

**METES AND BOUNDS DESCRIPTION  
FOR  
A 0.5390 OF AN ACRE  
DRAINAGE EASEMENT ABANDONMENT**

A **0.5390 of an acre tract** of land, over and across the Stephen R Roberts Survey No. 22 ½, Abstract No. 640, Bexar County, Texas being Lots 901, 23, 17, and 16, Block 40, N.C.B. 18333 of Crown Ridge Manor (PUD), a plat of record in Volume 20003, Page 729 of the Plat Records of Bexar County, Texas (P.R.), and a portion of that called Variable Width Drainage Easement as conveyed to the City of San Antonio, recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

Commencing at a found iron rod stamped "KFW SURVEYING", for an interior corner of Lot 3, Block 10, N.C.B. 18333, Lutheran High School Athletic Field, a plat of record in Volume 9561, Page 59 -62, P.R., and the western-most southwest corner of Lot 901;

Thence: N 10°35'38" W, along and with the common line of Lot 3 and Lot 901, a distance of 13.45 feet to a set ½" iron rod with a yellow cap stamped "CED EASEMENT" (hereinafter known as SIR-E), for the southwest corner and **THE POINT OF BEGINNING** of the easement described herein,

**THENCE:** Along and with the common line of Lot 3 and Lot 901 the following two (2) courses:

1. **N 10°35'38" W**, a distance of **267.71 feet** to an found iron rod stamped "KFW SURVEYING", for an interior corner of Lot 3, an exterior corner of Lot 901 and the easement described herein, and
2. **N 12°36'13" E**, a distance of **99.54 feet** to an SIR-E set in the south line of a 13 foot electric and gas easement of record in Volume 7058, Page 865 of the Official Public Records of Bexar County, Texas (O.P.R.), for the northwest corner of the easement described herein, from which a found iron rod stamped "KFW SURVEYING", for an exterior corner of Lot 3 and the northwest corner of Lot 901, bears, N 12° 36' 13" E, a distance of 13.82 feet;

**THENCE: N 82°41'12" E**, over and across Lot 901 and along and with the south line of the 13 foot electric and gas easement, at a distance of 49.70 feet, passing a found iron rod stamped "KFW SURVEYING", for the northwest corner of Lot 23 and continuing with the common line between Lot 901 and Lot 23, for a total distance of **90.19 feet** to a found iron rod stamped "KFW SURVEYING", for the northwest corner of Lot 24, the northeast corner of Lot 23 and the easement described herein;

**THENCE: S 38°00'26" E**, along and with the common line of Lot 23 and Lot 24, a distance of **24.30 feet** to an SIR-E, for an exterior corner of the easement described herein;

**THENCE: S 45°56'38" W**, over and across Lot 23 and Lot 901, at a distance of 40.44 feet, passing a found iron rod stamped "KFW SURVEYING", for an interior corner of Lot 23 and continuing for a total distance of **77.68 feet** to an SIR-E, for an interior corner of the easement described herein;

**THENCE: S 04°03'22" E**, over and across Lot 901, Lot 17, and Lot 16, a distance of **301.72 feet** to an SIR-E, for the southeast corner of the easement described herein;

**THENCE:** Continuing over and across Lot 16 and Lot 901 the following two (2) courses:

1. **N 84°37'06" W**, a distance of **15.27 feet** to an SIR-E, for an angle point of the easement described herein, and
2. **N 88°03'26" W**, a distance of **27.25 feet**, to the **POINT OF BEGINNING**, containing **0.5390 of an acre** or 23,479 square feet, more or less, in Bexar County, Texas, and being described in accordance with a survey prepared by CED. Bearings are based on the Texas State Plane South Central Zone, 4204, North American Datum of 1983 (NAD83).

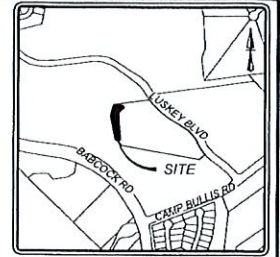
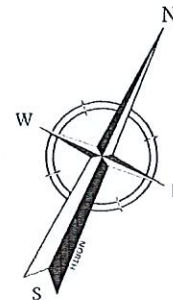


Job No.:	23000639A
Prepared by:	Colliers Engineering and Design
Date:	August 28, 2024
Revised:	October 11, 2024
File:	S:\Draw 2020\20-093 Lusky Blvd Tract (Crown Ridge Manor)\DOCS\23000639A 0.5390AC ESMT ABDN

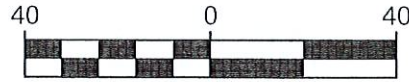


# NOTES:

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. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW CAP STAMPED "CED EASEMENT".
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
6. LEGENDS, LINE TABLE, DETAILS AND SIGNATURE ON PAGE 3 OF 3.

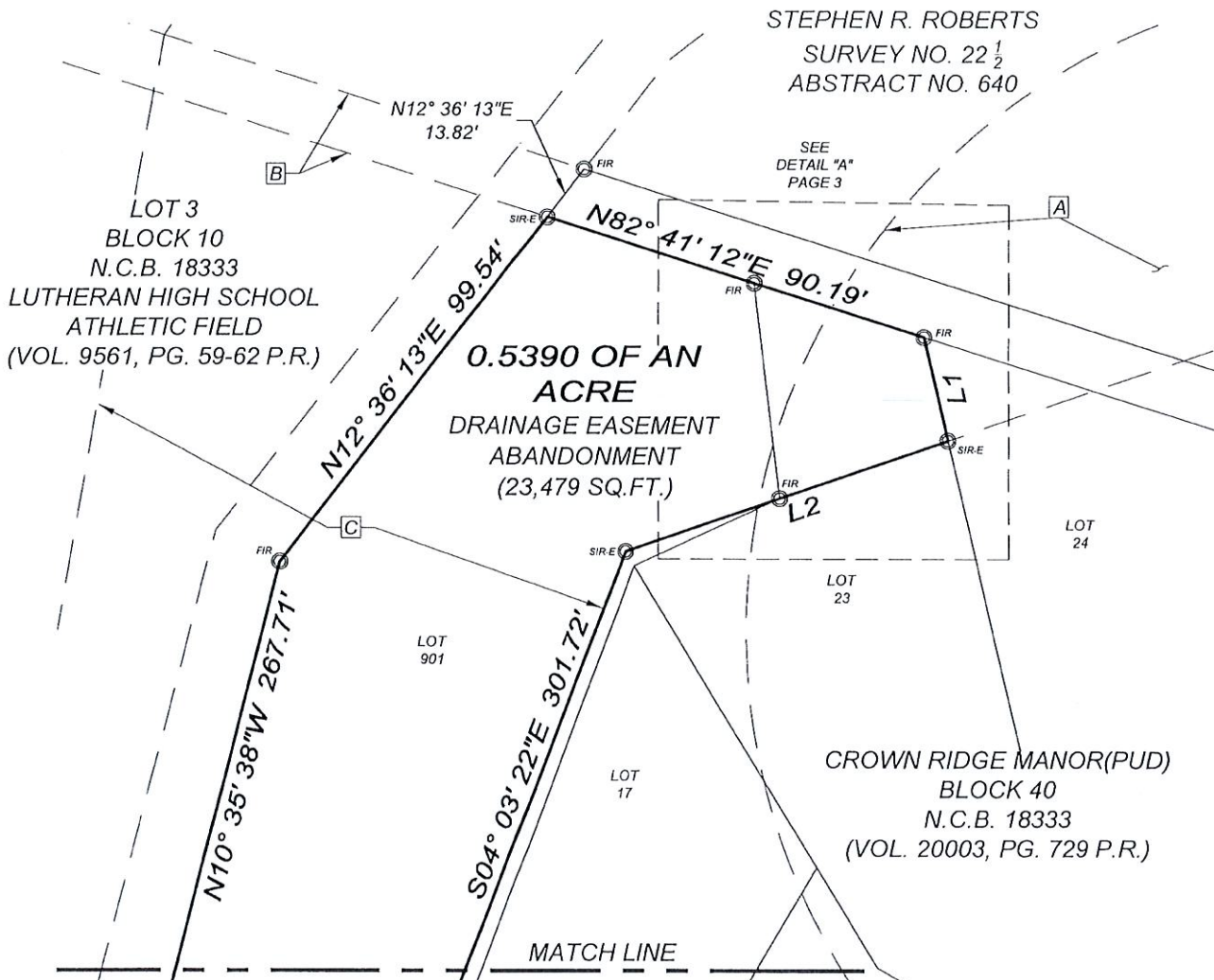


LOCATION MAP  
NOT-TO-SCALE



SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



STEPHEN R. ROBERTS  
SURVEY NO. 22 1/2  
ABSTRACT NO. 640

0.5390 OF AN  
ACRE  
DRAINAGE EASEMENT  
ABANDONMENT  
(23,479 SQ.FT.)

CROWN RIDGE MANOR (PUD)  
BLOCK 40  
N.C.B. 18333  
(VOL. 20003, PG. 729 P.R.)



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DRAINAGE EASEMENT  
ABANDONMENT  
0.5390 OF AN ACRE

FOR

SCOTT FELDER  
HOMES

SAN ANTONIO  
BEXAR COUNTY  
TEXAS



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ALL STATES REQUIRE NOTIFICATION  
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ANYWHERE IN ANY STATE

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COLLIERS ENGINEERING & DESIGN, INC.  
TELE FAX: 210.979.8450

EASEMENT ABANDONMENT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/28/2024	CAR	RV
PROJECT NUMBER:	DRAWING NAME:		
23000639A	20-093 LUSKEY BLVD		

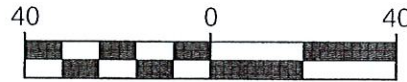
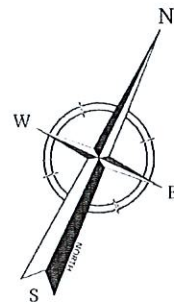
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EASEMENT ABANDONMENT  
0.5390 OF AN ACRE

SHEET NUMBER:

1 of 3

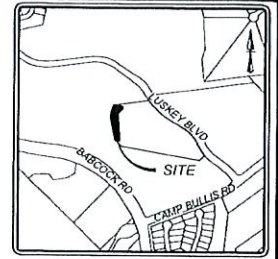
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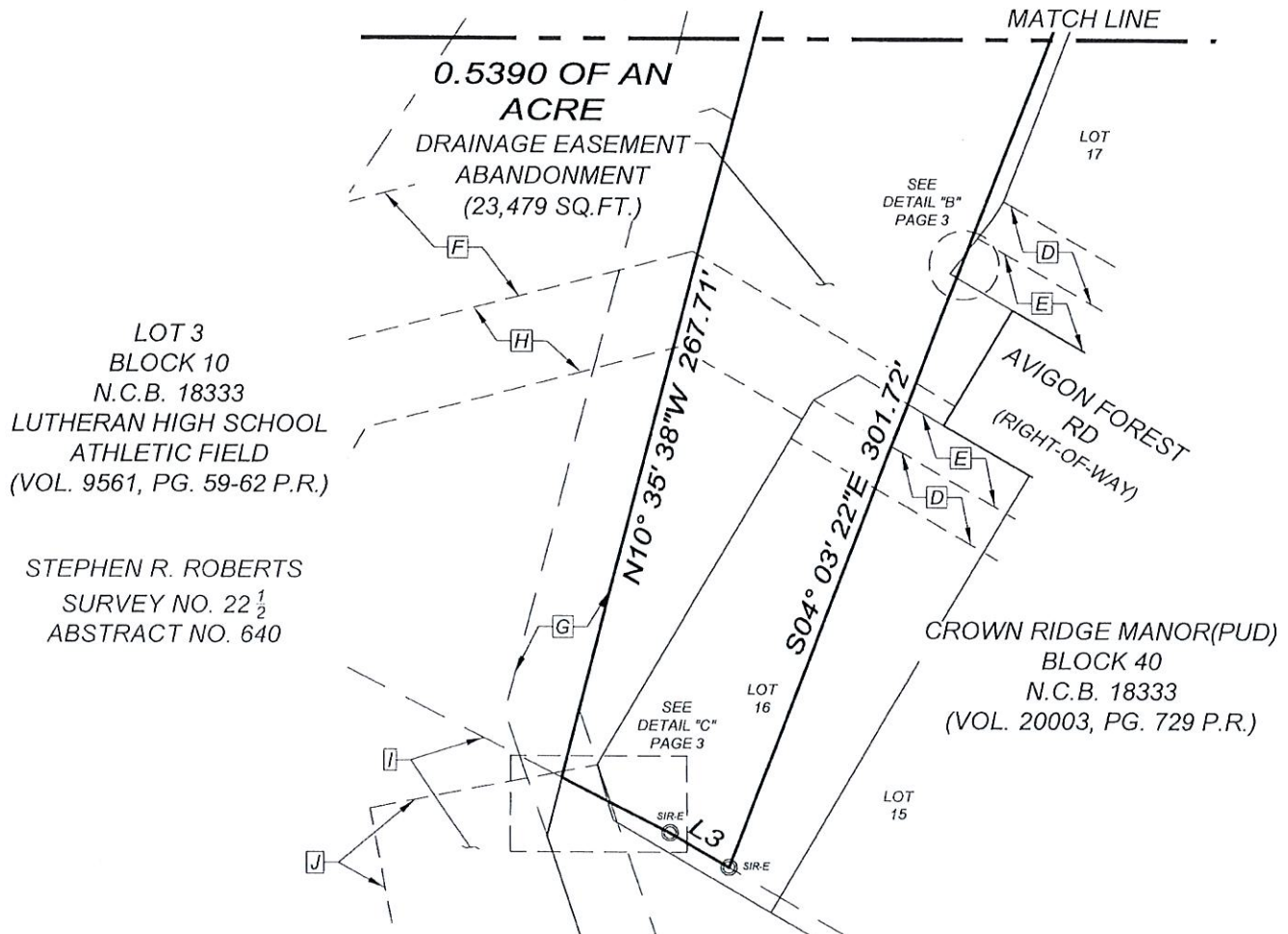


SCALE : 1" = 40'

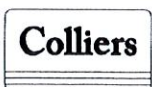
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



LOCATION MAP  
NOT-TO-SCALE



STEPHEN R. ROBERTS  
SURVEY NO. 22 <sup>1</sup>/<sub>2</sub>  
ABSTRACT NO. 640



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TELEPHONE: 210.940.00

EASEMENT ABANDONMENT

SCALE: AS SHOWN	DATE: 08/28/2024	DRAWN BY: CAR	CHECKED BY: RV
PROJECT NUMBER: 23000639A		DRAWING NAME: 20-093 LUSKEY BLVD	

SHEET TITLE:  
EASEMENT ABANDONMENT  
0.5390 OF AN ACRE

SHEET NUMBER:

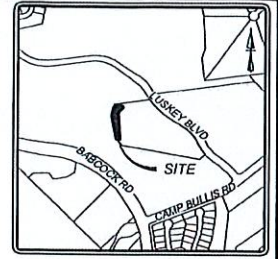
2 of 3



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6. SIGNATURE AND SEAL APPLIES TO ALL PAGES.

Line Table		
LINE #	LENGTH	DIRECTION
L1	24.30'	S38°00'26"E
L2	77.68'	S45°56'38"W
L3	15.27'	N84°37'06"W
L4	27.25'	N88°03'26"W



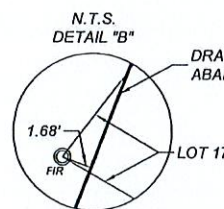
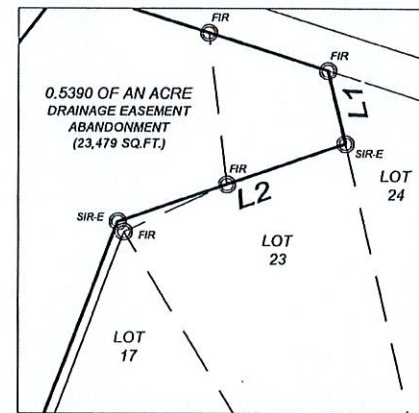
LOCATION MAP  
NOT-TO-SCALE

## SYMBOL LEGEND

- |  |   |
|--|---|
| <p>○ SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "CED EASEMENT"</p> <p>O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS</p> <p>P.O.C. POINT OF COMMENCEMENT</p> | <p>○ FIR FOUND 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"</p> <p>P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS</p> <p>P.O.B. POINT OF BEGINNING</p> |
|--|---|

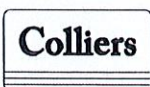
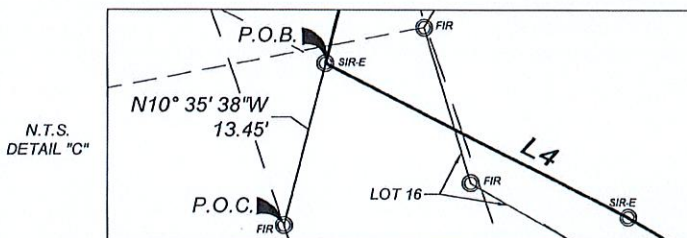
## EASEMENT LEGEND

- |   |   |
|---|---|
| <p><b>A</b> 150' SANITARY CONTROL EASEMENT (VOL. 9544, PG. 1826 O.P.R.)</p> <p><b>B</b> 13' ELECTRIC AND GAS EASEMENT (VOL. 7058, PG. 865 O.P.R.)</p> <p><b>C</b> VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 7120, PG. 1624 O.P.R.)</p> <p><b>D</b> 10' ELEC, GAS, TELEPHONE, &amp; TV EASEMENT (VOL. 20003, PG. 729 P.R.)</p> <p><b>E</b> 10' UTILITY &amp; PEDESTRIAN EASEMENT (VOL. 20003, PG. 729 P.R.)</p> | <p><b>F</b> 30' TEMPORARY CONSTRUCTION EASEMENT (DOC. 20210211814 O.P.R.)</p> <p><b>G</b> 16' SANITARY SEWER EASEMENT (VOL. 9514, PG. 91-93 P.R.)</p> <p><b>H</b> 20' WATER EASEMENT (DOC. 2022088122 O.P.R.)</p> <p><b>I</b> VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20003, PG. 729 P.R.)</p> <p><b>J</b> VEGETATIVE FILTER STRIP EASEMENT (DOC. 20210211815 O.P.R.)</p> |
|---|---|



8/28/24

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 08/28/2024  
PROJECT NO.: 23000639A



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TITLE: 08/28/24  
TBLSTY: 1013450

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SCALE: AS SHOWN DATE: 08/28/2024 DRAWN BY: CAR CHECKED BY: RV  
PROJECT NUMBER: 23000639A DRAWING NAME: 20-093 LUSKEY BLVD

SHEET TITLE:  
EASEMENT ABANDONMENT  
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3 of 3