

**Metes and Bounds Description  
of a 25' Water Easement  
San Antonio, Bexar County, Texas**

Being a 25' Water Easement containing 0.0578 acres of land, situated in the John W. Smith Survey, Abstract 708, City of San Antonio, Bexar County, Texas, out of Lot 1, Block 1, New City Block 16392, Leon Springs Subdivision as recorded in Volume 9565, Page 156 of the Deed and Plat Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set on the east right-of-way line (R.O.W.) of Interstate Highway 10 (variable width R.O.W.) and the west line of said Lot 1 for the northwest corner of the easement being described herein and being S 19°54'41" E, a distance of 287.57 feet from a 1/2-inch iron rod found at the northwest corner of said Lot 1;

THENCE N 71°55'08" E, departing the east R.O.W. line of Interstate Highway 10, over and across said Lot 1, a distance of 98.29 feet to a 5/8-inch iron rod set on the west R.O.W. line of the Interstate Highway 10 Frontage Road (variable width R.O.W.) and the east line of said Lot 1, for the northeast corner of the easement described herein and being S 30°43'55" E, a distance of 295.45 feet from a 1/2-inch iron rod found at the northeast corner of said Lot 1 ;

THENCE S 30°43'55" E, along the west R.O.W. line of Interstate Highway 10 Frontage Road and the east line of said Lot 1, a distance of 25.62 feet to a 5/8-inch iron rod set at the southeast corner of this easement described herein;

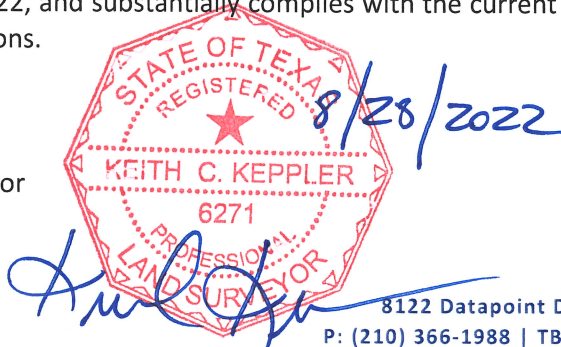
THENCE S 70°02'09" W, departing the west R.O.W. line of Interstate Highway 10 Frontage Road, over and across said Lot 1, a distance of 103.10 feet to a 5/8-inch iron rod set on the east R.O.W. line of Interstate Highway 10 and the west line of said Lot 1, for the southwest corner of the easement described herein and being N 19°54'41" W, a distance of 487.26 feet to a 1/2-inch iron rod found at an angle point of the west line of said Lot 1;

THENCE N 19°54'41" W, along the east R.O.W. line of Interstate Highway 10 and the west line of said Lot 1, a distance of 25.01 feet to the POINT OF BEGINNING and containing 0.0578 acres, or 2,517 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271



**LEGEND**

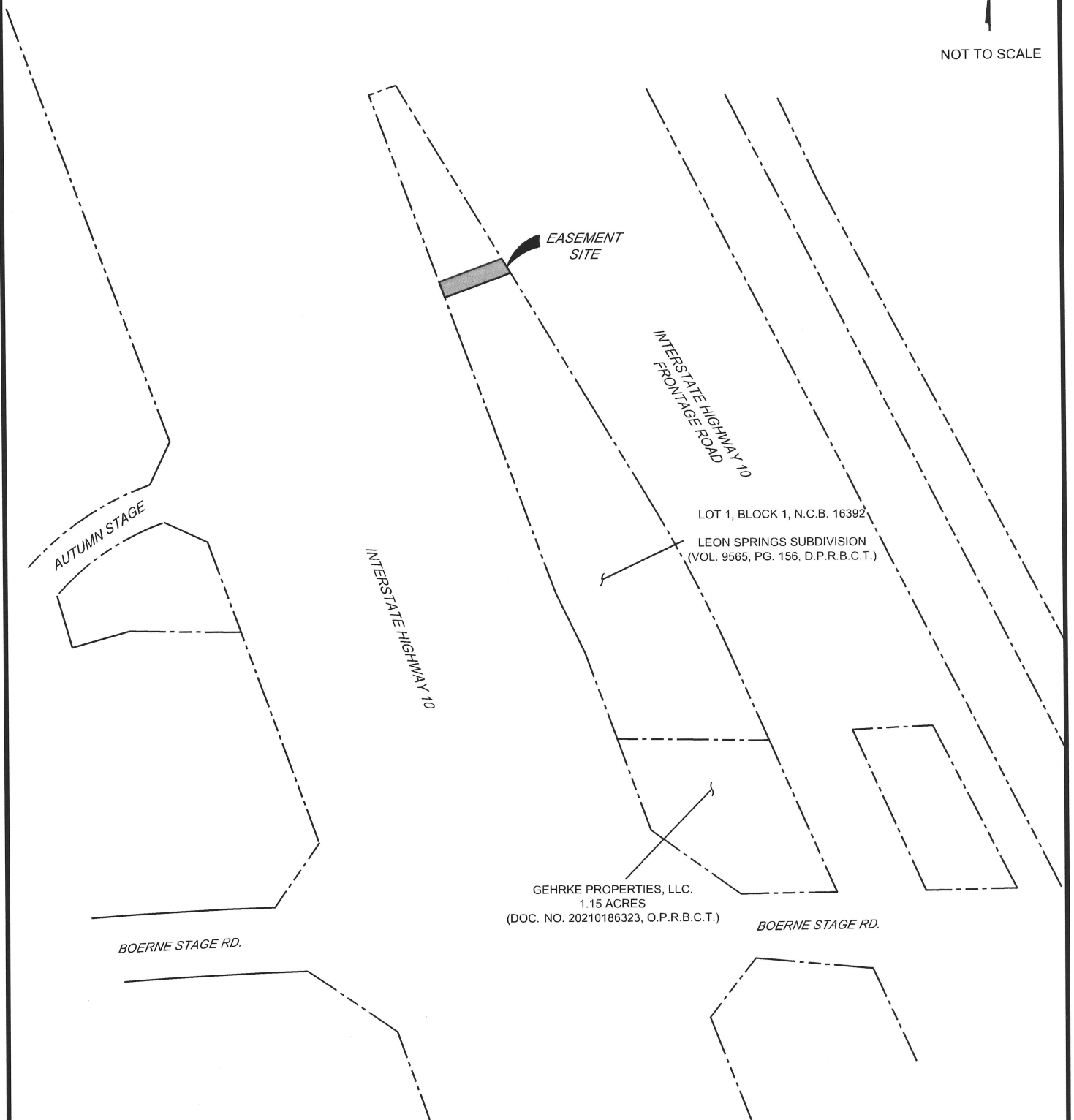
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

PARCEL NO. P22-158

VICINITY MAP



NOT TO SCALE



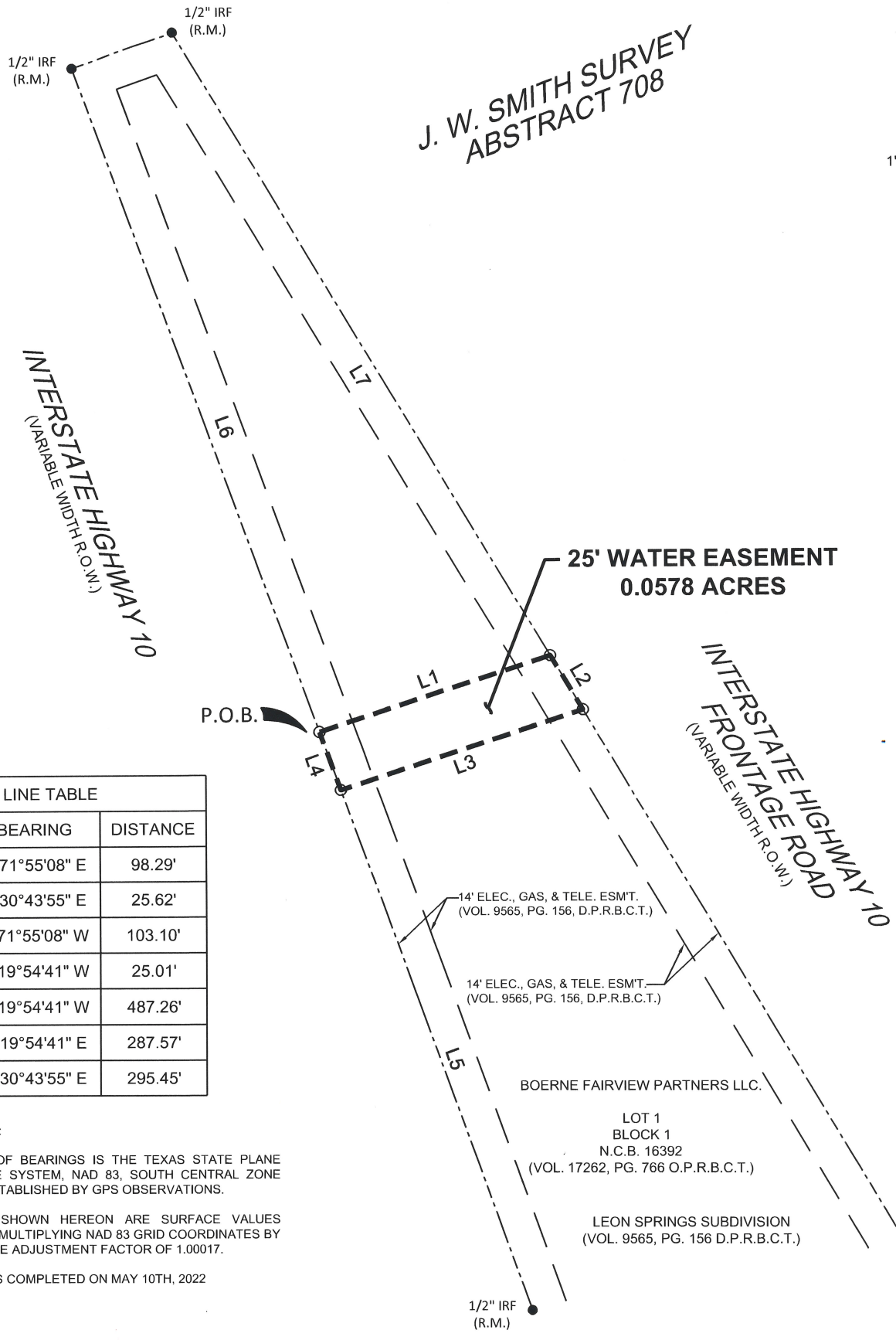
GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. SURVEY WAS COMPLETED ON MAY 10, 2022.

<b>MAESTAS</b>		8122 DATAPoint DR., STE. 840 SAN ANTONIO, TX 78229 (210) 366-1988	
TBPE No.: F-333		TBPLS No.: 10194506	
<b>25' WATER EASEMENT</b>			
OUT OF LOT 1, BLOCK 1, N.C.B. 16392 LEON SPRINGS SUBDIVISION SAN ANTONIO, BEXAR COUNTY, TEXAS			
PROJECT NO.: M241		DATE: 08/28/2022	
DRWN BY: KCK	CHKD BY: KCK	SHEET NO.: 2 OF 3	

**LEGEND**

- = IRON ROD FOUND
- = 5/8" IRON ROD SET W/CAP STAMPED "MAESTAS"



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 71°55'08" E	98.29'
L2	S 30°43'55" E	25.62'
L3	S 71°55'08" W	103.10'
L4	N 19°54'41" W	25.01'
L5	N 19°54'41" W	487.26'
L6	S 19°54'41" E	287.57'
L7	S 30°43'55" E	295.45'

**GENERAL NOTES:**

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. SURVEY WAS COMPLETED ON MAY 10TH, 2022

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



KEITH C. KEPPLER, RPLS  
TEXAS NO. 6271

**MAESTAS** 8122 DATAPOINT DR., STE. 840  
SAN ANTONIO, TX 78229  
(210) 366-1988

TBPE No.: F-333 TBPLS No.: 10194506

**25' WATER EASEMENT**

OUT OF LOT 1, BLOCK 1, N.C.B. 16392  
LEON SPRINGS SUBDIVISION  
SAN ANTONIO, BEXAR COUNTY, TEXAS

DRWN BY: KCK	PROJECT NO.: M241	DATE: 08/28/2022
CHKD BY: KCK	SHEET NO.: 3 OF 3	

**Metes and Bounds Description  
of a 20' Water Easement  
San Antonio, Bexar County, Texas**

Being a 20' Water Easement containing 0.1145 acres of land, situated in the Tyler Tap R.R. Survey, Abstract 873, City of San Antonio, Bexar County, Texas, out of a 7.314 acre tract as described by deed recorded in Document Number 20190026749, Official Public Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the west right-of-way line (R.O.W.) of Interstate Highway 10 (variable width R.O.W.), being the northeast corner of a 3.242 acre tract as described by deed recorded in Document Number 20220059331, Official Public Record of Bexar County, Texas, and the southeast corner of said 7.314 acre tract, for the southeast corner of the easement described herein;

THENCE S 82°37'42" W, along the north line of said 3.242 acre tract and the south line of said 7.314 acre tract, a distance of 21.20 feet to a point at a non-tangent curve to the left, for the southwest corner of the easement described herein;

THENCE over and across said 7.314 acre tract and along said curve to the left, having a radius of 3,749.83 feet, an arc length of 245.54 feet, and an interior angle of 03°45'06", with a chord bearing of N 28°39'30" W, a distance of 245.50 feet to the northwest corner of the easement described herein;

THENCE N 60°49'59" E, a distance of 20.00 feet to a point on the west R.O.W. line of Interstate Highway 10 and the east line of said 7.314 acre tract, for the northeast corner of the easement described herein from which a 1/2-inch iron rod found at the north corner of said 7.314 acre tract bears N 34°27'25" W, a distance of 516.64 feet;

THENCE along the west R.O.W. line of Interstate Highway 10 and a curve to the right having a radius of 3,769.83 feet, an arc length of 253.46 feet, and an interior angle of 03°51'08", with a chord bearing of S 28°36'06" E, a distance of 253.41 feet to the POINT OF BEGINNING and containing 0.1145 acres, or 4,989 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271





**LEGEND**

IRF = IRON ROD FOUND  
 (R.M.) = RECORD MONUMENT  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**GENERAL NOTES:**

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS
2. IMPROVEMENTS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON ARE SURFACE VALUES.
4. SURVEY WAS COMPLETED ON MAY 5TH, 2022.
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EASEMENT PLAT OF EVEN DATE.



LOT 6  
 BLOCK 1  
 N.C.B. 16391  
 FUMBLEDICKS AND IH10  
 OFFICE DEVELOPMENT  
 (VOL. 9569, PG. 49, D.P.R.B.C.T.)

1/2" IRF  
 (R.M.)

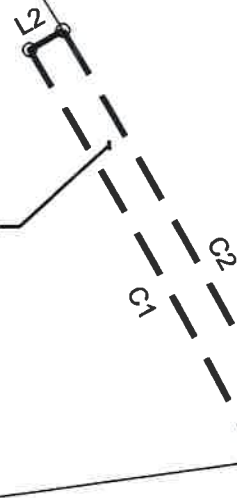
BE&RU INV., LLC-SERIES C  
 (DOC. NO. 20190026750, O.P.R.B.C.T.)  
 18.694 ACRES

N 34°27'25" W  
 516.64'

INTERSTATE HIGHWAY 10  
 (VARIABLE WIDTH R.O.W.)

BE&RU INV., LLC-SERIES B  
 (DOC. NO. 20190026749, O.P.R.B.C.T.)  
 7.314 ACRES

20' WATER EASEMENT  
 0.1145 ACRES



P.O.B.  
 1/2" IRF  
 (R.M.)

MAX IT HOLDINGS, LLC  
 (DOC. NO. 20220059331, O.P.R.B.C.T.)  
 3.242 ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 82°37'42" W	21.20'
L2	N 60°49'59" E	20.00'

CURVE #	RADIUS	LENGTH	DELTA
C1	3,749.83'	245.54'	03° 45' 06"
C2	3,769.83'	253.46'	03° 51' 08"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



KEITH C. KEPPLER, RPLS  
 TEXAS NO. 6271

**MAESTAS** 8122 DATAPOINT DR., STE. 840  
 SAN ANTONIO, TX 78229  
 (210) 366-1988  
 TBPE No.: F-333 TBPLS No.: 10194506

<b>20' WATER EASEMENT</b>		
OUT OF A 7.314 ACRE TRACT SAN ANTONIO, BEXAR COUNTY, TEXAS		
PROJECT NO.: M241	DATE: 08/26/2022	
DRWN BY: KCK	CHKD BY: KCK	SHEET NO.: 2 OF 2

**Metes and Bounds Description  
of a Variable Width Water Easement  
San Antonio, Bexar County, Texas**

Being a Variable Width Water Easement containing 0.0743 acres of land, situated in the James H. Cox Survey, Abstract 155, City of San Antonio, Bexar County, Texas, out of Lot 7, Block 3, New City Block (N.C.B.) 18333, Heuermann Road Park Subdivision as recorded in Document Number 20210159683, Official Public Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a point on the north line of Lot 2, Block 3, N.C.B. 18333, Brass 10 Subdivision as recorded in Volume 9600, Page 130, Deed and Plat Records of Bexar County, Texas, and the south line of said Lot 7, for the southeast corner of the easement described herein from which a 1/2-inch iron rod found at the southeast corner of said Lot 7 bears N 62°44'08" E, a distance of 24.27 feet;

THENCE S 62°44'08" W, along the north line of said Lot 2 and the south line of said Lot 7, a distance of 10.73 feet to the southwest corner of the easement described herein;

THENCE over and across said Lot 7 the following courses and distances:

N 27°42'33" W, a distance of 30.01 feet;

N 28°18'59" W, a distance of 43.35 feet;

N 29°05'59" W, a distance of 43.03 feet;

N 73°20'54" W, a distance of 22.79 feet;

N 28°20'54" W, a distance of 31.33 feet;

N 16°39'06" E, a distance of 29.78 feet;

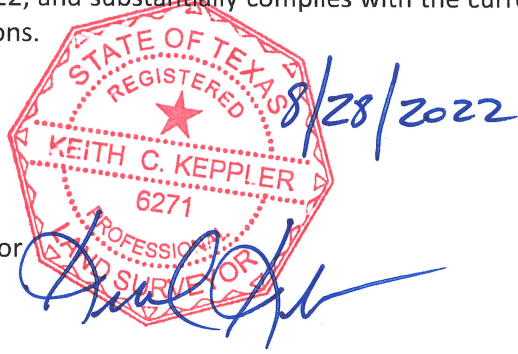
N 28°20'54" W, a distance of 77.34 feet to a point on the south R.O.W. line of Heuermann Road (60' R.O.W.) and the north line of said Lot 7, for the northwest corner of the easement described herein;

THENCE S 60°14'57" E, along the south R.O.W. line of Heuermann Road and the north line of said Lot 7, a distance of 12.51 feet to the northeast corner of the easement described herein;

THENCE S 28°12'27" E, over and across said Lot 7, along the west line of an existing variable width off-lot drainage, sanitary sewer, and water easement for the benefit of Lot 5 and 6, Block 3, N.C.B. 18333 as recorded in Volume 9721, Page 188, Deed and Plat Records of Bexar County, Texas, a distance of 251.80 feet to the POINT OF BEGINNING and containing 0.0743 acres, or 3,240 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.



Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271

# EXHIBIT B

PARCEL NO. P22-162

**LEGEND**

IRF = IRON ROD FOUND  
 (R.M.) = RECORD MONUMENT  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**GENERAL NOTES:**

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. 16' SANITARY SEWER EASEMENT (VOL. 13008, PG. 536, O.P.R.B.C.T.)
3. IMPROVEMENTS ARE NOT SHOWN.
4. DISTANCES SHOWN HEREON ARE SURFACE VALUES.
5. SURVEY WAS COMPLETED ON MAY 5TH, 2022.
6. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EASEMENT PLAT OF EVEN DATE.



HEUERMANN RD.  
 (60' R.O.W.)

14' ELEC., GAS, TELE., CATV, &  
 WATER ESMT.  
 (VOL. 9593, PG. 165 D.P.R.B.C.T.)

VARIABLE WIDTH OFF-LOT DRAINAGE,  
 SANITARY SEWER, AND WATER  
 EASEMENT FOR THE BENEFIT OF  
 LOT 5 & 6, BLOCK 3, N.C.B. 18333  
 (VOL. 9721, PG. 188, D.P.R.B.C.T.)

VAR. WIDTH PRIVATE OFF-LOT  
 DRAINAGE, SANITARY SEWER, AND  
 WATER EASMENT FOR THE BENEFIT OF  
 LOTS 5 & 6, BLOCK 3, NBC 18333  
 (VOL. 9568, PG. 185, D.P.R.B.C.T.)

ULTRA 20 / 10 LTD.  
 ( VOL. 12544, PG. 2229, O.P.R.B.C.T.)

LOT 7  
 BLOCK 3  
 N.C.B. 18333

HEUERMANN ROAD PARK SUBDIVISION  
 (DOC. NO. 20210159683, O.P.R.B.C.T.)

**VARIABLE WIDTH  
 WATER EASEMENT  
 0.0743 ACRES**

30' PRIVATE OFF-LOT DRAINAGE, AND  
 SANITARY SEWER FOR THE BENEFIT OF  
 LOT 5 & 6, BLOCK 3, NBC 18333  
 (VOL. 9721, PG. 188, D.P.R.B.C.T.)

ULTRA 20 / 10 LTD.  
 ( DOC. NO. 20060288324, O.P.R.B.C.T.)

LOT 5  
 BLOCK 3  
 N.C.B. 18333

ULTRA 20/10 REPLAT  
 (VOL. 9721, PG. 188, D.P.R.B.C.T.)

BRASS HEUERMANN 10 LP  
 (VOL. 13301, PG. 2199, O.P.R.B.C.T.)

LOT 2  
 BLOCK 3  
 N.C.B. 18333

BRASS 10 SUBDIVISION  
 (VOL. 9600, PG. 130, D.P.R.B.C.T.)

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

ULTRA 20 / 10 LTD.  
 ( DOC. NO. 20060288324, O.P.R.B.C.T.)

LOT 6  
 BLOCK 3  
 N.C.B. 18333

ULTRA 20/10 REPLAT  
 (VOL. 9721, PG. 188, D.P.R.B.C.T.)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 62°44'08" W	10.73'
L2	N 27°42'33" W	30.01'
L3	N 28°18'59" W	43.35'
L4	N 29°05'59" W	43.03'
L5	N 73°20'54" W	22.79'
L6	N 28°20'54" W	31.33'
L7	N 16°39'06" E	29.78'
L8	N 28°20'54" W	77.34'
L9	S 60°14'57" E	12.51'
L10	S 28°12'27" E	251.80'



KEITH C. KEPPLER, RPLS  
 TEXAS NO. 6271

**MAESTAS** 8122 DATAPOINT DR., STE. 840  
 SAN ANTONIO, TX 78229  
 (210) 366-1988  
 TBPE No.: F-333 TBPLS No.: 10194506

**VARIABLE WIDTH WATER  
 EASEMENT**

OUT OF LOT 7, BLOCK 3, N.C.B. 18333  
 HEUERMANN ROAD PARK SUBDIVISION  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: M241	DATE: 08/26/2022	
DRWN BY: KCK	CHKD BY: KCK	SHEET NO.: 3 OF 3



## EXHIBIT A

### Metes and Bounds Description of a Variable Width Water Easement San Antonio, Bexar County, Texas

Being a Variable Width Water Easement containing 0.1185 acres of land, situated in the James H. Cox Survey, Abstract 155, City of San Antonio, Bexar County, Texas, out of Lot 2, Block 3, New City Block (N.C.B.) 18333, Brass 10 Subdivision as recorded in Volume 9600, Page 130, Deed and Plat Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a point on the north line of a 3.249 acre tract as described by deed recorded in Document Number 20210127025, Official Public Records of Bexar County, Texas, and the south line of said Lot 2, for the southeast corner of the easement described herein from which a 1/2-inch iron rod found at the southeast corner of said Lot 2 bears N 62°45'50" E, a distance of 16.04 feet;

THENCE S 62°45'50" W, along the north line of said 3.249 acre tract and the south line of said Lot 2, a distance of 11.02 feet to the southwest corner of the easement described herein;

THENCE over and across said Lot 2 the following courses and distances:

N 33°42'55" W, a distance of 48.68 feet to a point at the beginning of a non-tangent curve to the left;

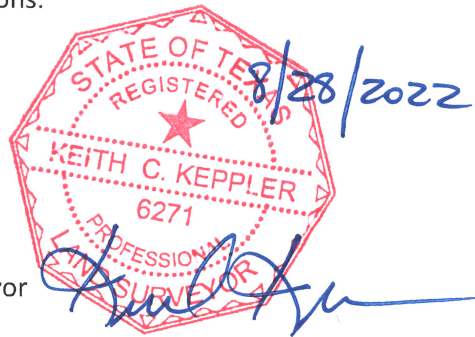
Along said curve to the left having a radius of 3,618.83, an arc length of 220.51 feet, and a delta angle of 03°29'29", with a chord bearing of N 24°10'12" W, distance of 220.47 feet to a point on the south line of an existing 16' sanitary sewer easement as recorded in Volume 9681, Page 103, Deed and Plat Records of Bexar County, Texas, for the northwest corner of the easement described herein;

N 62°44'41" E, along the south line of said sanitary sewer easement, a distance of 20.00 feet to a point on the west line of an existing 16' sanitary sewer easement as recorded in Volume 13008, Page 542, Official Public Records of Bexar County, Texas, at a non-tangent curve to the right, for the northeast corner of the easement described herein;

Along the west line of said sanitary sewer easement and said curve to the right having a radius of 3,638.83 feet, an arc length of 269.02 feet, and a delta angle of 04°14'09", with a chord bearing of S 24°47'58" E, distance of 268.95 feet to the POINT OF BEGINNING and containing 0.1185 acres, or 5,164 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.



Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271

**LEGEND**

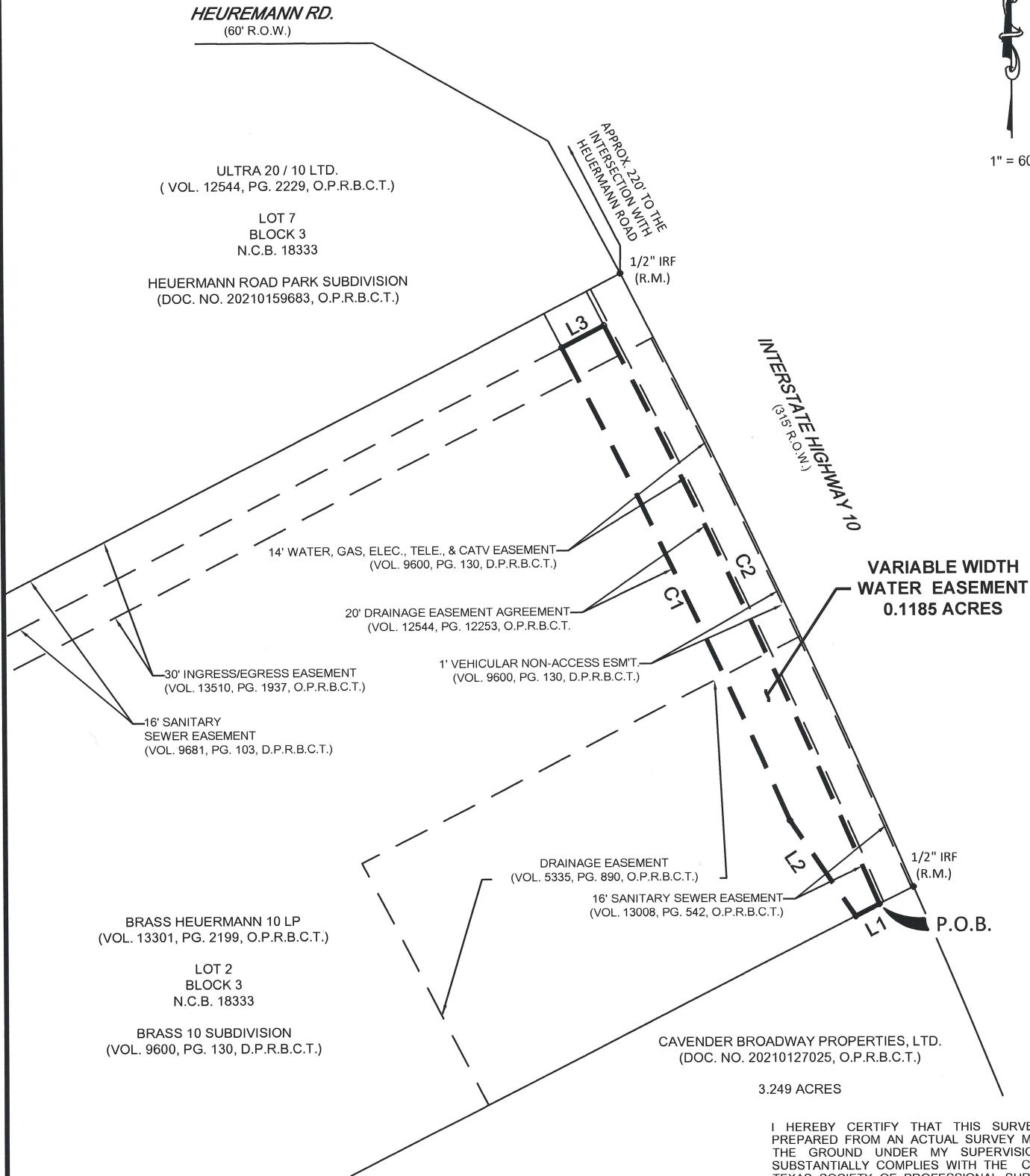
IRF = IRON ROD FOUND  
 (R.M.) = RECORD MONUMENT  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**EXHIBIT B**

PARCEL NO. P22-163



1" = 60'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 62°45'50" W	11.02'
L2	N 33°42'55" W	48.68'
L3	N 62°44'41" E	20.00'

CURVE #	RADIUS	LENGTH	DELTA
C1	3,618.83'	220.51'	03° 29' 29"
C2	3,638.83'	269.02'	04° 14' 09"

**GENERAL NOTES:**

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. IMPROVEMENTS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON ARE SURFACE VALUES.
4. SURVEY WAS COMPLETED ON MAY 5TH, 2022.
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EASEMENT PLAT OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



*Keith C. Keppler*  
 KEITH C. KEPPLER, RPLS  
 TEXAS NO. 6271

**MAESTAS** 8122 DATAPOINT DR., STE. 840  
 SAN ANTONIO, TX 78229  
 (210) 366-1988

TBPE No.: F-333 TBPLS No.: 10194506

**VARIABLE WIDTH WATER EASEMENT**

OUT OF LOT 2, BLOCK 3, N.C.B. 18333  
 BRASS 10 SUBDIVISION  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: M241	DATE: 08/28/2022
DRWN BY: KCK	CHKD BY: KCK
SHEET NO.: 3 OF 3	

**Metes and Bounds Description  
of a 20' Water Easement  
San Antonio, Bexar County, Texas**

Being a 20' Water Easement containing 0.0606 acres of land, situated in the James H. Cox Survey, Abstract 155, City of San Antonio, Bexar County, Texas, out of a called 2.185 acre tract as described by deed recorded in Document Number 20200252215, Official Public Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a point on the west right-of-way line (R.O.W.) of Interstate Highway 10 (variable width R.O.W.), being the southeast corner of 1.081 acre tract as recorded in Document Number 20180091427, Official Public Records of Bexar County, Texas, and the northeast corner of said 2.185 acre tract, for the northeast corner of the easement described herein from which a 1/2-inch iron rod found at the northeast corner of said 1.081 acre tract bears N 19°42'31" W, a distance of 68.60 feet;

THENCE S 19°21'39" E, along the west R.O.W. line of Interstate Highway 10, a distance of 132.60 feet to the northeast corner of a called 2.164 acre tract as described by deed in Document Number 20200252215, Official Public Records of Bexar County, Texas, the southeast corner of said 2.185 acre tract, for the southeast corner of the easement described herein from which a 1/2-inch iron rod found at the northeast corner of Lot 33, Block 20, N.C.B. 18333, Cresta Bella Storage as recorded in Volume 9643, Page 1, Deed and Plat Records of Bexar County, Texas bears S 20°17'44" E, a distance of 124.69 feet;

THENCE S 71°21'30" W, along the south line of said 2.185 acre tract and the north line of said 2.164 acre tract, a distance of 20.00 feet to the southwest corner of the easement described herein;

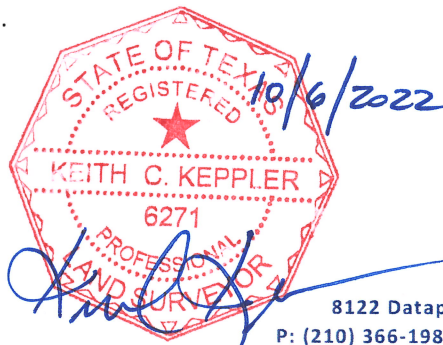
THENCE N 19°21'39" W, over and across said 2.185 acre tract, a distance of 131.61 feet to a point on the south line of said 1.081 acre tract and the north line of said 2.185 acre tract, for the northwest corner of the easement described herein;

THENCE N 68°30'49" E, along the south line of said 1.081 acre tract and north line of said 2.185 acre tract, a distance of 20.02 feet to the POINT OF BEGINNING and containing 0.0606 acres, or 2,642 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271





**LEGEND**

IRF = IRON ROD FOUND  
 (R.M.) = RECORD MONUMENT  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



1" = 60'

CAVENDER BROADWAY PROPERTIES, LTD.  
 (DOC. NO. 20210127025, O.P.R.B.C.T.)  
 3.249 ACRES

EFTEKHAR REAL ESTATE HOLDINGS, LP  
 (DOC. NO. 20180091427, O.P.R.B.C.T.)  
 1.081 ACRES

AGORA ASSETS, LC  
 (DOC. NO. 20200252215, O.P.R.B.C.T.)  
 2.185 ACRES  
 REMAINING PORTION OF LOTS 3 & 4, N.C.B.  
 18333  
 GEORGE HEUREMANN SUBDIVISION  
 (VOL. 642, PG. 304, D.P.R.B.C.T.)

AGORA ASSETS, LC  
 (DOC. NO. 20200252215, O.P.R.B.C.T.)  
 2.164 ACRES

HPI CRESTA BELLA, LLC  
 (DOC. NO. 20120058703, O.P.R.B.C.T.)

LOT 33  
 BLOCK 20  
 N.C.B. 18333

CRESTA BELLA STORAGE  
 (VOL. 9643, PG. 1, D.P.R.B.C.T.)

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 19°21'39" E	132.60'
L2	S 71°21'30" W	20.00'
L3	N 19°21'39" W	131.61'
L4	N 68°30'49" E	20.02'

GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
- IMPROVEMENTS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON ARE SURFACE VALUES.
- SURVEY WAS COMPLETED ON MAY 5TH, 2022.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EASEMENT PLAT OF EVEN DATE.



*Keith C. Keppler*  
 KEITH C. KEPPLER, RPLS  
 TEXAS NO. 6271

**MAESTAS** 8122 DATAPOINT DR., STE. 840  
 SAN ANTONIO, TX 78229  
 (210) 366-1988  
 TBPE No.: F-333 TBPLS No.: 10194506

**20' WATER EASEMENT**

OUT OF A 2.185 ACRE TRACT  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DRWN BY: KCK	PROJECT NO.: M241	DATE: 10/06/2022
CHKD BY: KCK	SHEET NO.: 2 OF 2	

1/2" IRF  
 (R.M.)

N 19°21'31" W  
 68.690'

APPROX. 768' TO THE  
 INTERSECTION WITH  
 HEJERMANN ROAD

P.O.B.

INTERSTATE HIGHWAY 10  
 (VARIABLE WIDTH R.O.M.)

20' WATER EASEMENT  
 0.0606 ACRES

S 20°17'44" E  
 20.174'

1/2" IRF  
 (R.M.)

**Metes and Bounds Description  
of a 20' Water Easement  
San Antonio, Bexar County, Texas**

Being a 20' Water Easement containing 0.0571 acres of land, situated in the James H. Cox Survey, Abstract 155, City of San Antonio, Bexar County, Texas, out of a 2.164 acre tract as described by deed recorded in Document Number 20200252215, Official Public Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the west right-of-way line (R.O.W.) of Interstate Highway 10 (variable width R.O.W.), being the northeast corner of Lot 33, Block 20, N.C.B. 18333, Cresta Bella Storage as recorded in Volume 9643, Page 1, Deed and Plat Records of Bexar County, Texas, and the southeast corner of said 2.164 acre tract, for the southeast corner of the easement described herein;

THENCE S 73°27'45" W, along the north line of said Lot 33 and the south line of said 2.164 acre tract, a distance of 20.04 feet to the southwest corner of the easement described herein;

THENCE N 20°18'22" W, over and across said 2.164 acre tract, a distance of 123.95 feet to a point on the south line of a called 2.185 acre tract as described by deed recorded in Document Number 20200252215, Official Public Records of Bexar County, Texas, and the north line of said 2.164 acre tract, for the northwest corner of the easement described herein;

THENCE N 71°21'30" E, a distance of 20.00 feet to a point on the west R.O.W. line of Interstate Highway 10 at the southeast corner of said 2.185 acre tract and the northeast corner of said 2.164 acre tract, for the northeast corner of the easement described herein from which a 1/2-inch iron rod found at the northeast corner of a 1.081 acre tract as described by deed recorded in Document Number 20180091427, Official Public Records of Bexar County, Texas, bears N 19°28'45" W, a distance of 201.19 feet;

THENCE S 20°18'22" E, along the west R.O.W. line of Interstate Highway 10, a distance of 124.69 feet to the POINT OF BEGINNING and containing 0.0571 acres, or 2,486 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271



**LEGEND**

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CAVENDER BROADWAY PROPERTIES, LTD.  
 (DOC. NO. 20210127025, O.P.R.B.C.T.)  
 3.249 ACRES

1/2" IRF  
 (R.M.)

EFTEKHAR REAL ESTATE HOLDINGS, LP  
 (DOC. NO. 20180091427, O.P.R.B.C.T.)  
 1.081 ACRES

N 13°23'35" W  
 201.61'

INTERSTATE HIGHWAY 10  
 (VARIABLE WIDTH R.O.W.)

APPROX. 90° TO THE  
 INTERSECTION WITH  
 HEUREMANN ROAD

AGORA ASSETS, LC  
 (DOC. NO. 20200252215, O.P.R.B.C.T.)  
 2.185 ACRES

20' WATER EASEMENT  
 0.0571 ACRES

AGORA ASSETS, LC  
 (DOC. NO. 20200252215, O.P.R.B.C.T.)  
 2.164 ACRES  
 REMAINING PORTION OF LOTS 1 & 2,  
 N.C.B. 18333  
 GEORGE HEUREMANN SUBDIVISION  
 (VOL. 642, PG. 304, D.P.R.B.C.T.)

P.O.B.  
 1/2" IRF  
 (R.M.)

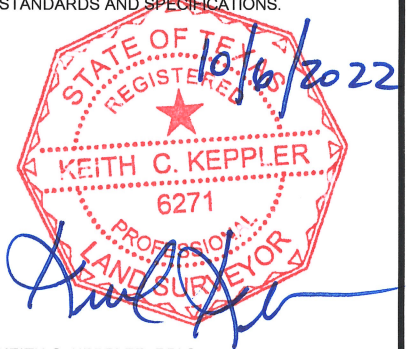
HPI CRESTA BELLA, LLC  
 (DOC. NO. 20120058703, O.P.R.B.C.T.)

LOT 33  
 BLOCK 20  
 N.C.B. 18333

CRESTA BELLA STORAGE  
 (VOL. 9643, PG. 1, D.P.R.B.C.T.)

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 SUBSTANTIALLY COMPLIES WITH THE CURRENT  
 TEXAS SOCIETY OF PROFESSIONAL SURVEYORS  
 STANDARDS AND SPECIFICATIONS.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 73°27'45" W	20.04'
L2	N 20°18'22" W	123.95'
L3	N 71°21'30" E	20.00'
L4	S 20°18'22" E	124.69'



KEITH C. KEPPLER, RPLS  
 TEXAS NO. 6271

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. IMPROVEMENTS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON ARE SURFACE VALUES.
4. SURVEY WAS COMPLETED ON MAY 5TH, 2022.
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EASEMENT PLAT OF EVEN DATE.

**MAESTAS** 8122 DATAPOINT DR., STE. 840  
 SAN ANTONIO, TX 78229  
 (210) 366-1988

TBPE No.: F-333 TBPLS No.: 10194506

**20' WATER EASEMENT**  
 OUT OF A 2.164 ACRE TRACT  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: M241	DATE: 10/06/2022
DRWN BY: KCK	CHKD BY: KCK
SHEET NO.: 2 OF 2	