

Johnson Surveying, Inc.
Registered Professional Land Surveyor

METES AND BOUNDS DESCRIPTION

0.121 OF AN ACRE OF LAND BEING A PORTION OF LOT 4 AND A PORTION OF LOT 5, NEW CITY BLOCK 2874, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 5414, PAGE 680, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 12.43 SQUARE FEET CONVEYED TO THE CITY OF SAN ANTONIO DESCRIBED IN DEED, RECORDED IN VOLUME 9710, PAGE 1115, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; SAID 0.121 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP MARKED K.M. SAT #2432 FOUND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET MARKING THE MOST NORTHERLY CORNER OF SAID 12.43 SQUARE FEET TRACT;

THENCE SOUTH 64 DEGREES 54 MINUTES 27 SECONDS WEST 6.53 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED K.M. SAT #2432 FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FORREST AVENUE MARKING THE SOUTHWEST CORNER OF SAID 12.43 SQUARE FEET TRACT;

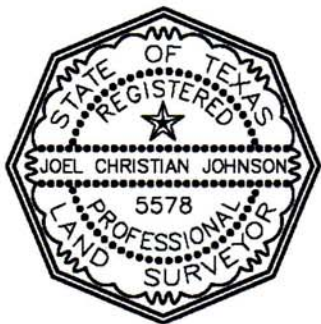
THENCE NORTH 67 DEGREES 29 MINUTES 39 SECONDS WEST 113.48 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF FORREST AVENUE TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" MARKING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 23 DEGREES 39 MINUTES 40 SECONDS EAST 45.73 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "RPLS 5578" MARKING THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 67 DEGREES 29 MINUTES 39 SECONDS EAST 112.47 FEET TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" ON THE WEST RIGHT-OF-WAY-LINE OF SOUTH FLORES STREET MARKING THE NORTHEAST CORNER OF THIS TRACT;

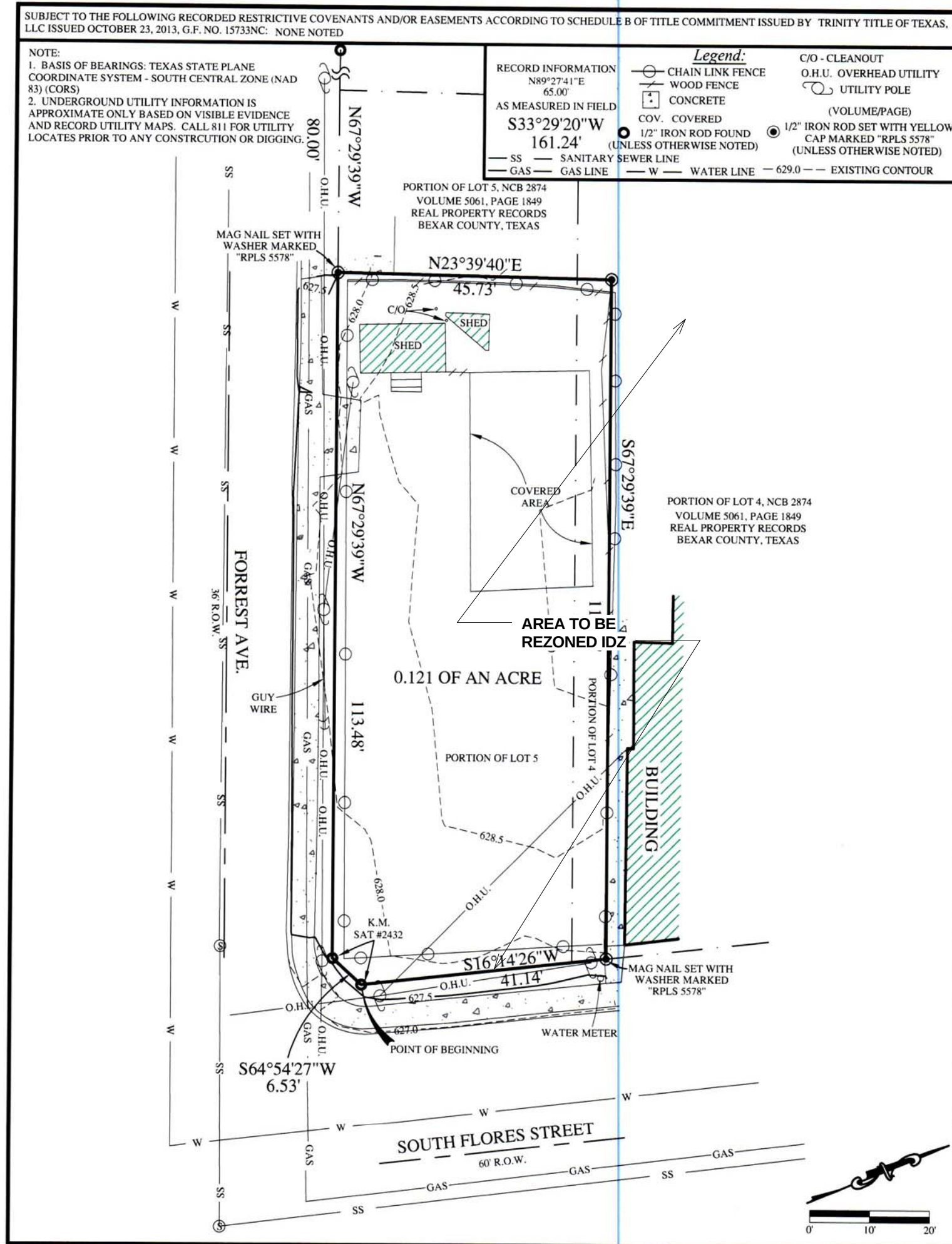
THENCE SOUTH 16 DEGREES 14 MINUTES 26 SECONDS WEST 41.14 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET TO THE POINT OF BEGINNING, AND CONTAINING 0.121 OF AN ACRE OF LAND.

Joel Christian Johnson, R.P.L.S.
Date 11/20/13



Basis of Bearings: Texas State Plane Coordinate System - (NAD 83) (CORS)
A survey drawing was prepared this date to accompany this description
Job No.: 672-001-000

17890 Blanco Rd., Bldg. 3, Suite 306, San Antonio, TX 78232 • (210) 858-9838 • (210) 247-6138 fax



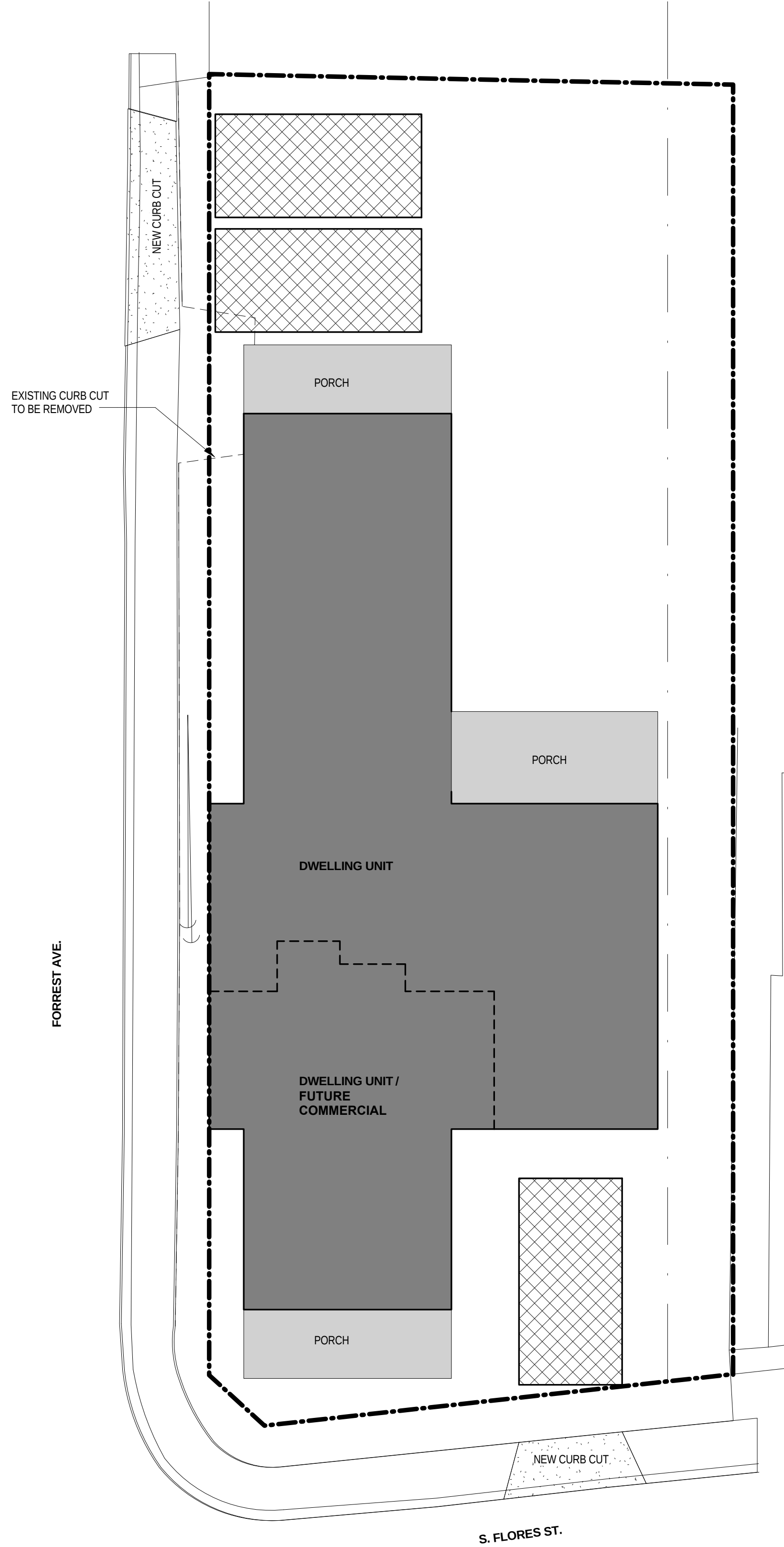
TOPOGRAPHIC SURVEY OF: 0.121 OF AN ACRE OF LAND BEING THE SAME PROPERTY CALLED THE EAST 120 FEET OF LOT 5 AND THE EAST 120 FEET OF THE SOUTH 6.6 FEET OF LOT 4, NEW CITY BLOCK 2874, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 12.43 SQUARE FEET CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 9710, PAGE 1115, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS DESCRIPTION)

ADDRESS: 2217 S FLORES ST.
JOHNSON SURVEYING JOB NO. 672-001-000
CERTIFIED TO: MARK OPPELT
TRINITY TITLE OF TEXAS, LLC

JOHNSON SURVEYING, INC.
Registered Professional Land Surveyor
17890 BLANCO RD. STE. 306, SAN ANTONIO, TX 78232
(210) 858-9838 • (210) 247-6138 fax
FIRM REG. #10140500

1. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION, SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE.

JOEL CHRISTIAN JOHNSON, R.P.L.S.
NOVEMBER 20, 2013
DATE



NOTE:
16.5 UNITS/ACRE
2 DWELLING UNITS

ZONING APPLICATION
ONLY
DOCUMENT INCOMPLETE.
NOT INTENDED FOR
PERMITTING, BIDDING OR
FOR CONSTRUCTION

2217 S. Flores Street
2217 S. Flores Street San Antonio, TX 78204

REVISION SCHEDULE
NO. DATE DESCRIPTION

DATE: 12/10/2013
DRAWN BY: Jim Oppelt
CHECKED BY: Checker
PROJECT NUMBER: 2217 S. Flores St.

SHEET NAME
Site Plan - Rezoningg

SHEET NUMBER
A1.00

