

Parcel: 20571  
Project: 23-03896 District 9  
Traffic & Mobility Improvements  
(Stone Oak Area)  
Owner: 7-Eleven Inc.  
Easement

FIELD NOTES DESCRIPTION

**DESCRIPTION OF A 0.030 ACRE (1,308 SQUARE FEET) EASEMENT OUT OF A 1.330 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 79, BLOCK 6, OF THE STONE OAK EVANS SWC SUBDIVISION AS SHOWN IN A PLAT RECORDED IN VOLUME 9700, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 79 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO 7-ELEVEN, INC, AS RECORDED IN VOLUME 18497, PAGE 389, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found on the south Right-of-Way line of Stone Oak Parkway, as shown in a plat recorded in Volume 9515, Page 24, of the Deed and Plat Records of Bexar County, Texas, being the northeast corner of said Lot 79 and the northeast corner of the herein described tract, said 1/2-inch iron rod having state plane coordinate values of, X=2,133,187.13, Y=13,781,669.75;

Thence departing the south line of Stone Oak Parkway Right-of-Way, over and across said Lot 79 the following twelve (12) courses and distances:

1. South 09° 09' 46" East, for a distance of 7.85 feet to a calculated point being the east corner of the herein described tract;
2. South 85° 18' 18" West, for a distance of 57.77 feet to a calculated point for a corner of the herein described tract;
3. South 86° 42' 34" West, for a distance of 54.71 feet to a calculated point for a corner of the herein described tract;
4. South 42° 20' 32" West, for a distance of 3.54 feet to a calculated point for a corner of the herein described tract;

Parcel: 20571  
Project: 23-03896 District 9  
Traffic & Mobility Improvements  
(Stone Oak Area)  
Owner: 7-Eleven Inc.  
Easement

5. South 87° 24' 40" West, for a distance of 10.34 feet to a calculated point for a corner of the herein described tract;
6. North 47° 31' 24" West, for a distance of 3.54 feet to a calculated point for a corner of the herein described tract;
7. along a curve to the right, having a radius of 2,563.75 feet and having a central angle of 00° 07' 33", and chord which bears South 87° 38' 44" West, for a chord distance of 5.63 feet through an arc distance of 5.63 feet to a calculated point for a corner of the herein described tract;
8. along a curve to the right, having a radius of 184.32 feet and having a central angle of 02° 43' 27", and chord which bears North 84° 22' 40" West, for a chord distance of 8.76 feet through an arc distance of 8.76 feet to a calculated point for a corner of the herein described tract;
9. along a curve to the right, having a radius of 182.50 feet and having a central angle of 06° 45' 51", and chord which bears North 86° 11' 01" West, for a chord distance of 21.53 feet through an arc distance of 21.55 feet to a calculated point for a corner of the herein described tract;
10. North 82° 48' 06" West, for a distance of 31.05 feet to a calculated point for a corner of the herein described tract, from which a 1/2-inch iron rod is found along a curve to the right, being on the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,445.00 feet and having a central angle of 01° 16' 25", and chord which bears South 87° 56' 45" West, for a chord distance of 54.35 feet through an arc distance of 54.35 feet;
11. along a curve to the left, along the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,445.00 feet and having a central angle of 00° 07' 45", and chord which bears North 88° 38' 50" East, for a chord distance of 5.51 feet through an arc distance of 5.51 feet to a found 1/2-inch iron rod for a corner of the herein described tract;

Parcel: 20571  
Project: 23-03896 District 9  
Traffic & Mobility Improvements  
(Stone Oak Area)  
Owner: 7-Eleven Inc.  
Easement

12. along a curve to the left, along the south Right-of-Way line of Stone Oak Parkway, having a radius of 2,555.00 feet and having a central angle of 04° 08' 33", and chord which bears North 86° 54' 04" East, for a chord distance of 184.68 feet through an arc distance of 184.72 feet to the **POINT OF BEGINNING** and containing 0.030 acres (1,308 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 February and March 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.



April 16, 2024

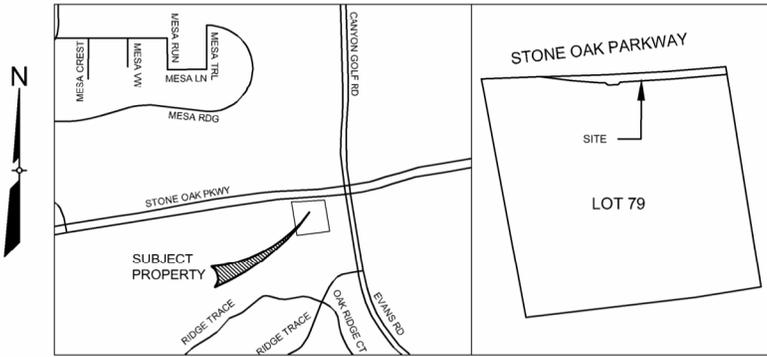


David A. McKinnon  
Registered Professional Land Surveyor  
Texas Registration No. 6994  
Rev. No. 2

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

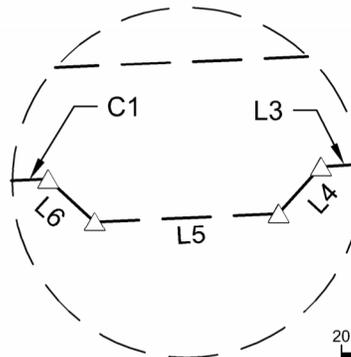
L.C. GROTHAUS SURVEY NO. 12, ABSTRACT 930,  
NEW CITY BLOCK 19219, BEXAR COUNTY, TEXAS

PARCEL: 20571  
PROJECT: 23-03896 DISTRICT 9  
TRAFFIC & MOBILITY IMPROVEMENTS  
(STONE OAK AREA)  
OWNER: 7-ELEVEN INC.  
EASEMENT

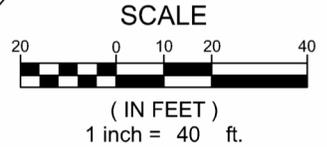


VICINITY MAP  
-NOT TO SCALE-

PARENT TRACT  
-NOT TO SCALE-



DETAIL "A"  
N.T.S.



Dwg Info: G:\Projects\2023\09003\_COSA\_2022\_Rd\_Bond\01\_District\_9\300\_DEPT\_DOC\302\_Survey\CAD\Plots\20571 - ESMT\_R2.dwg - Tab: LAYOUT1 - Plotted: 4/16/2024 12:36 PM By: DAVID MCKINNON

STONE OAK PARKWAY  
(110' RIGHT-OF-WAY)  
VOL. 9515, PG. 24  
D.P.R.B.C.TX.

0.030 ACRE  
(1,308 SQUARE FEET)  
PARCEL

P.O.B.  
X = 2133187.13'  
Y = 13781669.75'

L=54.35, R=2445.00  
Δ=01°16'25"

14' GAS, ELECTRIC,  
TELEPHONE & CABLE  
T.V. ESMT  
VOL. 9671, PG. 174  
D.P.R.B.C.TX.

EXISTING  
INGRESS/EGRESS ESMT  
VOL. 9700, PG. 200  
D.P.R.B.C.TX.

EXISTING  
STARBUCKS ESMT  
VOL. 17017, PG. 2124  
O.P.R.B.C.TX.

DIGBY PARTNERS LLC  
VOL. 17392, PG. 1505  
O.P.R.B.C.TX.

STONE CREEK  
VILLAGE UNIT 1  
N.C.B. 19219  
LOT 78, BLOCK 6  
VOL. 9671, PG. 174  
D.P.R.B.C.TX.

PARCEL 1251252

7-ELEVEN INC.  
VOL. 18497, PG. 389  
O.P.R.B.C.TX.

STONE OAK EVANS  
SWC  
SUBDIVISION  
N.C.B. 19219  
LOT 79, BLOCK 6  
VOL. 9700, PG. 200  
D.P.R.B.C.TX.

Curve #	Length	Radius	Delta	Bearing	Chord
C1	5.63'	2563.75'	00°07'33"	S 87°38'44" W	5.63'
C2	8.76'	184.32'	02°43'27"	N 84°22'40" W	8.76'
C3	21.55'	182.50'	06°45'51"	N 86°11'01" W	21.53'
C4	5.51'	2445.00'	00°07'45"	N 88°38'50" E	5.51'
C5	184.72'	2555.00'	04°08'33"	N 86°54'04" E	184.68'

Line #	Direction	Length
L1	S 09°09'46" E	7.85'
L2	S 85°18'18" W	54.77'
L3	S 86°42'34" W	54.71'
L4	S 42°20'32" W	3.54'
L5	S 87°24'40" W	10.34'
L6	N 47°31'24" W	3.54'
L7	N 82°48'06" W	31.05'

REVISION 2 - APRIL 16, 2024

PROJECT:	- DISTRICT 9
JOB NUMBER:	- 23-03896
DATE:	- MARCH 7, 2024
FIELDBOOK:	- N/A
DESIGN:	- N/A
DRAWN:	- D. MCKINNON
CHECK:	- B. WHITE
APPROVE:	- D. MCKINNON
SCALE:	- 1" = 40'

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

0.030 ACRE (1,308 SQ FT)  
EASEMENT OUT OF A  
1.330 ACRE TRACT  
CITY OF SAN ANTONIO, BEXAR  
COUNTY, TEXAS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

PARCEL: 20571  
PROJECT: 23-03896 DISTRICT 9  
TRAFFIC & MOBILITY IMPROVEMENTS  
(STONE OAK AREA)  
OWNER: 7-ELEVEN INC.  
EASEMENT

## SURVEY LEGEND

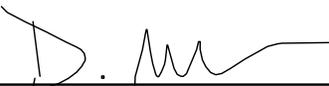
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. NEW CITY BLOCK
-  EASEMENT SPACE

### NOTES:

- 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.
- FIELD INFORMATION SHOWN HERE ON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN FEBRUARY & MARCH, 2024.
- 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.
- 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

04/16/2024  
 \_\_\_\_\_  
 DATE

REVISION 2 - APRIL 16, 2024

PROJECT: - DISTRICT 9
JOB NUMBER: - 23-03896
DATE: - MARCH 7, 2024
FIELDBOOK: - N/A
DESIGN: - N/A
DRAWN: - D. MCKINNON
CHECK: - B. WHITE
APPROVE: - D. MCKINNON
SCALE: - N/A



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

0.030 ACRE (1,308 SQ FT)  
 EASEMENT OUT OF A  
 1.330 ACRE TRACT  
 CITY OF SAN ANTONIO, BEXAR  
 COUNTY, TEXAS

Mapcheck 1: 1251252 ESMT R1

Closure Summary

Precision, 1 part in: 54153.37'  
Error distance: 0.01'  
Error direction: S75° 33' 34.18"E  
Area: 1307.83 Sq. Ft.  
Square area: 1307.83  
Perimeter: 391.97'

Point of Beginning

Easting: 2133116.72'  
Northing: 13781834.59'

Side 1: Line

Direction: S9° 09' 46"E  
Angle: [-9.16 (d)]  
Deflection angle: [170.84 (d)]  
Distance: 7.85'  
Easting: 2133117.97'  
Northing: 13781826.84'

Side 2: Line

Direction: S85° 18' 18"W  
Angle: [-85.53 (d)]  
Deflection angle: [94.47 (d)]  
Distance: 54.77'  
Easting: 2133063.39'  
Northing: 13781822.36'

Side 3: Line

Direction: S86° 42' 34"W  
Angle: [-178.60 (d)]  
Deflection angle: [1.40 (d)]  
Distance: 54.71'  
Easting: 2133008.77'  
Northing: 13781819.22'

Side 4: Line

Direction: S42° 20' 32"W  
Angle: [135.63 (d)]  
Deflection angle: [-44.37 (d)]  
Distance: 3.54'  
Easting: 2133006.38'  
Northing: 13781816.60'

Side 5: Line

Direction: S87° 24' 40"W  
Angle: [-134.93 (d)]  
Deflection angle: [45.07 (d)]  
Distance: 10.34'  
Easting: 2132996.05'  
Northing: 13781816.13'

Side 6: Line

Direction: N47° 31' 24"W  
Angle: [-134.93 (d)]  
Deflection angle: [45.07 (d)]

Distance:	3.54'
Easting:	2132993.44'
Northing:	13781818.52'
Side 7: Curve	
Curve direction:	Clockwise
Radius:	[2563.51']
Arc length:	5.63'
Delta angle:	0.13 (d)
Tangent:	[2.82']
Chord direction:	S87° 38' 44"W
Chord angle:	[135.17 (d)]
Deflection angle:	[-44.83 (d)]
Chord distance:	5.63'
Easting:	2132987.82'
Northing:	13781818.29'
Side 8: Curve	
Curve direction:	Clockwise
Radius:	[184.26']
Arc length:	8.76'
Delta angle:	2.72 (d)
Tangent:	[4.38']
Chord direction:	N84° 22' 40"W
Chord angle:	[-172.09 (d)]
Deflection angle:	[7.91 (d)]
Chord distance:	8.76'
Easting:	2132979.10'
Northing:	13781819.15'
Side 9: Curve	
Curve direction:	Clockwise
Radius:	[182.48']
Arc length:	21.55'
Delta angle:	6.76 (d)
Tangent:	[10.78']
Chord direction:	N86° 11' 01"W
Chord angle:	[176.83 (d)]
Deflection angle:	[-3.17 (d)]
Chord distance:	21.53'
Easting:	2132957.62'
Northing:	13781820.58'
Side 10: Line	
Direction:	N82° 48' 06"W
Angle:	[180 (d)]
Deflection angle:	[-0 (d)]
Distance:	31.05'
Easting:	2132926.81'
Northing:	13781824.47'
Side 11: Curve	
Curve direction:	Clockwise
Radius:	[2444.13']
Arc length:	5.51'

Delta angle: 0.13 (d)  
Tangent: [2.76']  
Chord direction: N88° 38' 50"E  
Chord angle: [-8.55 (d)]  
Deflection angle: [171.45 (d)]  
Chord distance: 5.51'  
Easting: 2132932.32'  
Northing: 13781824.60'

Side 12: Curve

Curve direction: Counter-clockwise  
Radius: [2554.90']  
Arc length: 184.72'  
Delta angle: 4.14 (d)  
Tangent: [92.40']  
Chord direction: N86° 54' 04"E  
Chord angle: [178.19 (d)]  
Deflection angle: [-1.81 (d)]  
Chord distance: 184.68'  
Easting: 2133116.73'  
Northing: 13781834.59'