

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

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463  
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION OF  
0.307 OF AN ACRE**

A 0.307 ACRE (13,365 SQUARE FEET) TRACT OF LAND BEING A PORTION OF DIGNOWITY AVENUE, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch Iron Rod Found on the North Right-of-Way line of said Dignowity Avenue, and marking the Southeast corner of Lot 14, Block 1, New City Block 1199, Government Heights Addition, according to plat thereof recorded in Volume 65, Page 1 of the Deed and Plat records of Bexar County, Texas;

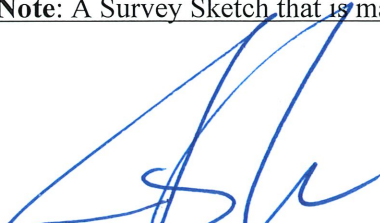
**THENCE** S 00° 26' 48" W a distance of 51.04 feet departing the North Right-of-Way line of said Dignowity Avenue, across and over said Dignowity Avenue, to a 1/2-Iron Rod Found on the South Right-of-Way line of said Dignowity Avenue, and marking the Northeast corner of Lot 6, Block 7, New City Block 1200, of said Government Heights Addition, and from which a 1/2-Iron with cap "MBC ENGINEERS" Found on the West Right-of-Way line of Frank Street bears S 76° 27' 58" W a distance of 88.01 feet;

**THENCE** S 76° 27' 58" W a distance of 269.38 feet along and with the South Right-of-Way line of said Dignowity Avenue, to a 1/2-Iron Road with cap "MBC ENGINEERS" Found, on the East line of a called 1.014 Acre Tract as described in Warranty Deed recorded in Document No. 20180139131, of the Official public records of Bexar County, Texas, and marking the Northwest corner of Lot 1, Block 7, New City Block 1200, of said Government Heights Addition;

**THENCE** N 00° 43' 23" E a distance of 51.29 feet along the Easterly line of said 1.014 Acre Tract and with the West end of said Dignowity Avenue, to a 1/2-Iron Rod with cap "MBC ENGINEERS" Found and marking the Southwest corner of Lot 9, Block 1, New City Block 1199, of said Government Heights Addition;

**THENCE** N 76° 27' 58" E a distance of 268.31 feet along and with the North line of said Dignowity Avenue to the **POINT OF BEGINNING** and containing 0.307 of an Acre (13,365 Square feet +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

**Note:** A Survey Sketch that is made a part hereof and shall accompany this instrument.

  
Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700  
Date: April 1, 2020  
Job No: 32303-1470





JOEL C. JOHNSON

R.P.L.S. #5578

MATCH LINE (SEE SHEET 2 OF 2)

WESTON COMPANY  
 LOT 12, BLOCK 1,  
 N.C.B. 1199  
 DOC.#20190061931  
 (O.P.R.)

WESTON COMPANY  
 LOT 13, BLOCK 1,  
 N.C.B. 1199  
 DOC.#20190061931  
 (O.P.R.)

WESTON COMPANY  
 LOT 5, BLOCK 7,  
 N.C.B. 1200  
 DOC.#20190061931  
 (O.P.R.)

WESTON COMPNAY  
 LOT 6, BLOCK 7,  
 NEW CITY BLOCK 1200  
 CITY OF SAN ANTONIO,  
 BEXAR COUNTY, TEXAS  
 DOC.#20180139131  
 (O.P.R.)

LOT 14, BLOCK 1,  
 NEW CITY BLOCK 1199  
 CITY OF SAN ANTONIO,  
 BEXAR COUNTY, TEXAS  
 (VOL. 15999, PG. 1683, O.P.R.)

WESTON COMPANY  
 LOT 7, BLOCK 7,  
 NEW CITY BLOCK 1200  
 CITY OF SAN ANTONIO,  
 BEXAR COUNTY, TEXAS  
 (DOC.#20180139131  
 (O.P.R.)

LOT 15, BLOCK 1,  
 NEW CITY BLOCK 1199  
 CITY OF SAN ANTONIO,  
 BEXAR COUNTY, TEXAS  
 (VOL. 15999, PG. 1683, O.P.R.)

WESTON COMPANY  
 LOT 8, BLOCK 7,  
 NEW CITY BLOCK 1200  
 CITY OF SAN ANTONIO,  
 BEXAR COUNTY, TEXAS  
 DOC.# 20180139131  
 (O.P.R.)

LOT 16, BLOCK 1  
 NEW CITY BLOCK 1  
 CITY OF SAN ANTO  
 BEXAR COUNTY, TE  
 (VOL. 15999, PG. 1683,

**BOUNDARY SURVEY OF:**  
 A 0.307 ACRE (13,365 SQUARE FEET) TRACT OF LAND  
 BEING A PORTION OF DIGNOWITY AVENUE, SITUATED IN  
 THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS.

DIGNOWITY AVE.  
 (50' PUBLIC RIGHT OF WAY)

POINT OF  
 BEGINNING

S 00°26'48" E 51.04'

S 76°27'58" W 269.38'

88.01'

88.01'

FRANK ST.

(50' PUBLIC RIGHT OF WAY)

- SURVEYORS NOTES:**
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
  2. NO IMPROVEMENTS SHOWN. BOUNDARY SURVEY ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
  3. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
  4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS BOUNDARY SURVEY.



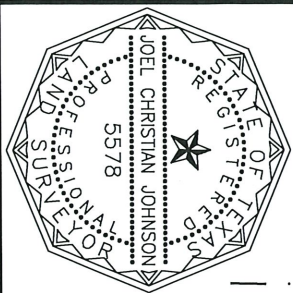
DATE: 04/01/2020  
 JOB NO. 32303-1470  
 SHEET 1 OF 2

- LEGEND**
- 1/2" IRON ROD FOUND
  - UNLESS OTHERWISE NOTED
  - 1/2" IRON ROD W/CAP
  - "MBC" SET/FOUND
  - DEED AND PLAT RECORDS
  - D.P.R. OF BEXAR COUNTY, TEXAS

SCALE: 1" = 30'







JOEL C. JOHNSON  
R.P.L.S. #5578

A CALLED  
1.014 ACRE TRACT  
DOC.#20180139131 (O.P.R.)

WESTON COMPANY  
LOT 1, BLOCK 7,  
N.C.B. 1200  
DOC.#20190061931  
(O.P.R.)

WESTON COMPANY  
SOUTH 60' OF LOT 9  
BLOCK 1,  
N.C.B. 1199  
DOC.#20190061931  
(O.P.R.)

NE  
C  
BE  
(VOL.)

WESTON COMPANY  
LOT 2, BLOCK 7,  
N.C.B. 1200  
DOC.#20190061931  
(O.P.R.)

WESTON  
COMPANY  
LOT 10, BLOCK 1,  
N.C.B. 1199  
DOC.#20190061931  
(O.P.R.)

8' INGRESS-EGRESS ESM/T  
VOLUME 3076, PAGE 173 (D.P.R.)

WESTON  
COMPANY  
LOT 11, BLOCK 1,  
N.C.B. 1199  
DOC.#20190061931  
(O.P.R.)

WESTON COMPANY  
LOT 3, BLOCK 7,  
N.C.B. 1200  
DOC.#20190061931  
(O.P.R.)

WESTON COMPANY  
LOT 4, BLOCK 7,  
N.C.B. 1200  
DOC.#20190061931  
(O.P.R.)

**BOUNDARY SURVEY OF:**  
A 0.307 ACRE (13,365 SQUARE FEET) TRACT OF LAND  
BEING A PORTION OF DIGNOWITY AVENUE, SITUATED IN  
THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS.

**DIGNOWITY AVE.**  
(50' PUBLIC RIGHT OF WAY)  
**0.307 ACRE**  
(13,365 SQ. FT. +/-)

N 76°27'58" E 268.31'

MATCH LINE (SEE SHEET 1 OF 2)



SCALE: 1" = 30'

**LEGEND**

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**SURVEYORS NOTES:**

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San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
FIRM REGISTRATION NUMBER:  
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/01/2020  
JOB NO. 32303-1470  
SHEET 2 OF 2