

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

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TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
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METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING 7.676 ACRES (334,351 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, BEXAR COUNTY, TEXAS, AND SAID 7.676 ACRE TRACT ALSO BEING OUT OF A CALLED 124.051 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14907, PAGE 1319, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found and marking the Northeast corner of Lot 15, Block 1, New City Block 17978, Blue Beacon Truck Wash subdivision, according to the plat thereof recorded in Volume 9548, Page 130 of the Deed and Plat records of Bexar County, Texas;

THENCE N 00°57'06" W a distance of 569.80 feet along and with the East line of said 124.051 Acre Tract to a point;

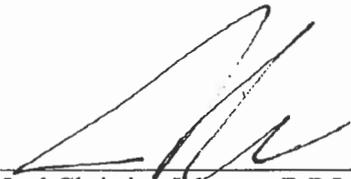
THENCE S 89°45'42" W a distance of 716.89 feet to a point;

THENCE S 30°22'56" E a distance of 947.35 feet to a point on the West line of said Lot 15;

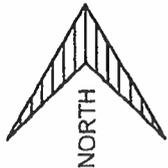
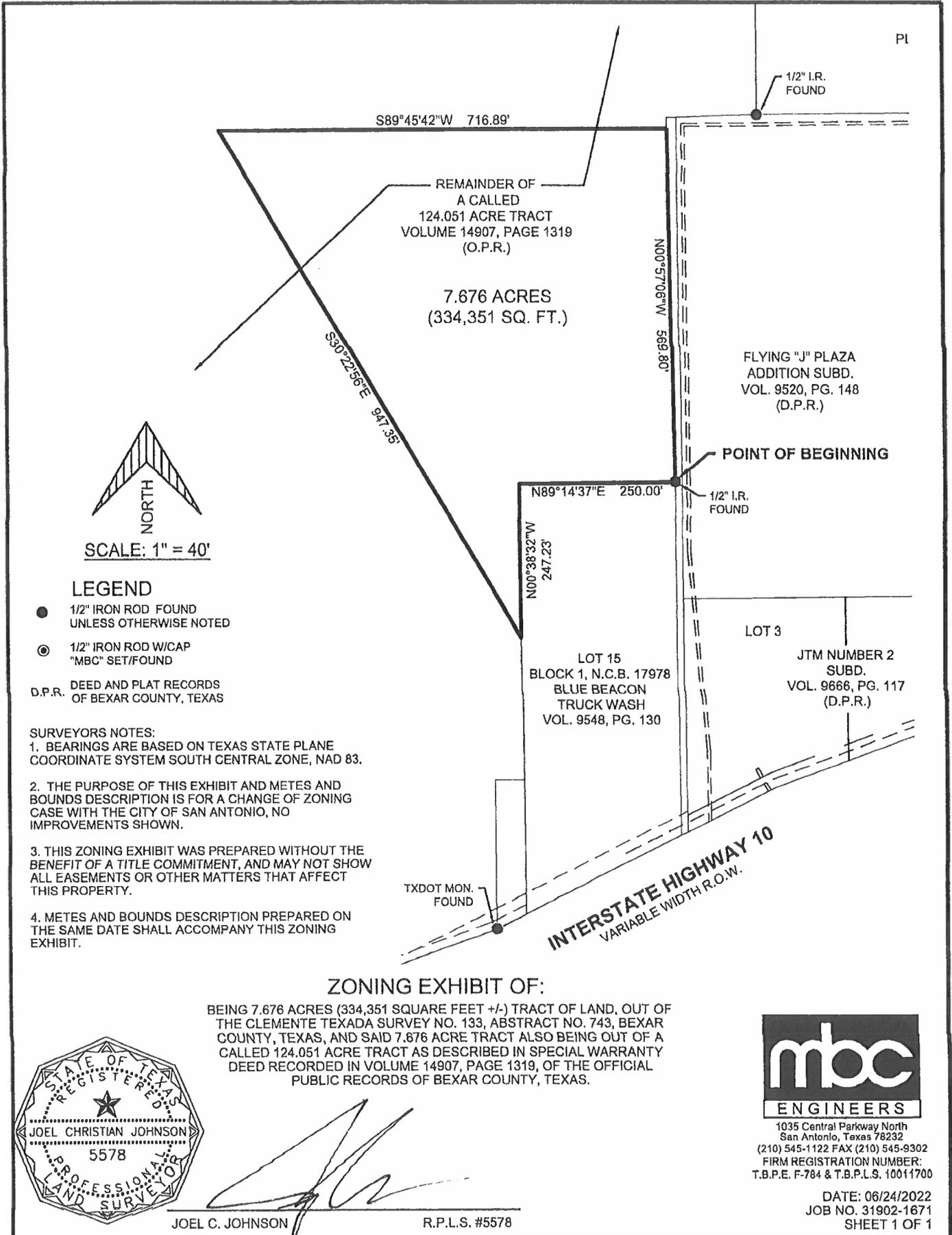
THENCE N 00°38'32" W a distance of 247.23 feet to a point to a Fence Post Found;

THENCE N 89°14'37" E a distance of 250.00 feet, along and with the North line of said Lot 15, to the **POINT OF BEGINNING** and containing 7.676 Acres of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning 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 24, 20212
Job No. 31902-1671





SCALE: 1" = 40'

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

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS ZONING 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 ZONING EXHIBIT.

ZONING EXHIBIT OF:

BEING 7.676 ACRES (334,351 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, BEXAR COUNTY, TEXAS, AND SAID 7.676 ACRE TRACT ALSO BEING OUT OF A CALLED 124.051 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14907, PAGE 1319, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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: 06/24/2022
JOB NO. 31902-1671
SHEET 1 OF 1