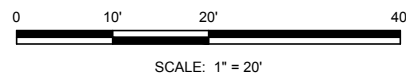


SLIGO STREET

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



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

NEW CITY BLOCK 10884

LOT 13, BLOCK 2
PLAT OF BROOKSIDE
(VOL 3025, PG 40 DPR)

ADDRESS: 126 SLIGO STREET

LOT 12

LOT 14



04/10/2024

PERMANENT
VARIABLE WIDTH
DRAINAGE EASEMENT
0.0035 OF AN ACRE
(150 SQUARE FEET)

N13°37'37"E 35.98'

WOOD FENCE

S00°13'43"E 34.93'

WOOD FENCE

S89°46'17"W 8.62'

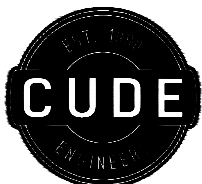
ALLEY WAY

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

POB
1/2" IRON ROD

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.

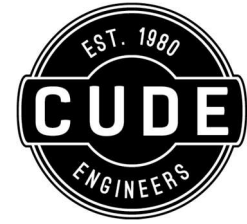


CUDE ENGINEERS
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TBPELS FIRM #10048500
TBPE FIRM #455

EXHIBIT OF

0.0035 OF AN ACRE (150 SQUARE FEET)
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
126 SLIGO STREET

LOT 13, BLOCK 2, PLAT OF BROOKSIDE
NEW CITY BLOCK 10884, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



LEGAL DESCRIPTION
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
0.0035 OF AN ACRE OF LAND

0.0035 OF AN ACRE (150 SQUARE FEET) OF LAND LOCATED IN NEW CITY BLOCK 10884 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 13, BLOCK 2 OF THE PLAT OF BROOKSIDE RECORDED IN VOLUME 3025, PAGE 40 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.0035 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

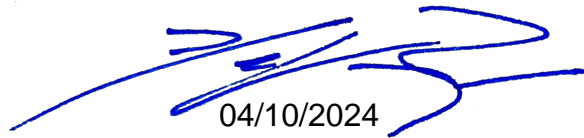
BEGINNING, AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 13, THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK 2, ON THE NORTH RIGHT-OF-WAY LINE OF A 16-FOOT ALLEY WAY RECORDED IN SAID PLAT OF BROOKSIDE;

THENCE, S 89°46'17" W, ALONG AND WITH THE COMMON LINE OF SAID LOT 13 AND SAID ALLEY WAY, A DISTANCE OF 8.62 FEET TO A POINT;

THENCE, N 13°37'37" E, OVER AND ACROSS SAID LOT 13, A DISTANCE OF 35.98 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 13 AND SAID LOT 14;

THENCE, S 00°13'43" E, ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 34.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0035 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

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