

IN WITNESS WHEREOF, the undersigned have set their hand this ____ day of _____, 20____.

BY: _____

NAME: Tano Tijerina

TITLE: County Judge

STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me this _____ day of _____, 20____

by _____ (Name), _____ (Title), on behalf of

_____ Grantor.

Notary Public, State of _____

[Notary Stamp]

EXHIBIT A

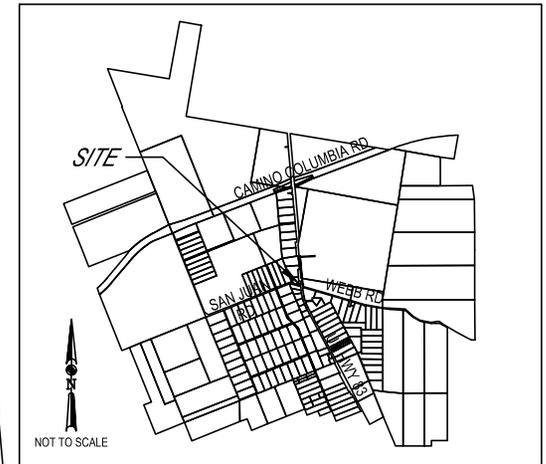
NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.0000398538
- METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
- FIELD WORK PERFORMED ON JULY 25, 2023.

EXHIBIT OF

A 40' WIDE ELECTRIC EASEMENT, BEING A 0.268 OF ONE ACRE TRACT OF LAND, LOCATED IN THE E.B. RAGSDALE SURVEY NO. 1713, ABSTRACT 525, WEBB COUNTY, TEXAS AND ALSO BEING ACROSS LOT 38A OF THE REPLAT OF TRACT 23 AND 38 PLAT OF SIMEON PARK SUBDIVISION OF RECORD IN VOLUME 34, PAGE 31 OF THE MAP RECORDS OF WEBB COUNTY, TEXAS.

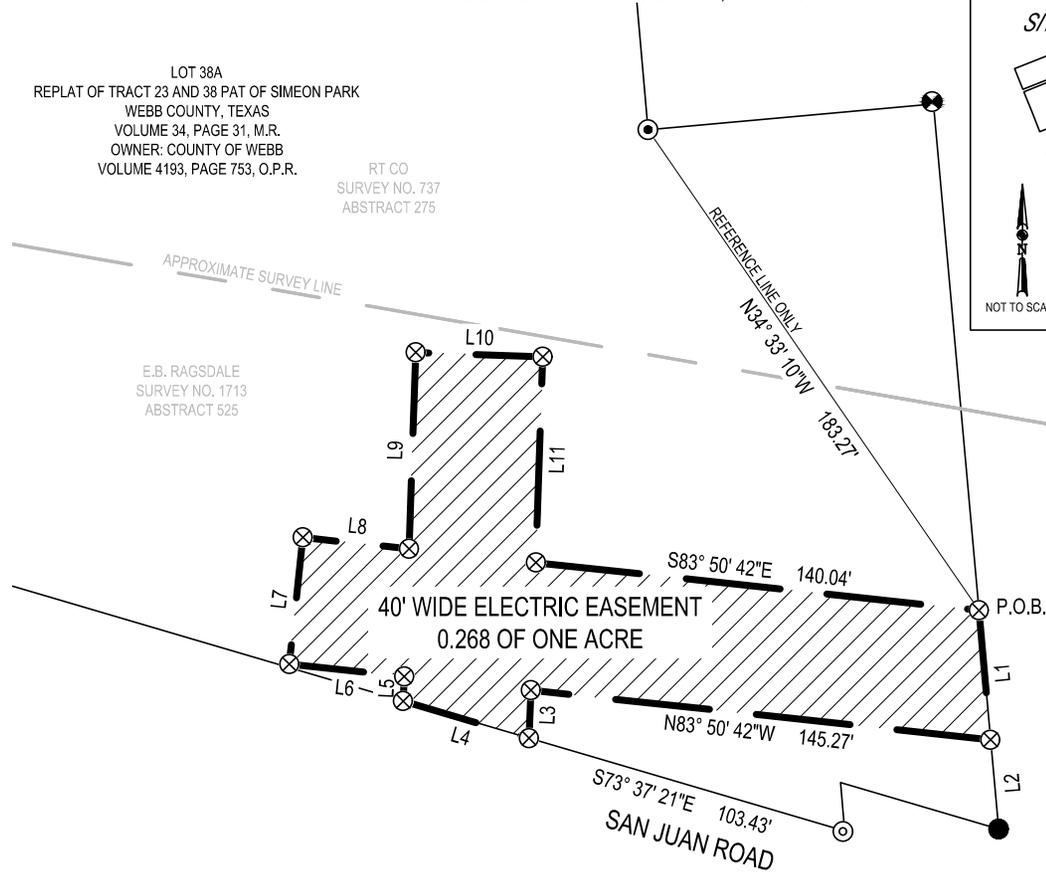
LOCATION MAP



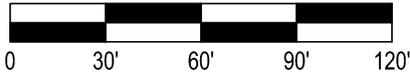
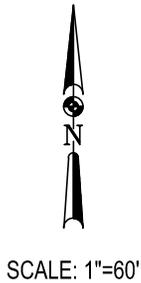
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05° 08' 29"E	40.79'
L2	S05° 08' 29"E	28.15'
L3	S02° 26' 54"W	15.09'
L4	N73° 37' 21"W	41.21'
L5	N02° 26' 54"E	7.76'
L6	N83° 50' 42"W	36.32'
L7	N06° 09' 18"E	40.00'
L8	S83° 50' 42"E	33.54'
L9	N01° 56' 09"E	61.74'
L10	S88° 03' 51"E	40.00'
L11	S01° 56' 09"W	64.69'

LOT 38A
 REPLAT OF TRACT 23 AND 38 PAT OF SIMEON PARK
 WEBB COUNTY, TEXAS
 VOLUME 34, PAGE 31, M.R.
 OWNER: COUNTY OF WEBB
 VOLUME 4193, PAGE 753, O.P.R.

RT CO
 SURVEY NO. 737
 ABSTRACT 275



U.S. HWY 83
 VARIABLE WIDTH R.O.W.
 CALLED 8,856 ACRES
 STATE OF TEXAS
 CONDEMNATION
 VOLUME 129, PAGE 103, D.R.



LEGEND

- P.O.B. POINT OF BEGINNING
- FOUND PK NAIL
- ⊙ FOUND 6" WOOD FENCE POST
- ⊗ FOUND 1/2" IRON ROD
- ⊗ POINT
- ⊗ CONCRETE R.O.W. MONUMENT
- D.R. DEED RECORDS
- M.R. MAP RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS



Kyle L. Pressler
 KYLE L. PRESSLER DATE: JULY 31, 2023
 REGISTERED PROFESSIONAL LAND SURVEYOR
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 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

**FIELD NOTES FOR A 40' WIDE ELECTRIC EASEMENT
(0.268 OF ONE ACRE OF LAND)**

A **40' Wide Electric Easement**, being a **0.268 of one acre** tract of land, located in the E.B. Ragsdale Survey No. 1713, Abstract 525, Webb County, Texas, and also being across Lot 38A of the Replat of Tract 23 and 38 Plat of Simeon Park Subdivision of record in Volume 34, Page 31 of the Map Records of Webb County, Texas. Said **40' Wide Electric Easement** being more particularly described by metes and bounds as follows:

BEGINNING at point in the west right-of-way line of U.S. Highway 83, a variable width public right-of-way, in the east line of said Lot 38A and for the most easterly northeast corner of the easement described herein, from which a found ½" iron rod in said right-of-way line and for an easterly interior corner of said Lot 38A bears, N 34° 33' 10" W, a distance of 183.27 feet;

THENCE: S 05° 08' 29" E, with said right-of-way line and the east line of said Lot 38A, a distance of **40.79 feet** to a point for the most easterly southeast corner of the easement described herein, from which a found pk nail in said right-of-way line and for the most easterly southeast corner of said Lot 38A bears, S 05° 08' 29" E, a distance of 28.15 feet;

THENCE: Departing said right-of-way line and across said Lot 38A, the following two (2) courses:

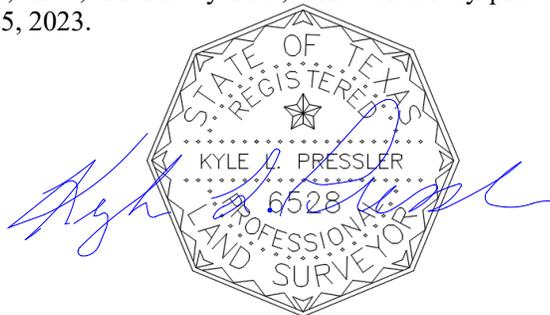
1. N 83° 50' 42" W, a distance of **145.27 feet** to a point for corner, and
2. S 02° 26' 54" W, a distance of **15.09 feet** to a point in the north right-of-way line of San Juan Road, the south line of said Lot 38A and for the most southerly southeast corner of the easement described herein, from which a found 6" wood fence post for a southeasterly corner of said Lot 38A and in the north right-of-way line of San Juan Road bears, S 73° 37' 21" E, a distance of 103.43 feet;

THENCE: N 73° 37' 21" W, with the north right-of-way line of San Juan Road and the south line of said Lot 38A, a distance of **41.21 feet** to a point for the most southerly southwest corner of the easement described herein;

THENCE: Departing the north right-of-way line of San Juan Road and across said Lot 38A, the following eight (8) courses:

1. N 02° 26' 54" E, a distance of **7.76 feet** to a point for corner,
2. N 83° 50' 42" W, a distance of **36.32 feet** to a point for the most westerly southwest corner of the easement described herein,
3. N 06° 09' 18" E, a distance of **40.00 feet** to a point for corner,
4. S 83° 50' 42" E, a distance of **33.54 feet** to a point for corner,
5. N 01° 56' 09" E, a distance of **61.74 feet** to a point for the northwest corner of the easement described herein,
6. S 88° 03' 51" E, a distance of **40.00 feet** to a point for the northeast corner of the easement described herein,
7. S 01° 56' 09" W, a distance of **64.69 feet** to a point for corner, and
8. S 83° 50' 42" E, a distance of **140.04 feet** to the **POINT OF BEGINNING** and containing **0.268 of one acre** of land in Webb County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Zone, 4205, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed on July 25, 2023.



Job # 23-4070 – 0.268 ac Elec

Date: July 31, 2023