

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

CONSENT AGENDA

ITEM NO. 17

TO: Mayor and City Council

FROM: Thomas G. Wendorf, P.E., Director of Public Works, City of San Antonio

SUBJECT: Ordinance Declaring Public Necessity for the Acquisition of Permanent and Temporary Easement Interests in Certain Privately Owned Real Properties by Negotiation and/or Condemnation if Necessary, for the US 281: Mud Creek to Stone Oak Parkway Project

DATE: June 2, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance declares a public necessity for the acquisition of parcels as described herein for a permanent and temporary easement interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for a San Antonio Water System (SAWS) project. This project will meet the SAWS commitment for a water line service for the continued growth in the Northern area of San Antonio.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The San Antonio Water System Board of Trustees requires the acquisition of parcels as described herein for permanent and temporary easement interests in certain privately owned real properties by negotiation and/or condemnation if necessary, for the US Mud Creek to Stone Oak Parkway Project.

It is in the best interest of the City of San Antonio and necessary for the efficient operation of the San Antonio Water System (SAWS) to construct, operate, and maintain the US Mud Creek to Stone Oak Parkway Project upon the privately owned property described in Attachment I to the resolution for this item.

Acquisition of seven permanent and seven temporary easement interest and any other parcel or temporary or permanent easement interest required for public necessity that may develop along the proposed alignment of the project between Parcel No. SAWS-9629 and Parcel No. SAWS-9666, inclusively.

The City of San Antonio, acting by and through representatives of SAWS, has been unable to acquire title to the parcels, which are fully described herein.

In order to exercise its power of eminent domain, the City of San Antonio must declare a public necessity for the acquisition of property to be utilized by SAWS. The City exercises this

authority on behalf of its departments and agencies when property cannot be acquired for fair market value, or property owners cannot be located.

POLICY ANALYSIS

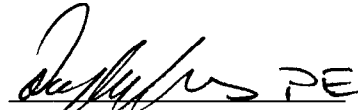
The SAWS Board of Trustees approved Board Resolution No. 05-182 on May 3, 2005, requesting that the San Antonio City Council declare the project to be a necessary public project. In order to exercise its power of eminent domain, the City of San Antonio must declare a public necessity for the acquisition of property to be utilized by SAWS. The City exercises this authority on behalf of its departments and agencies when property cannot be acquired for fair market value, or property owners cannot be located.

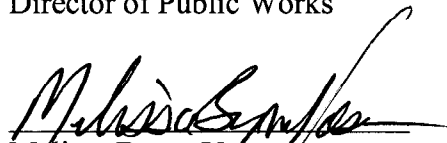
FISCAL IMPACT


The passage of this ordinance will not have a financial impact on the City of San Antonio. Any condemnation costs including awards will be paid by the San Antonio Water System.

COORDINATION

San Antonio Water System with the City's Public Works Department and the City Attorney's Office has coordinated the request for ordinance.


Thomas G. Wendorf, P.E.
Director of Public Works


Melissa Byrne Vossmer
Assistant City Manager
City of San Antonio

hr 
J. Rolando Bono
Interim City Manager

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
SAN ANTONIO WATER SYSTEM**

TO: Melissa Byrne Vossmer, Assistant City Manager

FROM: Kelley S. Neumann, P.E., Vice-President, Facilities Engineering and Construction, San Antonio Water System

THROUGH: David E. Chardavoyne, President/Chief Executive Officer, San Antonio Water System


SUBJECT: Ordinance Declaring a Public Necessity for the Acquisition of Permanent and Temporary Easement Interests in Certain Privately Owned Real Properties by Negotiation and/or Condemnation If Necessary, For the US 281: Mud Creek To Stone Oak Parkway Project

DATE June 2, 2005

The San Antonio Water System respectfully requests that the above-mentioned item be placed in "A" Session on the June 2, 2005, City Council Meeting Agenda.


The San Antonio Water System Board of Trustees approved Resolution No. 05-182 on May 3, 2005, requesting that the City Council declare the project to be a necessary public project for the acquisition of certain privately owned properties.

For further information, please contact Gerald Borchers, Manager, Right-of-Way/Real Estate, at 704- 7172.



Kelley S. Neumann, P.E.
Vice-President
Facilities Engineering and Construction
San Antonio Water System

APPROVED:



David E. Chardavoyne
President/Chief Executive Officer
San Antonio Water System

AN ORDINANCE

DECLARING THAT THE SAN ANTONIO WATER SYSTEM'S US 281: MUD CREEK TO STONE OAK PARKWAY PROJECT (THE "PROJECT") IS A NECESSARY PUBLIC PROJECT; FURTHER DECLARING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT AND TEMPORARY EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES DESCRIBED BELOW FOR USE AS PART OF THE US 281: MUD CREEK TO STONE OAK PROJECT; AUTHORIZING THE SAN ANTONIO WATER SYSTEM, ITS EMPLOYEES, AGENTS, AND/OR THEIR AUTHORIZED INDEPENDENT NEGOTIATORS TO NEGOTIATE AND EXECUTE ALL SALES AND OTHER AGREEMENTS, EASEMENTS AND OTHER NECESSARY DOCUMENTS WITH THE OWNERS OF CERTAIN PRIVATELY OWNED PROPERTIES DESCRIBED BELOW AND TO TAKE ALL OTHER LAWFUL ACTIONS NECESSARY OR INCIDENTAL TO SURVEY, SPECIFY, CLARIFY, DEFINE AND ACQUIRE THE PERMANENT AND TEMPORARY EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED BELOW; FURTHER AUTHORIZING THE GENERAL COUNSEL OF THE SAN ANTONIO WATER SYSTEM TO FILE CONDEMNATION PROCEEDINGS, IF NECESSARY, AND PROSECUTE ALL SUCH CONDEMNATION PROCEEDINGS THROUGH CONCLUSION (INCLUDING FINAL JUDGMENT AND ALL NECESSARY APPEALS) FOR THE CONDEMNATION OF THE TEMPORARY AND PERMANENT EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED BELOW;

PARCEL	ACRES/ S.F.- EASEMENTS PERMANENT (P)	ACRES/S.F.- EASEMENTS TEMPORARY (T)	LEGAL DESCRIPTION NEW CITY BLOCK/ LOT NO.
SAWS-9629-B	0.0689/3,000	0.0654/2,850	Lot-4, Blk-25, NCB 19219
SAWS-9631-A	0.1174/5,114	0.0398/1,732	S. Jett Survey 92 ½, Abstract-855
SAWS-9631-B	0.2649/11,537	0.0883/3,846	S. Jett Survey 92 ½, Abstract-855
SAWS-9632	0.0098/426	0.0026/115	S. Jett Survey 92 ½, Abstract-855
SAWS-9633-A	0.2307/10,051	0.0770/3,356	C. Sheilbel Survey 360 ½, Abstract-724
SAWS-9633-D	0.0733/3,193	0.0163/708	C. Sheilbel Survey 360 ½, Abstract-724
SAWS-9638	0.1838/8,008	0.0614/2,676	S. Jet Survey 92 ½, Abstract-855

AND ANY OTHER PARCEL OR TEMPORARY OR PERMANENT EASEMENT INTEREST REQUIRED FOR PUBLIC NECESSITY THAT MAY DEVELOP ALONG THE PROPOSED ALIGNMENT OF THE US 281: MUD CREEK TO STONE OAK PARKWAY PROJECT BETWEEN PARCEL NO. SAWS-9629 AND PARCEL NO. SAWS-9666 INCLUSIVELY; APPROVING, RATIFYING AND DECLARING VALID ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF AND/OR ACTING FOR THE SAN ANTONIO WATER SYSTEM TO ACQUIRE SUCH PERMANENT AND TEMPORARY EASEMENT INTERESTS ACROSS, OVER, UPON AND UNDER CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED HEREIN; DECLARING THAT THE CONVEYANCE OF ALL SUCH PERMANENT AND TEMPORARY EASEMENTS IN CERTAIN PRIVATELY OWNED PROPERTIES AS DESCRIBED HEREIN SHALL BE TO THE CITY OF SAN ANTONIO FOR THE USE AND BENEFIT OF THE SAN ANTONIO WATER SYSTEM; FINDING THE ORDINANCE TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the public health, safety and best interest of the City of San Antonio and its citizens require the continued construction, operation and maintenance of potable water, recycled water and sewer facilities for the community; and

WHEREAS, it is necessary to construct, operate, and maintain such facility(s) known as US 281: Mud Creek to Stone Oak Parkway Project (the "Project"); and

WHEREAS, the US 281: Mud Creek to Stone Oak Parkway Project is on property that is privately owned; and

WHEREAS, the City of San Antonio acting by and through representatives of the San Antonio Water System ("SAWS") have been unable to acquire the permanent and temporary easement interest on the tracts; and

WHEREAS, the San Antonio Water System Board of Trustees ("Board") found, pursuant to Board Resolution No. 05-182 that the acquisition of such easement interests is necessary for the public health, safety, and best interests of the citizens of the City of San Antonio and the surrounding region; and

WHEREAS, the Board requested, pursuant to Board Resolution No.05-182, that the City of San Antonio City Council adopt an ordinance declaring a public necessity for the acquisition

of such easements through the filing of lawsuits when deemed necessary to gain access for the purpose of surveying, appraising, testing and acquisition through the exercise of its eminent domain authority; and

WHEREAS, the Board further requested, pursuant to Board Resolution No. 05-182, that the San Antonio City Council authorize SAWS to undertake such proceedings; now therefore:

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

1. It is hereby declared that the San Antonio Water System's US 281: Mud Creek to Stone Oak Project (the "Project") is a necessary public project.
2. It is further declared that a public necessity exists for the acquisition of permanent and temporary easement interests across, over, upon and under certain privately owned real properties described herein, by negotiation and/or condemnation if necessary for public improvements for use as part of the US 281: Mud Creek to Stone Oak Project; such property being more particularly described in Attachment I, which is attached hereto and incorporated herein, and any other parcel or temporary or permanent easement interests required for public necessity that may develop along the alignment of the US 281: Mud Creek to Stone Oak Project between parcel No. SAWS-9629 and Parcel No. SAWS-9666 inclusively (the "Property").
3. The San Antonio Water System, its employees, agents, and/or their authorized independent negotiators are hereby authorized to negotiate and execute all sales, any other agreements, easements and other necessary documents with the owners of certain privately owned properties and to take all other lawful actions necessary or incidental to survey, specify, clarify, define and acquire the permanent easement interest across, over, upon and under such Property.
4. That San Antonio Water System's General Counsel is hereby authorized to file condemnation proceedings, if necessary, and prosecute all such condemnation proceedings through conclusion (including final judgment and all necessary appeals) for the condemnation of the permanent easement interests across, over, upon and under such Property.
5. All prior acts and proceedings done or initiated by attorneys, agent and employees of and/or acting for the San Antonio Water System to acquire such permanent easement interests across, over, upon and under such Property are hereby approved, ratified and declared valid.
6. The conveyance of all such permanent easement interests in the Property shall be to the City of San Antonio for the use and benefit of the San Antonio Water System.
7. It is officially found, determined and declared that the meeting at which this ordinance is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this ordinance,

was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

8. If any part, section, paragraph, sentence, phrase or word of this ordinance is, for any reason, held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this ordinance shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.
9. An emergency hereby exists and upon the affirmative vote of at least eight members of the City Council, this Ordinance shall become effective immediately upon passage; otherwise to become effective upon the expiration of ten days from the date of passage.

PASSED AND APPROVED this the June 2, day of _____ 2005.

MAYOR

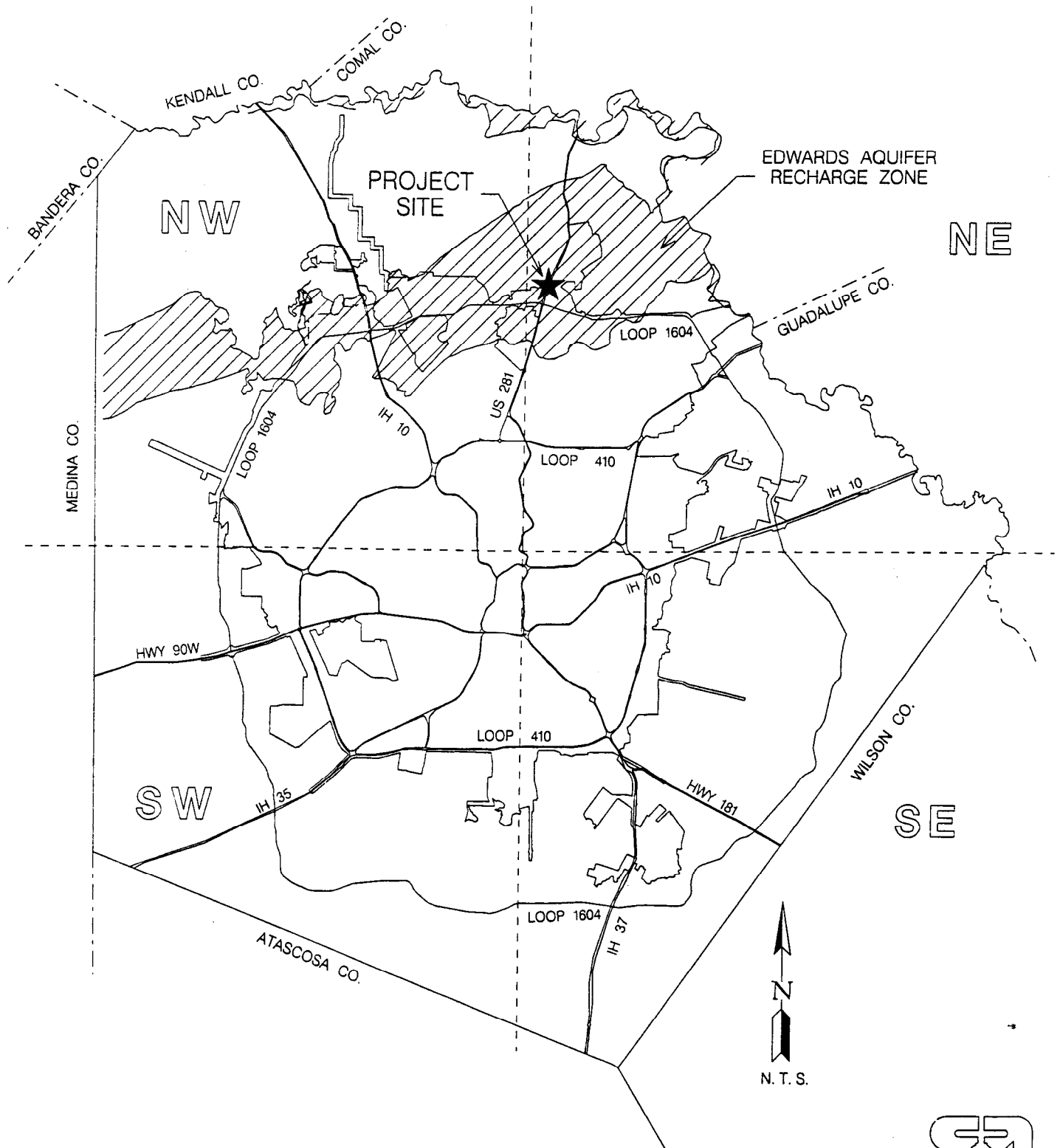
ATTEST:

City Clerk

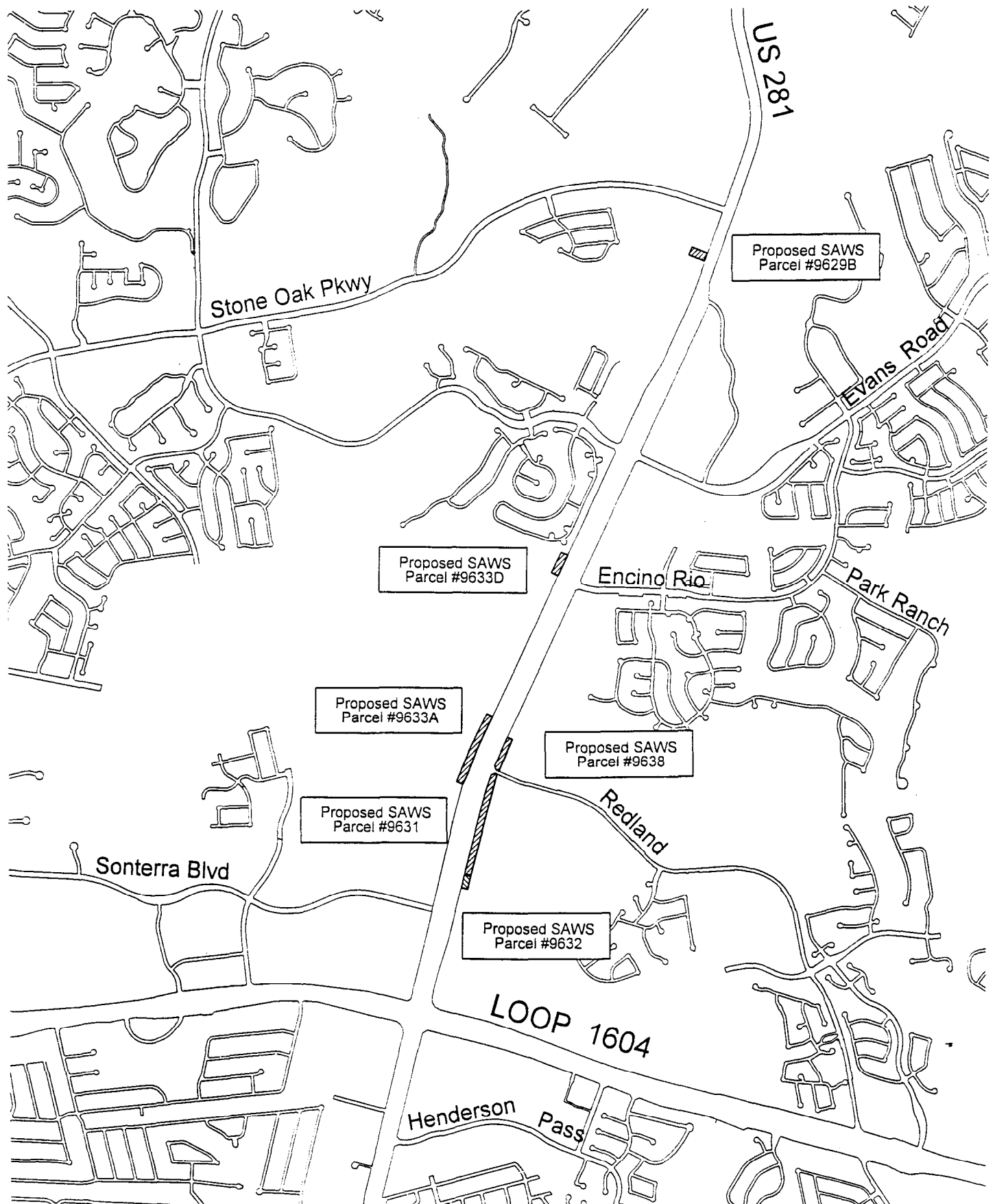
Approved as to form:

City Attorney

US 281 - MUD CREEK TO STONE OAK PROJECT



US 281 - MUD CREEK TO STONE OAK PROJECT



LOCATION MAP

ATTACHMENT I

PARCEL NO. 9629B
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS

LEGEND

FND.	FOUND
I.R.	IRON ROD
CONC.	CONCRETE
W/CAP	WITH CAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
●	SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT
● ^{PK}	CAP UNLESS OTHERWISE NOTED
● ^X	SET PK NAIL
○	SET "X" ON CONCRETE
	FOUND MONUMENT
	(AS DESCRIBED)



SCALE: 1"=50'

LOCATION MAP
 NOT TO SCALE

LOT 4
 FC PROPERTIES ONE, LTD
 P.O. BOX 8216
 WACO, TX 76714 8216
 VOL. 7328, PG 1738
 VOL. 9559, PG. 163

PROPOSED
 R.O.W.
 LINE

SEWER ESM'T
 0.0689 ACRE
 (3000 SQ. FT.)

EXISTING
 R.O.W.
 LINE

US HIGHWAY 281

COMMUNICATIONS SITES INC
 ONE URBAN CENTRE
 4830 W. KENNEDY BLVD #740
 TAMPA, FL 33609 2571
 VOL. 6809, PG 1182



02/22/05 EXHIBIT OF A 0.0689 ACRE PERMANENT SEWER EASEMENT



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

**METES AND BOUNDS DESCRIPTION
FOR A 0.0689 ACRE PERMANENT SEWER EASEMENT**

Being a 0.0689 acre (3000 square feet) tract of land, out of the William Brisbin Survey No. 89-1/2, Abstract 54, Bexar County, Texas; and being out of and a portion of a called Lot 4, Block 25, N.C.B 19219, as conveyed to FC Properties One LTD, in Volume 7398, Page 1738 of the Bexar County Official Public Records of Real Property; said 0.0689 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the NAD 83, Texas Coordinate System, South Central Zone:

COMENCING at a point on the West right-of-way line of U.S. Highway 281, and also being the Northeast corner of said Lot 4, Block 25, N.C.B. 19219; said point also being the Southeast corner of Lot 3, Block 25, N.C.B. 19219, as conveyed to FC Properties One LTD, in Volume 7398, Page 1738 of the Bexar County Official Public Records of Real Property;

- Thence S 34° 55' 13" W. 6.77 feet. to a point for corner;
- Thence S 19° 16' 48" W, 100.51 feet. along the West right-of-way line of U.S. Highway 281, to a set 1/2-inch iron rod with "Esm't Cnr" cap, having a Texas State Plane Coordinate of (N = 13,785.425.76, E = 2,142.782.75), for the Northeast corner and POINT OF BEGINNING for the herein described tract of land;
- Thence S 19° 16' 48" W, 60.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southeast corner of the herein described tract of land;
- Thence N 70° 43' 12" W, 50.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southwest corner of the herein described tract of land;
- Thence N 19° 16' 48" E, 60.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northwest corner of the herein described tract of land;
- Thence S 70° 43' 12" E, 50.00 feet. to the POINT OF BEGINNING, containing 0.0689 acres (3000 square feet) of land, more or less.

V&A Job No. 1866-002-107

HL/mb:m&b0.0689ac010605

February 22, 2005

 02/22/05

Hal B. Lane III

Registered Professional Land Surveyor

Texas Registration No. 4690

Vickrey & Associates, Inc.



PARCEL NO. 9629BT
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

LEGEND

FND. FOUND
I.R. IRON ROD
CONC. CONCRETE
W/CAP WITH CAP
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SET 1/2" IRON ROD W/VICKREY
& ASSOCIATES EASEMENT
CAP UNLESS OTHERWISE NOTED
● PK SET PK NAIL
● X SET "X" ON CONCRETE
○ FOUND MONUMENT
(AS DESCRIBED)

LOCATION MAP
NOT TO SCALE

LOT 4
FC PROPERTIES ONE, LTD
P.O. BOX 8216
WACO, TX 76714 8216
VOL. 7328, PG 1738
VOL. 9559, PG. 163

PROPOSED
R.O.W.

SCALE: 1"=50'

TEMPORARY
EASEMENT
0.0654 ACRE
(2850 SQ. FT.)

EXISTING
R.O.W.

US HIGHWAY 281



Hal B. Lane III
02/25/05

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S19°16'48"W
L2	15.00'	S19°16'48"W

EXHIBIT OF A 0.0654 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

**METES AND BOUNDS DESCRIPTION
FOR A 0.0654 ACRE TEMPORARY CONSTRUCTION EASEMENT**

Being a 0.0654 acre (2850 square feet) tract of land, out of the William Brisbin Survey No. 89-1/2, Abstract 54, Bexar County, Texas; and being out of and a portion of a called Lot 4, Block 25, N.C.B 19219, as conveyed to FC Properties One LTD, in Volume 7398, Page 1738 of the Bexar County Official Public Records of Real Property; said 0.0654 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the NAD 83, Texas Coordinate System. South Central Zone:

COMENCING at a point on the West right-of-way line of U.S. Highway 281, and also being the Northeast corner of said Lot 4, Block 25, N.C.B. 19219; said point also being the Southeast corner of Lot 3, Block 25, N.C.B. 19219, as conveyed to FC Properties One LTD, in Volume 7398, Page 1738 of the Bexar County Official Public Records of Real Property;

Thence S 34° 55' 13" W, 6.77 feet. to a point for corner:

Thence S 19° 16' 48" W, 85.51 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap, having a Texas State Plane Coordinate of (N = 13,785,425.76, E = 2,142,782.75), for the Northeast corner and POINT OF BEGINNING for the herein described tract of land;

Thence S 19° 16' 48" W, 15.00 feet, along the West right-of-way line of U.S. Highway 281, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southeast corner of the herein described tract of land:

Thence N 70° 43' 12" W, 50.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southwest corner of the herein described tract of land:

Thence S 19° 16' 48" W, 60.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northwest corner of the herein described tract of land:

Thence S 70° 43' 12" E, 50.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner:

Thence S 19° 16' 48" W, 15.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;

Thence N 70° 43' 12" W, 65.00 feet. to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner:



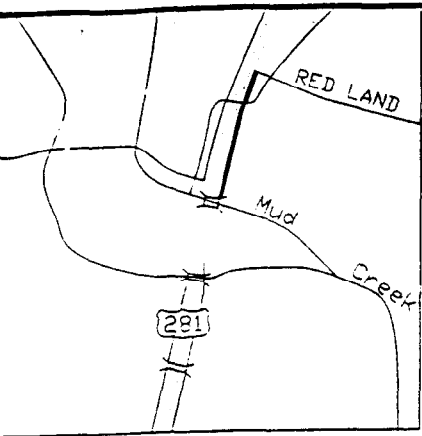
Page Two
0.0654 Acres

Thence N 19° 16' 48" E. 90.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr"
cap for corner;

Thence S 70° 43' 12" E, 65.00 feet, to the POINT OF BEGINNING, containing
0.0654 acres (2850 square feet) of land, more or less.

Hal B. Lane III 02/25/05
Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.



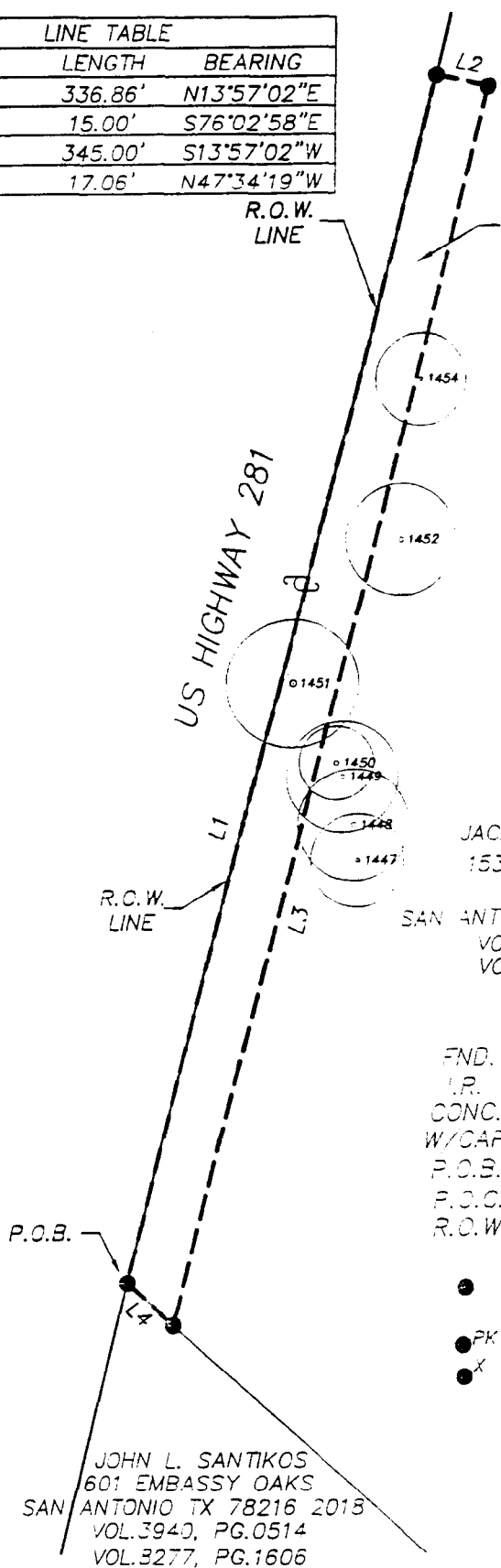


LOCATION MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	336.86'	N13°57'02"E
L2	15.00'	S76°02'58"E
L3	345.00'	S13°57'02"W
L4	17.06'	N47°34'19"W

PARCEL NO. 9631A
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

- 161818" HACKBERRY 20' SPREAD
- 161917" HACKBERRY 15' SPREAD
- 1622112" OAK 30' SPREAD
- 1623112" OAK 30' SPREAD
- 163417" HACKBERRY 20' SPREAD
- 1635114" OAK 40' SPREAD
- 1643110" OAK 30' SPREAD
- 1647113" OAK 25' SPREAD
- 164818" HACKBERRY 15' SPREAD
- 1649110" OAK 25' SPREAD
- 1650122" OAK 30' SPREAD
- 1651110" OAK 20' SPREAD
- 1652112" OAK 20' SPREAD
- 1653110" ELM 20' SPREAD
- 165416" ELM 15' SPREAD
- 165517" ELM 15' SPREAD
- 165619" ELM 20' SPREAD
- 165716" ELM 15' SPREAD
- 165817" ELM 15' SPREAD
- 1661111" OAK 40' SPREAD
- 1662111" OAK 20' SPREAD
- 1663112" MAPLE 25' SPREAD
- 166618" MAPLE 30' SPREAD
- 166819" CEDAR 20' SPREAD
- 1669114" MAPLE 40' SPREAD
- 167317" OAK 20' SPREAD
- 167419" OAK 20' SPREAD
- 1683111" CEDAR 25' SPREAD
- 168418" OAK 25' SPREAD
- 168516" HACKBERRY 15' SPREAD
- 168617" OAK 20' SPREAD
- 168917" OAK 25' SPREAD
- 169018" OAK 20' SPREAD
- 169118" OAK 20' SPREAD
- 169218" OAK 20' SPREAD
- 1693110" OAK 35' SPREAD
- 169417" OAK 15' SPREAD
- 169518" OAK 20' SPREAD
- 169617" OAK 30' SPREAD
- 169719" OAK 25' SPREAD
- 169816" OAK 15' SPREAD
- 169916" CEDAR 15' SPREAD
- 1701124" OAK 40' SPREAD
- 1704115" OAK 40' SPREAD
- 170519" ELM 20' SPREAD
- 1708114" OAK 30' SPREAD
- 1709113" OAK 25' SPREAD
- 171018" OAK 15' SPREAD
- 1711112" OAK 25' SPREAD
- 171416" CEDAR 15' SPREAD
- 1715110" CEDAR 25' SPREAD
- 171618" OAK 25' SPREAD



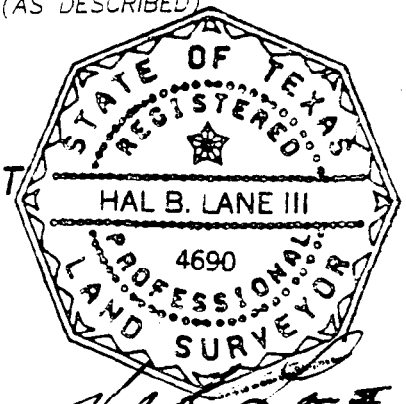
0.1174 ACRE
(5,114 SQ. FT.)

JACK GUENTHER, et al
153 TREELINE PARK
SUITE 300
SAN ANTONIO, TEXAS 78209 1880
VOL. 7868, PG. 0446
VOL. 4577, PG. 1808

- END. FOUND
- I.R. IRON ROD
- CONC. CONCRETE
- W/CAP WITH CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT
- CAP UNLESS OTHERWISE NOTED
- SET PK NAIL
- SET "X" ON CONCRETE
- FOUND MONUMENT
- (AS DESCRIBED)

JOHN L. SANTIKOS
601 EMBASSY OAKS
SAN ANTONIO TX 78216 2018
VOL. 3940, PG. 0514
VOL. 3277, PG. 1606

EXHIBIT OF A 0.1174 ACRE PERMANENT
WATER LINE EASEMENT
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS



12940 Country Parkway San Antonio, Texas 78216
Telephone: (210) 349-3271

02/22/08
PAGE 1 OF 1
DATE: 2-22-08

U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9631A

**METES AND BOUNDS DESCRIPTION
FOR A 0.1174 ACRE PERMANENT WATER LINE EASEMENT**

Being a 0.1174 acre (5,114 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to Jack Guenther, et.al. in Volume 7868, Page 0466 of the Bexar County Official Public Records of Real Property; said 0.1174 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

BEGINNING at a set 1/2" iron rod with "Esm't Corner" cap for the Southwest corner of the herein described tract of land said point also being on the North line of a tract of land in the name of John L. Santikos, as recorded in volume 3940, Page 0514 of the Bexar County Official Public Records of Real Property and also being the southwest corner of said Guenther tract;

Thence N 13° 57' 02" E, 336.86 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 76° 02' 58" E, 15.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Northeast corner of herein described tract of land;

Thence S 13° 57' 02" W, 345.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southeast corner of the herein described tract of land;

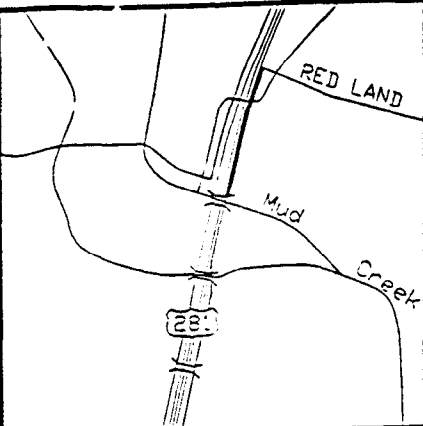
Thence N 47° 34' 19" W, 17.06 feet, along the North line of said John L. Santikos tract and the South line of said Guenther tract to the POINT OF BEGINNING, containing 0.1174 acres (5,114 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.1174ac010605
February 22, 2005

Hal B. Lane III 02/22/05

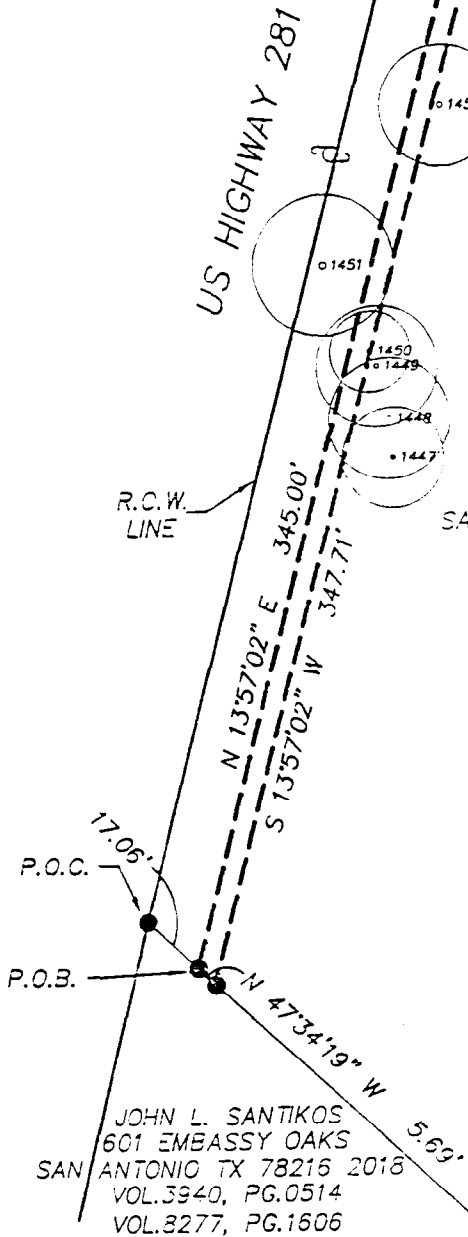
Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.





LOCATION MAP
NOT TO SCALE

161818" HACKBERRY 20' SPREAD
161917" HACKBERRY 15' SPREAD
1622112" OAK 30' SPREAD
1623112" OAK 30' SPREAD
163417" HACKBERRY 20' SPREAD
1635114" OAK 40' SPREAD
1643110" OAK 30' SPREAD
1647113" OAK 25' SPREAD
164818" HACKBERRY 15' SPREAD
1649110" OAK 25' SPREAD
1650122" OAK 30' SPREAD
1651110" OAK 20' SPREAD
1652112" OAK 20' SPREAD
1653110" ELM 20' SPREAD
165416" ELM 15' SPREAD
165517" ELM 15' SPREAD
165619" ELM 20' SPREAD
165718" ELM 15' SPREAD
165817" ELM 15' SPREAD
1661111" OAK 40' SPREAD
1662111" OAK 20' SPREAD
1663112" MAPLE 25' SPREAD
166618" MAPLE 30' SPREAD
166819" CEDAR 30' SPREAD
1669114" MAPLE 40' SPREAD
167317" OAK 20' SPREAD
167419" OAK 20' SPREAD
1683111" CEDAR 35' SPREAD
168418" OAK 25' SPREAD
168516" HACKBERRY 15' SPREAD
168617" OAK 20' SPREAD
168917" OAK 25' SPREAD
169018" OAK 20' SPREAD
169118" OAK 20' SPREAD
169218" OAK 20' SPREAD
1693110" OAK 35' SPREAD
169417" OAK 15' SPREAD
169518" OAK 20' SPREAD
169617" OAK 30' SPREAD
169719" OAK 25' SPREAD
169816" OAK 15' SPREAD
169916" CEDAR 15' SPREAD
1701124" OAK 40' SPREAD
1704115" OAK 40' SPREAD
170519" ELM 20' SPREAD
1708114" OAK 30' SPREAD
1709113" OAK 25' SPREAD
171018" OAK 15' SPREAD
1711112" OAK 25' SPREAD
171416" CEDAR 15' SPREAD
1715110" CEDAR 25' SPREAD
171818" OAK 25' SPREAD



PARCEL NO. 9631AT
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

S 76°02'58" E 5.00'
0.0398 ACRE
(1,732 SQ. FT.)

SCALE: 1"=50'

JACK GUENTHER, et al
153 TREE LINE PARK
SUITE 300
SAN ANTONIO, TEXAS 78209 1880
VOL. 7362, PG. 0445
VOL. 4577, PG. 1803

- | | |
|--------|---|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT |
| ● PK | CAP UNLESS OTHERWISE NOTED |
| ● X | SET PK NAIL |
| | SET "X" ON CONCRETE |
| | FOUND MONUMENT |
| | (AS DESCRIBED) |

JOHN L. SANTIKOS
601 EMBASSY OAKS
SAN ANTONIO TX 78216 2018
VOL. 3940, PG. 0514
VOL. 8277, PG. 1606

EXHIBIT OF A 0.0398 ACRE TEMPORARY
CONSTRUCTION EASEMENT
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS



02/25/05
PAGE 1 OF 1

U.S. 281- Mud Creek to Stone Oak Parkway
5' Temporary Construction Easement
Parcel No. 9631AT

**METES AND BOUNDS DESCRIPTION
FOR A 0.0398 ACRE TEMPORARY CONSTRUCTION EASEMENT**

Being a 0.0398 acre (1,732 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to Jack Guenther, et.al. in Volume 7868, Page 0466 of the Bexar County Official Public Records of Real Property; said 0.0398 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

COMMENCING at a set ½-inch iron rod with an "Esm't Corner" cap on the East right-of-way line of US 281 and being the Southwest corner said Guenther tract and the Northwest corner of a tract of land in the name of John L. Santikos as recorded in Volume 3940, Page 0514 of the Bexar County Official Public Records of Real Property;

Thence S 47° 34' 19" E, 17.06 feet along the South line of said Guenther tract and the North line of said Santikos tract, to a set ½-inch iron rod with and "Esm't Corner" cap for the Southwest corner and the POINT OF BEGINNING for the herein described tract of land;

Thence N 13° 57' 02" E, 345.00 feet, to a set ½-inch iron rod with and "Esm't Corner" cap for the Northwest corner of the herein described tract of land;

Thence S 76° 02' 58" E, 5.00 feet to a set 60D nail for the Northeast corner of the herein described tract of land;

Thence S 13° 57' 02" W, 347.71 feet, to a set 60D nail on the South line of said Guenther tract and the North line of said Santikos tract for the Southeast corner of the herein described tract of land;




U.S. 281- Mud Creek to Stone Oak Parkway
5' Temporary Construction Easement
Parcel No. 9631AT

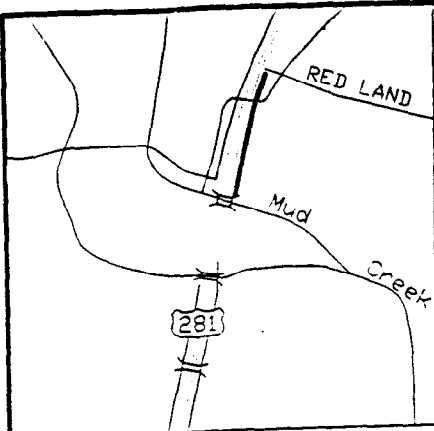
Page Two
0.0398 Acres

Thence N 47° 34' 19" W, 5.69 feet, along the South line of said Guenther tract and the North line of said Santikos tract, to the POINT OF BEGINNING, containing 0.0398 acres (1732 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.1865ac010605
February 25, 2005


Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.





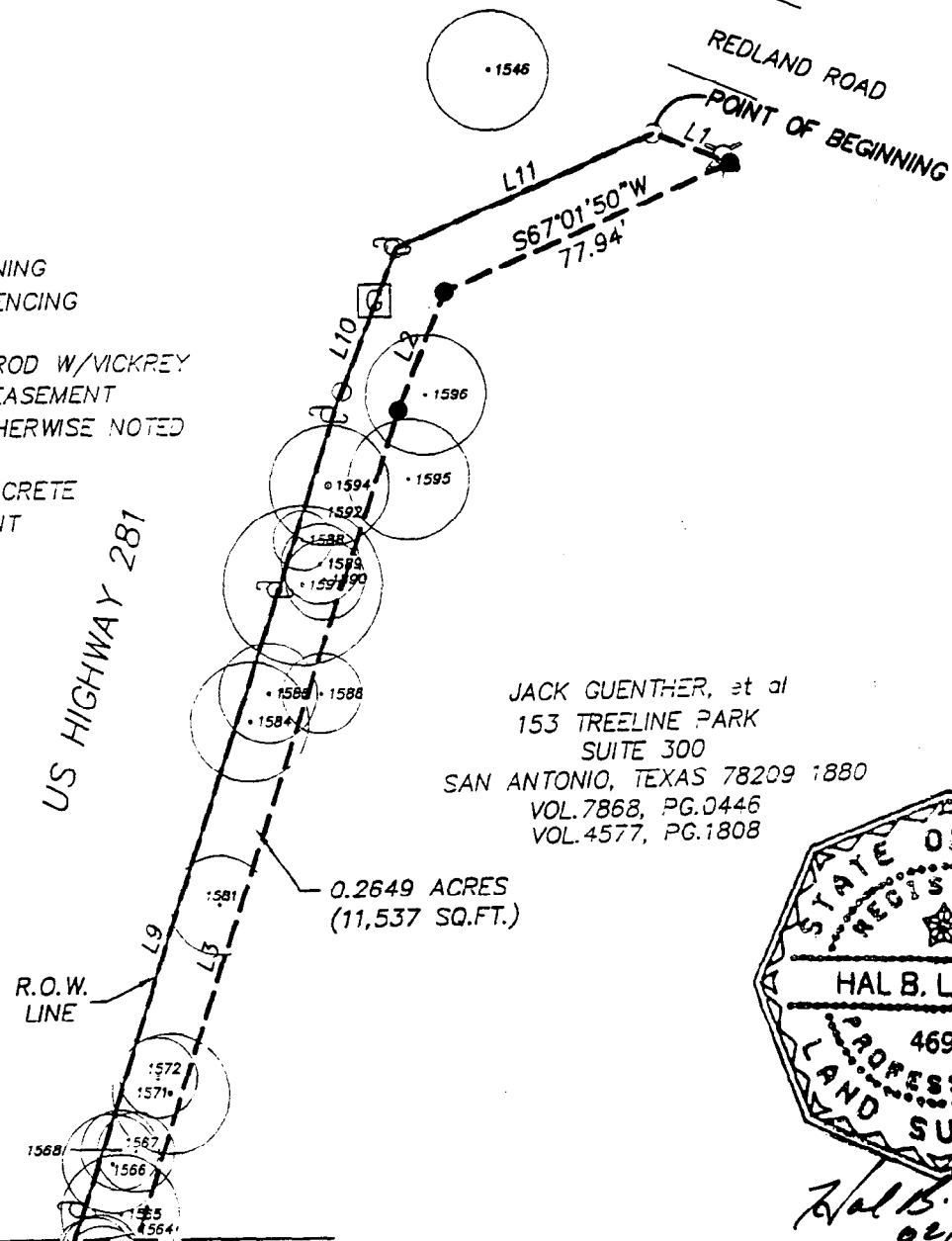
LOCATION MAP
NOT TO SCALE

LEGEND

- FND. FOUND
I.R. IRON ROD
CONC. CONCRETE
W/CAP WITH CAP
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY
- SET 1/2" IRON ROD W/VICKREY
& ASSOCIATES EASEMENT
CAP UNLESS OTHERWISE NOTED
- PK SET PK NAIL
● X SET "X" ON CONCRETE
- FOUND MONUMENT
(AS DESCRIBED)
- [G] GAS METER
[Fire Hydrant Symbol] FIRE HYDRANT
[Power Pole Symbol] POWER POLE

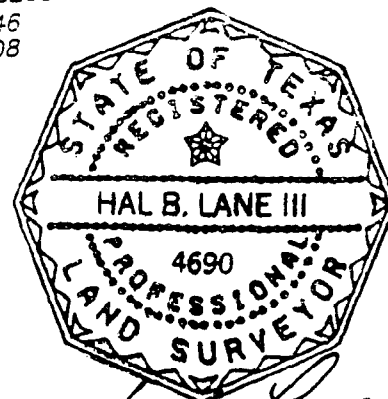
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.89'	S67°04'45"E
L2	31.63'	S21°12'48"W
L3	289.02'	S18°12'56"W
L4	290.53'	S15°13'09"W
L5	80.00'	S13°57'02"W
L6	15.00'	N76°02'58"W
L7	80.17'	N13°57'02"E
L8	291.09'	N15°13'09"E
L9	289.81'	N18°12'56"E
L10	38.36'	N21°12'48"E
L11	69.74'	N67°01'50"E

PARCEL NO. 9631B
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



JACK GUENTHER, et al
153 TREELINE PARK
SUITE 300
SAN ANTONIO, TEXAS 78209 1880
VOL. 7868, PG. 0446
VOL. 4577, PG. 1808

0.2649 ACRES
(11,537 SQ.FT.)



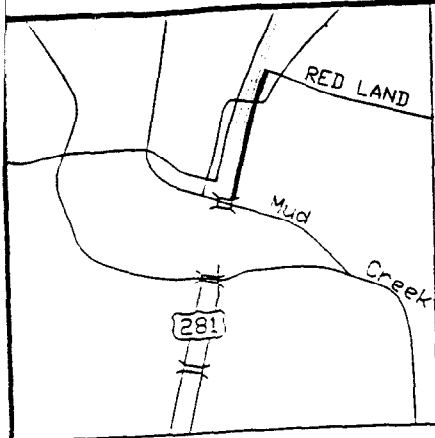
Hal B. Lane III
02/22/05

EXHIBIT OF A 0.2649 ACRE PERMANENT WATER LINE EASEMENT

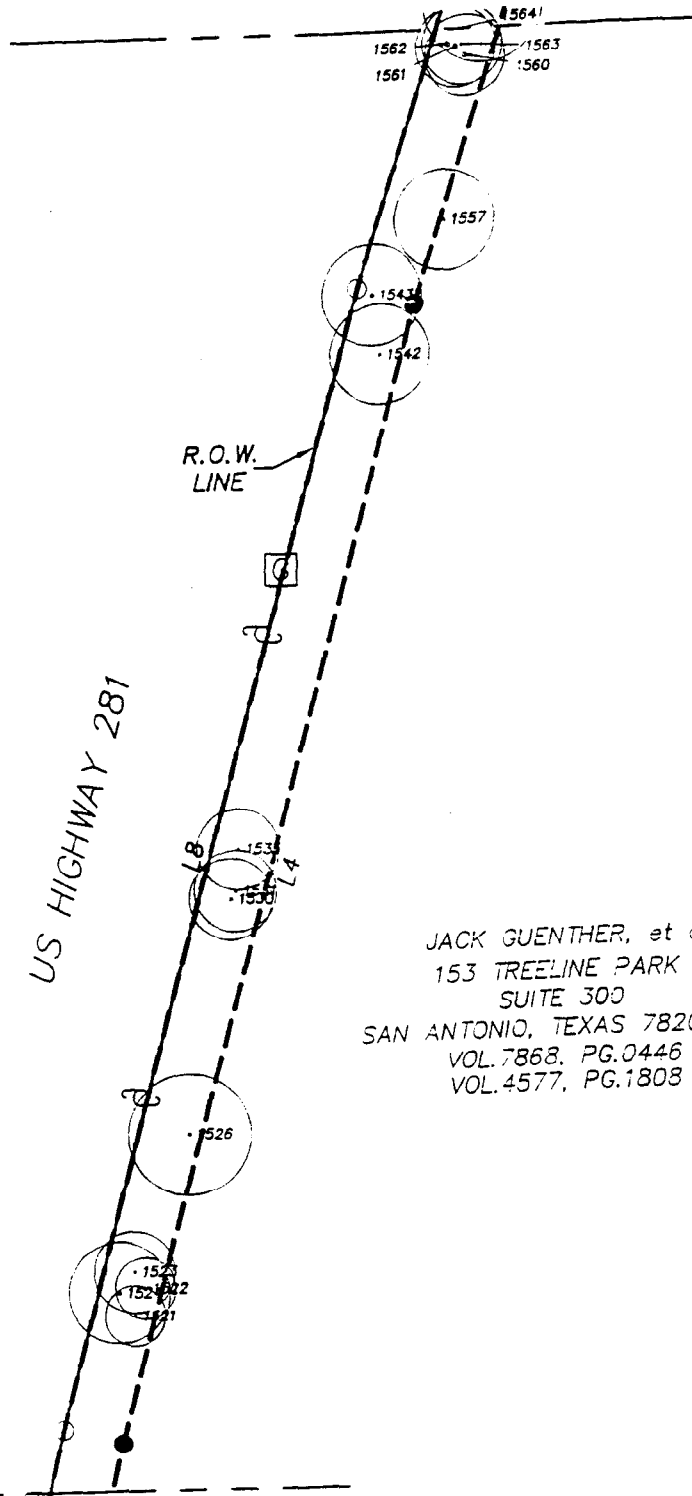
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PARCEL NO. 9631B
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS



LOCATION MAP
 NOT TO SCALE



SCALE: 1" = 60'



Hal B. Lane III
 02/22/05

JACK GUENTHER, et al
 153 TREELINE PARK
 SUITE 300
 SAN ANTONIO, TEXAS 78209 1880
 VOL. 7868, PG. 0446
 VOL. 4577, PG. 1808

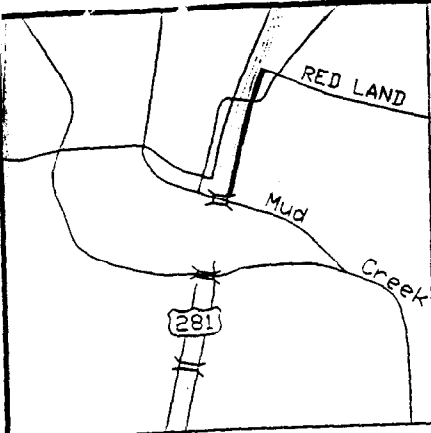
EXHIBIT OF A 0.2649 ACRE PERMANENT WATER LINE EASEMENT



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

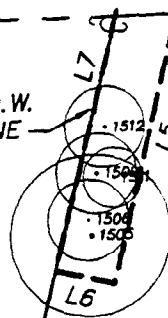
PARCEL NO. 9631B
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

US HIGHWAY 281

R.O.W.
LINE



SCALE: 1"=50'

JACK GUENTHER, et al
153 TREELINE PARK
SUITE 300
SAN ANTONIO, TEXAS 78209 1880
VOL. 7868, PG. 0446
VOL. 4577, PG. 1808



Hal B. Lane III
02/22/05

EXHIBIT OF A 0.2649 ACRE PERMANENT WATER LINE EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PAGE 3 OF 3
DATE: 2-22-05
JOB NO. 1866-001

U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9631B

METES AND BOUNDS DESCRIPTION
FOR A 0.2649 ACRE PERMANENT WATER LINE EASEMENT

Being a 0.2649 acre (11,537 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to Jack Guenther, et.al. in Volume 7868, Page 0466 of the Bexar County Official Public Records of Real Property; said 0.2649 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

BEGINNING at a set 1/2-inch iron rod with an "Esm't Corner" cap on the South right-of-way line of Redland Road; said point being the most Northerly cut-back corner at the Southeast intersection corner of Redland Road and U.S. Highway 281;

Thence S 67° 04' 45" E, 20.89 feet along the South right-of-way line of Redland Road, to a set 1/2-inch iron rod with an "Esm't Corner" cap for the Northeast corner of the herein described tract of land;

Thence S 67° 01' 50" W, 77.94 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 21° 12' 48" W, 31.63 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 18° 12' 56" W, 289.02 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 15° 13' 09" W, 290.53 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 13° 57' 02" W, 80.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southeast corner of the herein described tract of land;



U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9631B


Page Two
0.2649 Acres

Thence N 76° 02' 58" W, 15.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southwest corner of the herein described tract of land; said point being on the East right-of-way line of U.S. Highway 281;

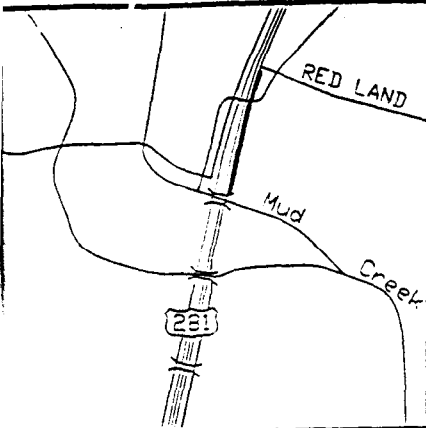
Thence Along the East right-of-way line of U.S. Highway 281 and the West lines of the Jack Guenther tract as follows:

- N 13° 57' 02" E, 80.17 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 15° 13' 09" E, 291.09 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 18° 12' 56" E, 289.81 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 21° 12' 48" E, 38.36 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner; said point being the most Southerly cut-back corner at the Southeast intersection of Redland Road and U.S. Highway 281;
- N 67° 01' 50" E, 69.74 feet, to the POINT OF BEGINNING, containing 0.2649 acres (11,537 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.2649ac010605
February 22, 2005


Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.





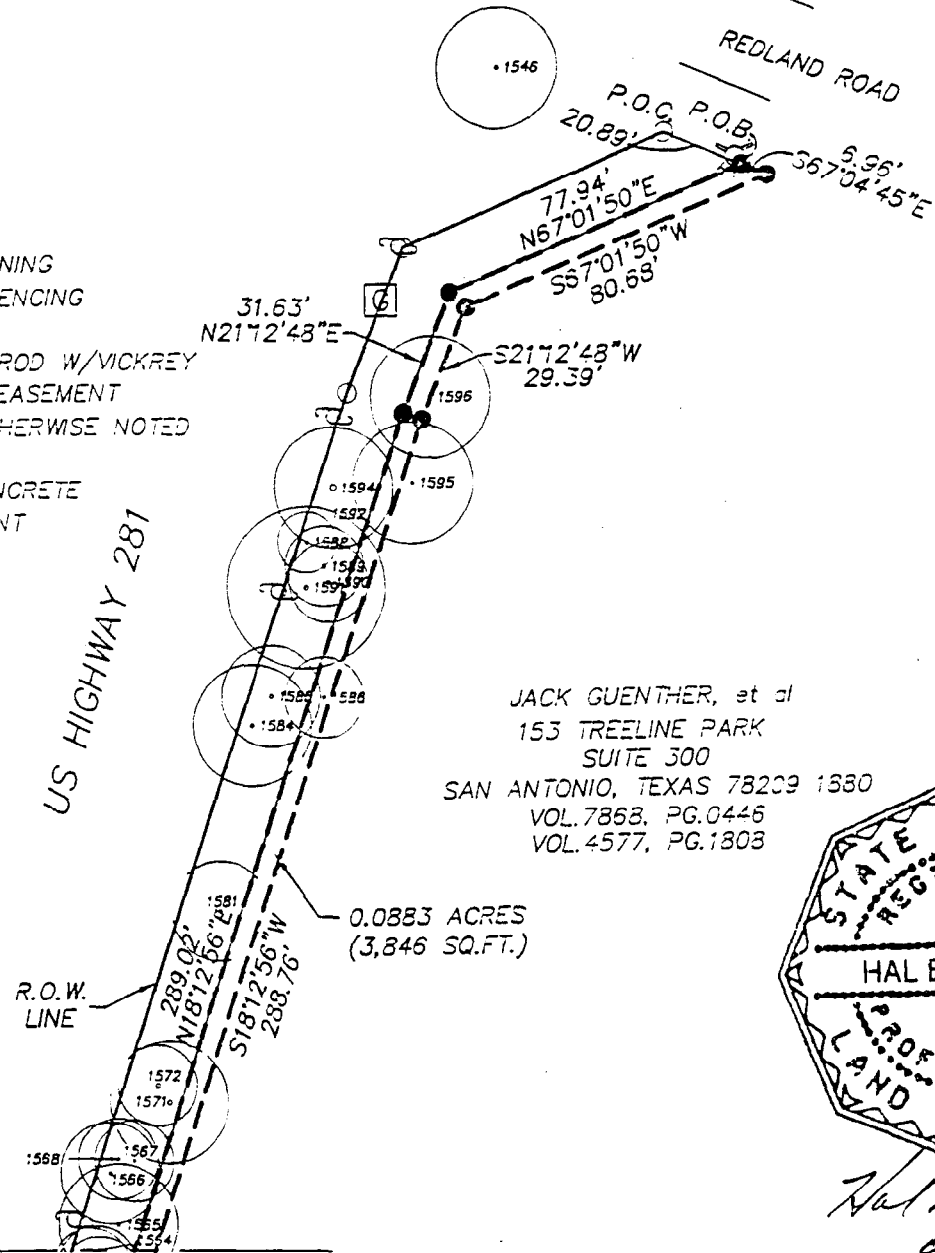
PARCEL NO. 9631BT
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

LOCATION MAP
NOT TO SCALE

LEGEND

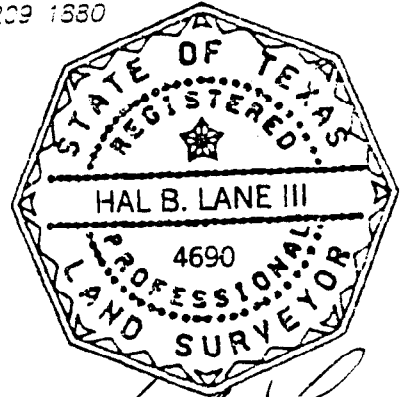
- | | |
|--------|---|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT |
| ● PK | CAP UNLESS OTHERWISE NOTED |
| ● X | SET PK NAIL |
| ● | SET "X" ON CONCRETE |
| ● | FOUND MONUMENT (AS DESCRIBED) |
| [G] | GAS METER |
| [FH] | FIRE HYDRANT |
| [PP] | POWER POLE |

US HIGHWAY 281



SCALE: 1"=50'

JACK GUENTHER, et al
153 TREELINE PARK
SUITE 300
SAN ANTONIO, TEXAS 78209 1380
VOL. 7868, PG. 0446
VOL. 4577, PG. 1803



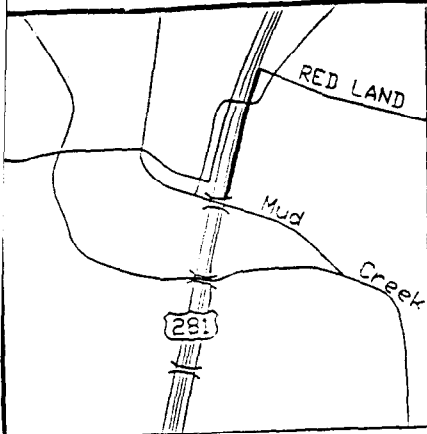
Hal B. Lane III
02/25/08

EXHIBIT OF A 0.0883 ACRE TEMPORARY CONSTRUCTION EASEMENT

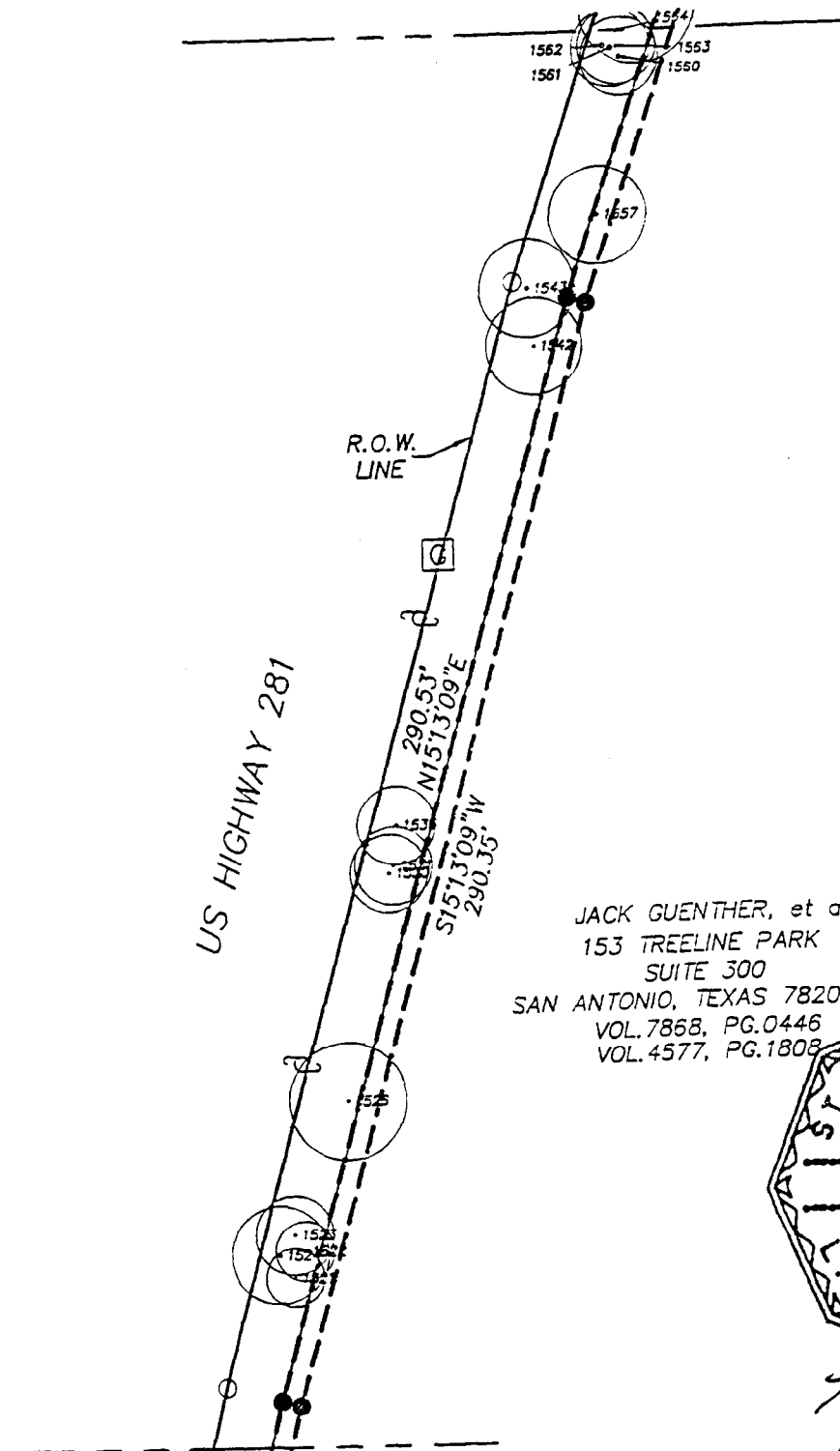
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PARCEL NO. 9631BT
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS

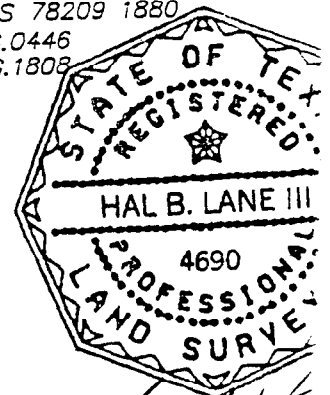


LOCATION MAP
 NOT TO SCALE



SCALE: 1"=50'

JACK GUENTHER, et al
 153 TREELINE PARK
 SUITE 300
 SAN ANTONIO, TEXAS 78209 1880
 VOL. 7868, PG. 0446
 VOL. 4577, PG. 1808



Hal B. Lane III
 02/25/05

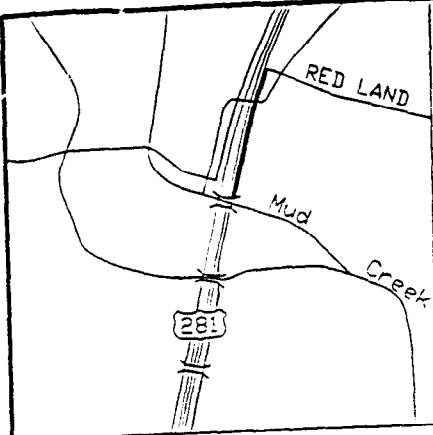
EXHIBIT OF A 0.0883 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

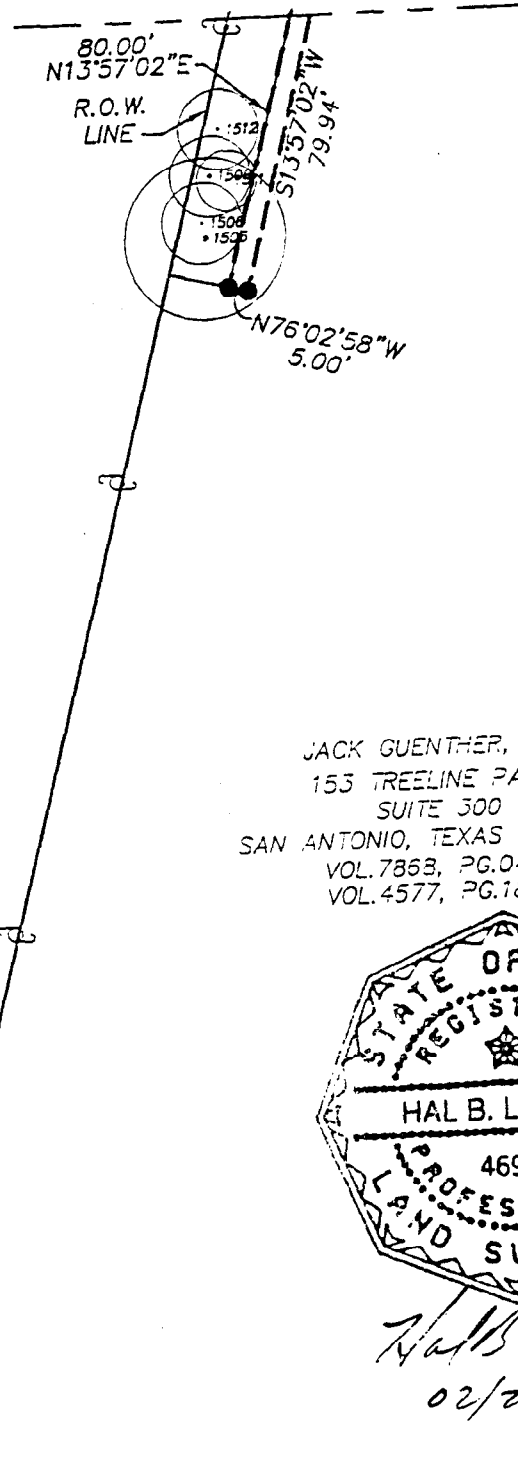
12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

PARCEL NO. 9631BT
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

US HIGHWAY 281



SCALE: 1" = 50'

JACK GUENTHER, et al
153 TREELINE PARK
SUITE 300
SAN ANTONIO, TEXAS 78209 1880
VOL. 7863, PG. 0446
VOL. 4577, PG. 1808



Hal B. Lane III
02/25/05

EXHIBIT OF A 0.0883 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

U.S. 281- Mud Creek to Stone Oak Parkway
5' Temporary Construction Easement
Parcel No. 9631BT

**METES AND BOUNDS DESCRIPTION
FOR A 0.0883 ACRE TEMPORARY CONSTRUCTION EASEMENT**

Being a 0.0883 acre (3846 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to Jack Guenther, et.al. in Volume 7868, Page 0466 of the Bexar County Official Public Records of Real Property; said 0.0883 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

COMMENCING at a set 1/2-inch iron rod with an "Esm't Corner" cap on the South right-of-way line of Redland Road; said point being the most Northerly cut-back corner at the Southeast intersection corner of Redland Road and U.S. Highway 281;

Thence S 67° 04' 45" E, 20.89 feet along the South right-of-way line of Redland Road, to a set 1/2-inch iron rod with an "Esm't Corner" cap for the Northwest corner and the POINT OF BEGINNING for the herein described tract of land;

Thence S 67° 04' 45" E, 6.96 feet, along the South right-of-way line of Redland Road, to a set 1/2" iron rod with "Esm't Corner" cap for the Northeast corner of the herein described tract of land;

Thence S 67° 01' 50" W, 80.68 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 21° 12' 48" W, 29.39 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 18° 12' 56" W, 288.76 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 15° 13' 09" W, 290.35 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;



U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9631BT

Page Two
0.0883 Acres

Thence S 13° 57' 02" W, 79.94 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southeast corner of the herein described tract of land;

Thence N 76° 02' 58" W, 5.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southwest corner of the herein described tract of land;

Thence Along the West lines of the herein described tract of land as follows:

- N 13° 57' 02" E, 80.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 15° 13' 09" E, 290.53 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 18° 12' 56" E, 289.02 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 21° 12' 48" E, 31.63 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 67° 01' 50" E, 77.94 feet, to the POINT OF BEGINNING, containing 0.0883 acres (3846 square feet) of land, more or less.

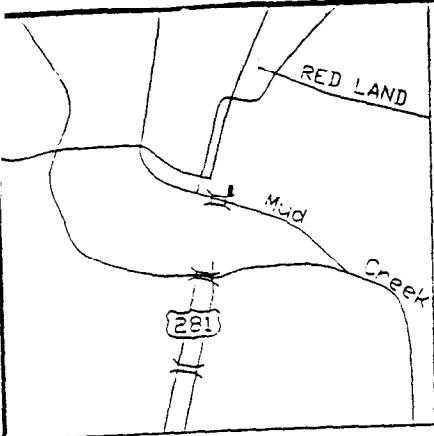
V&A Job No. 1866-002-107
HL/mb/m&b0.0883ac010605
February 25, 2005

 02/25/05

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.



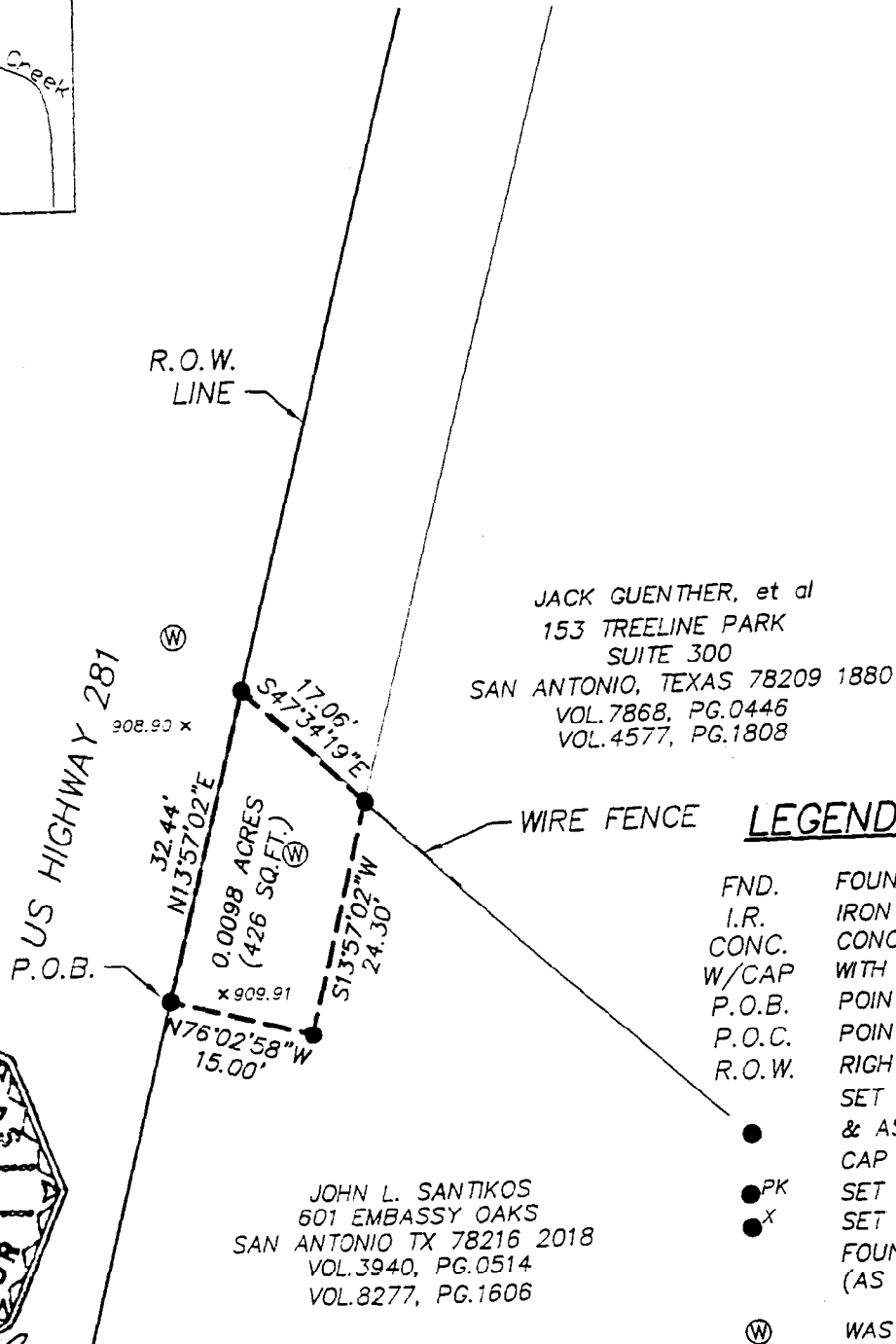
PARCEL NO. 9632
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS



LOCATION MAP
 NOT TO SCALE



SCALE: 1"=20'



Hal B. Lane III
 02/22/05

EXHIBIT OF A 0.0098 ACRE PERMANENT WATER LINE EASEMENT



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

DATE: 12-08-04
 JOB NO. 1866-00.

U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9632

**METES AND BOUNDS DESCRIPTION
FOR A 0.0098 ACRE PERMANENT WATER LINE EASEMENT**

Being a 0.0098acre (426 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to John L. Santikos in Volume 3940, Page 0514 of the Bexar County Official Public Records of Real Property; said 0.0098 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

BEGINNING at a set 1/2-inch iron rod with an "Esm't Corner" cap at the Northwest corner of said Santikos Tract; said point being on the East right-of-way line of U.S. Highway 281; and also being the Southwest corner of a tract of land in the name of Jack Guenther, et al, as recorded in Volume 7868, Page 0446 of the Bexar County Official Public Records of Real Property;

Thence S 47° 34' 19" E, 17.06 feet. along the North line of said Santikos tract and the South line of said Guenther tract, to a set 1/2" iron rod with "Esm't Corner" cap for the Northwest corner of the herein described tract of land;

Thence S 13° 57' 02" W, 24.30 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southeast corner of the herein described tract of land;

Thence N 76° 02' 58" W, 15.00 feet. to a set 1/2" iron rod with "Esm't Corner" cap on the West line of said Santikos tract and the East right-of-way line of U.S. Highway 281 for the Southwest corner of the herein described tract of land;

Thence N 13° 57' 02" E, 32.44 feet, along the East right-of-way line of U.S. Highway 281 and the West line of said Santikos tract, to the **POINT OF BEGINNING**, containing 0.0098 acres (426 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.0098ac010605
February 22, 2005

 02/22/05

Hal B. Lane III

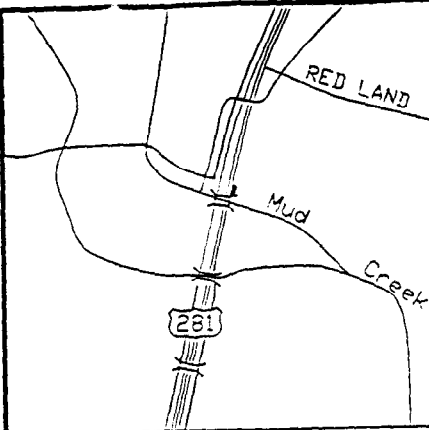
Registered Professional Land Surveyor

Texas Registration Number 4690

Vickrey & Associates, Inc.



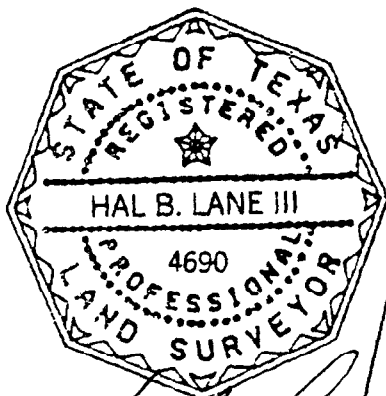
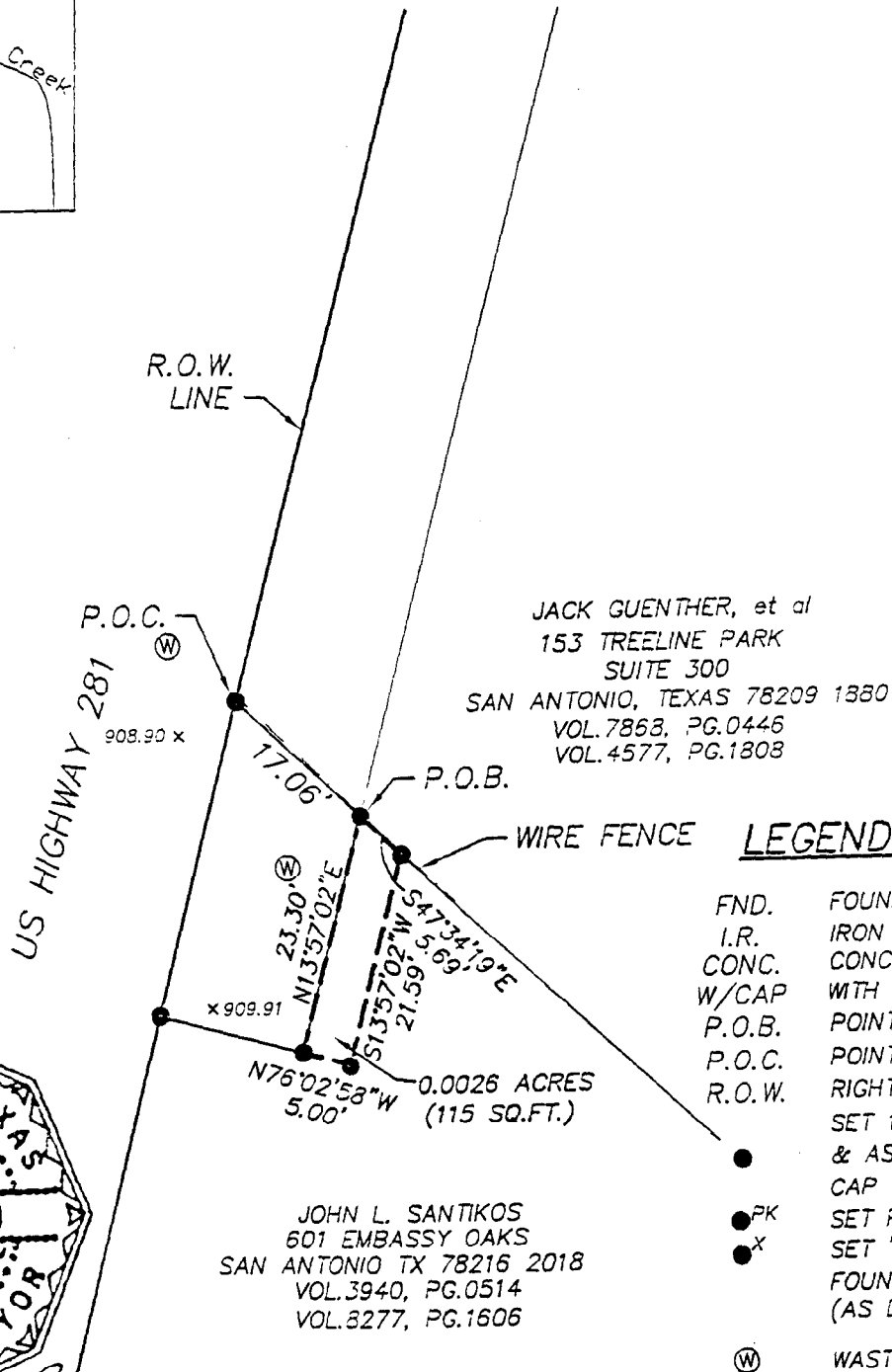
PARCEL NO. 9632T
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS



LOCATION MAP
 NOT TO SCALE



SCALE: 1"=20'



Hal B. Lane III
 02/25/05

EXHIBIT OF A 0.0026 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210) 349-3271

DATE: 02-25-04
 JOB NO. 1366-002

U.S. 281- Mud Creek to Stone Oak Parkway
Temporary Construction Easement
Parcel No. 9632T

**METES AND BOUNDS DESCRIPTION
FOR A 0.0026 ACRE TEMPORARY CONSTRUCTION EASEMENT**

Being a 0.0026acre (115 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to John L. Santikos in Volume 3940, Page 0514 of the Bexar County Official Public Records of Real Property; said 0.0026 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

COMMENCING at a set 1/2-inch iron rod with an "Esm't Corner" cap at the Northwest corner of said Santikos Tract; said point being on the East right-of-way line of U.S. Highway 281; and also being the Southwest corner of a tract of land in the name of Jack Guenther, et al, as recorded in Volume 7868, Page 0446 of the Bexar County Official Public Records of Real Property;

Thence S 47° 34' 19" E, 17.06 feet, along the North line of said Santikos tract and the South line of said Guenther tract, to a set 1/2" iron rod with "Esm't Corner" cap for the Northwest corner and the POINT OF BEGINNING for the herein described tract of land;

Thence S 47° 34' 19" E, 5.69 feet, along the North line of said Santikos tract and the South line of said Guenther tract, to a set 1/2" iron rod with "Esm't Corner" cap for the Northeast corner of the herein described tract of land;

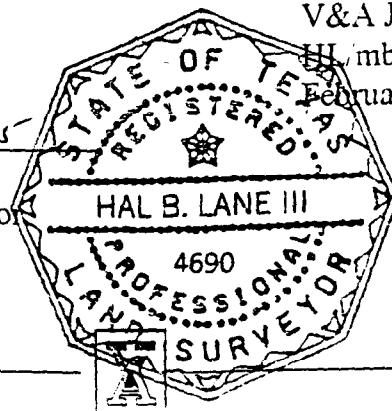
Thence S 13° 57' 02" W, 21.59 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Southeast corner of the herein described tract of land;

Thence N 76° 02' 58" W, 5.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap on the West line of said Santikos tract and the East right-of-way line of U.S. Highway 281 for the Southwest corner of the herein described tract of land;

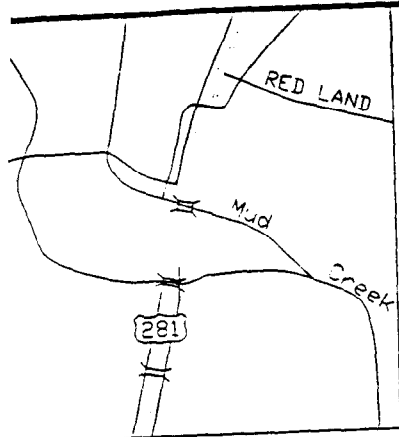
Thence N 13° 57' 02" E, 24.30 feet, along the East right-of-way line of U.S. Highway 281 and the West line of said Santikos tract, to the POINT OF BEGINNING, containing 0.0026 acres (115 square feet) of land, more or less.

Hal B. Lane III 02/25/05

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.



V&A Job No. 1866-002-107
H. mb/m&b0.0026ac010605
February 25, 2005



LOCATION MAP
NOT TO SCALE

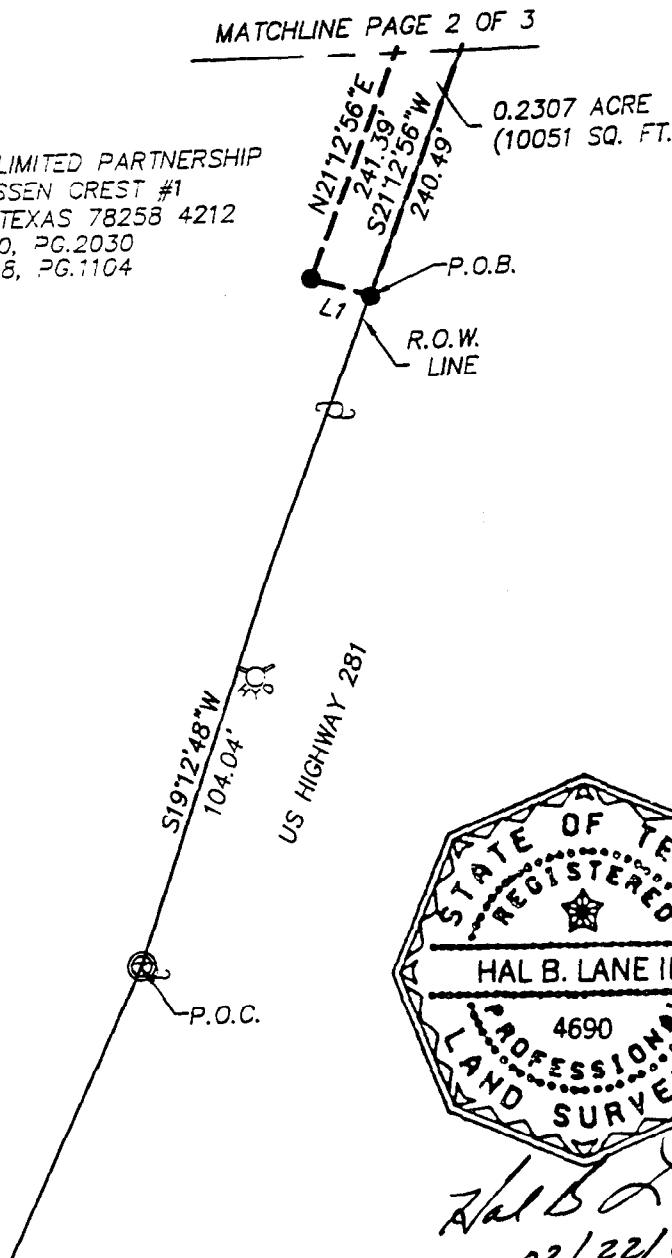
PARCEL NO. 9633A
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N70°47'12"W
L2	15.00'	S64°58'31"E

LEGEND

- FND. FOUND
- I.R. IRON ROD
- CONC. CONCRETE
- W/CAP WITH CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)
- ⊕ FIRE HYDRANT
- ⊔ POWER POLE

STEUBING RANCH LIMITED PARTNERSHIP
19300 CLASSEN CREST #1
SAN ANTONIO, TEXAS 78258 4212
VOL. 8210, PG. 2030
VOL. 8068, PG. 1104



SCALE: 1"=50'



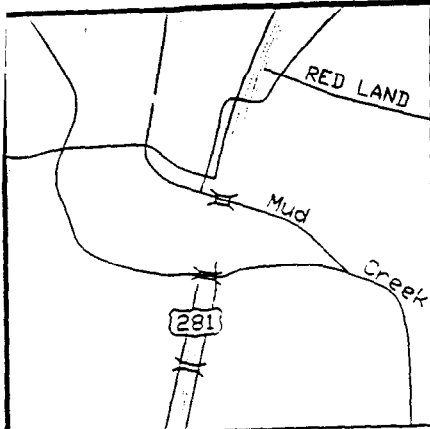
Hal B. Lane III
02/22/05

EXHIBIT OF A 0.2307 ACRE PERMANENT WATER LINE EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271



LOCATION MAP
NOT TO SCALE

LEGEND

FND. FOUND
I.R. IRON ROD
CONC. CONCRETE
W/CAP WITH CAP
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY



SET 1/2" IRON ROD W/VICKREY
& ASSOCIATES EASEMENT
CAP UNLESS OTHERWISE NOTED



SET PK NAIL



SET "X" ON CONCRETE



FOUND MONUMENT
(AS DESCRIBED)



WASTEWATER MANHOLE



SIGN



POWER POLE

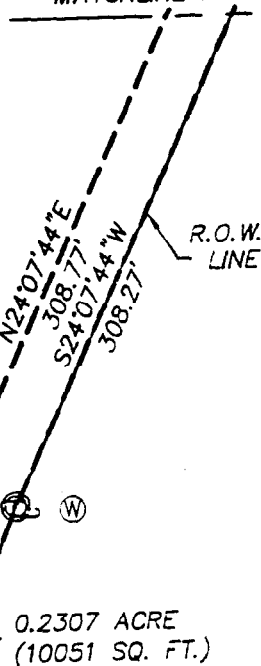
STUEBING RANCH LIMITED PARTNERSHIP
19300 CLASSEN CREST #1
SAN ANTONIO, TEXAS 78258 4212
VOL.8210, PG.2030
VOL.8068, PG.1104

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N70°47'12"W
L2	15.00'	S64°58'31"E

PARCEL NO. 9633A
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

MATCHLINE PAGE 3 OF 3

SCALE: 1"=50'



US HIGHWAY 281



Hal B. Lane III
02/22/05

MATCHLINE PAGE 1 OF 3

EXHIBIT OF A 0.2307 ACRE PERMANENT WATER LINE EASEMENT



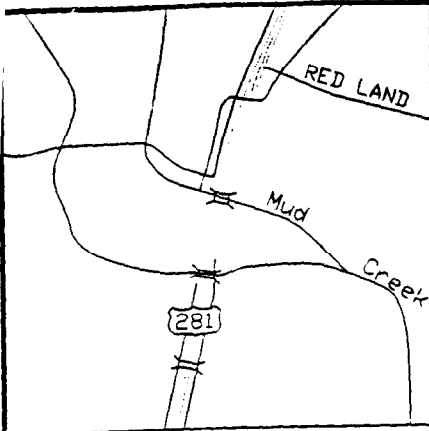
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PAGE 2 OF 3
DATE: 2-22-05
JOB NO. 1866-01

PARCEL NO. 9633A
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N70°47'12"W
L2	15.00'	S64°58'31"E

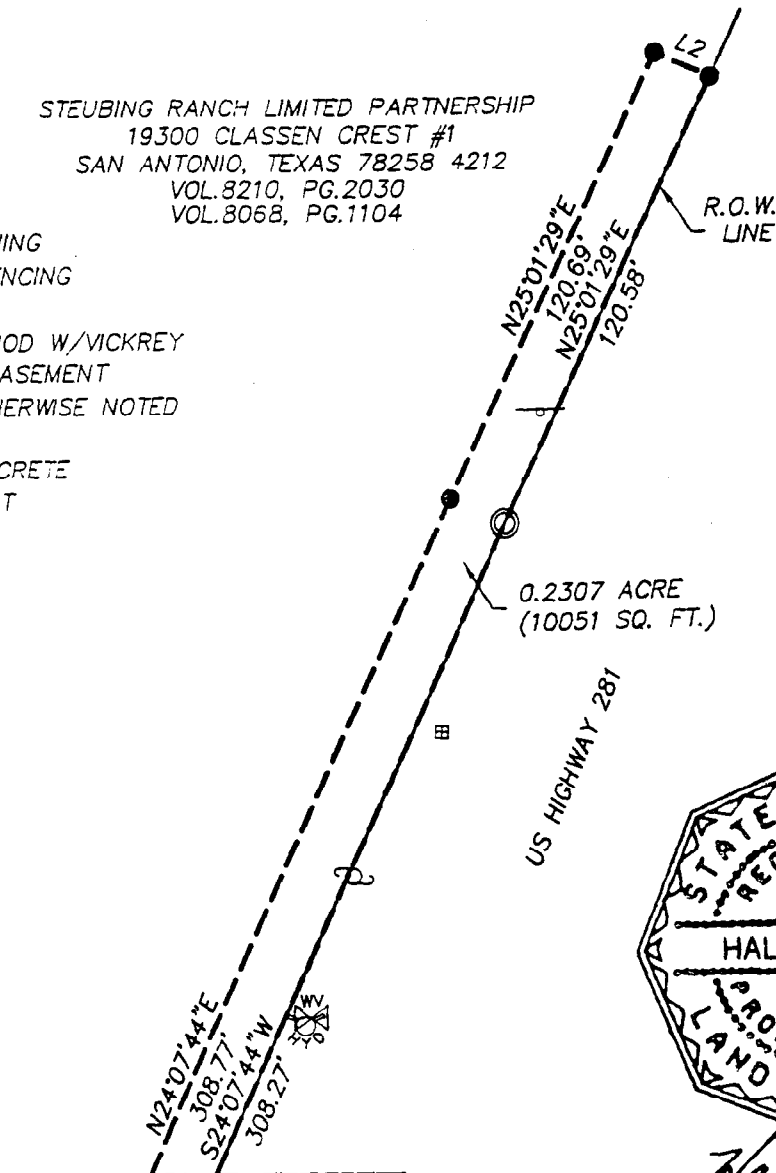


LOCATION MAP
NOT TO SCALE

LEGEND

- FND. FOUND
I.R. IRON ROD
CONC. CONCRETE
W/CAP WITH CAP
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY
SET 1/2" IRON ROD W/VICKREY
& ASSOCIATES EASEMENT
CAP UNLESS OTHERWISE NOTED
● PK SET PK NAIL
● X SET "X" ON CONCRETE
○ FOUND MONUMENT
(AS DESCRIBED)
⊗ FIRE HYDRANT
⌒ POWER POLE
⊞ WATER METER
⌞ SIGN
⊞ WV WATER VALVE

STEUBING RANCH LIMITED PARTNERSHIP
19300 CLASSEN CREST #1
SAN ANTONIO, TEXAS 78258 4212
VOL. 8210, PG. 2030
VOL. 8068, PG. 1104



SCALE: 1"=50'



Hal B. Lane III
02/22/05

MATCHLINE PAGE 2 OF 3

EXHIBIT OF A 0.2307 ACRE PERMANENT WATER LINE EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PAGE 3 OF 3
DATE: 2-22-05
JOB NO. 1866-01

**METES AND BOUNDS DESCRIPTION
FOR A 0.2307 ACRE PERMANENT EASEMENT**

Being a 0.2307 acre (10051 square feet) tract of land, out of the C. Sheilbel Survey 360-1/2, Abstract 724, Bexar County, Texas; and being out of and a portion of a tract of land, as conveyed to Steubing Ranch Limited Partnership in Volume 8210, Page 2030 of the Bexar County Official Public Records of Real Property; said 0.2307 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the NAD 83, Texas Coordinate System, South Central Zone:

COMENCING at a point on the West right-of-way line of U.S. Highway 281, and being the Southeast corner of said Steubing Ranch Limited Partnership tract; said point also being the Northeast corner of the KB Home Lone Star LP tract as recorded in Volume 8866, Page 1373 of the Bexar County Official Public Records of Real Property;

Thence N 19° 12' 48" E, 104.04 feet, along the West right-of-way line of U.S. Highway 281, to a set 1/2-inch iron rod with "Esm't Cnr" cap, having a Texas State Plane Coordinate of (N = 13,773,935.8869, E = 2,138,368.60), for the Southeast corner and the POINT OF BEGINNING, for the herein described tract of land;

Thence N 70° 47' 12" W, 15.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;

Thence Along the West lines of the herein described tract of land as follows:

- N 21° 12' 56" E, 241.39 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 24° 07' 44" E, 308.77 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 29" W, 120.69 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;

Thence S 64° 58' 31" E, 15.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap on the West right-of-way line of U.S. Highway 281, for the Northeast corner of the herein described tract of land;

Thence Along the West right-of-way line of U.S. Highway 281 and the East lines of the herein described tract of land as follows:

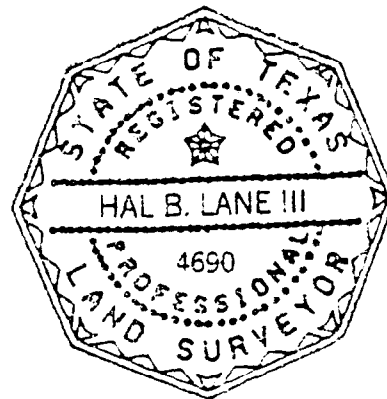


Page Two
0.2307 Acre

- S 25° 01' 29" W. 120.58 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- S 24° 07' 44" W. 308.27 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- S 21° 12' 56" W. 240.75 feet, to the POINT OF BEGINNING, containing 0.2307 acres (10051 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b02307ac010605
February 22, 2005

Hal B. Lane III 02/22/05
Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.



PARCEL NO. 9633AT
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS

MATCHLINE PAGE 2 OF 3

0.0770 ACRE
 (3,356 SQ. FT.)

LOCATION MAP
 NOT TO SCALE

LEGEND

- | | |
|--------|--|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT CAP UNLESS OTHERWISE NOTED |
| ● PK | SET PK NAIL |
| ● X | SET "X" ON CONCRETE |
| ○ | FOUND MONUMENT (AS DESCRIBED) |
| ⊗ | FIRE HYDRANT |
| ⊕ | POWER POLE |

STUEBING RANCH LIMITED PARTNERSHIP
 19300 CLASSEN CREST #1
 SAN ANTONIO, TEXAS 78258 4212
 VOL. 8210, PG. 2030
 VOL. 8068, PG. 1104

SCALE: 1"=50'



Hal B. Lane III
 02/25/05

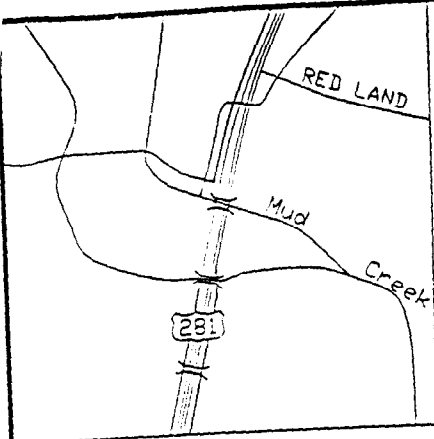
EXHIBIT OF A 0.0770 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210) 349-3271

PARCEL NO. 9633A
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

LEGEND

FND. FOUND
I.R. IRON ROD
CONC. CONCRETE
W/CAP WITH CAP
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY

● SET 1/2" IRON ROD W/VICKREY
& ASSOCIATES EASEMENT
CAP UNLESS OTHERWISE NOTED

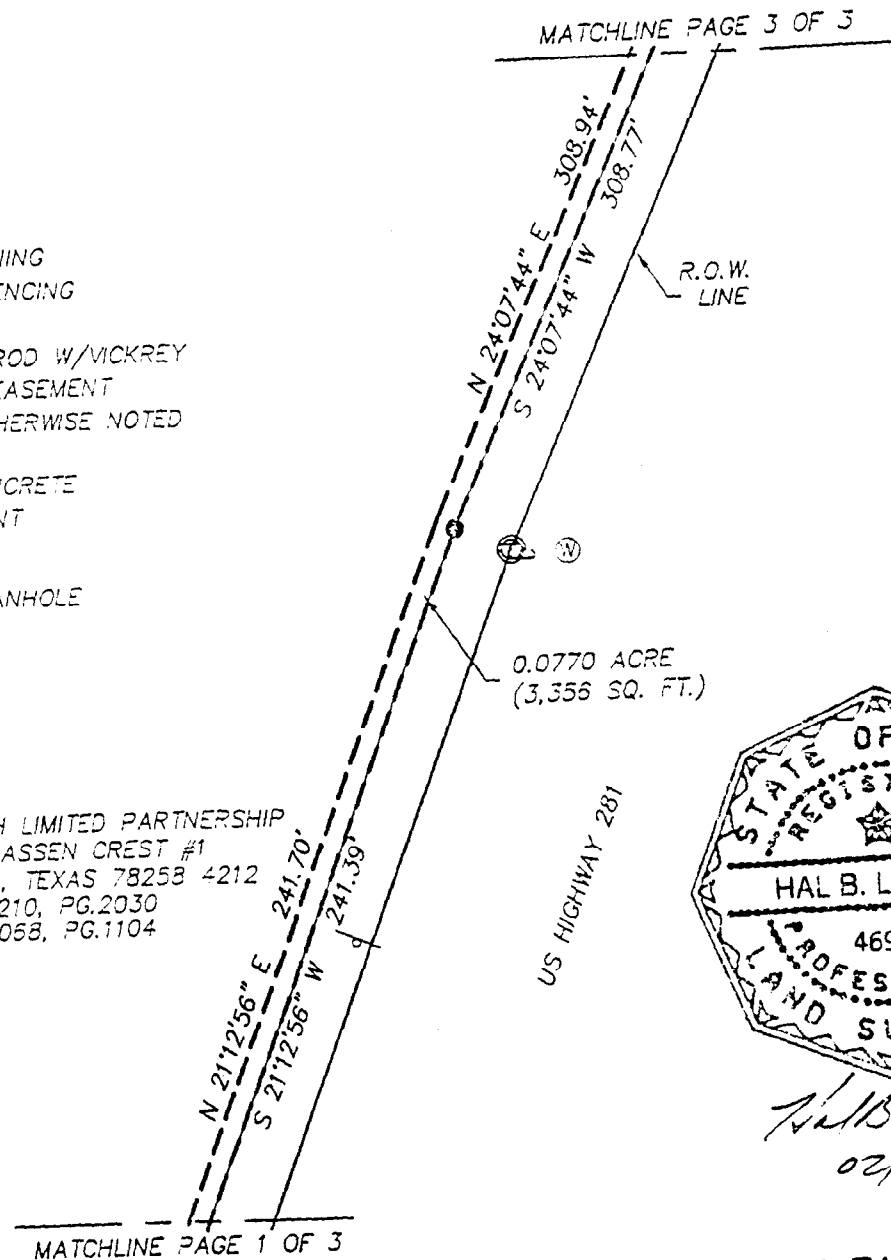
● PK SET PK NAIL
● X SET "X" ON CONCRETE
○ FOUND MONUMENT
(AS DESCRIBED)

○ W WASTEWATER MANHOLE

— SIGN

— POWER POLE

STEUBING RANCH LIMITED PARTNERSHIP
19300 CLASSEN CREST #1
SAN ANTONIO, TEXAS 78258 4212
VOL. 3210, PG. 2030
VOL. 3058, PG. 1104



SCALE: 1" = 60'



Hal B. Lane III
02/25/05

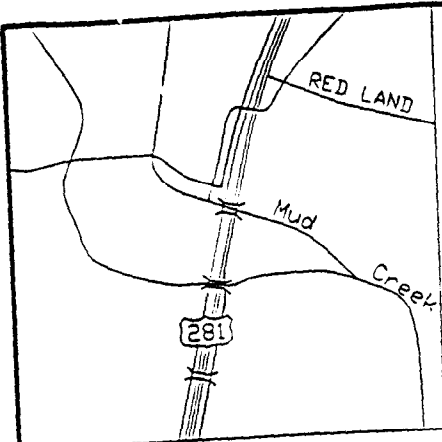
EXHIBIT OF A 0.0770 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PARCEL NO. 9633A
 PROJECT NAME: US HIGHWAY 281
 MUD CREEK TO STONE OAK
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS

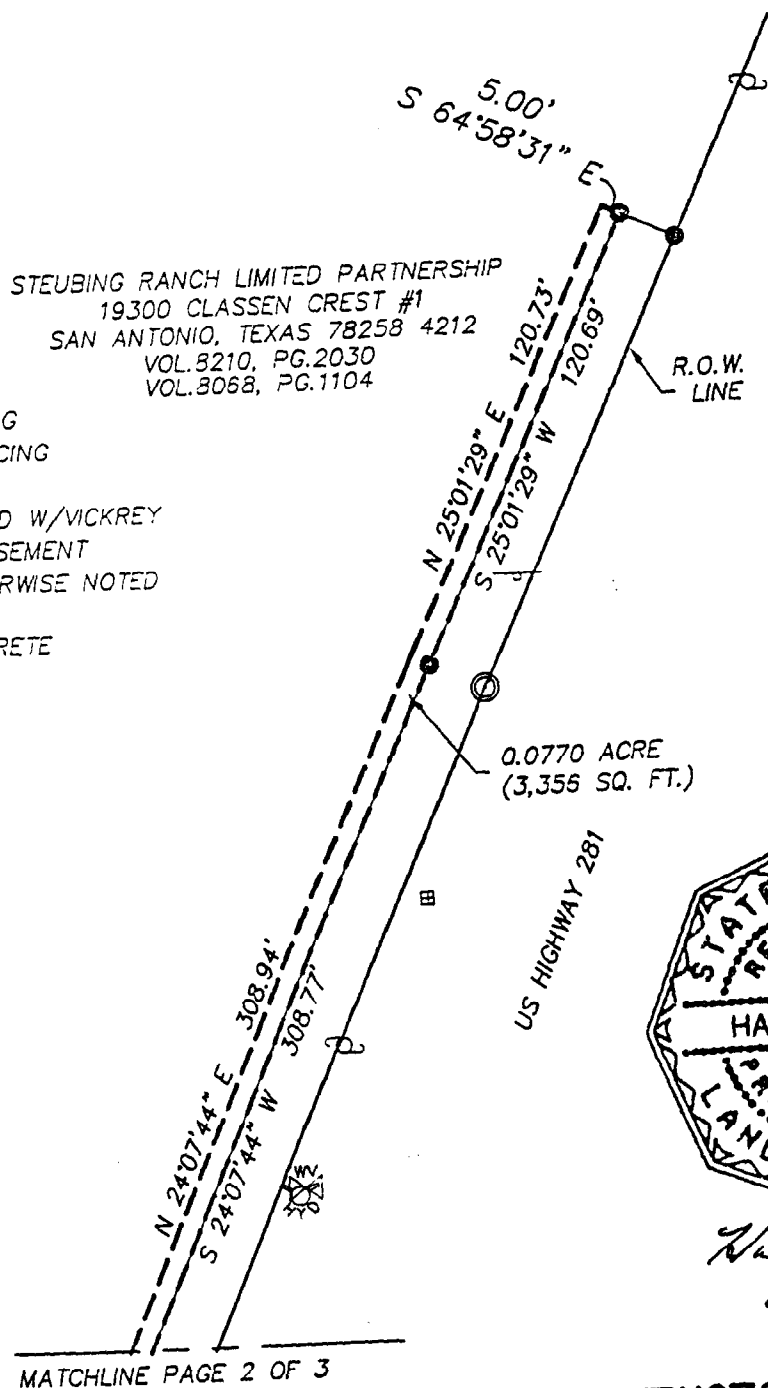


LOCATION MAP
 NOT TO SCALE

LEGEND

- | | |
|--------|---|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT |
| ● PK | CAP UNLESS OTHERWISE NOTED |
| ● X | SET PK NAIL |
| ○ | SET "X" ON CONCRETE |
| ○ | FOUND MONUMENT (AS DESCRIBED) |
| ⊕ | FIRE HYDRANT |
| ⊙ | POWER POLE |
| ⊞ | WATER METER |
| ⊥ | SIGN |
| ⊗ | WATER VALVE |

STEUBING RANCH LIMITED PARTNERSHIP
 19300 CLASSEN CREST #1
 SAN ANTONIO, TEXAS 78258 4212
 VOL. 8210, PG. 2030
 VOL. 3068, PG. 1104



SCALE: 1"=50'



Hal B. Lane III
 02/25/08

EXHIBIT OF A 0.0770 ACRE TEMPORARY CONSTRUCTION EASEMENT
VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

METES AND BOUNDS DESCRIPTION
FOR A 0.0770 ACRE TEMPORARY CONSTRUCTION EASEMENT

Being a 0.0770 acre (3356 square feet) tract of land, out of the C. Sheilbel Survey 360-1/2, Abstract 724, Bexar County, Texas; and being out of and a portion of a tract of land, as conveyed to Steubing Ranch Limited Partnership in Volume 8210, Page 2030 of the Bexar County Official Public Records of Real Property; said 0.0770 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the NAD 83, Texas Coordinate System, South Central Zone:

COMENCING at a point on the West right-of-way line of U.S. Highway 281, and being the Southeast corner of said Steubing Ranch Limited Partnership tract; said point also being the Northeast corner of the KB Home Lone Star LP tract as recorded in Volume 8866, Page 1373 of the Bexar County Official Public Records of Real Property;

Thence N 13° 57' 02" E, 320.56 feet, along the West right-of-way line of U.S. Highway 281, to a point for corner;

Thence N 15° 13' 36" E, 311.84 feet, along the West right-of-way line of U.S. Highway 281, to a point for corner;

Thence N 25° 56' 54" E, 209.42 feet, to a point for corner;

Thence N 19° 12' 48" E, 104.04 feet, to a point for corner;

Thence N 21° 12' 56" E, 70.26 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;

Thence N 70° 47' 12" W, 15.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap having a Texas State Plane Coordinate of (N = 13,773,942.47, E = 2,138,240.04), for the Southeast corner and the POINT OF BEGINNING, for the herein described tract of land;

Thence Along the West lines of the herein described tract of land as follows:

- N 21° 12' 56" E, 241.70 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 24° 07' 44" E, 308.94 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 29" E, 120.73 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northwest corner of the herein described tract of land;



U.S. 281- Mud Creek to Stone Oak Parkway
Temporary Construction Easement
Parcel No. 9633AT

Thence S 64° 58' 31" E, 5.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northeast corner of the herein described tract of land;

Thence Along the East lines of the herein described tract of land as follows:

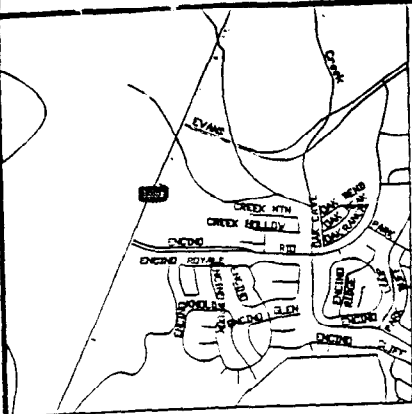
- S 25° 01' 29" W, 120.69 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- S 24° 07' 44" W, 308.77 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- S 21° 12' 56" W, 241.39 feet, to the POINT OF BEGINNING, containing 0.0070 acres, (3356 square feet) of land, more or less.

Hal B. Lane III 02/25/05

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.



PARCEL NO. 9633D
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N64°58'31"W
L2	10.00'	N64°58'31"W
L3	10.00'	S64°58'31"E
L4	5.00'	S64°58'23"E



SCALE: 1"=40'

STEBUNG RANCH LIMITED PARTNERSHIP
19300 GLASSEN CREST #1
SAN ANTONIO, TEXAS 78255 4212
VOL. 8210, PG. 2030
VOL. 8068, PG. 1104

0.0733 ACRES
(3,193 SQ.FT.)

R.O.W.
LINE

LEGEND

- FND. FOUND
- I.R. IRON ROD
- CONC. CONCRETE
- W/CAP WITH CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT
- CAP UNLESS OTHERWISE NOTE
- PK SET PK NAIL
- X SET "X" ON CONCRETE
- FOUND MONUMENT (AS DESCRIBED)
- POWER POLE



Hal B. Lane III
02/22/05

EXHIBIT OF A 0.0733 ACRE PERMANENT SEWER LINE EASEMENT.



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

DATE: 2-22-05
JOB NO. 1866-00

**METES AND BOUNDS DESCRIPTION
FOR A 0.0733 ACRE PERMANENT SEWER LINE EASEMENT**

Being a 0.0733 acre (3193 square feet) tract of land, out of the C. Sheilbel Survey 360-1/2, Abstract 724, Bexar County, Texas; and being out of and a portion of a tract of land, as conveyed to Steubing Ranch Limited Partnership in Volume 8210, Page 2030 of the Bexar County Official Public Records of Real Property; said 0.0733 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the NAD 83, Texas Coordinate System, South Central Zone:

COMENCING at a point on the West right-of-way line of U.S. Highway 281, and being the Southeast corner of said Steubing Ranch Limited Partnership tract; said point also being the Northeast corner of the KB Home Lone Star LP tract as recorded in Volume 8866, Page 1373 of the Bexar County Official Public Records of Real Property;

Thence Along the West right-of-way line of U.S. Highway 281 and the East line of said Steubing Ranch Limited Partnership tract as follows:

- N 13° 57' 02" E, 399.52 feet, along the West right-of-way line of U.S. Highway 281, to a point for corner;
- N 25° 56' 54" E, 209.42 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 19° 12' 48" E, 104.04 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 21° 12' 56" E, 310.75 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 24° 07' 44" E, 308.27 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 29" E, 540.55 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 30" E, 513.09 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 30" E, 202.68 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 25" E, 72.28 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;

Page Two
0.0733 Acres

- N 25° 01' 29" E. 1941.60 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap, having a Texas State Plane Coordinate of (N = 13,779,746.19, E = 2,140,328.49), for the Southeast corner and the POINT OF BEGINNING, for the herein described tract of land;

Thence N 64° 58' 31" W. 5.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southwest corner of the herein described tract of land:

Thence Along the West lines of the herein described tract of land as follows:

- N 25° 01' 29" E. 130.70 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 64° 58' 31" W. 10.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 29" E. 141.65 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- S 64° 58' 31" E. 10.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 29" E. 83.01 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northwest corner of the herein described tract of land;

Thence S 64° 58' 23" E. 5.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap on the West right-of-way line of U.S. Highway 281, for the Northeast corner of the herein described tract of land;

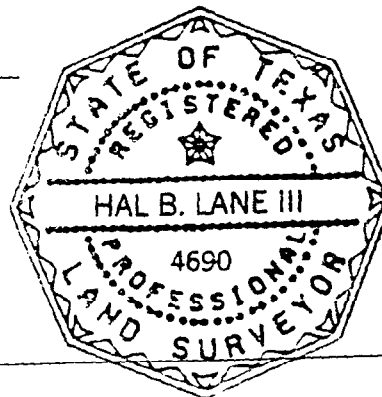
Thence S 25° 01' 29" W. 355.35 feet, along the West right-of-way line of U.S. Highway 281, to the POINT OF BEGINNING, containing 0.0733 acres (3193 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.0733ac010605
February 22, 2005

Hal B. Lane III

02/22/05

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.



PARCEL NO. 9633DT
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N64°58'31"W
L2	5.00'	S64°58'31"E

LOCATION MAP
NOT TO SCALE

STUEBING RANCH LIMITED PARTNERSHIP
19300 CLASSEN CREST #1
SAN ANTONIO, TEXAS 78258 4212
VOL. 8210, PG. 2030
VOL. 3068, PG. 1104

0.0163 ACRES
(708 SQ. FT.)



Hal B. Lane III
02/25/05

US HIGHWAY 281

LEGEND

- | | |
|--------|---|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT CAP UNLESS OTHERWISE NOTE |
| ● PK | SET PK NAIL |
| ● X | SET "X" ON CONCRETE |
| ○ | FOUND MONUMENT (AS DESCRIBED) |
| ⌋ | POWER POLE |

EXHIBIT OF A 0.0163 ACRE TEMPORARY CONSTRUCTION EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

DATE: 02-24-05
JOB NO. 1866-00

METES AND BOUNDS DESCRIPTION
FOR A 0.0163 ACRE TEMPORARY CONSTRUCTION EASEMENT

Being a 0.0163 acre (3193 square feet) tract of land, out of the C. Sheilbel Survey 360-1/2, Abstract 724, Bexar County, Texas; and being out of and a portion of a tract of land, as conveyed to Steubing Ranch Limited Partnership in Volume 8210, Page 2030 of the Bexar County Official Public Records of Real Property; said 0.0163 acre tract of land being more particularly described by metes and bounds as follows, with all bearings being referenced to the NAD 83, Texas Coordinate System, South Central Zone:

COMENCING at a point on the West right-of-way line of U.S. Highway 281, and being the Southeast corner of said Steubing Ranch Limited Partnership tract; said point also being the Northeast corner of the KB Home Lone Star LP tract as recorded in Volume 8866, Page 1373 of the Bexar County Official Public Records of Real Property;


Thence Along the West right-of-way line of U.S. Highway 281 and the East line of said Steubing Ranch Limited Partnership tract as follows:

- N 13° 57' 02" E, 399.52 feet, along the West right-of-way line of U.S. Highway 281, to a point for corner;
- N 25° 56' 54" E, 209.42 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 19° 12' 48" E, 104.04 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 21° 12' 56" E, 310.75 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 24° 07' 44" E, 308.27 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 29" E, 540.55 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 30" E, 513.09 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- N 25° 01' 30" E, 202.68 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;



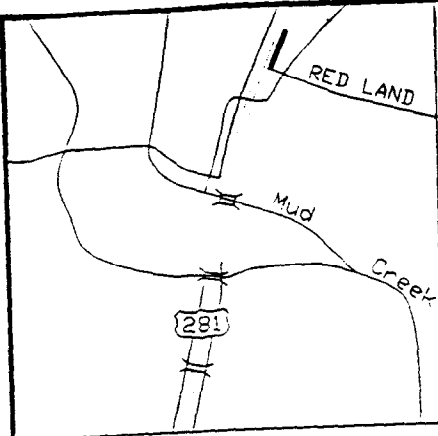
Page Two
0.0163 Acres

- N 25° 01' 25" E, 72.28 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
 - N 25° 01' 29" E, 1941.60 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- Thence N 64° 58' 31" W, 5.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southwest corner of the herein described tract of land;
- Thence N 25° 01' 29" E, 130.70 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for corner;
- Thence N 64° 58' 33" W, 10.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap having a Texas State Plane Coordinate of (N = 13,779,870.97, E = 2,140,370.18), for the Southeast corner and the POINT OF BEGINNING, for the herein described tract of land;
- Thence N 64° 58' 31" W, 5.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Southwest corner of the herein described tract of land;
- Thence N 25° 01' 29" E, 141.65 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northwest corner of the herein described tract of land;
- Thence S 64° 58' 31" E, 10.00 feet, to a set 1/2-inch iron rod with "Esm't Cnr" cap for the Northeast corner of the herein described tract of land;
- Thence S 25° 01' 29" W, 141.65 feet, to the POINT OF BEGINNING, containing 0.0163 acres (708 square feet) of land, more or less.

 02/25/05
Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.



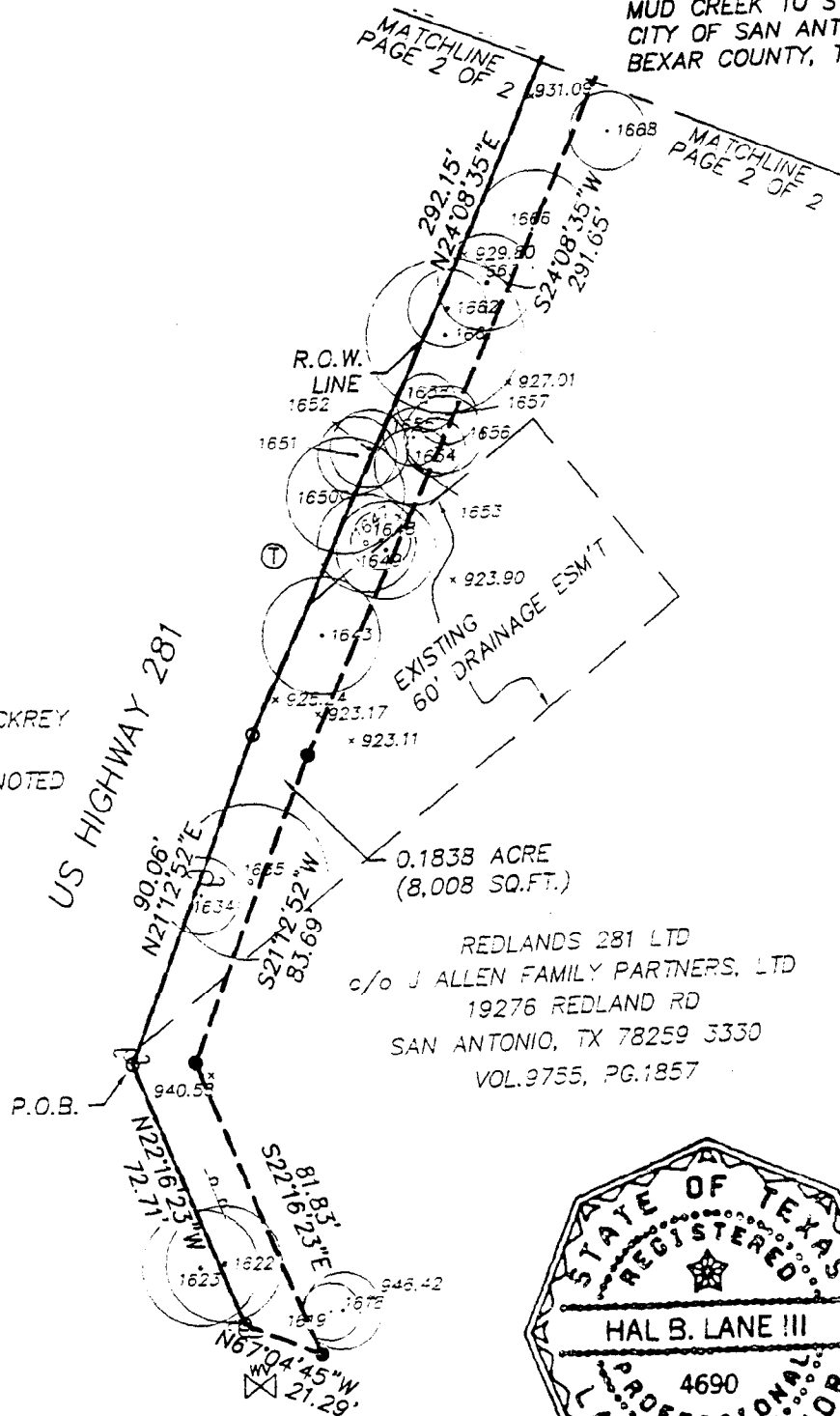
PARCEL NO. 9638
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|--------|--|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT CAP UNLESS OTHERWISE NOTED |
| ● PK | SET PK NAIL |
| ● X | SET "X" ON CONCRETE |
| ○ | FOUND MONUMENT (AS DESCRIBED) |
| ⊙ | POWER POLE |
| ⊗ | WATER VALVE |
| ⊘ | SIGN |
| ⊕ | TELEPHONE MANHOLE |
| ⊞ | GAS METER |



REDLANDS 281 LTD
c/o J ALLEN FAMILY PARTNERS, LTD
19276 REDLAND RD
SAN ANTONIO, TX 78259 3330
VOL. 9755, PG. 1857



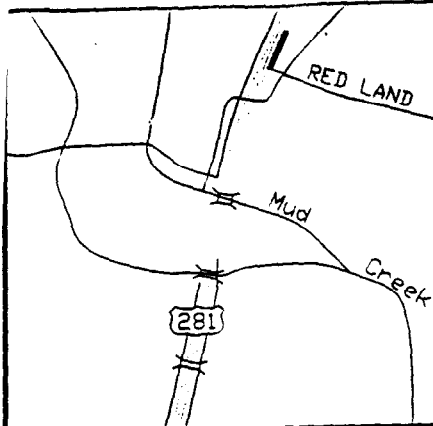
Hal B. Lane III
02/22/05

EXHIBIT OF A 0.1838 ACRE PERMANENT WATER LINE EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271



LOCATION MAP
NOT TO SCALE

1618	8" HACKBERRY 20' SPREAD
1619	7" HACKBERRY 15' SPREAD
1622	12" OAK 30' SPREAD
1623	12" OAK 30' SPREAD
1634	7" HACKBERRY 20' SPREAD
1635	14" OAK 40' SPREAD
1643	10" OAK 30' SPREAD
1647	13" OAK 25' SPREAD
1648	8" HACKBERRY 15' SPREAD
1649	10" OAK 25' SPREAD
1650	22" OAK 30' SPREAD
1651	10" OAK 20' SPREAD
1652	12" OAK 20' SPREAD
1653	10" ELM 20' SPREAD
1654	6" ELM 15' SPREAD
1655	7" ELM 15' SPREAD
1656	9" ELM 20' SPREAD
1657	6" ELM 15' SPREAD
1658	7" ELM 15' SPREAD
1661	11" OAK 40' SPREAD
1662	11" OAK 20' SPREAD
1663	12" MAPLE 25' SPREAD
1666	8" MAPLE 30' SPREAD
1668	9" CEDAR 20' SPREAD
1669	14" MAPLE 40' SPREAD
1673	7" OAK 20' SPREAD
1674	9" OAK 20' SPREAD
1683	11" CEDAR 25' SPREAD
1684	8" OAK 25' SPREAD
1685	6" HACKBERRY 15' SPREAD
1686	7" OAK 20' SPREAD
1689	7" OAK 25' SPREAD
1690	8" OAK 20' SPREAD
1691	8" OAK 20' SPREAD
1692	8" OAK 20' SPREAD
1693	10" OAK 35' SPREAD
1694	7" OAK 15' SPREAD
1695	8" OAK 20' SPREAD
1696	7" OAK 30' SPREAD
1697	9" OAK 25' SPREAD
1698	6" OAK 15' SPREAD
1699	6" CEDAR 15' SPREAD
1701	24" OAK 40' SPREAD
1704	15" OAK 40' SPREAD
1705	9" ELM 20' SPREAD
1708	14" OAK 30' SPREAD
1709	13" OAK 25' SPREAD
1710	8" OAK 15' SPREAD
1711	12" OAK 25' SPREAD
1714	6" CEDAR 15' SPREAD
1715	10" CEDAR 25' SPREAD
1716	8" OAK 25' SPREAD

US HIGHWAY 281

MATCHLINE
PAGE 1 OF 2

MATCHLINE
PAGE 1 OF 2

R.O.W.
LINE

REDLANDS 281 LTD
c/o J ALLEN FAMILY PARTNERS, LTD
19276 REDLAND RD
SAN ANTONIO, TX 78259 3330
VOL.9755, PG.1857



Hal B. Lane III
02/22/05

**EXHIBIT OF A 0.1838
ACRE PERMANENT WATER
LINE EASEMENT**



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PARCEL NO. 9638
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

SCALE: 1"=50'

U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9638

**METES AND BOUNDS DESCRIPTION
FOR A 0.1838 ACRE PERMANENT WATER LINE EASEMENT**

Being a 0.1838 acre (8,008 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to Redlands 281 LTD in Volume 9755, Page 1857 of the Bexar County Official Public Records of Real Property; said 0.1838 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System. South Central Zone:

BEGINNING at a set 1/2-inch iron rod with an "Esm't Corner" cap on the East right-of-way line of U.S. Highway 281 and the North right-of-way line of Redland road, said point being the Southwest corner of the Redlands 281 LTD property, as recorded in Volume 9755, Page:

Thence Along the East right-of-way line of U.S. Highway 281 and the West lines of said Redlands 281 LTD tract as follows:

- N 21° 12' 52" E, 90.06 feet. to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 24° 08' 35" E, 292.15 feet. to a set 1/2" iron rod with "Esm't Corner" cap for corner;
- N 25° 01' 29" E, 196.64 feet. to a set 1/2" iron rod with "Esm't Corner" Cap for corner;

Thence S 67° 04' 32" E, 15.00 feet, along the common line of said Redlands 281 LTD and Ravina SA Apartments LTD properties, to a set 1/2" iron rod with "Esm't Corner" cap for the Northeast corner of the herein described tract of land;

Thence S 25° 01' 29" W, 77.76 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 24° 08' 35" W, 291.65 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 21° 12' 52" W, 83.69 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;



U.S. 281- Mud Creek to Stone Oak Parkway
Parcel No. 9638

Page Two
0.1838 Acres

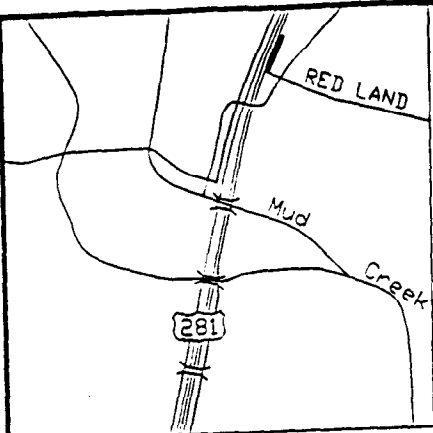
- Thence S 22° 16' 23" E, 81.83 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner; said point being on the North right-of-way line of Redland Road;
- Thence N 67° 04' 45" W, 21.29 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner; said corner being the most Southerly cut-back corner at the Northeast intersection corner of Redland Road and U.S. Highway 281;
- Thence N 22° 16' 23" W, 72.71 feet, to a set 1/2" iron rod to the POINT OF BEGINNING, containing 0.1838 acres (8,008 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.1838ac010605
February 22, 2005

Hal B. Lane III 02/22/05

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.



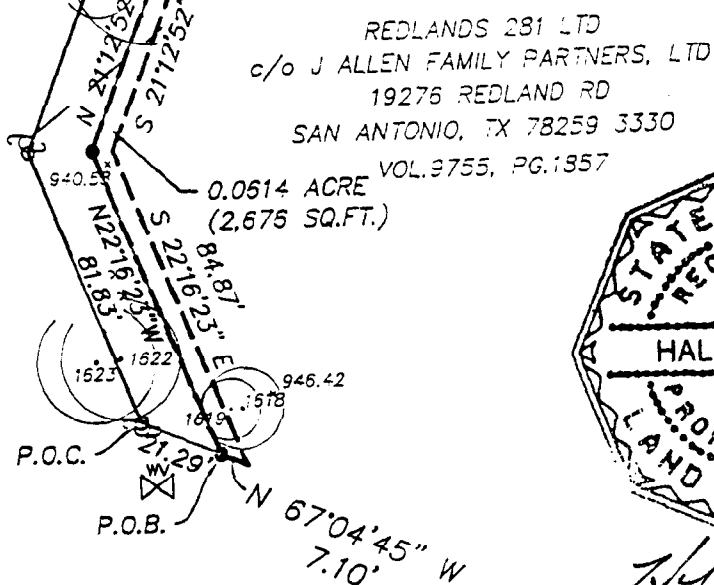


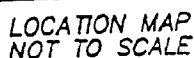
LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|--------|--|
| FND. | FOUND |
| I.R. | IRON ROD |
| CONC. | CONCRETE |
| W/CAP | WITH CAP |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ● | SET 1/2" IRON ROD W/VICKREY & ASSOCIATES EASEMENT CAP UNLESS OTHERWISE NOTED |
| ● PK | SET PK NAIL |
| ● X | SET "X" ON CONCRETE |
| ○ | FOUND MONUMENT (AS DESCRIBED) |
| ⊙ | POWER POLE |
| ⊗ | WATER VALVE |
| ⊘ | SIGN |
| ⊙ | TELEPHONE MANHOLE |
| ⊙ | GAS METER |

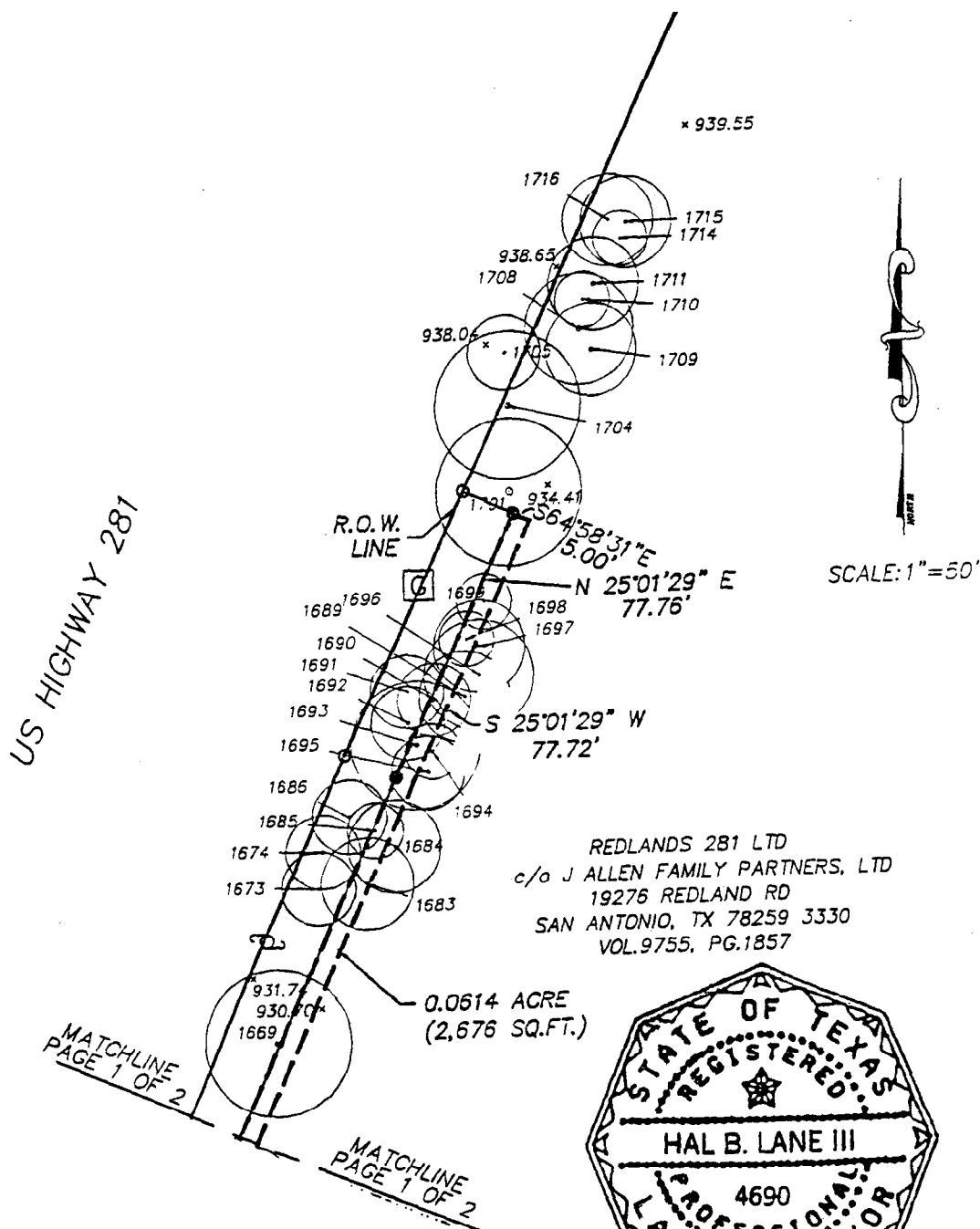
US HIGHWAY 281





PARCEL NO. 9638T
PROJECT NAME: US HIGHWAY 281
MUD CREEK TO STONE OAK
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

1618	8" HACKBERRY 20' SPREAD
1619	7" HACKBERRY 15' SPREAD
1622	12" OAK 30' SPREAD
1623	12" OAK 30' SPREAD
1634	7" HACKBERRY 20' SPREAD
1635	14" OAK 40' SPREAD
1643	10" OAK 30' SPREAD
1647	13" OAK 25' SPREAD
1648	8" HACKBERRY 15' SPREAD
1649	10" OAK 25' SPREAD
1650	22" OAK 30' SPREAD
1651	10" OAK 20' SPREAD
1652	12" OAK 20' SPREAD
1653	10" ELM 20' SPREAD
1654	6" ELM 15' SPREAD
1655	7" ELM 15' SPREAD
1656	9" ELM 20' SPREAD
1657	6" ELM 15' SPREAD
1658	7" ELM 15' SPREAD
1661	11" OAK 40' SPREAD
1662	11" OAK 20' SPREAD
1663	12" MAPLE 25' SPREAD
1666	8" MAPLE 30' SPREAD
1668	9" CEDAR 20' SPREAD
1669	14" MAPLE 40' SPREAD
1673	7" OAK 20' SPREAD
1674	9" OAK 20' SPREAD
1683	11" CEDAR 25' SPREAD
1684	8" OAK 25' SPREAD
1685	6" HACKBERRY 15' SPREAD
1686	7" OAK 20' SPREAD
1689	7" OAK 25' SPREAD
1690	8" OAK 20' SPREAD
1691	8" OAK 20' SPREAD
1692	8" OAK 20' SPREAD
1693	10" OAK 35' SPREAD
1694	7" OAK 15' SPREAD
1695	8" OAK 20' SPREAD
1696	7" OAK 30' SPREAD
1697	9" OAK 25' SPREAD
1698	6" OAK 15' SPREAD
1699	6" CEDAR 15' SPREAD
1701	24" OAK 40' SPREAD
1704	15" OAK 40' SPREAD
1705	9" ELM 20' SPREAD
1708	14" OAK 30' SPREAD
1709	13" OAK 25' SPREAD
1710	8" OAK 15' SPREAD
1711	12" OAK 25' SPREAD
1714	6" CEDAR 15' SPREAD
1715	10" CEDAR 25' SPREAD



**EXHIBIT OF A 0.0614
ACRE TEMPORARY
CONSTRUCTION EASEMENT
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS**

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

PAGE 2 OF 2
DATE: 2-22-05
JOB NO. 1866-00

U.S. 281- Mud Creek to Stone Oak Parkway
Temporary Construction Easement
Parcel No. 9638T

**METES AND BOUNDS DESCRIPTION
FOR A 0.0614 ACRE TEMPORARY CONSTRUCTION EASEMENT**

Being a 0.0614 acre (2676 square feet) tract of land, out of the S. Jett Survey No. 92-1/2, Abstract 855, City of San Antonio, Bexar County, Texas; and being out of and a portion of a tract of and as conveyed to Redlands 281 LTD in Volume 9755, Page 1857 of the Bexar County Official Public Records of Real Property; said 0.0614 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System. South Central Zone:

COMMENCING at a to a set 1/2" iron rod with "Esm't Corner" cap at the Northeast intersection of US 281 and Redland Road; said point being on the South line of said Redlands 281 LTD tract;

Thence S 67° 04' 45" E, 15.01 feet, along the North right-of-way line of Redland Road to a set 1/2" iron rod with "Esm't Corner" cap for the Southwest corner and the POINT OF BEGINNING for the herein described tract of land;

Thence N 22° 16' 23" W, 81.83 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence N 21° 12' 52" E, 83.69 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence N 24° 08' 35" E, 291.65 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence N 25° 01' 29" E, 77.76 feet, to a set 1/2" iron rod with "Esm't Corner" cap for the Northwest corner of the herein described tract of land;

Thence S 64° 58' 31" E, 5.00 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 25° 01' 29" W, 77.72 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 24° 08' 35" W, 291.49 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;



U.S. 281- Mud Creek to Stone Oak Parkway
Temporary Construction Easement
Parcel No. 9638T

Page Two
0.0614 Acres

Thence S 21° 12' 52" W, 81.57 feet, to a set 1/2" iron rod with "Esm't Corner" cap for corner;

Thence S 22° 16' 23" E, 84.87 feet, to a set 1/2" iron rod with "Esm't Corner" cap on the North right-of-way line of Redland Road for the Southeast corner of the herein described tract of land;

Thence N 67° 04' 45" W, 7.10 feet, to the POINT OF BEGINNING, containing 0.0614 acres (2676 square feet) of land, more or less.

V&A Job No. 1866-002-107
HL/mb/m&b0.0614ac010605
February 25, 2005

Hal B. Lane III 02/25/05

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Vickrey & Associates, Inc.

