



METES AND BOUNDS

For a 0.330 of an Acre (14,393 square foot)

(Variable Width Conservation Easement)

Being a 0.330 of an acre, or 14,393 square feet tract of land being out of a 4.92 acre tract described in a General Warranty Deed dated June 22, 2001 to the City of San Antonio, recorded in Volume 9016, Pages 1743-1751, Official Public Records of Bexar County, Texas, situated in the Gonifacio Rodriguez Survey Number 131, Abstract Number 621, now in N.C.B. (New City Block) 12161 of the City of San Antonio, Bexar County, Texas. Said 0.330 of an acre tract being more particularly described as follows with bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (CORS 1996):

COMMENCING for reference: At a 1/2 inch iron rod found, on the south line of Briarglen Drive, a 50-foot right-of-way, at the northeast corner of Lot 2 and the northwest corner of Lot 3 of the Village North Subdivision, Unit-1, recorded in Volume 5140, Pages 190-191 of the Deed and Plat Records of Bexar County, Texas, said iron rod having state plane coordinates of X= 2,155,334.58, Y= 13,733,853.49, from which a 1/2 inch iron rod found bears S 70°27'17" E, a distance of 75.35 feet for the northeast corner of said Lot 3 and the northwest corner of Lot 4 of said Village North Subdivision, Unit-1;

THENCE: S 17°48'16" W, leaving the south line of said Briarglen Drive, across said Village North Subdivision, Unit-1 and said 4.92 acre tract, a distance of 174.93 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE: Across said 4.92 acre tract, the following ten (10) courses:
S 10°03'56" E, a distance of 27.23 feet to a point of the herein described tract;
S 56°23'28" W, a distance of 48.67 feet to a point of the herein described tract;
S 78°32'00" W, a distance of 146.69 feet to a point of the herein described tract;
N 58°44'16" W, a distance of 66.01 feet to a point of the herein described tract;
N 62°38'35" W, a distance of 29.30 feet to a point of the herein described tract;
N 70°27'25" W, a distance of 29.30 feet to a point of the herein described tract;
N 89°48'30" E, a distance of 52.01 feet to a point of the herein described tract;
N 82°00'05" E, a distance of 52.01 feet to a point of the herein described tract;
N 78°06'01" E, a distance of 140.79 feet to a point of the herein described tract;



Bexar County Flood Control Perrin-Beitel Bridge Expansion (SC-9)

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S 77°06'43" E, a distance of 49.56 feet to the POINT OF BEGINNING and containing 0.330 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by LNV, Inc.

Prepared by: LNV Inc.

Job No.: 120512

File: S:\Projects\SAWS\120512 Perrin-Beitel Bridge Expn. Wtr Swr\000\Survey\MB120512_CONSV
ESMT.docx

Date: May 31, 2016

TBPLS Firm No.: 10126502



LOCATION MAP
(NOT TO SCALE)

NOTE:

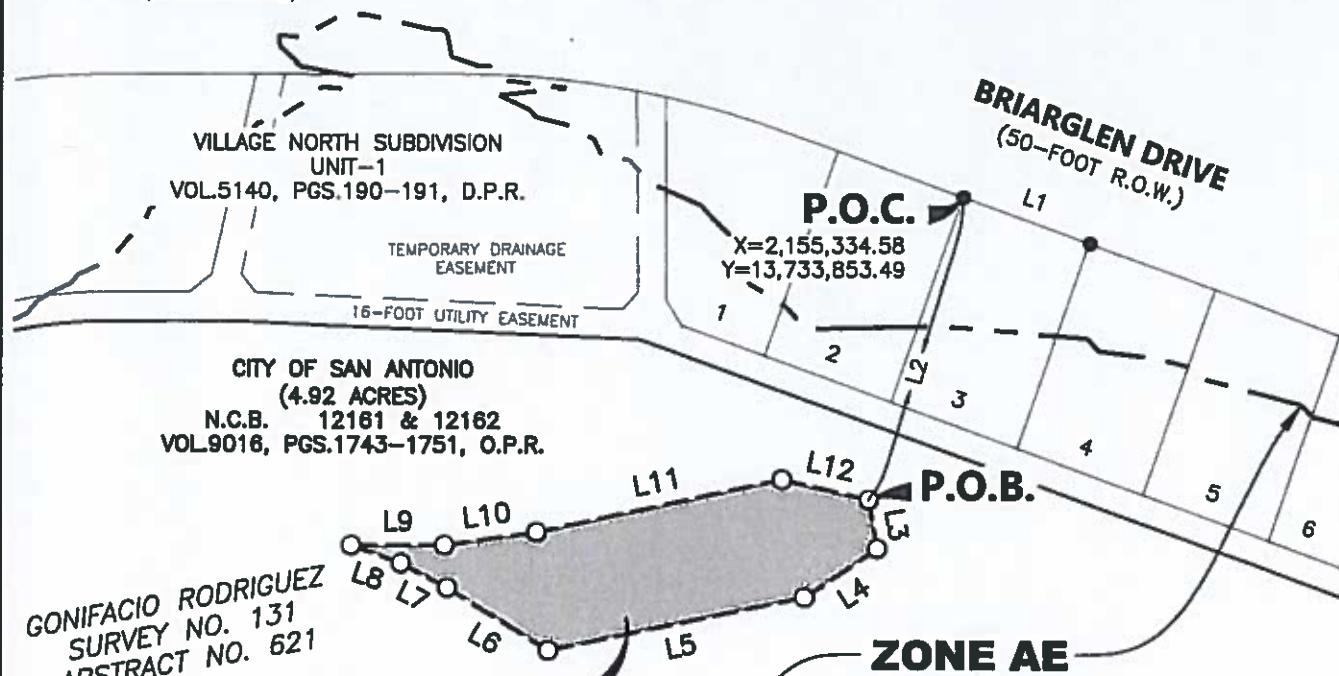
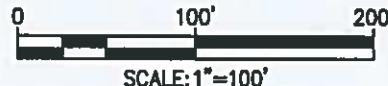
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), THE NORTH AMERICAN DATUM OF 1983 (CORS 1996)
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT

REFERENCE:

D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING

LEGEND:

- 1/2 INCH IRON ROD FOUND
MANHOLE WASTEWATER
WIRE FENCE
- X —



**VARIABLE WIDTH
CONSERVATION EASEMENT
0.330 OF AN ACRE
14,393 SQ. FT.**

ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED" AS PER FIRM MAP NUMBER 48029C0270G, EFFECTIVE DATE SEPTEMBER 29, 2010

I hereby certify that:

This exhibit was prepared based on a survey made on the ground under my direct supervision.

This 31st day of May, 2016 A.D.

Sergio Z. Canales
Registered Professional Land Surveyor No. 6040

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°27'17" E	75.35'
L2	S 17°48'16" W	174.93'
L3	S 10°03'56" E	27.23'
L4	S 56°23'28" W	48.67'
L5	S 78°32'00" W	146.69'
L6	N 58°44'16" W	66.01'
L7	N 62°38'35" W	29.30'
L8	N 70°27'25" W	29.30'
L9	N 89°48'30" E	52.01'
L10	N 82°00'05" E	52.01'
L11	N 78°06'01" E	140.79'
L12	S 77°06'43" E	49.56'



EXHIBIT

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DRAWN BY: JMW
SCALE: 1''=100'
DATE: 05-31-16
SHEET

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