FORD ENGINEERING, INC.

Date: March 12, 2013
Project No: 1800.3246

FIELD NOTES DESCRIPTION

A 5.583 acre tract situated in the Jose Antonio De La Garza Grant, Abstract No. 3, Bexar County Block No. 4006 being a portion of that certain 93.503 acre tract of land conveyed to San Antonio Water System recorded in Volume 7263, Page 876 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,636,635.064, E = 2,151,264.061) with cap marked "Vickrey" found for the Northeastern corner of Lot 1, Block 3 of the SAWS Environmental Laboratory Services Subdivision as shown on a plat recorded in Volume 9565, Page 78 of the Deed and Plat Records of Bexar County, Texas on the Southern line of Lot 1, Block 1, N.C.B. 16629, Dos Rios WWTP Subdivision as shown on a plat recorded in Volume 9529, Pages 53-67 of the Deed and Plat Records of Bexar County, Texas, for the Northwestern corner of this tract;

THENCE: S 73°40'51" E – along the Southern line of the said Dios Rios WWTP Subdivision at 474.62 feet pass a ½ inch iron rod with cap marked "Pape Dawson" found for a corner of a 98.740 acre Lease Agreement conveyed to SunE CPS2, LLC in Volume 15257, Page 2020 of the Official Public Records of Real Property of Bexar County, Texas, **a distance in all of 486.77 feet** to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of Lot 2, Block 3 – SAWS South Subdivision as shown on a plat recorded in Volume 9636, Pages 70-72 of the Deed and Plat Records of Bexar County, Texas, for the Northeastern corner of this tract from which a ½ inch iron rod with cap marked "Pape Dawson found for the Northeastern corner of said SAWS South Subdivision, an interior corner of said Dos Rios Subdivision bears S 73°40'51" E – 757.30 feet;

THENCE: S 16°19'21" W – 500.00 feet along a line of the said SAWS South Subdivision to a ½ inch iron rod (N = 13,636,018.440, E = 2,151,589.700) with yellow plastic cap marked "Ford Eng Inc" set for an interior corner of the said SAWS South subdivision, for the Southeastern corner of this tract, from which a ½ inch iron rod found for a corner of the said 98.740 acre lease agreement bears N 69°00'08" W – 7.54 feet;

THENCE: N 73°40'39" W – 486.00 feet along a line of said SAWS South Subdivision to a ½ inch iron rod with cap marked "Vickrey" found for the Southeastern corner of the said SAWS Environmental Laboratory Services Subdivision, a corner of said SAWS South Subdivision, for the Southwestern corner of this tract from which a ½ inch iron rod

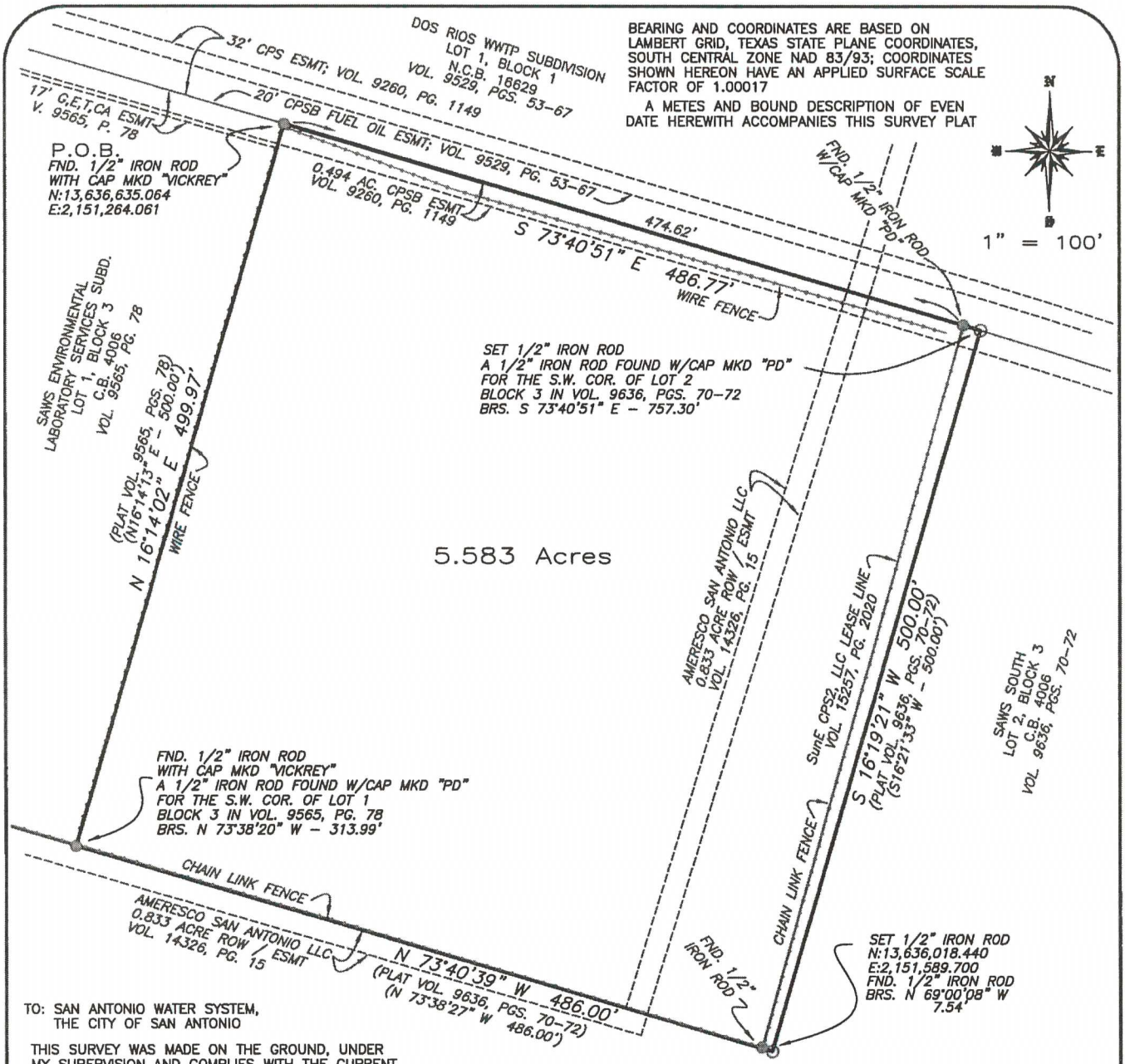
with cap marked "Pape Dawson" found for the Southwestern corner of said SAWS Environmental Laboratory Services Subdivision, a corner of said SAWS South subdivision bears N 73°38'20" W – 313.99 feet;

THENCE: N 16°14'02" E – 499.97 feet along the Eastern line of the said SAWS Environmental Laboratory Services Subdivision to the **POINT OF BEGINNING** and containing 5.583 acres of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
1800.3246.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



TO: SAN ANTONIO WATER SYSTEM,
THE CITY OF SAN ANTONIO

THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATAGORY 1B, CONDITION 4. EXCEPT AS SHOWN, THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY.

REX L. HACKETT
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5573
DATE: 03-12-2013
PROJECT NO. 1800.3246

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING

5.583 ACRES

SITUATED IN THE JOSE ANTONIO DE LA GARZA GRANT ABSTRACT 3, COUNTY BLOCK 4006, BEING A PORTION OF THE CERTAIN 93.503 ACRE TRACT OF LAND TRACT OF LAND CONVEYED TO SAN ANTONIO WATER SYSTEM RECORDED IN VOLUME 7263 PAGE 876 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR CO., TX.

TSPE Texas Society of Professional Engineers MEMBER

FORD ENGINEERING INC.

ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

Texas Society of Professional Surveyors MEMBER

TBPE NO. F-1162

Book: 9565
Pages: 78
User: 21805
Time: 2:45:00 PM
05/06/2005
GERRY RICKHOFF, COUNTY CLERK

	25.00
$	5.00
$	5.00
$	1.00

BEXAR COUNTY
RECORDS ARCHIVE
RECORDS MANAGEMENT
COURTHOUSE SECURITY

PLAT NO. 050208

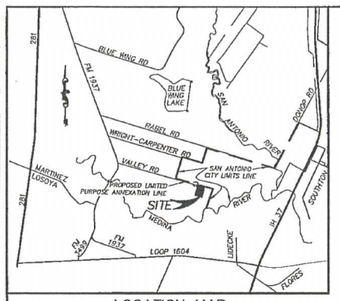
NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

UDC STREETSCAPE TREE REQUIREMENTS TO BE COMPLIED WITH AT TIME OF BUILDING PROCESS.

SOURCE OF BEARINGS ARE REFERENCED FROM THE PLAT RECORDED IN VOLUME 9529, PAGE 53-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

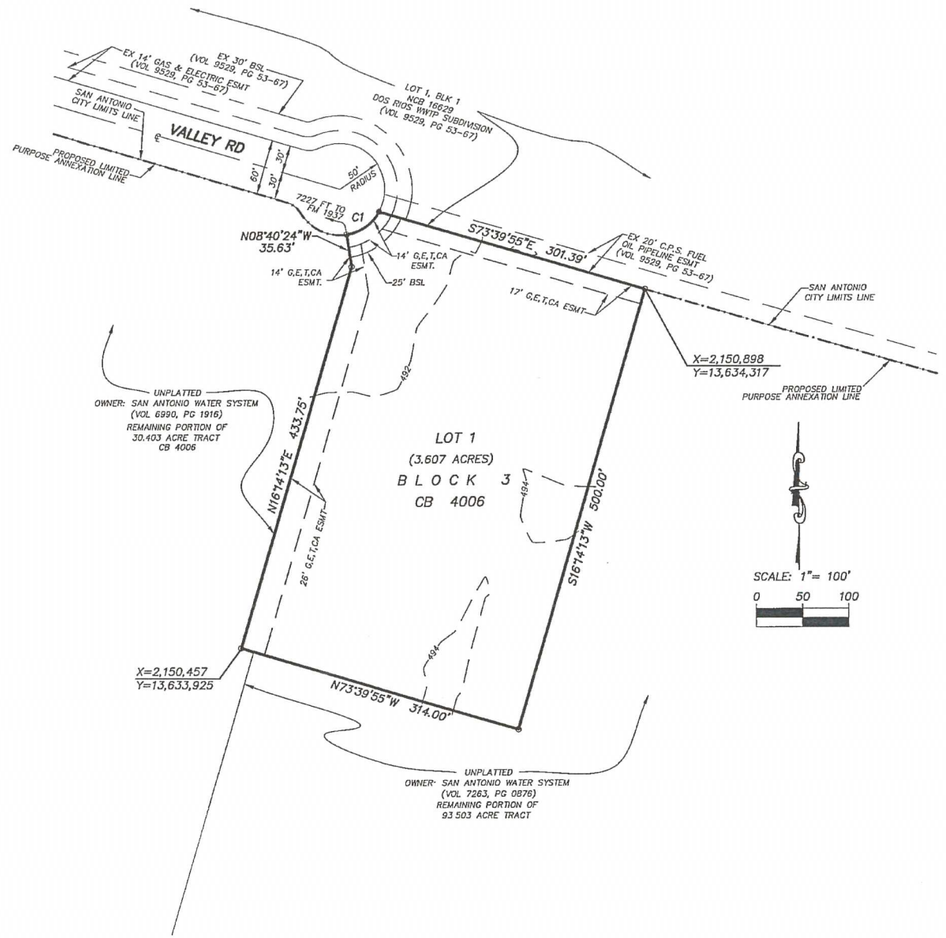
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



LOCATION MAP
NOT TO SCALE

LEGEND

O	1/2" IRON ROD TO BE SET
●	IRON ROD FOUND
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
EX	EXISTING
— —	EXISTING CONTOURS
—790—	PROPOSED CONTOURS
CB	COUNTY BLOCK



SCALE: 1"= 100'
0 50 100

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	51°52'08"	50.00'	45.26'	24.32'	N55°23'32"E	43.73'

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES INC.
BY: ROBERT J. SCHROEDER, P.E.

REGISTERED PROFESSIONAL ENGINEER 5/7/05

STATE OF TEXAS · ROBERT J. SCHROEDER · 50026 · REGISTERED · PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
SAN ANTONIO WATER SYSTEM
3225 VALLEY ROAD
SAN ANTONIO, TEXAS 78221

David E. Chardavoyne
OWNER/DEVELOPER

President/CEO - SAWS
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David E. Chardavoyne, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF April, A.D. 2005

Mary D. Palomera
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY D. PALOMERA · NOTARY PUBLIC · STATE OF TEXAS · EXPIRES 03-31-2006

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT
ESTABLISHING
SAWS ENVIRONMENTAL LABORATORY SERVICES

BEING A 3.607 ACRE TRACT OF LAND OUT OF THE JOSE ANTONIO DE LA GARZA GRANT, ABSTRACT NO. 3, CB 4006, BEXAR COUNTY, TEXAS AND BEING OUT OF A 93.503 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 7263, PAGE 0876 ALSO OUT OF A 30.403 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 6990, PAGE 1916 BOTH DEEDS IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF *SAWS ENVIRONMENTAL LABORATORY SERVICES* HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 3rd DAY OF May A.D. 2005

BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS · REGISTERED · HAL B. LANE III · 4690 · PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

MINOR PLAT:

THIS MINOR PLAT SAWS ENVIRONMENTAL LABORATORY SERVICES HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS 5th DAY OF MAY A.D. 2005

BY: EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES INC.
BY: HAL B. LANE III, R.P.L.S 04/8/05

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF BEXAR

I, Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF May A.D. 2005 AT 2:45PM, AND DULY RECORDED THE 6th DAY OF May A.D. 2005 AT 4:03PM, IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9565 ON PAGE 78

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 6th DAY OF May A.D. 2005.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

COUNTY CLERK · BEXAR COUNTY, TEXAS