

Parcel: 20577  
Project: 23-03896 District 9  
Traffic & Mobility Improvement  
(Stone Oak Area)  
Owner: RAFTER SOHO, LLC  
Right-of-Way Easement

## FIELD NOTES DESCRIPTION

**DESCRIPTION OF A 0.0271 ACRES (1,181 SQUARE FEET) RIGHT-OF-WAY EASEMENT OUT OF A 0.929 ACRE TRACT OF LAND BEING OUT OF AND PART OF THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, NEW CITY BLOCK 19222, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 47, BLOCK 1, OF THE HARDY OAKS/STONE OAK (NWC) REPLAT SUBDIVISION AS SHOWN IN A PLAT RECORDED IN VOLUME 9612, PAGE 19 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 47 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO RAFTER SOHO LLC, AS RECORDED IN DOCUMENT NUMBER 20230054947, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID RIGHT-OF-WAY EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod w/ "Pape Dawson" cap found on the southwest Right-of-Way line of Hardy Oaks Boulevard, as shown in a plat recorded in Volume 9509, Page 195, of the Deed and Plat Records of Bexar County, Texas, being the north corner of said Lot 47;

Thence along the southwest Right-of-Way line of Hardy Oaks Boulevard, South 46° 41' 44" East, for a distance of 95.88 feet to the **POINT OF BEGINNING**, being a calculated point for the north corner of the herein described tract, having state plane coordinate values of, X=2,130,452.55, Y=13,781,712.08;

Thence continuing with the southwest Right-of-Way line of Hardy Oaks Boulevard the following two (2) courses and distances:

1. South 46° 41' 44" East, for a distance of 67.33 feet to a calculated point being a corner of the herein described tract;
2. along a curve to the right, having a radius of 443.04 feet and having a central angle of 14° 45' 26", and chord which bears South 39° 22' 25" East, for a chord distance of 113.79 feet through an arc distance of 114.11 feet to a calculated point being the east corner of the herein described tract, same being the east corner of said Lot 47 and the north corner of Lot 45, Block 1 of said Hardy Oaks/Stone Oak (NWC) Replat Subdivision;

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Thence departing the southwest Right-of-Way line of Hardy Oaks Boulevard, over and across said Lot 47 the following eleven (11) courses and distances:

1. South 57° 37' 12" West, for a distance of 6.75 feet to a calculated point being the south corner of the herein described tract, being on the northerly line of said Lot 45, from which to a 1/2-inch iron rod w/ "Pape Dawson" cap found for the south corner of said Lot 47 bears South 57° 37' 12" West, for a distance of 5.71 feet to a calculated point and South 76° 44' 26" West, for a distance of 215.30 feet;
2. North 33° 13' 08" West, for a distance of 1.87 feet to a calculated point for a corner of the herein described tract;
3. North 32° 40' 05" West, for a distance of 10.07 feet to a calculated point for a corner of the herein described tract;
4. North 34° 03' 00" West, for a distance of 7.97 feet to a calculated point for a corner of the herein described tract;
5. North 77° 46' 24" West, for a distance of 3.66 feet to a calculated point for a corner of the herein described tract;
6. North 35° 47' 04" West, for a distance of 12.99 feet to a calculated point for a corner of the herein described tract;
7. North 08° 04' 52" East, for a distance of 3.54 feet to a calculated point for a corner of the herein described tract;
8. along a curve to the left, having a radius of 436.29 feet and having a central angle of 09° 46' 17", and chord which bears North 41° 51' 32" West, for a chord distance of 74.32 feet through an arc distance of 74.41 feet to a calculated point for a corner of the herein described tract;
9. North 46° 44' 41" West, for a distance of 37.78 feet to a calculated point for a corner of the herein described tract;
10. along a curve to the right, having a radius of 56.75 feet and having a central angle of 18° 32' 44", and chord which bears North 37° 28' 19" West, for a chord distance of 18.29 feet through an arc distance of 18.37 feet to a calculated point for a corner of the herein described tract;

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11. North 28° 11' 57" West, for a distance of 11.95 feet to the **POINT OF BEGINNING** and containing 0.0271 acres (1,181 square feet) of land.

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 March and April of 2024.



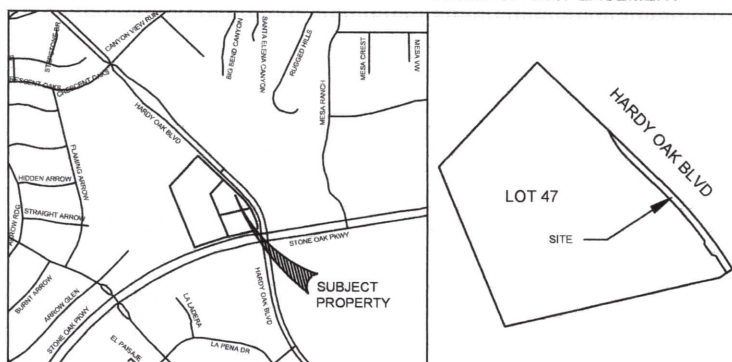
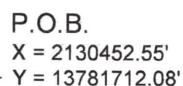
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William E. Merten, RPLS, LSLS  
Texas Registration No. 5046  
Cobb, Fendley & Associates, Inc.  
Rev. No. 1

Date



PARCEL: 20577  
PROJECT: 23-03896 DISTRICT 9  
TRAFFIC & MOBILITY IMPROVEMENTS  
(STONE OAK AREA)  
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RIGHT-OF-WAY EASEMENT



VICINITY MAP

-NOT TO SCALE-

PARENT TRACT

-NOT TO SCALE-

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	114.11'	443.04'	14°45'26"	S 39°22'25" E	113.79'
C2	74.41'	436.29'	09°46'17"	N 41°51'32" W	74.32'
C3	18.37'	56.75'	18°32'44"	N 37°28'19" W	18.29'

Line Table		
Line #	Direction	Length
L1	S 46°41'44" E	67.33'
L2	S 57°37'12" W	6.75'
L3	N 33°13'08" W	1.87'
L4	N 32°40'05" W	10.07'
L5	N 34°03'00" W	7.97'
L6	N 77°46'24" W	3.66'
L7	N 35°47'04" W	12.99'
L8	N 08°04'52" E	3.54'
L9	N 46°44'41" W	37.78'
L10	N 28°11'57" W	11.95'

0.0271 ACRE  
(1,181 SQUARE FEET)  
PARCEL

RAFTER SOHO LLC  
DOC. NO. 20230054947  
O.P.R.B.C.TX.

HARDY OAKS / STONE OAK  
(NWC) REPLAT SUBDIVISION  
N.C.B. 19222  
LOT 47, BLOCK 1  
VOL. 9612, PG. 19  
D.P.R.B.C.TX.

14' GAS, ELECTRIC &  
TELEPHONE & CABLE  
T.V. ESM'T  
VOL. 9571, PG. 150  
D.P.R.B.C.TX.

HARDY OAK BLVD  
(86' RIGHT-OF-WAY)  
VOL. 9509, PG. 195  
D.P.R.B.C.TX.

MCDONALD'S REAL ESTATE COMPANY  
DOC. NO. 20100065319  
O.P.R.B.C.TX.

HARDY OAKS / STONE OAK  
(NWC) REPLAT SUBDIVISION  
N.C.B. 19222  
LOT 45, BLOCK 1  
VOL. 9612, PG. 19  
D.P.R.B.C.TX.

S 76° 44' 26" W 215.30'-

S 57° 37' 12" W 5.71'

REVISION 1 - JANUARY 15, 2025

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PROJECT: - DISTRICT 9
JOB NUMBER: - 23-03896
DATE: - APRIL 12, 2024
FIELDBOOK: - N/A
DESIGN: - N/A
DRAWN: - B. WHITE
CHECK: - W. MERTEN
APPROVE: - W. MERTEN
SCALE: - 1" = 30'



**CobbFendley**  
TPELS FIRM NO. 274 / 10046700

TBPELS FIRM NO. 274 / 10046700  
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 SAN ANTONIO, TEXAS 78216  
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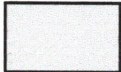
0.0271 ACRE (1,181 SQ FT)  
RIGHT-OF-WAY EASEMENT  
TRACT OUT OF A  
0.929 ACRE TRACT  
CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT 112,  
N.C.B. 19222, SAN ANTONIO, BEXAR COUNTY, TEXAS

PARCEL: 20577  
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(STONE OAK AREA)  
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## SURVEY LEGEND

- 1/2" IRON ROD FOUND W/ "PAPE DAWSON" CAP
- △ 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
- ESMT EASEMENT
-  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 US 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 HERE ON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN MARCH & APRIL, 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.

01/15/2025

WILLIAM E. MERTEN, RPLS, LSLs  
TEXAS REGISTRATION NO. 5046

REVISION 1 - JANUARY 15, 2025

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PROJECT: - DISTRICT 9  
JOB NUMBER: - 23-03896  
DATE: - APRIL 12, 2024  
FIELDBOOK: - N/A  
DESIGN: - N/A  
DRAWN: - B. WHITE  
CHECK: - W. MERTEN  
APPROVE: - W. MERTEN  
SCALE: - N/A



**CobbFendley**  
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0.0271 ACRE (1,181 SQ FT)  
RIGHT-OF-WAY EASEMENT  
TRACT OUT OF A  
0.929 ACRE TRACT  
CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

## Mapcheck 1: PARCEL 20577 R.O.W. ESMT - REV1

### Closure Summary

Precision, 1 part in: 64278.94'

Error distance: 0.01'

Error direction: S18° 28' 30.14"E

Area: 1181.41 Sq. Ft.

Square area: 1181.41

Perimeter: 370.80'

### Point of Beginning

Easting: 2130452.55'

Northing: 13781712.08'

### Side 1: Line

Direction: S46° 41' 44"E

Angle: [-46.70 (d)]

Deflection angle: [133.30 (d)]

Distance: 67.33'

Easting: 2130501.55'

Northing: 13781665.90'

### Side 2: Curve

Curve direction: Clockwise

Radius: [443.02']

Arc length: 114.11'

Delta angle: 14.76 (d)

Tangent: [57.37']

Chord direction: S39° 22' 25.21"E

Chord angle: [-172.68 (d)]

Deflection angle: [7.32 (d)]

Chord distance: 113.79'

Easting: 2130573.73'

Northing: 13781577.94'

Side 3: Line

Direction: S57° 37' 12"W

Angle: [-90.38 (d)]

Deflection angle: [89.62 (d)]

Distance: 6.75'

Easting: 2130568.03'

Northing: 13781574.32'

Side 4: Line

Direction: N33° 13' 08"W

Angle: [-90.84 (d)]

Deflection angle: [89.16 (d)]

Distance: 1.87'

Easting: 2130567.01'

Northing: 13781575.89'

Side 5: Line

Direction: N32° 40' 05"W

Angle: [-179.45 (d)]

Deflection angle: [0.55 (d)]

Distance: 10.07'

Easting: 2130561.57'

Northing: 13781584.37'

Side 6: Line

Direction: N34° 03' 00"W

Angle: [178.62 (d)]

Deflection angle: [-1.38 (d)]

Distance: 7.97'

Easting: 2130557.11'

Northing: 13781590.97'

Side 7: Line

Direction: N77° 46' 24"W

Angle: [136.28 (d)]

Deflection angle: [-43.72 (d)]

Distance: 3.66'

Easting: 2130553.53'

Northing: 13781591.74'

Side 8: Line

Direction: N35° 47' 04"W

Angle: [-138.01 (d)]

Deflection angle: [41.99 (d)]

Distance: 12.99'

Easting: 2130545.94'

Northing: 13781602.28'

Side 9: Line

Direction: N8° 04' 52"E

Angle: [-136.13 (d)]

Deflection angle: [43.87 (d)]

Distance: 3.54'

Easting: 2130546.43'



Northing: 13781605.79'

Side 10: Curve

Curve direction: Counter-clockwise

Radius: [436.31']

Arc length: 74.41'

Delta angle: 9.77 (d)

Tangent: [37.30']

Chord direction: N41° 51' 32.09"W

Chord angle: [130.06 (d)]

Deflection angle: [-49.94 (d)]

Chord distance: 74.32'

Easting: 2130496.84'

Northing: 13781661.14'

Side 11: Line

Direction: N46° 44' 41"W

Angle: [180 (d)]

Deflection angle: [-0 (d)]

Distance: 37.78'

Easting: 2130469.33'

Northing: 13781687.03'

Side 12: Curve

Curve direction: Clockwise

Radius: [56.75']

Arc length: 18.37'

Delta angle: 18.55 (d)

Tangent: [9.27']

Chord direction: N37° 28' 18.67"W

Chord angle: [-170.73 (d)]

Deflection angle: [9.27 (d)]

Chord distance: 18.29'

Easting: 2130458.20'

Northing: 13781701.54'

Side 13: Line

Direction: N28° 11' 57"W

Angle: [180 (d)]

Deflection angle: [-0 (d)]

Distance: 11.95'

Easting: 2130452.55'

Northing: 13781712.08'