



CIVIL ENGINEERING CONSULTANTS  
DON D U R D E N , I N C .

SAN ANTONIO • LAREDO  
TEXAS FIRM REGISTRATION NUMBERS  
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19258  
Project Name: Indian Creek Phase 2  
Project Number: 40-00326  
Owner's Name: Heirs of John D.  
Holton, Jr. ETAL

**FIELD NOTE**  
**DESCRIPTION OF A 2.472 ACRE TRACT (PART I)**  
**AND**  
**A 0.186 OF ONE ACRE TRACT (PART II)**

Being 2.472 acres (PART I) and 0.186 of one acre (PART II) for a total of 2.658 acres out of Lackland Spur Line (abandoned) and a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas and being out of N.C.B. 15258, City of San Antonio, Bexar County, Texas, said 2.658 acre tract being more particularly described as follows:

**2.472 ACRE TRACT (PART I)**

**BEGINNING** at a 1/2" iron rod with CEC cap set for the north corner of Lot 13, Block 99, Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, Bexar County, Texas, said point being in the west line of said Lackland Spur Line (abandoned), being the west line of said 8.1 acre tract (Tract KF-30) and being in the south line of Medina Base Road, for the northwest corner of the herein described tract;

Thence with said Medina Base Road line South  $83^{\circ}37'30''$  East, a distance of 100.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" in the east line of Lackland Spur Line (abandoned), the east line of the 8.1 acre tract (Tract KF-30) and being in the west line of a remaining portion of a 41.095 acre tract as recorded in Volume 8583, Page 1096, R.P.R., Bexar County, Texas, for the northeast corner of the herein described tract;

Thence with said east line and being in the west line of said remaining portion of a 41.095 acre tract, the west line of a 31.487 acre tract as recorded in Volume 16022, Page 587, R.P.R., Bexar County, Texas and being in the west line of a 5.698 acre tract as recorded in Volume 14878, Page 930, R.P.R., Bexar County, Texas, South  $11^{\circ}40'12''$  West, a distance of 615.27 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the Point of Curvature of a curve to the left having a Radius: 1911.12', a Delta:  $13^{\circ}09'21''$ , a Tangent: 220.38' and a Chord: 437.85' which bears South  $05^{\circ}05'30''$  East;

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TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEYING 100410 | WWW.CECTEXAS.COM

Thence along the arc of said curve and continuing along said east line, a distance of 438.82 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a point of tangent of the herein described tract;

Thence with said east line, South 01°29'10" East, a distance of 16.00 feet to 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of Lot 11, Block 114, Lackland City Subdivision as recorded in Volume 5870, Page 18, Deed and Plat Records, Bexar County, Texas, for the southeast corner of the herein described tract;

Thence crossing the aforementioned Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30), South 88°30'50" West, 100.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" said point being on the west line of said Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30) and being on the east line of a 40' drain easement as recorded in Volume 5580, Page 93, Deed Records, Bexar County, Texas, for the southwest corner of the herein described tract;

Thence continuing along the said west line and the said east line, North 01°29'10" West, 16.00 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the point of curvature of a curve to the right having a Radius: 2011.12', a Delta: 13°09'21", a Tangent: 231.19' and a Chord: 460.76' which bears North 05° 05' 30" East;

Thence along the arc of said curve and continuing along said west and east line, a distance of 461.78 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for a point of tangent of the herein described tract;

Thence continuing along the said west and east line, North 11°40'12" East, 606.00 feet to the **POINT OF BEGINNING** containing 2.472 acres of land, more or less.

**0.186 OF ONE ACRE TRACT (PART II)**

**BEGINNING** at a 1/2" iron rod with CEC cap set for the southeast corner of a 3.821 acre tract of land as recorded in Volume 10010, Page 405, R.P.R., Bexar County, Texas, said point being in the west line of said Lackland Spur Line (abandoned), being the west line of said 8.1 acre tract (Tract KF-30) and being in the north line of Medina Base Road, for the southwest corner of the herein described tract;

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Thence with said west line and the east line of said 3.821 acre tract, North 11°40'12" East, a distance of 78.87 feet to 1/2" iron rod set with plastic cap stamped "CEC" in said west line and being the northeast corner of the 3.821 acre tract, for the northeast corner of the herein described tract;

Thence crossing said Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30), South 81°31'52" East, 100.16 feet to a 1/2" iron rod set with plastic cap stamped "CEC" said point being on the east line of the Lackland Spur Lane (abandoned) and the 8.1 acre tract (Tract KF-30) and being the northwest corner of a 3.535 acre tract as recorded in Volume 10554, Page 1345, R.P.R., Bexar County, Texas, for the northeast corner of the herein described tract;

Thence with said east line and being in the west line of said 3.535 acre tract, South 11°40'12" West, a distance of 83.55 feet to 1/2" iron rod set with plastic cap stamped "CEC" for a Point on the aforementioned north line of Medina Base Road, for the southeast corner of the herein described tract;

Thence continuing along the said north line, North 78°15'19" West, 100.00 feet to the **POINT OF BEGINNING** containing 0.186 of one acre of land, more or less.

This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 7th day of April, 2014.

*Chester A. Varner R.P., L.S.*  
Chester A. Varner, RPLS # 4812  
*4/25/14*



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°30'50"W	100.00'
L2	N01°29'10"W	16.00'
L3	S83°37'30"E	100.43'
L4	S01°29'10"E	16.00'
L5	N78°51'19"W	100.00'
L6	N11°40'12"E	78.87'
L7	S81°31'52"E	100.16'
L8	S11°40'12"W	83.55'

HEIRS OF JOHN D. HOLTON  
8.1 ACRES (TRACT KF-30)  
VOL. 10625, PG 2460, R.P.R.

PARCEL NO.: 19258  
PROJECT NAME: INDIAN CREEK PHASE 2  
PROJECT NO.: 40-00326  
OWNER'S NAME: HEIRS OF JOHN D. HOLTON, JR. ETAL

PARCEL NO.: 19258  
0.186 OF ONE ACRE  
PART II

JORGE MONTEMAYOR  
3.821 ACRES  
VOL. 10010, PG 405, R.P.R.

TRACT ONE 5.5 ACRES  
VOL. 7735, PG 2018, R.P.R.

TRACT TWO 0.76 ACRES  
VOL. 7735, PG 2018, R.P.R.

J. ANTHONY GUAJARDO CHILDREN'S TRUST  
3.535 ACRES  
VOL. 10554, PG. 1345

POINT OF BEGINNING TRACT II

POINT OF BEGINNING TRACT I

LACKLAND HEIGHTS  
SUBDIVISION, TIF  
VOL. 9565, PG'S 171-174,  
D.P.R.

REMAINING PORTION OF  
41.095 ACRES  
VOL. 8583, PG 1096, R.P.R.

PARCEL NO.: 19258  
2.472 ACRES  
PART I

31.487 ACRES  
VOL. 16022, PG 587, R.P.R.

5.698 ACRES  
VOL. 14878, PG 930, R.P.R.

FAMCO LACKLAND  
SUBDIVISION  
VOL. 9559, PG 67, D.P.R.

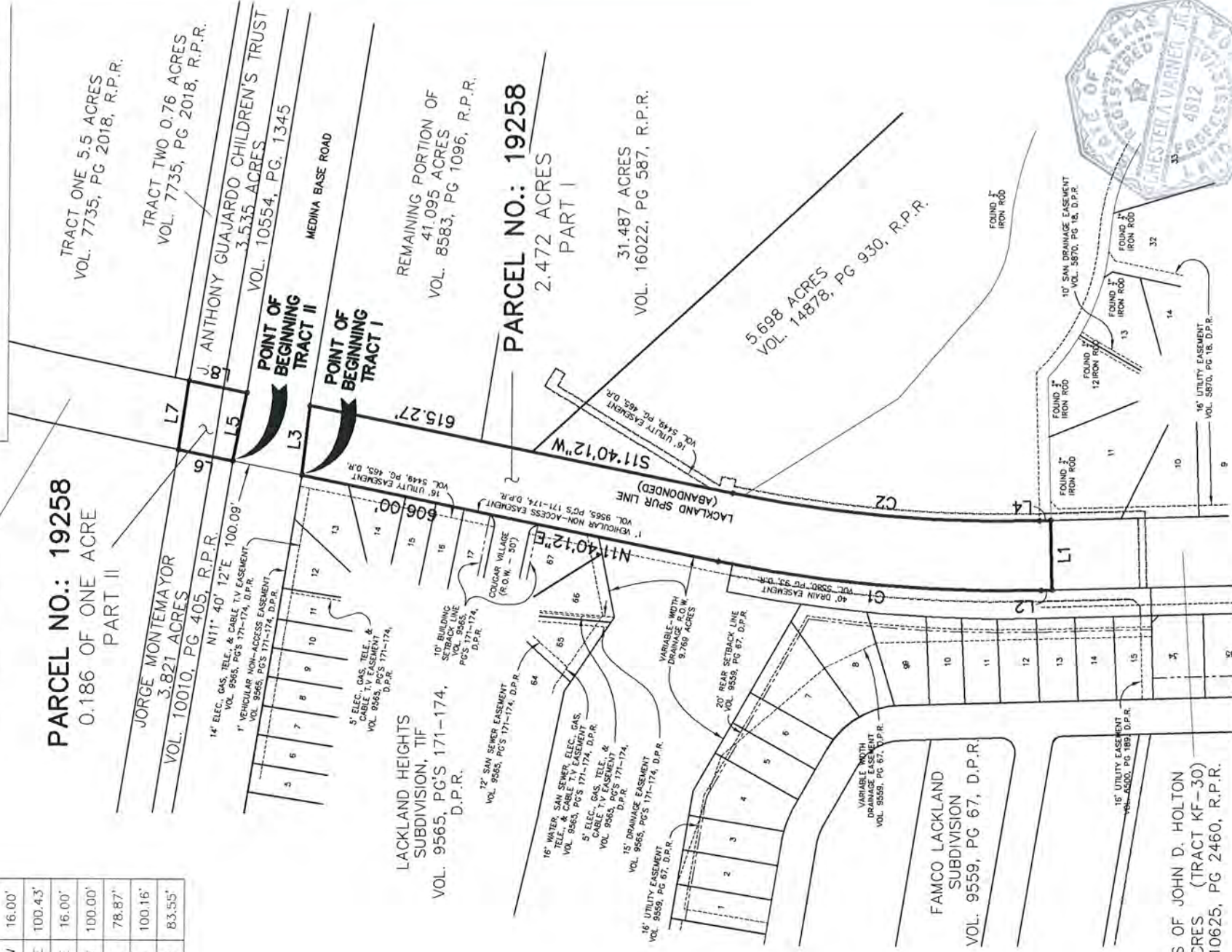
HEIRS OF JOHN D. HOLTON  
8.1 ACRES (TRACT KF-30)  
VOL. 10625, PG 2460, R.P.R.

Curve Table			
CURVE	RADIUS	CHORD BEARING	DISTANCE
C1	2011.12'	N05°05'30"E	460.76'
C2	1911.12'	S05°05'30"W	437.85'

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
4. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

SCALE: 1" = 200'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY, SURVEYED THIS THE 7th DAY OF APRIL, 2014.

*Chester A. Varner, P.L.S.*

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4812

4/25/14

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Email: cececectexas.com  
Engineering No. F-2214  
Surveying No. 10040-00



**BOUNDARY SURVEY OF**  
A 2.472 ACRE TRACT OF LAND,  
AND A 0.186 OF ONE ACRE TRACT OF LAND  
  
NEW CITY BLOCK (N.C.B.) 15258,  
SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE 03/25/14  
JOB NUMBER E0447800  
SHEET 4  
OF 4