

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

A 3.411 ACRE (148,568 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, NEW CITY BLOCK 13663, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 3.411 ACRE TRACT ALSO BEING OUT OF A CALLED 134.410 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5417, PAGE 471, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-Inch Iron Rod with cap "MBC" Found on the curved West Right-of-Way line of Floyd Curl Drive and marking the Southeast corner of an existing 18 foot wide Electrical Distribution Easement as described in Deed recorded in Volume 10422, Page 1238, of the Official Public Records of Bexar County, Texas;

**THENCE** S 27°58'49" E a distance of 507.32 feet to a point on the curved Right-of-Way line of said Floyd Curl Drive to the **POINT OF BEGINNING**;

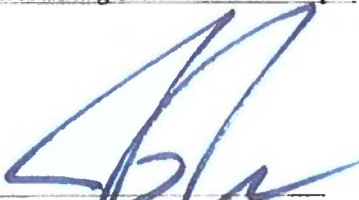
**THENCE** along and with the curved Right-of-Way line (to the left) of said Floyd Curl having the following parameters: Radius = 1740.88 feet, Arc Length = 299.75 feet, Chord Bearing = S 35°37'13" E and a Chord Distance = 299.38 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

**THENCE** S 47°56'53" W a distance of 486.95 feet departing the West Right-of-Way line of said Floyd Curl into and across said 134.410 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC" Set and marking the Southwest corner of this tract and from which a 1/2-Inch Iron Rod with cap "MBC" Found marking the Easternmost corner of a called 3.676 Acre Tract (C.P.S.B. SUB-STATION), bears N 86°31'41" E a distance of 263.92 feet;

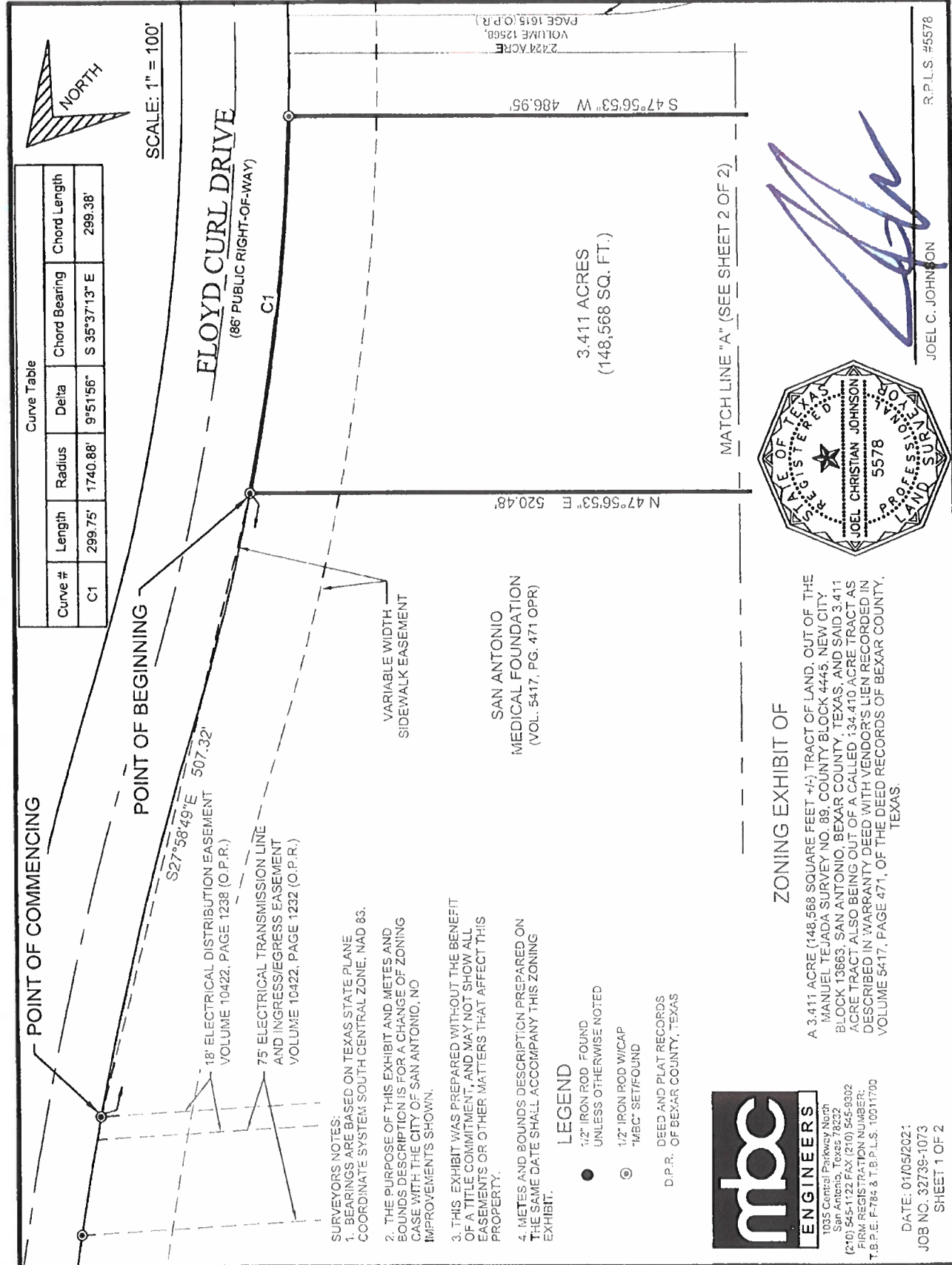
**THENCE** N 42°03'07" W a distance of 297.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set and marking the Northwest corner of this tract;

**THENCE** N 47°56'53" E a distance of 520.48 feet, to the **POINT OF BEGINNING** and containing 3.411 Acres (148,568 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: January 08, 2021  
Job No. 32739-1073

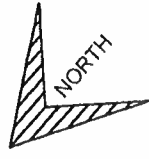




Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	299.75'	1740.88'	9°51'56"	S 35°37'13" E	299.38'

SCALE: 1" = 100'



**FLOYD CURL DRIVE**  
(86' PUBLIC RIGHT-OF-WAY)

C1

POINT OF BEGINNING

S27°58'49"E 507.32'  
18" ELECTRICAL DISTRIBUTION EASEMENT  
VOLUME 10422, PAGE 1238 (O.P.R.)

75" ELECTRICAL TRANSMISSION LINE  
AND INGRESS/EGRESS EASEMENT  
VOLUME 10422, PAGE 1232 (O.P.R.)

VARIABLE WIDTH  
SIDEWALK EASEMENT

SAN ANTONIO  
MEDICAL FOUNDATION  
(VOL. 5417, PG. 471 OPR)

3.411 ACRES  
(148,568 SQ. FT.)

N 47°56'53" E 520.48'

S 47°56'53" W 486.95'

2.424 ACRE  
VOLUME 12568,  
PAGE 1615 (O.P.R.)

MATCH LINE "A" (SEE SHEET 2 OF 2)

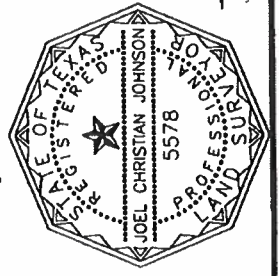
- SURVEYORS NOTES:**
- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
  - THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
  - THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
  - METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

**LEGEND**

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- DEED AND PLAT RECORDS D.P.R. OF BEXAR COUNTY, TEXAS

**ZONING EXHIBIT OF**

A 3.411 ACRE (148,568 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, NEW CITY BLOCK 13863, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 3.411 ACRE TRACT ALSO BEING OUT OF A CALLED 134.410 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5417, PAGE 471, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North  
San Antonio, Texas 78222  
(210) 545-1122 FAX (210) 545-9302  
FIRM REGISTRATION NUMBER:  
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 01/05/2021  
JOB NO. 32739-1073  
SHEET 1 OF 2

MATCH LINE "A" (SEE SHEET 1 OF 2)

2.124 ACRE  
VOLUME 12588,  
PAGE 1615 (O.P.R.)

N 42°03'07" W 297.50'

N86°31'41"E 263.92'

SAN ANTONIO  
MEDICAL FOUNDATION  
(VOL. 5417, PG. 471 OPR)

C.P.S.B SUB-STATION  
3.676 ACRES  
VOLUME 10422, PAGE 1232 (OPR)

75' ELECTRICAL TRANSMISSION LINE  
AND INGRESS/EGRESS EASEMENT  
VOLUME 10422, PAGE 1232 (O.P.R.)

18' ELECTRICAL DISTRIBUTION EASEMENT  
VOLUME 10422, PAGE 1238 (O.P.R.)

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COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

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UNLESS OTHERWISE NOTED
  - 1/2" IRON ROD W/CAP  
"MBC" SET/FOUND
- DEED AND PLAT RECORDS  
D.P.R. OF BEXAR COUNTY, TEXAS



SCALE: 1" = 100'



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SHEET 2 OF 2

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TEXAS.



*[Handwritten signature in blue ink]*

JOEL C. JOHNSON R.P.L.S. #5578