

22017164

# **Johnson Surveying, Inc.**

*Registered Professional Land Surveyor*

## **METES AND BOUNDS DESCRIPTION**

**7.556 ACRES OF LAND OUT OF LOT 15, NEW CITY BLOCK 10233, IN THE CITY OF SAN ANTONIO, ACCORDING TO PLAT STAR FOOD SUBDIVISION, RECORDED IN VOLUME 9523, PAGE 147, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 16020, PAGE 1244, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. SAID 7.556 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2" IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF COCA COLA PLACE MARKING THE SOUTHEAST CORNER OF SAID LOT 15;**

**THENCE SOUTH 87 DEGREES 07 MINUTES 24 SECONDS WEST 635.61 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 15 TO A PK NAIL FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 15;**

**THENCE NORTH 00 DEGREES 06 MINUTES 32 SECONDS WEST 299.58 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A NAIL FOUND;**

**THENCE NORTH 15 DEGREES 05 MINUTES 42 SECONDS EAST 20.08 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND;**

**THENCE NORTH 02 DEGREES 51 MINUTES 49 SECONDS WEST 99.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";**

**THENCE NORTH 87 DEGREES 06 MINUTES 59 SECONDS EAST 11.90 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";**

**THENCE NORTH 03 DEGREES 01 MINUTES 08 SECONDS WEST 42.75 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";**

**THENCE SOUTH 87 DEGREES 07 MINUTES 52 SECONDS WEST 11.90 FEET TO A MAG NAIL FOUND MARKED WITH WASHER MARKED "BROWN";**

**THENCE NORTH 02 DEGREES 50 MINUTES 59 SECONDS WEST 68.22 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";**

**THENCE NORTH 19 DEGREES 39 MINUTES 24 SECONDS WEST 43.38 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A POINT MARKING THE NORTHWEST CORNER OF THIS TRACT FROM WHICH A METAL FENCE POST FOUND BEARS SOUTH 67 DEGREES 44 MINUTES 54 SECONDS WEST 0.96 FEET;**

**THENCE NORTH 89 DEGREES 34 MINUTES 25 SECONDS EAST 576.34 FEET CROSSING SAID LOT 15 TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COCA COLA PLACE MARKING THE NORTHEAST CORNER OF THIS TRACT;**

# Johnson Surveying, Inc.

Registered Professional Land Surveyor

22017164

## METES AND BOUNDS DESCRIPTION (PAGE 2 OF 2)

**THENCE** ALONG THE WEST RIGHT-OF-WAY LINE OF COCA COLA PLACE AND ALONG A CURVE TO THE LEFT HAVING THE FOLLOWING PARAMETERS: RADIUS=4170.20 FEET, ARC LENGTH=399.57 FEET, CHORD BEARING=SOUTH 07 DEGREES 29 MINUTES 00 SECONDS EAST AND CHORD LENGTH= 399.42 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "BROWN";

**THENCE** SOUTH 10 DEGREES 27 MINUTES 53 SECONDS EAST 148.65 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF COCA COLA PLACE TO THE **POINT OF BEGINNING**, AND CONTAINING 7.556 ACRES OF LAND.



Joel Christian Johnson, R.P.L.S.

01/28/15

Date



Survey drawing prepared this date to accompany this description  
Basis of Bearings: Texas State Plane Coordinate System – South Central Zone - (NAD 83) (CORS)  
Job No.: 847-001-000