

## FIELD NOTES DESCRIPTION

**DESCRIPTION OF A 0.0293 ACRE (1,275 SQUARE FEET) EASEMENT OUT OF A 0.689 ACRE TRACT OF LAND BEING OUT OF AND PART OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, NEW CITY BLOCK 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 78, BLOCK 6, OF THE STONE CREEK VILLAGE UNIT 1 SUBDIVISION AS SHOWN IN A PLAT RECORDED IN VOLUME 9671, PAGE 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 78 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO DIGBY PARTNERS, LLC, AS RECORDED IN VOLUME 17392, PAGE 1505, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found on the east line of said Lot 78, same being the west Right-of-Way line of Evans Road, as shown in a plat recorded in Volume 6538, Page 696, of the Official Public Records of Bexar County, Texas, for the east corner of the herein described tract, said 1/2-inch iron rod having state plane coordinate values of, X=2,133,326.10, Y=13,781,651.59;

Thence departing the westerly line of Evans Road Right-of-Way, over and across said Lot 78 the following ten (10) courses and distances:

1. South 80° 52' 16" West, for a distance of 2.19 feet to a calculated point being the south corner of the herein described tract;
2. North 19° 52' 18" West, for a distance of 11.88 feet to a calculated point for a corner of the herein described tract;
3. North 69° 37' 36" West, for a distance of 15.95 feet to a calculated point for a corner of the herein described tract;
4. North 62° 48' 01" West, for a distance of 9.96 feet to a calculated point for a corner of the herein described tract;

Parcel: 20573  
Project: 23-03896 District 9  
Traffic & Mobility Improvements  
(Stone Oak Area)  
Owner: Digby Partners LLC  
Easement

5. South 82° 47' 52" West, for a distance of 17.39 feet to a calculated point for a corner of the herein described tract;
6. South 07° 11' 37" East, for a distance of 4.12 feet to a calculated point for a corner of the herein described tract;
7. South 81° 18' 17" West, for a distance of 24.18 feet to a calculated point for a corner of the herein described tract;
8. North 09° 15' 00" West, for a distance of 6.07 feet to a calculated point for a corner of the herein described tract;
9. South 84° 18' 38" West, for a distance of 66.43 feet to a calculated point for a corner of the herein described tract;
10. North 09° 09' 46" West, for a distance of 7.85 feet to a found 1/2-inch iron rod on the south Right-of-Way line of Stone Oak Parkway, as shown in a plat recorded in Volume 9515, Page 24, of the Deed and Plat Records of Bexar County, Texas, being the northwest corner of said Lot 78 and the west corner of the herein described tract;

Thence along a curve to the left, along the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,555.00 feet and having a central angle of 02° 15' 13", and chord which bears North 83° 38' 56" East, for a chord distance of 100.49 feet through an arc distance of 100.50 feet to a calculated point being the north corner of the herein described tract;

Thence along a curve to the right, having a radius of 35.00 feet and having a central angle of 88° 30' 04", and chord which bears South 53° 10' 19" East, for a chord distance of 48.85 feet through an arc distance of 54.06 feet to the **POINT OF BEGINNING** and containing 0.0293 acres (1,275 square feet) of land, more or less.

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BEARING BASIS NOTE

The bearings described hereon are based on State Plane Coordinate System of 1983, Texas South Central Zone, North American Datum of 1983 (2011), Epoch 2010.00. All distances shown are in Grid values and can be converted to Surface by multiplying by the surface adjustment factor of 1.00017, Units – US Survey Feet.

Found Monuments, information and descriptions provided in this document are based on a survey made by Cobb Fendley in February and March of 2024.

I, hereby certify that this survey was performed on the ground under my supervision and that this parcel plat represents the facts as I found at the time of the survey.



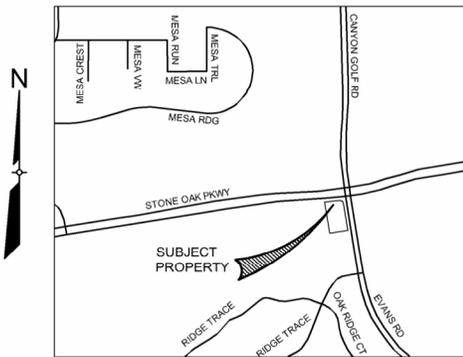
April 16, 2024



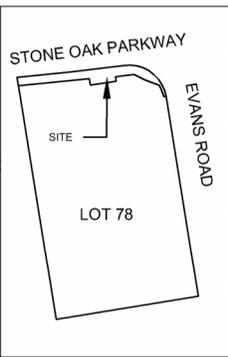
David A. McKinnon  
Registered Professional Land Surveyor  
Texas Registration No. 6994  
Rev. No. 2

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

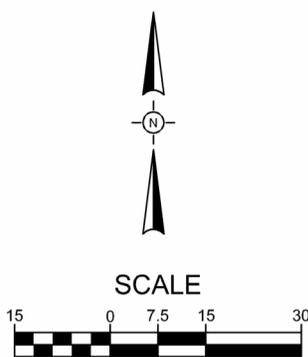
L.C. GROTHAUS SURVEY NO. 12, ABSTRACT 930,  
NEW CITY BLOCK 19219, BEXAR COUNTY, TEXAS



VICINITY MAP  
-NOT TO SCALE-



PARENT TRACT  
-NOT TO SCALE-



( IN FEET )  
1 inch = 30 ft.

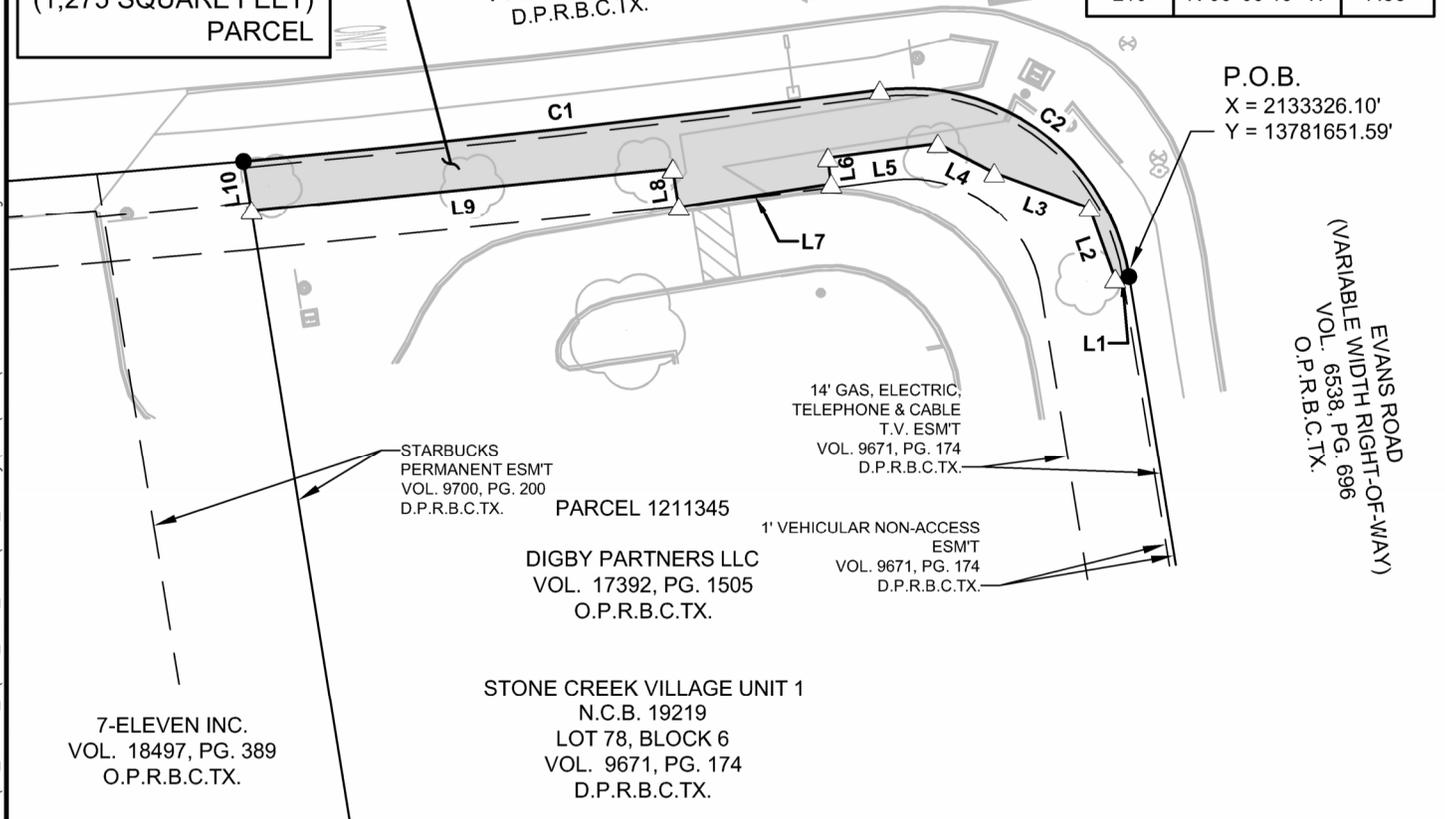
Line Table		
Line #	Direction	Length
L1	S 80°52'16" W	2.19'
L2	N 19°52'18" W	11.88'
L3	N 69°37'36" W	15.95'
L4	N 62°48'01" W	9.96'
L5	S 82°47'52" W	17.39'
L6	S 07°11'37" E	4.12'
L7	S 81°18'17" W	24.18'
L8	N 09°15'00" W	6.07'
L9	S 84°18'38" W	66.43'
L10	N 09°09'46" W	7.85'

0.0293 ACRE  
(1,275 SQUARE FEET)  
PARCEL

STONE OAK PARKWAY  
(110' RIGHT-OF-WAY)  
VOL. 9515, PG. 24  
D.P.R.B.C.TX.

P.O.B.  
X = 2133326.10'  
Y = 13781651.59'

EVANS ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOL. 6538, PG. 696  
O.P.R.B.C.TX.



STARBUCKS  
PERMANENT ESMT  
VOL. 9700, PG. 200  
D.P.R.B.C.TX.

PARCEL 1211345

DIGBY PARTNERS LLC  
VOL. 17392, PG. 1505  
O.P.R.B.C.TX.

1' VEHICULAR NON-ACCESS  
ESMT  
VOL. 9671, PG. 174  
D.P.R.B.C.TX.

STONE CREEK VILLAGE UNIT 1  
N.C.B. 19219  
LOT 78, BLOCK 6  
VOL. 9671, PG. 174  
D.P.R.B.C.TX.

7-ELEVEN INC.  
VOL. 18497, PG. 389  
O.P.R.B.C.TX.

STONE OAK EVANS SWC  
SUBDIVISION  
N.C.B. 19219  
LOT 79, BLOCK 6  
VOL. 9700, PG. 200  
D.P.R.B.C.TX.

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	100.50'	2555.00'	02°15'13"	N 83°38'56" E	100.49'
C2	54.06'	35.00'	88°30'04"	S 53°10'19" E	48.85'

PARCEL: 20573  
PROJECT: 23-03896 DISTRICT 9  
TRAFFIC & MOBILITY IMPROVEMENTS  
(STONE OAK AREA)  
OWNER: DIGBY PARTNERS LLC  
EASEMENT

REVISION 2 - APRIL 16, 2024

PAGE 1 OF 2

Dwg Info: G:\Projects\2023\09003\_COSA\_2022\_Rd\_Bond\01\_District\_9\300\_DEPT\_DOCS\302\_Survey\CAD\Plots\20573 - ESMT\_R2.dwg - Tab: LAYOUT1 - Plotted: 4/16/2024 12:27 PM By: DAVID MCKINNON

PROJECT:	- DISTRICT 9
JOB NUMBER:	- 2309-003-01
DATE:	- MARCH 7, 2024
FIELDBOOK:	- N/A
DESIGN:	- N/A
DRAWN:	- D. MCKINNON
CHECK:	- B. WHITE
APPROVE:	- D. MCKINNON
SCALE:	- 1" = 30'

TBPELS FIRM NO. 274 / 10046700  
401 ISOM RD SUITE 101  
SAN ANTONIO, TEXAS 78216  
210.826.4611 | FAX 210.826.4906  
WWW.COBBFENDLEY.COM

0.0293 ACRE (1,275 SQ FT)  
EASEMENT OUT OF A  
0.689 ACRE TRACT  
CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

L.C. GROTHAUS SURVEY NO. 12, ABSTRACT 930,  
NEW CITY BLOCK 19219, BEXAR COUNTY, TEXAS

PARCEL: 20573  
PROJECT: 23-03896 DISTRICT 9  
TRAFFIC & MOBILITY IMPROVEMENTS  
(STONE OAK AREA)  
OWNER: DIGBY PARTNERS LLC  
EASEMENT

## SURVEY LEGEND

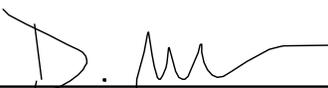
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. NEW CITY BLOCK
-  EASEMENT SPACE

### NOTES:

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT EPOCH 2010.00. COORDINATED AND DISTANCES ARE IN SURVEY FEET, DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
2. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN FEBRUARY & MARCH, 2024.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
4. SUBJECT PARCEL IS WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48029C0140G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS I FOUND AT THE TIME OF THE SURVEY.





04/16/2024  
DATE

DAVID A. MCKINNON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6994

REVISION 2 - APRIL 16, 2024

PAGE 2 OF 2

PROJECT: - DISTRICT 9
JOB NUMBER: - 2309-003-01
DATE: - MARCH 7, 2024
FIELDBOOK: - N/A
DESIGN: - N/A
DRAWN: - D. MCKINNON
CHECK: - B. WHITE
APPROVE: - D. MCKINNON
SCALE: - N/A



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0.0293 ACRE (1,275 SQ FT)  
EASEMENT OUT OF A  
0.689 ACRE TRACT  
CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

Mapcheck 1: 1211345 ESMT R1

Closure Summary

Precision, 1 part in: 66142.90'  
Error distance: 0.00'  
Error direction: S57° 29' 45.55"W  
Area: 1274.81 Sq. Ft.  
Square area: 1274.81  
Perimeter: 320.58'

Point of Beginning

Easting: 2133227.80'  
Northing: 13782059.83'

Side 1: Line

Direction: S80° 52' 16"W  
Angle: [80.87 (d)]  
Deflection angle: [-99.13 (d)]  
Distance: 2.19'  
Easting: 2133225.64'  
Northing: 13782059.49'

Side 2: Line

Direction: N19° 52' 18"W  
Angle: [-100.74 (d)]  
Deflection angle: [79.26 (d)]  
Distance: 11.88'  
Easting: 2133221.60'  
Northing: 13782070.66'

Side 3: Line

Direction: N69° 37' 36"W  
Angle: [130.24 (d)]  
Deflection angle: [-49.76 (d)]  
Distance: 15.95'  
Easting: 2133206.65'  
Northing: 13782076.21'

Side 4: Line

Direction: N62° 48' 01"W  
Angle: [-173.17 (d)]  
Deflection angle: [6.83 (d)]  
Distance: 9.96'  
Easting: 2133197.79'  
Northing: 13782080.77'

Side 5: Line

Direction: S82° 47' 52"W  
Angle: [145.60 (d)]  
Deflection angle: [-34.40 (d)]  
Distance: 17.39'  
Easting: 2133180.54'  
Northing: 13782078.59'

Side 6: Line

Direction: S7° 11' 37"E  
Angle: [90.01 (d)]  
Deflection angle: [-89.99 (d)]

Distance:	4.12'
Easting:	2133181.06'
Northing:	13782074.50'
Side 7: Line	
Direction:	S81° 18' 17"W
Angle:	[-91.50 (d)]
Deflection angle:	[88.50 (d)]
Distance:	24.18'
Easting:	2133157.15'
Northing:	13782070.84'
Side 8: Line	
Direction:	N9° 15' 00"W
Angle:	[-90.55 (d)]
Deflection angle:	[89.45 (d)]
Distance:	6.07'
Easting:	2133156.18'
Northing:	13782076.83'
Side 9: Line	
Direction:	S84° 18' 38"W
Angle:	[93.56 (d)]
Deflection angle:	[-86.44 (d)]
Distance:	66.43'
Easting:	2133090.08'
Northing:	13782070.25'
Side 10: Line	
Direction:	N9° 09' 46"W
Angle:	[-93.47 (d)]
Deflection angle:	[86.53 (d)]
Distance:	7.85'
Easting:	2133088.83'
Northing:	13782078.00'
Side 11: Curve	
Curve direction:	Counter-clockwise
Radius:	[2554.39']
Arc length:	100.50'
Delta angle:	2.25 (d)
Tangent:	[50.25']
Chord direction:	N83° 38' 56"E
Chord angle:	[-87.19 (d)]
Deflection angle:	[92.81 (d)]
Chord distance:	100.49'
Easting:	2133188.70'
Northing:	13782089.11'
Side 12: Curve	
Curve direction:	Clockwise
Radius:	[35.00']
Arc length:	54.06'
Delta angle:	88.50 (d)
Tangent:	[34.10']
Chord direction:	S53° 10' 19"E

Chord angle:	[-135.69 (d)]
Deflection angle:	[44.31 (d)]
Chord distance:	48.85'
Easting:	2133227.80'
Northing:	13782059.83'