



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 OF
A VARIABLE WIDTH SIGN EASEMENT**

A 0.396 OF AN ACRE (17,257 SQUARE FEET) EASEMENT, OUT OF LOTS 2 AND 3, BLOCK 3, NEW CITY BLOCK 15674, SAN PEDRO NORTH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9682, PAGE 66, DEED AND PLAT RECORDS, 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 Easterly right of way line of U.S. Highway 281, a variable width public right of way, marking the Northwestern corner of Lot 45, New City Block 14790, Shady Oaks Subdivision, according to plat recorded in Volume 9516, Page 11, Deed and Plat Records, Bexar County, Texas, and marking the most Westerly corner of said Lot 3;

THENCE N 14° 00' 37" E, along the Easterly right of way line of said U.S. Highway 281, passing at a distance of 57.38 feet, a 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set marking the most Westerly corner of said Lot 2, continuing for a total distance of 200.00 feet to a 1/2-Inch Iron Rod Found marking the most Northerly corner of said Lot 2;

THENCE S 46° 38' 24" E a distance of 148.03 feet, departing the Easterly right of way line of said U.S. Highway 281, along the Northeasterly boundary line of said Lot 2, to a Point;

THENCE S 43° 21' 36" W a distance of 174.19 feet, departing the Northeasterly boundary line of said Lot 2, across said Lot 2 and said Lot 3, to a Point on the Southwesterly boundary line of said Lot 3;

THENCE N 46° 47' 29" W a distance of 50.00 feet, along the Southwesterly boundary line of said Lot 3, to the **POINT OF BEGINNING** and containing 0.396 of an acre more or less as surveyed by Macina, Bose, Copeland and Associates.

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



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