

**Metes and Bounds Description
for a
0.125 Ac. Tract
(5,479 Sq. Ft.)**

Being 0.125 acre of land (5,479 Sq. Ft.) out of a tract of land comprised of all of Lot 22 and the remaining portions of Lots 20, 21, and 23, New City Block 111, San Antonio, Bexar County, Texas (parent tract), recorded in Volume 4127, Page 379, Deed Records of Bexar County, Texas; said 0.125 acre tract (5,479 Sq. Ft.) being more particularly described as follows:

Beginning at a found iron pin located on the north right-of-way line of Nueva St., being the southeast corner of a variable width easement recorded in Volume 17714, Page 1454 of the Official Public Records of Real Property of Bexar County, Texas; said iron pin being S 89°18'09" E, 2.12 feet and S 83°09'48" E, 67.60 feet along the said north right-of-way line from the common southerly corner of the said parent tract and of the San Pedro Creek; said iron pin also being the southwest corner of the tract herein described;

1. Thence N 01°04'26" E, 273.15 feet departing the said north right-of-way line, along the east line of the said 0.693 acre tract, and crossing the said remaining portion of Lot 23 and Lot 22 to a point located for the northwest corner of the tract herein described;
2. Thence S 87°45'54" E, 20.00 feet departing the said east line and crossing the said Lot 22 to a point for the northeast corner of the tract herein described;
3. Thence S 01°04'26" W, 274.77 feet crossing the said Lot 22 and remaining portion of Lot 23 to a point located on the north right-of-way line of Nueva St. for the southeast corner of the tract herein described;
4. Thence N 83°09'48" W, 20.10 feet along the said north right-of-way line to the **Point of Beginning** and containing 0.125 acre of land (5,479 Sq. Ft.), more or less.

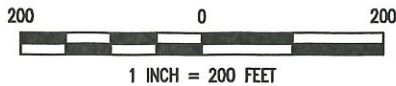
A plat of even date accompanies this metes and bounds description.




Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
January 11, 2018

ROZNECKI AMARILLO

TBPLS FIRM REGISTRATION #100423-00
5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.348.3273

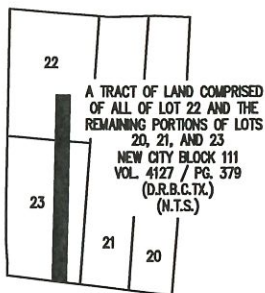


PARCEL NO. P-176TCE-3
PROJECT NAME: SAN PEDRO CREEK

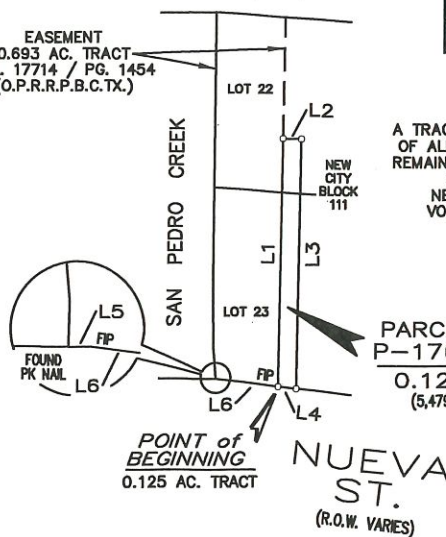


LOCATION MAP NOT DRAWN TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N01°04'26"E	273.15'
L2	S87°45'54"E	20.00'
L3	S01°04'26"W	274.77'
L4	N83°09'48"W	20.10'
L5	S89°18'09"E	2.12'
L6	S83°09'48"E	67.60'



EASEMENT
0.693 AC. TRACT
VOL. 17714 / PG. 1454
(O.P.R.R.P.B.C.TX.)



A TRACT OF LAND COMPRISED OF ALL OF LOT 22 AND THE REMAINING PORTIONS OF LOTS 20, 21, AND 23 NEW CITY BLOCK 111 VOL. 4127 / PG. 379 (D.R.B.C.TX.)

PARCEL NO. P-176TCE-3
0.125 Ac.
(5,479 Sq. Ft.)

NOTES :

- "FIP" DENOTES A FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING :

BEING 0.125 ACRE OF LAND (5,479 SQ. FT.) OUT OF A TRACT OF LAND COMPRISED OF ALL OF LOT 22 AND THE REMAINING PORTIONS OF LOTS 20, 21, AND 23, NEW CITY BLOCK 111, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4127, PAGE 379, DEED RECORDS OF BEXAR COUNTY, TEXAS.

REFERENCES :

- VOL. 4127, PG. 379 (D.R.B.C.TX.)
- VOL. 17714, PG. 1454 (O.P.R.R.P.B.C.TX.)
- VOL. 2299, PG. 123 (D.R.B.C.TX.)
- VOL. 2594, PG. 1290 (O.P.R.R.P.B.C.TX.)
- VOL. 2209, PG. 91 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013
DWN BY : TALAMANTEZ
DWG FILE : (REF. DATESTAMP)



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 11th DAY OF JANUARY 2018, A.D.

Adalberto Camarillo
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929
SHEET 2 OF 2

H:\Jobs\12013\Techprod\Survey\DD\12013_Civil3D (2012)\2013 Easements.dwg 01/11/2018

Parcel P-176TCE-3.txt

North: 13703988.8753 East: 2129257.1717
Course: N01°04'26"E Length: 273.15'
North: 13704261.9801 East: 2129262.2915
Course: S87°45'54"E Length: 20.00'
North: 13704261.2000 East: 2129282.2804
Course: S01°04'26"W Length: 274.77'
North: 13703986.4824 East: 2129277.1303
Course: N83°09'48"W Length: 20.10'
North: 13703988.8753 East: 2129257.1717

Perimeter: 588.02' Area: 5479 Sq. Ft. 0.125 Ac.