

METES AND BOUNDS DESCRIPTION
FOR A PORTION OF A 50' DRAINAGE EASEMENT TO BE ABANDONED

A 0.193 of an acre, or 8,428 square feet more or less, easement located on that 1296.619 acre tract conveyed to Marmaxx Operating Corp. by deed recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, being a portion of a 50' Drainage Easement recorded in Volume 4249, Page 1984-1987 of the Official Public Records of Bexar County, Texas, out of the Juan M. Urriegas Survey No. 32, Abstract 769, County Block 4283, Bexar County, Texas. Said 0.193 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½ inch iron rod with cap stamped "RPLS 4020" at a northwest corner of said 1296.619 acre tract, the southwest corner of a 13.250 acre tract conveyed to Girdley Ventures-Espada, LLC by deed recorded in Document No. 20190189970 of the Official Public Records of Bexar County, Texas, on the east right-of-way line of U.S. Highway 281, also known as Roosevelt Avenue, a variable width public right-of-way;

THENCE: Departing the east right-of-way line of said U.S. Highway 281, along and with the common lines of said 1296.619 acre tract and said 13.250 acre tract, the following bearings and distances:

N 70°44'06" E, a distance of 167.30 feet to a found ½ inch iron rod with cap stamped "RPLS 4020";

Northeasterly, along a non-tangent curve to the right having a radius of 2060.00 feet, a central angle of 21°36'54", a chord bearing and distance of N 81°32'30" E, 772.54 feet, for an arc length of 777.14 feet to a found ½ inch iron rod with cap stamped "RPLS 4020";

N 00°18'17" W, a distance of 611.12 feet to a found ½ inch iron rod with cap stamped "RPLS 4020" at a northwest corner of said 1296.619 acre tract and the northeast corner of said 13.250 acre tract, on the south line of a 25.84 acre tract conveyed to DTACTL Legacy-RWAP, LLC by deed recorded in Document No. 20230024260 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°57'22" E, along and with the south line of said 25.84 acre tract, at a distance of 162.43 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson Engineers";

THENCE: Departing the north line of said 1296.619 acre tract and the south line of said 25.84 acre tract, over and across said 1296.619 acre tract, the following bearings and distances:

S 00°17'28" E, a distance of 20.81 feet for the POINT OF BEGINNING;

S 88°39'33" E, a distance of 169.28 feet to a point;

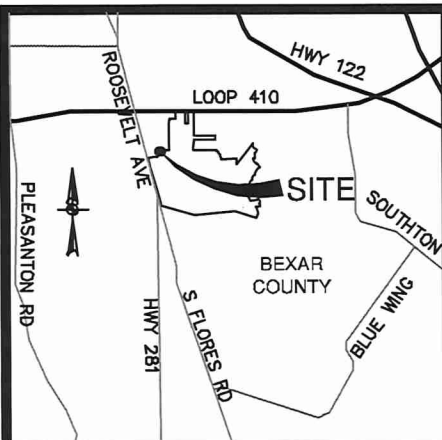
S 01°20'27" W, a distance of 50.00 feet to a point;

N 88°39'33" W, a distance of 167.86 feet to a point;

N 00°17'28" W, a distance of 50.02 feet to the POINT OF BEGINNING and containing 0.193 of an acre in Bexar County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 12632-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 8, 2023
JOB NO. 12632-02
DOC. ID. N:\CIVIL\12632-02\Word\12632-02 FN_ESVAC_0.193AC.docx





LOCATION MAP

NOT-TO-SCALE

CALLLED 2.607 ACRE TRACT
MARY G. ADAMS AND DONALD R. VESTAL
(VOLUME 14765, PAGE 2206 O.P.R.)

50' DRAINAGE EASEMENT
(VOL. 4249, PG. 1984-1987 O.P.R.)

13.250 AC
GIRDLEY VENTURES-ESPADA, LLC
(DOC. NO. 20190189970 O.P.R.)

50' SANITARY SEWER
EASEMENT
(VOL. 4204,
PG. 1884-1887 O.P.R.)

100' SANITARY SEWER
EASEMENT
(VOL. 19048,
PG. 2258, O.P.R.)

P.O.C.

FD. I.R.(RPLS 4020)

FD. I.R.(RPLS 4020)

N70°44'06"E 167.30'

R=2,060.00'
Delta=21°36'54"
CB=N81°32'30"E
CD=772.54'
L=777.14'

FD. I.R.(RPLS 4020)

S00°17'28"E 20.81'
S89°57'22"E 162.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°39'33"E	169.28'
L2	S01°20'27"W	50.00'
L3	N88°39'33"W	167.86'
L4	N00°17'28"W	50.02'

LEGEND:

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

FD. FOUND

I.R. 1/2" IRON ROD

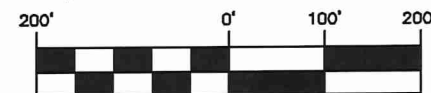
FD. I.R. WITH PAPE-DAWSON CAP
(UNLESS OTHERWISE NOTED)

CALCULATED POINT

25.84 ACRE
OWNER: DTACTL LEGACY-RWAP, LLC
(DOC. NO. 20230024260, O.P.R.)

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12632-02 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1"= 200'

P.O.B.

PORTION OF A 50' DRAINAGE EASEMENT
TO BE ABANDONED
0.193 OF AN ACRE
(8,428 SQUARE FEET MORE OR LESS)

REMAINING PORTION OF
1296.619 ACRES
OWNER: MARMAXX OPERATING CORP.
(VOL. 18753, PG. 1832, O.P.R.)

JUAN M. URRIEGAS
SURVEY NO. 32
ABSTRACT 769
C.B. 4283



PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AUGUST 2023

SHEET 1
JOB No.:12632-02