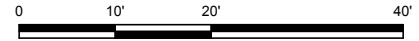


P:\04136\000\0-Survey\Drawings\Easements\04136.000_ESSD_20597_BLOCK 1 LOT 7_0.0038 AC.dwg 2024/04/10 4:54pm ybalmaceda

ESMA STREET

60' RIGHT-OF-WAY
(VOL 3025, PG 40 DPR)

PROJECT NAME: BROOKSIDE OUTFALL (ESMA STREET PHASE 2)
PARCEL NUMBER: 20597



SCALE: 1" = 20'

LEGEND

- POB = POINT OF BEGINNING
DPR = DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
VOL = VOLUME
PG = PAGE
○ = SET 1/2" IRON ROD WITH "CUDE" CAP
● = FOUND AS NOTED

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00017.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.

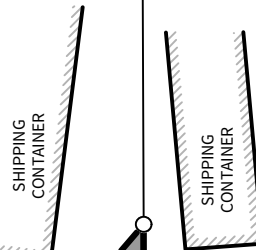
LOT 6

NEW CITY BLOCK 10883

LOT 7, BLOCK 1
PLAT OF BROOKSIDE
(VOL 3025, PG 40 DPR)
ADDRESS: 112 ESMA STREET

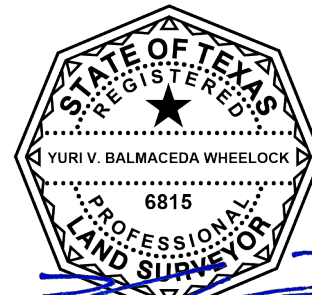
LOT 8

PERMANENT
VARIABLE WIDTH
DRAINAGE EASEMENT
0.0038 OF AN ACRE
(164 SQUARE FEET)



ALLEY WAY
16' RIGHT-OF-WAY
(VOL 3025, PG 40 PR)

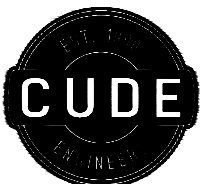
S89°46'17"W 15.80'
POB
1/2" IRON ROD



04/10/2024

CURVE TABLE

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
C1	233.00'	6°16'57"	25.55'	N37°59'45"E	25.54'



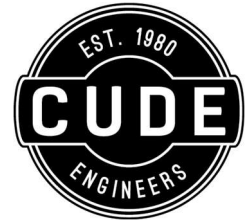
CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPELS FIRM #10048500
TBPE FIRM #455

EXHIBIT OF

0.0038 OF AN ACRE (164 SQUARE FEET)
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
112 ESMA STREET
LOT 7, BLOCK 1, PLAT OF BROOKSIDE
NEW CITY BLOCK 10883, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: 04136.000 DATE: 04/10/2024 BY: DLT PM: YVB PAGE: 1 OF 1

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



LEGAL DESCRIPTION
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
0.0038 OF AN ACRE OF LAND

0.0038 OF AN ACRE (164 SQUARE FEET) OF LAND LOCATED IN NEW CITY BLOCK 10883 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 7, BLOCK 1 OF THE PLAT OF BROOKSIDE RECORDED IN VOLUME 3025, PAGE 40 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.0038 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

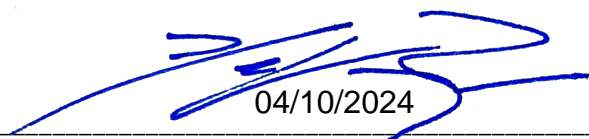
BEGINNING, AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 1, THE NORTH RIGHT-OF-WAY LINE OF A 16-FOOT ALLEY WAY RECORDED IN SAID PLAT OF BROOKSIDE;

THENCE, S 89°46'17" W, ALONG AND WITH THE COMMON LINE OF SAID LOT 7 AND SAID ALLEY WAY, A DISTANCE OF 15.80 FEET TO A POINT;

THENCE, NORTHEASTERLY, OVER AND ACROSS SAID LOT 7, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 55°08'43" E, WITH A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 06°16'57", AN ARC LENGTH OF 25.55 FEET, AND A CHORD BEARING AND DISTANCE OF N 37°59'45" E, 25.54 FEET, TO A POINT, THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID LOT 8;

THENCE, S 00°13'43" E, ALONG AND WITH THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8, A DISTANCE OF 20.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0038 OF AN ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00017.


04/10/2024

YURI V. BALMACEDA WHEELOCK
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SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. 04136.000

