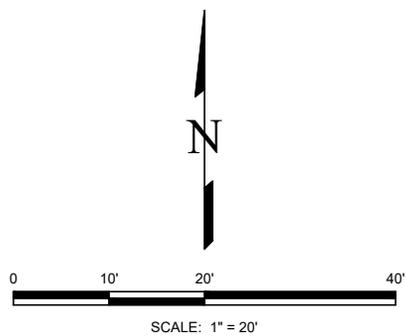


LEGEND

- 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

POB

SOUTH PRESA STREET
 S71°34'40"E 55.78'

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

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.

SOUTHTON ROAD

N00°38'11"W 193.88'

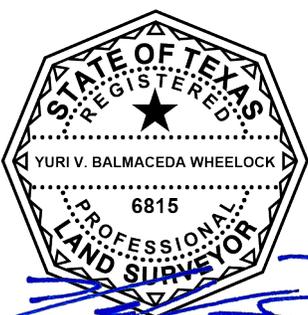
S02°54'41"W 113.55'

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

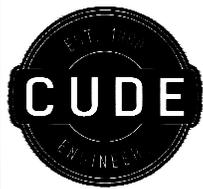
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 1926 DPR)

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



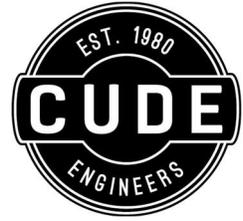
CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

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

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

P:\04136\000\0-Survey\Drawings\Easements\04136.000_ESSD_20603_0.1515 AC.dwg_2025\02\03\9:24am dblair



**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 WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS JOB NO. 04136.000

