

METES AND BOUNDS DESCRIPTION
0.200 ACRE TRACT – 22 FOOT WIDE ALLEY

A 0.200 ACRE (8,722 SQUARE FEET) OF LAND, BEING A 22 FOOT WIDE ALLEY, SITUATED IN NEW CITY BLOCK 458, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found on the Northeast Right-of-Way line of 10th street, and marking the Southernmost corner of lot 1, Block 36, New City Block 458 and marking the Northwest corner of this 0.200 Acre Tract (22 Foot wide Alley), and from which a Mag Nail with washer stamped "MBC" marking the Westernmost corner of said Lot 1, Block 36, New City Block 458, and marking the intersection of the Southeast Right-of-Way line of Avenue B with the Northeast Right-of-Way line of said 10th Street, bears S 45°15'07" E a distance of 140.65 feet;

THENCE N 44°53'49" E a distance of 395.45 feet departing the Northeast Right-of-Way line of said 10th Street, along and with the Northwest line of this 0.200 Acre Tract (22 foot wide Alley), to a 1/2-inch Iron Rod Found on the Southwest Right-of-Way line of Jones Avenue and marking the Easternmost corner of Lot 8, Block 36, New City Block 458, and from which a Mag Nail Found marking the Northernmost corner of said Lot 8, Block 36, New City Block 458 and marking the intersection of the Southeast Right-of-Way line of said Avenue B with the Southwest Right-of-Way line of said Jones Avenue, bears S 50°29'59" E a distance of 141.27 feet;

THENCE S 50°29'59" E a distance of 22.10 feet along and with the Southwest Right-of-Way line of said Jones Avenue, to a 1/2-inch Iron Rod Found marking the Southeast corner of said 0.200 Acre Tract (22 foot wide alley) and marking the Northernmost corner of Lot 16, Block 36, New City Block 458, and from which a 1/2-inch Iron Rod Found marking the Easternmost corner of said Lot 8, Block 36, New City Block 458 and marking the intersection of the Northwest Right-of-Way line of Broadway with the Southwest Right-of-Way line of said Jones Avenue, bears S 50°29'59" W a distance of 141.24 feet;

THENCE S 44°53'49" W a distance of 397.47 feet departing the Southwest Right-of-Way line of said Jones Avenue, along and with the Southeast line of said 0.200 Acre Tract (22 foot wide Alley), to a 1/2-inch Iron Rod Found on the Northeast Right-of-Way line of said 10th Street and marking the Westernmost corner of Lot 9, Block 36, New City Block 458;

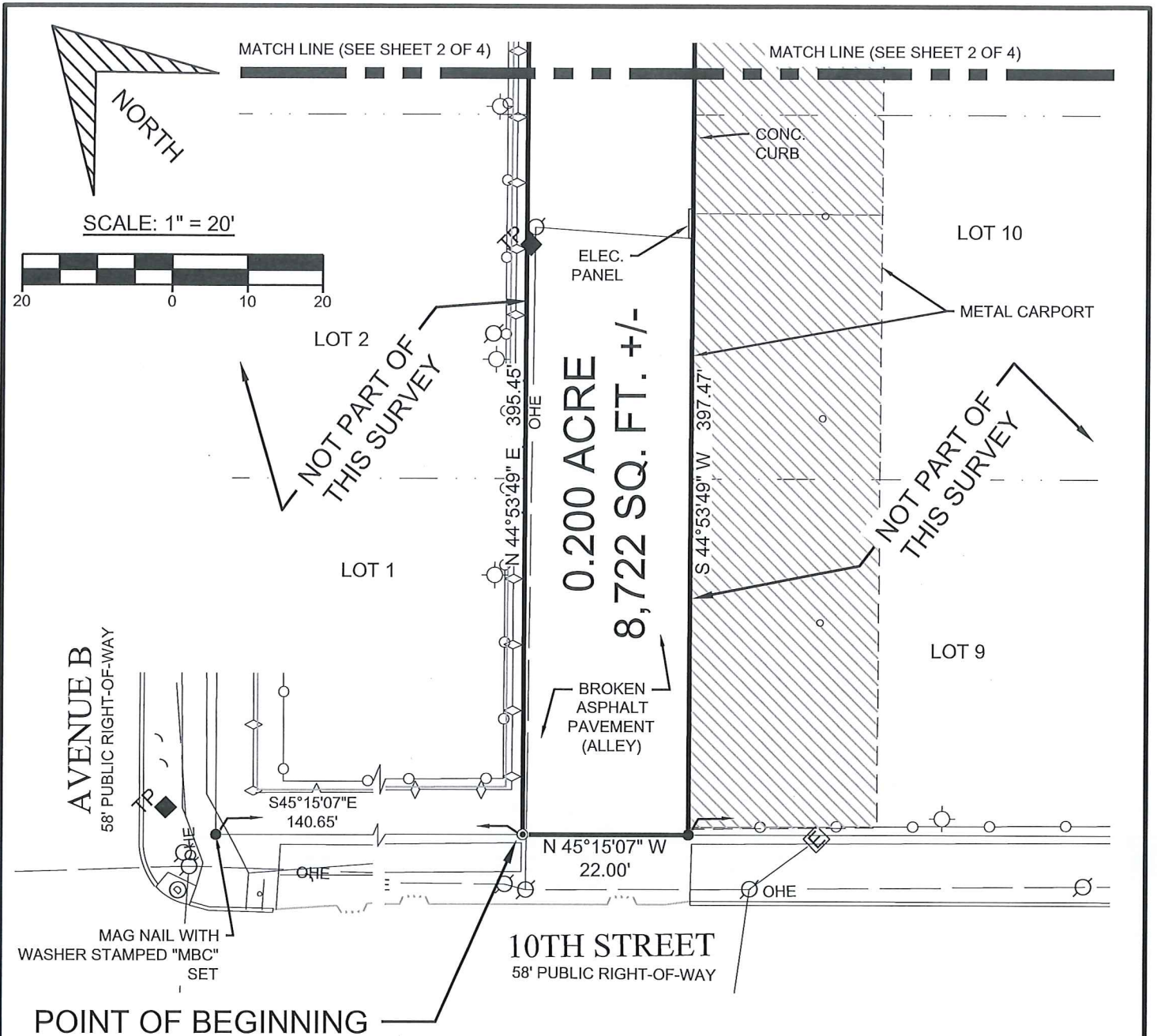
THENCE N 44°15'07" W a distance of 22.00 feet along and with the Northeast Right-of-Way line of said 10th Street to the **POINT OF BEGINNING** and containing 0.200 Acre (8,722 square feet +/-) of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

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



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

31744-1370
March 23, 2018

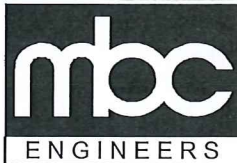


THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION II SURVEY.

[Signature]
 JOEL CHRISTIAN JOHNSON

R.P.L.S. NO. 5578

NOTE:
 SEE SHEET 4 OF 4 FOR SURVEYORS
 NOTES AND LEGEND.

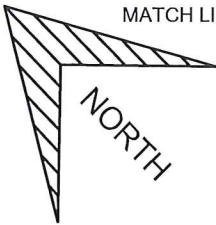
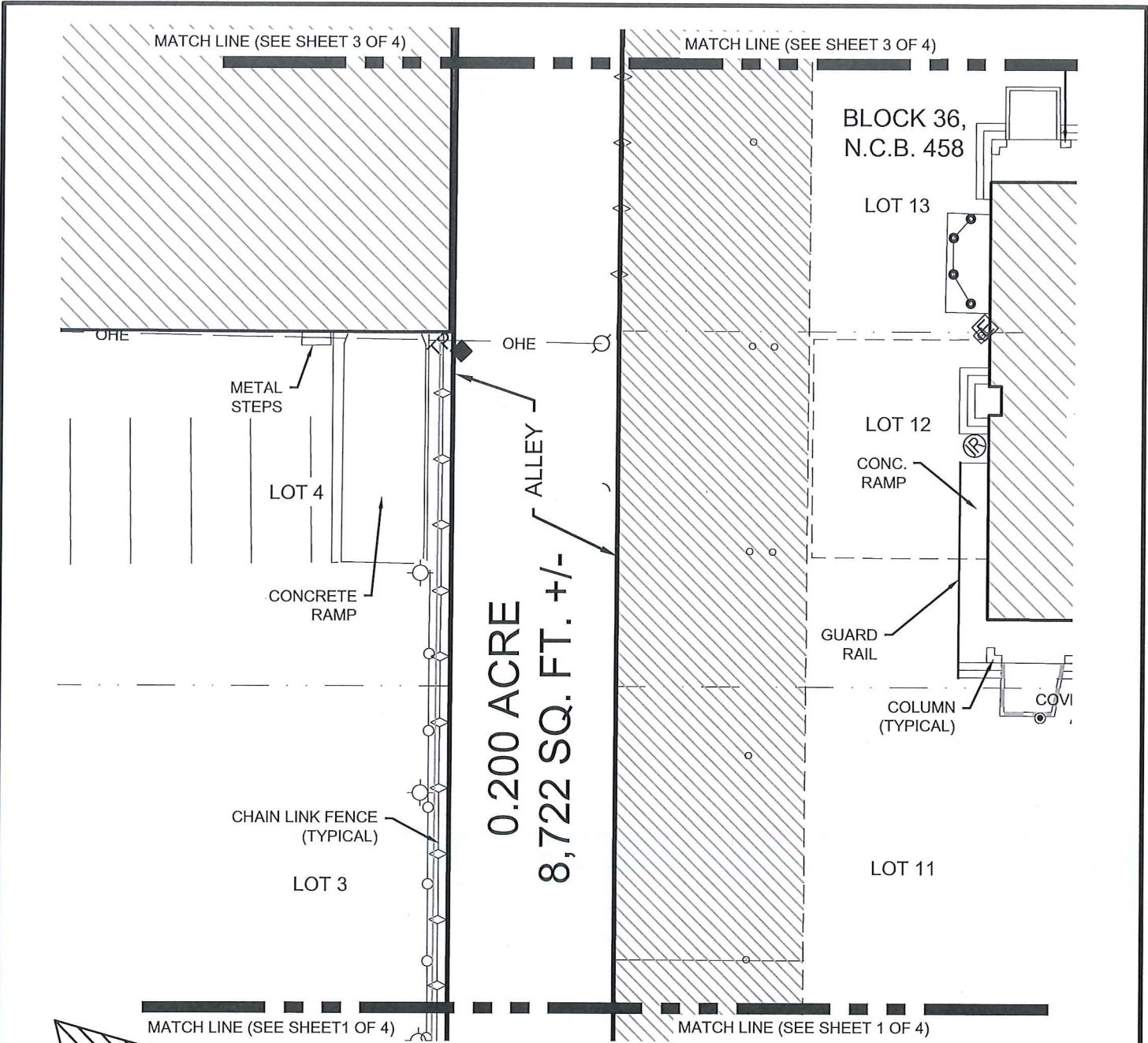


1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

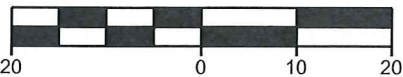
BOUNDARY AND IMPROVEMENT SURVEY OF:

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DESIGN	JCJ
DRAWN	JJA
CHECKED	JCJ
DATE	03-28-18
JOB NO.	31744-1370
PAGE	1 of 4



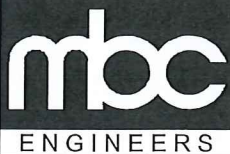
SCALE: 1" = 20'



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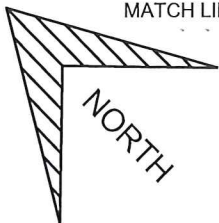
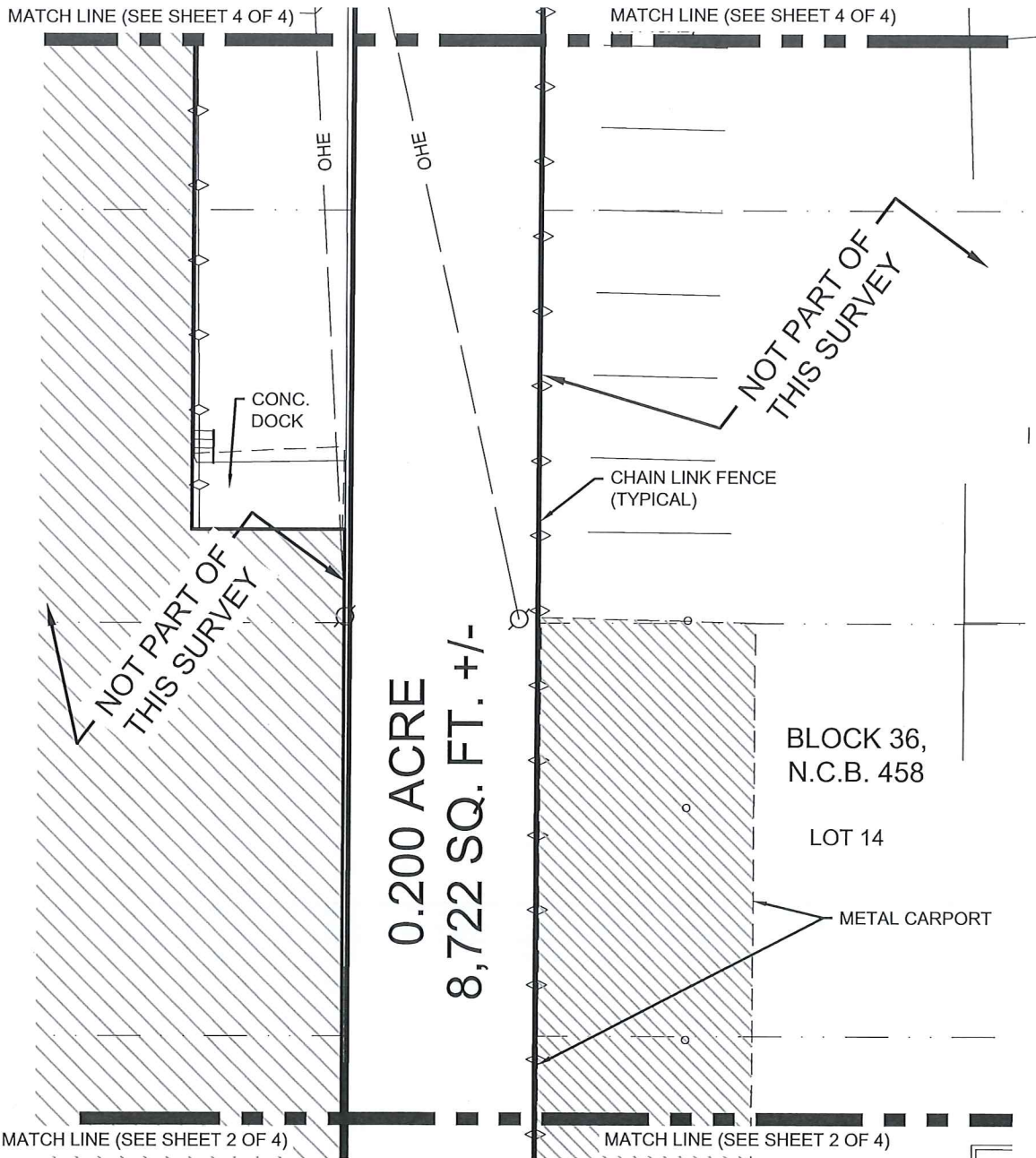


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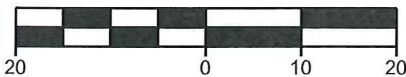
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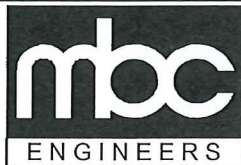
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SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0415 G DATED SEPTEMBER 29, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

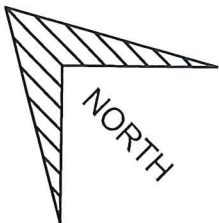
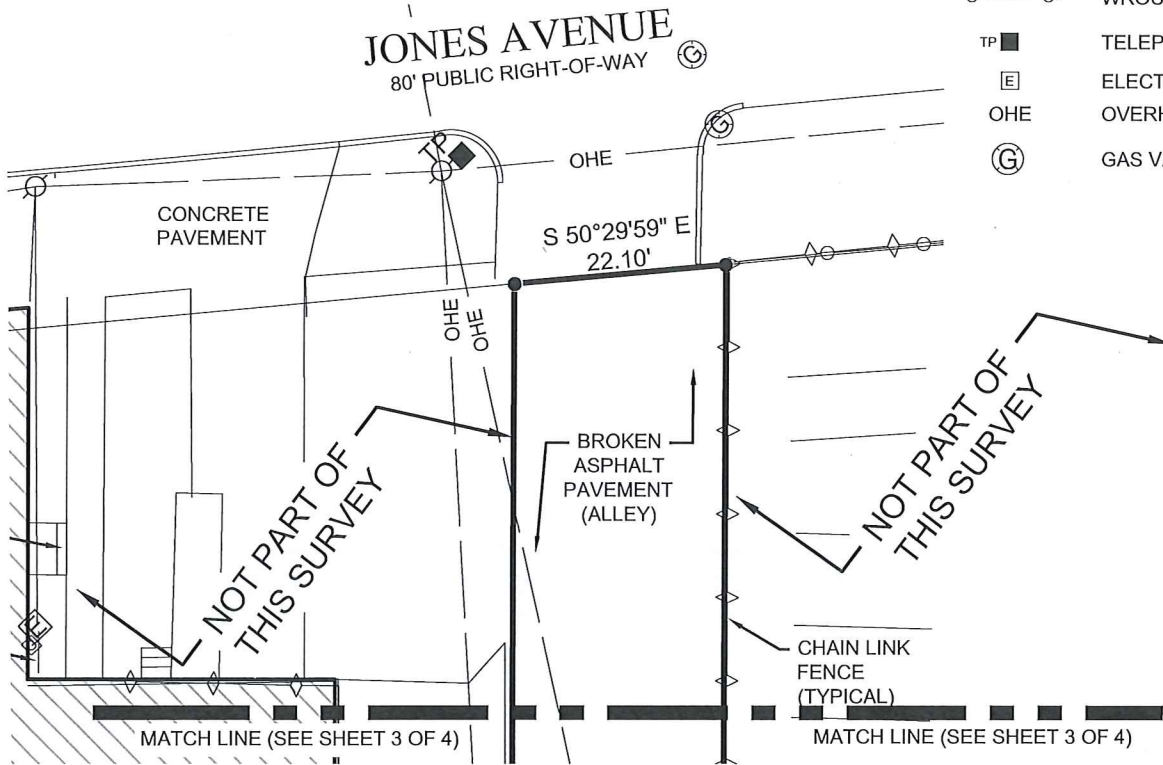
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

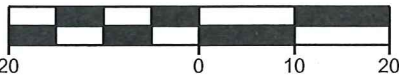
4) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

LEGEND

- CLEAN OUT
- ⊗ FIRE HYDRANT
- ⊕ TRAFFIC SIGN
- ⊗ LIGHT POLE
-) GUY ANCHOR
- POWER POLE
- ⊙ MANHOLE
- ⊗ WATER VALVE
- ◇ CHAIN-LINK FENCE
- ≡ WOOD FENCE
- WROUGHT IRON FENCE
- TP ■ TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- OHE OVERHEAD ELECTRIC LINE
- ⊙ GAS VALVE



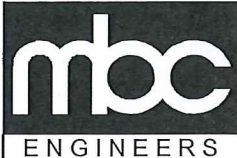
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