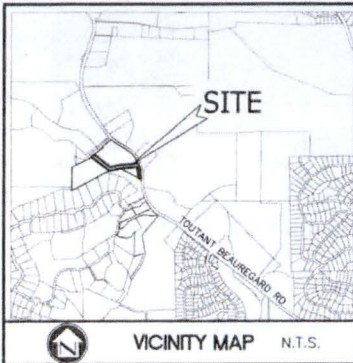
North 51 degrees 51 minutes 06 seconds West, a distance of 660.98 feet to a point on the southeast boundary of Lot 904, Block 11, County Block 4661 as shown on subdivision plat of Pecan Springs Unit 2, Enclave, as recorded in Volume 20002, Page 1070, as conveyed to Pecan Springs Development Company,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

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

—OHU—→	OVERHEAD UTILITIES
R.O.W.	RIGHT OF WAY
—S—	SIGN
UP ⓪	UTILITY POLE
UP ⓪ →	UTILITY POLE WITH GUY WIRE

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'



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'

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'

PROPOSED ELECTRIC TRANSMISSION LINE

PROPOSED VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT
3.935 ACRES
(171,390.22 SQUARE FEET)

WATIU CASSILLAS
SURVEY NUMBER 288
ABSTRACT NUMBER 165
COUNTY BLOCK 4676

PINSON INTERESTS, LTD., L.L.P.
BEXAR COUNTY APPRAISAL DISTRICT
PARCEL 248793
GENERAL WARRANTY DEED
VOLUME 9539, PAGE 138
O.P.R.B.C.T.

EDWARD DERITZ
SURVEY NUMBER 297
ABSTRACT NUMBER 200
COUNTY BLOCK 4674

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.

TOUITANT BEAUREGARD RO
80' R.O.W.

VOLUME 823, PAGE 89
O.P.R.B.C.T.

WATER OVER ROAD (FLASHING)

ELECTRIC BARRICADE PEDESTAL

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

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



A 3.935 ACRE (71,390.22 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 NUMBER 249783, AS COMING TO THE ATTENTION OF THE 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.

JOB NO. 22113



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

4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

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'

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 #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'

TBPELS Engineering F-5297/Surveying No. 10131500

12770 Cimarron Path, Suite 100 San Antonio, TX 78249

Ph. 210.698.5051 • Fx. 210.698.5085

Page 2 of 3

EXHIBIT 2

CPS TRACT No.: TX-SL-ZZ-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

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.



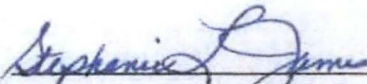

Stephanie L. James (R.P.L.S.)
Registered Professional Land Surveyor
No. 5950
Date: 2022-08-01 Job No. 22113
SL

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

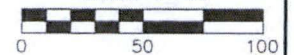
GENERAL NOTES:

- 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	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'

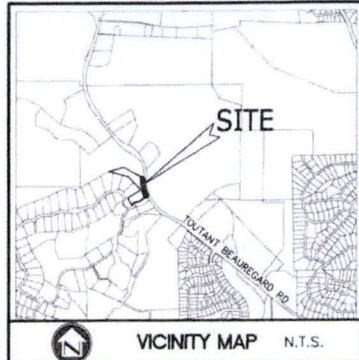


SCALE: 1"=50'



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



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.

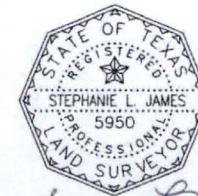
MATTO CASSILLAS
SURVEY NUMBER 288
ABSTRACT NUMBER 155
COUNTY BLOCK 4676

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

ANAOIA SPRINGS
RANCH 1, P.U.D.
LOT 2, BLOCK 2
COUNTY BLOCK 4671
2.57 ACRES
VOLUME 9560,
PAGE 187
O.P.R.B.C.T.

FOUND 1/2" IRON ROD WITH
AN ORANGE PLASTIC CAP
STAMPED "BROWN ENG"

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 MATTO CASSILLAS SURVEY NUMBER 288, ABSTRACT NUMBER 155, 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.

DATE: 2022-08-01

JOB NO. 22113



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

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

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:

TBPELS Engineering F-5297/Surveying No. 10131500

12770 Cimarron Path, Suite 100 San Antonio, TX 78249

Ph. 210.698.5051 • Fx. 210.698.5085

Page 1 of 2

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;

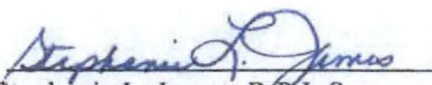
South 63 degrees 12 minutes 46 seconds West, a distance of 64.20 feet to a point of non-tangent curvature to the right, being the southwest corner of the herein described easement;

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



Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

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

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 • Fx. 210.698.5085

Page 1 of 2

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

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

Page 2 of 2

View this file from the Surveying Department (C:\Users\TBP\Documents\Projects\10131500\10131500.dwg) on the server (\\server\shared\Projects\10131500\10131500.dwg) and save it.

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



SCALE: 1" = 50'

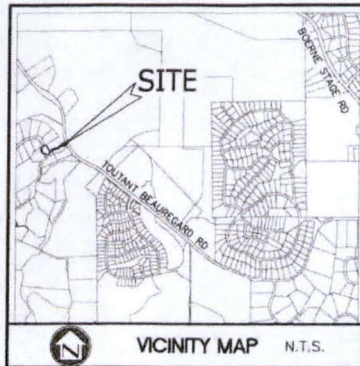


LEGEND:

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

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'



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.

MATTO CASSILLAS
SURVEY NUMBER 288
ABSTRACT NUMBER 165
COUNTY BLOCK 4676

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

FOUND 1/2" IRON ROD
N:13,797,372.09
E:2,062,116.07

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

WALTER F. WATSON SURVEY
ABSTRACT NUMBER 1084
COUNTY BLOCK 4676

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 480
ABSTRACT NUMBER 362
COUNTY BLOCK 4675

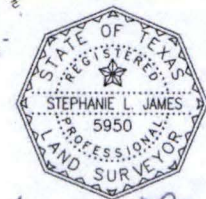
POINT OF BEGINNING
N:13,797,423.43
E:2,062,880.87

POINT OF COMMENCING
N:13,797,424.77
E:2,062,683.55

PROPOSED VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT
0.050 OF AN ACRE
(2,193.98 SQUARE FEET)

PROPOSED ELECTRIC TRANSMISSION LINE

TOUJANI BEAUREGARD RD.
VOLUME 9560, PAGE 187
O.P.R.B.C.T.



Stephanie L. James
EXHIBIT OF

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 MATTO 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

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

EXHIBIT 2



Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

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;

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

Page 1 of 2

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 1, 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.



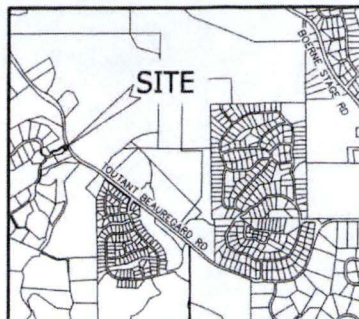
Stephanie L. James

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950

Date: 2022-07-20 Job No. 22113
ZDI

EXHIBIT 2

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



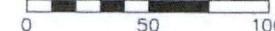
VICINITY MAP N.T.S.

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
C1	10°09'28"	210.25'	1185.93'	N36°26'42"W
C2	0°42'39"	14.75'	1188.93'	N30°49'29"W
C3	4°47'12"	105.34'	1260.93'	N27°23'04"W
C4	6°09'54"	127.93'	1188.93'	S27°23'12"E



SCALE: 1"=50'

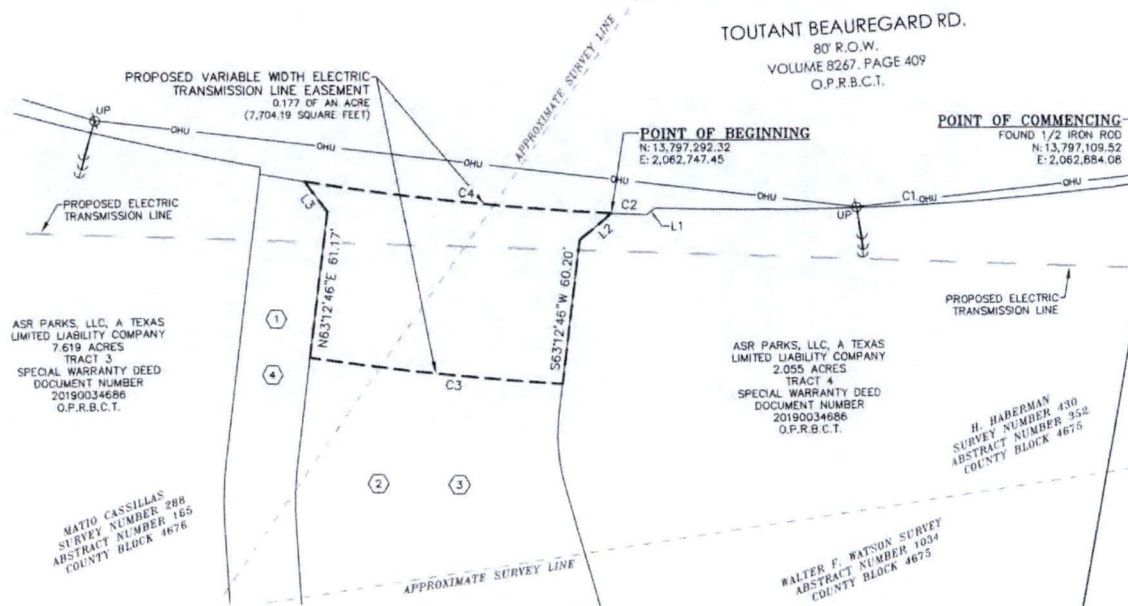


LEGEND:

- 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

KEY NOTES:

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



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

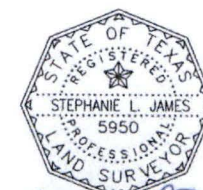


EXHIBIT OF

A 0.177 OF AN ACRE (7,704.19 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.

DATE: 2022-07-20

JOB NO. 22113



EXHIBIT 2

Parcel ID No.: 988892

Page 1 of 2

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:

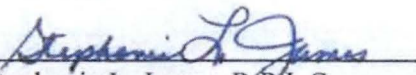
Along the arc of said curve to the left, 14.75 feet, having a radius of 1,188.93 feet, a central angle of 00 degrees 42 minutes 39 seconds, and a chord bearing and distance of South 30 degrees 51 minutes 57 seconds East, 14.75 feet to a point of non-tangency;

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

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'

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'

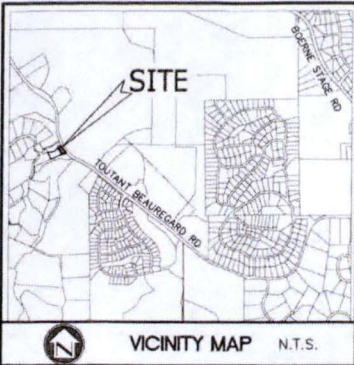
Perimeter: 620.10' Area: 17607.31 Sq. Ft.

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

Error North: 0.00542 East: -0.00479

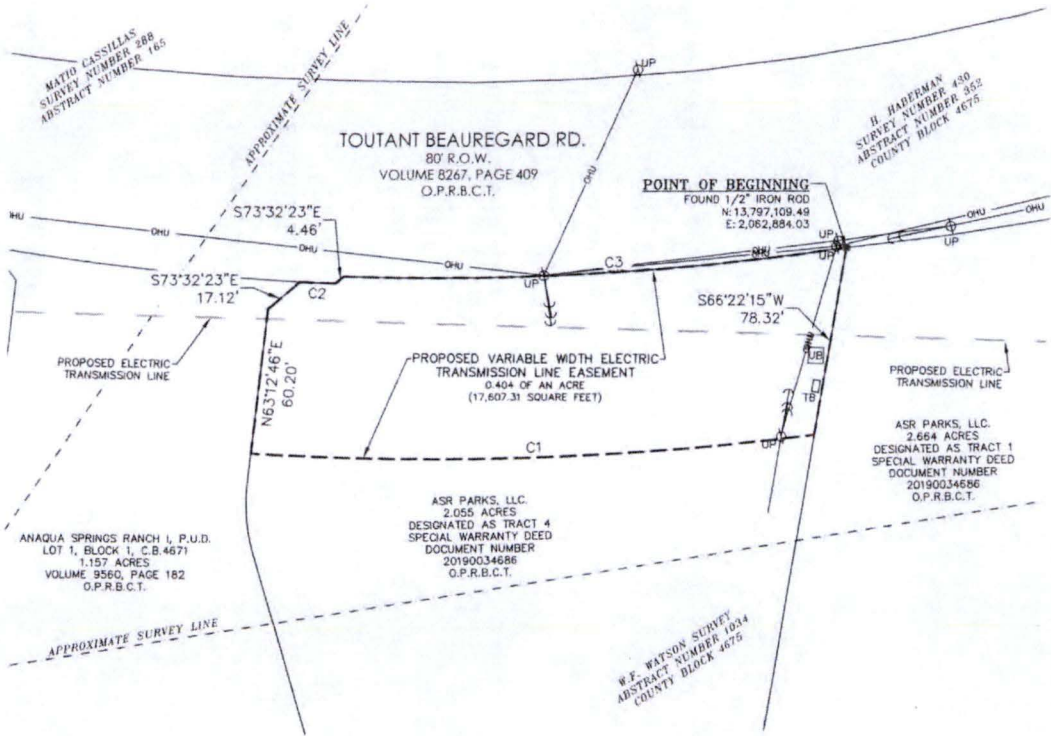
Precision 1: 86038.89

EXHIBIT 2

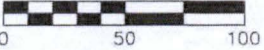


CURVE TABLE				
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING
C1	10°40'41"	235.00'	1260.93'	N35°07'00"W
C2	0°42'39"	14.75'	1188.93'	S30°51'57"E
C3	10°09'28"	210.25'	1185.93'	S36°26'42"E

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



SCALE: 1"=50'



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



Moy Tarin Ramirez Engineers, LLC

TBPCLS 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

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 0.404 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.

DATE: 2022-08-03

JOB NO. 22113



Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

EXHIBIT 2

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

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: ASR Parks LLC

PARCEL ID No.: 249782

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

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

CPS Job No.: 00-0000

PARCEL ID No.: 249782

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.

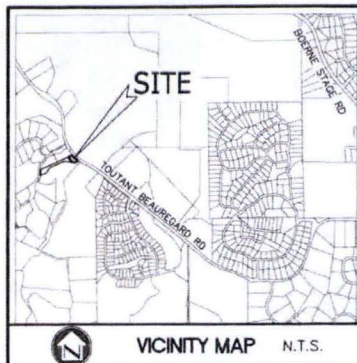


Stephanie L. James

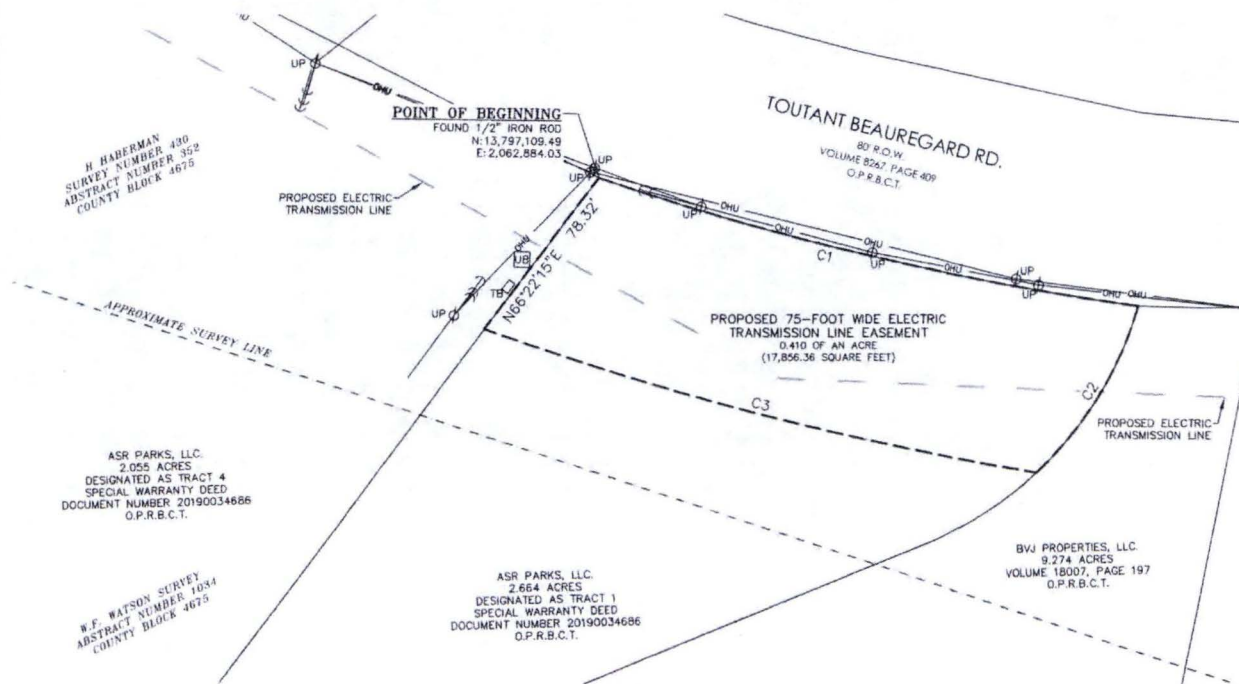
SL

EXHIBIT 2

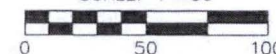
CPS TRACT No.: TX-SL-Z2-022.000
Project Name: SCENIC LOOP Z2
CPS Job No.: 00-0000
Owner Name: ASR PARKS LLC
PARCEL ID No.: 249782



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'



SCALE: 1"=50'



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

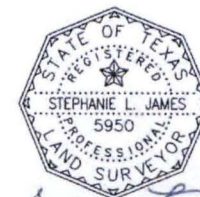


EXHIBIT OF

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.

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.



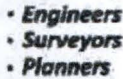
Moy Tarin Ramirez Engineers, LLC

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

DATE: 2022-08-03

JOB NO. 22113



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

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

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-Z2-23.000

Project Name: Scenic Loop Z2

CPS Job No.: 00-0000

Owner Name: BVJ Properties LLC

PARCEL ID No.: 1252050

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'

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

Page 1 of 2

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

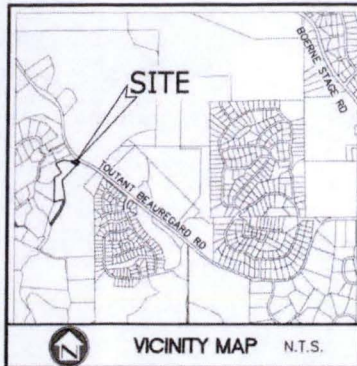
Precision 1: 116106.25

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

Page 2 of 2

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EXHIBIT 2



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'

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



SCALE: 1"=50'

0 50 100

LEGEND:

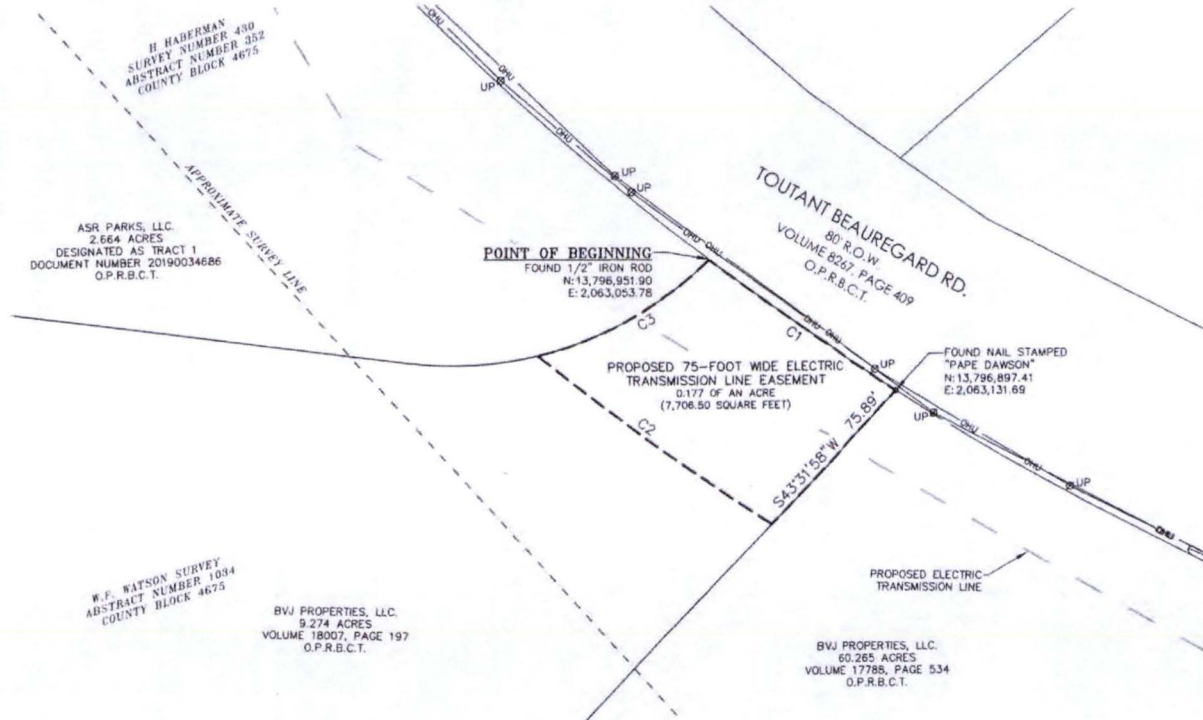
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 BEXAR COUNTY TEXAS

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.



Moy Tarin Ramirez Engineers, LLC

TBP/ELS 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 0.177 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

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;

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

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.




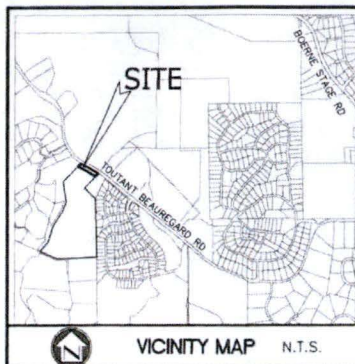

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2022-08-03 Job No. 22113
SL

EXHIBIT 2



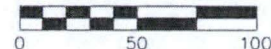
GENERAL NOTES:

- 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'	2624.83'	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'



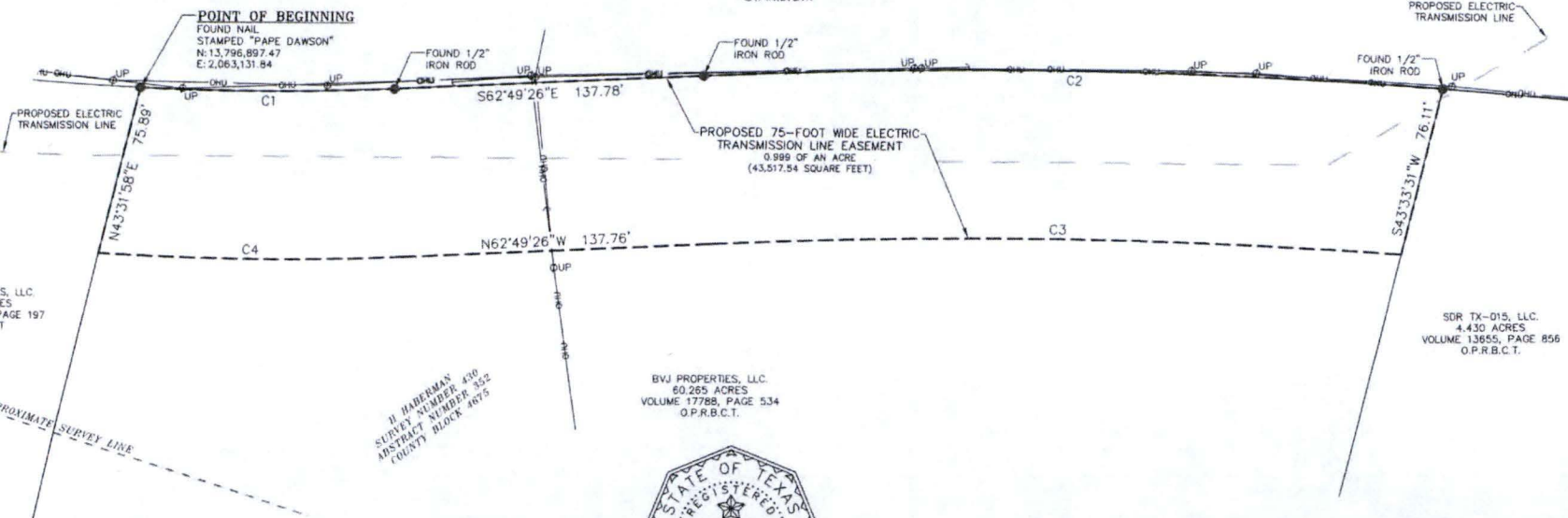
SCALE: 1"=50'



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

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



- 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) 698-5055



Stephanie L. James

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

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

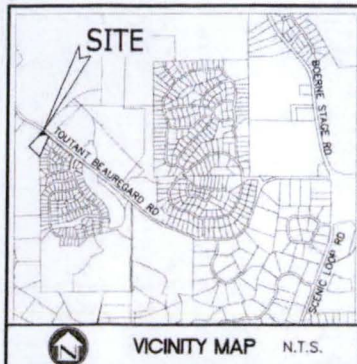
Precision 1: 33541.59

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

Page 2 of 2

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EXHIBIT 2

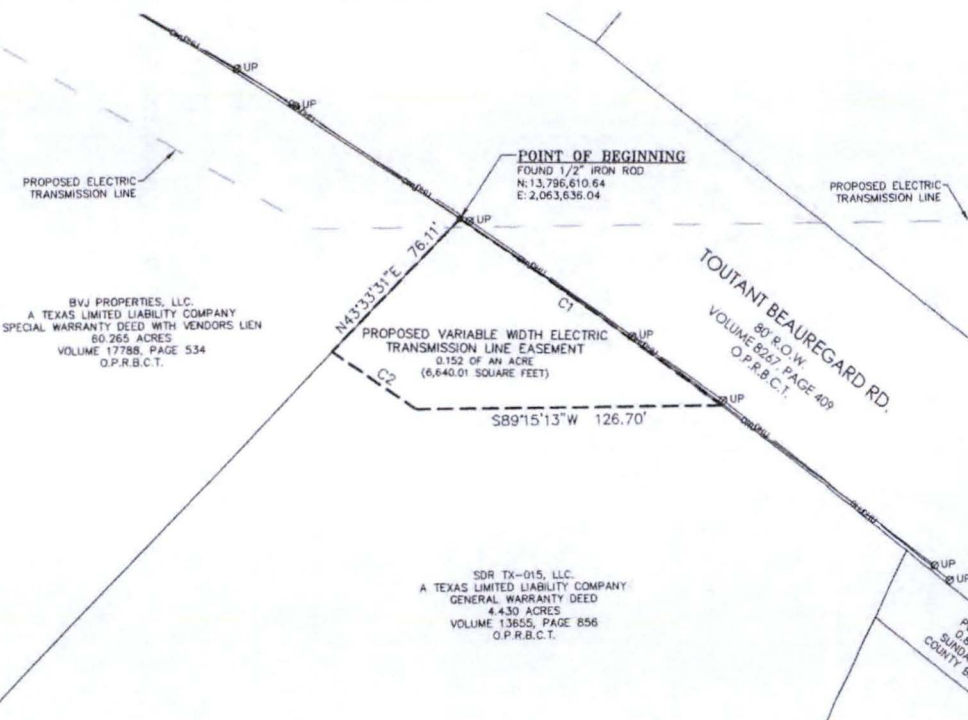


GENERAL NOTES:

- 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.

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

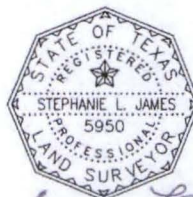
CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	2°42'55"	133.86'	2824.83'	S54°45'53"E	133.85'
C2	0°52'57"	42.36'	2749.83'	N55°56'52"W	42.36'



BVJ PROPERTIES, LLC.
A TEXAS LIMITED LIABILITY COMPANY
SPECIAL WARRANTY DEED WITH VENDORS LIEN
60.265 ACRES
VOLUME 17788, PAGE 534
O.P.R.B.C.T.

SDR TX-015, LLC.
A TEXAS LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED
4.430 ACRES
VOLUME 13655, PAGE 856
O.P.R.B.C.T.

JAMES O'LEARY
SURVEY NUMBER 347
ABSTRACT NUMBER 565
COUNTY BLOCK 4689



Stephanie L. James

ARMANDO VALDEZ, JR.
LOT 9, BLOCK 1
SUNDANCE RANCH SUBDIVISION UNIT 1
VOLUME 14056, PAGE 1596
O.P.R.B.C.T.

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 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.

DATE: 2022-08-03

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

EXHIBIT 2

TX-SL-Z1-026.000

TX-SL-Z2-027.000

LW Survey Project #L54132

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;

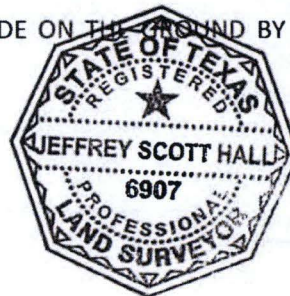
THENCE SOUTH 06°36'10" EAST, A DISTANCE OF 107.65 FEET, ALONG THE EASTERLY LINE, TO A POINT ON THE AFOREMENTIONED COMMON LINE, FROM SAID POINT, A FOUND 1/2" IRON ROD BEARS SOUTH 51°55'45" EAST, A DISTANCE OF 332.21 FEET;

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.

Jeff Scott Hall 8-7-22
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907



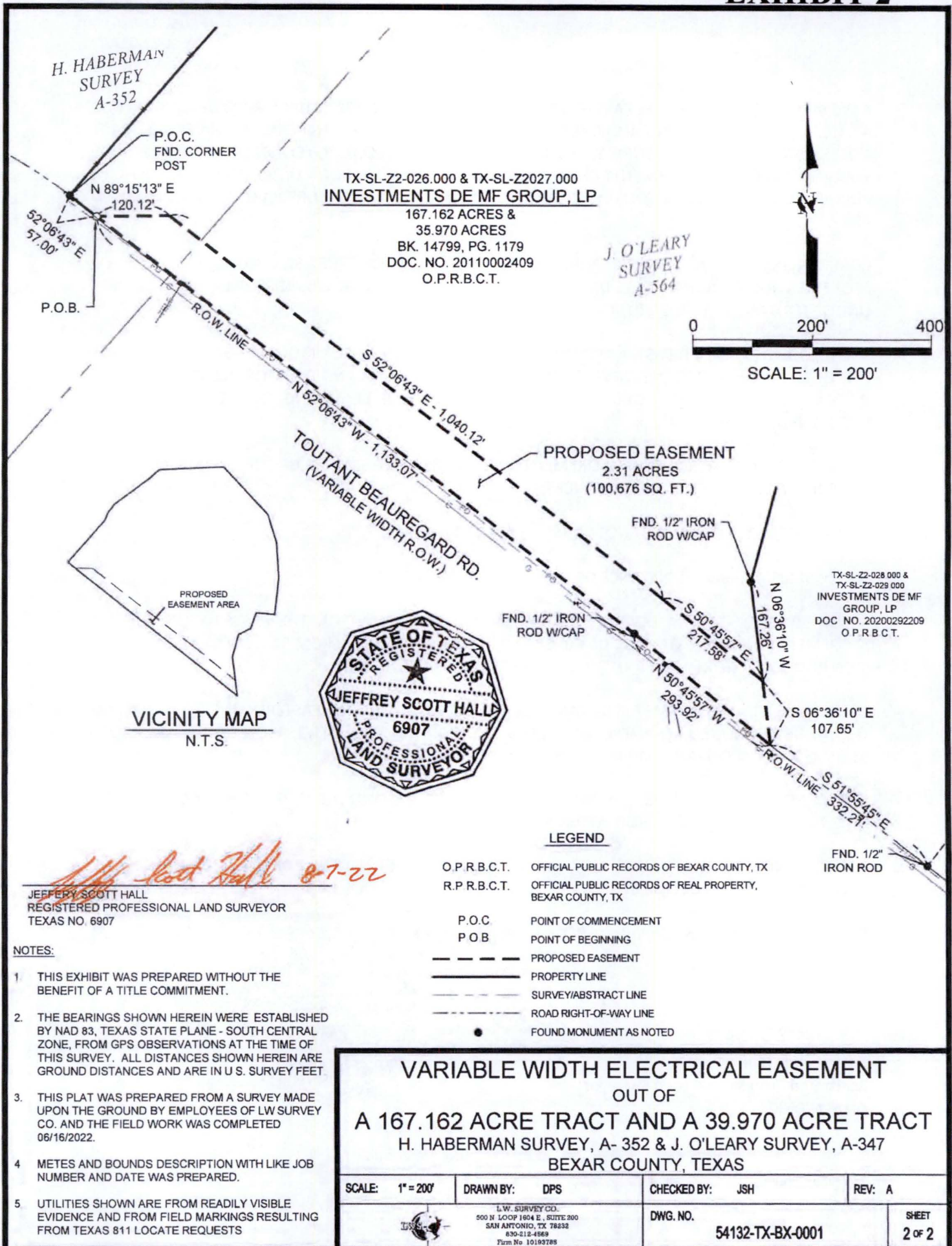


EXHIBIT 2

TX-SL-Z2-028.000

TX-SL-Z2-029.000

LW Survey Project #L54132

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;

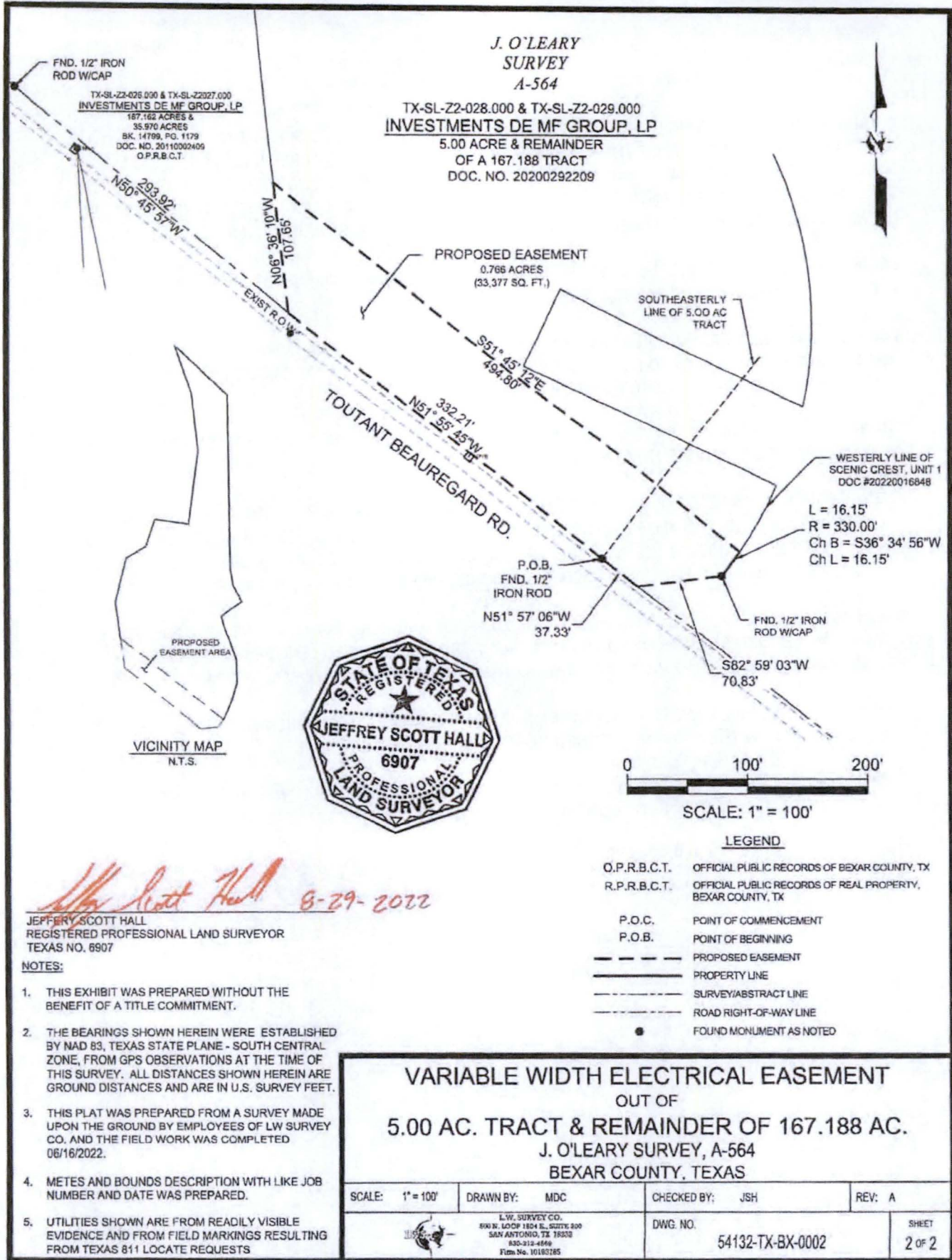
THENCE NORTH 51°57'06" WEST, A DISTANCE OF 37.33 FEET, ALONG AFOREMENTIONED RIGHT OF WAY LINE, TO THE POINT OF BEGINNING. CONTAINING 0.766 OF AN ACRE (33,377 SQUARE FEET) OF LAND.

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

Jeffrey Scott Hall 8-29-2012
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907



EXHIBIT 2



Parcel ID No.: 000000



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

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 0.042 of an acre (1,844.65 square feet)
Being a Variable width Electric Transmission Line Easement

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, said 0.042 of an acre (1,844.65 square feet) easement being more particularly described as follows:

Commencing at a found 1/2" iron rod, having Texas State Plane Coordinates of N:13,795,558.66, E:2,065,118.88, being on the northeasterly right of way line of Toutant Beauregard Road, a variable width right of way, being the south corner of a 167.188 acre tract (Designated as Tract 1) as conveyed to INVESTMENTS DE MF GROUP, LP, by Special Warranty Deed with Vendor's Lien as recorded in Document Number 20200292209, and being the southwest corner of a 5.000 acre tract (Designated as Tract 2) as conveyed to INVESTMENTS DE MF GROUP, LP, as recorded in said Document Number 20200292209, of the Official Public Records of Bexar County, Texas;

Thence, with the northeasterly right of way line of said Toutant Beauregard Road, being the southeasterly boundary of said 5.000 acre tract, South 52 degrees 05 minutes 51 seconds East, a distance of 36.55 feet, to a point, being the most southerly corner of said 5.000 acre tract, and being the west corner of a 0.085 of an acre Variable Width Right-Of-Way Widening Strip, as shown on subdivision plat of Scenic Crest Unit 1, as recorded in Volume 20002, Pages 1478-1482, of the Official Public Records of Bexar County, Texas;

Thence, continuing with the northeasterly right of way line of said Toutant Beauregard Road, being the southerly boundary of said 5.000 acre tract, North 83 degrees 03 minutes 13 seconds East, a distance of 6.00 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,795,536.95, E:2,065,153.78, being the northwest corner of said Lot 904, Block 13, and the herein described easement:

Thence, continuing with the southerly boundary of said 5.000 acre tract, being the northwesterly boundary of said Lot 904, Block 13, the following three (3) courses:

North 83 degrees 03 minutes 13 seconds East, a distance of 64.71 feet to a point, being an interior corner of the herein described easement:

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

CPS Job No.:0000

Parcel ID No.: 000000

Owner Name: MERITAGE HOMES OF TEXAS, LLC
PARCEL ID No.: 000000

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'

1 MERITAGE HOMES OF TEXAS, LLC.
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 20200310023
O.P.R.B.C.T.

LOT 901, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES
1478-1482
O.P.R.B.C.T.

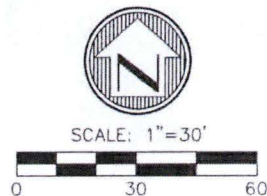
SCENIC CREST HOMEOWNERS
ASSOCIATION, INC., A TEXAS
NON-PROFIT CORPORATION
DEED WITHOUT WARRANTY
DOCUMENT NUMBER 20220153120
O.P.R.B.C.T.






JAMES O'LEARY
SURVEY NUMBER 347
ABSTRACT NUMBER 564
COUNTY BLOCK 4689

A 0.042 OF AN ACRES (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 80' X 245' EASEMENT, BEING A VARIABLE WIDTH ELECTRIC 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.

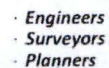
DATE: 2022-11-09

JOB NO. 22113



	EDGE OF ASPHALT PAVEMENT
	ELECTRIC BOX
LP 	LIGHT POLE WITH 18" CONCRETE BASE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
R.O.W.	RIGHT OF WAY
RC 	ROCK COLUMN
	WOODEN FENCE

- 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 TARIQ 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



12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Stephane L. Jernus



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'

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

CPS Job No.:0000

Parcel ID No.: 000000

End North: 13795539.3161' East: 2065239.1387'

North: 13795525.9297' East: 2065228.6600'

North: 13795519.5175' East: 2065176.0291'

North: 13795536.9515' East: 2065153.7750'

Error North: -0.00095 East: -0.00190

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-Z2-029.005
Project Name: Scenic Loop Z2
CPS Job No.:0000
Owner Name: Public Right of Way
Parcel ID No.: 000000

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 0.136 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

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.

LOT 901, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES
1478-1482
O.P.R.B.C.T.

SCENIC CREST HOMEOWNERS
ASSOCIATION, INC., A TEXAS
NON-PROFIT CORPORATION
DEED WITHOUT WARRANTY
DOCUMENT NUMBER 20220153120
O.P.B.C.T

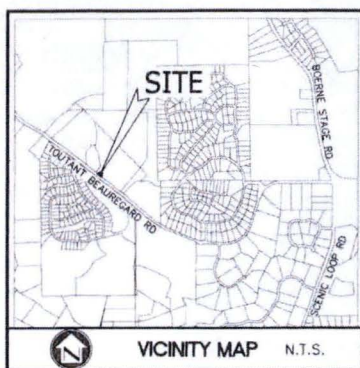
JAMES O'LEARY
SURVEY NUMBER 347
ABSTRACT NUMBER 564
COUNTY BLOCK 4689

EXHIBIT OF

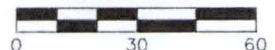
A 0.136 OF ANCHORE (5,907.19 SQUARE FEET) TRACT OF LAND, BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT, SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT NUMBER 564, COUNTY BEXAR, CITY OF SAN ANTONIO, TEXAS, BEING OUT OF ZINNIA CREST, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON SUBDIVISION PLAN 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



SCALE: 1"=30'



LEGEND:

- | | |
|--|--|
|  | EDGE OF ASPHALT PAVEMENT |
|  | ELECTRIC BOX |
| LP  | LIGHT POLE WITH 16"Ø CONCRETE BASE |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY TEXAS |
| R.O.W. | RIGHT OF WAY |
| RC  | 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. MOYR TARRIN 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

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Stephens James



Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

EXHIBIT 2

CPS TRACT No.: TX-SL-ZZ-029.005

Project Name: Scenic Loop Z2

CPS Job No.: 0000

Owner Name: Public Right of Way

Parcel ID No.: 000000

Parcel Map Check Report

Job No. 22113 (0.136 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13795519.5196' East: 2065176.0359'

Segment #1 : Line

Course: N83° 03' 13"E Length: 53.01'

North: 13795525.9306' East: 2065228.6568'

Segment #2 : Line

Course: N38° 03' 13"E Length: 17.00'

North: 13795539.3170' East: 2065239.1356'

Segment #3 : Curve

Length: 20.51' Radius: 350.00'

Delta: 003°21'30" Tangent: 10.26'

Chord: 20.51' Course: N36° 22' 27"E

Course In: N51° 56' 48"W Course Out: S55° 18' 18"E

RP North: 13795755.0552' East: 2064963.5325'

End North: 13795555.8309' East: 2065251.2992'

Segment #4 : Line

Course: S51° 55' 29"E Length: 60.04'

North: 13795518.8044' East: 2065298.5627'

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



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 0.042 of an acre (1,846.33 square feet)
Being a Variable width Electric Transmission Line Easement

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 a 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, said 0.042 of an acre (1,846.33 square feet) easement being more particularly described as follows:

Commencing at a found 1/2" iron rod, having Texas State Plane Coordinates of N:13,795,558.66, E:2,065,118.88, being on the northeasterly right of way line of Toutant Beauregard Road, a variable width right of way, being the south corner of a 167.188 acre tract (Designated as Tract 1) as conveyed to INVESTMENTS DE MF GROUP, LP, by Special Warranty Deed with Vendor's Lien as recorded in Document Number 20200292209, and being the southwest corner of a 5.000 acre tract (Designated as Tract 2) as conveyed to INVESTMENTS DE MF GROUP, LP, as recorded in said Document Number 20200292209, of the Official Public Records of Bexar County, Texas;


Thence, with the northeasterly right of way line of said Toutant Beauregard Road, being the southwesterly boundary of said 5.000 acre tract, South 52 degrees 05 minutes 51 seconds East, a distance of 36.55 feet, to a point, being the most southerly corner of said 5.000 acre tract, and being the west corner of a 0.085 of an acre Variable Width Right-Of-Way Widening Strip, as shown on plat of Scenic Crest Unit 1, as recorded in Volume 20002, Pages 1478-1482, of the Official Public Records of Bexar County, Texas;

Thence, continuing with the northeasterly right of way line of said Toutant Beauregard Road, being the southerly boundary of said 5.000 acre tract, North 83 degrees 03 minutes 13 seconds East, a distance of 6.00 feet to a point, being a northwest corner of Lot 904, Block 13 as shown on subdivision plat of Scenic Crest Unit 2, as recorded in Volume 20002, Pages 1933-1936, the Official Public Records of Bexar County, Texas;

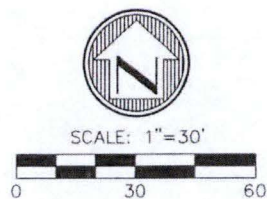
Thence, continuing with the northeasterly right of way line of said Toutant Beauregard Road, being the southwesterly boundary of said Lot 904, Block 13, South 51 degrees 55 minutes 58 seconds East, at a distance of 28.27 feet passing the northwest intersection of Zinnia Crest, a variable width right of way, as shown on said plat of Scenic Crest Unit 2, with said Toutant Beauregard Road, and continuing said course for a total distance of 163.29 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,795,436.25 E:2,065,282.32, at the






Parcel ID No.: 000000

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


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
Name: MERITAGE HOMES OF TEXAS, LLC
PARCEL ID No.: 000000



- | | |
|--|---|
|  | EDGE OF ASPHALT PAVEMENT |
|  | ELECTRIC BOX |
| LP  | LIGHT POLE WITH 16" CONCRETE BASE |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS
OF BEAR COUNTY TEXAS |
| R.O.W. | RIGHT OF WAY |
| RC  | 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, 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



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

Moy Tarin Ramirez Engineers, LLC

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Stephen L. James

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.C.T.

LOT 901, BLOCK 16
SCENIC CREST UNIT 1
VOLUME 20002, PAGES
1478-1482
O.P.B.C.T.

SCENIC CREST HOMEOWNERS
ASSOCIATION, INC., A TEXAS
NON-PROFIT CORPORATION
DEED WITHOUT WARRANTY
DOCUMENT NUMBER 20220153120
O.P.B.C.T.

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, BEAR COUNTY, TEXAS, BEING OUT OF LOT 903, BLOCK 16, DESIGNATED AS AN 0.248 ACRES TRACT OF LAND SPACED BY THE SURVEYOR AND LANDSCAPE ARCHITECT AS SHOWN ON SUBDIVISION PLAT NO. 308, BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 2002, PAGES 1933-1936, AS UNITED TO MERITAGE HOMES OF TEXAS, L.L.C. BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2002-00023, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS;

DATE: 2022-11-09

JOB NO. 22113

Parcel Map Check Report

Job No. 22113 (0.042 of an ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13795436.2532' East: 2065282.3238'

Segment #1 : Line

Course: N06° 56' 47"W Length: 53.08'

North: 13795488.9436' East: 2065275.9043'

Segment #2 : Line

Course: N38° 03' 13"E Length: 17.00'

North: 13795502.3300' East: 2065286.3831'

Segment #3 : Curve

Length: 20.49' Radius: 410.00'

Delta: 002° 51' 47" Tangent: 10.25'

Chord: 20.49' Course: N36° 37' 21"E

Course In: N51° 56' 46"W Course Out: S54° 48' 33"E

RP North: 13795755.0550' East: 2064963.5362'

End North: 13795518.7749' East: 2065298.6062'

Segment #4 : Line

Course: S51° 55' 29"E Length: 20.03'

North: 13795506.4225' East: 2065314.3738'

EXHIBIT 2

CPS TRACT No.: TX-5L-ZZ-029.100

Project Name: Scenic Loop Z2

CPS Job No.: 0000

Owner Name: MERITAGE HOMES OF TEXAS, LLC

Parcel ID No.: 000000

Segment #5 : Curve

Length: 20.48' Radius: 430.00'

Delta: 002°43'43" Tangent: 10.24'

Chord: 20.48' Course: S36° 41' 21"W

Course In: N54° 40' 30"W Course Out: S51° 56' 47"E

RP North: 13795755.0544' East: 2064963.5431'

End North: 13795489.9998' East: 2065302.1376'

Segment #6 : Line

Course: S38° 03' 13"W Length: 8.72'

North: 13795483.1334' East: 2065296.7626'

Segment #7 : Line

Course: S06° 56' 47"E Length: 64.81'

North: 13795418.7991' East: 2065304.6007'

Segment #8 : Line

Course: N51° 55' 29"W Length: 28.30'

North: 13795436.2516' East: 2065282.3230'

Perimeter: 232.91' Area: 1846.33 Sq. Ft.

Error Closure: 0.0018 Course: S28° 58' 13"W

Error North: -0.00161 East: -0.00089

Precision 1: 129394.44

Parcel ID No.: 000000



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

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 1.207 acre (52,578.45 square feet)
Being a Variable width Electric Transmission Line Easement

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 Scenic Crest Homeowners Association, Inc., a Texas non-profit corporation, by Deed Without Warranty as recorded in Document Number 20220153120, both of the Official Public Records of Bexar County, Texas, said 1.207 acre (52,578.45 square feet) easement being more particularly described as follows:

Commencing at a found 1/2" iron rod, having Texas State Plane Coordinates of N:13,795,558.66, E:2,065,118.88, being on the northeast right of way line of Toutant Beauregard Road, a variable width right of way, being the south corner of a 167.188 acre tract (Designated as Tract 1) as conveyed to INVESTMENTS DE MR GROUP, LP, by Special Warranty Deed with Vendor's Lien as recorded in Document Number 20200292209, and being the southwest corner of a 5.000 acre tract (Designated as Tract 2) as conveyed to INVESTMENTS DE MR GROUP, LP, as recorded in said Document Number 20200292209, of the Official Public Records of Bexar County, Texas;

Thence, with the northeast right of way line of said Toutant Beauregard Road, being the southeasterly boundary of said 5.000 acre tract, South 52 degrees 05 minutes 51 seconds East, a distance of 36.55 feet, to a point, being the most southerly corner of said 5.000 acre tract, and being the west corner of a 0.085 of an acre Variable Width Right-Of-Way Widening Strip Dedicated In Fee To The Public, as shown on said plat of Scenic Crest Unit I;

Thence, continuing with the northeast right of way line of said Toutant Beauregard Road, being the southerly boundary of said 5.000 acre tract, and the northwest boundary of said 0.085 of an acre Dedication, North 83 degrees 03 minutes 13 seconds East, a distance of 6.00 feet to a point, being the west corner of a 2,255 acre Permeable Off-Lot Drainage & Utility Easement, as shown on said plat of Scenic Crest Unit 1, as conveyed to MERITAGE HOMES OF TEXAS, LLC, by Special Warranty Deed as recorded in Document Number 20200310023, of the Official Public Records of Bexar County, Texas, and being the southwest corner of said 2.555 acre easement;

Thence, with the southwest boundary of said 2.255 acre easement, being the northeast right of way line of said Toutant Beauregard Road, South 51 degrees 55 minutes 29 seconds East, a distance of 191.59 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N: 13,795,418.26, E:2,065,305.28, being the south corner of said 2.255 acre easement, and being a southwest corner of both said Lot 901 and of the herein described easement;

EXHIBIT 2

CPS TRACT No.: TX-SL-ZZ-029.200, 029.500

Project Name: Scenic Loop ZZ

CPS Job No.: 0000

Owner Name: SCENIC CREST HOMEOWNERS ASSOCIATION, INC.

Parcel ID No.: 000000

Thence, leaving the northeast right of way line of said Toutant Beauregard Road, with the southeasterly boundary of said 2.255 acre easement, being the westerly boundary of said Lot 901, Block 16, the following three (3) courses:

North 06 degrees 56 minutes 47 seconds West, a distance of 64.81 feet to a point, being an angle point in the herein described easement;

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

Along the arc of said curve to the left, 20.48 feet, having a radius 430.00 feet, a central angle of 02 degrees 43 minutes 43 seconds, and a chord bearing and distance of North 36 degrees 41 minutes 21 seconds East, 20.48 feet to a point of non-tangency, being the northwest of the herein described easement;

Thence, leaving the southeasterly boundary of said 2.255 acre easement, over and across said Lot 901, Block 16, South 51 degrees 55 minutes 29 seconds East, a distance of 387.46 feet to a point on the westerly boundary of Lot 8, Block 16, as shown on said plat of Scenic Crest Unit 1, as conveyed to Meritage Homes of Texas, LLC, by Special Warranty Deed as recorded in Document Number 20200310023, of the Official Public Records of Bexar County, Texas, being an east corner of the herein described easement;

Thence, with the westerly and southerly boundary of said Lot 8, Block 16, being an easterly and a northerly boundary of said Lot 901, Block 16, the following three (3) courses:

South 00 degrees 00 minutes 00 seconds East, a distance of 71.12 feet to a point, being a southwest corner of said Lot 8, and being an angle point in the herein described easement;

South 51 degrees 55 minutes 29 seconds East, a distance of 8.24 feet to a point, being a southwest corner of said Lot 8, and being an angle point in the herein described easement;

North 90 degrees 00 minutes 00 seconds East, passing the southeast corner of said Lot 8, Block 16, being the southwest 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 Vendor's Lien as recorded in Document Number 20220162017, of the Official Public Records of Bexar County, Texas, and continuing said course with the southerly boundary of said Lot 7, Block 16, being a northerly boundary of said Lot 901, Block 16, passing the southeast corner of said Lot 7, Block 16, being the southwest corner of Lot 6, Block 16, as shown on said plat of Scenic Crest Unit 1, as conveyed to Meritage Homes of Texas, LLC, by Special Warranty Deed as recorded in Document Number 20200310023, of the Official Public Records of Bexar County Texas, and continuing said course with the southerly boundary of said Lot 6, Block 16, being a northerly boundary of said Lot 901, Block 16, for a total distance of 90.79 feet to a point, being a north corner of the herein described easement;

Thence, leaving the southerly boundary of said Lot 6, Block 16, over and across said Lot 901, Block 16, South 51 degrees 55 minutes 29 seconds East, a distance of 254.01 feet to a point on

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.200, 029.500

Project Name: Scenic Loop Z2

CPS Job No.: 0000

Owner Name: SCENIC CREST HOMEOWNERS ASSOCIATION, INC.

Parcel ID No.: 000000

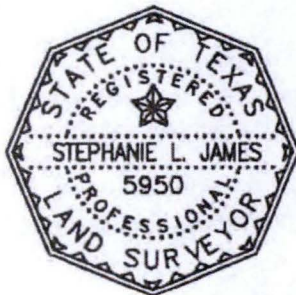
the northwest right of way line of Scenic Crest Blvd, a 60-foot right of way, as shown on said plat of Scenic Crest Unit 1, being the most easterly east corner of the herein described easement;

Thence, with the northwest right of way line of said Scenic Crest Blvd, being the southeasterly boundary of said Lot 901, Block 16, the following two (2) courses:

South 37 degrees 34 minutes 42 seconds West, a distance of 59.87 feet to a point of tangent curvature to the right;

Along the arc of said curve to the right, 23.70 feet, having a radius of 15.00 feet, a central angle of 90 degrees 31 minutes 27 seconds, and a chord bearing and distance of South 82 degrees 49 minutes 36 seconds West, 21.31 feet to a point of tangency, being on the northeasterly right of way line of said Toutant Beauregard Road;

Thence, with the northeasterly boundary of said Toutant Beauregard Road, being southwesterly boundary of said Lot 901, Block 16, North 51 degrees 55 minutes 29 seconds West, a distance of 704.20 feet to the **Point of Beginning**, containing 1.207 acres (52,578.45 square feet) of land.



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

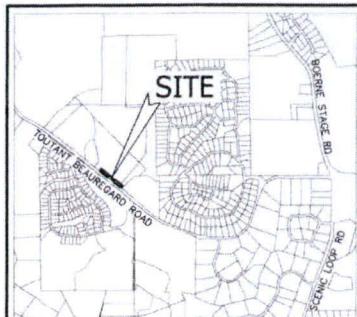
Registered Professional Land Surveyor
No. 5950

Date: 2022-10-19

Job No. 22113

ZDI

EXHIBIT 2



VICINITY MAP N.T.S.

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 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.



Moy Tarin Ramirez Engineers, LLC

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

Engineers
Surveyors
Planners

TEL: (210) 698-5051
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.

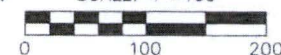
KEY NOTES:

- 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

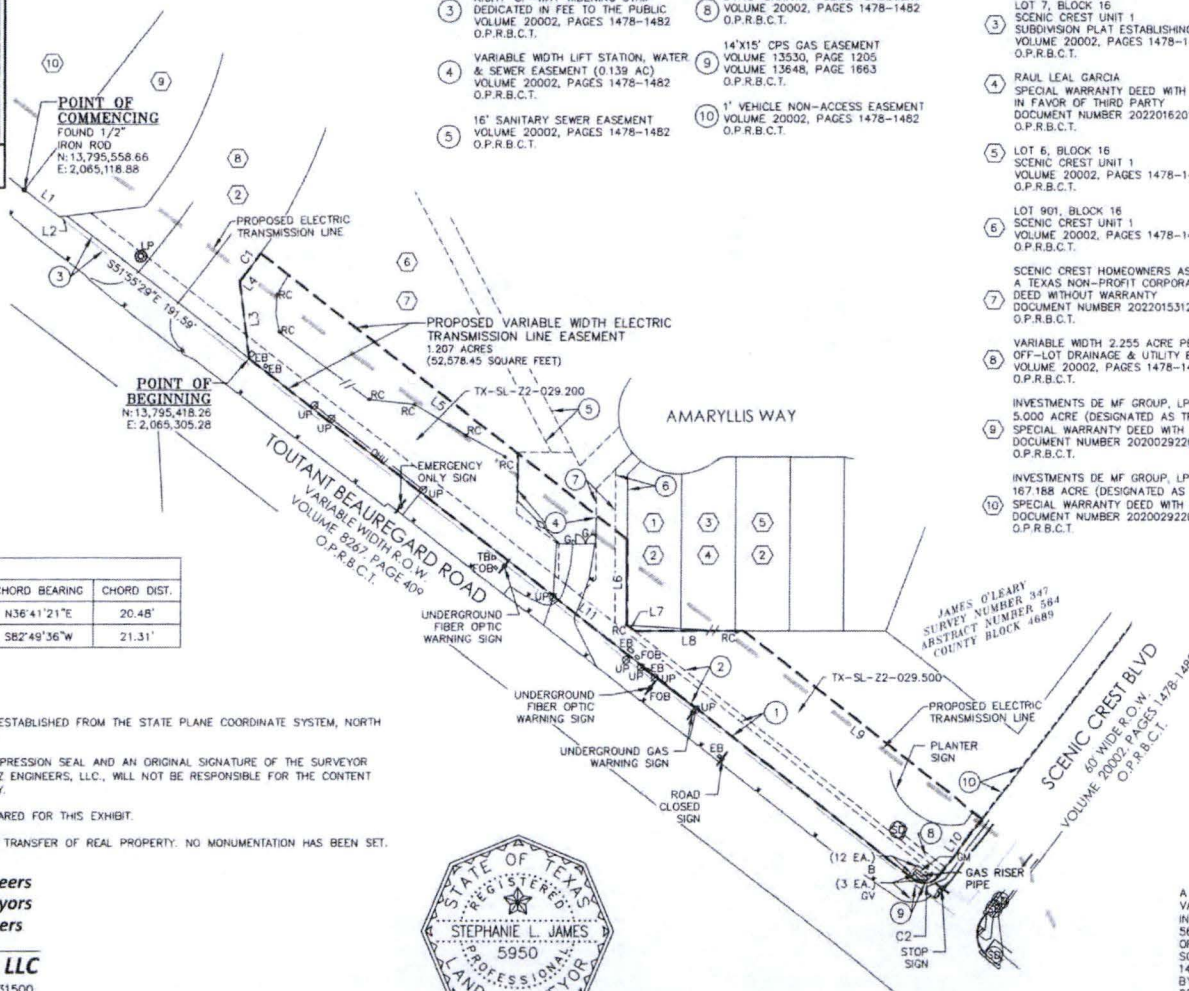


SCALE: 1"=100'



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



Stephanie L. James

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.

DATE: 2022-10-19

JOB NO. 22113



Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

EXHIBIT 2

CPS TRACT No.: TX-SL-Z2-029.200, 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

Parcel Map Check Report

Job No. 22113 (1.207 ac.) Variable Width Electric Transmission Line Esmt.

Point of Beginning: North: 13795418.2646' East: 2065305.2789'

Segment #1: Line

Course: N06° 56' 47"W Length: 64.81'

North: 13795482.5991' East: 2065297.4411'

Segment #2: Line

Course: N38° 03' 13"E Length: 8.72'

North: 13795489.4656' East: 2065302.8161'

Segment #3: Curve

Length: 20.48' Radius: 430.00'

Delta: 002° 43' 43" Tangent: 10.24'

Chord: 20.48' Course: N36° 41' 21"E

Course In: N51° 56' 47"W Course Out: S54° 40' 30"E

RP North: 13795754.5169' East: 2064964.2194'

End North: 13795505.8882' East: 2065315.0524'

Segment #4: Line

Course: S51° 55' 29"E Length: 387.46'

North: 13795266.9431' East: 2065620.0614'

Segment #5: Line

Course: S00° 00' 00"E Length: 71.12'

North: 13795195.8231' East: 2065620.0614'

Segment #6: Line

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-Z2-029.200, 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

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 (0.060 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

EXHIBIT 2

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:

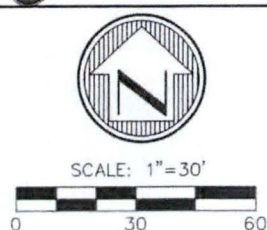
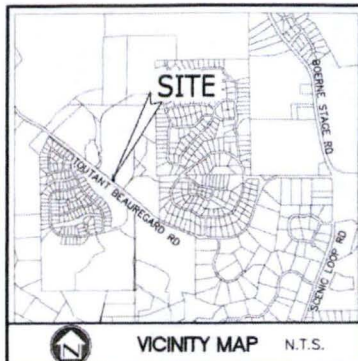
- ① 14' ELECTRIC, GAS, TELEPHONE, & CABLE
TV & UTILITY EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ② 19' SANITARY SEWER EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ③ (0.085AC) VARIABLE WIDTH
RIGHT-OF-WAY WIDENING STRIP
DEDICATED IN FEE TO THE PUBLIC
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- 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.

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,

DATE: 2022-10-19

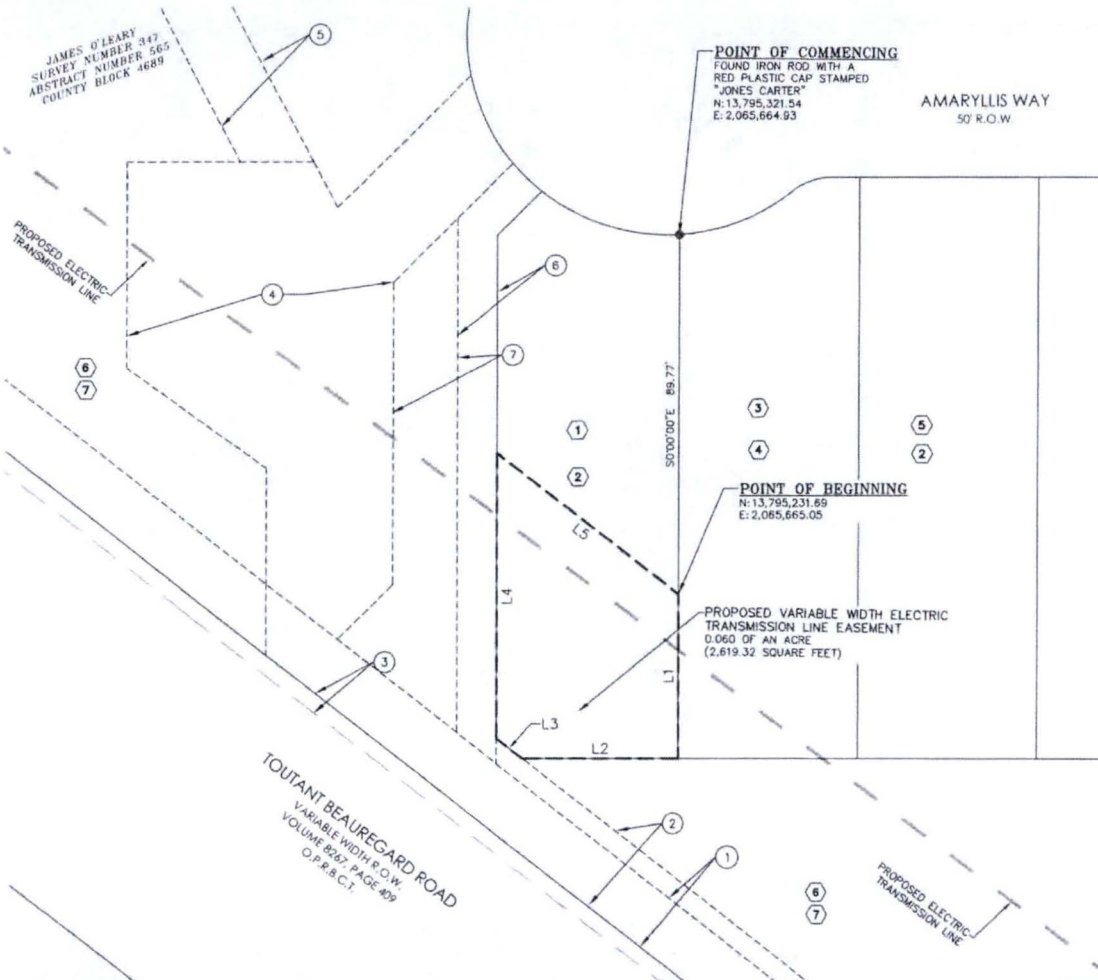
JOB NO. 22113



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



TOUTANT BEAUREGARD ROAD
VARIABLE WIDTH R.O.W.
VOLUME 8667 PAGE 409
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.



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



Stephanie L. James



Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

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

Field Notes for a Tract of Land
Containing 0.024 of an acre (1,049.67 square feet)
Being a Variable width Electric Transmission Line Easement

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, 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, said 0.024 of an acre (1,049.67 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 Lot 8, Block 16, as shown on said plat of Scenic Crest, Unit 1, and being the northwest corner of said Lot 7;

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, leaving the east boundary of said Lot 8, over and across said Lot 7, South 51 degrees 55 minutes 29 seconds East, a distance of 57.16 feet, to a point, on the east boundary of said Lot 7, being the west boundary of Lot 6, Block 16, as shown on said plat of Scenic Crest, Unit 1 as conveyed to Meritage Homes of Texas, LLC by Special Warranty Deed as recorded in Document Number 20200310023, and being the northeast corner of the herein described easement;

Thence, with the west boundary of said Lot 6, being the east boundary of said Lot 7, South 00 degrees 00 minutes 00 seconds East, a distance of 5.70 feet, to a point on the northerly boundary of Lot 901, Block 16 as shown on subdivision 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 southeast corner of said Lot 7, and being the southeast corner of the herein described easement;

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

Page 1 of 2

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

EXHIBIT 2

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:

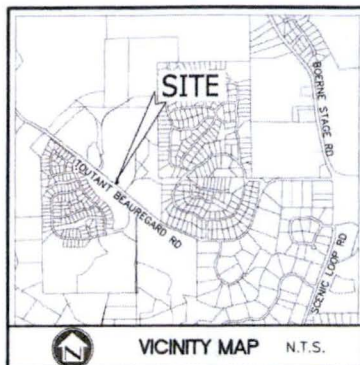
- ① 14' ELECTRIC, GAS, TELEPHONE, & CABLE
TV & UTILITY EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ② 19' SANITARY SEWER EASEMENT
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- ③ (0.085AC) VARIABLE WIDTH
RIGHT-OF-WAY WIDENING STRIP
DEDICATED IN FEE TO THE PUBLIC
VOLUME 20002, PAGES 1478-1482
O.P.R.B.C.T.
- 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.

EXHIBIT OF

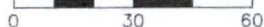
A 0.024 OF AN ACRE (1,049.67 SQUARE FEET) TRACT OF LAND,
BEING A VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT,
SITUATED IN THE JAMES O'LEARY SURVEY NUMBER 347, ABSTRACT
NUMBER 565, COUNTY BLOCK 4689, BEAR COUNTY, TEXAS,
BEING OUT OF LOT 7, BLOCK 16, NEW CITY BLOCK 4689 AS
SHOWN ON SUBDIVISION PLAT 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 BEAR COUNTY, TEXAS

DATE: 2022-10-18

JOB NO. 22113



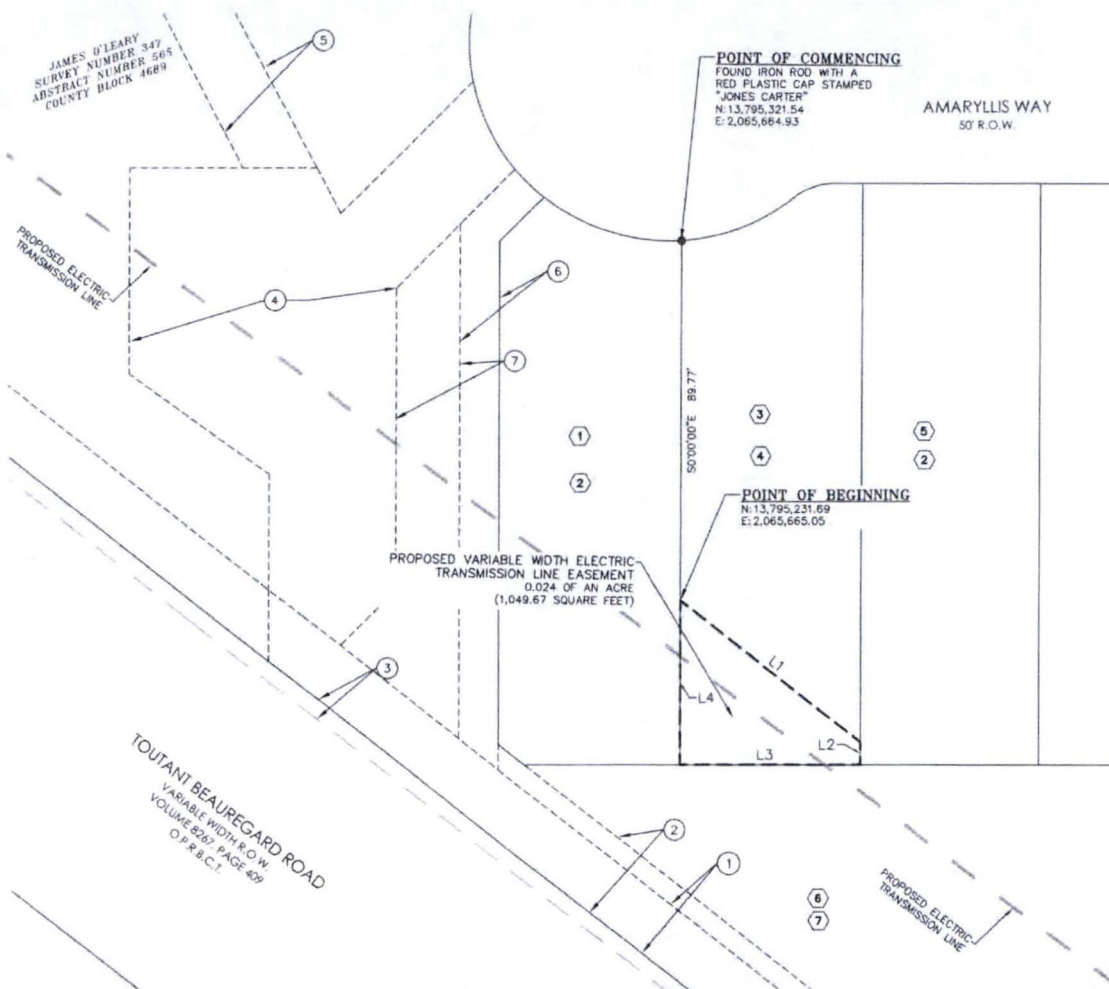
SCALE: 1"=30'



LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
OF BEAR 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.



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 2

TX-SL-22-031.000

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 PARTICULARY 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;

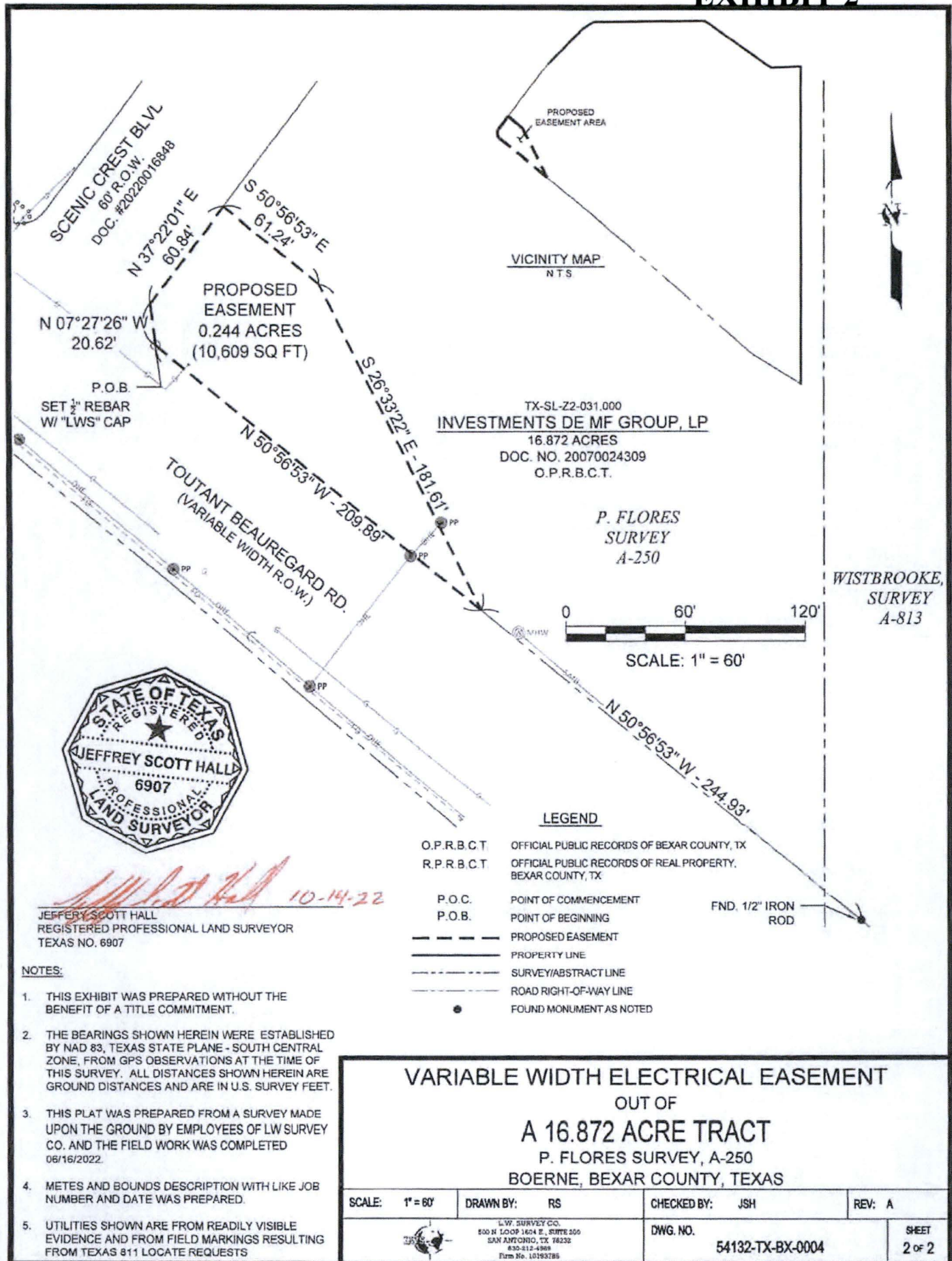
SOUTH 26°33'22" EAST, A DISTANCE OF 181.61 FEET, TO POINT ON THE COMMON LINE OF THE AFOREMENTIONED 16.872 ACRE TRACT OF LAND AND THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE;

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 10-14-22
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





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

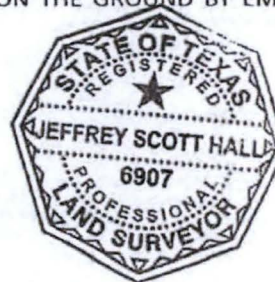


EXHIBIT 2

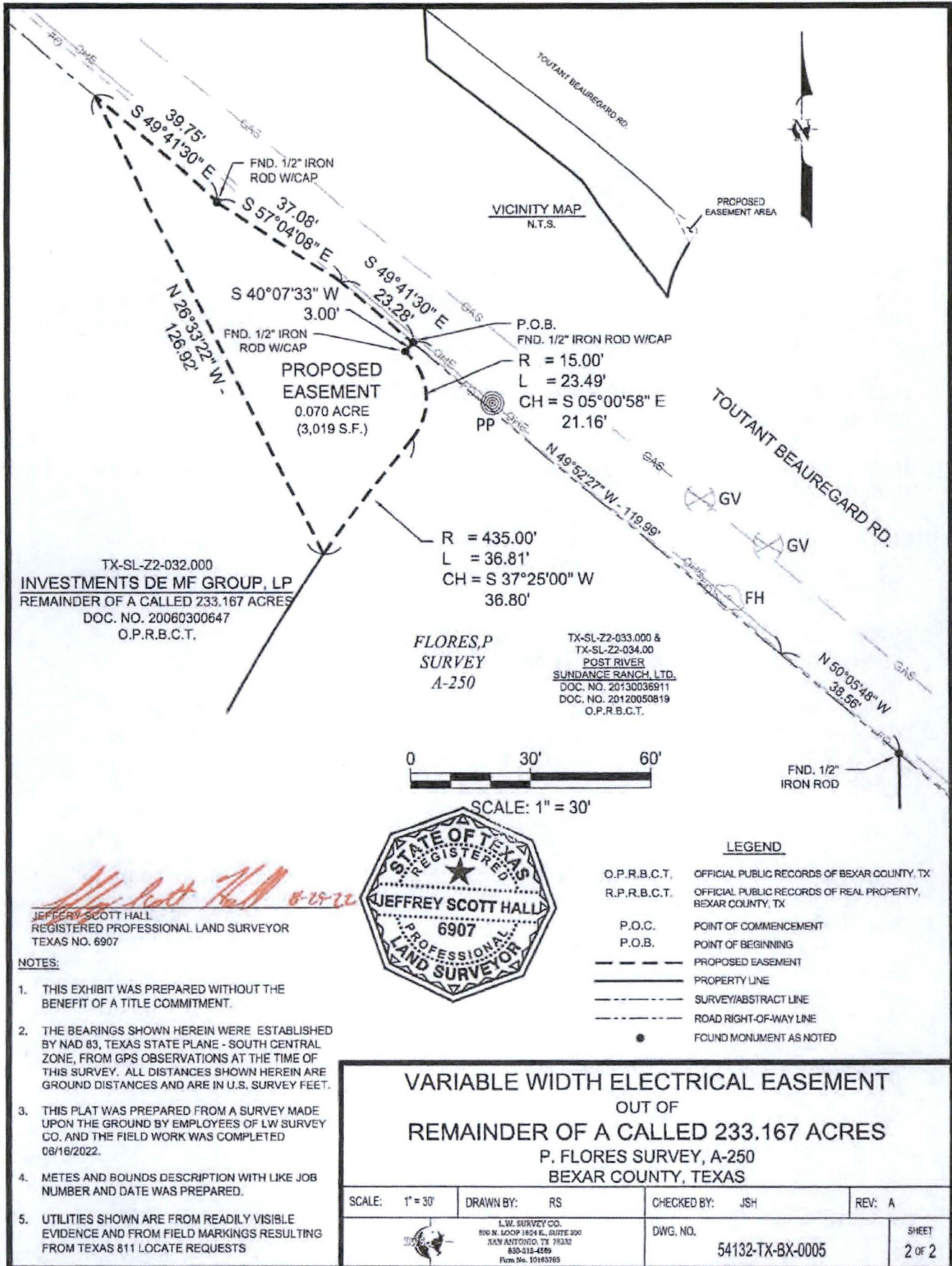


EXHIBIT 2

TX-SL-Z2-033.000

& TX-SL-Z2-034.000

LW Survey Project #L54132

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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " IRON ROD WITH PLASTIC CAP;



EXHIBIT 2

TX-SL-Z2-033.000

& TX-SL-Z2-034.000

LW Survey Project #L54132

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.

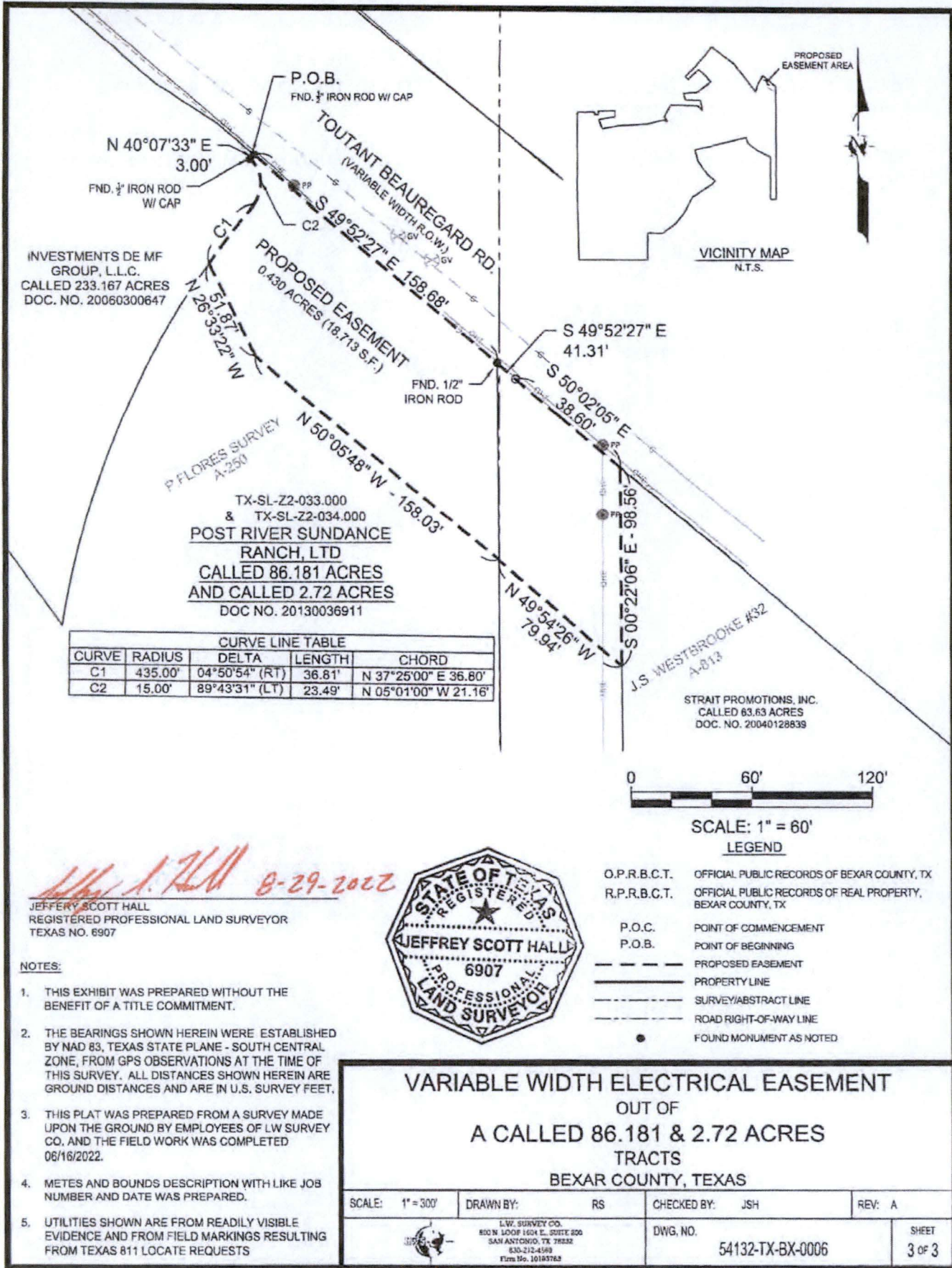
THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY EMPLOYEES OF LW
SURVEY.

Jeffrey Scott Hall 8-29-22

Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907



EXHIBIT 2



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 AFOREMENTIONED 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)



Exhibit "A"

EXHIBIT 2

TX-SL-Z2-035.000
LW Survey Project #L54132

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

Jeffrey Scott 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;

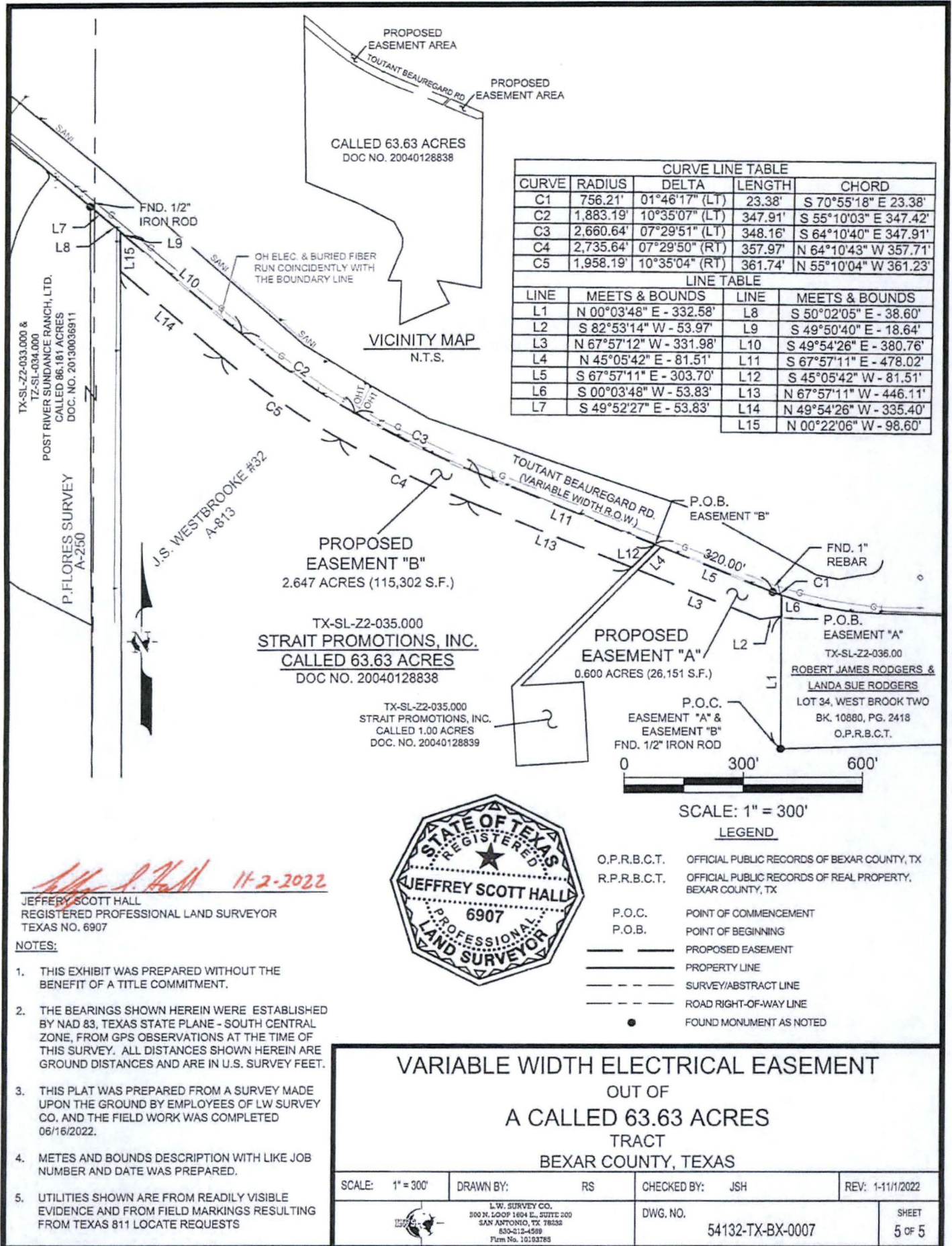
SOUTHEASTERLY 348.16 FEET ALONG A 2660.64 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, WITH A LONG CHORD BEARING OF SOUTH 64°10'40" EAST AND CHORD LENGTH OF 347.91 FEET, TO A POINT, SAID POINT BEING THE END OF CURVE;

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





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



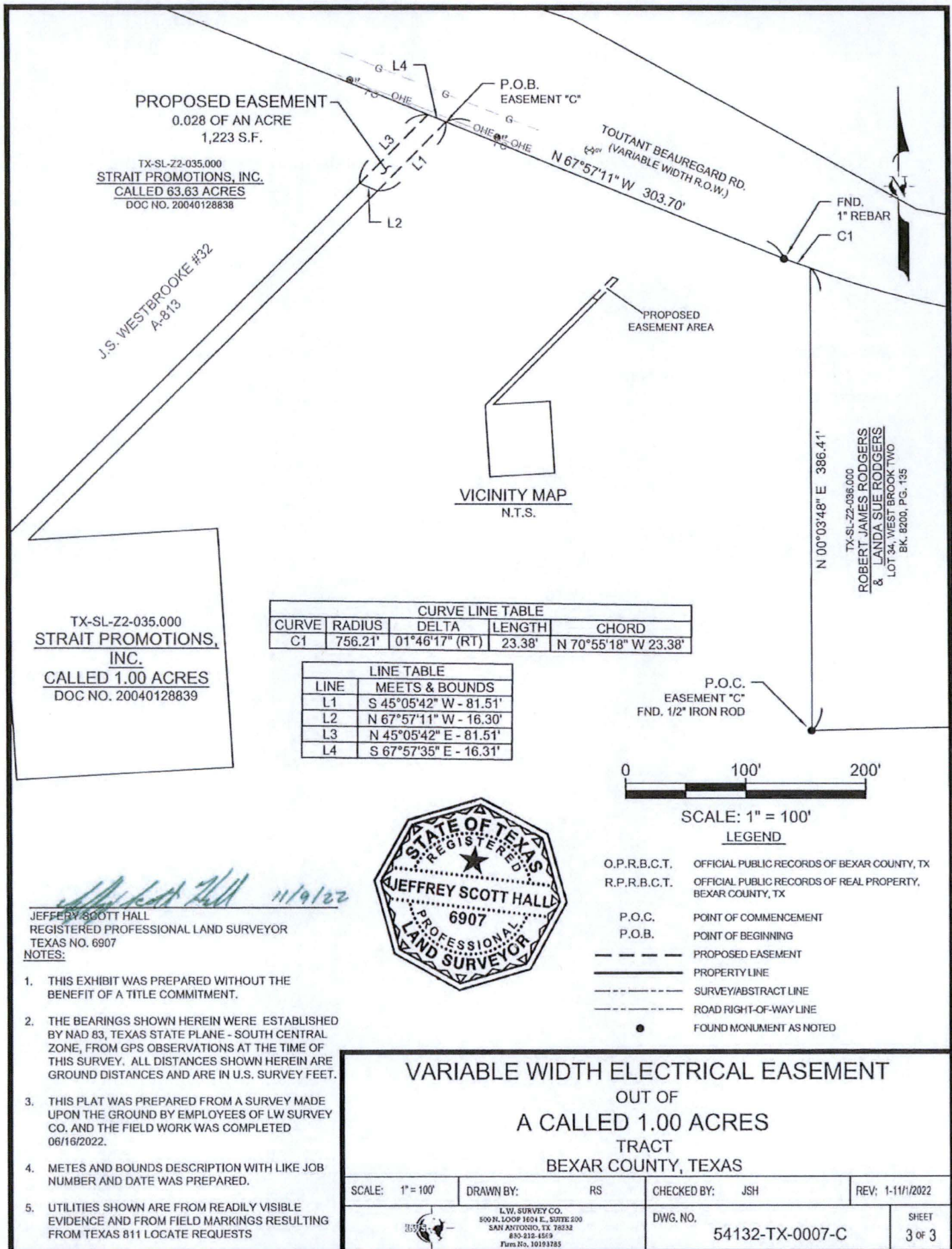


EXHIBIT 2

TX-SL-Z2-036.000
LW Survey Project #L54132

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 DESCRIBES 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



EXHIBIT 2

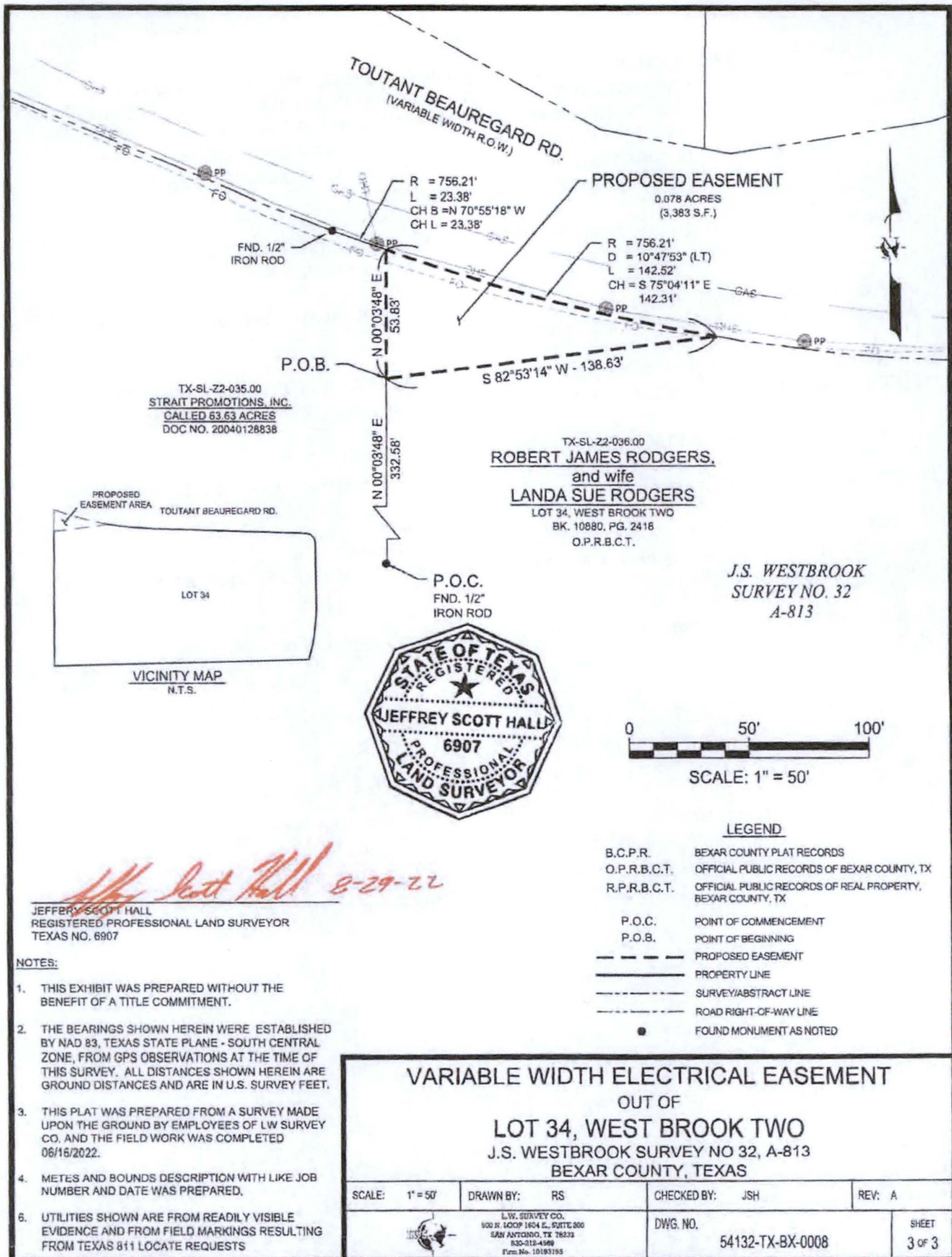


EXHIBIT 2

TX-SL-ZZ-037.000

LW Survey Project #L54132

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 $\frac{1}{2}$ " 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 $80^{\circ}58'07''$ 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 $74^{\circ}23'57''$ 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 $00^{\circ}37'00''$ 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;

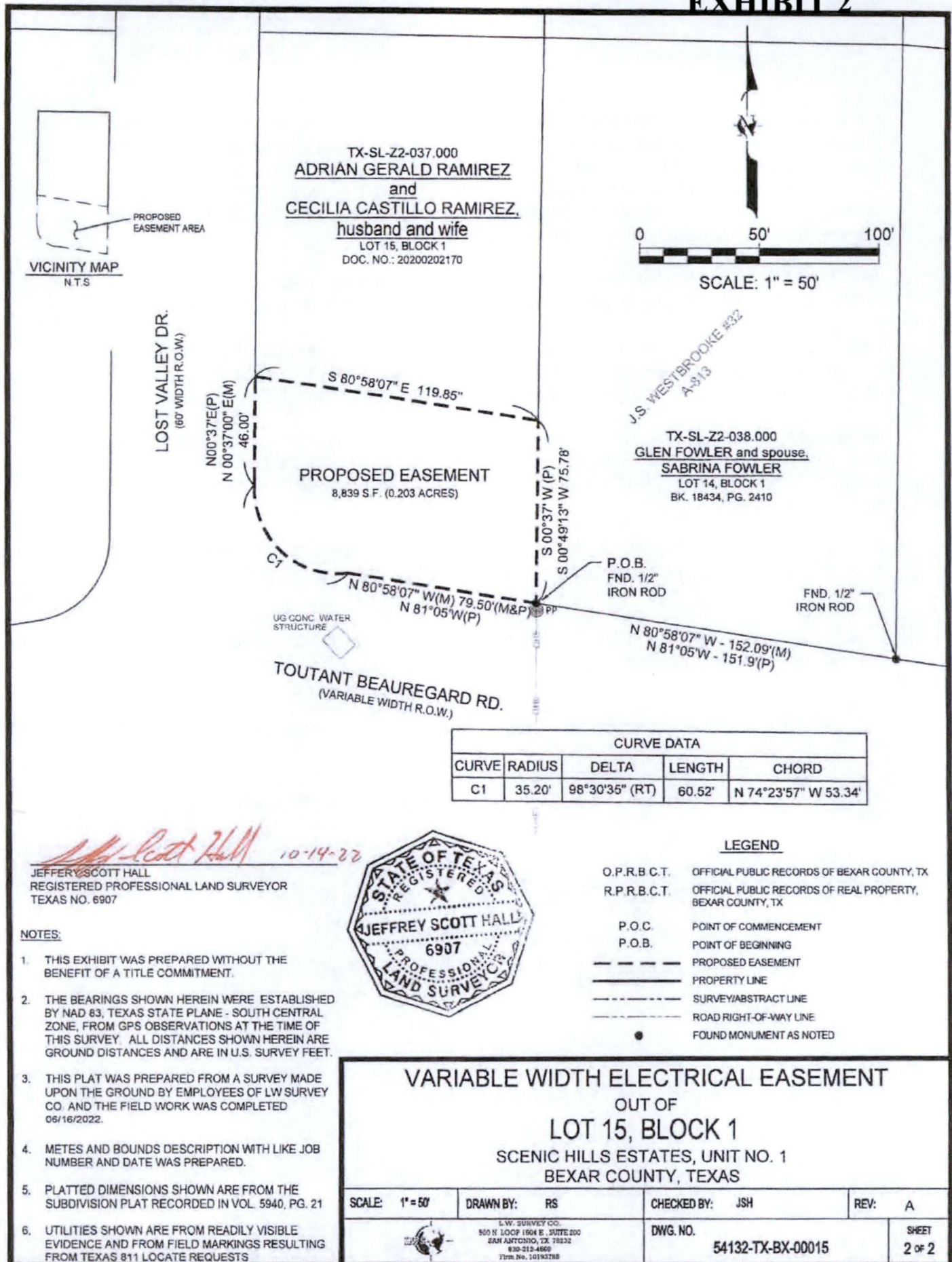
THENCE SOUTH $80^{\circ}58'07''$ EAST, A DISTANCE OF 119.85 FEET, TO A POINT, SAID POINT BEING ON THE EAST LINE OF AFOREMENTIONED LOT 15;

THENCE SOUTH $00^{\circ}49'13''$ 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 10-14-22
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907





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 AFOREMENTIONED 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 AFOREMENTIONED 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



EXHIBIT 2

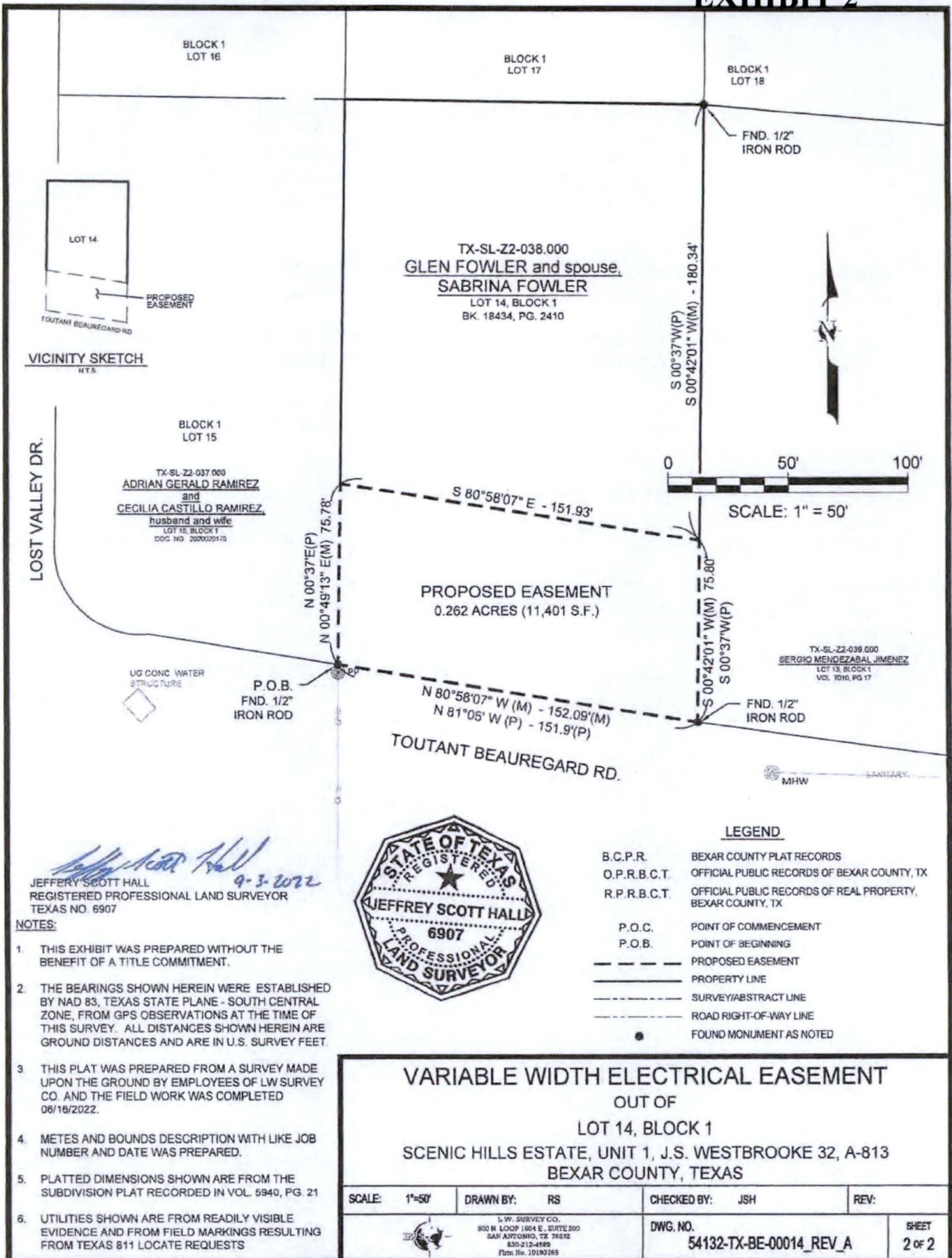


EXHIBIT 2

TX-SL-Z2-039.000

LW Survey Project #L54132

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 $\frac{1}{2}$ " 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 $00^{\circ}42'01''$ 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 $80^{\circ}58'07''$ EAST, A DISTANCE OF 10.23 FEET, TO A POINT;

SOUTH $82^{\circ}06'47''$ EAST, A DISTANCE OF 97.87 FEET, TO A POINT;

SOUTH $89^{\circ}14'53''$ 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 $16^{\circ}19'34''$ EAST, A DISTANCE OF 78.46 FEET, ALONG THE AFOREMENTIONED COMMON LINE BETWEEN LOT 12 AND LOT 13, TO A FOUND $\frac{1}{2}$ " IRON ROD, AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 13 AND IN THE AFOREMENTIONED RIGHT OF WAY LINE;

THENCE NORTH $89^{\circ}14'53''$ WEST, A DISTANCE OF 150.78 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A FOUND $\frac{1}{2}$ " IRON ROD;

THENCE NORTH $82^{\circ}06'47''$ 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
Registered Professional Land Surveyor
Texas No 6907



EXHIBIT 2

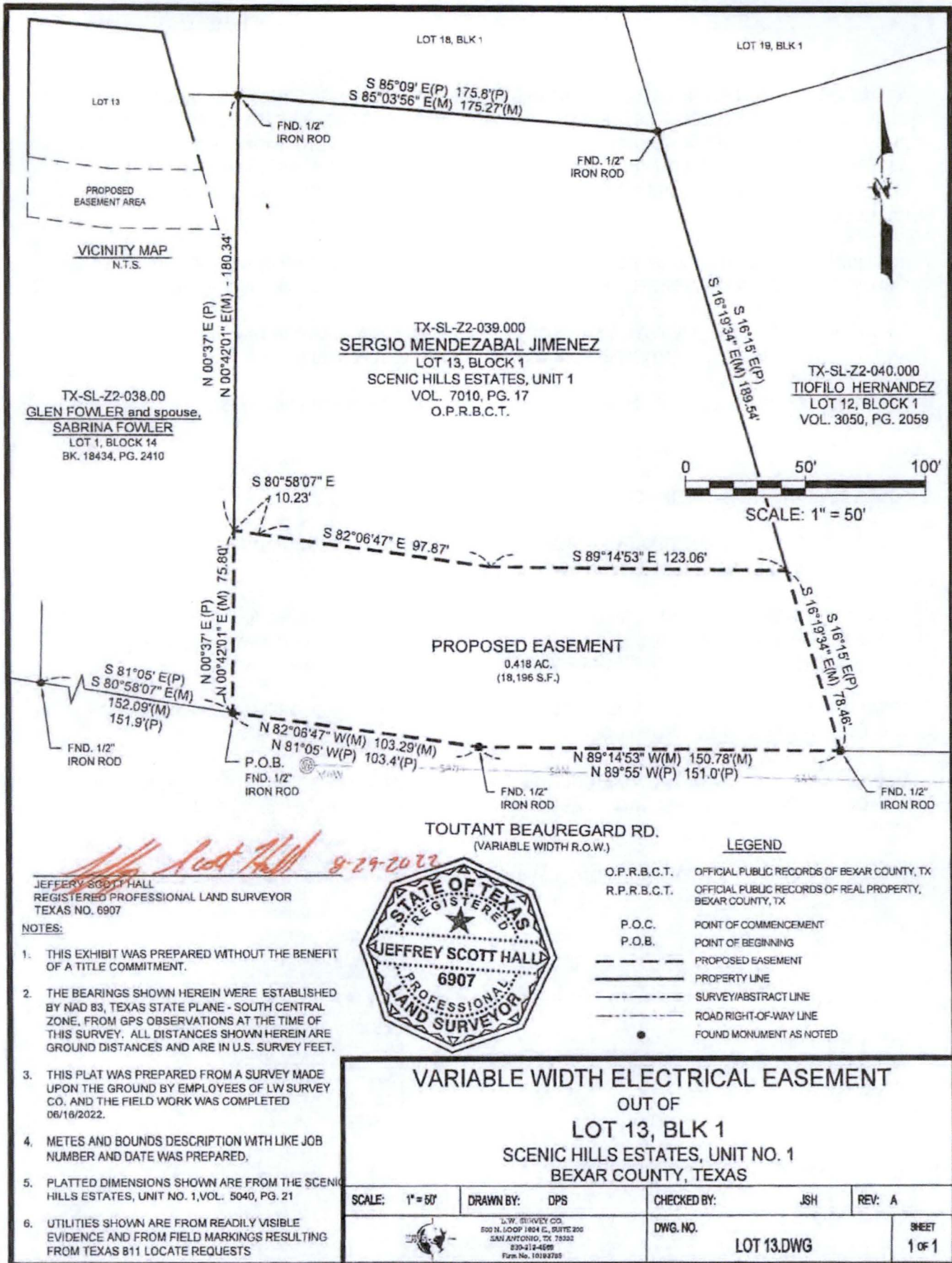


EXHIBIT 2

TX-SL-ZZ-040.000

LW Survey Project #LS4132

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 ½" 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°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°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°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°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
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907

8-29-2011



EXHIBIT 2

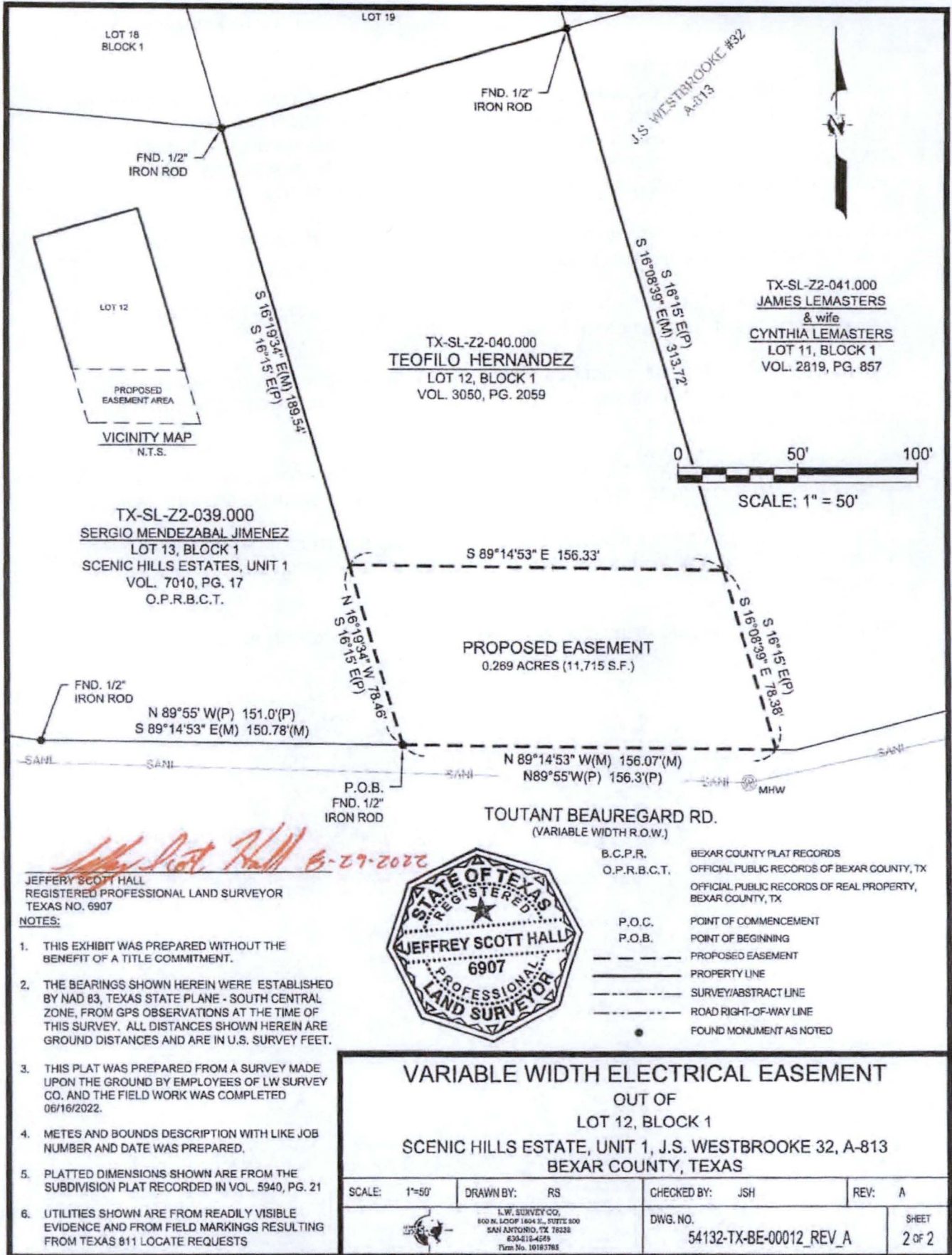


EXHIBIT 2

TX-SL-Z2-041.000

LW Survey Project #L54132

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 ½" 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°56'36" WEST, A DISTANCE OF 23.11 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT;

THENCE SOUTH 75°21'44" WEST, A DISTANCE OF 122.21 FEET, ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, TO A POINT;

THENCE NORTH 89°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°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°14'53" EAST, A DISTANCE OF 21.05 FEET;

NORTH 75°21'44" EAST, A DISTANCE OF 130.08 FEET, TO A POINT ON THE EAST LINE OF AFOREMENTIONED LOT 11;

THENCE SOUTH 16°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



EXHIBIT 2

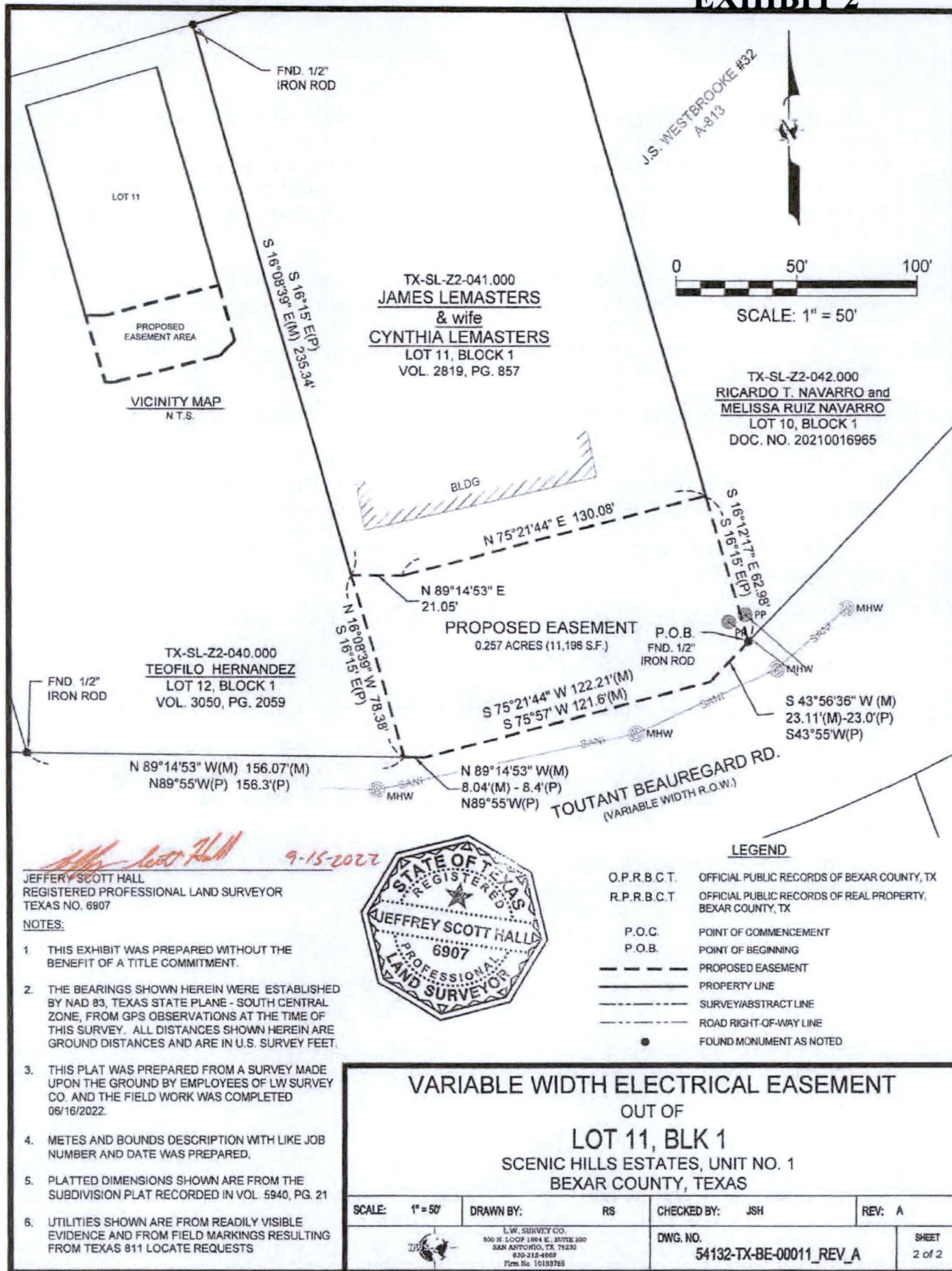


EXHIBIT 2

TX-SL-Z2-042.000
LW Survey Project #L54132

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 $\frac{1}{2}$ " 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 $16^{\circ}12'17''$ WEST, A DISTANCE OF 62.98 FEET, ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 10, TO A POINT;

THENCE NORTH $75^{\circ}21'44''$ 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 $43^{\circ}56'36''$ 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
Jeffrey Scott Hall
Registered Professional Land Surveyor
Texas No 6907



EXHIBIT 2

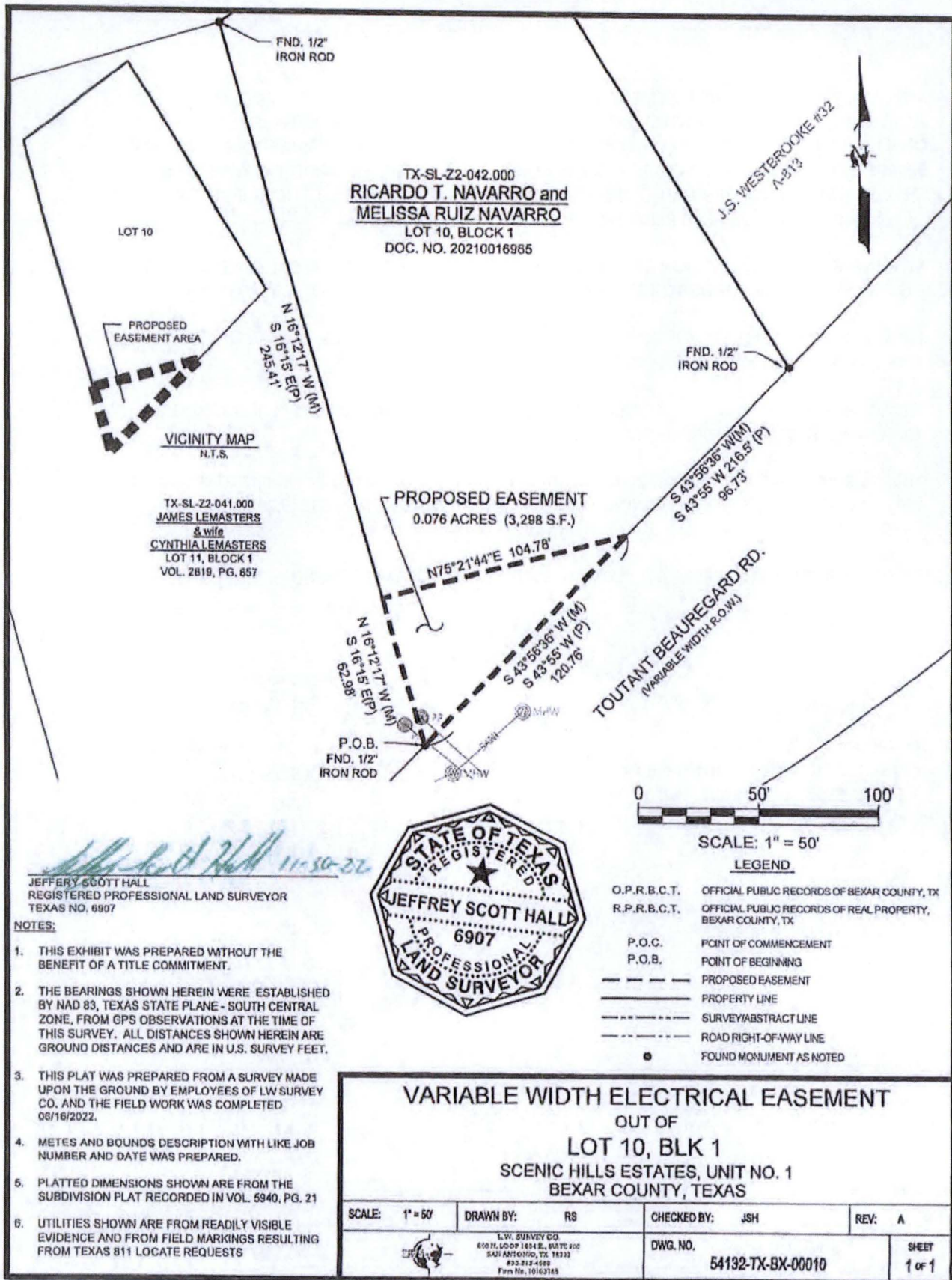


EXHIBIT 2

TX-SL-Z2-43.000

LW Survey Project #L54132

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 $\frac{1}{2}$ " 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 $57^{\circ}25'21''$ 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 $45^{\circ}29'57''$ EAST AND CHORD DISTANCE OF 136.68 FEET, TO A POINT AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 20, FROM WHICH A FOUND $\frac{1}{2}$ " REBAR BEARS NORTH $09^{\circ}42'42''$ WEST A DISTANCE OF 1.81 FEET;

THENCE SOUTH $41^{\circ}27'21''$ EAST A DISTANCE OF 66.19 FEET, ALONG THE NORTHEASTERLY LINE OF AFOREMENTIONED LOT 20, TO A POINT;

THENCE SOUTH $71^{\circ}53'48''$ 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



EXHIBIT 2

