

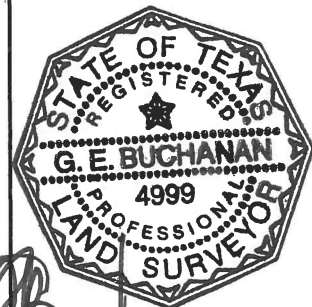
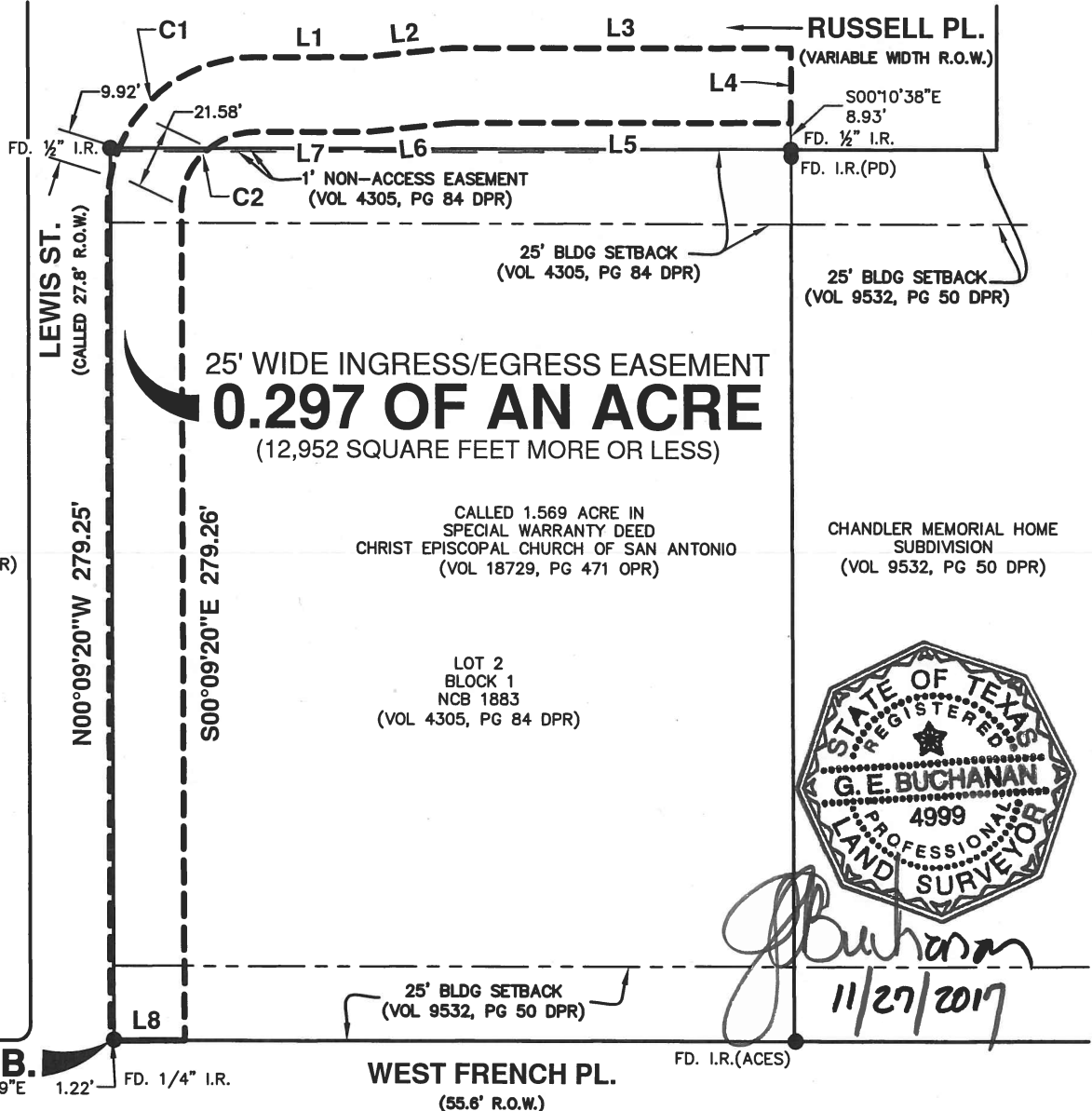
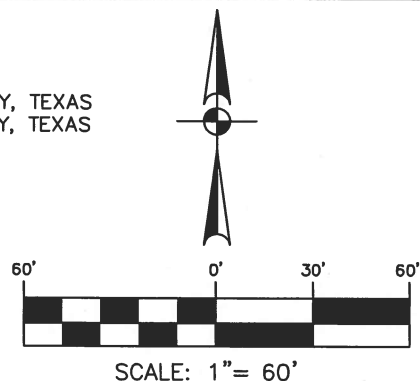
LOCATION MAP
NOT-TO-SCALE

LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



G. E. Buchanan
11/27/2017

CHRIST
EPISCOPAL CHURCH
(VOL 9512, PG 114 DPR)

CALL 1.569 ACRE IN
SPECIAL WARRANTY DEED
CHRIST EPISCOPAL CHURCH OF SAN ANTONIO
(VOL 18729, PG 471 OPR)

CHANDLER MEMORIAL HOME
SUBDIVISION
(VOL 9532, PG 50 DPR)

LOT 2
BLOCK 1
NCB 1883
(VOL 4305, PG 84 DPR)



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

WEST FRENCH PL.
(55.6' R.O.W.)

EXHIBIT FOR

25-FOOT WIDE INGRESS/EGRESS EASEMENT
A 0.297 OF AN ACRE, OR 12,295 SQUARE FEET, MORE OR LESS,
EASEMENT TRACT BEING PARTIALLY OUT OF LOT 2, BLOCK 1,
NEW CITY BLOCK 1883 RECORDED IN VOLUME 4305, PAGE 84
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
AND PARTIALLY OUT OF LEWIS STREET AND RUSSELL PLACE.

SHEET 1 OF 2

NOVEMBER 27, 2017

JOB No.:

8484-10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°50'40"E	35.98'
L2	N83°52'53"E	30.17'
L3	N89°50'38"E	113.75'
L4	S00°13'12"E	25.00'
L5	S89°50'38"W	112.48'
L6	S83°52'53"W	30.17'
L7	S89°50'40"W	37.28'
L8	S89°52'29"W	25.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	90°00'00"	N44°50'40"E	70.71'	78.54'
C2	25.00'	90°00'00"	S44°50'40"W	35.36'	39.27'

Date: Nov 27, 2017, 11:04am User ID: jgonzalez
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SHEET 2 OF 2
JOB No.: 8484-10



**METES AND BOUNDS DESCRIPTION
FOR
25' WIDE INGRESS/EGRESS EASEMENT**

A 0.297 of an acre tract, or 12,952 square feet more or less, easement tract being partially out of Lot 2, Block 1 New City Block 1883 recorded in Volume 4305, Page 84 of the Deed and Plat Records of Bexar County, Texas and partially out of Lewis Street and Russell Place. Said 0.297 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.

BEGINNING: At a point from which a found ¼" iron rod bears N 89°52'29" E, a distance of 1.22 feet, on the southwest corner of said Lot 2 and at the intersection of West French Place, having a 55.6 foot right-of-way and Lewis Street, having a called 27.8 foot right-of-way;

THENCE: N 00°09'20" W, over and across Lewis Street, a distance of 279.25 feet to a point;

THENCE: Northeasterly, along a tangent curve to the right, over and across the intersection of said Lewis Street and Russell Place, a variable width right-of-way, said curve having a radius of 50.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 44°50'40" E, 70.71 feet, for an arc length of 78.54 feet to a point;

THENCE: N 89°50'40" E, over and across Russell Place, a distance of 35.98 feet to a point;

THENCE: N 83°52'53" E, over and across Russell Place, a distance of 30.17 feet to a point;

THENCE: N 89°50'38" E, over and across Russell Place, a distance of 113.75 feet to a point;

THENCE: S 00°13'12" E, over and across Russell Place, a distance of 25.00 feet to a point from which a found ½" iron rod bears S 00°10'38" E, a distance of 8.93 feet;

THENCE: S 89°50'38" W, over and across Russell Place, a distance of 112.48 feet to a point;

THENCE: S 83°52'53" W, over and across Russell Place, a distance of 30.17 feet to a point;

THENCE: S 89°50'40" W, over and across Russell Place, a distance of 37.28 feet to a point;

THENCE: Southwesterly, over and across said Russell Place and partially over and across said Lot 2, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 44°50'40" W, 35.36 feet, for an arc length of 39.27 feet to a point;

THENCE: S 00°09'20" E, continuing over and across said Lot 2, a distance of 279.26 feet to a point on the north right-of-way line of said West French Place;

THENCE: S 89°52'29" W, along and with the common boundary line of said West French Place and said Lot 2, a distance of 25.00 feet to the POINT OF BEGINNING and containing 0.297 of an acre in the City of San Antonio, Bexar County, Texas. Said easement tract being described in accordance with an exhibit prepared under job number 8484-10 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 27, 2017
JOB NO. 8484-10
DOC. ID. N:\CIVIL\8484-10\Word\8484-10 ESIE-0.297 AC-R1.docx

