

#### LEGEND:

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET  
IRFC = 1/2" IRON ROD W/CAP FOUND  
IPF = IRON PIPE FOUND  
DRBC = DEED RECORDS OF BEXAR COUNTY  
OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY  
DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY

GEODETIC NOTE: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**SURVEYORS CERTIFICATION:** THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.

**EXHIBIT OF A 0.114 ACRE  
SANITARY SEWER EASEMENT**  
FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

# Kimley»Horn

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB	JLJ	Sep. 2024	068665092	2 OF 2

## PROPERTY DESCRIPTION

**BEING** A 0.114 ACRE (4,957 SQUARE FEET) TRACT OF LAND SITUATED IN THE FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 58, NCB 15602, BAYWOOD HOTEL RECORDED IN VOLUME 9691, PAGE 143, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 24.98 ACRE TRACT DESCRIBED IN AN AGREED FINAL JUDGMENT TO CITY OF SAN ANTONIO WATER SYSTEMS, RECORDED IN DOCUMENT NO. 20200301172, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 3/4" IRON PIPE FOUND IN THE NORTH LINE OF SAID 24.98 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 52, NCB 15602, LA QUINTA NO 4-A RECORDED IN VOLUME 9200, PAGE 40, OF SAID DEED AND PLAT RECORDS, THE SOUTHEAST CORNER OF LOT 56, NCB 15602, ALAMO CHILDRENS ADVOCACY CENTER SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 169, OF SAID DEED AND PLAT RECORDS FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BIG SKY RPLS 5419" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 56 BEARS, SOUTH 72°41'26" WEST, 503.25 FEET;

**THENCE** NORTH 72°41'26" EAST, 468.73 FEET ALONG SAID NORTH LINE OF THE 24.98 ACRE TRACT, THE SOUTH LINE OF SAID LOT 52 TO A POINT ON THE NORTH LINE OF SAID LOT 58 FOR THE WEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

**THENCE** NORTH 72°41'26" EAST, 102.41 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, FOR THE SOUTHEAST CORNER OF SAID LOT 52, THE NORTH CORNER OF SAID LOT 58, THE CALLED 24.98 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 25°18'13" EAST, 41.76 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, THE EAST LINE OF SAID LOT 58 AND CALLED 24.89 ACRE TRACT, TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** DEPARTING SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE AND OVER AND ACROSS SAID LOT 58 AND CALLED 24.98 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

1. SOUTH 64°41'47" WEST, 101.41 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 25°18'13" WEST, 56.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4,957 SQUARE FEET OR 0.114 ACRES OF LAND.

  
JAMES JANISSE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6663

10101 REUNION PLACE, SUITE 400  
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**EXHIBIT OF A 0.114 ACRE  
SANITARY SEWER EASEMENT**  
FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

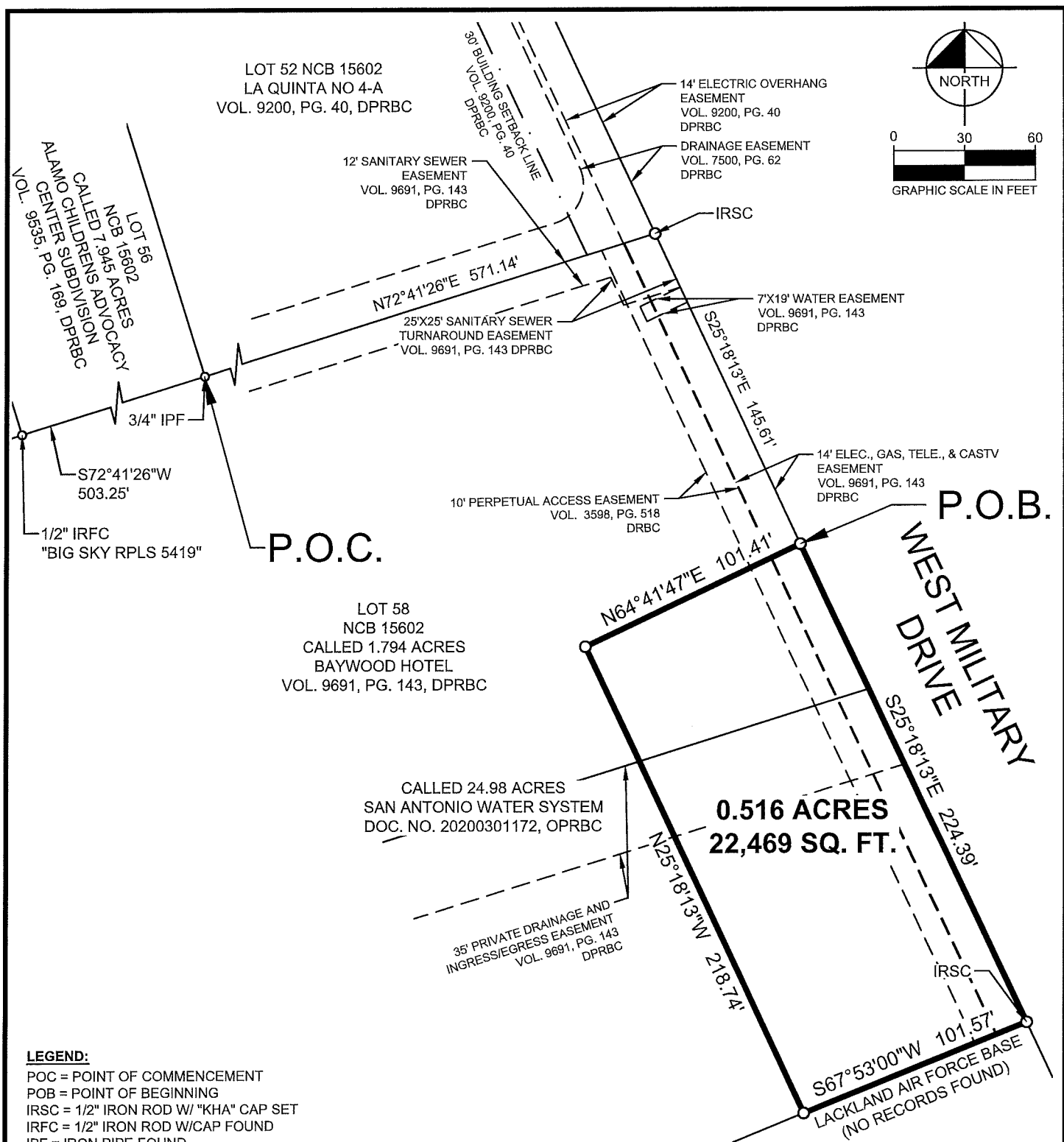
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**EXHIBIT OF A 0.516 ACRE  
SANITARY SEWER EASEMENT**  
FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

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## PROPERTY DESCRIPTION

**BEING** A 0.516 ACRE (22,469 SQUARE FEET) TRACT OF LAND SITUATED IN THE FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 58, NCB 15602, BAYWOOD HOTEL RECORDED IN VOLUME 9691, PAGE 143, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 24.98 ACRE TRACT DESCRIBED IN AN AGREED FINAL JUDGMENT TO CITY OF SAN ANTONIO WATER SYSTEMS, RECORDED IN DOCUMENT NO. 20200301172, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 3/4" IRON PIPE FOUND IN THE NORTH LINE OF SAID 24.98 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 52, NCB 15602, LA QUINTA NO 4-A RECORDED IN VOLUME 9200, PAGE 40, OF SAID DEED AND PLAT RECORDS, THE SOUTHEAST CORNER OF LOT 56, NCB 15602, ALAMO CHILDRENS ADVOCACY CENTER SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 169, OF SAID DEED AND PLAT RECORDS FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BIG SKY RPLS 5419" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 56 BEARS, SOUTH 72°41'26" WEST, 503.25 FEET;

**THENCE** NORTH 72°41'26" EAST, 571.14 FEET ALONG SAID NORTH LINE OF THE 24.98 ACRE TRACT, THE SOUTH LINE OF SAID LOT 52 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE FOR THE SOUTHEAST CORNER OF SAID LOT 52, THE NORTH CORNER OF SAID LOT 58, THE CALLED 24.98 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 25°18'13" EAST, 145.61 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, THE EAST LINE OF SAID LOT 58 AND CALLED 24.89 ACRE TRACT TO THE **POINT OF BEGINNING** AND A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 25°18'13" EAST, 224.39 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, THE EAST LINE OF SAID LOT 58 AND CALLED 24.89 ACRE TRACT TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A NORTH CORNER OF LACKLAND AIR FORCE BASE, THE EAST CORNER OF SAID 24.98 ACRE TRACT AND HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 67°53'00" WEST, 101.57 FEET ALONG THE SOUTH LINE OF SAID 24.98 ACRE TRACT AND NORTH LINE OF SAID LACKLAND AIR FORCE BASE TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** DEPARTING SAID SOUTH LINE OF SAID 24.98 ACRE TRACT AND NORTH LINE OF SAID LACKLAND AIR FORCE BASE AND OVER AND ACROSS SAID LOT 58 AND CALLED 24.98 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

1. NORTH 25°18'13" WEST, 218.74 FEET TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 64°41'47" EAST, 101.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 22,469 SQUARE FEET OR 0.516 ACRES OF LAND.

*James Janisse*  
9/6/24

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REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6663  
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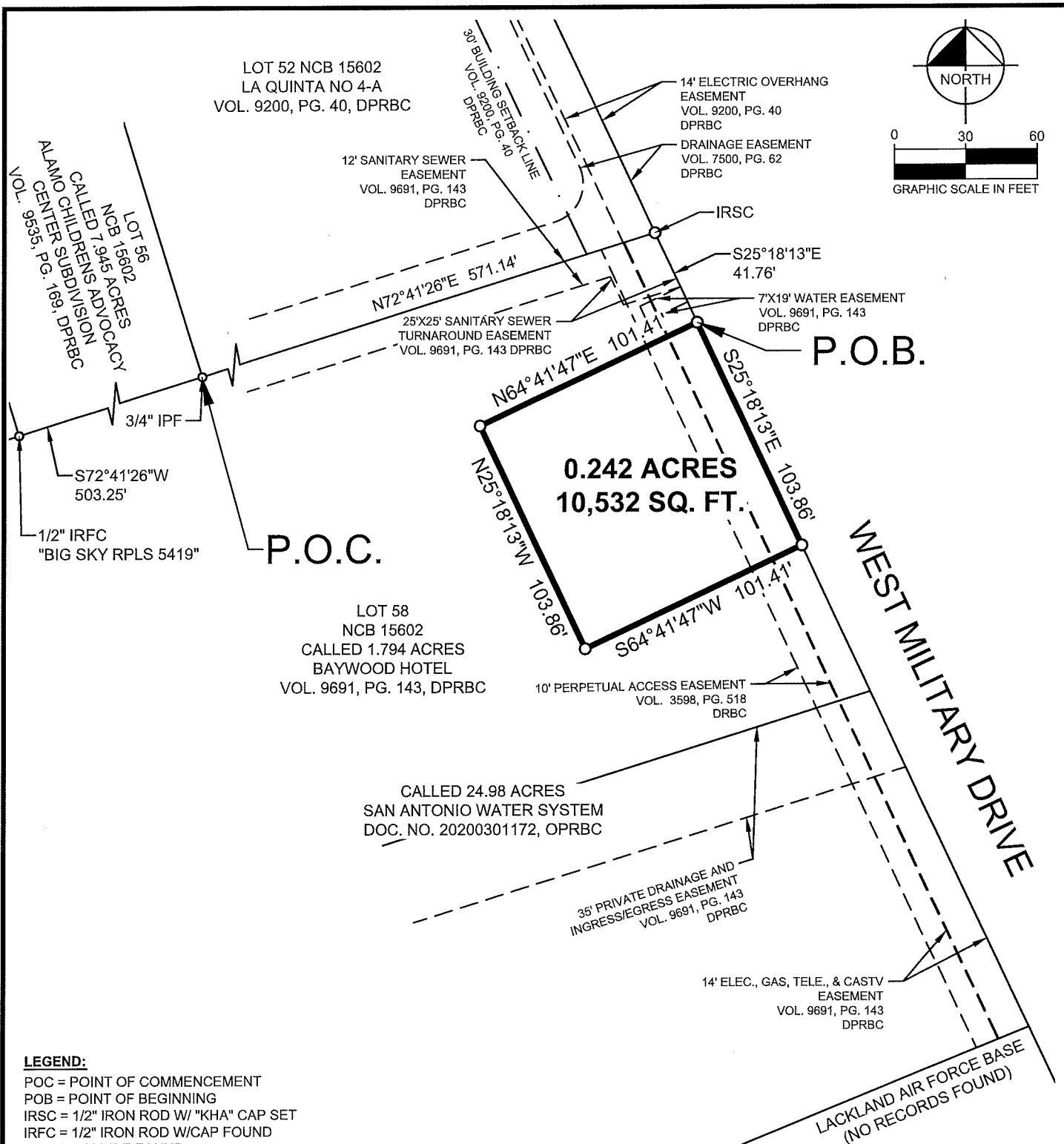
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**SURVEYORS CERTIFICATION:** THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.

## EXHIBIT OF A 0.242 ACRE EXCLUSIVE SANITARY SEWER EASEMENT

FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

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## PROPERTY DESCRIPTION

**BEING** A 0.242 ACRE (10,532 SQUARE FEET) TRACT OF LAND SITUATED IN THE FRANCISCO RIVAS SURVEY, ABSTRACT NO. 14, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 58, NCB 15602, BAYWOOD HOTEL RECORDED IN VOLUME 9691, PAGE 143, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 24.98 ACRE TRACT DESCRIBED IN AN AGREED FINAL JUDGMENT TO CITY OF SAN ANTONIO WATER SYSTEMS, RECORDED IN DOCUMENT NO. 20200301172, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 3/4" IRON PIPE FOUND IN THE NORTH LINE OF SAID 24.98 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 52, NCB 15602, LA QUINTA NO 4-A RECORDED IN VOLUME 9200, PAGE 40, OF SAID DEED AND PLAT RECORDS, THE SOUTHEAST CORNER OF LOT 56, NCB 15602, ALAMO CHILDRENS ADVOCACY CENTER SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 169, OF SAID DEED AND PLAT RECORDS FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BIG SKY RPLS 5419" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 56 BEARS, SOUTH 72°41'26" WEST, 503.25 FEET;


**THENCE** NORTH 72°41'26" EAST, 571.14 FEET ALONG SAID NORTH LINE OF THE 24.98 ACRE TRACT, THE SOUTH LINE OF SAID LOT 52 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, FOR THE SOUTHEAST CORNER OF SAID LOT 52, THE NORTH CORNER OF SAID LOT 58, THE CALLED 24.98 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 25°18'13" EAST, 41.76 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, THE EAST LINE OF SAID LOT 58 AND THE CALLED 24.89 ACRE TRACT TO A POINT FOR THE NORTH CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 25°18'13" EAST, 103.86 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE, THE EAST LINE OF SAID LOT 58 AND THE CALLED 24.89 ACRE TRACT TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** DEPARTING SAID WEST RIGHT-OF-WAY LINE OF WEST MILITARY DRIVE AND OVER AND ACROSS SAID LOT 58 AND THE CALLED 24.98 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

1. SOUTH 64°41'47" WEST, 101.41 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 25°18'13" WEST, 103.86 FEET TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 64°41'47" EAST, 101.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 10,532 SQUARE FEET OR 0.242 ACRES OF LAND.

  
JAMES JANISSE  
REGISTERED PROFESSIONAL  
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