

JOEL C. JOHNSON

R.P.L.S. #5578



**BOUNDARY SURVEY OF:**  
BEING A 0.0617 ACRE TRACT OF LAND  
OUT OF NEW CITY BLOCK A-20, IN THE  
CITY OF SAN ANTONIO, BEXAR COUNTY,  
TEXAS.

SCALE: 1" = 30'

NORTH

SAN ANTONIO  
RIVER

(OLD) LONE STAR BLVD.  
R.O.W. LINE  
(APPROXIMATE LOCATION)

SURFACE & SUBSURFACE EASEMENT  
VOLUME 5641, PAGE 823 (D.R.)

(OLD) LONE STAR BLVD.  
R.O.W. LINE  
(APPROXIMATE LOCATION)

MISSION ROAD.  
VARIABLE WIDTH RIGHT-OF-WAY

CONCRETE CURB

CONCRETE  
WALK

ST. MARY'S STREET  
(UNDERPASS)

**C.O.S.A.  
TRACT 7**  
0.0617 ACRE  
2,688 SQ. FT. +/-

KENEDY JUNCTION  
A CALLED  
0.453 ACRE TRACT  
DOC.#20210292740 (O.P.R.)

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C-1	83.81'	574.00'	8°21'55"	S 86°43'32" W
				83.73'

- LEGEND**
- 1/2" IRON ROD FOUND  
UNLESS OTHERWISE NOTED
  - 1/2" IRON ROD W/ CAP
  - "MBC" SET/FOUND
  - DEED AND PLAT RECORDS  
OF BEXAR COUNTY, TEXAS



1035 Central Parkway North  
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. 10017700

- SURVEYORS NOTES:**
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
  2. IMPROVEMENTS SHOWN FOR ILLUSTRATION PURPOSES ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
  3. THIS BOUNDARY SURVEY 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 BOUNDARY SURVEY.

DATE: 07/01/2022  
REVISED: 09/08/22  
JOB NO. 32208-1369  
SHEET 1 OF 1



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

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(210) 545-1122 FAX (210) 545-9302  
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463  
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**METES AND BOUNDS DESCRIPTION**  
**0.0617 ACRE TRACT**

BEING A 0.0617 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK A-20, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-Inch Iron Rod Found marking the Southwest cutback line of the North Right-of-Way line of Mission Road with the West Right-of-Way line of St. Mary's Street, and marking the Southernmost corner of a called 0.453 Acre Tract as described in Special Warranty Deed recorded in document number 20210292740, of the Official Public records of Bexar County, Texas, and marking the point of curvature of a curve to the left;

**THENCE** along and with said curve to the left having the following parameters: Radius = 574.00 feet, Arc Length = 83.81 feet, Chord Bearing = S 86°43'32"W and a Chord distance of 83.73 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** N 46°08'23"W a distance of 27.89 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** N 63°15'01" E a distance of 6.40 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** N 39°38'56" E a distance of 40.67 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** N 11°48'54" W a distance of 16.72 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** N 20°15'56" E a distance of 2.41 feet to a 1/2-Inch Iron Rod Found and marking the Southwest corner of said 0.453 Acre Tract;

**THENCE** S 24°34'19" E a distance of 7.46 feet to a 1/2-Inch Iron Rod Found;

**THENCE** S 41°00'48" E a distance of 70.86 feet to a Rail Road Spike Found;

**THENCE** S 74°08'11" E a distance of 26.01 feet to the **POINT OF BEGINNING** and containing 0.0617 of an Acre 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: June 30, 2022  
Revised: September 08, 2022  
Job No. 32208-1369

