**METES AND BOUNDS DESCRIPTION OF**

A 3.03 ACRE TRACT OF LAND SITUATED IN NEW CITY BLOCK 15569, AND BEING THE JOHN W. MCCAMLEY SURVEY, ABSTRACT 470, SECTION NUMBER 70, BEXAR COUNTY, TEXAS; BEING OUT OF BLOCK 52, CABLE RANCH SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT BEXAR COUNTY, TEXAS; AND BEING OUT OF A 5.048 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20180098395, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found on the Southerly right of Marbach Road, a 86 foot public right of way, and marking the Northeasterly corner of Lot 46, Block 10, New City Block 15569, Villa Alegre Subdivision, according to plat recorded in Volume 9520, Page 56, Deed and Plat Records, Bexar County, Texas;

THENCE S 89° 55' 33" E a distance of 374.12 feet, along the Southerly right of way line of said Marbach Road, to a 1/2-Inch Iron Rod with cap stamped "Vickery" Found being the Northwest corner of the cutback for Pinn Road, an 80 foot public right of way ;

THENCE S 44° 41' 08" E a distance of 66.34 feet, along the cutback of said Pinn Road, to a 1/2-Inch Iron Rod Found being the Southeasterly corner of said cutback for said Pinn Road;

THENCE S 00° 17' 47" W a distance of 149.61 feet, along the Westerly right of way line of said Pinn Road, to a 1/2-Inch Iron Rod Found marking the Northeasterly corner of a Portion of a called 1 Acre Tract of Land Described in a Revocable Transfer on Death Deed, recorded in Volume 17866, Page 134, Official Public Records, Bexar County, Texas;


THENCE N 89° 54' 25" W a distance of 179.05 feet, departing the Westerly right of way line of said Pinn Road, Along the Northerly boundary line of said 1 Acre Tract of Land to a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set marking the Northwesterly corner of said 1 Acre Tract of land;

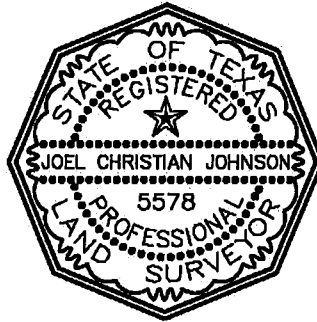
THENCE S 00° 12' 36" W a distance of 208.09 feet, along the Westerly boundary line of said 1 Acre Tract of Land, to a 1/2-Inch Iron Rod Found on the Northerly boundary line of a called 12.686 Acre Tract of Land described in a Special Warranty Deed recorded in Document Number 20200177532, Official Public Records, Bexar County, Texas and marking the Southwesterly corner of said 1 Acre Tract of land;

THENCE S 89° 55' 23" W a distance of 240.62 feet, along the Northerly boundary line of said 12.686 Acre Tract of land, to a 1/2-Inch Iron Rod Found marking the Southeasterly corner of said Lot 46;

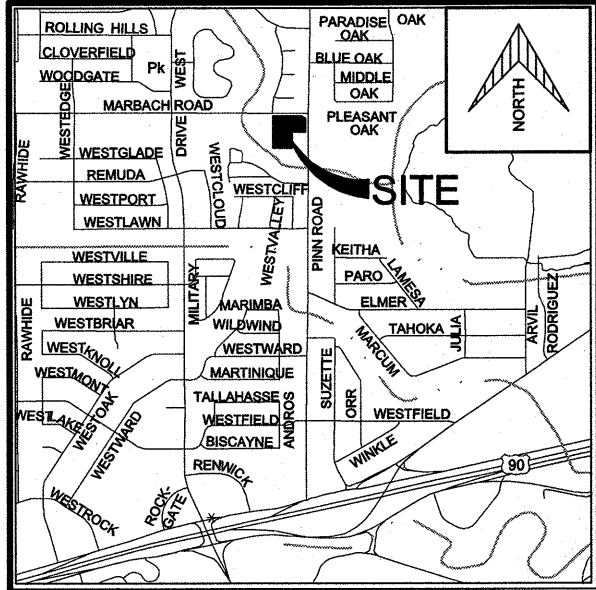
THENCE N 00° 03' 44" E a distance of 405.38 feet, along the Easterly boundary line of said Lot 46, to the **POINT OF BEGINNING** and containing 3.03 Acres more or less as surveyed by Macina, Bose, Copeland and Associates.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 13, 2025
Revised: March 6, 2025
Job No: 33818-0869

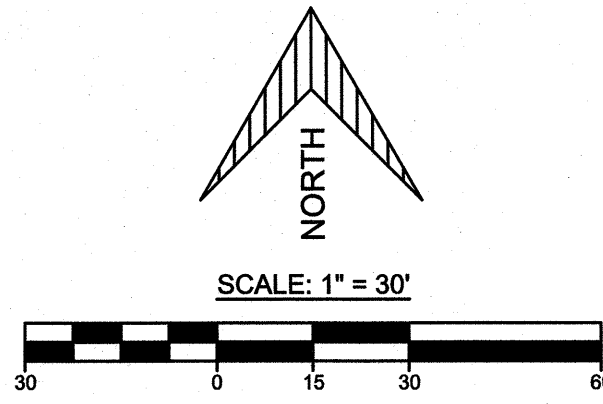
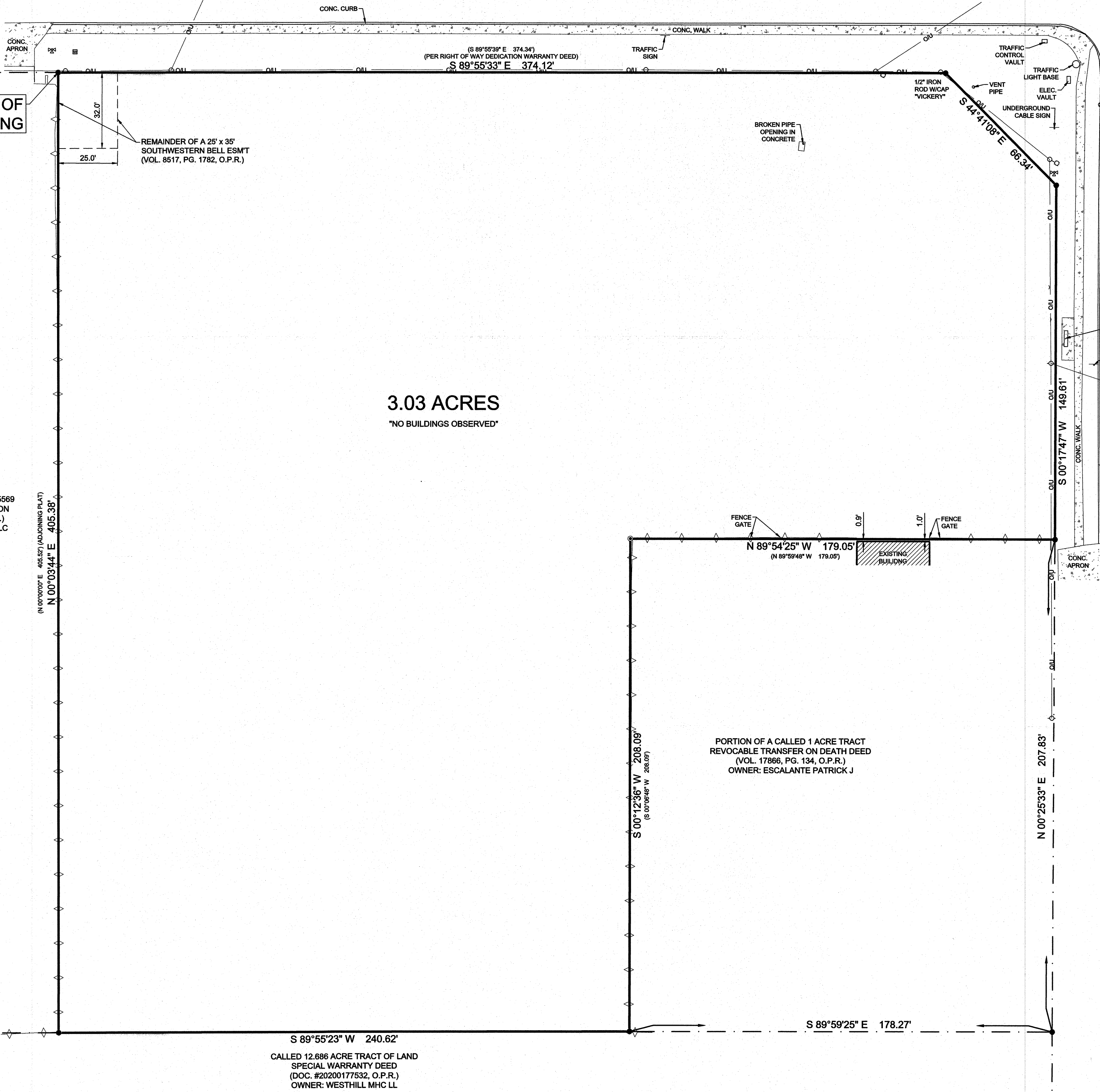


SURVEYOR NOTES:
1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0360 G DATED SEPTEMBER 29, 2010 AND COMMUNITY PANEL NUMBER 48029C0370 G, DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP AS REVISED BY LETTER OF MAP REVISION DETERMINATION DOCUMENT CASE NUMBER 11-06-1853P ISSUED SEPTEMBER 29, 2011, EFFECTIVE FEBRUARY 10, 2012.
FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.
FILE NO. 24000230170
EFFECTIVE DATE: OCTOBER 14, 2024
ISSUED DATE: OCTOBER 23, 2024
3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

SCHEDULE B ITEMS:
10B. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN ROLAND H. ACKER, ET AL. AND UNITED GAS PIPE LINE COMPANY, BY INSTRUMENT DATED AUGUST 18, 1948, RECORDED SEPTEMBER 07, 1948, RECORDED IN UNDER VOLUME 2583, PAGE 315 OF THE DEED RECORDS; AS AFFECTED BY INSTRUMENT RECORDED IN UNDER COUNTY CLERK'S FILE NO. 20060178211 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE) (EASEMENT CREATED IN DOCUMENT RECORDED IN VOLUME 2583, PAGE 315, APPEARS TO HAVE BEEN RELEASED BY DOCUMENT RECORDED IN COUNTY CLERK'S FILE NO. 20060178211)
10C. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN ROBERT WEISS, ET AL. AND SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED JUNE 29, 2000, FILED AUGUST 04, 2000, RECORDED IN UNDER VOLUME 8517, PAGE 1782 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)

LOT 46, BLOCK 10, N.C.B. 15569
VILLA ALEGRE SUBDIVISION
(VOL. 9520, PG. 56, D.P.R.)
OWNER: VILLA ALEGRE LLC

POINT OF BEGINNING



LEGEND

- CONCRETE CURB
- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- MANHOLE
- POWER POLE WITH LIGHT
- WATER VALVE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- WATER METER
- GAS METER
- OVERHEAD UTILITY LINE

N 89°54'25" W 179.05'
(S 89°59'48" W 178.05')
RECORD BOUNDARY DIMENSIONS
1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET (UNLESS NOTED)

METES AND BOUNDS DESCRIPTION OF

A 3.03 ACRE TRACT OF LAND SITUATED IN THE JOHN W. MCCAMLEY SURVEY, ABSTRACT 470, SECTION NUMBER 70, BEXAR COUNTY, TEXAS; BEING OUT OF BLOCK 52, CABLE RANCH SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT BEXAR COUNTY, TEXAS; AND BEING OUT OF A 5.048 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20180098395, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE SOUTHERLY RIGHT OF MARBACH ROAD, A 88 FOOT PUBLIC RIGHT OF WAY, AND MARKING THE NORTHEASTERLY CORNER OF LOT 46, BLOCK 10, NEW CITY BLOCK 15569, VILLA ALEGRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9520, PAGE 56, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE S 89° 55' 33" E A DISTANCE OF 374.12 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARBACH ROAD, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "VICKERY" FOUND BEING THE NORTHWEST CORNER OF THE CUTBACK FOR PINN ROAD, AN 80 FOOT PUBLIC RIGHT OF WAY ;

THENCE S 44° 41' 08" E A DISTANCE OF 66.34 FEET, ALONG THE CUTBACK OF SAID PINN ROAD, TO A 1/2-INCH IRON ROD FOUND BEING THE SOUTHEASTERLY CORNER OF SAID CUTBACK FOR SAID PINN ROAD;

THENCE S 00° 17' 47" W A DISTANCE OF 149.61 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PINN ROAD, TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHEASTERLY CORNER OF A CALLED 1 ACRE TRACT OF LAND DESCRIBED IN A REVOCABLE TRANSFER ON DEATH DEED, RECORDED IN VOLUME 17866, PAGE 134, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

THENCE N 89° 54' 25" W A DISTANCE OF 179.05 FEET, DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID PINN ROAD, ALONG THE NORTHERLY BOUNDARY LINE OF SAID 1 ACRE TRACT OF LAND, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE NORTH-WESTERLY CORNER OF SAID 1 ACRE TRACT OF LAND;

THENCE S 00° 12' 38" W A DISTANCE OF 208.09 FEET, ALONG THE WESTERLY BOUNDARY LINE OF SAID 1 ACRE TRACT OF LAND, TO A 1/2-INCH IRON ROD FOUND ON THE NORTHERLY BOUNDARY LINE OF A CALLED 12.686 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20200177532, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND MARKING THE SOUTHWESTERLY CORNER OF SAID 1 ACRE TRACT OF LAND;

THENCE S 89° 55' 23" W A DISTANCE OF 240.62 FEET, ALONG THE NORTHERLY BOUNDARY LINE OF SAID 12.686 ACRE TRACT OF LAND, TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 46;

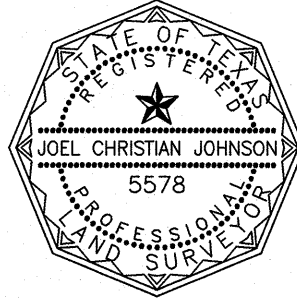
THENCE N 00° 03' 44" E A DISTANCE OF 405.38 FEET, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 46, TO THE POINT OF BEGINNING AND CONTAINING 3.03 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND AND ASSOCIATES.

TO: STEWART TITLE GUARANTY COMPANY; NRP PROPERTIES LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 12, 2025.

SURVEY DATE: FEBRUARY 13, 2025.



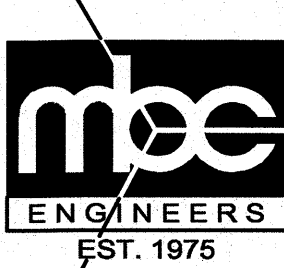
JOEL CHRISTIAN JOHNSON
JOHNSON@MBCENGINEERS.COM

R.P.L.S. NO. 5578

REVISIONS:			
DATE	No.	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY OF

A 3.03 ACRE TRACT OF LAND SITUATED IN THE JOHN W. MCCAMLEY SURVEY, ABSTRACT 470, SECTION NUMBER 70, BEXAR COUNTY, TEXAS; BEING OUT OF BLOCK 52, CABLE RANCH SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT BEXAR COUNTY, TEXAS; AND BEING OUT OF A 5.048 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20180098395, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	
DRAWN	XXX
CHECKED	XXX
DATE	XXX
JOB NO.	XXX
SHT.	XXX