

LOCATION MAP NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF A 0.274 OF AN ACRE TRACT

A 0.274 OF AN ACRE (11,922 SQUARE FOOT) TRACT OF LAND BEING A PORTION OF LOT 31, NEW CITY BLOCK 12097, SOUTHWEST EXTERIORS SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9553, PAGE 3, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.274 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2024" FOUND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MACARTHUR VIEW (PLATTED AS BITTERS ROAD), A 60 FOOT PUBLIC RIGHT OF WAY, MARKING THE MOST WESTERLY CORNER OF SAID LOT 31, AND BEING THE MOST SOUTHERLY CORNER OF LOT 20, NEW CITY BLOCK 12097, FORBES SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9000, PAGE 6, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE N 40° 40' 14" E A DISTANCE OF 185.93 FEET, DEPARTING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MACARTHUR VIEW ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 31, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2024" FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOMMERS DRIVE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND BEING THE MOST NORTHERLY CORNER OF SAID LOT 31;

THENCE S 31° 41' 54" E A DISTANCE OF 69.23 FEET, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOMMERS DRIVE, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET BEING N 31° 41' 54" E A DISTANCE OF 200.96 FEET FROM A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2024" FOUND;

THENCE S 38° 52' 23" W A DISTANCE OF 162.76 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MACARTHUR VIEW AND BEING N 51° 10' 08" W A DISTANCE OF 183.69 FEET FROM A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2024" FOUND;

THENCE N 51° 10' 08" W A DISTANCE OF 71.12 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MACARTHUR VIEW TO THE POINT OF BEGINNING AND CONTAINING 0.274 OF AN ACRE OF LAND, MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

SCHEDULE B ITEMS
10C. THE FOLLOWING MATTERS AS ESTABLISHED AND SHOWN ON PLAT RECORDED IN VOLUME 9553, PAGE 3, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS:

- 1) ELECTRIC GAS, TELEPHONE AND CABLE TV EASEMENT, 14 FEET WIDE ALONG THE BITTERS ROAD, SOMMERS DRIVE AND THE BROADWAY PROPERTY LINES. (SHOWN HEREON)
- 2) BUILDING SETBACK LINE, 25 FEET FROM THE BITTERS ROAD AND THE SOMMERS DRIVE PROPERTY LINES. (SHOWN HEREON)
- 3) RIGHT OF WAY DEDICATION, 12.5 FEET WIDE ALONG THE SOMMERS DRIVE PROPERTY LINE. (DEDICATION IS SHOWN AS PART OF SOMMERS STREET RIGHT OF WAY)

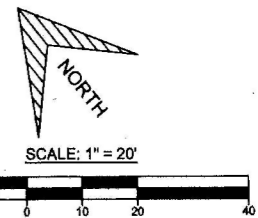
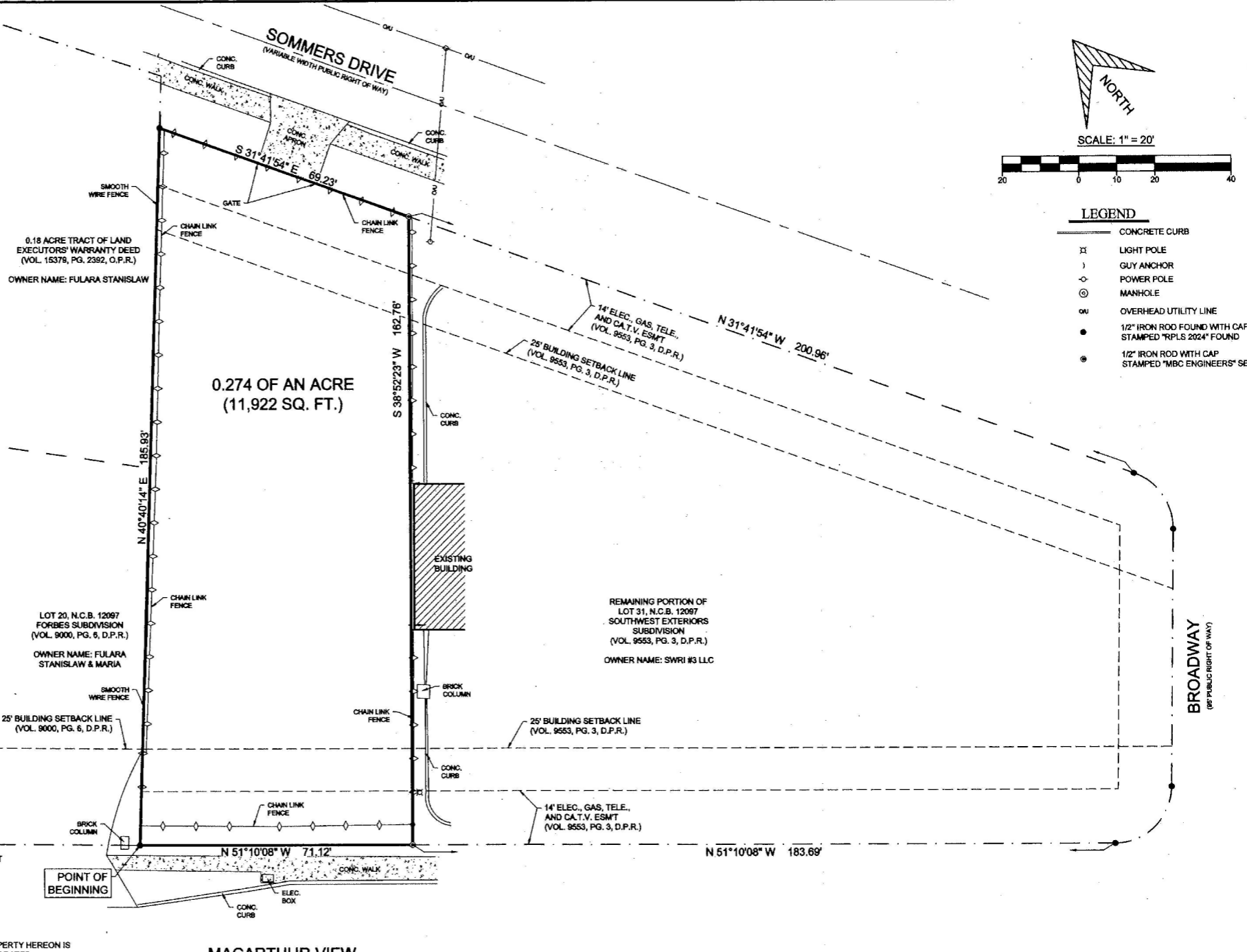
10D. GAS PIPELINE EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1931, PAGE 132, DEED RECORDS OF BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)

10E. TERMS AND CONDITIONS OF CONSENT AND INDEMNITY AGREEMENTS WITH THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 11189, PAGE 2427 AND VOLUME 11768, PAGE 1926, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)

10F. ELECTRIC EASEMENT GRANTED TO THE SAN ANTONIO PUBLIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1823, PAGE 248, DEED RECORDS OF BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)

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 FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 482920265 F DATED SEPTEMBER 26, 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) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:
OF NO. 1-172684
EFFECTIVE DATE: JUNE 16, 2017
ISSUED DATE: JUNE 23, 2017
 - 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.
 - 5) THE SUBJECT PROPERTY IS SUBJECT TO SUBDIVISION PLATTING REQUIREMENTS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE AND ORDINANCES.



LEGEND

—	CONCRETE CURB
⊕	LIGHT POLE
⊙	GUY ANCHOR
⊖	POWER POLE
⊗	MANHOLE
—○—	OVERHEAD UTILITY LINE
●	1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 2024" FOUND
⊙	1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET

REVISIONS:

DATE	No.	DESCRIPTION	BY

ALTANSPS TITLE SURVEY OF

A 0.274 OF AN ACRE (11,922 SQUARE FOOT) TRACT OF LAND BEING A PORTION OF LOT 31, NEW CITY BLOCK 12097, SOUTHWEST EXTERIORS SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9553, PAGE 3, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

The following statement: "I, MARK GRANADOS, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits."



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 11, 13 AND 14 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON JUNE 22, 2017.

Joel Christian Johnson
JOEL CHRISTIAN JOHNSON
R.P.L.S. NO. 5578

06/28/17



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 646-1122 Fax (210) 645-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	JC
DRAWN	JCJ
CHECKED	JCJ
DATE	06-28-2017
JOB NO.	31794-1474
SHT.	1 OF 1

Date: Jun 28, 2017, 1:35pm User ID: jchavez Layout: Layout File: P:\147431794-MacArthur View\Survey\0.274 acre ALTA Survey\31794.dwg Layout name: Layout