

**BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT
SCHOOL DISTRICT**



EXHIBIT D

**20 FOOT WIDE (1.073 ACRE)
WATERLINE EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (1.073 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.100 ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER BEXAR COUNTY CLERK'S DOCUMENT (B.C.C.D.) 20100005020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 1.073 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 SOUTH LINE OF A CALLED 33.749 ACRE TRACT DESCRIBED IN A DEED TO ISAAC E. BURNETT AND WIFE, VEO P. BURNETTE RECORDED IN VOLUME 5553, PAGE 453 OF SAID O.P.R.B.C.T., AT THE NORTHEAST CORNER OF SAID 4.100 ACRE TRACT AND MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE NORTHWEST CORNER OF A CALLED 37.921 ACRE TRACT DESCRIBED IN A DEED TO THE JANIS LUDWIG, RECORDED UNDER B.C.C.D. 20170126124 OF SAID O.P.R.B.C.T., FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED "CEC" FOUND FOR REFERENCE BEARS S 29°19'13" E - 0.63' AND A 3/4" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 33.749 ACRE TRACT BEARS S 60°11'03" W - 0.82';

THENCE S 29°19'13" E - 20.00', WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 37.921 ACRE TRACT, TO A POINT AT THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "CEC" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT BEARS S 29°19'13" E - 0.75';

THENCE S 59°31'10" W - 158.71' THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 30°08'15" E - 2156.71', CONTINUING THOUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, EAST OF, PARALLEL TO AND TWENTY FEET AT RIGHT ANGLES FROM THE WEST LINE OF SAID 4.100 ACRE TRACT, TO A POINT IN THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND A CALLED 25.010 ACRE TRACT DESCRIBED IN A DEED TO BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER B.C.C.D 20090242190 OF SAID O.P.R.B.C.T., AT THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "CEC 210" MARKING THE SOUTHEAST CORNER OF SAID 4.100 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 25.010 ACRE TRACT BEARS N 49°46'37" E - 75.19';

THENCE S 49°46'37" W - 20.31' WITH THE COMMON LINE OF SAID 4.100 ACRE TRACT AND SAID 25.010 ACRE TRACT, TO A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.100 ACRE TRACT, AND THE HEREIN DESCRIBED EASEMENT, AND THE SOUTHEAST CORNER OF A CALLED 7.00 ACRE DESCRIBED IN A DEED TO DELBERT J. PETOSKEY AND BERNARDINE W. PETOSKEY, RECORDED UNDER B.C.C.D. 20180118043, OF SAID O.P.R.B.C.T.;

THENCE N 30°08'15" W - 2180.15', WITH THE WEST LINE OF SAID 4.100 ACRE TRACT, PARTWAY ALONG THE EAST LINE OF SAID 7.00 ACRE TRACT, PARTWAY WITH THE EAST LINE OF A CALLED 7.00 ACRE TRACT DESCRIBED IN A DEED TO TONY C. SOWELL AND WIFE, FAYE SOWELL, RECORDED IN VOLUME 2810, PAGE 1333 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS (D.R.B.C.T.), PARTWAY WITH THE EAST LINE OF THE REMAINDER OF A CALLED 13.180 ACRE TRACT DESCRIBED IN A DEED TO DORIS DAULT AN IVAN K. DAULT, RECORDED UNDER B.C.C.D. 20120084605 OF THE O.P.R.B.C.T., PARTWAY WITH THE EAST LINE OF A CALLED 3.00 ACRE TRACT DESCRIBED IN A DEED TO RALPH ZIMMERMANN AND WIFE, KAY ZIMMERMAN, RECORDED IN VOLUME 3530, PAGE 798 OF THE D.R.B.C.T., PASSING AT 1870.21' A 1" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT, PARTWAY WITH THE EAST LINE OF A CALLED 2.09 ACRE TRACT DESCRIBED IN A DEED TO ALVIN A. SCHULZ AND WIFE ALICE SCHULZ, RECORDED IN VOLUME 7133, PAGE 548 OF THE D.R.B.C.T., PARTWAY WITH THE EAST LINE OF A CALLED 0.102 ACRE TRACT DESCRIBED IN A DEED TO COUNTY OF BEXAR, RECORDED UNDER B.C.C.D. 20110072817 OF THE O.P.R.B.C.T., TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SCHAEFER ROAD (VARIABLE WIDTH), AT THE NORTHWEST CORNER OF SAID 4.100 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

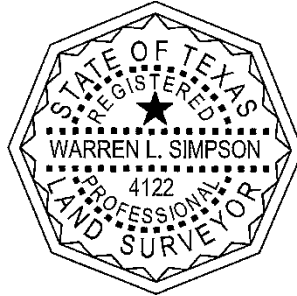
THENCE N 59°31'10" E – 178.18', WITH THE SOUTH RIGHT OF WAY LINE OF SCHAEFER ROAD ALONG THE NORTH LINE OF SAID 4.100 ACRE TRACT, TO A 3/4" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 33.749 ACRE TRACT;

THENCE N 60°11'03" E – 0.82' WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 33.749 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.073 ACRES OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON SEPTEMBER 16, 2019. 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 27, 2019


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

PROJ NO. 1-03165
PLAT NO. A3-1680
FIELD NOTE NO. 007
MAP CHECKED: WCH



**BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT
SCHOOL DISTRICT**



EXHIBIT D-1

**20 FOOT WIDE (1.053 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43
IN BEXAR COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (1.053 ACRE) STRIP OF LAND LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43, IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.100 ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER BEXAR COUNTY CLERK'S DOCUMENT (B.C.C.D.) 20100005020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 1.053 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 COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND A CALLED 37.921 ACRE TRACT DESCRIBED IN A DEED TO THE JANIS LUDWIG, RECORDED UNDER B.C.C.D. 20170126124 OF SAID O.P.R.B.C.T., FROM WHICH A POINT THE SOUTH LINE OF A CALLED 33.749 ACRE TRACT DESCRIBED IN A DEED TO ISAAC E. BURNETT AND WIFE, VEO P. BURNETTE RECORDED IN VOLUME 5553, PAGE 453 OF SAID O.P.R.B.C.T., AT THE NORTHEAST CORNER OF SAID 4.100 ACRE TRACT BEARS N 29°19'13" W – 20.00' AND FROM SAID NORTHEAST CORNER A 3/4" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 33.749 ACRE TRACT BEARS S 60°11'03" W – 0.82';

THENCE S 29°19'13" E – 0.75', WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 37.921 ACRE TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED "CEC" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 4.100 ACRE TRACT AND SAID 37.921 ACRE TRACT, **AN ARC LENGTH OF 19.26'**, HAVING A RADIUS OF 430.00', A CENTRAL ANGLE OF 02°34'00" AND A CHORD WHICH BEARS S 28°42'18" E – 19.26' TO A POINT AT THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 59°31'10" W – 138.22' THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

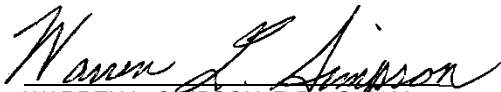
THENCE S 30°08'15" E – 2133.27', CONTINUING THOUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, EAST OF, PARALLEL TO AND FORTY FEET AT RIGHT ANGLES FROM THE WEST LINE OF SAID 4.100 ACRE TRACT, TO A POINT IN THE SOUTH LINE OF SAID 4.100 ACRE TRACT AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, AND THE NORTH LINE OF A CALLED 25.010 ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, RECORDED UNDER B.C.C.D. 20090242190 OF SAID O.P.R.B.C.T., FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "CEC 210" MARKING THE SOUTHEAST CORNER OF SAID 4.100 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 25.010 ACRE TRACT BEARS N 49°46'37" E – 54.88';

THENCE S 49°46'37" W – 20.31' WITH THE COMMON LINE OF SAID 4.100 ACRE TRACT AND SAID 25.010 ACRE TRACT, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.100 ACRE TRACT BEARS S 49°46'37" W – 20.31';

THENCE N 30°08'15" W – 2156.71', THOUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, EAST OF, PARALLEL TO AND TWENTY FEET AT RIGHT ANGLES FROM THE WEST LINE OF SAID 4.100 ACRE TRACT, TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 59°31'10" E – 158.71', THROUGH THE INTERIOR OF SAID 4.100 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.053 ACRES OF LAND, AS SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON SEPTEMBER 16, 2019. 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 27, 2019


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

PROJ NO. 1-03165
PLAT NO. A3-1680
FIELD NOTE NO. 007TCE
MAP CHECKED: WCH



SCZ-BX-007
BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT

G. MALPAZ SURVEY
ABSTRACT 484
BEXAR COUNTY, TEXAS

APPROXIMATE LOCATION OF SURVEY LINE

WM. BRACKEN SURVEY
ABSTRACT 43
BEXAR COUNTY, TEXAS

LEGEND

	= 1/2" IRON ROD FOUND
	= 3/4" IRON ROD FOUND, UNLESS OTHERWISE NOTED
	= WASTEWATER MANHOLE
	= 4' BARBED WIRE FENCE
	= DEED CALLS
D.R.B.C.T.	= DEED RECORDS BEXAR COUNTY, TEXAS
B.C.C.D.	= BEXAR COUNTY CLERK'S DOCUMENT
O.P.R.B.C.T.	= OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
	= EASEMENT AREA
	= TEMPORARY CONSTRUCTION EASEMENT AREA

EXHIBIT

OF A 20 FOOT WIDE (1.073 ACRE)
WATERLINE EASEMENT AND A 20 FOOT WIDE (1.053
ACRE) TEMPORARY CONSTRUCTION EASEMENT BOTH
LOCATED IN THE WILLIAM BRACKEN SURVEY,
ABSTRACT 43, IN BEXAR COUNTY, TEXAS, BEING A
PORTION OF A CALLED 4.100 ACRE TRACT
DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES
OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT OF RECORD UNDER
BEXAR COUNTY CLERK'S DOCUMENT 20100005020, OF
THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS

SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 16, 2019

RELEASED: SEPTEMBER 27, 2019

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

20 FOOT WIDE (1.073 ACRE) WATERLINE EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43 IN BEXAR COUNTY, TEXAS

20 FOOT WIDE (1.053 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE WILLIAM BRACKEN SURVEY, ABSTRACT 43 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 NO. 18070254ROW, WHICH BEARS AN EFFECTIVE DATE OF JULY 12, 2019.

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.

RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO THE CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, FILED IN VOLUME 1565, PAGE 597, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THIS BLANKET TYPE EASEMENT INCLUDES THE 4.100 ACRE TRACT, NO DESCRIPTION WAS PROVIDED OF THE RIGHT OF WAY IN THE INSTRUMENT. AN OVERHEAD ELECTRIC LINE ENTERS THE 4.100 ACRE TRACT SHOWN HERON 0.8' SOUTH OF THE NORTHEAST CORNER AND EXITS THE 4.100 ACRE TRACT 28' WEST OF THE NORTHEAST CORNER.

EASEMENT AS SHOWN IN INSTRUMENT GRANTED TO BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, FILED IN VOLUME 13733, PAGE 212, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. **EASEMENT IS LOCATED AS SHOWN HEREON.**

TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT, RECORDED IN VOLUME 15120, PAGE 2006, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. **INCLUDES THE 4.100 ACRE TRACT SHOWN HEREON.**

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EASEMENT FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N: 13744977.31 E: 2210503.58

ISAAC E. BURNETTE AND WIFE,
 VEO P. BURNETTE
 33.749 ACRES
 VOLUME 5553, PAGE 453, O.P.R.B.C.T.

SCHAFFER ROAD
 (VARIABLE WIDTH)

3/4" IRON ROD FOUND
 N 59°31'10" E - 178.18'

N 60°11'03" E - 0.82'
 1/2" IRON ROD WITH CAP
 STAMPED "CEC" FOUND BEARS
 S 29°19'13" E - 0.64'

WASTE WATER
 LINE VENT
 WASTE WATER
 LINE PUMP

(3) VALVES IN WASTE WATER MANHOLE.

ALVIN A. SCHULZ AND WIFE, ALICE SCHULZ
 CALLED 2.09 ACRES
 VOLUME 7133, PAGE 548, D.R.B.C.T.

S 29°19'13" E - 20.00'
 1/2" IRON ROD WITH CAP
 STAMPED "CEC" FOUND BEARS
 S 29°19'13" E - 0.75'

PASSING AT 1870.21',
 1" IRON PIPE FOUND
 RALPH ZIMMERMANN AND WIFE, KAY ZIMMERMANN
 CALLED 3.00 ACRES
 VOLUME 3530, PAGE 798, D.R.B.C.T.

S 59°31'10" W - 158.71'

DORIS M. DAULT AND IVAN K. DAULT
 REMINADER OF A CALLED 13.180 ACRES
 B.C.C.D. 20120084605
 O.P.R.B.C.T.



BOARD OF TRUSTEES OF THE
 SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT
 20 FOOT WIDE SEWER LINE
 EASEMENT AGREEMENT
 VOLUME 13733, PAGE 212
 O.P.R.B.C.T.

BOARD OF TRUSTEES OF THE
SCHERTZ-CIBOLO-UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT
CALLED 4.100 ACRES
B.C.C.D. 20100005020
VOLUME 14325, PAGE 2280
O.P.R.B.C.T.

20 FOOT WIDE (1.053 ACRE)
TEMPORARY CONSTRUCTION
EASEMENT

20 FOOT WIDE (1.073 ACRE)
WATERLINE EASEMENT

TONY C. SOWELL AND WIFE, FAYE SOWELL
 CALLED 7.00 ACRES
 VOLUME 2810, PAGE 1333
 D.R.B.C.T.

JANIS LUDWIG
 CALLED 37.921 ACRES
 B.C.C.D. 20170126124
 O.P.R.B.C.T.

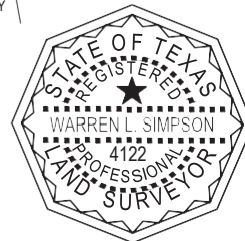
DELBERT J. PETOSKEY AND
 BERNARDINE W. PETOSKEY
 CALLED 7.00 ACRES
 B.C.C.D. 20180118043
 O.P.R.B.C.T.

1/2" IRON ROD WITH CAP
 STAMPED "CEC 210" FOUND

S 49°46'37" W - 20.31'

BOARD OF TRUSTEES OF
 THE SCHERTZ-CIBOLO-UNIVERSAL CITY
 INDEPENDENT SCHOOL DISTRICT
 CALLED 25.010 ACRES
 B.C.C.D. 20090242190
 O.P.R.B.C.T.

ELIZABETH ANN BASHA, JEANNE MARIE
 ZWICKE, KATHERINE MENK
 CALLED 135 ACRE
 B.C.C.D. 20120252556
 O.P.R.B.C.T.



Warren L. Simpson
 WARREN L. SIMPSON, R.P.L.S. 4122
 lsimpson@walkerpartners.com



PLAT NO. A3-1673 PROJ. NO. 1-03165 DRAFTED 09/26/2019
 TAB EXH F/N NO. 006 FB/PG 3-17/51 DRAWN BY WCH
 DWG. NAME SCZ-BX-006 MAP CHK'D WCH

G:\PROJECTS\1-03165\1 SURVEY\1.0 CAD\1-03165-SCZ-BX-007.DWG, EXH, 9/27/2019 4:10:13 PM, wharmon, 1:1