

MACINA • BOSE • COPELAND and ASSOCIATES, INC
 CONSULTING ENGINEERS AND LAND SURVEYORS

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**METES AND BOUNDS DESCRIPTION
 TO ACCOMPANY ZONING EXHIBIT**

A 0.322 OF AN ACRE (14,007 SQUARE FOOT) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 12, ALL OF LOT 13, NEW CITY BLOCK 3894C, ACCORDING SUBDIVISION OF PROPERTY BELONGING TO ESTATE OF P. WALSH DEED, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 259, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; BEING ALL OF CALLED TRACT 5 DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 18526, PAGE 1629, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.322 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Iron Pipe found on the Northerly right of way line of Walsh Street, 45 foot public right of way, and marking the Southeast corner of Lot 14, New City Block 346C, according to said Subdivision of Property Belonging to Estate of P. Walsh Deed;

THENCE N 84° 38' 20" W a distance of 152.10 feet, along the Northerly right of way line of said Walsh Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the **POINT OF BEGINNING**;

THENCE N 84° 38' 20" W a distance of 94.09 feet, continuing along the Northerly right of way line of said Walsh Street, to a Mag Nail with washer marked "MBC Engineers" Set marking the intersection of the Northerly right of way line of said Walsh street and the Easterly right of way line of Interstate Highway 10, a variable width public right of way;

THENCE N 12° 31' 05" W a distance of 85.61 feet, along the Easterly right of way line of said Interstate Highway 10, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

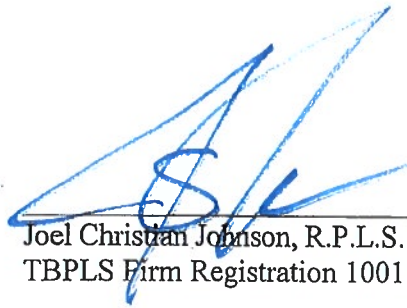
THENCE N 17° 00' 35" W a distance of 57.17 feet, continuing along the Easterly right of way line of said Interstate Highway 10, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the Southwesterly corner of a 0.450 of an Acre Tract of Land Described in General Warranty Deed, recorded in Volume 16894, Page 2127, Official Public Records, Bexar County, Texas;

THENCE S 75° 29' 39" E a distance of 143.18 feet, departing the Easterly right of way line of said Interstate Highway 10, along the Southerly boundary line of said 0.450 of an Acre Tract, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the Northwesterly corner of said Lot 14;

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THENCE S 04° 57' 45" W a distance of 111.59 feet, along the Westerly boundary line of said Lot 4, to the **POINT OF BEGINNING** and containing 0.322 of an acre, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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



Date: September 7, 2018
Job No: 32159-1270

