

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Correction Instrument**

Date: \_\_\_\_\_, 2019

Person Executing Correction Instrument: Renée A. Paschall as President of BOARD OF TRUSTEES OF JUDSON INDEPENDENT SCHOOL DISTRICT

Mailing Address of Person Executing Correction Instrument:

8012 Shin Oak Drive  
Live Oak, Texas 78233

Conveyance Being Corrected

Date: February 12, 2009

Grantor: BOARD OF TRUSTEES OF JUDSON INDEPENDENT SCHOOL DISTRICT

Grantee: THE CITY OF UNIVERSAL CITY

Recording information: Volume 13901, Page 1632 of the Official Property Records of Bexar County, Texas

Error Being Corrected: Field Notes in Exhibit "A"

Correction: The recorded instrument contained inaccurate Field Notes in Exhibit "A"

Facts Relevant to the Correction: The Grantor through its Agents attached the incorrect Field Notes in Exhibit "A" the same shall be replaced with the Revised Attached Exhibit "A"

Person Executing Correction Instrument changes the Conveyance by this Correction Instrument.

Person Executing Correction Instrument has personal knowledge of the Facts Relevant to the Correction.

I certify that I have given notice of this Correction Instrument to each party to the original instrument in accordance with provisions of section 5.028(d)(2) of the Texas Property Code.

  
LOGGED IN DB  
SCANNED FP DRIVE  
PHOTO COPIED

JUDSON ISD  
Facilities Planning  
JUL 02 2019  
RECEIVED

**GRANTOR:**

BOARD OF TRUSTEES OF JUDSON  
INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_  
Renée A. Paschall, President

**GRANTEE:**

THE CITY OF UNIVERSAL CITY

  
\_\_\_\_\_  
Kim Turner, City Manager

STATE OF TEXAS )

COUNTY OF BEXAR )

Before me, \_\_\_\_\_, on this day personally appeared Renée A. Paschall, proved to me through Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Renée A. Paschall executed the same as the act of BOARD OF TRUSTEES OF JUDSON INDEPENDENT SCHOOL DISTRICT, as its President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF BEXAR )

Before me, Kristin Mueller, on this day personally appeared Kim Turner, proved to me through Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Kim Turner, executed the same as the act of THE CITY OF UNIVERSAL CITY, as its City Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of June, 2019.

Kristin Mueller  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
ANTONIO PEDRAZA JR., P.C.  
3519 Paesanos Pkwy, Ste. 105  
San Antonio, Texas 78231  
Tel: (210) 979-6676  
Fax: (210) 366-0478



AFTER RECORDING RETURN TO:  
THE CITY OF UNIVERSAL CITY  
2150 Universal City Boulevard  
Universal City, Texas 78148



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
0.098 OF AN ACRE  
UTILITY EASEMENT

A 0.098 of an acre, or 4,279 square feet more or less, tract of land being a portion of an 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3, in Universal City, Bexar County, Texas recorded in Volume 6100, Page 245 of the Deed and Plat Records of Bexar County, Texas. Said 0.098 of an acre being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

**BEGINNING:** At a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the East corner of an 18-foot wide alley shown on the resubdivision plat of Coronado Village, Unit-3, recorded in Volume 6200, Page 236, Deed and Plat Records of Bexar County, Texas, the South corner of Lot 21, Block 9, as shown on the subdivision plat of Coronado Village, Unit-2A, recorded in Volume 5940, Page 235, Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along said East line of Lot 21, N 59°20'17" E, a distance of 219.33 feet to a found 60D Nail at the East corner of said Lot 21;

**THENCE:** Continuing along said East line, N 02°43'41" W, a distance of 9.37 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the south right-of-way line of an 18-foot wide alley as shown on the subdivision plat of Coronado Village, Unit-2, recorded in Volume 5940, Page 9, Deed and Plat Records of Bexar County, Texas at the North corner of said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3;

**THENCE:** Departing said East line of Lot 21, along the South line of said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-2, S 64°47'43" E a distance of 31.75 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the East corner of said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3, the north corner of Lot 16, Block 9, as shown on said subdivision plat of Coronado Village, Unit-3;

**THENCE:** Departing said South line of the 18-foot wide alley, along the West line of said Lot 16, S 59°20'17" W a distance of 241.53 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

Exhibit "C"  
Page 1 of 3

0.098 of an Acre  
Job No. 7143-00

THENCE: Departing said West line of Lot 16, over and across said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3, N 30°39'43" W, a distance of 18.00 feet to the POINT OF BEGINNING, and containing 0.098 acres in Universal City, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.  
DATE: 09/18/08  
JOB NO. 7143-01  
DOC. ID. N:\CIVIL\7143-00\WORD\EXC\_7143-00.doc



Exhibit "C"  
Page 2 of 3



FIELD NOTES  
FOR  
0.098 OF AN ACRE  
UTILITY EASEMENT

A 0.098 of an acre, or 4,279 square feet more or less, tract of land being a portion of an 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3, in Universal City, Bexar County, Texas recorded in Volume 6100, Page 245 of the Deed and Plat Records of Bexar County, Texas. Said 0.098 of an acre being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

**BEGINNING:** At a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the East corner of an 18-foot wide alley shown on the resubdivision plat of Coronado Village, Unit-3, recorded in Volume 6200, Page 236, Deed and Plat Records of Bexar County, Texas, the South corner of Lot 21, Block 9, as shown on the subdivision plat of Coronado Village, Unit-2A, recorded in Volume 5940, Page 235, Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along said East line of Lot 21, N 59°20'17" E, a distance of 219.33 feet to a found 60D Nail at the East corner of said Lot 21;

**THENCE:** Continuing along said East line, N 02°43'41" W, a distance of 9.37 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the south right-of-way line of an 18-foot wide alley as shown on the subdivision plat of Coronado Village, Unit-2, recorded in Volume 5940, Page 9, Deed and Plat Records of Bexar County, Texas at the North corner of said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3;

**THENCE:** Departing said East line of Lot 21, along the South line of said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-2, S 64°47'43" E a distance of 31.75 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the East corner of said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3, the north corner of Lot 16, Block 9, as shown on said subdivision plat of Coronado Village, Unit-3;

**THENCE:** Departing said South line of the 18-foot wide alley, along the West line of said Lot 16, S 59°20'17" W a distance of 241.53 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

Exhibit "B"  
Page 1 of 3

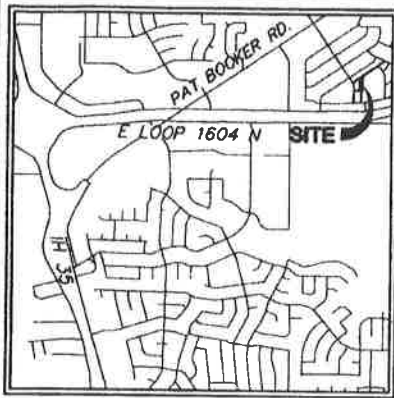
0.098 of an Acre  
Job No. 7143-00

THENCE: Departing said West line of Lot 16, over and across said 18-foot wide alley shown on the subdivision plat of Coronado Village, Unit-3, N 30°39'43" W, a distance of 18.00 feet to the POINT OF BEGINNING, and containing 0.098 acres in Universal City, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.  
DATE: 09/18/08  
JOB NO. 7143-01  
DOC. ID. N:\CIVIL\7143-00\WORD\FN7143-00.doc



Exhibit "B"  
Page 2 of 3



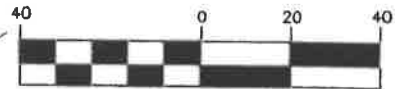
**LOCATION MAP**  
N.T.S.

Copyright © 2008 Pape-Dawson Engineers, Inc. All Rights Reserved. This survey is being provided under a written contract and may be used and reproduced only in accordance with the terms of that contract. If you are not a party to the contract, then you have no right to use or reproduce this survey in any manner. Pape-Dawson Engineers, Inc. shall not be liable for any damages related to the use of this survey in violation of the contract or from any reuse of this survey. If you are not sure of your rights and do not have a copy of the contract, please contact Pape-Dawson Engineers, Inc. at (210) 375-9000.

**ABBREVIATIONS**

D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

R.O.W. RIGHT-OF-WAY



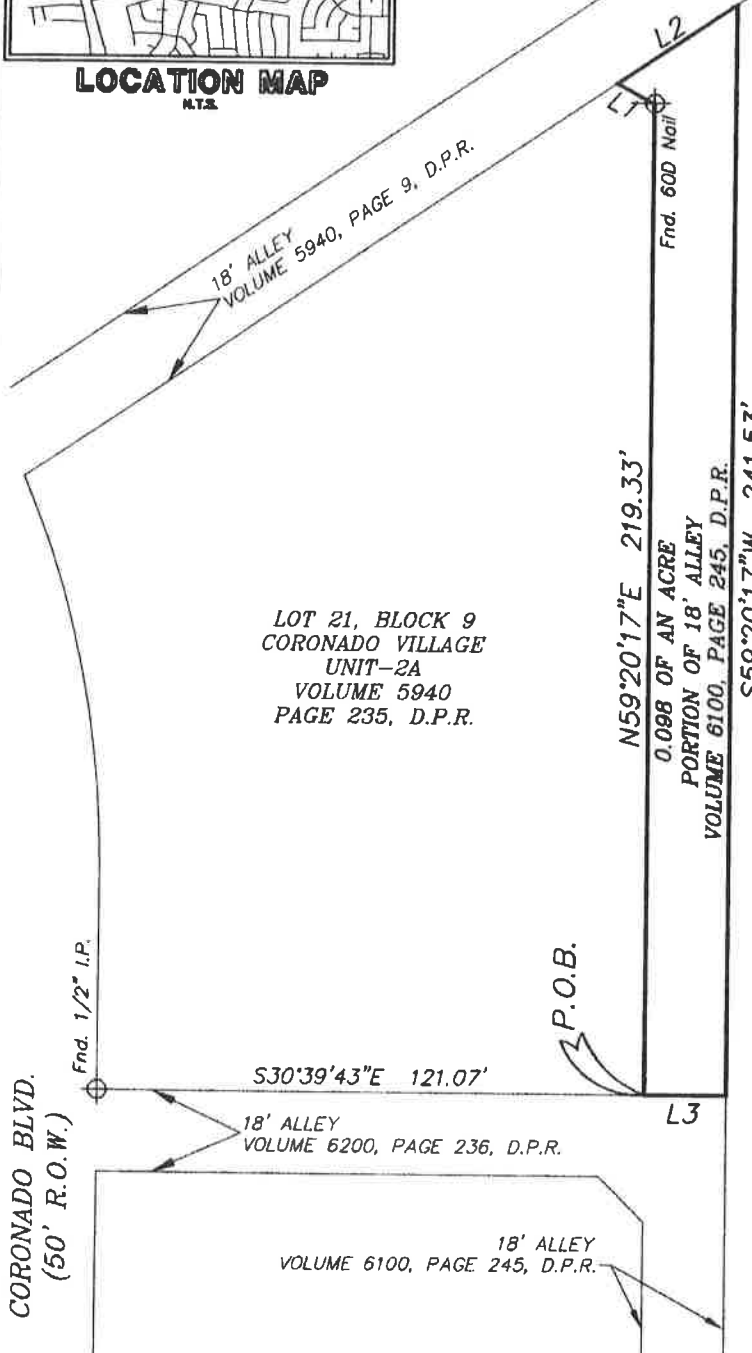
( IN FEET )

1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.37'	N02°43'41"W
L2	31.75'	S64°47'43"E
L3	18.00'	N30°39'43"W

**NOTES:**

- 1) SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" AT ALL SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



LOT 21, BLOCK 9  
CORONADO VILLAGE  
UNIT-2A  
VOLUME 5940  
PAGE 235, D.P.R.

CORONADO VILLAGE  
ELEMENTARY SCHOOL

LOT 16, BLOCK 9  
CORONADO VILLAGE  
UNIT-3  
VOLUME 6100  
PAGE 245, D.P.R.

**EXHIBIT OF  
0.098 OF AN ACRE  
UTILITY EASEMENT  
UNIVERSAL CITY  
BEXAR COUNTY, TEXAS**



I hereby certify that this drawing is based on an actual survey made on the ground under my supervision.

Dated : 4-26-08

DAVID A. CASANOVA  
Registered Professional Land Surveyor No. 4251



Date: Apr 23, 2008 1:43pm User: D. Casanova  
File: S:\CWA\7143-00\EX7143-00.dwg