

**METES AND BOUNDS DESCRIPTION
FOR
A 0.5390 OF AN ACRE
DRAINAGE EASEMENT ABANDONMENT**

A **0.5390 of an acre tract** of land, over and across the Stephen R Roberts Survey No. 22 ½, Abstract No. 640, Bexar County, Texas being Lots 901, 23, 17, and 16, Block 40, N.C.B. 18333 of Crown Ridge Manor (PUD), a plat of record in Volume 20003, Page 729 of the Plat Records of Bexar County, Texas (P.R.), and a portion of that called Variable Width Drainage Easement as conveyed to the City of San Antonio, recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

Commencing at a found iron rod stamped "KFW SURVEYING", for an interior corner of Lot 3, Block 10, N.C.B. 18333, Lutheran High School Athletic Field, a plat of record in Volume 9561, Page 59 -62, P.R., and the western-most southwest corner of Lot 901;

Thence: N 10°35'38" W, along and with the common line of Lot 3 and Lot 901, a distance of 13.45 feet to a set ½" iron rod with a yellow cap stamped "CED EASEMENT" (hereinafter known as SIR-E), for the southwest corner and **THE POINT OF BEGINNING** of the easement described herein,

THENCE: Along and with the common line of Lot 3 and Lot 901 the following two (2) courses:

1. **N 10°35'38" W**, a distance of **267.71 feet** to an found iron rod stamped "KFW SURVEYING", for an interior corner of Lot 3, an exterior corner of Lot 901 and the easement described herein, and
2. **N 12°36'13" E**, a distance of **99.54 feet** to an SIR-E set in the south line of a 13 foot electric and gas easement of record in Volume 7058, Page 865 of the Official Public Records of Bexar County, Texas (O.P.R.), for the northwest corner of the easement described herein, from which a found iron rod stamped "KFW SURVEYING", for an exterior corner of Lot 3 and the northwest corner of Lot 901, bears, N 12° 36' 13" E, a distance of 13.82 feet;

THENCE: N 82°41'12" E, over and across Lot 901 and along and with the south line of the 13 foot electric and gas easement, at a distance of 49.70 feet, passing a found iron rod stamped "KFW SURVEYING", for the northwest corner of Lot 23 and continuing with the common line between Lot 901 and Lot 23, for a total distance of **90.19 feet** to a found iron rod stamped "KFW SURVEYING", for the northwest corner of Lot 24, the northeast corner of Lot 23 and the easement described herein;

THENCE: S 38°00'26" E, along and with the common line of Lot 23 and Lot 24, a distance of **24.30 feet** to an SIR-E, for an exterior corner of the easement described herein;

THENCE: S 45°56'38" W, over and across Lot 23 and Lot 901, at a distance of 40.44 feet, passing a found iron rod stamped "KFW SURVEYING", for an interior corner of Lot 23 and continuing for a total distance of **77.68 feet** to an SIR-E, for an interior corner of the easement described herein;

THENCE: S 04°03'22" E, over and across Lot 901, Lot 17, and Lot 16, a distance of **301.72 feet** to an SIR-E, for the southeast corner of the easement described herein;

THENCE: Continuing over and across Lot 16 and Lot 901 the following two (2) courses:

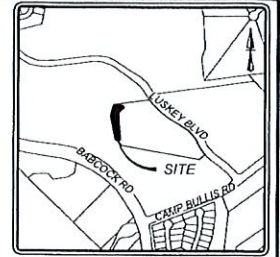
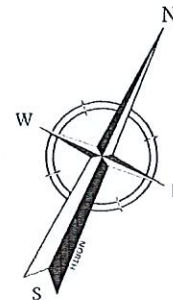
1. **N 84°37'06" W**, a distance of **15.27 feet** to an SIR-E, for an angle point of the easement described herein, and
2. **N 88°03'26" W**, a distance of **27.25 feet**, to the **POINT OF BEGINNING**, containing **0.5390 of an acre** or 23,479 square feet, more or less, in Bexar County, Texas, and being described in accordance with a survey prepared by CED. Bearings are based on the Texas State Plane South Central Zone, 4204, North American Datum of 1983 (NAD83).



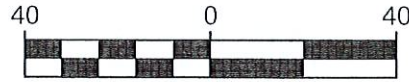
Job No.:	23000639A
Prepared by:	Colliers Engineering and Design
Date:	August 28, 2024
Revised:	October 11, 2024
File:	S:\Draw 2020\20-093 Lusky Blvd Tract (Crown Ridge Manor)\DOCS\23000639A 0.5390AC ESMT ABDN

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW CAP STAMPED "CED EASEMENT".
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
6. LEGENDS, LINE TABLE, DETAILS AND SIGNATURE ON PAGE 3 OF 3.

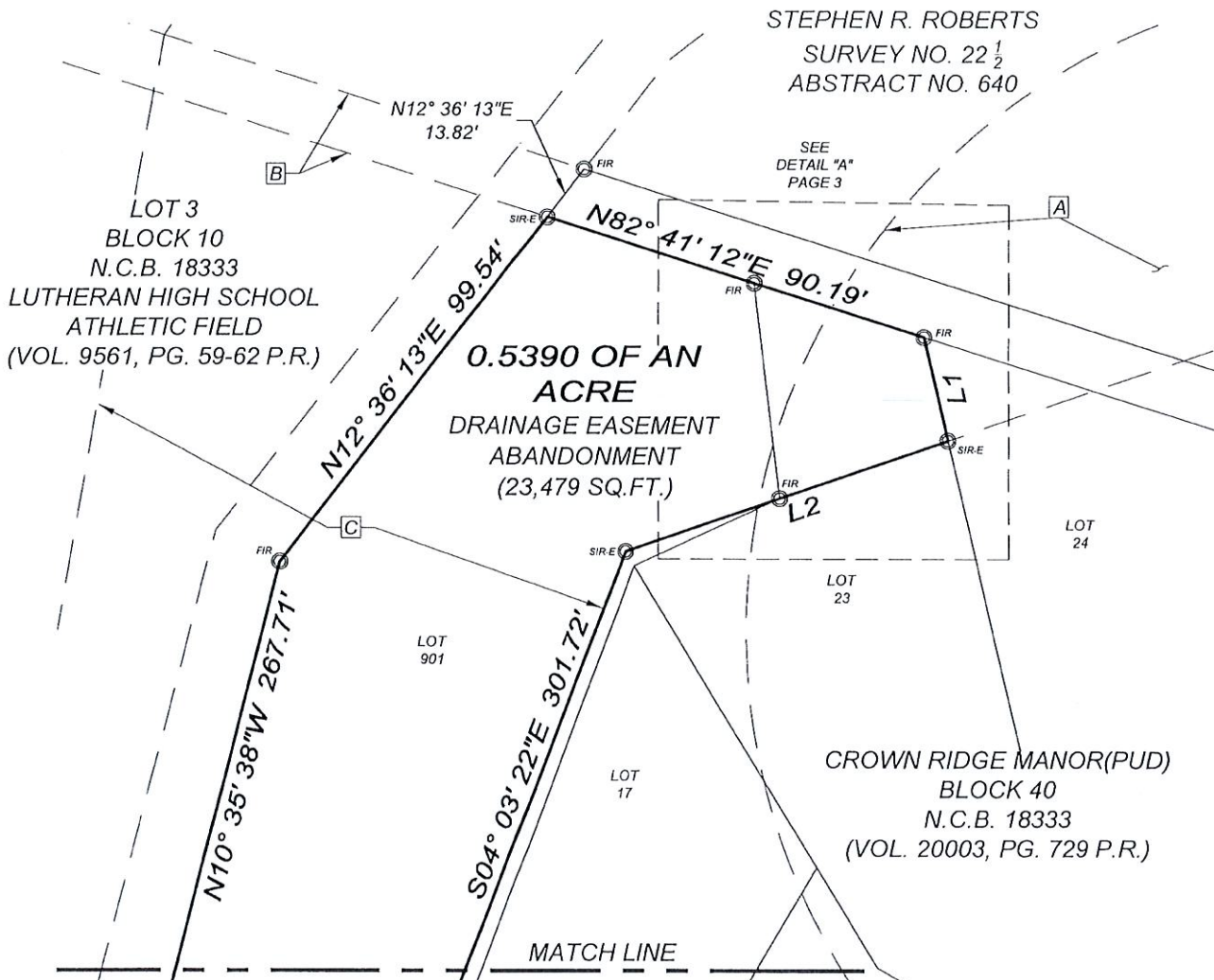


LOCATION MAP
NOT-TO-SCALE



SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



STEPHEN R. ROBERTS
SURVEY NO. 22 1/2
ABSTRACT NO. 640

SEE
DETAIL "A"
PAGE 3

0.5390 OF AN
ACRE
DRAINAGE EASEMENT
ABANDONMENT
(23,479 SQ.FT.)

CROWN RIDGE MANOR (PUD)
BLOCK 40
N.C.B. 18333
(VOL. 20003, PG. 729 P.R.)



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DRAINAGE EASEMENT
ABANDONMENT
0.5390 OF AN ACRE

FOR

SCOTT FELDER
HOMES

SAN ANTONIO
BEXAR COUNTY
TEXAS



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OF DIGGERS, DESIGNERS, OR
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EASEMENT ABANDONMENT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/28/2024	CAR	RV
PROJECT NUMBER:	DRAWING NAME:		
23000639A	20-093 LUSKEY BLVD		

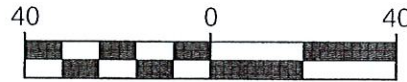
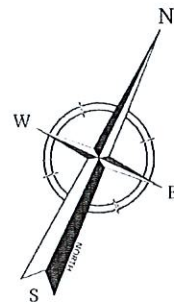
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EASEMENT ABANDONMENT
0.5390 OF AN ACRE

SHEET NUMBER:

1 of 3

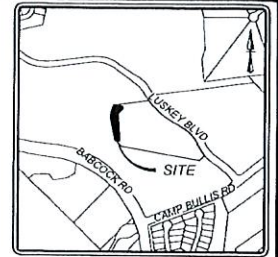
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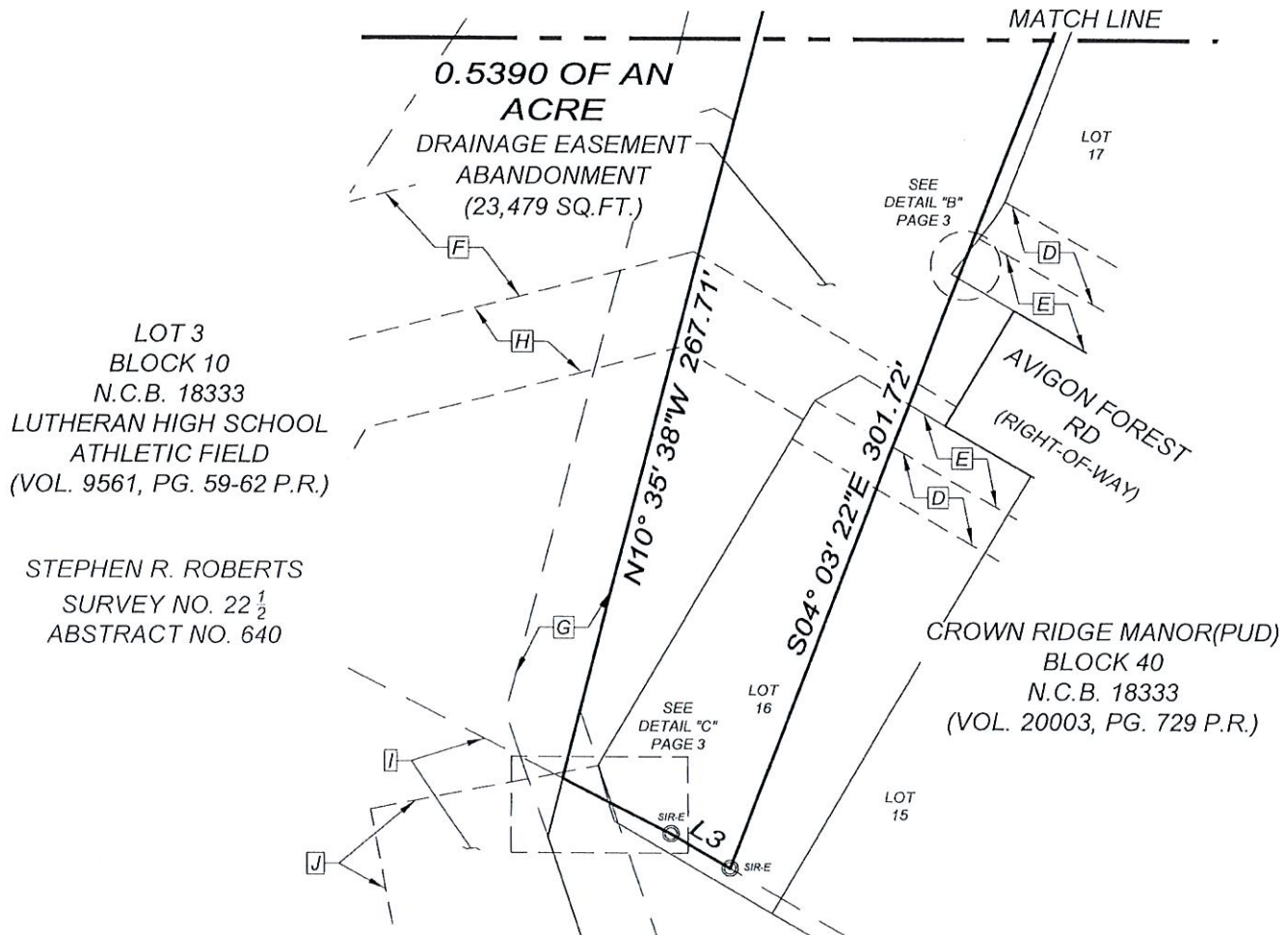


SCALE : 1" = 40'

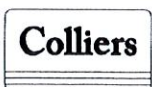
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



LOCATION MAP
NOT-TO-SCALE



STEPHEN R. ROBERTS
SURVEY NO. 22 ¹/₂
ABSTRACT NO. 640



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ABANDONMENT
0.5390 OF AN ACRE

FOR
SCOTT FELDER
HOMES
SAN ANTONIO
BEXAR COUNTY
TEXAS



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EASEMENT ABANDONMENT

SCALE: AS SHOWN	DATE: 08/28/2024	DRAWN BY: CAR	CHECKED BY: RV
PROJECT NUMBER: 23000639A		DRAWING NAME: 20-093 LUSKEY BLVD	

SHEET TITLE:
EASEMENT ABANDONMENT
0.5390 OF AN ACRE

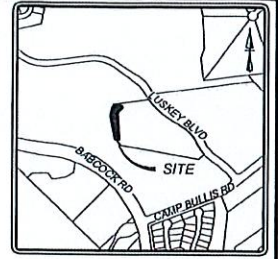
SHEET NUMBER:

2 of 3

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6. SIGNATURE AND SEAL APPLIES TO ALL PAGES.

Line Table		
LINE #	LENGTH	DIRECTION
L1	24.30'	S38°00'26"E
L2	77.68'	S45°56'38"W
L3	15.27'	N84°37'06"W
L4	27.25'	N88°03'26"W



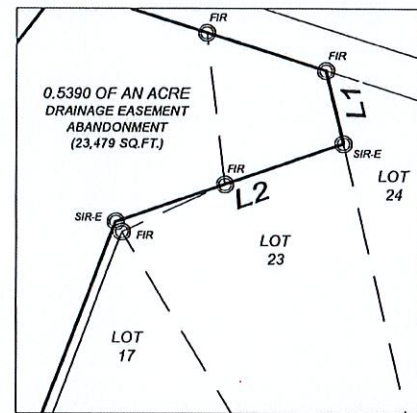
LOCATION MAP
NOT-TO-SCALE

SYMBOL LEGEND

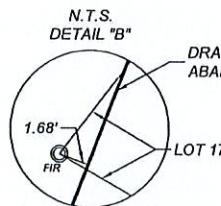
- | | |
|--|---|
| ○ SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "CED EASEMENT" | ○ FIR FOUND 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING" |
| O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS | P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| P.O.C. POINT OF COMMENCEMENT | P.O.B. POINT OF BEGINNING |

EASEMENT LEGEND

- | | |
|---|---|
| A 150' SANITARY CONTROL EASEMENT (VOL. 9544, PG. 1826 O.P.R.) | F 30' TEMPORARY CONSTRUCTION EASEMENT (DOC. 20210211814 O.P.R.) |
| B 13' ELECTRIC AND GAS EASEMENT (VOL. 7058, PG. 865 O.P.R.) | G 16' SANITARY SEWER EASEMENT (VOL. 9514, PG. 91-93 P.R.) |
| C VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 7120, PG. 1624 O.P.R.) | H 20' WATER EASEMENT (DOC. 2022088122 O.P.R.) |
| D 10' ELEC, GAS, TELEPHONE, & TV EASEMENT (VOL. 20003, PG. 729 P.R.) | I VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20003, PG. 729 P.R.) |
| E 10' UTILITY & PEDESTRIAN EASEMENT (VOL. 20003, PG. 729 P.R.) | J VEGETATIVE FILTER STRIP EASEMENT (DOC. 20210211815 O.P.R.) |



1" = 60'
DETAIL "A"

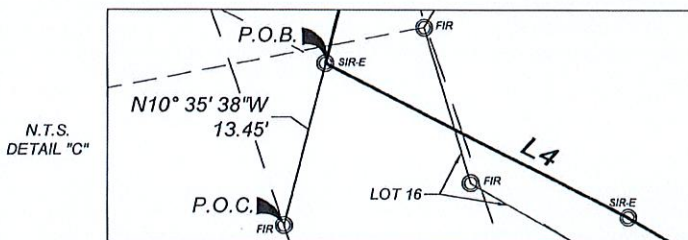


DRAINAGE EASEMENT ABANDONMENT

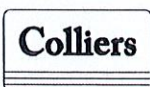


8/28/24

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM
DATE OF SURVEY: 08/28/2024
PROJECT NO.: 23000639A



N.T.S.
DETAIL "C"



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TITLE: 08/28/2024
TBLSTY: 10/13/20

EASEMENT ABANDONMENT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/28/2024	CAR	RV
PROJECT NUMBER:	DRAWING NAME:		
23000639A	20-093 LUSKEY BLVD		

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3 of 3