

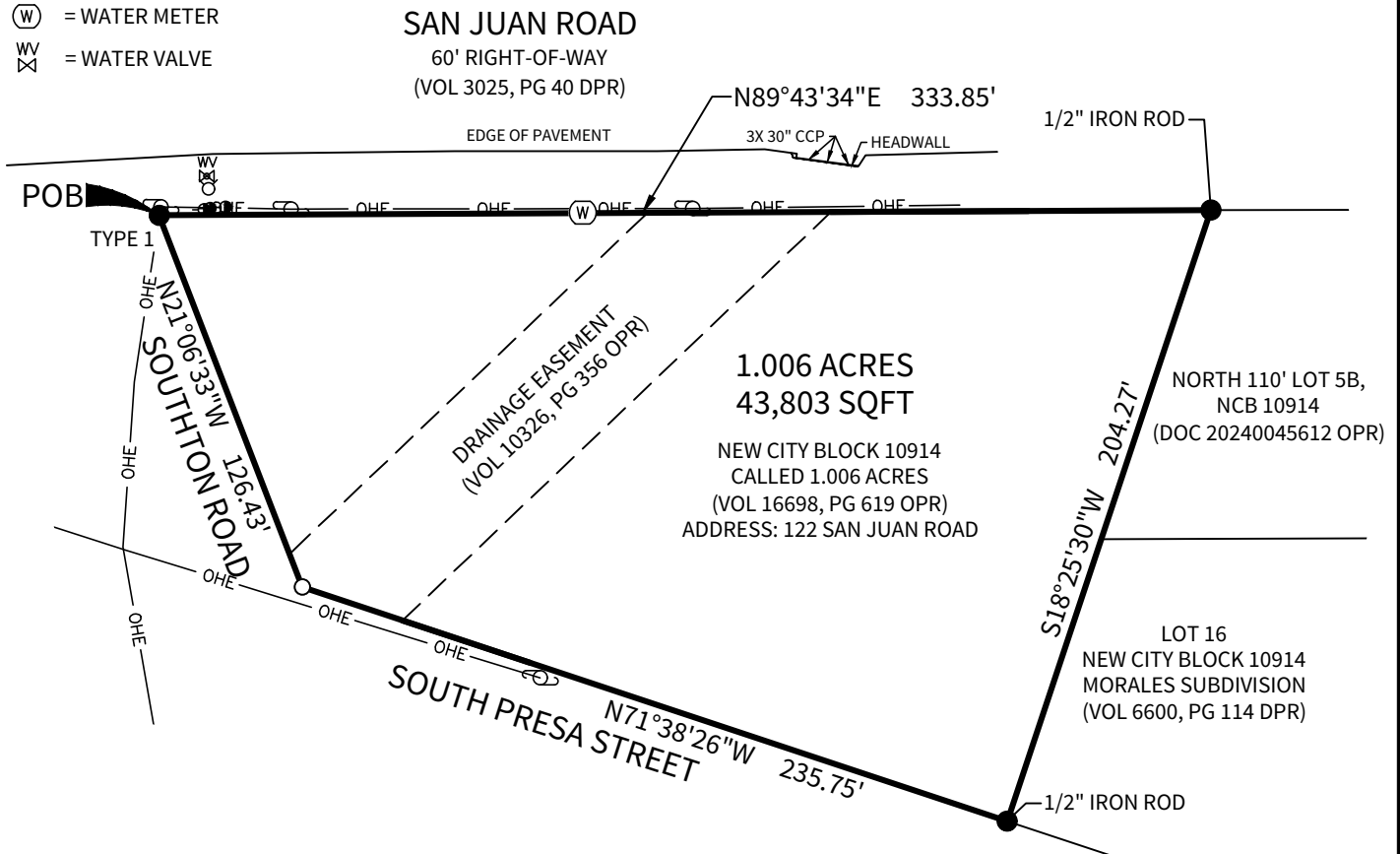
LEGEND

- POB = POINT OF BEGINNING
OPR = OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS
DPR = DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
VOL = VOLUME
PG = PAGE
○ = SET 1/2" IRON ROD WITH "CUDE" CAP
● = FOUND AS NOTED
○ = UTILITY POLE
⦿ = GUY ANCHOR
⊙ = WATER METER
⊗ = WATER VALVE

PROJECT NAME: BROOKSIDE OUTFALL (ESMA STREET PHASE 2)
PARCEL NUMBER: 20602

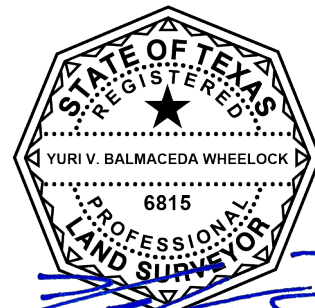


0 30' 60' 120'
SCALE: 1" = 60'

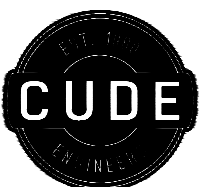


NOTES:

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.



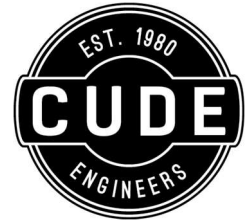
02/03/2025



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EXHIBIT OF

1.006 ACRES
122 SAN JUAN ROAD
NEW CITY BLOCK 10914
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



LEGAL DESCRIPTION
1.006 ACRES OF LAND

1.006 ACRES (43,803 SQUARE FEET) OF LAND LOCATED IN NEW CITY BLOCK 10914 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 1.006 ACRE TRACT RECORDED IN VOLUME 16698, PAGE 619 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 1.006 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TYPE 1 TXDOT MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN JUAN ROAD, A 60-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 3025, PAGE 40 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID 1.006 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SOUTHTON ROAD;

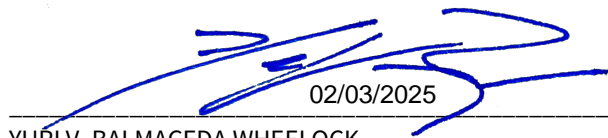
THENCE, N 89°43'34" E, ALONG AND WITH THE COMMON LINE OF SAID SAN JUAN ROAD AND SAID 1.006 ACRE TRACT, A DISTANCE OF 333.85 FEET TO A FOUND 1/2" IRON ROD THE NORTHWEST CORNER OF THE NORTH 110 FEET OF LOT 5B, NEW CITY BLOCK 10914 RECORDED IN DOCUMENT 20240045612 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 1.006 ACRE TRACT;

THENCE, S 18°25'30" W, ALONG AND WITH THE COMMON LINES OF SAID 1.006 ACRE TRACT, SAID LOT 5B AND LOT 16, NEW CITY BLOCK 10914 OF THE RESUBDIVISION PLAT OF MORALES SUBDIVISION RECORDED IN VOLUME 6600, PAGE 114 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A DISTANCE OF 204.27 FEET TO A FOUND 1/2" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH PRESA STREET, THE SOUTHWEST CORNER OF SAID LOT 16, THE SOUTHEAST CORNER OF SAID 1.006 ACRE TRACT;

THENCE, N 71°38'26" W, ALONG AND WITH THE COMMON LINE OF SAID SOUTH PRESA STREET AND SAID 1.006 ACRE TRACT, A DISTANCE OF 235.75 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE INTERSECTION OF SOUTHTON ROAD AND SOUTH PRESA STREET, THE SOUTHWEST CORNER OF SAID 1.006 ACRE TRACT;

THENCE, N 21°06'33" W, ALONG AND WITH THE COMMON LINE OF SAID SOUTHTON ROAD AND SAID 1.006 ACRE TRACT, A DISTANCE OF 126.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.006 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.


02/03/2025
YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS JOB NO. 04136.000

