

LEGEND

POB = POINT OF BEGINNING

POC = POINT OF COMMENCING

DPR = DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS

VOL = VOLUME

PG = PAGE

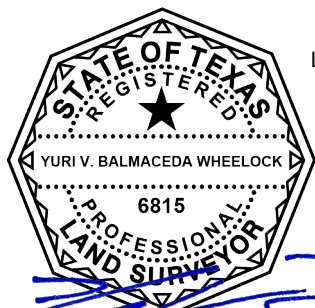
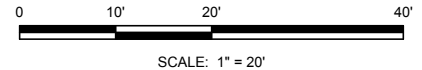
○ = SET 1/2" IRON ROD WITH "CUDE" CAP

● = FOUND AS NOTED

PROJECT NAME: BROOKSIDE OUTFALL (ESMA STREET PHASE 2)
PARCEL NUMBER: 20595

ALLEY WAY

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



04/10/2024

LOT 30

NEW CITY BLOCK 10884

LOT 31, BLOCK 2
PLAT OF BROOKSIDE
(VOL 3025, PG 40 DPR)
ADDRESS: 121 ESMA STREET

LOT 32

N51°56'10"E
20.36'

PERMANENT
VARIABLE WIDTH
DRAINAGE EASEMENT
0.0054 OF AN ACRE
(237 SQUARE FEET)

S00°13'43"E
20.95'

N00°00'00"W
8.46'

N89°46'17"E 33.89'

S89°46'17"W
16.11'

POC

1/2" IRON ROD

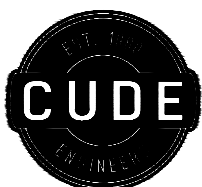
POB

ESMA STREET

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

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.



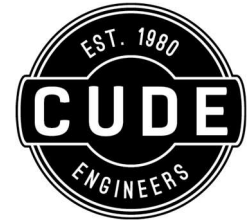
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EXHIBIT OF

0.0054 OF AN ACRE (237 SQUARE FEET)
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
121 ESMA STREET

LOT 31, BLOCK 2, PLAT OF BROOKSIDE
NEW CITY BLOCK 10884, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: 04136.000 DATE: 04/10/2024 BY: DLT PM: YVB PAGE: 1 OF 1



LEGAL DESCRIPTION
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
0.0054 OF AN ACRE OF LAND

0.0054 OF AN ACRE (237 SQUARE FEET) OF LAND LOCATED IN NEW CITY BLOCK 10884 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 31, BLOCK 2 OF THE PLAT OF BROOKSIDE RECORDED IN VOLUME 3025, PAGE 40 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.0054 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF ESMA STREET, A 60-FOOT RIGHT-OF-WAY OF SAID PLAT OF BROOKSIDE, AT THE SOUTHWEST CORNER OF LOT 31 AND THE SOUTHEAST CORNER OF LOT 30, BOTH OF SAID BLOCK 2;

THENCE, N 89°46'17" E, ALONG AND WITH THE COMMON LINE OF SAID LOT 31 AND SAID ESMA STREET, A DISTANCE OF 33.89 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, OVER AND ACROSS SAID LOT 31, THE FOLLOWING BEARINGS AND DISTANCES:

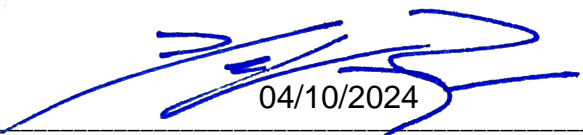
N 00°00'00" W, A DISTANCE OF 8.46 FEET TO A POINT;

N 51°56'10" E, A DISTANCE OF 20.36 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 31 AND LOT 32 OF SAID BLOCK 2:

THENCE, S 00°13'43" E, ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 20.95 FEET TO A POINT, THE SOUTHEAST CORNER OF SAID LOT 31 AND THE SOUTHWEST CORNER OF SAID LOT 32, ON THE NORTH RIGHT-OF-WAY LINE OF SAID ESMA STREET;

THENCE, S 89°46'17" W, ALONG AND WITH THE COMMON LINE OF SAID LOT 31 AND SAID ESMA STREET, A DISTANCE OF 16.11 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0054 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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