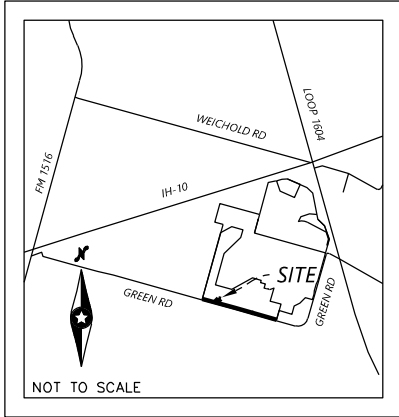


VICINITY MAP

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NOTES:
 THIS EXHIBIT OF A CHANNEL EASEMENT IS COMPLETED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION OF SAME PROJECT NO. 23836.11 AND DATE, MAY 24, 2021 AND SHOWN HEREON.

BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT)

OPR = BEXAR COUNTY OFFICIAL PUBLIC RECORDS
 P.O.B = POINT OF BEGINNING
 P.O.C = POINT OF COMMENCEMENT
 ● = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED



1" = 50'



Line Table		
Line #	Length	Direction
L1	175.90	S74°25'35"E
L2	50.00	N15°34'25"E
L3	30.00	S74°25'35"E
L4	50.00	S15°34'25"W
L5	30.00	N74°25'35"W

100 ACRES
 ALOUIS LEJESKI
 VOL. 3915, PG. 151, OPR

46.0989 ACRES
 MERITAGE HOMES OF
 TEXAS, LLC
 DOC. NO. 20200321919, OPR

0.0344 ACRES (1,500 SQ. FT.)
 CHANNEL EASEMENT
 TO BE VACATED

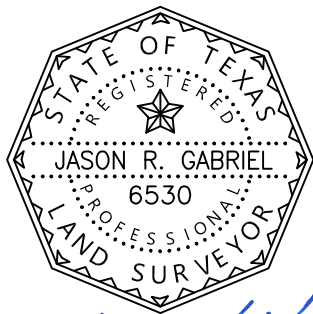
P.O.C.
 FND 1/2" IR

P.O.B

L1

L5

GREEN RD.
 (VARIABLE WIDTH, 60' MIN)
 BEXAR COUNTY ROW B-1161



23836ESMT - CHANNEL ESM'T.dwg

N:\0023836.10\1 PROJECT DATA\DWG\SURVEY\23836ESMT - CHANNEL ESMIT.DWG

PROJECT NO. 23836.11
 CHECKED: JRG
 DRAWN: FRC
 FIELD CREW: MWL
 FIELD WORK DATE: 12/14/20

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 Fax (210) 855-5530 San Antonio, TX 78259
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.
 TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

EXHIBIT OF:

A 0.0344 ACRE TRACTS OF LAND SITUATED IN THE LUKE BUST SURVEY NO. 63, ABSTRACT NO. 45, BEING OUT OF A 46.0989 ACRE TRACT, RECORDED IN DOC. NO. 202003211919, OPR

SHEET NUMBER:

1 OF 1

City of San Antonio, Bexar County, Texas

DATE: 5/24/21

COUNTY OF BEXAR
STATE OF TEXAS

0.0344 ACRE TRACT
1,500 SQ. FT.

PROJ. 23836.11
VACATE CHANNEL ESM'T

FIELD NOTE DESCRIPTION of a 0.0344 acre tract of land situated within the Luke Bust Survey No. 63, Abstract No. 45, City of San Antonio, Bexar County, Texas, being out of a 46.0989 acre tract conveyed unto Meritage Homes of Texas, LLC, recorded in Document No. 202003211919, Bexar County Official Public Records; in all, said 0.0344 acre tract of land being more particularly described as follows:

COMMENCING at a ½" iron rod found on the north line of Green Road a variable width Right-of-Way, recorded in Bexar County Right-of-Way map B-1161, coincident with the common southeast corner of a 100.00 acre tract conveyed unto Alouis Lejeski, recorded in Volume 3915, Page 151 said Official Public Records, and southwest corner of said 46.0989 acre tract;

THENCE, along the north line of said Green Road, South 74° 25' 35" East, 175.90 feet to the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said 46.0989 acres, the following courses:

North 15° 34' 25" East, 50.00 feet to a point,
South 74° 25' 35" East, 30.00 feet to a point, and
South 15° 34' 25" West, 50.00 feet to a point north line of said Green Road for the southwest corner of the herein described tract of land;

THENCE, along the aforementioned line, North 74° 25' 35" West, 30.00 feet to point and the **POINT OF BEGINNING**.

Containing, in all, 0.0344 acres or 1,500 square feet of land. Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment). This field note description is prepared in conjunction with that exhibit of a Vacate Channel Easement for project no. 23836.11 of same date, May 24, 2021 by Westwood Professional Services.



A handwritten signature in blue ink, appearing to read "Jason R. Gabriel", written over a light blue horizontal line.