

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.0423 ACRE (1,842 SQUARE FEET) EASEMENT OUT OF A 0.889 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 45, 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 45 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO MCDONALDS REAL ESTATE COMPANY, AS RECORDED IN DOCUMENT NUMBER 20100065319, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the northwest Right-of-Way line of Stone Oak Parkway, as shown in a plat recorded in Volume 9509, Page 87, of the Deed and Plat Records of Bexar County, Texas, being the southwest corner of said Lot 45;

Thence along a curve to the right, along the northwest Right-of-Way line of Stone Oak Parkway, having a radius of 2455.00 feet and having a central angle of $04^{\circ} 33' 16''$, and chord which bears North $76^{\circ} 48' 10''$ East, for a chord distance of 195.09 feet through an arc distance of 195.14 feet to the **POINT OF BEGINNING**, being a calculated point for the south corner of the herein described tract, having state plane coordinate values of, X=2,130,606.33, Y=13,781,408.74;

Thence departing the northwesterly line of Stone Oak Parkway, over and across said lot 45 the following twelve (12) courses and distances:

1. North $12^{\circ} 55' 49''$ West, for a distance of 1.42 feet to a calculated point being a corner of the herein described tract;
2. North $30^{\circ} 17' 10''$ East, for a distance of 26.24 feet to a calculated point being a corner of the herein described tract;

Parcel: 20579
Project: 23-03896 District 9
Traffic & Mobility Improvement
(Stone Oak Area)
Owner: McDonalds Real Estate Company
Easement

3. North 12° 36' 05" West, for a distance of 15.41 feet to a calculated point being a corner of the herein described tract;
4. North 32° 57' 00" East, for a distance of 3.41 feet to a calculated point being a corner of the herein described tract;
5. North 15° 53' 49" West, for a distance of 23.50 feet to a calculated point being a corner of the herein described tract;
6. along a curve to the left, having a radius of 443.47 feet and having a central angle of 10° 24' 01", and chord which bears North 22° 47' 03" West, for a chord distance of 80.39 feet through an arc distance of 80.50 feet to a calculated point for a corner of the herein described tract;
7. North 62° 09' 28" East, for a distance of 1.00 feet to a calculated point being a corner of the herein described tract;
8. North 31° 17' 54" West, for a distance of 29.31 feet to a calculated point on the south line of Lot 47, Block 1 of said Hardy Oak/Stone Oak (NWC) Replat Subdivision, same being the north line of Lot 45 and west corner of the herein described tract;
9. North 57° 37' 12" East, for a distance of 9.37 feet, along the south line of lot 47, to a calculated point on the southwest Right-of-Way line of Hardy Oaks Boulevard, as shown in a plat recorded in Volume 9509, Page 195, of Deed and Plat Records of Bexar County, Texas, being the east corner of said Lot 47, same being the north corner of the herein described tract;
10. along a curve to the right, along the southwest Right-of-Way line of Hardy Oaks Boulevard, having a radius of 443.04 feet and having a central angle of 19° 25' 26", and chord which bears South 22° 16' 59" East, for a chord distance of 149.48 feet through an arc distance of 150.19 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
11. along a curve to the right, continuing along the southwest Right-of-Way line of Hardy Oaks Boulevard, having a radius of 25.00 feet and having a central angle of 91° 57' 55", and chord which bears South 33° 18' 28" West, for a chord distance of 35.96 feet through an arc distance of 40.13 feet to a 1/2-inch iron rod w/ "Pape

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Dawson” cap found on the northwest Right-of-Way line of Stone Oak Parkway for a corner of the herein described tract;

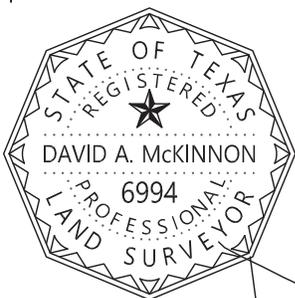
12. along a curve to the right, along the northwest Right-of-Way line of Stone Oak Parkway, having a radius of 2455.00 feet and having a central angle of 00° 06’ 11”, and chord which bears South 79° 07’ 54” West, for a chord distance of 4.41 feet through an arc distance of 4.41 feet to the **POINT OF BEGINNING** and containing 0.0423 acres (1,842 square feet) of land, more or less.

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.

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.



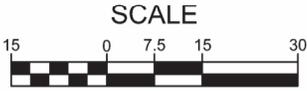
April 12, 2024

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

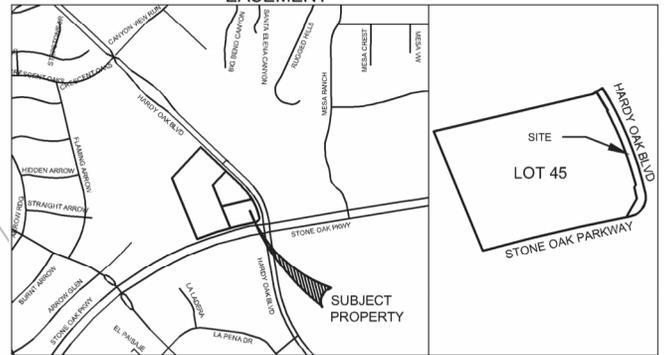
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

PARCEL: 20579
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: MCDONALDS REAL ESTATE COMPANY
EASEMENT



(IN FEET)
1 inch = 30 ft.



VICINITY MAP

-NOT TO SCALE-

PARENT TRACT

-NOT TO SCALE-

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.

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.

30' X 10' WATER ESMT
VOL. 9612, PG 19
D.P.R.B.C.TX

0.0423 ACRE
(1,842 SQUARE FEET)
PARCEL

1' VEHICULAR
NON-ACCESS ESMT
VOL. 9571, PG 150
D.P.R.B.C.TX.

L=195.14', R=2455.00'
 $\Delta=04^{\circ}33'16''$
N $76^{\circ}48'10''$ E 195.09'

P.O.C.

STONE OAK PARKWAY
(110' RIGHT-OF-WAY)
VOL. 9509, PG. 87
D.P.R.B.C.TX.

SEE
DETAIL "A"

(86' WIDTH RIGHT-OF-WAY)
HARDY OAK BLVD
VOL. 95509, PG. 195
D.P.R.B.C.TX.

PAGE 1 OF 3

Dwg Info: G:\Projects\2023\09003_COSA_2022_Rd_Bond\01_District\3_300_DEPT_DOCS\302_Survey\CAD\Plats\20579 - Easement.dwg - Tab: LAYOUT1 - Plotted: 4/12/2024 10:05 AM By: BENJAMIN WHITE

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

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

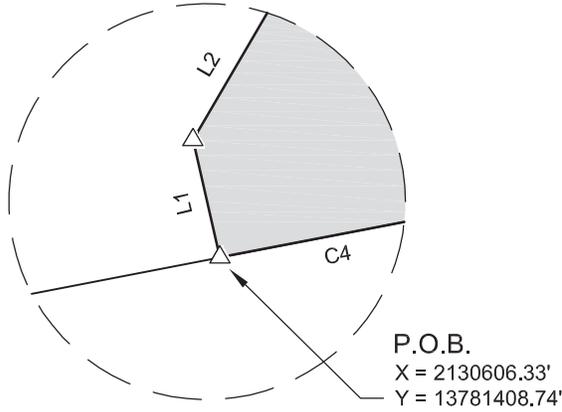
0.0423 ACRE (1,842 SQ FT)
EASEMENT OUT OF A
0.889 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

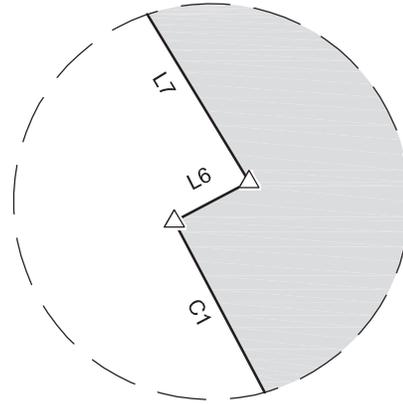
BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT 112,
N.C.B. 19222, SAN ANTONIO, BEXAR COUNTY, TEXAS

PARCEL: 20579
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: MCDONALDS REAL ESTATE COMPANY
EASEMENT

DETAIL SHEET



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	80.50'	443.47'	10°24'01"	N 22°47'03" W	80.39'
C2	150.19'	443.04'	19°25'26"	S 22°16'59" E	149.48'
C3	40.13'	25.00'	91°57'55"	S 33°18'28" W	35.96'
C4	4.41'	2455.00'	00°06'11"	S 79°07'54" W	4.41'

Line Table		
Line #	Direction	Length
L1	N 12°55'49" W	1.42'
L2	N 30°17'10" E	26.24'
L3	N 12°36'05" W	15.41'
L4	N 32°57'00" E	3.41'
L5	N 15°53'49" W	23.50'
L6	N 62°09'28" E	1.00'
L7	N 31°17'54" W	29.31'
L8	N 57°37'12" E	9.37'

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

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CITY OF 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\20579 - Easement.dwg - Tab: LAYOUT2 - Plotted: 4/12/2024 12:55 PM By: BENJAMIN WHITE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

PARCEL: 20579
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: MCDONALDS REAL ESTATE COMPANY
EASEMENT

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
- ESMT EASEMENT



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.



[Handwritten Signature]

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

04/12/2024
DATE

PAGE 3 OF 3

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



CobbFendley

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0.0423 ACRE (1,842 SQ FT)
EASEMENT OUT OF A
0.889 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

Mapcheck 1: Closure Report

Closure Summary

Precision, 1 part in: 22857.37'
Error distance: 0.02'
Error direction: S51° 38' 40"E
Area: 1844.26 Sq. Ft.
Square area: 1844.26
Perimeter: 384.89'

Point of Beginning

Easting: 2130606.33'
Northing: 13781408.74'

Side 1: Line

Direction: N12° 55' 49"W
Angle: [167°04']
Deflection angle: [-12°56']
Distance: 1.42'
Easting: 2130606.02'
Northing: 13781410.12'

Side 2: Line

Direction: N30° 17' 10"E
Angle: [-136°47']
Deflection angle: [43°13']
Distance: 26.24'
Easting: 2130619.25'
Northing: 13781432.78'

Side 3: Line

Direction: N12° 36' 05"W
Angle: [137°07']
Deflection angle: [-42°53']
Distance: 15.41'
Easting: 2130615.89'
Northing: 13781447.82'

Side 4: Line

Direction: N32° 57' 00"E
Angle: [-134°27']
Deflection angle: [45°33']
Distance: 3.41'
Easting: 2130617.74'
Northing: 13781450.68'

Side 5: Line

Direction: N15° 53' 49"W
Angle: [131°09']
Deflection angle: [-48°51']
Distance: 23.50'
Easting: 2130611.31'
Northing: 13781473.28'

Side 6: Curve

Curve direction: Counter-clockwise
Radius: [443.48']
Arc length: 80.50'

Delta angle:	10°24'
Tangent:	[40.36']
Chord direction:	N22° 47' 03"W
Chord angle:	[173°07']
Deflection angle:	[-6°53']
Chord distance:	80.39'
Easting:	2130580.17'
Northing:	13781547.40'
Side 7: Line	
Direction:	N62° 09' 28"E
Angle:	[-89°51']
Deflection angle:	[90°09']
Distance:	1.00'
Easting:	2130581.06'
Northing:	13781547.87'
Side 8: Line	
Direction:	N31° 17' 54"W
Angle:	[86°33']
Deflection angle:	[-93°27']
Distance:	29.31'
Easting:	2130565.83'
Northing:	13781572.91'
Side 9: Line	
Direction:	N57° 37' 12"E
Angle:	[-91°05']
Deflection angle:	[88°55']
Distance:	9.37'
Easting:	2130573.75'
Northing:	13781577.93'
Side 10: Curve	
Curve direction:	Clockwise
Radius:	[443.05']
Arc length:	150.19'
Delta angle:	19°25'
Tangent:	[75.83']
Chord direction:	S22° 16' 59"E
Chord angle:	[-79°54']
Deflection angle:	[100°06']
Chord distance:	149.48'
Easting:	2130630.43'
Northing:	13781439.61'
Side 11: Curve	
Curve direction:	Clockwise
Radius:	[25.00']
Arc length:	40.13'
Delta angle:	91°58'
Tangent:	[25.88']
Chord direction:	S33° 18' 28"W
Chord angle:	[-134°07']
Deflection angle:	[45°53']

Chord distance: 35.96'
Easting: 2130610.68'
Northing: 13781409.56'

Side 12: Curve

Curve direction: Clockwise
Radius: [2451.83']
Arc length: 4.41'
Delta angle: 0°06'
Tangent: [2.21']
Chord direction: S79° 07' 54"W
Chord angle: [179°50']
Deflection angle: [-0°10']
Chord distance: 4.41'
Easting: 2130606.35'
Northing: 13781408.73'