

Parcel: 20580A
Project: 23-03896 District 9
Traffic & Mobility Improvement
(Stone Oak Area)
Owner: Mission Hills Apartments Holdings LLC
Easement

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.004 ACRE (170 SQUARE FEET) EASEMENT SPACE OUT OF A 22.00 ACRE TRACT OF LAND BEING OUT OF AND PART OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, NEW CITY BLOCK 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 30, OF THE MISSION HILLS SUBDIVISION AS SHOWN IN A PLAT RECORDED IN VOLUME 9603, PAGE 155 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO MISSION HILLS APARTMENTS HOLDINGS LLC, AS RECORDED IN DOCUMENT NUMBER 20220235344, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID EASEMENT SPACE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod w/ orange cap found on the southwest Right-of-Way line of Evans Road, as shown in a plat recorded in Volume 6538, Page 714, of the Deed and Plat Records of Bexar County, Texas;

Thence along the said southwest Right-of-Way line of Evans Road, North 65° 58' 01" West, for a distance of 497.15 feet, passing the northeast corner of said Lot 2, for a total distance of 605.28 feet, to the **POINT OF BEGINNING**, being a calculated point for the east corner of the herein described tract, having state plane coordinate values of, X=2,135,143.76, Y=13,780,018.25;

Thence departing the southwest Right-of-Way line of Evans Road the following three (3) courses and distances:

1. South 24° 01' 59" West, for a distance of 5.00 feet to a calculated point for the south corner of the herein described tract;
2. North 65° 58' 01" West, for a distance of 34.00 feet to a calculated point for the west corner of the herein described tract;
3. North 24° 01' 59" East, for a distance of 5.00 feet to a calculated point for the north corner of the herein described tract;

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Thence with the southwest Right-of-Way line of Evans Road, South 65° 58' 01" East, for a distance of 34.00 feet to the **POINT OF BEGINNING** and containing 0.004 acres (170 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 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.



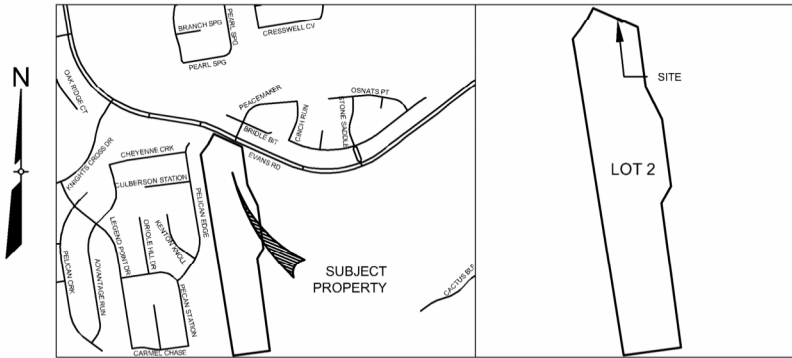
May 2, 2024

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

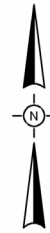
L.C. GROTHAUS SURVEY NO. 12, ABSTRACT 930,
NEW CITY BLOCK 19219, BEXAR COUNTY, TEXAS

PARCEL: 20580A
PROJECT: 23-03896 DISTRICT 9
TRAFFIC & MOBILITY IMPROVEMENTS
(STONE OAK AREA)
OWNER: MISSION HILLS APARTMENTS
HOLDINGS LLC
EASEMENT



VICINITY MAP
-NOT TO SCALE-

PARENT TRACT
-NOT TO SCALE-



Line Table		
Line #	Direction	Length
L1	S 24°01'59" W	5.00'
L2	N 65°58'01" W	34.00'
L3	N 24°01'59" E	5.00'
L4	S 65°58'01" E	34.00'

P.O.B.
X = 2135143.76'
Y = 13780018.25'

EVANS ROAD
(86' RIGHT-OF-WAY)
VOL. 6538, PG. 714
D.P.R.B.C.TX.

PARCEL 20580A
0.004 ACRE
(170 SQUARE FEET)

16' SS ESM'T
(0.0634 AC.)
VOL. 9603, PG. 155
D.P.R.B.C.TX.

MISSION HILLS
APARTMENTS HOLDINGS LLC
DOC. NO. 20220235344
O.P.R.B.C.TX

MISSION HILLS SUBDIVISION
N.C.B. 19219
LOT 2, BLOCK 30
VOL. 9603, PG. 155
D.P.R.B.C.TX.

CWS EVANS LOFTS LLC ET AL
DOC. NO. 20230052825
O.P.R.B.C.TX.

SUBDIVISION PLAT OF EVANS RANCH
N.C.B. 19219
LOT 3, BLOCK 1
VOL. 9623, PG. 183-184
D.P.R.B.C.TX.

14' GAS, ELECTRIC,
TELEPHONE & CABLE
T.V. ESM'T
VOL. 9603, PG. 155
D.P.R.B.C.TX.

P.O.C.

PAGE 1 OF 2

PROJECT: - DISTRICT 9
JOB NUMBER: - 23-03896
DATE: - APRIL 26, 2024
FIELDBOOK: - N/A
DESIGN: - N/A
DRAWN: - D. MCKINNON
CHECK: - B. WHITE
APPROVE: - D. MCKINNON
SCALE: - 1" = 20'

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

0.004 ACRE (170 SQ FT)
EASEMENT OUT OF A
22.00 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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SURVEY LEGEND

- 1/2" IRON ROD FOUND W/ ORANGE CAP
- △ 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



EASEMENT SPACE

NOTES:

1. 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.
2. FIELD INFORMATION SHOWN HERE ON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN APRIL, 2024.
3. 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.
4. 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.

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

05/02/2024
DATE

PAGE 2 OF 2

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JOB NUMBER: - 23-03896
DATE: - APRIL 26, 2024
FIELDBOOK: - N/A
DESIGN: - N/A
DRAWN: - D. MCKINNON
CHECK: - B. WHITE
APPROVE: - D. MCKINNON
SCALE: - N/A



CobbFendley

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0.004 ACRE (170 SQ FT)
EASEMENT OUT OF A
22.00 ACRE TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

Parcel 2: 20580A
North: 13780619.47' East: 2135380.66'

Segment #1 : Line

Course: S24° 01' 59"W Length: 5.00'
North: 13780614.90' East: 2135378.62'

Segment #2 : Line

Course: N65° 58' 01"W Length: 34.00'
North: 13780628.75' East: 2135347.57'

Segment #3 : Line

Course: N24° 01' 59"E Length: 5.00'
North: 13780633.32' East: 2135349.61'

Segment #4 : Line

Course: S65° 58' 01"E Length: 34.00'
North: 13780619.47' East: 2135380.66'

Perimeter: 77.99' Area: 169.99 Sq. Ft.
Error Closure: 0.00 Course: N0° 00' 00"E
Error North: 0.000 East: 0.000

Precision 1: 78000000.00