



Field Notes for a tract of land
Containing 0.233 of an acre (10,131.95 square feet) of land

A 0.233 of an acre (10,131.95 square feet) Variable Width Drainage Easement, in the City of San Antonio, Bexar County, Texas, out of Lot 24, Block 4, New City Block 14704, as shown on subdivision plat of Oakland Estates, as recorded in Volume 980, Page 281, as conveyed to Johnny Bush and Lynda Bush by Warranty Deed, as recorded in Volume 5042, Page 17, both of the Official Public Records of Bexar County, Texas, said 0.233 of an acre (10,131.95 square feet) variable width drainage easement being more particularly described as follows:

Commencing at a found 1" pinch pipe on the existing south right-of-way line of Hollyhock Road, a 60.00-foot wide right-of-way, being the northwest corner of said Lot 24, Block 4, having State Plane Coordinates of Northing: 13,745,983.3186, Easting: 2,097,985.4362;

Thence, with the south right of way line of said Hollyhock Road, being the north boundary of said Lot 24, Block 4, North 89 degrees 14 minutes 54 seconds East, a distance of 244.16 feet, to a point being the **Point of Beginning**, having State Plane Coordinates of Northing: 13,745,986.5215, Easting: 2,098,229.5724;

Thence, continuing with the south right-of-way line of said Hollyhock Road, and the north boundary of said Lot 24, Block 4, North 89 degrees 14 minutes 54 seconds East, a distance of 6.10 feet, to a point being the northeast corner of said Lot 24, Block 4; being the northwest corner of Lot 25, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Mark S. Litton by General Warranty Deed, as recorded in Volume 16512, Page 825, of the Official Public Records of Bexar County, Texas, being the northeast corner of the herein described easement;

Thence, leaving the south right-of-way line of said Hollyhock Road with the east boundary of said Lot 24, Block 4, being the west boundary of said Lot 25, Block 4, South 00 degrees 40 minutes 30 seconds East, a distance of 301.00 feet, to a found 5/8" iron rod, being the northwest corner of Lot 32, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Van Ngoc Phan and Loan Kim Nguyen by General Warranty Deed, as recorded in Volume 13615, Page 1309, and the northeast corner of Lot 33, Block 4, New City Block 14704, as shown on subdivision plat of said Oakland Estates, as conveyed to Marc Andrew Lopez by Special Warranty Deed as recorded in Volume 17596, Page 2017, of the Official Public Records of Bexar County, being the southeast corner of the herein described easement;

Thence, with the north boundary of said Lot 33, Block 4, being the south boundary of said Lot 24, Block 4, South 89 degrees 11 minutes 30 seconds West, a distance of 50.00 feet, to a point being the southwest corner of the herein described easement;

Thence, leaving the north boundary of said Lot 33, Block 4, over and across said Lot 24, Block 4, the following three (3) courses:

North 00 degrees 40 minutes 30 seconds West, a distance of 38.70 feet, to a point, being an angle point in herein described easement;

North 06 degrees 14 minutes 06 seconds East, a distance of 139.72 feet, to a point, being an angle point in herein described easement;

North 11 degrees 40 minutes 30 seconds East, a distance of 126.64 feet to the **Point of Beginning**, containing 0.233 of an acre (10,131.95 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, R.P.L.S.

Registered Professional Land Surveyor

No. 5950

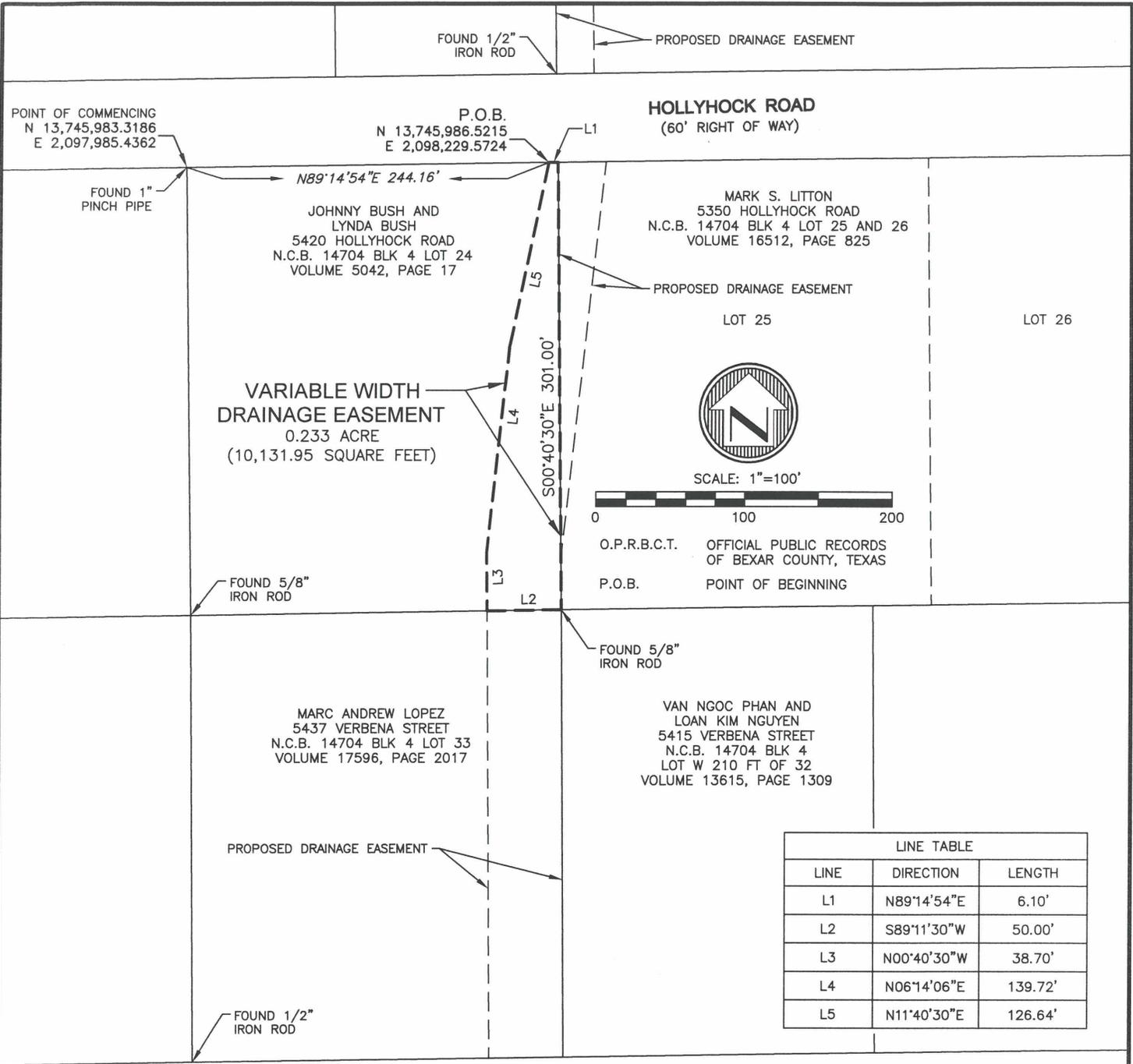
Date: 2020-12-02

Job No. 17140

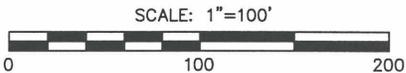
Revised: 2020-12-21

LV

V:\17140 COSSA - Pure Road\Drawings\outfall area - surface\17140 outfall area easement\Drawings\17140 0.233 ac Bush outfall area esmt.dwg 2020/12/21 6:45am sjames



VARIABLE WIDTH DRAINAGE EASEMENT
0.233 ACRE
(10,131.95 SQUARE FEET)



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°14'54"E	6.10'
L2	S89°11'30"W	50.00'
L3	N00°40'30"W	38.70'
L4	N06°14'06"E	139.72'
L5	N11°40'30"E	126.64'

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.

VERBENA STREET
(60' RIGHT OF WAY)



Stephanie L. James

EXHIBIT OF PARCEL 20108

0.233 OF AN ACRE (10,131.95 SQUARE FEET) VARIABLE WIDE DRAINAGE EASEMENT, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 24, BLOCK 4, NEW CITY BLOCK 14704, AS SHOWN ON SUBDIVISION PLAT OF OAKLAND ESTATES, AS RECORDED IN VOLUME 980, PAGE 281, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners
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DATE: DECEMBER 02, 2020 JOB NO. 17140
REVISED: DECEMBER 21, 2020