

Field Notes for a tract of land
Containing 0.295 of an acre (12,831.10 square feet) of land

A 0.295 of an acre (12,831.10 square feet) 25-Foot Wide Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 21, 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 0.295 of an acre (12,831.10 square feet) 25-foot wide drainage easement being more particularly described as follows:

Beginning at a found 1/2" iron rod on the existing north right-of-way line of Hollyhock Road, a 60-foot wide right-of-way, being the southwest corner of said Lot 21, Block 6, and the southeast corner of Lot 30, Block 6, New City Block 14706, as shown on plat of Tumlinson Estates Subdivision, as recorded in Volume 20001, Page 1449, as conveyed to Mark A. Tumlinson and Ginny Tumlinson by Warranty Deed, as recorded in Volume 4540, Page 681, both of the Official Public Records of Bexar County, said iron rod having State Plane Coordinates of Northing: 13,746,046.1361, Easting: 2,098,234.2022, and being the southwest corner of the herein described easement;

Thence, leaving the north right-of-way line of said Hollyhock Road, with the west boundary of said Lot 21, Block 6, and the east boundary of said Lot 30, Block 6, North 00 degrees 44 minutes 38 seconds West, passing the northeast corner of said Lot 30, Block 6, and a southeast corner of the remainder of Lot 23, Block 6, New City Block 14706, as shown on subdivision plat of said Oakland Estates, as conveyed to Silver Lining Estates, LP, by Special Warranty Deed, as recorded in Document Number 20170034137, as conveyed to Lula Joyce Tumlinson by Warranty Deed, as recorded in Volume 7155, Page 673, of the Official Public Records of Bexar County, continuing said course for a total distance of 513.27 feet, to a found axle, being the northeast corner of the remainder of said Lot 23, Block 6, and the southeast corner of Lot 13, Block 6, New City Block 14706, as shown on subdivision plat of said Oakland Estates, as conveyed to Silver Lining Estates, LP, by Special Warranty Deed, as recorded in Document Number 20170034137, 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, being the southwest corner of Lot 14, Block 6, New City Block 14706, as shown on plat of said Oakland Estates, as conveyed to Silver Lining Estates, LP, as recorded in Document Number 20170034137, of the Official Public Records of Bexar County, Texas, being the northwest corner of said Lot 21, Block 6, and being the northwest corner of the herein described easement;

Thence, with the south boundary of said Lot 14, Block 6, being the north boundary of said Lot 21, Block 6, North 89 degrees 19 minutes 38 seconds East, a distance of 25.00 feet, to a point, being the northeast corner of the herein described easement;

Thence, leaving the south boundary of said Lot 14, Block 6, over and across said Lot 21, Block 6, South 00 degrees 44 minutes 38 seconds East, a distance of 513.22 feet, to a

point being on the north right-of-way line of said Hollyhock Road, and being the southeast corner of the herein described easement;

Thence, with the north right-of-way line of said Hollyhock Road, South 89 degrees 12 minutes 58 seconds West, a distance of 25.00 feet to the **Point of Beginning**, containing 0.295 of an acre (12,831.10 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.



A handwritten signature in blue ink that reads "Stephanie L. James". The signature is written in a cursive style and is positioned above a horizontal line.

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2020-12-02 Job No. 17140
Revised: 2020-12-21
VB

FOUND
1" PIPE

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

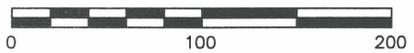
SILVER LINING ESTATES, LP
5360 LOCKHILL ROAD
N.C.B. 14706 BLK 6 LOT 14, 15, AND 21
DOC. NO. 20170034137

14

15



SCALE: 1"=100'



FOUND AXLE

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | N89°19'38"E | 25.00' |
| L2 | S89°12'58"W | 25.00' |

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

P.O.B. POINT OF BEGINNING

25-FOOT WIDE
DRAINAGE EASEMENT
0.295 ACRE
(12,831.10 SQUARE FEET)

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

MARK A. TUMLINSON AND
GINNY TUMLINSON VOLUME
4540, PAGE 681
5421 HOLLYHOCK ROAD
N.C.B. 14706 BLK 6 LOT 30

TUMLINSON ESTATES
SUBDIVISION
VOLUME 20001, PAGE 1449

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

N00°44'38"W 513.27'

S00°44'38"E 513.22'

P.O.B.
N 13,746,046.1361
E 2,098,234.2022

FOUND 1/2" IRON ROD

HOLLYHOCK ROAD
(60' RIGHT OF WAY)

JOHNNY BUSH AND LYNDA BUSH
5420 HOLLYHOCK ROAD
N.C.B. 14704 BLK 4 LOT 24
VOLUME 5042, PAGE 17

MARK S. LITTON
5350 HOLLYHOCK ROAD
N.C.B. 14704 BLK 4 LOT 25 AND 26
VOLUME 16512, PAGE 825

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.

PROPOSED DRAINAGE EASEMENT



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Stephanie L. James

**EXHIBIT OF
PARCEL 20107**

0.295 OF AN ACRE (12,831.10 SQUARE FEET)
25-FOOT WIDE DRAINAGE EASEMENT, IN THE CITY OF
SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT
21, BLOCK 6, NEW CITY BLOCK 14706, AS SHOWN
ON SUBDIVISION PLAT OF OAKLAND ESTATES, AS
RECORDED IN VOLUME 980, PAGE 281, OF THE
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS.

DATE: DECEMBER 02, 2020 JOB NO. 17140
REVISED: DECEMBER 21, 2020

V:\17140 CCSA - Pure Road\Drawings\oufall area - surface\17140 0.295 ac Silver Lining oufall area esmt.dwg 2020/12/21 6:42am sjames