



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
TO ACCOMPANY ZONING EXHIBIT**

BEING A 0.168 OF AN ACRE (7,322 SQUARE FEET +/-) TRACT OF LAND OUT OF NEW CITY BLOCK A-20, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND SAID 0.168 OF AN ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 20200218673, 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 with cap "4612" Found on the West Right-of-Way line of St. Mary's Street (aka Underpass Street and aka Hwy 66) and marking the Northeast corner of a called 0.453 Acre Tract as described in Warranty Deed recorded in Document number 20210292740, of the Official Public records of Bexar County, Texas, and marking the Southeast corner of this tract;


THENCE along the curved North line of said 0.453 Acre Tract (to the right), having the following parameters: Radius = 1813.34 feet, Arc length = 109.82 feet, Chord Bearing = N 76°18'53" W and a Chord Distance = 109.80 feet to a 1/2-Inch Iron Rod Found and marking the Northwest corner of said 0.453 Acre Tract and marking the Southwest corner of this tract;

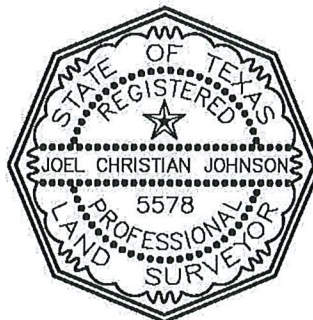
THENCE N 18°26'20" E a distance of 60.85 feet to a 1/2-Inch Iron Rod with cap "MBC" Set and marking the Northwest corner of this Tract;

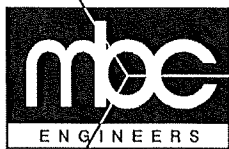
THENCE S 83°42'06" E a distance of 106.84 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the West Right-of-Way line of said St. Mary's Street and marking the Northeast corner of this Tract;

THENCE S 14°36'31" W a distance of 74.39 feet along and with the West Right-of-Way line of said St. Mary's Street to the **POINT OF BEGINNING** and containing 0.168 of an Acre (7,322 Square Feet) of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

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: September 05, 2023
Job No. 33449-1671





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METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING A 0.453 OF AN ACRE TRACT OF LAND OUT OF NEW CITY BLOCK A-20, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 0.453 ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20210292740 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 on the West Right-of-Way line of St. Mary's Street (formerly U.S. Highway 66) and marking the Northeast corner of this tract;

THENCE S 14°36'31" W a distance of 17.57 feet along and with the West Right-of-Way line of said St. Mary's Street to a 1/2-Inch Iron Rod Found at the point of curvature of a curve to the left;

THENCE along said West Right-of-Way line of said St. Mary's Street and with said curve to the left, having the following parameters: Radius = 1467.70 feet, Arc length = 113.67 feet, Chord Bearing = S 12°13'24" W and a Chord Distance = 113.64 feet to a 1/2-Inch Iron Rod with cap "4612" Found at the North end of a cutback of the North Right-of-Way line of Mission Road;

THENCE S 57°19'16" W a distance of 66.24 feet to a 1/2-Inch Iron Rod Found on the North Right-of-Way line of said Mission Road;

THENCE N 74°08'11" W a distance of 26.01 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 41°02'32" W a distance of 70.92 feet to a 1/2-Inch Iron Rod Found;

THENCE N 23°24'00" W a distance of 7.44 feet to a 1/2-Inch Iron Rod Found on the East Bank of the San Antonio River;

THENCE N 20°11'09" E a distance of 38.66 feet along and with the East Bank of the San Antonio River to a 1/2-Inch Iron Rod with cap "MBC" Set;

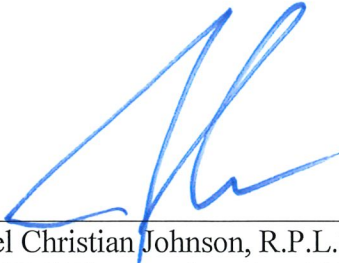
THENCE N 25°53'45" E a distance of 60.82 feet along and with the East Bank of the San Antonio River to a 1/2-Inch Iron Rod Found;

THENCE N 21°52'39" E a distance of 27.52 feet along and with the East Bank of the San Antonio River to a 1/2-Inch Iron Rod Found;

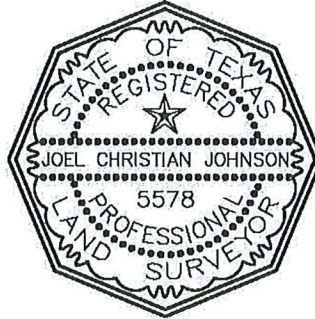
THENCE N 18°26'20" E a distance of 6.16 feet continuing along and with the East Bank of the San Antonio River to a 1/2-Inch Iron Rod Found at the point of curvature of a curve to the left and marking the Northwest corner of this tract;

THENCE along and with said curve to the left, having the following parameters: Radius = 1813.34 feet, Arc length = 109.82 feet, Chord Bearing = S 76°18'53" E and a Chord Distance = 109.80 feet to the **POINT OF BEGINNING** and containing 0.453 of an Acre 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.



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METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING A 0.451 OF AN ACRE (19,653 SQUARE FEET +/-) TRACT OF LAND OUT OF NEW CITY BLOCK A-20, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 0.451 ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 20200218673, 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 on the East Right-of-Way line of St. Mary's Street (aka Underpass Street and aka Hwy 66) and marking the Northwestern most corner of a called 0.969 Acre Tract as described in Special Warranty Deed with Vendor's Lien recorded in Document number 20190158606, of the Official Public records of Bexar County, Texas;

THENCE N 14°24'18" E a distance of 56.58 feet along and with the East Right-of-Way line of said St. Mary's to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE S 83°42'06" E a distance of 232.58 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the West Right-of-Way line of Roosevelt and marking the Northeast corner of this tract;


THENCE S 17°22'16" W a distance of 118.30 feet along and with the West Right-of-Way line of said Roosevelt to a Mag Nail with washer "MBC" Set and marking the Northeast corner of said 0.969 Acre Tract;

THENCE N 74°07'48" W a distance of 130.00 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 17°23'06" E a distance of 36.20 feet to a 1/2-Inch Iron Rod with cap "MBC" Set 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 = 1789.55 feet, Arc length = 96.66 feet, Chord Bearing = N 81°57'24" W and a Chord Distance = 96.65 feet to the **POINT OF BEGINNING** and containing 0.451 of an Acre (19,653 Square Feet) of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Zoning Sketch that is made a part hereof and shall accompany this instrument.


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METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING A 0.969 OF AN ACRE (42,215 SQUARE FEET +/-) TRACT OF LAND, IN NEW CITY BLOCK A-20, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 20190158606 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 with cap "MBC" Set at the intersection of the North Right-of-Way line of Mission Road with the West Right-of-Way line of Roosevelt and marking the Southeast corner of said Tract 1;

THENCE N 74°07'54" W a distance of 154.61 feet along and with the North Right-of-Way line of said Mission Road to 1/2-Inch Iron Rod with cap "MBC" Set at the Southeast end of a cutback line of St. Mary's Street (aka Underpass Street and aka Hwy 66) and marking the Southwest corner of this tract;

THENCE N 33°00'44" W a distance of 74.70 feet along and with the East Right-of-Way line of said St. Mary's Street to Building corner Found and the point of curvature of a curve to the Right;

THENCE along and with the East Right-of-Way line of said St. Mary's Street and with said curve to the right, having the following parameters: Radius = 1397.70 feet, Arc length = 116.30 feet, Chord Bearing = N 12°01'16" E and a Chord Distance = 116.27 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 14°24'18" E a distance of 45.85 feet to a 1/2-Inch Iron Rod Found and marking the Northwest corner of this tract and the point of curvature of a curve to the left;


THENCE along and with said curve to the left, having the following parameters: Radius = 1789.55 feet, Arc length = 96.66 feet, Chord Bearing = S 81°57'24" E and a Chord Distance = 96.65 feet to a 1/2-Inch Iron Rod Found;

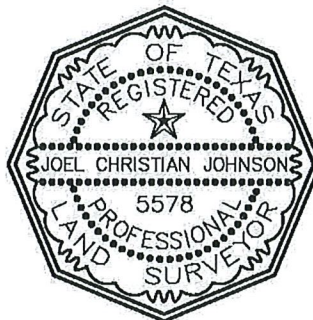
THENCE S 17°23'06" W a distance of 36.20 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

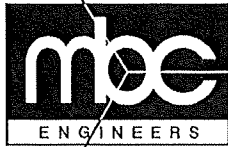
THENCE S 74°07'48" E a distance of 130.00 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the West Right-of-Way line of said Roosevelt Street;

THENCE S 17°22'16" W a distance of 188.00 feet along and with the West Right-of-Way line of said Roosevelt to the **POINT OF BEGINNING** and containing 0.969 of an Acre (42,215 Square Feet) of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.

Note: A Zoning Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
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Date: September 05, 2023
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METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING A 0.3131 OF AN ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 0.3131 ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 20230039165 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 with cap “RAS 3976” Found on the East Right-of-Way line of Roosevelt and marking the Northwest corner of Candid W. Rogers Tract as described in Warranty deed recorded in volume 9146, page 850, of the Official Public records of Bexar County, Texas;

THENCE N 18°36'40” E a distance of 55.16 feet along and with the East Right-of-way line of said Roosevelt to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set and marking the Northwest corner of this tract;

THENCE S 83°42'06” E a distance of 22.93 feet, departing the East Right-of-Way line of said Roosevelt, into and across said 0.40 Acre tract to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE S 81°58'33” E a distance of 53.78 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE S 80°23'49” E a distance of 67.44 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE S 79°52'54” E a distance of 81.70 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE S 79°35'58” E a distance of 73.64 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE S 03°26'33” W a distance of 26.53 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE N 87°59'11” W a distance of 110.41 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE N 10°48'16” E a distance of 6.11 feet to a 1/2-Inch Iron Rod with cap “RAS 3976” Found;

THENCE N 86°44'40” W a distance of 66.67 feet to a 1/2-Inch Iron Rod with cap “RAS 3976” Found;

THENCE N 77°22'51” W a distance of 21.86 feet to a 1/2-Inch Iron Rod with cap “RAS 3976” Found;

THENCE S 12°07'06” W a distance of 17.39 feet to a 1/2-Inch Iron Rod with cap “MBC ENGINEERS” Set;

THENCE N 78°54'53" W a distance of 112.78 feet to the **POINT OF BEGINNING** and containing 0.3131 of an Acre, 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: September 05, 2023
Job No. 33449-1369

