



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

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## METES AND BOUNDS DESCRIPTION OF 19.37 ACRES

BEING A 19.37 ACRE TRACT OF LAND SITUATED IN THE BEATY SEALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, BEXAR COUNTY, TEXAS, AND SAID 19.37 ACRE TRACT BEING A PORTION OF A CALLED 26.395 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15566, PAGE 1804, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 45, COUNTY BLOCK 45, WILDERNESS OAK CENTER PHASE IIA & III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 363, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**COMMENCING** at a 1/2-Inch Iron Rod Found on the curved West Right-of-Way line of U.S. Highway 281 and marking the Southeast corner of Lot 10, Block 17, New City Block 18218, Overlook Parkway & 281 Commercial Subdivision, according to plat thereof recorded in volume 20002, page 362, of the Deed and Plat records of Bexar County, Texas, and marking the Northeast corner of the remaining portion of said 26.395 Acre tract;

**THENCE** S 89° 55' 33" W a distance of 300.00 feet departing the West Right-of-Way line of U.S. Highway 281 along and with the North line of said 26.395 Acre Tract, to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set on the South line of Lot 9, Block 17, New City Block 18218 of said Overlook parkway & 281 Commercial Subdivision, for the **POINT OF BEGINNING**;

**THENCE** S 00° 00' 40" E a distance of 636.26 feet departing the South line of said Lot 9, into and across said 26.395 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** S 89° 55' 33" W a distance of 109.00 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** S 00° 00' 40" E passing the North line of said Lot 1, Block 45, at 69.47 feet, and continuing for a total distance of 296.18 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

**THENCE** S 04° 00' 26" W a distance of 76.84 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the curved North Right-of-Way line of Summerglenn Way;

**THENCE** along and with the curved North Right-of-Way line of said Summerglenn Way (to the right) having the following parameters: Radius = 771.03 feet, Arc length = 27.25, Chord Bearing = N 85°24'58" W and a Chord Distance = 27.25 feet to a 1/2-Inch Iron Rod Found;

**THENCE** N 84° 29' 52" W a distance of 128.74 feet along and with the North Right-of-Way line of said Summerglenn Way, to a 1/2-Inch Iron Rod Found;

**THENCE** N 85° 38' 41" W a distance of 166.79 feet, continuing along and with the North Right-of-Way line of said Summerglenn Way, to a 1/2-Inch Iron Rod with cap "PD" Found at the point of curvature of a curve to the left;

**THENCE** along and with said curve to the left having the following parameters: Radius = 630.00 feet, Arc length = 137.45, Chord Bearing = S 87°58'52" W and a Chord Distance = 137.17 feet to a 1/2-Inch Iron Rod with cap "PD" Found;

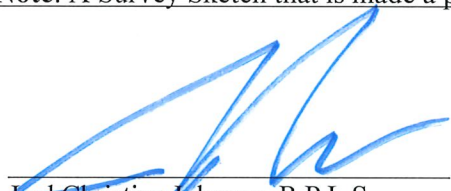
**THENCE** N 40° 13' 30" W a distance of 309.53 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set and marking the Westernmost corner of said Lot 1, Block 45, and being on the South line of said 26.395 Acre Tract;

**THENCE** S 89° 59' 50" W a distance of 195.65 feet, along and with the South line of said 26.935 Acre Tract, to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Set, and being on the East line of a 25 foot wide Drainage easement, created by Plat of Summerglenn, unit-2B, Subdivision, recorded in Volume 9543, Page 165, of the Deed and Plat records of Bexar County, Texas, and marking the Southwest corner of this tract;

**THENCE** N 01° 04' 27" E a distance of 749.46 feet along and with the East line of said 25 foot wide drainage easement, to a 1/2-Inch Iron Rod Found and marking the Southwest corner of Lot 7, Block 17, New City Block 18218, Canyon Pass Apartments Subdivision, according to plat thereof recorded in Volume 20001, Page 2434, of the Deed and Plat records of Bexar County, Texas;

**THENCE** N 89° 55' 33" E a distance of 954.39 feet along and with the South line of said Lot 7, and continuing along and with the South line of Lot 9, of said Overlook Parkway & 281 Commercial Subdivision, to the **POINT OF BEGINNING** and containing 19.37 Acres 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 3, 2022  
Job No. 33065-1479

