SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1
DECEMBER 11, 2019
MINUTES

STATE OF TEXAS
COUNTY OF BEXAR

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 11th day of December 2019, with the following member's present to-with:

Robert Kuhn, President
Zulema Fuentes-Real, Vice President
Bill Burn, Treasurer
Dale Ferguson, Secretary
Max Hooti, Assistant Secretary

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager, Craig and Leijie Hall, Joe and Dianna Killough Sara Hooti and Earle Lauderdale, San Antonio Ranch residents.

President Kuhn called the meeting to order and announced that the first item of business would be:

I. CONSENT AGENDA:
   1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD NOVEMBER 13, 2019
   2. REPORT CONCERNING OCTOBER 2019 TAX COLLECTIONS
   3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS INCURRED AND AUTHORIZATION OF EXPENDITURES

Director Burn moved that the Board approve the items within the consent agenda as follows. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

II. STATUS REPORTS:
II. (A.) DISCUSSION REGARDING 2019/2020 PROJECTS/PLANS
No discussion was held on this item at this time.

II. (B.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY
1. PROPERTY MAINTENANCE
2. UNLAWFUL DUMPING
Director Hooti stated mowing had been completed this week and that more dumping had occurred.
SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

NOVEMBER 13, 2019

MINUTES

STATE OF TEXAS
COUNTY OF BEXAR

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 13th day of November 2019, with the following member’s present to-with:

Robert Kuhn, President
Zulema Fuentes-Real, Vice President
Bill Burn, Treasurer
Max Hooti, Assistant Secretary

and no members absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager, Jim Berbiglia, Dale Ferguson and Craig Hall, San Antonio Ranch residents.

President Kuhn called the meeting to order and announced that the first item of business would be:

I. CONSENT AGENDA:
   1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD
      OCTOBER 9, 2019
   2. REPORT CONCERNING SEPTEMBER 2019 TAX COLLECTIONS
   3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS
      INCURRED AND AUTHORIZATION OF EXPENDITURES

Director Hooti moved that the Board approve the items within the consent agenda as follows. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.
President Kuhn stated that the next order of business was:

IV. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING REPLACEMENT OF DIRECTOR TO FILL UNEXPIRED TERM OF JOHN KING III
Mr. Dale Ferguson introduced himself and briefed the board on his background and how that could serve the board. After a brief discussion, Director Burn moved that the Board appoint Mr. Ferguson to replace the unexpired term. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.

IV. (B.) CONSIDERATION AN POSSIBLE APPROVAL OF STATEMENTS OF APPOINTED OFFICER
IV. (C.) CONSIDERATION AND POSSIBLE APPROVAL OF OATH OF OFFICE
Mr. Ferguson took the Statement of Appointed Officer and the Oath of Office as presented.

Those documents are as follows:
IV. (D.) ELECTION OF OFFICERS
It was the consensus of the Board that the Officers would remain the same and Director Ferguson would take the position of Secretary and vacated by John King III.

IV. (E.) DISCUSSION AND ACTION REGARDING DIRECTOR RESPONSIBILITIES
Debra Conkle presented the following Duties and Functions of Board Members and Staff. It was the consensus of the Board that Director Ferguson resume those positions held by John King III and that he takes the position of public relations.
II. STATUS REPORTS:
II. (A.) DISCUSSION REGARDING 2019/2020 PROJECTS/PLANS
The Board was informed that the street signs for Yaupon Valley had been ordered at a cost of $282.00. It was the consensus of the Board that the HOA be billed, in turn, for these signs and the light at the entrance sign.

II. (B.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY
1. PROPERTY MAINTENANCE
2. UNLAWFUL DUMPING
Director Hooti stated that Bexar County Public Works is working in the area. Boulders had been set at the dumping sites on both conservation easements and bluebonnet seeds had been spread.

II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE
It was noted that an electrician is in the process of repairing the lights and that a photocell had been installed.

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS
II. (E.) DISCUSSION REGARDING REQUESTS FOR USE OF THE MUD BUILDING
II. (F.) SECURITY - GENERAL
II. (G.) PUBLIC RELATIONS
There was nothing to report on insurance. The Bexar County Elections department will be using the building on March 3, May 2, May 26 and 11/3/2020. And Alicia Parades will be taking over the website.

III. UNFINISHED BUSINESS
(A.) REMINDER THAT TRANSFER/LEASE DOCUMENTS FOR TENNIS COURTS, LOT 91, BLOCK 2, UNIT 1, SAN ANTONIO RANCH SUBDIVISION AND MUD BUILDING AND SURROUNDING PROPERTY FROM SA MUD #1 TO SAR HOA ARE AVAILABLE UPON HELOTES ANNEXATION.
President Kuhn stated that this item is on hold at this time.

III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING THE HACA PETITIONING THE CITY OF HELOTES FOR FUTURE ANNEXATION
There was no new information to report on this item currently.
III. (C.) DISCUSSION AND ACTION REGARDING PROPOSAL FROM SAN ANTONIO WATER SYSTEMS TO PURCHASE A PERMANENT EASEMENT TRAVERSING DISTRICT PROPERTY
There was no new news to report on this item at this time.

IV. (F.) DISCUSSION AND POSSIBLE ACTION REGARDING CERTIFICATION OF THE 2019 TAX ROLL
Debra Conkle presented the following correspondence from the Bexar County Tax Office for the Boards review and certification. Director Fuentes-Real moved that the Board certify the 2019 Tax Roll as presented. Director Hooti seconded the motion, which passed by unanimous vote of the Board.
IV. (G.) CONSIDERATION AND APPROVAL OF AN EMPLOYMENT AGREEMENT BETWEEN THE BOARD AND DEBRA CONKLE

Debra Conkle presented the following Employment Agreement for the Boards review and approval. Director Burn moved that the Board approve the Employment Agreement as presented. Director Hoot seconded the motion, which passed by unanimous vote of the Board.

That Employment Agreement thus approved is as follows:
IV. (F.) DISCUSSION AND NECESSARY ACTION REGARDING CITIZEN'S CONCERNS AND CUSTOMER CORRESPONDENCE

Director Fuentes-Real stated that she had a compliant about her neighbors dumping brush on her property. This, however, is a HOA issue.

Debra Conkle presented correspondence from TxDOT for "Right of Entry" request. It was the consensus of the Board to discuss this at another time.

Director Hooti expressed his concern regarding the newest legal invoice. Debra Conkle reminded him that it had been approved within the Consent Agenda. A discussion was held regarding the fact that the bill was high, the work had been done, discussions had been held regarding these issues in the past. It was the consensus of the Board to have Debra Conkle research the minutes, pay the invoice and request estimates when asking for legal counsel.

There being no further business, the meeting was adjourned.

Robert L. Kuhn, President
San Antonio Municipal Utility District No. 1

ATTEST:

Dale Ferguson, Secretary
San Antonio Municipal Utility District No. 1

(seal)
### October 2019 Tax Collections

**DATE:** 11/15/2019  
**DEPOSITS:** $5,892.04  
**GIF:** $10,163.42

**RECEIVED:** $15,955.46

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**TOTAL REVENUE:** $15,955.46

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**TOTAL REVENUE:** $11,182.79

**TOTAL AMT DUE GOF:** $83.315.50

**TOTAL AMT DUE DIF:** $3,380.46

**LESS: ATTORNEY FEE:** ($859.15)

**LESS: TAX ASSESSOR FEE:** ($307.73)

**AMT FOR GOF DEPOSIT:** $10,748.58

**AMT FOR DEF DEPOSIT:** $5,106.88

**TOTAL:** $15,855.46  

**RESIDUALS:** $15,855.46
SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1  
REPORT OF OPERATIONS  
12/11/2019  

**REVENUES**

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**EXPENSES**

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**TOTAL EXPENSES FOR THIS PERIOD:** $9,459.18  
**REVENUES MINUS EXPENSES THIS PERIOD:** $1,394.40
REPORT OF OPERATIONS
NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
12/11/2019

NOTES:

** Previously Paid

*** Pending Invoice

**** Previously Approved

TAX CLEARING AND FUND TRANSFERS:

<table>
<thead>
<tr>
<th>FROM</th>
<th>TO</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>1. FROST CLEARING</td>
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<td>2. FROST CLEARING</td>
<td>TEX POOL OPERATING</td>
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<td>WIRE</td>
</tr>
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<td>4. TEX POOL OPERATING</td>
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</tr>
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<td>WIRE</td>
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<td>7. FROST DEBT SERVICE</td>
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<td>WIRE</td>
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<tr>
<td>9. FROST OPERATING</td>
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<td>10. TEX POOL DEBT SERVICE</td>
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<td>WIRE</td>
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TOTAL TAX CLEARING & FUND TRANSFERS $15,855.46

DEBT SERVICE EXPENDITURES:

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<td>Item</td>
<td>YTD DISB.</td>
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<tr>
<td>-------------------------------------</td>
<td>-----------</td>
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<td>Audit/Bookkeeping</td>
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<tr>
<td>Bexar Appraisal</td>
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<td>Bexar Cnty Tax Assessor</td>
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<td>Legal Fees</td>
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<td>Office Manager</td>
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<td>Tennis Court Repairs/Gated Comm Etc</td>
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**TOTAL COSTS**

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<td></td>
<td>25,300</td>
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**ESTIMATED TOTAL FUNDS REMAINING**

$403,828
II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE
It was noted that Mr. Rosas had finished repairing the lighting at a cost of $352.35.

II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS
II. (E.) DISCUSSION REGARDING REQUESTS FOR USE OF THE MUD BUILDING
II. (F.) SECURITY – GENERAL
II. (G.) PUBLIC RELATIONS
There was nothing to report on insurance. The Bexar County Elections department will be using the building on March 3, May 2, May 26 and 11/3/2020. Debra Conkle informed the Board that she had not received a response from Alicia Parades regarding taking over the website.

III. UNFINISHED BUSINESS
(A.) REMINDER THAT TRANSFER/LEASE DOCUMENTS FOR TENNIS COURTS, LOT 91, BLOCK 2, UNIT 1, SAN ANTONIO RANCH SUBDIVISION AND MUD BUILDING AND SURROUNDING PROPERTY FROM SA MUD #1 TO SAR HOA ARE AVAILABLE UPON HELOTES ANNEXATION.
President Kuhn stated that this item is on hold at this time.

III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING THE HACA PETITIONING THE CITY OF HELOTES FOR FUTURE ANNEXATION
There was no discussion on this item at this time.

III. (C.) DISCUSSION AND ACTION REGARDING PROPOSAL FROM SAN ANTONIO WATER SYSTEMS TO PURCHASE A PERMANENT EASEMENT TRAVERSING DISTRICT PROPERTY
The following correspondence from San Antonio Water Systems was presented for the Board’s review. A brief discussion was held and Director Hooti moved to accept the $6,000.00 offer for the permanent sewer pipeline easement. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.
San Antonio Municipal Utility District #1  
Post Office Box 696  
Helotes, Texas 78023-0696

RE: Property Located: 16755 Bandera Road, Helotes, Texas 78023
   Project Description: Helotes Creek Gravity Main & Lift Station Elimination #246
   Parcel ID: Parcel P-18-113 0.005 acre, 0.041 acre, 0.022 acre
   Project: 16-4403

The San Antonio Water System (SAWS) is undertaking a project for public use which will consist of approximately two and one-half miles of new wastewater mains. Segment 2 will start at the intersection of State Highway 16 and FM 1560 heading along the southern right of way of FM 1560 to the intersection of Riggs Road then head in a northward direction along Riggs Road to a point south of the intersection of Old Bandera Road and Riggs Road. This project requires the acquisition of a permanent easement traversing your property referenced above.

The SAWS' Corporate Real Estate Department has obtained an appraisal by Eckmann Groll Inc., and is authorized to offer consideration in the amount of $6,000 for this permanent sewer pipeline easement. Attached you will find for your review the final Plat and Field Notes.

You have the right to discuss any offer or agreement regarding SAWS' acquisition of the property easements with others, or you may keep the offer or agreement confidential, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to SAWS.

If you have any questions, I may be reached at (210) 233-3641 or Becky.Richard@saws.org.

Sincerely,

[Signature]

Bruce Haby
Manager, Corporate Real Estate

Enclosed: PFN P18-113 0.022 acre  
         PFN P18-113 0.005 acre  
         PFN P18-113 0.041 acre
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.

PERMANENT EASEMENT – SEWER

STATE OF TEXAS

§

COUNTY OF BEXAR

§

KNOW ALL MEN BY THESE PRESENTS

THAT, SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1, hereinafter referred to as "Grantor", whether one or more, for and in consideration in the amount of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to Grantor in hand paid by the SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, Bexar County, Texas, has given, granted, sold, conveyed, and dedicated, and by these presents, does give, grant, sell, convey, and dedicate unto the CITY OF SAN ANTONIO, a Texas Municipal Corporation for the use, benefit and control of the said SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, herein referred to as “Grantee”, as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992, and subject to the terms and provisions of said ordinance, an easement to construct, reconstruct, realign, inspect, patrol, maintain, operate, repair, add, remove and replace sewer lines and facilities, and appurtenances thereto, in, on, over and through the lands located in Bexar County, Texas as follows:

Tract I
A 0.022-acre, or 961 square foot of land in Bexar County, Texas, being out of a 40.199-acre tract out of the J. A. Torres Survey No 228 1/2, Abstract No. 768 and , John Ross Survey No. 228, Abstract No. 644, County Blocks 4555 and 4556, conveyed to San Antonio Municipal Utility District #1, recorded in Volume 5505, Page 1485 Official Public Records of Real Property of Bexar County Texas, and being more particularly described and depicted in Exhibits "A", and "B" attached hereto and made a part hereof,

Tract II
A 0.005-acre, or 207 square foot of land in Bexar County, Texas, being out of a 40.199-acre tract out of the J. A. Torres Survey No 228 1/2, Abstract No. 768 and , John Ross Survey No. 228, Abstract No. 644, County Blocks 4555 and 4556, conveyed to San Antonio Municipal Utility District #1, recorded in Volume 5505, Page 1485 Official Public Records of Real Property of Bexar County Texas, and being more particularly described and depicted in Exhibits "A-1", and "B-1" attached hereto and made a part hereof,
Tract III
A 0.041-acre, or 1,789 square foot of land in Bexar County, Texas, being out of a 40.199-acre tract out of the J. A. Torres Survey No 228 1/2, Abstract No. 768 and, John Ross Survey No. 228, Abstract No. 644, County Blocks 4555 and 4556, conveyed to San Antonio Municipal Utility District #1, recorded in Volume 5505, Page 1485 Official Public Records of Real Property of Bexar County Texas, and being more particularly described and depicted in Exhibits "A-2", and "B-2" attached hereto and made a part hereof, ;

The areas described and depicted in Exhibits “A”, “B”, “A-1”, “B-1”, “A-2” and “B-2” are collectively defined as the “Easement Area”.

For the purpose of using said Easement Area for any and all things necessary for the construction, reconstruction, realignment, inspection, patrol, maintenance, operation, repair, addition, removal and/or replacement of the lines, facilities and appurtenances to be placed within the above described permanent Easement Area. The Grantee expressly agrees that it will remove from said land all surplus material and will, except for the presence of any at-grade and above ground facilities and appurtenances constructed by Grantee, cause said land to be left as nearly as possible in the condition as it existed prior to the construction of said improvements.

Together with the right of ingress and egress over said Easement Area and over Grantor’s adjoining lands for the purpose of constructing, reconstructing, realigning inspecting, patrolling, maintaining, operating, repairing, adding and removing said lines, facilities and appurtenances; the right to relocate said lines, facilities and appurtenances within said Easement Area; the right to remove from said lands all trees and parts thereof, or other obstructions, which may interfere with the exercise of the rights granted hereunder; and the right of exercise of all other rights hereby granted; and Grantor expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that (i) no building or structure of any kind will be placed on said Easement Area and that removal of any building or structure placed on said Easement Area shall be at Grantor expense and (ii) Grantor will not change, or cause to be changed, the grade of the Easement Area, by fill or excavation, by more than two (2) feet without the prior written consent of Grantee, and that the removal and/or correction of such grade change made without Grantee’s consent shall be at Grantor expense.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until the use of said easement shall be abandoned.

And Grantor does hereby bind itself, its legal representatives, successors and/or assigns to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Easement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
FIELD NOTES
for a 0.022 of an Acre (961 Square Feet)
(Variable Width Permanent Sewer Easement)

A 0.022-acre, or 961 square foot variable width sewer easement, being out of a 40.199-acre tract out of Tract the J. A. Torres Survey No 228 1/2, Abstract No. 768 and the John Ross Survey No. 228, Abstract No. 644, Bexar County, Texas conveyed to the San Antonio Municipal Utility District Number 1 recorded in Volume 5505, Page 1485 of the Deed Records of Bexar County, Texas. Said 0.022-acre sewer easement being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204):

BEGINNING: At TXDOT Monument found in the southwest right of way line of Bandera Road - US HWY 16 and the northeast line of said 40.199-acre tract, at the east corner of a 0.092-acre tract conveyed to the City of San Antonio for the benefit of its San Antonio Water System Board of Trustees recorded in Volume 7020, Page 196 of the Deed Records of Bexar County, Texas, for the north corner of this herein described tract, said TXDOT Monument also having state plane coordinate values of, X = 2,061,957.39, Y = 13,764,731.18;

THENCE: S 46°23’34” E, along the southwest right of way line of Bandera Road - US HWY 16 and the northeast line of said 40.199-acre tract a distance of 48.40 feet to an angle point on the northeast line of a 0.7472-acre point sanitary sewer easement recorded in Volume 10360, Page 2434 of the Deed Records of Bexar County, Texas, for east corner of this herein described tract;

THENCE: N 82°25’58” W, over and across said 40.199-acre tract and along northeast line of said 0.7472-acre point sanitary sewer easement a distance of 66.52 feet to an angle point of said 0.7472-acre sanitary sewer easement and this herein described tract;

THENCE: N 37°25’59” W, along the northeast line of said 0.7472-acre sanitary sewer easement a distance of 0.69 feet to a point on the southeast line of said 0.092-acre tract for the southwest corner of this herein described tract;

THENCE: N 52°27’06” E, along said southeast line of said 0.092-acre tract a distance of 39.50 feet to the POINT OF BEGINNING and containing 0.022-acre, more or less, in Bexar County, Texas.

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
Dec. 13, 2018
FFW TBPLS No. 10048900
NOTES:
1. Bearings, Distances and Areas are based on Texas State Plane Coordinate System Grid, South Central Zone, NAD 83.
2. Where practical, all corners are set 1/2" iron rods with cap marked "1N" unless noted otherwise.

REFERENCES:

 khu, official records of Hays County Texas
 P.O.B. point of beginning
 P.O.C. point of commencing

LEGEND:

- 1/2" iron rod found
- Easement corner
- Record information

20' water easement sub-division plat of San Antonio Ranch New Community Unit 1 Vol. 7900, Pg. 140 P.R.B.C.T.
20' water and electric easement sub-division plat of San Antonio Ranch New Community Unit 1 Vol. 7900, Pg. 140 P.R.B.C.T.

VARIABLE WIDTH PERMANENT SEWER EASEMENT
0.022 ACRE (961 SQUARE FEET)

HEREBY CERTIFY THAT.

THIS EXHIBIT WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

THIS 13TH DAY OF DECEMBER, 2018 A.D.

Donald L. White
Registered Professional Land Surveyor No. 3635

FERNANDEZ FRAZER WHITE AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
210 W. 2ND SUITE 400 SAN ANTONIO, TX 78205
STATE OF TEXAS REGISTERED SURVEYOR 3635

EXHIBIT FOR A 0.022 ACRE (961 SQUARE FOOT)
(VARIABLE WIDTH PERMANENT SEWER EASEMENT)
Lot Report
2018

Lot File: S:\Projects\Brown & Gay Engineers\160252 Helotes Creek Gravity
WW Main\000\Survey\EX160252.lot
CRD File: S:\Projects\Brown & Gay Engineers\160252 Helotes Creek Gravity
WW Main\000\Survey\160252.crd

Lot: P18-113A  , Block: 1, Type: LOT

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<td>Area: 960.80,</td>
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Block 1 Total Area: 960.80, 0.0221
FIELD NOTES
for a 0.041 of an Acre (1,789 Square Feet)
(Variable Width Permanent Sewer Easement)

A 0.041-acre, or 1,789 square foot variable width sewer easement, being out of a 40.199-acre tract out of Tract the J. A. Torres Survey No 228 1/2, Abstract No. 768 and the John Ross Survey No. 228, Abstract No. 644, Bexar County, Texas conveyed to the San Antonio Municipal Utility District Number 1 recorded in Volume 5505, Page 1485 of the Deed Records of Bexar County, Texas. Said 0.041-acre sewer easement being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204):

COMMENCING: At a TXDOT Monument found in the southwest right of way line of Bandera Road - US HWY 16, the northeast line of said 40.199-acre tract, and the east corner a 0.092-acre tract conveyed to the City of San Antonio for the benefit of its San Antonio Water System Board of Trustees recorded in Volume 7020, Page 196 of the Deed Records of Bexar County, Texas;

THENCE: N 37°32'54" W, along the southwest right of way line of Bandera Road - US HWY 16 and the northeast line of said 40.199-acre tract and said 0.092-acre tract a distance of 80.00 feet to the POINT OF BEGINNING, the north corner of said 0.092-acre tract and east corner a 20 foot water and electric easement recorded in Volume 7900, Page 140 of the Plat Records of Bexar County, Texas and of this herein described tract, said point also having state plane coordinate values of: X= 2,061,908.64, Y= 13,764,794.61;

THENCE: S 52°27'06" W, over and across said 40.199-acre tract and along the northwest line of said 0.092-acre tract and the southeast line said of 20 foot water and electric easement, at a distance of 20.0 feet passing the south corner of said 20 foot water and electric easement and continuing for a total distance of 39.34 feet to a point on the northeast line of a 0.7472-acre sanitary sewer easement recorded in Volume 10360, Page 2434 of the Deed Records of Bexar County, Texas, for the south corner of this herein described tract;

THENCE: N 37°25'59" W, leaving said 0.092-acre tract over and across said 40.199-acre tract, along the northeast line of said 0.7472-acre point sanitary sewer easement, a distance of 25.92 feet to an angle point on the northeast line of said 0.7472-acre point sanitary sewer easement and of this herein described tract;

THENCE: N 07°34'02" E, along the northeast line of said 0.7472-acre point sanitary sewer easement, at a distance of 27.22 feet passing an exterior corner of said 0.7472-acre point sanitary sewer easement and the southwest line of said 20 foot water and electric easement, continuing over and across said 40.199-acre tract and said 20 foot water and electric easement for a total distance of 55.51 feet to a point on the southwest right of way line of Bandera Road - US HWY 16 and the northeast line of said 40.199-acre tract and of said 20 foot water and electric easement for the north corner of this herein described tract;

THENCE: S 37°30'31" E along the southwest right of way line of Bandera Road - US HWY 16 and the northeast line of said 40.199-acre tract and of said 20 foot water and electric easement, a distance of 65.09 feet to the POINT OF BEGINNING and containing 0.041-acre, more or less, in Bexar County, Texas.
NOTES:
1. Bearings, distances and areas are based on Texas State Plane Coordinate System Grid: South Central Zone, NAD 83.
2. Where practical, all corners are set 1/2" iron rods with caps marked "LV" unless noted otherwise.

REFERENCES:

PROJECT: HELotes Creek Gravity Main and Lift Station No. 248 Elimination Project
JOB NO.: 16-4403
PARCEL: P18-113

LEGEND:
- 1/2" Inch Iron Rod Found unless noted otherwise
- Easement Corner
- Record Information

20' Water Easement Subdivision Plat of San Antonio Ranch New Community Unit 1 Vol. 7900, Pg. 140 P.R.B.C.T.
20' Water and Electric Easement Subdivision Plat of San Antonio Ranch New Community Unit 1 Vol. 7900, Pg. 140 P.R.B.C.T.
Variable Width Permanent Sewer Easement 0.041 Acre (1,789 Square Feet)

P.O.B.
X = 2,061,908.64
Y = 13,764,794.61

P.O.C.
Found T.D.O.T. Monument
U.S. Bandera Road

San Antonio Municipal Utility District No. 1
San Antonio Water System
Vol. 10360, Pgs. 2434-2445 P.R.B.C.T.
San Antonio Ranch Easement Subdivision Plat of
Vol. 10900, Pgs. 160-162 P.R.B.C.T.

HEREBY CERTIFY THAT:

THIS EXHIBIT WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

THIS 13TH DAY OF DECEMBER, 2018 A.D.

Donald L. White
Donnaud L. White
Registered Professional Land Surveyor No. 3635

Fernandez Frazier, White and Associates, Inc.
Consulting Engineers Land Surveyors
3818 Tresoro Dr., Suite 401 San Antonio, Texas 78213
210.371.0744 www.FWconsulting.com

LNV
engineers, architects, surveyors
518 Tresoro Dr., Suite 401
San Antonio, Texas 78213
210.371.0744 www.LNV.com

EXHIBIT
For a 0.041 Acre (1,789 Square Feet)
(VARIABLE WIDTH PERMANENT SEWER EASEMENT)
Lot Report
2018

Lot File: S:\Projects\Brown & Gay Engineers\160252 Helotes Creek Gravity WW Main\000\Survey\EX160252.lot
CRD File: S:\Projects\Brown & Gay Engineers\160252 Helotes Creek Gravity WW Main\000\Survey\160252.crd

Lot: P18-113B , Block: 1, Type: LOT
PNT#  Bearing        Distance  Northing  Easting
100128 S 52°27'06" W   39.34     13764794.606 2061908.636
     N 37°25'59" W   25.92     13764770.633 2061877.447
     N 07°34'02" E   55.51     13764791.212 2061861.694
     S 37°30'31" E   65.09     13764846.239 2061869.004
100128 Closure Error Distance> 0.0000
Total Distance> 185.85
Area: 1788.87, 0.0411

Block 1 Total Area: 1788.87, 0.0411
Parcel No: P 18 – 113

Project Name: Helotes Creek Gravity Main and Lift Station No. 246 Elimination
Job No.: 16-4408

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
Dec. 13, 2018
FFW TBPLS No. 10048900
FIELD NOTES
for a 0.005 of an Acre (207 Square Feet)
(Variable Width Permanent Sewer Easement)

A 0.005-acre, or 207 square foot variable width sewer easement, being out of a 40.199-acre tract out of Tract the J. A. Torres Survey No 228 1/2, Abstract No. 768 and the John Ross Survey No. 228, Abstract No. 644, Bexar County, Texas conveyed to the San Antonio Municipal Utility District Number 1 recorded in Volume 5505, Page 1485 of the Deed Records of Bexar County, Texas. Said 0.005-acre sewer easement being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204):

COMMENCING: At a TXDOT Monument found at an angle point on the west right of way line of Bandera Road - US HWY 16 and on the east line of said 40.199-acre tract approximately 160 feet south of the intersection of Bandera Road and Ranch Parkway;

THENCE: In a southerly direction along the west right of way line of Bandera Road - US HWY 16 and on the east line of said 40.199-acre tract the following courses and distances;
S 10°10'38" W a distance of 20.53 feet to a point of curvature of a curve to the right;
Along said curve to the right with a radius of 310.44 feet, an arc length of 45.47 feet, a delta angle of 8°23'33", a chord bearing of S 05°58'52"W, and a chord length of 45.43 feet to a point on the north line of a 0.7472-acre point sanitary sewer easement recorded in Volume 10360, Page 2434 of the Deed Records of Bexar County, Texas;

THENCE: In a southwesterly direction over and across said 40.199-acre tract an along the north line of said 0.7472-acre point sanitary sewer easement the following courses and distances;
S 82°48'00" W a distance of 59.67 feet to point of curvature of a curve to the left;
Along said curve to the left with a radius of 140.80 feet, an arc length of 72.83 feet, a delta angle of 29°38'17", a chord bearing of S 57°15'41"W, and a chord length of 70.02 feet to the POINT OF BEGINNING and east corner of this herein described tract, said point also having state plane coordinate values of: X = 2,061,488.18, Y = 13,765,246.82;

THENCE: Continuing along the north line of said 0.7472-acre sanitary sewer easement and along said curve to the left with a radius of 140.80 feet, an arc length of 33.09 feet, a delta angle of 13°27'51", a chord bearing of S 35°42'36"W, and a chord length of 33.01 feet to a point on the east line of a sanitary sewer and electric easement recorded in Volume 7900, Page 140 of the Plat Records of Bexar County, Texas for the south corner of this herein described tract;

THENCE: N 06°33'44" E along the east line of said sanitary sewer and electric easement a distance of 28.43 feet to a point for the northwest corner of this herein described tract;
NOTES:
1. Bearings, distances and areas are based on Texas State Plane Coordinate System Grid, South Central Zone, NAD 83.
2. Where practical, all corners are set by iron rods with cap marked "LN," unless noted otherwise.

REFERENCES:
- O.P.R.B.C.T.: Official Records of Bexar County, Texas
- P.O.B.: Point of Beginning
- P.O.C.: Point of Commencing

LEGEND:
- 1/2 inch iron rod found
- unless noted otherwise
- Easement corner
- Record information
- Sanitary Sewer Easement
- Vol. 10300, Pgs. 2434-2445
- O.P.R.B.C.T.
- Water Line Easement
- Vol. 1239, Pgs. 2091-2097
- O.P.R.B.C.T.
- 26' water easement subdivision plat of San Antonio Ranch
- New Community Unit 1
- Vol. 7900, Pgs. 140-140 P.R.B.C.T.

P.O.B.
- X = 2,061,486.16
- Y = 13,705,246.82
- Variable Width Permanent Sewer Easement
- 0.005 Acre (207 Square Feet)

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 33.09 140.80 13° 27' 51" S 35° 42' 36" W 33.01
C2 45.41 310.44 8° 23' 33" S 05° 58' 52" W 45.43
C3 72.63 140.80 29° 38' 17" S 57° 15' 41" W 72.02

Thereby certify that:

This exhibit was prepared based on a survey made on the ground under my direct supervision.

This 13th Day of December, 2018 A.D.

Donald L. White
Registered Professional Land Surveyor No. 3635

Fernandez Frazer White and Associates, Inc. Consulting Engineers and Land Surveyors
9918 Tresoro Dr. Suite 440 San Antonio, Texas 78229
210-271-9974 www.FernandezFrazer.com
TBPLS No. 1004800 - TBPE # 499

EXHIBIT
For a 0.005 Acre (207 Square Foot)
(VARIABLE WIDTH PERMANENT SEWER EASEMENT)
Lot Report
2018

Lot File: S:\Projects\Brown & Gay Engineers\160252 Helotes Creek Gravity WW Main\000\Survey\EX160252.lot
CRD File: S:\Projects\Brown & Gay Engineers\160252 Helotes Creek Gravity WW Main\000\Survey\160252.crd

Lot: P18-113C , Block: 1, Type: LOT
PNT#  Bearing Distance Northing  Easting
100132        13765246.818 2061488.179
    Radius: 140.80  Length: 33.09  Chord: 33.01  Delta: 13°27'51"
    Chord BRG: S 35°42'36" W  Rad-In: S 47°33'28" E  Rad-Out: S 61°01'19" E
    Radius Pt: 100133 13765151.800,2061592.084  Tangent: 16.62 Dir: Left
    Tangent-In: S 42°26'32" W  Tangent-Out: S 28°58'41" W  Non Tangential-Out
100134
    N 06°33'44" E  28.43  13765220.014 2061468.911
100135
    S 84°52'00" E  16.08  13765248.257 2061472.160
100132
    Closure Error Distance> 0.0000
Total Distance> 77.60
Area: 207.17, 0.0048

Block 1 Total Area: 207.17, 0.0048
THENCE: S 84°52'00" E a distance of 16.08 feet over and across said 40.199-acre tract to the POINT OF BEGINNING and containing 0.005-acre, more or less, in Bexar County, Texas.

Donald L. White, R.P.L.S.
Fernandez Frazer White, Inc.
Dec. 13, 2018
FFW TBPLS No. 10048900
EXECUTED effective this 11th day of December, 2019

GRANTOR:
SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1
a Texas municipal utility district

By: \underline{Robert L. Kuhn}
Printed Name: \underline{Robert L. Kuhn}
Title: \underline{President}

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on this 11th day of December, 2019, by, Robert L. Kuhn, of San Antonio Municipal Utility District No. 1, a Texas municipal utility district, on behalf of same.

[Seal]

\underline{Debra Kaye Conkle}
Notary Public, State of Texas
File Information

FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20200016379
Recorded Date: January 24, 2020
Recorded Time: 10:34 AM
Total Pages: 15
Total Fees: $78.00

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** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on: 1/24/2020 10:34 AM

[Signature]

Lucy Adame-Clark
Bexar County Clerk
S.A. MUD#1  
12-11-2019

IV. (F.) DISCUSSION AND NECESSARY ACTION REGARDING CITIZEN'S CONCERNS AND CUSTOMER CORRESPONDENCE

Mr. & Mrs. Killough wanted to express their thanks for making their street look better.

Discussions were held regarding new residents, construction clean up, green belt deterioration, clean up on Condor Pass, etc.

There being no further business, the meeting was adjourned at 6:45 pm.

Robert L. Kuhn, President  
San Antonio Municipal Utility District No. 1

ATTEST:

Dale Ferguson, Secretary  
San Antonio Municipal Utility District No. 1

(seal)