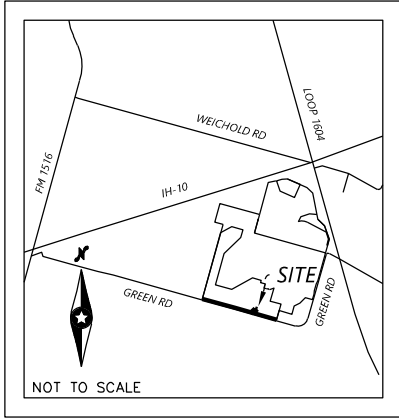


**VICINITY MAP**

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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



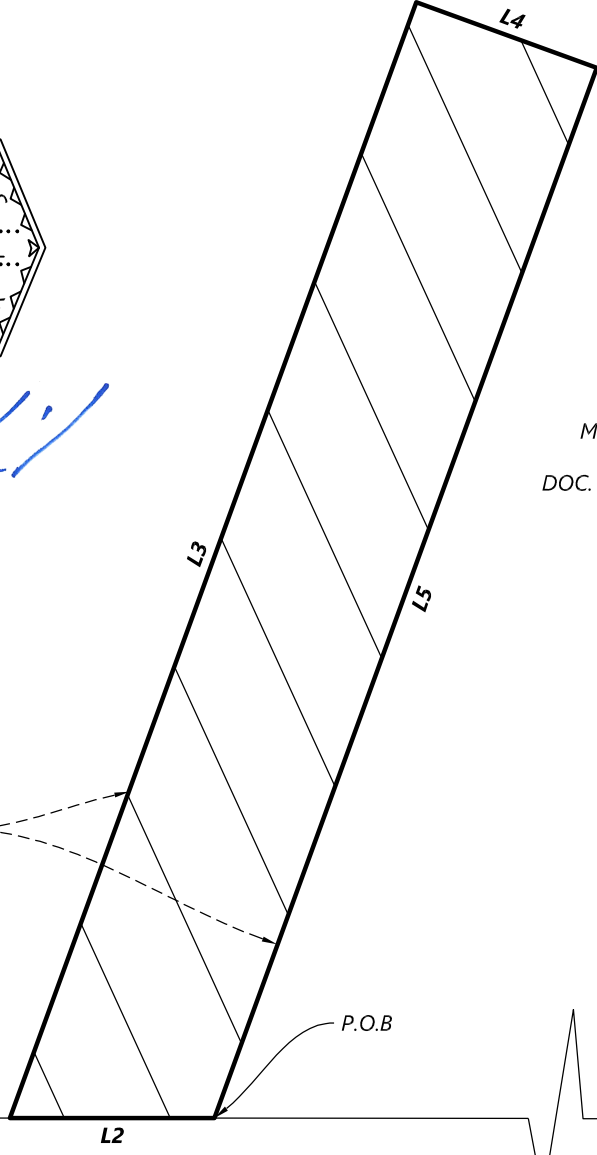
1" = 50'



Line Table		
Line #	Length	Direction
L1	312.13	N74°17'01"W
L2	53.19	N74°17'01"W
L3	309.09	N35°39'24"E
L4	50.00	S54°24'45"E
L5	291.01	S35°39'24"W



*Jason R. Gabriel*



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

2.363 ACRE  
 KIETH SKLOSS  
 VOL. 5205, PG. 1973, OPR

0.344 ACRES (15,002 SQ. FT.)  
 CHANNEL EASEMENT TO BE VACATED

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

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

N:\0023836.10\1 PROJECT DATA\DWGSURVEY\23836ESMT - CHANNEL ESM'T\_2.DWG

23836ESMT - CHANNEL ESM'T\_2.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](http://westwoodps.com)  
 Westwood Professional Services, Inc.  
 TBPLS FIRM NO. 10194064 - TPBE FIRM NO. F-11756

EXHIBIT OF:

A 0.344 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

DATE: 5/24/21

City of San Antonio, Bexar County, Texas

COUNTY OF BEXAR  
STATE OF TEXAS

0.344 ACRE TRACT  
15,002 SQ. FT.

PROJ. 23836.11  
VACATE CHANNEL ESM'T

**FIELD NOTE DESCRIPTION of a 0.344 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 0.344 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 southwest corner of a 2.363 acre tract conveyed unto Kieth Skloss, recorded in Volume 5205, Page 1973 said Official Public Records, and the southeast corner of said 46.0989 acre tract;

**THENCE**, along the north line of said Green Road, North 74° 17' 01" West, 312.13 feet to the southeast corner and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, continue along the north line of said Green Road, North 74° 17' 01" West, 53.19 feet to the southwest corner of the herein described tract of land;

**THENCE**, crossing said 46.0989 acres, the following courses:

North 35° 39' 24" East, 309.09 feet to a point,  
South 54° 24' 45" East, 50.00 feet to a point, and  
South 35° 39' 24" West, 291.01 feet to the **POINT OF BEGINNING**.

Containing, in all, 0.344 acres or 15,002 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.

