

MACINA • BOSE • COPELAND and ASSOCIATES, INC
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METES AND BOUNDS DESCRIPTION
0.275 ACRE PORTION OF ROPER ST. RIGHT-OF-WAY

0.275 ACRES CONSISTING OF THE ROPER STREET RIGHT-OF-WAY BETWEEN DIGNOWITY DRIVE AND RUNNELS AVE., IN THE CITY OF SAN ANTONIO, AND BEING BETWEEN NEW CITY BLOCK 1202 AND NEW CITY BLOCK 1203. SAID 0.275 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF ROPER STREET (UNIMPROVED), AND ALSO MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 10, NEW CITY BLOCK 1203;

THENCE SOUTH 00 DEGREES 12 MINUTES 16 SECONDS EAST 240.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF ROPER STREET (UNIMPROVED) TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF RUNNELS AVE. AND THE EAST RIGHT-OF-WAY LINE OF ROPER STREET (UNIMPROVED), AND ALSO MARKING THE SOUTHWEST CORNER OF LOT 9, BLOCK 10, NEW CITY BLOCK 1203;

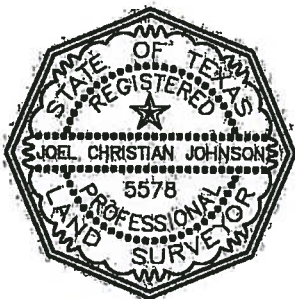
THENCE SOUTH 76 DEGREES 39 MINUTES 44 SECONDS WEST 51.34 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF RUNNELS AVE. AND THE WEST RIGHT-OF-WAY LINE OF ROPER STREET (UNIMPROVED), AND ALSO MARKING THE SOUTHEAST CORNER OF LOT 14, BLOCK 9, NEW CITY BLOCK 1202;

THENCE NORTH 00 DEGREES 12 MINUTES 16 SECONDS WEST 240.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF ROPER STREET (UNIMPROVED) TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MBC ENGINEERS" MARKING THE INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DIGNOWITY STREET AND THE WEST RIGHT-OF-WAY LINE OF ROPER STREET (UNIMPROVED), AND ALSO MARKING THE NORTHEAST CORNER OF LOT 7, BLOCK 9, NEW CITY BLOCK 1202;

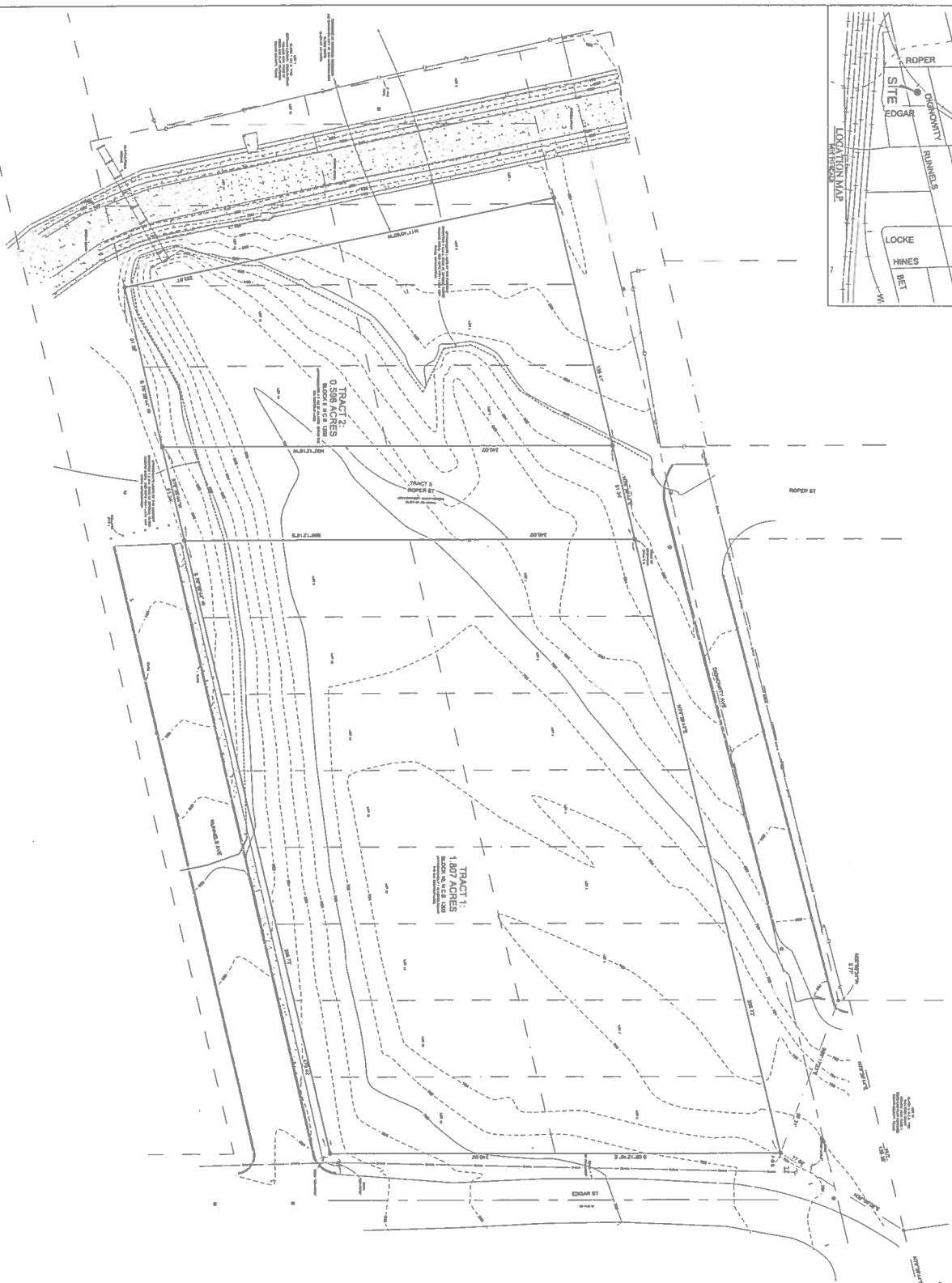
THENCE NORTH 76 DEGREES 39 MINUTES 44 SECONDS EAST 51.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.275 ACRES.


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

01/10/17
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.: 31560-1470



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PREPARED BY

SURVEYOR'S CERTIFICATION

NOTES

SURVEY OF: _____

[illegible]

LEGEND

[illegible]

SCALE: 1" = 20'

