



**Z2020-10700088**

**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 14.04 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, C.B. NO 4007 IN BEXAR COUNTY, TEXAS AND CONSISTING OF THE REMAINING PORTION OF A CALLED 3.790 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 10775, PAGE 1093, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; AND ALSO CONSISTING OF THE REMAINING PORTION OF A 1.409 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10775, PAGE 1093, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; AND ALSO CONSISTING OF LOT 3, D&D TRAVEL CENTER – SOUTHTON ROAD, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9524, PAGE 87, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND ALSO CONSISTING OF A CALLED 3.998 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, CB NO. 4007 IN BEXAR COUNTY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 10700, PAGE 2341, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. SAID 14.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-Inch Iron Rod Found on the North Right-of-Way line of Southton Road and marking the most Southerly corner of said 3.998 acre tract;

**THENCE** N 61°02'43" W a distance of 768.04 feet along the North Right-of-Way line of said Southton Road to a 1/2-Inch Iron Rod Found for the point of curvature of a curve to the left;

**THENCE** along with said curve to the left and with the North Right-of-Way line of said Southton Road having the following parameters: Radius = 1292.78 feet, Arc length = 551.68 feet, Chord Bearing = N 73°16'14" W and a Chord Distance = 547.51 feet to a 1/2-Inch Iron Rod Set with cap marked "MBC Engineers" marking the most Southerly corner of Lot 1 according to plat thereof recorded in Volume 9524, Page 870, of the Deed and Plat records of Bexar County, Texas;

**THENCE** N 15°04'16" E a distance of 136.81 feet departing the North Right-of-Way line of said Southton Road and along the East line of said Lot 1 to a 1/2-Inch Iron Rod Set with cap marked "MBC Engineers";

**THENCE** N 02°27'37" E a distance of 74.73 feet to a 1/2-Inch Iron Rod Found with cap marked "Sinclair";

**THENCE** N 77°23'33" E a distance of 134.65 feet to a Mag Nail Found with washer marked "HMT" marking the Southeast corner of Lot 7, County Block 4007, Falkin Subdivision according to plat recorded in Volume 9566, Page 20, of the Deed and Plat Records of Bexar County, Texas;

**THENCE** N 18°01'47" E a distance of 23.80 feet to a Mag Nail Found with washer marked "HMT";

THENCE N 23°17'04" E a distance of 100.96 feet to a 1/2-Inch Iron Rod Found with cap marked "HMT";

THENCE N 19°38'32" E a distance of 44.85 feet to a Cotton Spindle Found with washer marked "HMT" marking the Northeast corner of said Lot 7;

THENCE N 71°41'04" W a distance of 50.65 feet to a 1/2-Inch Iron Rod Set with cap marked "MBC Engineers";

THENCE N 06°01'05" E a distance of 172.94 feet to a Mag Nail Found with washer marked "HMT";

THENCE N 54°50'38" W a distance of 395.32 feet to a Mag Nail Found on the East Right-of-Way line of Interstate Highway 37;

THENCE N 16°36'39" E a distance of 34.68 feet along the East Right-of-Way line of Interstate Highway 37 to a 1/2-Inch Iron Rod found marking the most Northerly corner of the herein described tract;

THENCE S 54°07'01" E a distance of 1370.50 feet departing the East Right-of-Way line of said Interstate Highway 37 to a Nail Found in Concrete marking the most Easterly Corner of said Lot 3;

THENCE S 54°09'45" E a distance of 493.03 feet to a 1/2-Inch Iron Rod Found marking the most Easterly corner of the herein described Tract;

THENCE S 37°54'31" W a distance of 217.18 feet to a Found 1/2-Inch Iron Rod;

THENCE S 32°38'03" W a distance of 129.01 feet to to the **POINT OF BEGINNING** and containing 14.04 Acres of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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



Joel Christian Johnson, R.P.L.S. No.5578  
TBPLS FIRM REGISTRATION #10011700

32339-1665  
Date: March 6, 2020

