



Field Notes for a tract of land
Containing 0.294 of an acre (12,821.30 square feet) of land

A 0.294 of an acre (12,821.30 square feet) 25-Foot Wide Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 14, Block 6, New City Block 14706, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Silver Lining Estates, LP by Special Warranty Deed, as recorded in Document Number 20170034137, both of the Official Public Records of Bexar County, Texas, said 0.294 of an acre (12,821.30 square feet) 25-foot drainage easement being more particularly described as follows:

Beginning at a found mag nail with shiner on the existing south right-of-way line of Lockhill Road, a 60.00-foot wide right-of-way, being the northwest corner of said Lot 14, Block 6, New City Block 14706, and the northeast corner of Lot 13, Block 6, New City Block 14706, as shown on subdivision plat of said Oakland Estates, as conveyed to Jennifer Patricia Perez by Warranty Deed with Vendor’s Lien, as recorded in Document Number 20180146632, of the Official Public Records of Bexar County, Texas, said mag nail having State Plane Coordinates of Northing: 13,747,072.1652, Easting: 2,098,221.4356, being the northwest corner of the herein described easement;

Thence, with the south right-of-way line of said Lockhill Road and the north boundary of said Lot 14, Block 6, North 89 degrees 16 minutes 28 seconds East, a distance of 25.00 feet, to a point, being the northeast corner of the herein described easement;

Thence, leaving the south right-of-way line of said Lockhill Road, over and across said Lot 14, Block 6, South 00 degrees 40 minutes 55 seconds East, a distance of 512.86 feet, to a point on the south boundary of said Lot 14, Block 6 and the north boundary of Lot 21, Block 6, New City Block 14706, as shown on said subdivision plat of Oakland Estates, as conveyed to Silver Lining Estates, LP by Special Warranty Deed of Trust, as recorded in Document Number 20170034137, of the Official Public Records of Bexar County, Texas, and being the southeast corner of the herein described easement;

Thence, with the south boundary of said Lot 14, Block 6 and the north boundary of said Lot 21, Block 6, South 89 degrees 19 minutes 38 seconds West, a distance of 25.00 feet, to a found axle being the southwest corner of said Lot 14, Block 6, and being the southwest corner of the herein described easement;

Thence, with the west boundary of said Lot 14, Block 6 and the east boundary of said Lot 13, Block 6 North 00 degrees 40 minutes 55 seconds West, a distance of 512.84 feet, to the **Point of Beginning**, containing 0.294 of an acre (12,821.30 square feet) of land.

Note: Basis of bearings, distances and coordinates cited hereon are surface based upon the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, US Survey Foot with an applied scale factor of 1.00017, as derived from an on-the-ground survey performed by MTR Engineers, LLC. An Exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2020-12-03 Job No. 17140
Revised: 2020-12-21 VB

TBPE F-5297, TBPLS No. 10131500
Cimarron Path, Suite 100 San Antonio, TX 78249
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JOSE G. MENDOZA AND MARIA
I. MENDOZA
5427 LOCKHILL ROAD
N.C.B. 14710 BLK 10 LOT 18
VOLUME 1938, PAGE 587

JOE GREGORY MENDOZA,
JOSE G. MENDOZA AND MARIA
I. MENDOZA
5421 LOCKHILL ROAD
N.C.B. 14710 BLK 10 LOT 17
DOC. NO. 20190122279

PROPOSED DRAINAGE EASEMENT

FOUND 1/2"
IRON ROD

FOUND 1/2"
IRON ROD

**LOCKHILL ROAD
(60' RIGHT OF WAY)**

P.O.B.
N 13,747,072.1652
E 2,098,221.4356

FOUND
3/4" PIPE

FOUND MAG
NAIL WITH
SHINER

JENNIFER PATRICIA PEREZ
5426 LOCKHILL ROAD
N.C.B. 14706 BLK 6 LOT 13
DOC. NO. 20180146632

**25-FOOT WIDE
DRAINAGE EASEMENT**
0.294 ACRE
(12,821.30 SQUARE FEET)

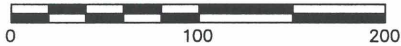
14

15

SILVER LINING ESTATES, LP
5360 LOCKHILL ROAD
N.C.B. 14706 BLK 6 LOT 14, 15, AND 21
DOC. NO. 20170034137



SCALE: 1"=100'



O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°16'28"E	25.00'
L2	S89°19'38"W	25.00'

FOUND
1" PIPE

FOUND AXLE

LULA JOYCE TURLINSON
5511 HOLLYHOCK ROAD
N.C.B. 14706 BLK 6 LOT 23
AND SW IRR 100 FT OF 22
VOLUME 7155, PAGE 673

SILVER LINING ESTATES, LP
HOLLYHOCK ROAD
N.C.B. 14706 BLK 6 LOT 21
DOC. NO. 20170034137

PROPOSED DRAINAGE EASEMENT

GENERAL NOTES:

- 1) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT WITH AN APPLIED SCALE FACTOR OF 1.00017, AS DERIVED FROM AN ON-THE-GROUND SURVEY PERFORMED BY MTR ENGINEERS, LLC.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS SURVEY.



Stephanie L. James

**EXHIBIT OF
PARCEL 20106**

A 0.294 OF AN ACRE (12,821.30 SQUARE FEET)
25-FOOT WIDE DRAINAGE EASEMENT, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 14, BLOCK 6, NEW CITY BLOCK 14706, AS SHOWN ON SUBDIVISION PLAT OF OAKLAND ESTATES, AS RECORDED IN VOLUME 980, PAGE 281, AS CONVEYED TO SILVER LINING ESTATES, LP BY SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 20170034137, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: DECEMBER 03, 2020 JOB NO. 17140
REVISED: DECEMBER 21, 2020



Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085