

Parcel: 20572 TCE
Project: 23-03896 District 9
Traffic & Mobility Improvements
(Stone Oak Area)
Owner: 7-Eleven Inc.
Temporary Construction Easement

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 0.0491 ACRE (2,138 SQUARE FEET) TEMPORARY CONSTRUCTION EASEMENT OUT OF AN 1.330 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 79, BLOCK 6, OF THE STONE OAK EVANS SWC SUBDIVISION AS SHOWN IN A PLAT RECORDED IN VOLUME 9700, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 79 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO 7-ELEVEN, INC, AS RECORDED IN VOLUME 18497, PAGE 389, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 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 northeast corner of said Lot 79, said 1/2-inch iron rod having state plane coordinate values of, X=2,133,187.13, Y=13,781,669.75;

Thence departing the south Right-of-Way line of Stone Oak Parkway, South 09° 09' 46" East, for a distance of 7.85 feet to the **POINT OF BEGINNING**, a calculated point for a corner of the herein described tract;

Thence over and across said Lot 79 the following seventeen (17) courses and distances:

1. South 09° 09' 46" East, for a distance of 6.00 feet to a calculated point being the east corner of the herein described tract;
2. South 84° 18' 00" West, for a distance of 22.03 feet to a calculated point for a corner of the herein described tract;
3. South 09° 51' 14" East, for a distance of 4.78 feet to a calculated point for a corner of the herein described tract;

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4. South 85° 39' 09" West, for a distance of 34.68 feet to a calculated point being the south corner of the herein described tract;
5. North 09° 52' 23" West, for a distance of 4.78 feet to a calculate point for a corner of the herein described tract;
6. along a curve to the right, having a radius of 3,345.66 feet and having a central angle of 03° 00' 15", and chord which bears South 87° 44' 09" West, for a chord distance of 175.40 feet through an arc distance of 175.42 feet to calculated point for a corner of the herein described tract;
7. North 02° 06' 57" West, for a distance of 13.99 feet to a calculated point being the west corner of the herein described tract, from which a 1/2-inch iron rod is found along a curve to the right, along the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,445.00 feet and having a central angle of 00° 19' 55", and chord which bears South 87° 28' 31" West, for a chord distance of 14.17 feet through an arc distance of 14.17 feet;
8. along a curve to the left, along the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,445.00 feet and having a central angle of 00° 56' 30", and chord which bears North 88° 06' 43" East, for a chord distance of 40.18 feet through an arc distance of 40.18 feet to a calculated point for a corner of the herein described tract, from which a 1/2-inch iron rod is found along a curve to the left, along the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,445.00 feet and having a central angle of 00° 07' 45", and chord which bears North 88° 38' 50" East, for a chord distance of 5.51 feet through an arc distance of 5.51 feet;
9. departing the south Right-of-Way line of Stone Oak Parkway, South 82° 48' 06" East, for a distance of 31.05 feet to a calculated point for a corner of the herein described tract;
10. along a curve to the left, having a radius of 182.50 feet and having a central angle of 06° 45' 51", and chord which bears South 86° 11' 01" East, for a chord distance of 21.53 feet through an arc distance of 21.55 feet to a calculated point for a corner of the herein described tract;

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11. along a curve to the left, having a radius of 184.32 feet and having a central angle of $02^{\circ} 43' 27''$, and chord which bears South $84^{\circ} 22' 40''$ East, for a chord distance of 8.76 feet through an arc distance of 8.76 feet to a calculated point for a corner of the herein described tract;
12. along a curve to the left, having a radius of 2,563.75 feet and having a central angle of $00^{\circ} 07' 33''$, and chord which bears North $87^{\circ} 38' 44''$ East, for a chord distance of 5.63 feet through an arc distance of 5.63 feet to a calculated point for a corner of the herein described tract;
13. South $47^{\circ} 31' 24''$ East, for a distance of 3.54 feet to a calculated point for a corner of the herein described tract;
14. North $87^{\circ} 24' 40''$ East, for a distance of 10.34 feet to a calculated point for a corner of the herein described tract;
15. North $42^{\circ} 20' 32''$ East, for a distance of 3.54 feet to a calculated point for a corner of the herein described tract;
16. North $86^{\circ} 42' 34''$ East, for a distance of 54.71 feet to a calculated point for a corner of the herein described tract;
17. North $85^{\circ} 18' 18''$ East, for a distance of 54.77 feet to the **POINT OF BEGINNING** and containing 0.0491 acres (2,138 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

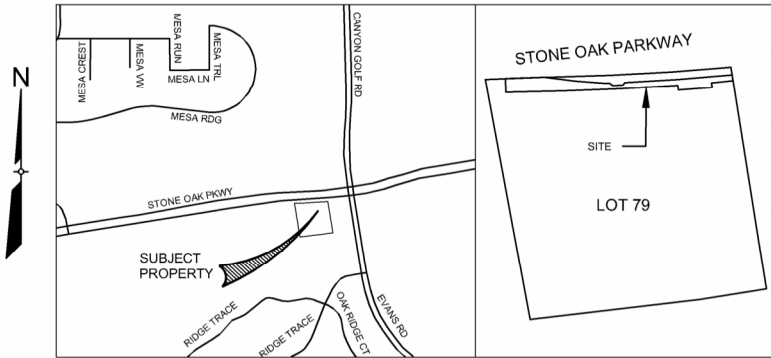


David A. McKinnon
Registered Professional Land Surveyor
Texas Registration No. 6994
Rev. No. 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

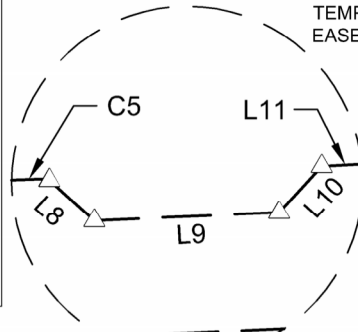
L.C. GROTHAUS SURVEY NO. 12, ABSTRACT 930,
NEW CITY BLOCK 19219, BEXAR COUNTY, TEXAS

PARCEL: 20572
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: 7-ELEVEN INC.
TEMPORARY CONSTRUCTION
EASEMENT



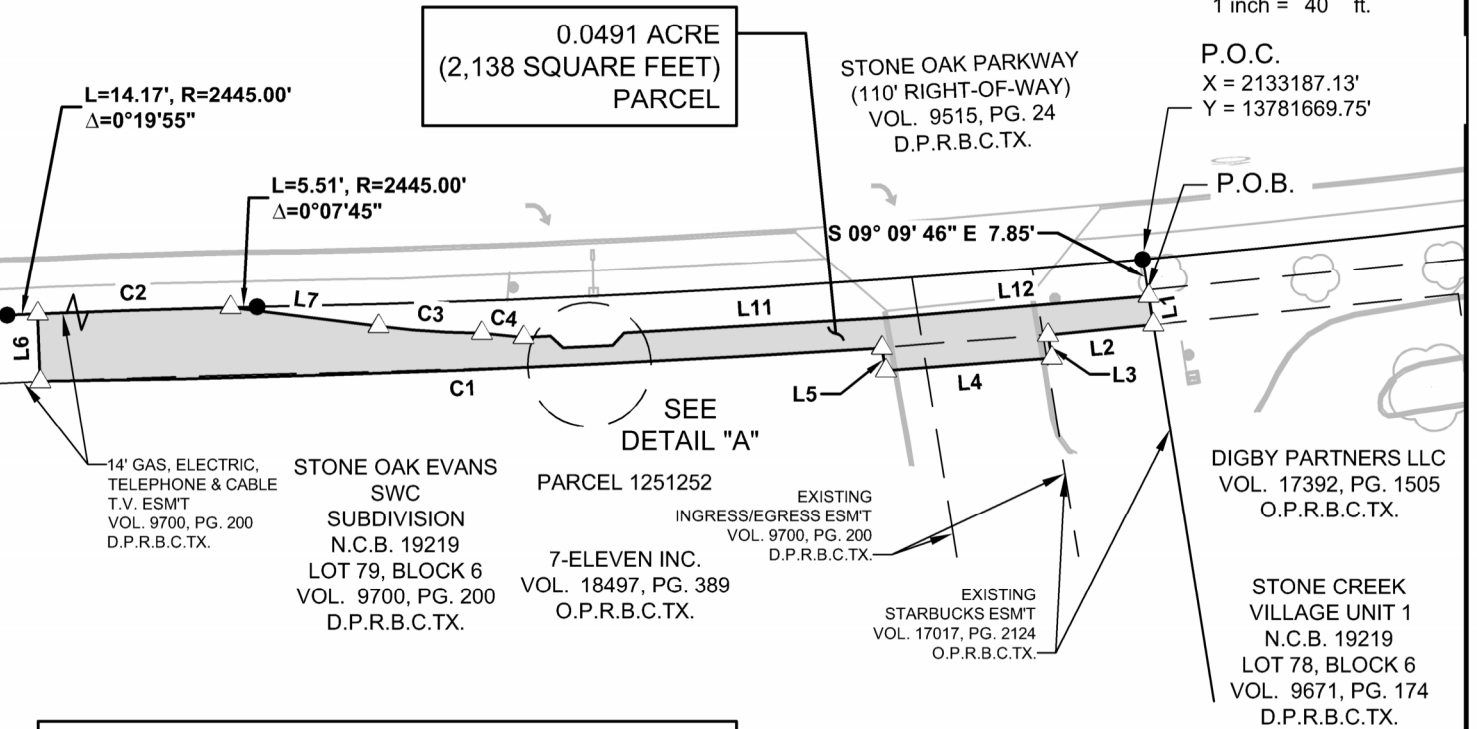
VICINITY MAP
-NOT TO SCALE-

PARENT TRACT
-NOT TO SCALE-



DETAIL "A"
N.T.S.

SCALE
20 0 10 20 40
(IN FEET)
1 inch = 40 ft.



Line Table

Line #	Direction	Length	Line #	Direction	Length
L1	S 09°09'46" E	6.00'	L7	S 82°48'06" E	31.05'
L2	S 84°18'00" W	22.03'	L8	S 47°31'24" E	3.54'
L3	S 09°51'14" E	4.78'	L9	N 87°24'40" E	10.34'
L4	S 85°39'09" W	34.68'	L10	N 42°20'32" E	3.54'
L5	N 09°52'23" W	4.78'	L11	N 86°42'34" E	54.71'
L6	N 02°06'57" W	13.99'	L12	N 85°18'18" E	54.77'

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C1	175.42'	3345.66'	03°00'15"	S 87°44'09" W	175.40'
C2	40.18'	2445.00'	00°56'30"	N 88°06'43" E	40.18'
C3	21.55'	182.50'	06°45'51"	S 86°11'01" E	21.53'
C4	8.76'	184.32'	02°43'27"	S 84°22'40" E	8.76'
C5	5.63'	2563.75'	00°07'33"	N 87°38'44" E	5.63'

REVISION 2 - APRIL 16, 2024

PAGE 1 OF 2

PROJECT: - DISTRICT 9
JOB NUMBER: - 23-03896
DATE: - MARCH 7, 2024
FIELDBOOK: - N/A
DESIGN: - N/A
DRAWN: - D. MCKINNON
CHECK: - B. WHITE
APPROVE: - D. MCKINNON
SCALE: - 1" = 40'

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

0.0491 ACRE (2,138 SQ FT)
TEMPORARY CONSTRUCTION
EASEMENT OUT OF A
1.330 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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NEW CITY BLOCK 19219, BEXAR COUNTY, TEXAS

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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:

- 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 US SURVEY FEET, DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
- FIELD INFORMATION SHOWN HERE ON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN FEBRUARY & MARCH, 2024.
- 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.
- 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.

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

04/16/2024
DATE

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REVISION 2 - APRIL 16, 2024

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DESIGN: - N/A
DRAWN: - D. MCKINNON
CHECK: - B. WHITE
APPROVE: - D. MCKINNON
SCALE: - N/A



CobbFendley

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0.0491 ACRE (2,138 SQ FT)
TEMPORARY CONSTRUCTION
EASEMENT OUT OF A
1.330 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

North: 13782626.58' East: 2131301.20'

Segment #1 : Line

Course: S9° 09' 46"E Length: 6.00'
North: 13782620.66' East: 2131302.15'

Segment #2 : Line

Course: S84° 18' 00"W Length: 22.03'
North: 13782618.47' East: 2131280.23'

Segment #3 : Line

Course: S9° 51' 14"E Length: 4.78'
North: 13782613.76' East: 2131281.05'

Segment #4 : Line

Course: S85° 39' 09"W Length: 34.68'
North: 13782611.13' East: 2131246.47'

Segment #5 : Line

Course: N9° 52' 23"W Length: 4.78'
North: 13782615.84' East: 2131245.65'

Segment #6 : Curve

Length: 175.42' Radius: 3345.66'
Delta: 3.0042 (d) Tangent: 87.73'
Chord: 175.40' Course: S87° 44' 09"W
Course In: N3° 45' 58"W Course Out: S0° 45' 43"E
RP North: 13785954.28' East: 2131025.89'
End North: 13782608.91' East: 2131070.39'

Segment #7 : Line

Course: N2° 06' 57"W Length: 13.99'
North: 13782622.89' East: 2131069.87'

Segment #8 : Curve

Length: 40.18' Radius: 2445.00'
Delta: 0.9416 (d) Tangent: 20.09'
Chord: 40.18' Course: N88° 06' 43"E
Course In: S2° 21' 32"E Course Out: N1° 25' 02"W
RP North: 13780179.96' East: 2131170.50'
End North: 13782624.22' East: 2131110.03'

Segment #9 : Line

Course: S82° 48' 06"E Length: 31.05'
North: 13782620.33' East: 2131140.83'

Segment #10 : Curve

Length: 21.55' Radius: 182.50'
Delta: 6.7641 (d) Tangent: 10.79'
Chord: 21.53' Course: S86° 11' 01"E
Course In: N7° 11' 54"E Course Out: S0° 26' 03"W
RP North: 13782801.39' East: 2131163.70'
End North: 13782618.89' East: 2131162.31'

Segment #11 : Curve

Length: 8.76' Radius: 184.32'
Delta: 2.7242 (d) Tangent: 4.38'
Chord: 8.76' Course: S84° 22' 40"E
Course In: N6° 59' 04"E Course Out: S4° 15' 36"W
RP North: 13782801.85' East: 2131184.73'
End North: 13782618.03' East: 2131171.03'

Segment #12 : Curve

Length: 5.63' Radius: 2563.75'
Delta: 0.1257 (d) Tangent: 2.81'
Chord: 5.63' Course: N87° 38' 44"E
Course In: N2° 17' 30"W Course Out: S2° 25' 03"E
RP North: 13785179.73' East: 2131068.52'
End North: 13782618.27' East: 2131176.66'

Segment #13 : Line

Course: S47° 31' 24"E Length: 3.54'
North: 13782615.88' East: 2131179.27'

Segment #14 : Line

Course: N87° 24' 40"E Length: 10.34'
North: 13782616.34' East: 2131189.60'

Segment #15 : Line

Course: N42° 20' 32"E Length: 3.54'
North: 13782618.96' East: 2131191.98'

Segment #16 : Line

Course: N86° 42' 34"E Length: 54.71'
North: 13782622.10' East: 2131246.60'

Segment #17 : Line

Course: N85° 18' 18"E Length: 54.77'
North: 13782626.58' East: 2131301.19'

Perimeter: 495.75' Area: 2138.48 Sq. Ft.
Error Closure: 0.01 Course: S88° 51' 02"W
Error North: -0.000 East: -0.007

Precision 1: 49571.00