



CIVIL ENGINEERING CONSULTANTS  
D O N D U R D E N , I N C .  
S A N A N T O N I O • L A R E D O  
TEXAS FIRM REGISTRATION NUMBERS  
ENGINEERING F-2214 & SURVEYING 100410

Parcel No.: 19261  
Project Name: Indian Creek Phase 2  
Project Number: 40-0032  
Owner's Name: J. Anthony  
Guajardo Child  
Trust

## FIELD NOTE DESCRIPTION OF A 0.675 OF ONE ACRE TRACT

Being 0.675 acres out of a 3.535 acre tract as recorded in Volume 10554, Page 1345, Real Property Records and being out of N.C.B. 16000, City of San Antonio, Bexar County, Texas, said 0.675 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with CEC cap set for the southwest corner of the herein described tract, said point being in the east line of Lackland Spur Line (abandoned) and being the east line of a 8.1 acre tract (Tract KF-30), as recorded in Volume 10625, Page 2460, R.P.R., Bexar County, Texas, and being in the north right-of-way line of Medina Base Road, said point being North 11°40'12" East, a distance of 100.09 feet and South 78°51'20" East, a distance of 100.00 feet from the northeast corner of Lackland Heights Subdivision, TIF as recorded in Volume 9565, Pages 171-174, Plat Records, City of San Antonio, Bexar County, Texas;

Thence along the west line of the herein described tract and the east line of said Lackland Spur Line, North 11°40'10" East, a distance of 83.55 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northwest corner of the herein described tract, said point being the southwest corner of a 0.76 acre tract (Tract Two), as recorded in Volume 7735, Page 2018, R.P.R., Bexar County, Texas;

Thence along the north line of the herein described tract and the south line of said 0.76 acre tract, South 80°47'48" East, a distance of 352.28 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the northeast corner of the herein described tract;

Thence along the east line of the herein described tract, South 09°08'40" West, a distance of 82.70 feet to a 1/2" iron rod set with plastic cap stamped "CEC" for the southeast corner of the herein described tract, said point being on the south line of the aforementioned 3.535 acre tract and the north right-of-way line of Medina Base Road;

Thence with and along the north right-of-way line of Medina Base Road, the south line of said 3.535 acre tract and the south line of the herein described tract, North 80°55'12" West, a distance of 355.97 feet to the **POINT OF BEGINNING** containing 0.675 acres 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 9th day of June, 2014.

*Chester A. Varner, R.L.S.*  
Chester A. Varner, RPLS # 4812

*6/13/14*



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LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

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

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LINE TABLE		
LINE	BEARING	LENGTH
L20	N11°40'10"E	83.55'
L21	S80°47'48"E	352.28'
L22	S09°08'40"W	82.70'
L23	N80°55'12"W	355.97'

PARCEL NO.: 19261  
 PROJECT NAME: INDIAN CREEK PHASE 2  
 PROJECT NO.: 40-00326  
 OWNER'S NAME: J. ANTHONY GUJARDO CHILD TRUST



SCALE: 1" = 100'

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

PARCEL NO.: 19261  
 0.675 OF ONE ACRE

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

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

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

50' GAS EASEMENT  
 VOL. 3819, PG 567, D.R.

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

14' ELEC., GAS, TELE., &  
 CABLE T.V EASEMENT  
 VOL. 9565, PG'S  
 171-174, D.P.R.

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

1' VEHICULAR NON-ACCESS EASEMENT  
 HEIRS OF JOHN D. HOLTON  
 8.1 ACRES (TRACT KF-30)  
 VOL. 10625, PG 2460, R.P.R.

N.C.B. 15284  
 POINT OF BEGINNING

L20

L21

L22

L23

MEDINA BASE ROAD

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



**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.

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 7th DAY OF APRIL, 2014.

*Chester A. Varner, Jr.*  
 CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4812  
 6/13/14

REVISED 06/10/14

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 Engineering No. F-2214  
 Surveying No. 100410-00



**BOUNDARY SURVEY OF**  
 A 0.675 ACRE TRACT OF LAND

NEW CITY BLOCK (N.C.B.) 15284,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE 03/25/14

JOB NUMBER E0447800

SHEET 2

OF 2