

SCZ-BX-003  
BEXAR COUNTY, TEXAS



EXHIBIT B

**20 FOOT WIDE (0.151 ACRE)  
WATERLINE EASEMENT  
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48  
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.151 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, IN A DEED TO THE COUNTY OF BEXAR, TEXAS, OF RECORD IN VOLUME 9896, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 0.151 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE INTERIOR OF SAID 8.62 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST NORTHLY NORTHWEST CORNER OF SAID 8.62 ACRE TRACT BEARS N 45°46'57" W – 420.76' AND A 3/8" IRON ROD FOUND IN ASPHALT MARKING THE NORTHEAST CORNER OF A CALLED 4.360 ACRE TRACT DESCRIBED IN TRACT VII, EXHIBIT J, PAGE 1 OF SAID DEED TO THE COUNTY OF BEXAR, TEXAS BEARS N 52°49'22" W – 54.71';

**THENCE N 47°23'48" E – 336.21'**, THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE CENTER OF CIBOLO CREEK AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE** WITH THE CENTER OF CIBOLO CREEK, ALONG THE COMMON LINE BETWEEN SAID 8.62 ACRE TRACT AND A CALLED 43.64 ACRE TRACT DESCRIBED IN TRACT #2, IN A DEED TO PAUL KLAR AND WIFE, ANNIE KLAR RECORDED IN VOLUME 361, PAGE 433 OF THE DEED RECORDED OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING TWO (2) CALLS:

1. **S 11°34'43" W – 29.90'** TO A POINT FOR ANGLE,
2. **S 03°59'35" E – 3.20'** TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

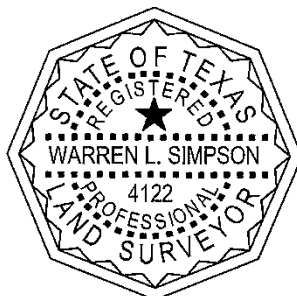
**THENCE S 47°23'48" W – 324.90'**, THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 0.580 ACRE TRACT DESCRIBED IN TRACT XIII, EXHIBIT F, PAGE 1 IN SAID DEED TO BEXAR COUNTY, TEXAS AND AN INTERIOR ELL CORNER OF SAID 8.62 ACRE TRACT BEARS N 47°49'07" W – 340.18';

**THENCE N 05°50'32" W – 24.96'**, WITH THE EAST MARGIN OF WEST SCHAEFER ROAD, EAST OF, PARALLEL WITH AND 40' AT RIGHT ANGLES FROM THE WEST MARGIN OF SCHAEFFER ROAD AND THE EAST LINE OF SAID 4.360 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.151 ACRE OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON DECEMBER 13, 2018. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

RELEASED: SEPTEMBER 11, 2019

  
WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-03165  
PLAT NO. A3-1657  
FIELD NOTE NO. 003  
MAP CHECKED: WCH



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EXHIBIT B-1

**20 FOOT WIDE (0.149 ACRE)  
TEMPORARY CONSTRUCTION EASEMENT  
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48  
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.149 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, IN A DEED TO THE COUNTY OF BEXAR, TEXAS, OF RECORD IN VOLUME 9896, PAGE 856, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 0.149 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE INTERIOR OF SAID 8.62 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST NORTHLY NORTHWEST CORNER OF SAID 8.62 ACRE TRACT BEARS N 43°41'46" W – 440.19' AND A 3/8" IRON ROD FOUND IN ASPHALT MARKING THE NORTHEAST CORNER OF A CALLED 4.360 ACRE TRACT DESCRIBED IN TRACT VII, EXHIBIT J, PAGE 1 OF SAID DEED TO THE COUNTY OF BEXAR, TEXAS BEARS N 38°32'56" W – 74.03';

**THENCE N 47°23'48" E – 324.90'**, THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE CENTER OF CIBOLO CREEK AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE** WITH THE CENTER OF CIBOLO CREEK, ALONG THE COMMON LINE BETWEEN SAID 8.62 ACRE TRACT AND A CALLED 43.64 ACRE TRACT DESCRIBED IN TRACT #2, IN A DEED TO PAUL KLAR AND WIFE, ANNIE KLAR RECORDED IN VOLUME 361, PAGE 433 OF THE DEED RECORDED OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING TWO (2) CALLS:

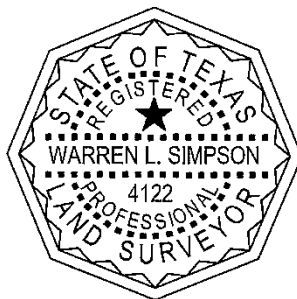
1. **S 03°59'35" E – 16.00'** TO A POINT FOR ANGLE,
2. **S 05°19'00" E – 9.43'** TO POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE S 47°23'48" W – 324.15'**, THROUGH THE INTERIOR OF SAID 8.62 ACRE TRACT, TO A POINT IN THE EAST MARGIN OF WEST SCHAEFER ROAD, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 0.580 ACRE TRACT DESCRIBED IN TRACT XIII, EXHIBIT F, PAGE 1 IN SAID DEED TO BEXAR COUNTY, TEXAS AND AN INTERIOR ELL CORNER OF SAID 8.62 ACRE TRACT BEARS N 45°09'14" W – 359.13';

**THENCE N 05°50'32" W – 24.96'**, WITH THE EAST MARGIN OF WEST SCHAEFFER ROAD, EAST OF, PARALLEL WITH AND 40' AT RIGHT ANGLES FROM THE WEST MARGIN OF WEST SCHAEFFER ROAD AND THE EAST LINE OF SAID 4.360 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.149 ACRE OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON DECEMBER 13, 2018. THE BEARINGS CITED IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES CITED IN THIS DESCRIPTION ARE SURFACE VALUES BASED ON A SCALE FACTOR OF 0.99987. SURFACE VALUES MULTIPLIED BY 0.99987 EQUAL GRID VALUES.

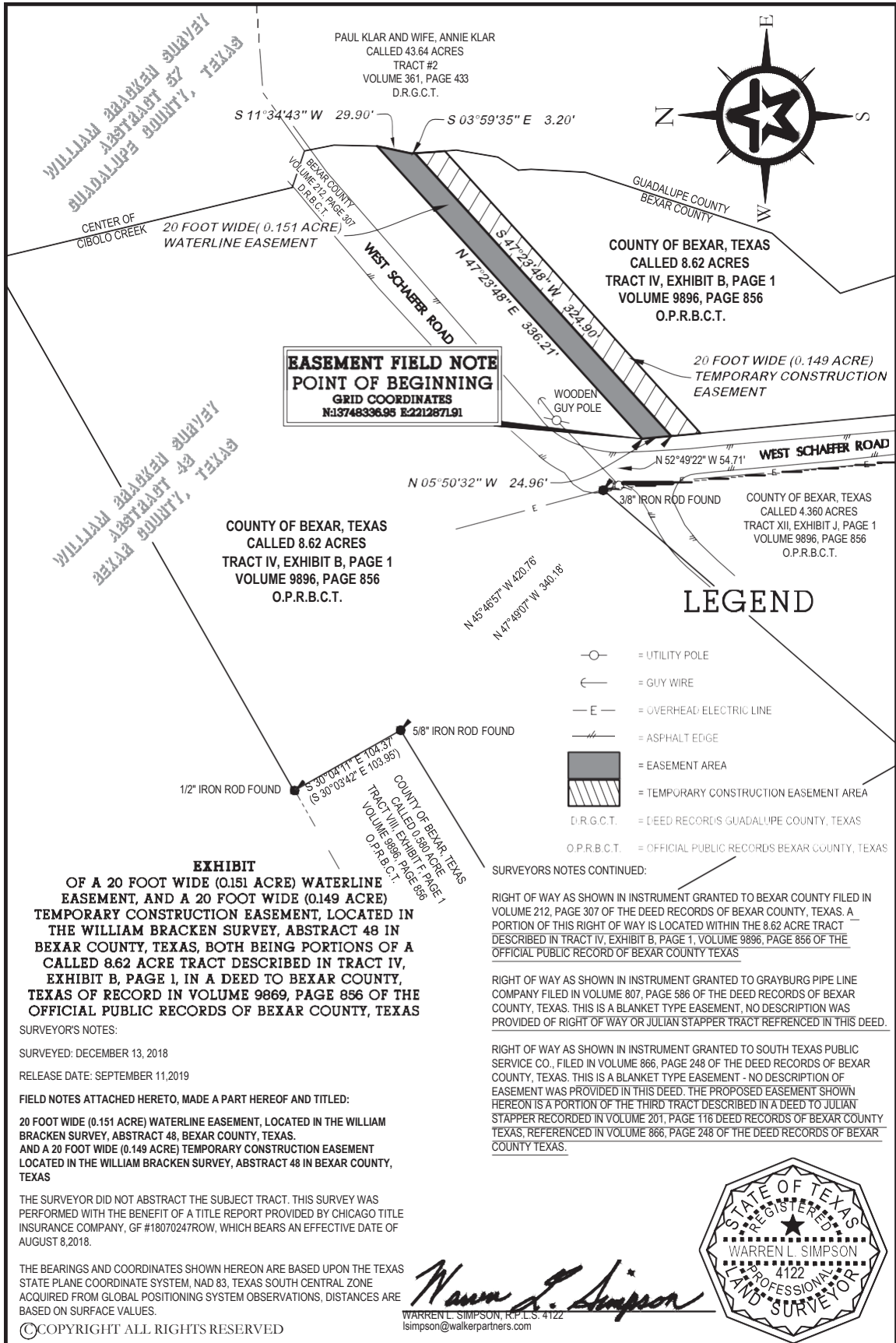
RELEASED: SEPTEMBER 11, 2019

WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-03165  
PLAT NO. A3-1657  
FIELD NOTE NO. 003-TCE  
MAP CHECKED: WCH

SCZ-BX-003  
BEXAR COUNTY, TEXAS



**EASEMENT FIELD NOTE**  
POINT OF BEGINNING  
GRID COORDINATES  
N:13748336.95 E:2212871.91

**LEGEND**

- = UTILITY POLE
- = GUY WIRE
- = OVERHEAD ELECTRIC LINE
- = ASPHALT EDGE
- = EASEMENT AREA
- = TEMPORARY CONSTRUCTION EASEMENT AREA
- D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

**SURVEYOR'S NOTES CONTINUED:**

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO BEXAR COUNTY FILED IN VOLUME 212, PAGE 307 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. A PORTION OF THIS RIGHT OF WAY IS LOCATED WITHIN THE 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, VOLUME 9896, PAGE 856 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY TEXAS

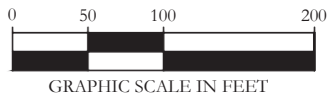
RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO GRAYBURG PIPE LINE COMPANY FILED IN VOLUME 807, PAGE 686 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT, NO DESCRIPTION WAS PROVIDED OF RIGHT OF WAY OR JULIAN STAPPER TRACT REFERENCED IN THIS DEED.

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO SOUTH TEXAS PUBLIC SERVICE CO., FILED IN VOLUME 866, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT - NO DESCRIPTION OF EASEMENT WAS PROVIDED IN THIS DEED. THE PROPOSED EASEMENT SHOWN HEREON IS A PORTION OF THE THIRD TRACT DESCRIBED IN A DEED TO JULIAN STAPPER RECORDED IN VOLUME 201, PAGE 116 DEED RECORDS OF BEXAR COUNTY TEXAS, REFERENCED IN VOLUME 866, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS.

**EXHIBIT**  
OF A 20 FOOT WIDE (0.151 ACRE) WATERLINE EASEMENT, AND A 20 FOOT WIDE (0.149 ACRE) TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48 IN BEXAR COUNTY, TEXAS, BOTH BEING PORTIONS OF A CALLED 8.62 ACRE TRACT DESCRIBED IN TRACT IV, EXHIBIT B, PAGE 1, IN A DEED TO BEXAR COUNTY, TEXAS OF RECORD IN VOLUME 9869, PAGE 856 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**SURVEYOR'S NOTES:**  
SURVEYED: DECEMBER 13, 2018  
RELEASE DATE: SEPTEMBER 11, 2019  
FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:  
20 FOOT WIDE (0.151 ACRE) WATERLINE EASEMENT, LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48, BEXAR COUNTY, TEXAS.  
AND A 20 FOOT WIDE (0.149 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 48 IN BEXAR COUNTY, TEXAS  
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF #18070247ROW, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 8, 2018.  
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS, DISTANCES ARE BASED ON SURFACE VALUES.  
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lsimpson@walkerpartners.com



PLAT NO. A3-1657 PROJ. NO. 1-03165 DRAFTED 09/09/19  
TAB NA F/N NO. 003 FB/PG 3-17/50 DRAWN BY WCH  
DWG. NAME 1-03165-SCZ-BX-003.DWG MAP CHK'D 09/09/19

G:\PROJECTS\1-03165\1 SURVEY\1-0 CAD\1-03165-SCZ-BX-003.DWG, 8:5X14-NO CERT, 9/11/2019 1:41:41 PM, wharmon, 1:1