



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
0.569 OF AN ACRE – PORTION OF AN EXISTING DRAINAGE EASEMENT
(DRAINAGE EASEMENT PARCEL NO. 18321E)

BEING A 0.569 OF AN ACRE (24,793 SQUARE FEET) PORTION OF AN EXISTING DRAINAGE EASEMENT (DRAINAGE EASEMENT PARCEL NO. 18321E), SITUATED IN NEW CITY BLOCK 10880, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND FULLY DESCRIBED IN DEDICATION OF DRAINAGE EASEMENTS DEED RECORDED IN VOLUME 14760, PAGE 1862, AND SAID 0.569 OF AN ACRE OF SAID DRAINAGE EASEMENT, ALSO BEING OUT OF A CALLED 23.887 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10314, PAGE 1391, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Found on the East Right-of-Way line of Goliad Road, and marking the Southwest corner of a called 43.79 Acre tract as described in Warranty Deed recorded in volume 7022, page 1997, of the Official Public records of Bexar County, Texas, and marking the Northwest corner of said 23.887 Acre tract;

THENCE S 14°45'50" E, a distance of 138.01 feet along and with the East Right-of-Way line of said Goliad Road, and with the West line of said Drainage Easement, to the **POINT OF BEGINNING**;

THENCE N 75°14'10" E, a distance of 45.00 feet departing the East Right-of-Way line of said Goliad Road, into and across said existing Drainage Easement, and said 23.887 Acre tract, to a point on the East line of said existing Drainage Easement;

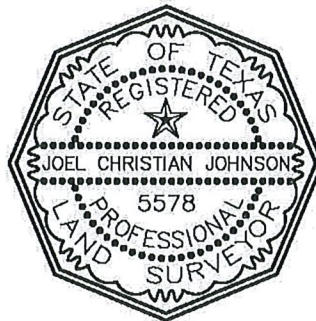
THENCE S 14°45'50" E, a distance of 550.96 feet along and with the East line of said existing Drainage Easement, to a point;

THENCE S 75°14'47" W, a distance of 45.00 feet, departing the East line of said existing Drainage Easement, to a point on the East Right-of-Way line of said Goliad Road;

THENCE N 14°45'50" W, a distance of 550.95 feet to the **POINT OF BEGINNING** and containing 0.569 of an Acre (24,793 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: April 05, 2024
Revised: April 16, 2024
Job No. 33418-1566



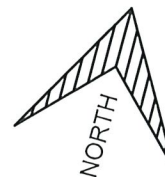
SURVEYORS NOTES:

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.



SCALE: 1" = 60'

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

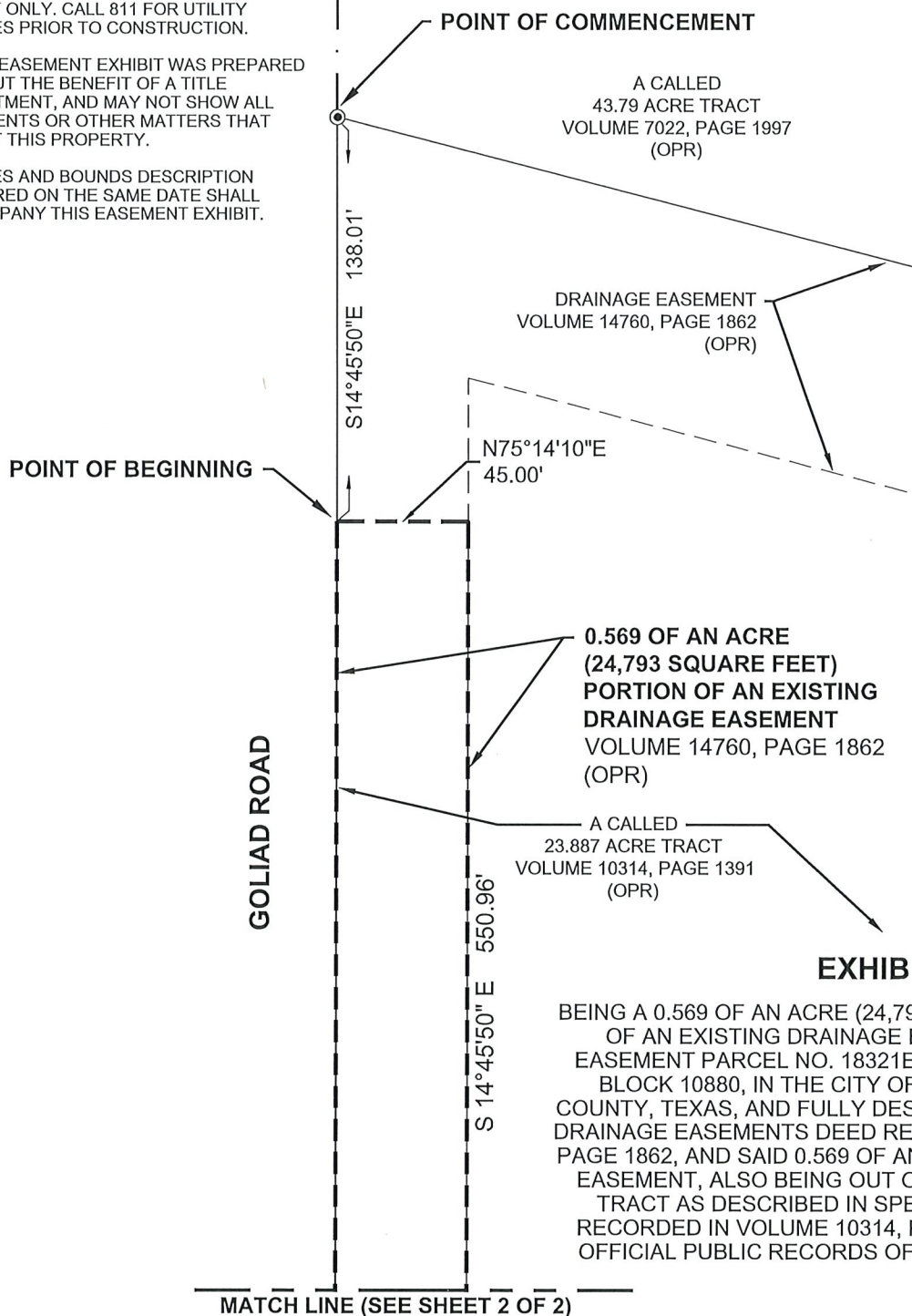


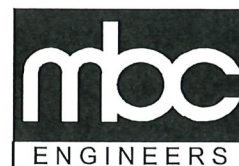
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JOEL C. JOHNSON

R.P.L.S. #5578



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FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/05/2024
REVISED: 04/16/2024
JOB NO. 33418-1566
SHEET 1 OF 2

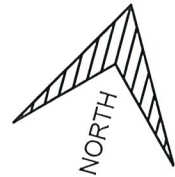
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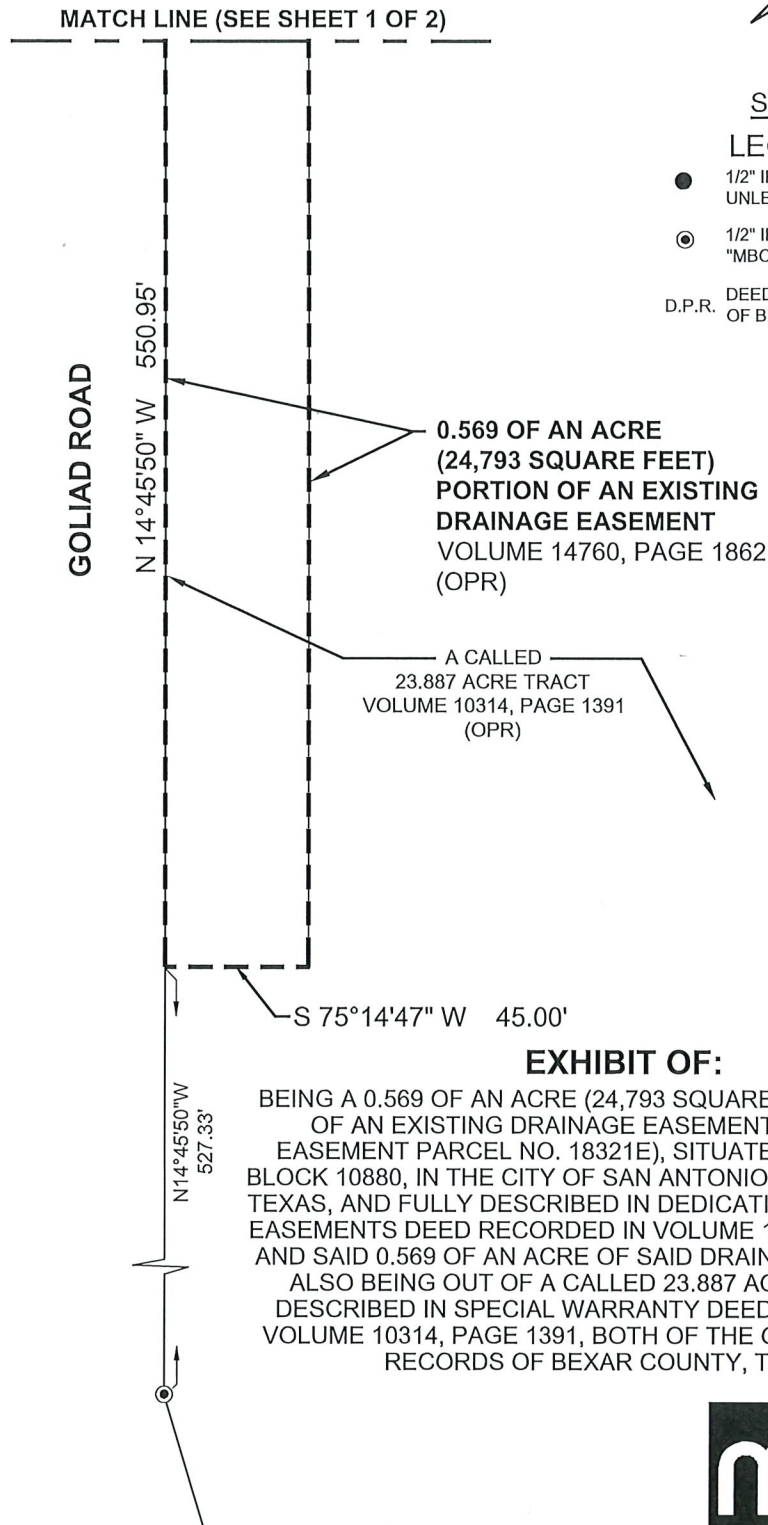


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[Signature]
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