

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

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**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.388 OF AN ACRE (16,920 SQUARE FOOT +/-) TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, NEW CITY BLOCK 11250, LAS PALMAS ADDITION UNIT NO. 2, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3850, PAGE 101 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 0.388 ACRE TRACT ALSO BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6818, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

COMMENCING at a Mag Nail with washer stamped "ACES" Found on the North Right-of-Way line of Castroville Road, and marking the Southeast corner of Lot 5, Las Palmas Subdivision, according to plat thereof recorded in volume 5700 , page 234 of the Deed and Plat records of Bexar County, Texas;

THENCE N 74°57'49" E a distance of 491.70 feet along and with the North Right-of-Way line of said Castroville Road to a point and from which a Mag Nail with washer stamped "ACES" Found marking the Southwest corner of a called 0.7016 Acre Tract of land bears S 74°57'49" W a distance of 453.82 feet;

THENCE N 15°02'11" W a distance of 33.75 feet departing the North Right-of-Way line of said Castroville Road, into and across said Lot 1, New City Block 11250 to the **POINT OF BEGINNING**;

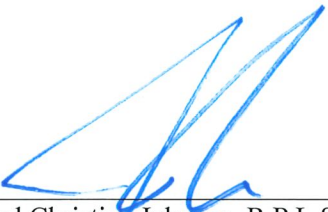
THENCE N 15°02'11" W a distance of 180.00 feet to a point;

THENCE N 74°57'49" E a distance of 94.00 feet to a point;

THENCE S 15°02'11" E a distance of 180.00 feet to a point;

THENCE S 74°57'49" W a distance of 94.00 feet, to the **POINT OF BEGINNING** and containing 0.388 of an Acre (16,920 SQUARE FEET) 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: November 18, 2021
Job No. 33382-1567

