

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

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**METES AND BOUNDS DESCRIPTION**  
**TRACT 1**

**BEING 1.807 ACRES OF LAND CONSISTING OF ALL OF LOTS 1 THRU 16, BLOCK 10, NEW CITY BLOCK 1203, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 1.807 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**


**BEGINNING** AT A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE AND THE WEST RIGHT-OF-WAY LINE OF EDGAR ST MARKING THE NORTHEAST CORNER OF SAID NEW CITY BLOCK 1203, AND A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE MARKING THE SOUTHEAST CORNER OF LOT 18, BLOCK 4, N.C.B. 1196, WALTERS TRACT SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9690, PAGE 1, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS BEARS NORTH 32 DEGREES 06 MINUTES 28 SECONDS EAST 77.68 FEET;

**THENCE** SOUTH 00 DEGREES 12 MINUTES 16 SECONDS EAST 240.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF EDGAR ST TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF RUNNELS AVE AND THE WEST RIGHT-OF-WAY LINE OF EDGAR ST MARKING THE SOUTHEAST CORNER OF SAID NEW CITY BLOCK 1203;

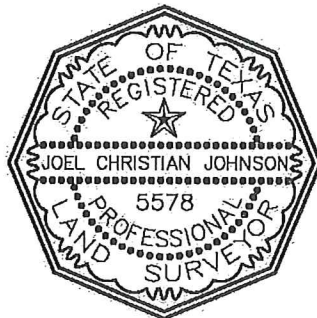
**THENCE** SOUTH 76 DEGREES 39 MINUTES 44 SECONDS WEST 336.72 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY LINE OF ROPER ST (AN UNIMPROVED RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF RUNNELS AVE MARKING THE SOUTHWEST CORNER OF SAID NEW CITY BLOCK 1203;

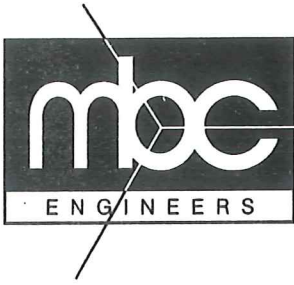
**THENCE** NORTH 00 DEGREES 12 MINUTES 16 SECONDS WEST 240.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROPER ST TO A 1/2" IRON ROD FOUND SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE AND THE EAST RIGHT-OF-WAY LINE OF ROPER ST, AND MARKING THE NORTHWEST CORNER OF SAID NEW CITY BLOCK 1203;

**THENCE** NORTH 76 DEGREES 39 MINUTES 44 SECONDS EAST 336.72 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY TO THE **POINT OF BEGINNING** AND CONTAINING 1.807 ACRES OF LAND.

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

05/30/17  
Date





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METES AND BOUNDS DESCRIPTION  
TRACT 2

BEING 0.598 ACRES OF LAND CONSISTING OF A PORTION OF LOTS 4, 5, 12 AND 13, AND ALL OF LOTS 6, 7 AND 14, BLOCK 9, NEW CITY BLOCK 1202, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 0.598 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE AND THE WEST RIGHT-OF-WAY LINE OF EDGAR ST MARKING THE NORTHEAST CORNER OF SAID NEW CITY BLOCK 1203, AND A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE MARKING THE SOUTHEAST CORNER OF LOT 18, BLOCK 4, N.C.B. 1196, WALTERS TRACT SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9690, PAGE 1, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS BEARS NORTH 32 DEGREES 06 MINUTES 28 SECONDS EAST 77.68 FEET;

THENCE SOUTH 79 DEGREES 39 MINUTES 44 SECONDS WEST 336.72 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE AND THE EAST RIGHT-OF-WAY LINE OF ROPER ST (AN UNIMPROVED RIGHT-OF-WAY);


THENCE SOUTH 79 DEGREES 39 MINUTES 44 SECONDS WEST 51.34 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE AND THE WEST RIGHT-OF-WAY LINE OF SAID ROPER ST, AND MARKING THE NORTHEAST CORNER OF SAID NEW CITY BLOCK 1202 FOR THE POINT OF BEGINNING OF THIS TRACT;

THENCE SOUTH 00 DEGREES 12 MINUTES 16 SECONDS EAST 240.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF ROPER ST TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF RUNNELS AVE AND THE WEST RIGHT-OF-WAY LINE OF ROPER ST MARKING THE SOUTHEAST CORNER OF SAID NEW CITY BLOCK 1202;

THENCE SOUTH 76 DEGREES 39 MINUTES 44 SECONDS WEST 87.35 FEET ALONG THE NORTH LINE OF SAID RUNNELS AVE TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" ON THE SOUTH LINE OF SAID LOT 13 MARKING THE SOUTHWEST CORNER OF THIS TRACT

THENCE NORTH 11 DEGREES 45 MINUTES 00 SECONDS WEST 233.81 FEET CROSSING SAID NEW CITY BLOCK 1202 TO A 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" ON THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY MARKING NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 76 DEGREES 39 MINUTES 44 SECONDS EAST 135.41 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY AVE TO THE POINT OF BEGINNING AND CONTAINING 0.598 OF AN ACRE OF LAND.

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

05/30/17  
Date

