

Exhibit "A"

**METES AND BOUNDS DESCRIPTION
FOR 0.0358 OF AN ACRE (1,559 SQUARE FEET)
(VARIABLE WIDTH PERMANENT WATER EASEMENT)**

A tract or parcel containing **0.0358 of an acre**, being a Variable Width Permanent Water Easement, being out of Lot 2, in Block 8, New City Block 14945, Replat And Plat of Longhorn Quarry, recorded in Volume 9596, Page 72 -79 of the Deed and Plat Records of Bexar County, Texas (D.P.R.), as described to Northeast Independent School District in Document Number (Doc. No.) 20070235916 of the Official Public Records of Bexar County, Texas (O.P.R.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a blue plastic cap stamped "COLLIERS PROP CORNER" (FIR), for an exterior corner of the north right-of-way (R.O.W.) line of David Edwards Drive (60' wide) recorded in Volume 20002, Page 1179-1180 of the Plat Records of Bexar County, Texas, for the eastern most corner of a called 0.0486 of an acre tract as described to The Nest at Morgan's Wonderland, recorded in Doc. No. 20230079732 of the O.P.R., being the southwest corner of said Lot 2 and the southwest corner of the easement described herein, from which an FIR for an angle point on the north R.O.W. line of said David Edwards Drive and being the southeast corner of said 0.0486 of an acre tract, bears S 26°37'16" W, a distance of 18.03 feet;

THENCE: N 07°04'09" W, with the common line of said 0.0486 of an acre tract and Lot 2, a distance of **3.30 feet** to an FIR and a point of curvature to the right of the easement described herein;

THENCE: With the common line of said 0.0486 acre tract, said Lot 2, and said curve to the **right** having a radius of **230.00 feet**, a delta of **02°54'55"**, at an arch length of 11.70 feet passing an FIR for the northeast corner of said 0.0486 of an acre tract, the southeast corner of Lot 901, Block 8, New City Block 14945, of said Replat and Plat of Longhorn Quarry, and continuing for a chord bearing and total distance of **N 04°14'46" W, 22.65 feet**, an arc length of **22.66 feet** to a calculated point for the northwest corner and a point of non-tangency of the easement described herein;

THENCE: through said Lot 2 for the following (2) two courses and distances:

1. **N 82°56'25" E**, a distance of **59.36 feet** to a calculated point for a corner for the northeast corner of the easement described herein,

2. **S 07°03'35" E**, a distance of **25.92 feet** to a calculated point on the south line of said Lot 2 and the north R.O.W. line of said David Edwards Drive, being the southeast corner of the easement described herein;

THENCE: With the common line of said Lot 2 and the north R.O.W. line of said David Edwards Drive, **S 82°55'51" W**, a distance of **60.47 feet** to the **POINT OF BEGINNING**, containing **0.0358 of an acre** or 1,559 square feet, more or less, in Bexar County, Texas and being described in accordance with an exhibit prepared by CED. Basis of bearings are based on the Texas State Plane South Central Zone, 4204, North American Datum of 1983 (NAD83).



Corey Campbell

Registered Professional Surveyor No. 7076

State of Texas

Firm No. 10194550

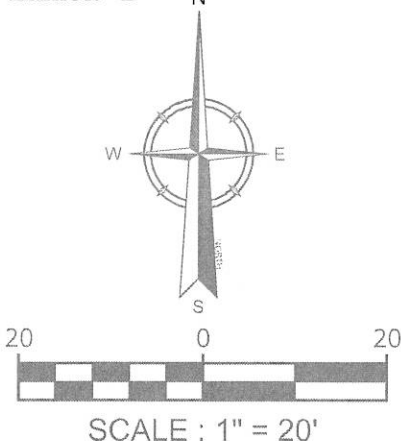


Job No.:	23012813A
Prepared by:	CED Surveying
Date:	April 18, 2025
File:	S:\Draw 2023\23012813A Morgan's Inclusion\DOCS\23012813A 0.0358AC WATER ESMT.docx

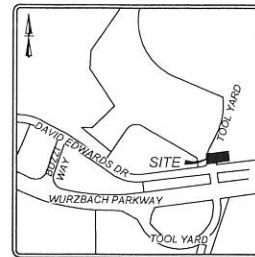
NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
5. LEGEND, LINE AND CURVE TABLE ON SHEET 4
6. SIGNATURE ON SHEET 4

Exhibit "B"



SAWS PARCEL NO: P25-078
PROJECT NAME: MORGAN'S
INCLUSION CAMPUS
OWNER: NORTH EAST ISD
BCAD ID: 1127039



LOCATION MAP
NOT-TO-SCALE

LOT 901, BLOCK 8
N.C.B. 14945
REPLAT AND PLAT OF
LONGHORN QUARRY
VOLUME 9596, PAGES 72-79, D.P.R.

TRACT 7
LONGHORN QUARRY QOZB LP
DOC. NO. 20200171627, O.P.R.

DRAINAGE EASEMENT TO STATE OF
TEXAS PARCEL 83(E), PART 3, CALLED
0.230 OF AN ACRE
VOL. 6942, PG. 1739, O.P.R.

0.0486 OF AN ACRE TRACT
THE NEST AT MORGAN'S
WONDERLAND
DOC. NO. 20230079732, O.P.R.

14' ELECTRIC, GAS, TELEPHONE AND
CABLE TELEVISION EASEMENT
VOL. 9593, PG. 72-79 D.P.R.

VARIABLE WIDTH
PERMANENT
WATER EASEMENT
0.0358 OF
AN ACRE
(1,559 SQ.FT.)

PRIVATE ROAD

LOT 2, BLOCK 8
N.C.B. 14945
REPLAT AND PLAT OF
LONGHORN QUARRY
VOLUME 9596, PAGES 72-79, D.P.R.

DAVID EDWARDS DRIVE
FORMALLY KNOWN AS CLINKER HEIGHTS
(60' RIGHT-OF-WAY)
VOL. 20002, PG 1179-1180, P.R.

2813A Morgan's Inclusion.dwg 0.0358 WATER ESMT By: JACOB.ERNST



**Engineering
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0.0358 OF AN ACRE
VARIABLE WIDTH PERMANENT
WATER EASEMENT
FOR

**GORDON HARTMAN
FAMILY FOUNDATION**
LOT 2, BLOCK 8
N.C.B. 14945
SAN ANTONIO
BEXAR COUNTY
TEXAS



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



**Engineering
& Design**

SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TYPE Form F-14009
10/15/2020

EXHIBIT

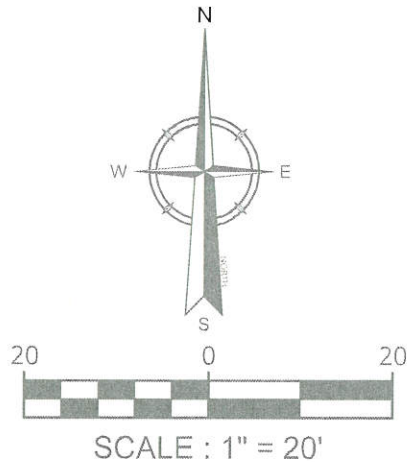
SCALE: AS SHOWN	DATE: 04/18/2025	DRAWN BY: CAR	CHECKED BY: RV
PROJECT NUMBER: 23012813A		DRAWING NAME: 23012813A MORGAN'S INCLUSION	

SHEET TITLE:
**0.0358AC VARIABLE WIDTH
WATER EASEMENT**

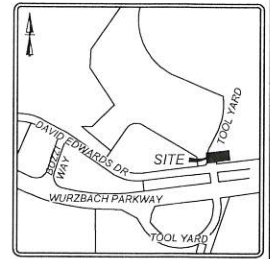
SHEET NUMBER:
3 of 4

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
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SAWS PARCEL NO: P25-078
PROJECT NAME: MORGAN'S
INCLUSION CAMPUS
OWNER: NORTH EAST ISD
BCAD ID: 1127039



LOCATION MAP
NOT-TO-SCALE

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	22.66'	230.00'	5°38'43"	N04°14'46"W	22.65'

Line Table		
LINE #	LENGTH	DIRECTION
L1	3.30'	N07°04'09"W
L2	60.47'	S82°55'51"W

SYMBOL LEGEND

○ FIR	FOUND 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER"	WVAULT	WATER VAULT
○ SIR	SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"	P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
●	CALCULATED POINT	IRV	IRRIGATION VALVE
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	WM	WATER METER
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	WV	WATER VALVE
P.O.B.	POINT OF BEGINNING	SGN	SIGN AS NOTED
DOC. NO.	DOCUMENT NUMBER	SSMH	SANITARY SEWER MANHOLE
VOL.	VOLUME	IRV	IRRIGATION VALVE
PG.	PAGE	PPX	POWER POLE WITH TRANSFORMER
UKVAULT	UNKNOWN VAULT	GATE	GATE
		OHU	OVERHEAD UTILITY LINE



Corey Campbell

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
EMAIL: COREY.CAMPBELL@COLLIERSENG.COM
DATE OF SURVEY: 04/18/2025
PROJECT NO.: 23012813A



www.colliersengineering.com

Formerly Known as **KFW**

0.0358 OF AN ACRE VARIABLE WIDTH
PERMANENT WATER EASEMENT
FOR

GORDON HARTMAN
FAMILY FOUNDATION
LOT 1, BLOCK 8
N.C.B. 14945
SAN ANTONIO
BEXAR COUNTY
TEXAS



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SAN ANTONIO (KFW)
3421 Paesanos
Parkway
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Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TYPE: F-100-1-14899
TSP'S P-100-1-14899

EXHIBIT

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AS SHOWN	04/18/2025	CAR	RV
PROJECT NUMBER:	23012813A	DRAWING NAME:	23012813A MORGAN'S INCLUSION

SHEET TITLE:
0.0358AC VARIABLE WIDTH
WATER EASEMENT

SHEET NUMBER:
4 of 4