

Parcel: 20576 TCE
Project: 23-03896 District 9
Traffic & Mobility Improvement
(Stone Oak Area)
Owner: RAFTER SOHO, LLC
Temporary Construction Easement

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.0180 ACRE (782 SQUARE FEET) TEMPORARY CONSTRUCTION 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 TEMPORARY CONSTRUCTION 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 southwest Right-of-Way line of Hardy Oaks Boulevard, shown on a plat, recorded in Volume 9509, Page 195 of the Deed and Plat Records of Bexar County, Texas, South 46° 41' 44" East, for a distance of 87.08 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=2,130,446.15, Y=13,781,718.11;

Thence along the southwest Right-of-Way line of Hardy Oaks Boulevard, South 46° 41' 44" East, for a distance of 8.79 feet to a calculated point of the herein described tract;

Thence departing the southwest Right-of-Way line of Hardy Oaks Boulevard the following ten (10) courses and distances:

1. South 28° 11' 57" East, for a distance of 11.95 feet to a calculated point of the herein described tract;

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2. along a curve to the left, having a radius of 56.75 feet and having a central angle of $18^{\circ} 32' 44''$, and chord which bears South $37^{\circ} 28' 19''$ East, for a chord distance of 18.29 feet through an arc distance of 18.37 feet to a calculated point of the herein described tract;
3. South $46^{\circ} 44' 41''$ East, for a distance of 37.78 feet to a calculated point of the herein described tract;
4. along a curve to the right, having a radius of 436.29 feet and having a central angle of $09^{\circ} 46' 17''$, and chord which bears South $41^{\circ} 51' 32''$ East, for a chord distance of 74.32 feet through an arc distance of 74.41 feet to a calculated point of the herein described tract;
5. South $08^{\circ} 04' 52''$ West, for a distance of 3.54 feet to a calculated point of the herein described tract;
6. South $35^{\circ} 47' 04''$ East, for a distance of 12.99 feet to calculated point of the herein described tract;
7. South $77^{\circ} 46' 24''$ East, for a distance of 3.66 feet to a calculated point of the herein described tract;
8. South $34^{\circ} 03' 00''$ East, for a distance of 7.97 feet to a calculated point of the herein described tract;
9. South $32^{\circ} 40' 05''$ East, for a distance of 10.07 feet to a calculated point of the herein described tract;
10. South $33^{\circ} 13' 08''$ East, for a distance of 1.87 feet to a calculated point being the east corner of the herein described tract, on the south line of said lot 47;

Thence along the south line of said Lot 47, same being the north line of said Lot 45, South $57^{\circ} 37' 12''$ West, for a distance of 8.33 feet to a calculated point of the herein described tract;

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Thence along the south line of Lot 47, South 76° 44' 26" West, for a distance of 4.67 feet to a calculated point being the south corner of the herein described tract;

Thence departing the south line of Lot 47, over and across Lot 47 the following seventeen (17) courses and distances:

1. North 30° 34' 00" West, for a distance of 16.10 feet to a calculated point of the herein described tract;
2. North 57° 37' 26" East, for a distance of 5.38 feet to a calculated point of the herein described tract;
3. North 32° 22' 34" West, for a distance of 3.12 feet to a calculated point of the herein described tract;
4. North 34° 50' 01" West, for a distance of 0.63 feet to a calculated point of the herein described tract;
5. along a curve to the left, having a radius of 435.14 feet and having a central angle of 01° 56' 52", and chord which bears North 35° 48' 27" West, for a chord distance of 14.79 feet through an arc distance of 14.79 feet to a calculated point of the herein described tract;
6. North 36° 46' 53" West, for a distance of 2.32 feet to a calculated point of the herein described tract;
7. North 52° 56' 01" East, for a distance of 4.50 feet to a calculated point of the herein described tract;
8. along a curve to the left, having a radius of 547.12 feet and having a central angle of 07° 45' 50", and chord which bears North 42° 01' 10" West, for a chord distance of 74.08 feet through an arc distance of 74.14 feet to a calculated point of the herein described tract;

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9. North 46° 59' 24" West, for a distance of 4.97 feet to a calculated point of the herein described tract;
10. North 47° 28' 06" West, for a distance of 5.00 feet to a calculated point of the herein described tract;
11. North 46° 45' 00" West, for a distance of 5.02 feet to a calculated point of the herein described tract;
12. North 47° 11' 48" West, for a distance of 5.00 feet to a calculated point of the herein described tract;
13. North 46° 03' 02" West, for a distance of 5.00 feet to a calculated point of the herein described tract;
14. North 47° 11' 48" West, for a distance of 10.00 feet to a calculated point of the herein described tract;
15. North 47° 16' 08" West, for a distance of 5.00 feet to a calculated point of the herein described tract;
16. North 47° 14' 35" West, for a distance of 34.99 feet to a calculated point of the herein described tract;
17. North 43° 05' 38" East, for a distance of 9.30 feet to the **POINT OF BEGINNING** and containing 0.0180 acres (782 square feet) of land.

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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 March and April of 2024.



01/15/2024

William E. Merten, RPLS, LSLs

Date

Texas Registration No. 5046

Cobb, Fendley & Associates, Inc.

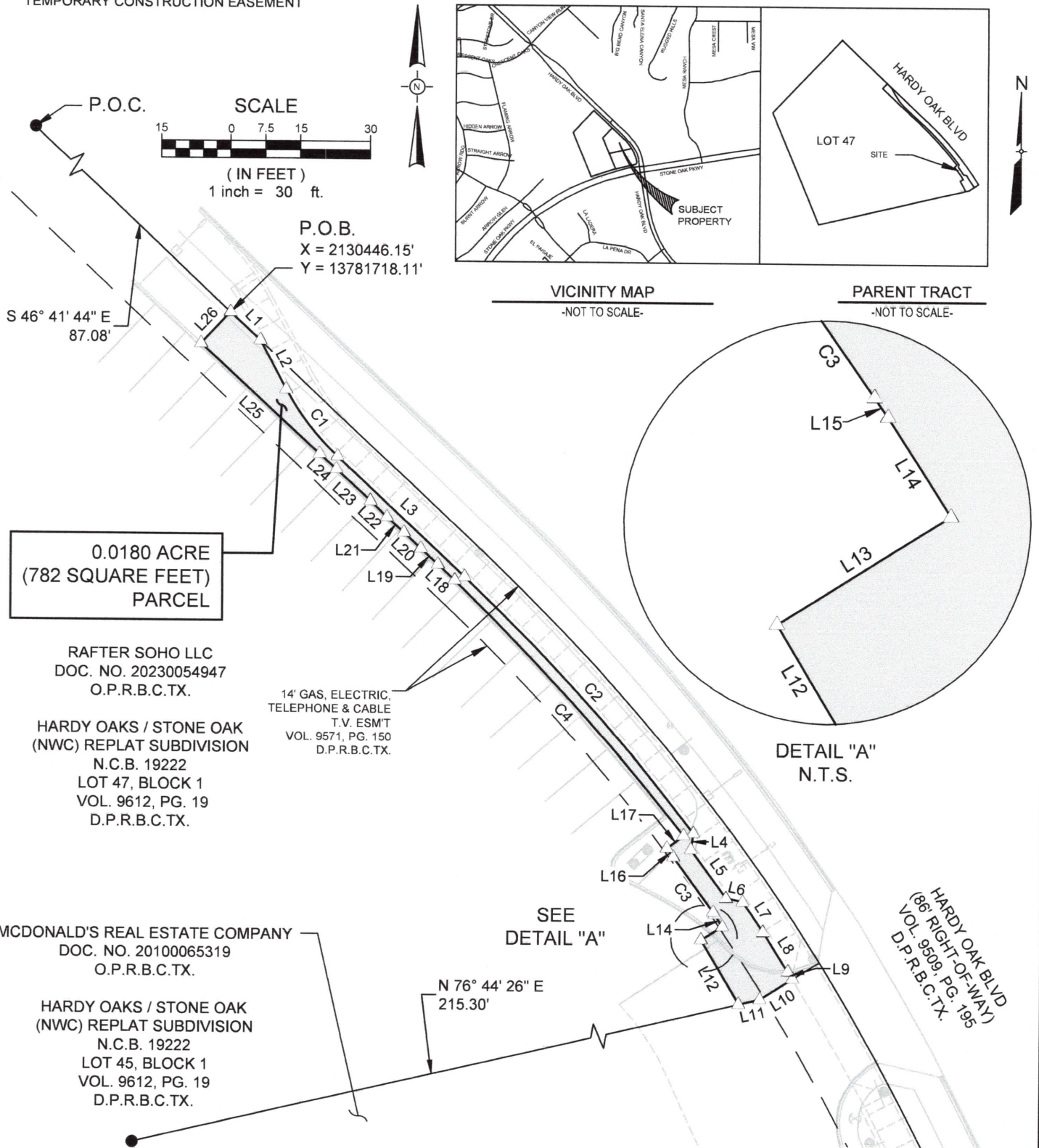
Rev. No. 1

PARCEL: 20576 TCE
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: RAFTER SOHO LLC
TEMPORARY CONSTRUCTION EASEMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

Dwg Info: G:\Projects\2023\09003_COSA_2022_Rd_Bond\01_District_9\300_DEPT_DOCS\302_Survey\CAD\Plots\20576 - TCE-Rev1.dwg — Tab: LAYOUT1 — Plotted: 1/15/2025 3:30 PM By: BENJAMIN WHITE



REVISION 1 - JANUARY 15, 2025

PAGE 1 OF 2

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
TBPELS FIRM NO. 274 / 10046700
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0.0180 ACRE (782 SQ FT)
TEMPORARY CONSTRUCTION
EASEMENT 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: 20576 TCE
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: RAFTER SOHO LLC
TEMPORARY CONSTRUCTION EASEMENT

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S 46°41'44" E	8.79'	L14	N 32°22'34" W	3.12'
L2	S 28°11'57" E	11.95'	L15	N 34°50'01" W	0.63'
L3	S 46°44'41" E	37.78'	L16	N 36°46'53" W	2.32'
L4	S 08°04'52" W	3.54'	L17	N 52°56'01" E	4.50'
L5	S 35°47'04" E	12.99'	L18	N 46°59'24" W	4.97'
L6	S 77°46'24" E	3.66'	L19	N 47°28'06" W	5.00'
L7	S 34°03'00" E	7.97'	L20	N 46°45'00" W	5.02'
L8	S 32°40'05" E	10.07'	L21	N 47°11'48" W	5.00'
L9	S 33°13'08" E	1.87'	L22	N 46°03'02" W	5.00'
L10	S 57°37'12" W	8.33'	L23	N 47°11'48" W	10.00'
L11	S 76°44'26" W	4.67'	L24	N 47°16'08" W	5.00'
L12	N 30°34'00" W	16.10'	L25	N 47°14'35" W	34.99'
L13	N 57°37'26" E	5.38'	L26	N 43°05'38" E	9.30'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	18.37'	56.75'	18°32'44"	S 37°28'19" E	18.29'
C2	74.41'	436.29'	09°46'17"	S 41°51'32" E	74.32'
C3	14.79'	435.14'	01°56'52"	N 35°48'27" W	14.79'
C4	74.14'	547.12'	07°45'50"	N 42°01'10" W	74.08'

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 ESMT

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 MARCH & APRIL, 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.

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

01/15/2025

REVISION 1 - JANUARY 15, 2025

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DESIGN: - N/A
DRAWN: - B. WHITE
CHECK: - W. MERTEN
APPROVE: - W. MERTEN
SCALE: - N/A



CobbFendley

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0.0180 ACRE (782 SQ FT)
TEMPORARY CONSTRUCTION
EASEMENT OUT OF A
0.929 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

Mapcheck 1: PARCEL 20576 TCE - REV1

Closure Summary

Precision, 1 part in: 42849.50'

Error distance: 0.01'

Error direction: S48° 32' 23.05"W

Area: 782.91 Sq. Ft.

Square area: 782.91

Perimeter: 409.66'

Point of Beginning

Easting: 2130446.15'

Northing: 13781718.11'

Side 1: Line

Direction: S46° 41' 44"E

Angle: [-46.70 (d)]

Deflection angle: [133.30 (d)]

Distance: 8.79'

Easting: 2130452.55'

Northing: 13781712.08'

Side 2: Line

Direction: S28° 11' 57"E

Angle: [-161.50 (d)]

Deflection angle: [18.50 (d)]

Distance: 11.95'

Easting: 2130458.19'

Northing: 13781701.55'

Side 3: Curve

Curve direction: Counter-clockwise

Radius: [56.75']

Arc length: 18.37'

Delta angle: 18.55 (d)

Tangent: [9.27']

Chord direction: S37° 28' 18.67"E

Chord angle: [170.73 (d)]

Deflection angle: [-9.27 (d)]

Chord distance: 18.29'

Easting: 2130469.32'

Northing: 13781687.04'

Side 4: Line

Direction: S46° 44' 41"E

Angle: [180 (d)]

Deflection angle: [-0 (d)]

Distance: 37.78'

Easting: 2130496.84'

Northing: 13781661.15'

Side 5: Curve

Curve direction: Clockwise

Radius: [436.31']

Arc length: 74.41'

Delta angle: 9.77 (d)

Tangent: [37.30']

Chord direction: S41° 51' 32.09"E

Chord angle: [-175.11 (d)]

Deflection angle: [4.89 (d)]

Chord distance: 74.32'

Easting: 2130546.43'

Northing: 13781605.79'

Side 6: Line

Direction: S8° 04' 52"W

Angle: [-134.95 (d)]

Deflection angle: [45.05 (d)]

Distance: 3.54'

Easting: 2130545.93'

Northing: 13781602.29'

Side 7: Line

Direction: S35° 47' 04"E

Angle: [136.13 (d)]

Deflection angle: [-43.87 (d)]

Distance: 12.99'

Easting: 2130553.53'

Northing: 13781591.75'

Side 8: Line

Direction: S77° 46' 24"E

Angle: [138.01 (d)]

Deflection angle: [-41.99 (d)]

Distance: 3.66'

Easting: 2130557.11'

Northing: 13781590.98'

Side 9: Line

Direction: S34° 03' 00"E

Angle: [-136.28 (d)]

Deflection angle: [43.72 (d)]

Distance: 7.97'

Easting: 2130561.57'

Northing: 13781584.37'

Side 10: Line

Direction: S32° 40' 05"E

Angle: [-178.62 (d)]

Deflection angle: [1.38 (d)]

Distance: 10.07'

Easting: 2130567.00'

Northing: 13781575.90'

Side 11: Line

Direction: S33° 13' 08"E

Angle: [179.45 (d)]

Deflection angle: [-0.55 (d)]

Distance: 1.87'

Easting: 2130568.03'

Northing: 13781574.33'

Side 12: Line

Direction: S57° 37' 12"W

Angle: [-89.16 (d)]

Deflection angle: [90.84 (d)]

Distance: 8.33'

Easting: 2130560.99'

Northing: 13781569.87'

Side 13: Line

Direction: S76° 44' 26"W

Angle: [-160.88 (d)]

Deflection angle: [19.12 (d)]

Distance: 4.67'

Easting: 2130556.45'

Northing: 13781568.80'

Side 14: Line

Direction: N30° 34' 00"W

Angle: [-107.31 (d)]

Deflection angle: [72.69 (d)]

Distance: 16.10'

Easting: 2130548.26'

Northing: 13781582.66'

Side 15: Line

Direction: N57° 37' 26"E

Angle: [-91.81 (d)]

Deflection angle: [88.19 (d)]

Distance: 5.38'

Easting: 2130552.80'

Northing: 13781585.54'

Side 16: Line

Direction: N32° 22' 34"W

Angle: [90 (d)]

Deflection angle: [-90 (d)]

Distance: 3.12'

Easting: 2130551.13'

Northing: 13781588.18'

Side 17: Line

Direction: N34° 50' 01"W

Angle: [177.54 (d)]

Deflection angle: [-2.46 (d)]

Distance: 0.63'

Easting: 2130550.77'

Northing: 13781588.70'

Side 18: Curve

Curve direction: Counter-clockwise

Radius: [435.08']

Arc length: 14.79'

Delta angle: 1.95 (d)

Tangent: [7.40']

Chord direction: N35° 48' 27.26"W

Chord angle: [179.03 (d)]

Deflection angle: [-0.97 (d)]

Chord distance: 14.79'

Easting: 2130542.12'

Northing: 13781600.69'

Side 19: Line

Direction: N36° 46' 53"W

Angle: [-180 (d)]

Deflection angle: [0 (d)]

Distance: 2.32'

Easting: 2130540.73'

Northing: 13781602.55'

Side 20: Line

Direction: N52° 56' 01"E

Angle: [-90.28 (d)]

Deflection angle: [89.72 (d)]

Distance: 4.50'

Easting: 2130544.32'

Northing: 13781605.26'

Side 21: Curve

Curve direction: Counter-clockwise

Radius: [547.11']

Arc length: 74.14'

Delta angle: 7.76 (d)

Tangent: [37.13']

Chord direction: N42° 01' 10.04"W

Chord angle: [85.05 (d)]

Deflection angle: [-94.95 (d)]

Chord distance: 74.08'

Easting: 2130494.73'

Northing: 13781660.30'

Side 22: Line

Direction: N46° 59' 24"W

Angle: [178.91 (d)]

Deflection angle: [-1.09 (d)]

Distance: 4.97'

Easting: 2130491.10'

Northing: 13781663.69'

Side 23: Line

Direction: N47° 28' 06"W

Angle: [179.52 (d)]

Deflection angle: [-0.48 (d)]

Distance: 5.00'

Easting: 2130487.41'

Northing: 13781667.07'

Side 24: Line

Direction: N46° 45' 00"W

Angle: [-179.28 (d)]

Deflection angle: [0.72 (d)]

Distance: 5.02'

Easting: 2130483.76'

Northing: 13781670.51'

Side 25: Line

Direction: N47° 11' 48"W

Angle: [179.55 (d)]

Deflection angle: [-0.45 (d)]

Distance: 5.00'

Easting: 2130480.09'

Northing: 13781673.90'

Side 26: Line

Direction: N46° 03' 02"W

Angle: [-178.85 (d)]

Deflection angle: [1.15 (d)]

Distance: 5.00'

Easting: 2130476.49'

Northing: 13781677.37'

Side 27: Line

Direction: N47° 11' 48"W

Angle: [178.85 (d)]

Deflection angle: [-1.15 (d)]

Distance: 10.00'

Easting: 2130469.15'

Northing: 13781684.17'

Side 28: Line

Direction: N47° 16' 08"W

Angle: [179.93 (d)]

Deflection angle: [-0.07 (d)]

Distance: 5.00'

Easting: 2130465.48'

Northing: 13781687.56'

Side 29: Line

Direction: N47° 14' 35"W

Angle: [-179.97 (d)]

Deflection angle: [0.03 (d)]

Distance: 34.99'

Easting: 2130439.79'

Northing: 13781711.32'

Side 30: Line

Direction: N43° 05' 38"E

Angle: [-89.66 (d)]

Deflection angle: [90.34 (d)]

Distance: 9.30'

Easting: 2130446.14'

Northing: 13781718.11'