



100' DRAIN R.O.W.
VOL. 4873, PG. 587-589

189.79'
S89°49'52"W

IRF

SCALE: 1"=60'

LEGEND:

- O = (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- = (IRF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

4.655 AC
NCB 10615
SAN ANTONIO ISD
VOL. 7214, PG. 830

LOT 81
NCB 10615
IDEA-W.W. WHITE
VOL. 9714, PGS. 75-76

LOT 81
NCB 10615
IDEA-W.W. WHITE
VOL. 9714, PGS. 75-76

0.152 AC
DRAINAGE EASEMENT

DRAINAGE EASEMENT
VOL. 6332, PG. 1482

BEING 0.152 OF AN ACRE DRAINAGE EASEMENT BEING A PORTION OF LOT 81, NEW CITY BLOCK 10615, IDEA-W.W. WHITE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9714, PAGES 75-76, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AS CONVEYED TO IDEA PUBLIC SCHOOLS AS RECORDED IN VOLUME 17598, PAGE 1782 OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.

VARIABLE WIDTH CROSS
ACCESS EASEMENT
VOL. 9714, PGS. 75-76

LOT A 40
NCB 10615
ROSE POLK
VOL. 8165,
PG. 221

LOT A 41
NCB 10615
ROBERT GOMEZ
VOL. 10105,
PG. 1858

S89°48'42"W
15.01'

P.O.B.
IRF

DRAINAGE EASEMENT
VOL. 6318, PG. 591

VARIABLE WIDTH CROSS
ACCESS EASEMENT
VOL. 9714, PGS. 75-76

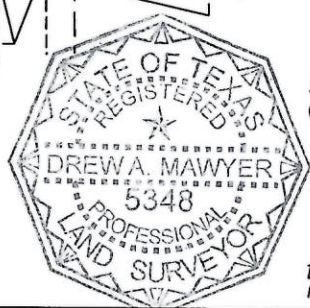
- NOTES:**
1. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

STATE OF TEXAS
COUNTY OF BEXAR

THIS 12 DAY OF December 2017

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

DAMAWYER
LAND SURVEYING
5151 W. SH 46
NEW BRAUNFELS, TX 78132
ph: 830.730.4449
drewm@dam-bx.com
FIRM #10191500





METES AND BOUNDS DESCRIPTION
FOR A
0.152 OF AN ACRE TRACT OF LAND
"DRAINAGE EASEMENT"

Being 0.152 of an acre of land out of the Julian Diaz Survey No. 133 1/2, Abstract No. 190, situated in the City of San Antonio, Bexar County, Texas, and being out of Lot 81, N.C.B. 10615, IDEA-W.W. White Subdivision as recorded in Volume 9714, Page 75-76 of the Deed and Plat Records of Bexar County, Texas, and conveyed in Volume 17598, Page 1782 of the Official Public Records of Bexar County, Texas, and said 0.152 of an acre of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin found for the Northeasterly corner of Lot A-41 as conveyed to Robert Gomez in Volume 10105, Page 1858 of the Deed Records of Bexar County, Texas, and being an interior corner of said Lot 81;

THENCE with a Southerly line of Lot 81, the Northerly lines of said Lot A-41, S 89° 48' 42" W a distance of 11.35 feet to a point for the Southwesterly corner of this herein described 0.152 of an acre tract of land;

THENCE across and through said Lot 81, N 02° 25' 27" W a distance of 440.62 feet to a point in the Southerly line of a 100 foot drain Right-Of-Way as recorded in Volume 4873, Page 587-589 of the Deed Records of Bexar county, Texas, and being in the Northerly line of said Lot 81;

THENCE with the Northerly line of said Lot 81, N 89° 49' 52" E a distance of 15.01 feet to a point for the Northeasterly corner of this herein described 0.152 of an acre tract of land;

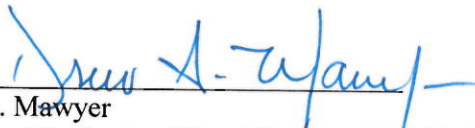
THENCE departing the Northerly line of said Lot 81, and across and through said Lot 81, the following calls:

S 02° 25' 27" E a distance of 440.62 feet to the Southeasterly corner of this herein described 0.152 of an acre tract of land;

S 89° 48' 42" W a distance of 3.66 feet to the POINT OF BEGINNING and containing 0.152 of an acre tract of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Exhibit prepared this the 12th day of December, 2017.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151W SH 46, New Braunfels, TX 78132
LJA013 - 0.152 AC M&B Drainage Esmt

