

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
OF A 0.142 ACRE TRACT**

BEING A 0.142 OF AN ACRE (6,192 SQUARE FOOT +/-) TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF ROOSEVELT RIGHT-OF-WAY (FKA GARDEN STREET); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod with cap "MBC" Set at the intersection of the East Right-of-Way line of Roosevelt with the North Right-of-Way line of Groveton Street (FKA Bryant Street) and marking the Southeast corner of Lot 3, Block 1, South Park, Hunstock's Addition, according to plat thereof recorded in Volume 105, Page 44, of the Deed and Plat records of Bexar County, Texas;

THENCE N 79°18'18" W a distance of 60.41 feet across and over said Roosevelt to a Mag Nail with washer "MBC" Found on the West Right-of-Way line of said Roosevelt and being on the East line of a called 0.451 Acre Tract as described in Document number 20200218673 of the Official Public records of Bexar County, Texas and from which a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found marking the Southeast corner of said 0.451 Acre Tract bears N 17°22'16" E a distance of 16.00 feet;

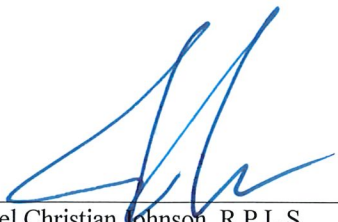
THENCE N 17°22'16" E a distance of 101.90 feet to a Mag Nail with washer "MBC" Found and marking the Northwest corner of this tract;

THENCE S 83°42'06" E a distance of 61.14 feet across and over said Roosevelt to a 1/2-Inch Iron Rod with cap "MBC" Found and marking the Northeast corner of this tract and marking the Northwest corner of a called 0.3131 of an Acre Tract as described in Warranty deed recorded in Document number 20230039165 of the Official Public records of Bexar County, Texas;

THENCE S 18°36'40" W a distance of 55.16 feet along and with the East Right-of-Way line of said Roosevelt Street to a 1/2-Inch Iron Rod with cap stamped "3976" Found;

THENCE S 16°02'42" W a distance of 51.48 feet along and with the East Right-of-Way line of said Roosevelt the **POINT OF BEGINNING** and containing 0.142 of an Acre (6,192 Square Feet) of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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: March 25, 2024
Job No. 33454-1369



SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

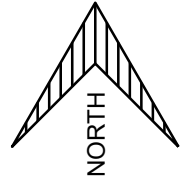
2. NO IMPROVEMENTS SHOWN. EASEMENT EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

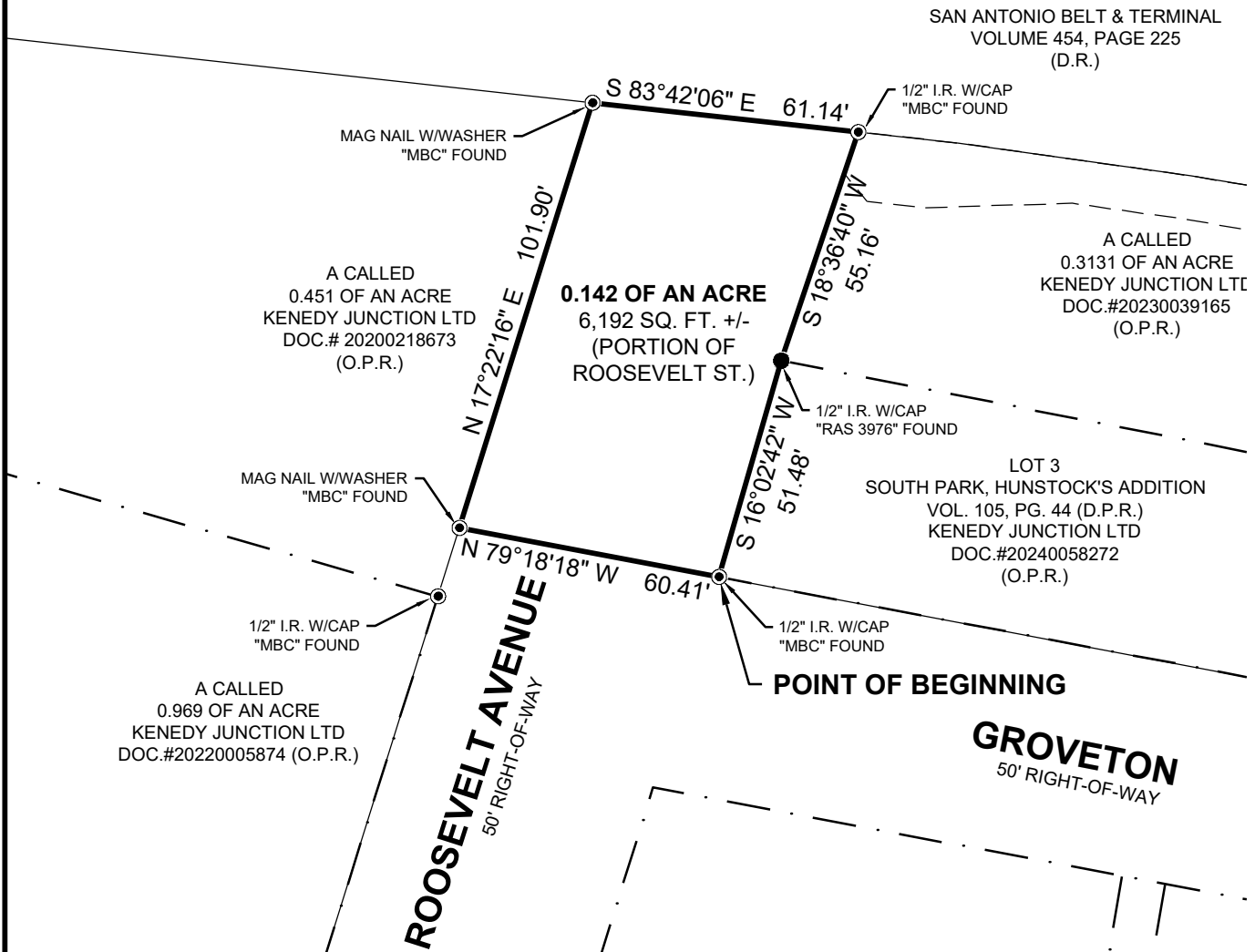
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.

LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP
"MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS



SCALE: 1" = 40'



[Signature]
JOEL C. JOHNSON
R.P.L.S. #5578



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San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 06/01/2024
JOB NO. 33454-1369
SHEET 1 OF 1