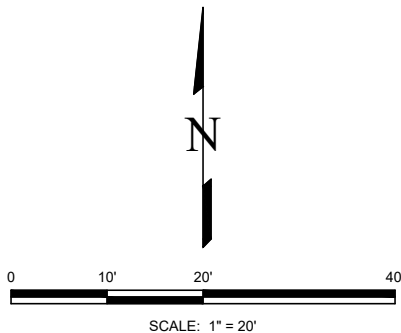


LEGEND

POB = POINT OF BEGINNING
OPR = OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS
VOL = VOLUME
PG = PAGE
△ = CALCULATED POINT
● = FOUND AS NOTED
(VOL 20003, PG 1926 DPR)
⊕ = UTILITY POLE
⊙ = GUY ANCHOR



PROJECT NAME: BROOKSIDE OUTFALL (ESMA STREET PHASE 2)
PARCEL NUMBER: 20603

VARIABLE WIDTH
PUBLIC DRAINAGE
EASEMENT
(VOL 20003, PG 1926 DPR)

1/2" IRON ROD

POC
1/2" IRON ROD

S71°34'40"E 8.73'

POB

S71°34'40"E 55.78'

SOUTH PRESA STREET

N53°52'10"E 64.35'

PERMANENT VARIABLE WIDTH
DRAINAGE EASEMENT
0.1515 OF AN ACRE
(6,600 SQUARE FEET)

R=331.53'
DELTA=23°45'40"
L=137.49'
CB=S42°24'47"W
CD=136.51'

NEW CITY BLOCK 10915
LOT 3, BLOCK 7
LOVE'S-S.PRESA ST
(VOL 20003, PG 1926 DPR)
ADDRESS: 9425 SOUTH PRESA STREET

SOUTHTON ROAD

N00°38'11"W 193.88'

S02°54'41"W 113.55'

NOTES:

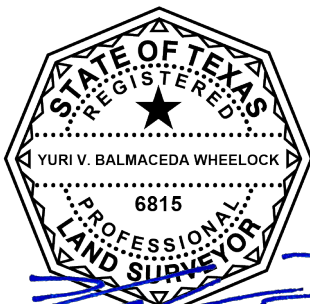
1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00017.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(VOL 20003, PG 1926 DPR)

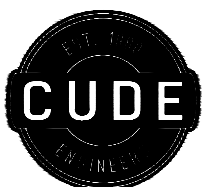
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(VOL 20003, PG 1926 DPR)

N90°00'00"W 4.91'

NEW CITY BLOCK 10915
LOT 5, BLOCK 7
LOVE'S-S.PRESA ST
(VOL 20003, PG 1926 DPR)



02/03/2025

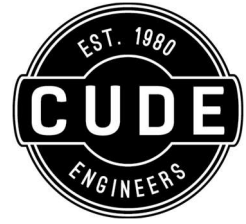


CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPELS FIRM #10048500
TBPE FIRM #455

EXHIBIT OF

0.1515 OF AN ACRE (6,600 SQUARE FEET)
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
9425 SOUTH PRESA STREET
NEW CITY BLOCK 10915
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: 04136.000 DATE: 02/03/2025 BY: DB PM: YVB PAGE: 1 OF 1



LEGAL DESCRIPTION
PERMANENT VARIABLE WIDTH DRAINAGE EASEMENT
0.1515 OF AN ACRE OF LAND

0.1515 OF AN ACRE (6,600 SQUARE FEET) OF LAND LOCATED IN NEW CITY BLOCK 10915 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 3, BLOCK 7 OF LOVE'S-S. PRESA ST SUBDIVISION RECORDED IN VOLUME 20003, PAGE 1926 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.1515 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD AT THE NORTH CORNER OF SAID LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH PRESA STREET;

THENCE, S 71°34'40" E, ALONG AND WITH THE COMMON LINE OF SAID LOT 3 AND SAID SOUTH PRESA STREET, A DISTANCE OF 8.73 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, S 71°34'40" E, CONTINUING ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 55.78 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID LOT 3, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 35°42'23" E, WITH A RADIUS OF 331.53 FEET, A CENTRAL ANGLE OF 23°45'40", AN ARC LENGTH OF 137.49 FEET, AND A CHORD BEARING AND DISTANCE OF S 42°24'47" W, 136.51 FEET, TO A POINT;

S 02°54'41" W, A DISTANCE OF 113.55 FEET TO A POINT, THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF LOT 5, BLOCK 7, NEW CITY BLOCK 10915 OF SAID LOVE'S-S. PRESA ST SUBDIVISION;

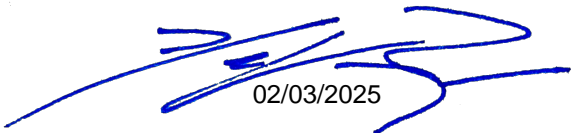
THENCE, N 90°00'00" W, ALONG AND WITH THE COMMON LINE OF SAID LOT 3 AND SAID LOT 5, A DISTANCE OF 4.91 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID LOT 3, THE FOLLOWING BEARINGS AND DISTANCES:

N 00°38'11" W, A DISTANCE OF 193.88 FEET TO A POINT;

N 53°52'10" E, A DISTANCE OF 64.35 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.1515 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 WHEELLOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS JOB NO. 04136.000

