



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
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METES AND BOUNDS DESCRIPTION

1.646 ACRES OF LAND CONSISTING OF A PORTION OF LOT 1, BLOCK 20, NEW CITY BLOCK 3685 AND ALL OF LOTS 48 AND 49, BLOCK 20, NEW CITY BLOCK 3685, EDGEWOOD ADDITION ACCORDING TO PLAT RECORDED IN VOLUME 4080, PAGE 17, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, 1.646 ACRES BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 7186, PAGE 550, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. SAID 1.646 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF COLIMA STREET MARKING THE SOUTHEAST CORNER OF SAID LOT 49;

**THENCE** NORTH 83 DEGREES 53 MINUTES 29 SECONDS WEST 313.40 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF COLIMA STREET TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 05 DEGREES 09 MINUTES 01 SECONDS EAST 173.99 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF CASTROVILLE ROAD MARKING THE NORTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 75 DEGREES 09 MINUTES 31 SECONDS EAST 172.10 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASTROVILLE ROAD TO A MAG NAIL SET WITH WASHER MARKED "MBC ENGINEERS";

**THENCE** SOUTH 06 DEGREES 31 MINUTES 29 SECONDS WEST 16.28 FEET TO A MAG NAIL SET WITH WASHER MARKED "MBC ENGINEERS" MARKING THE NORTHWEST CORNER OF SAID LOT 48;

**THENCE** NORTH 75 DEGREES 09 MINUTES 31 SECONDS EAST 169.04 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASTROVILLE ROAD TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE NORTHEAST CORNER OF SAID LOT 49;

**THENCE** SOUTH 06 DEGREES 33 MINUTES 02 SECONDS WEST 279.67 FEET ALONG THE EAST LINE OF SAID LOT 49 TO THE **POINT OF BEGINNING**, AND CONTAINING 1.646 ACRES OF LAND.

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

08/18/17  
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Date

