

**Metes and Bounds Description**  
**for a**  
**0.013 Ac. Tract**  
(561 sq. ft.)

Being 0.013 acre of land (561 sq. ft.), being all of that called 0.013 acre tract located within New City Block 14483, San Antonio, Bexar County, Texas, recorded in Volume 1837, Page 464, Official Public Records of Real Property of Bexar County, Texas; said 0.013 acre tract (561 sq. ft.) being more particularly described as follows:

**Beginning** at a set 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located at the intersection of the east right-of-way line of Santa Rosa St. and the southwest right-of-way line of San Pedro Creek; said iron pin being the most northerly corner of the said 0.013 acre tract and of the tract herein described;


Thence the following calls along the common line between the said southwest right-of-way line of the San Pedro Creek and the tract herein described:

1. S 40°12'15" E, 70.00 feet departing the said east right-of-way line to a found iron pin for an angle point;
2. S 25°09'51" E, 62.71 feet to a set IP W/YC being the common southeasterly corner of the tract herein described and of a remaining portion of Lot 2, New City Block 14483, Tex R-78, Rosa Verde Project, Unit I-B, San Antonio, Bexar County, Texas, recorded in Volume 7800, Page 224, Deed and Plat Records of Bexar County, Texas; said iron pin being the most southerly corner of the said 0.013 acre tract and of the tract herein described and also being at the beginning of a non-tangent curve to the left;
3. Thence 129.52 feet along the said non-tangent curve to the left having a central angle of 04°56'50", a radius of 1500.00 feet, and whose chord bearing and distance is N 33°51'25" W, 129.48 feet to a set IP W/YC located on the said east right-of-way line of Santa Rosa St. for the end of this curve; said iron pin being the common northwesterly corner of the said 0.013 acre tract and of the remaining portion of Lot 2 for a corner of the tract herein described;

4. N 05°59'21" E, 2.71 feet to the **Point of Beginning** and containing 0.013 acre of land (561 sq. ft.), more or less.

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



  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015

# POZNECKI AMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

100 0 50 100



( IN FEET )

1 INCH = 100 FEET

PARCEL NO. P-128A  
PROJECT NAME: SAN PEDRO CREEK

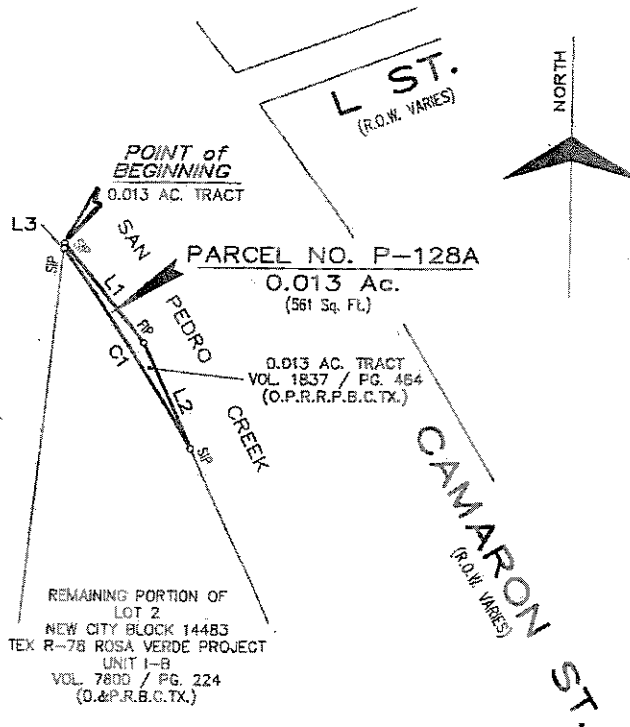


LOCATION MAP NOT DRAWN TO SCALE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	04°56'50"	1500.00'	129.52'	64.80'	N33°51'25"W 129.48'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S40°12'15"E	70.00'
L2	S25°09'51"E	62.71'
L3	N05°59'21"E	2.71'

SANTA ROSA ST.  
(R.O.W. VARIES)



REMAINING PORTION OF  
LOT 2  
NEW CITY BLOCK 14483  
TEX R-78 ROSA VERDE PROJECT  
UNIT 1-B  
VOL. 7800 / PG. 224  
(D.&P.R.B.C.TX.)

## NOTES :

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE..
- "FIP" DENOTES 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 0.013 ACRE OF LAND (561 SQ. FT.),  
BEING ALL OF THAT CALLED 0.013 AC. TRACT OUT  
OF NEW CITY BLOCK 14483, SAN ANTONIO, BEXAR  
COUNTY, TEXAS, RECORDED IN VOLUME 1837,  
PAGE 464, OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY OF BEXAR COUNTY, TEXAS.

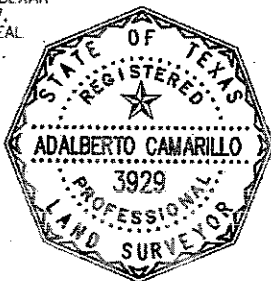
## REFERENCES :

VOL. 7800, PG. 224 (D.&P.R.B.C.TX.)  
VOL. 1837, PG. 464 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013

DWN BY : TALAMANTEZ

DWG FILE : (REF. DATESTAMP)



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 24th DAY OF MARCH 2015, A.D.

*Adalberto Camarillo*  
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\12013\_Parcels 1.dwg 3/24/2015 8:44:42 AM CDT

**Metes and Bounds Description**  
**for a**  
**0.127 Ac. Tract**  
(5,552 sq. ft.)

Being 0.127 acre of land (5,552 sq. ft.) and being all of that called 0.128 acre tract located within New City Block 14483, San Antonio, Bexar County, Texas, recorded in Volume 1837, Page 464, Official Public Records of Real Property of Bexar County, Texas; said 0.127 acre tract (5,552 sq. ft.) being more particularly described as follows:

**Beginning** at set "PK" nail located at the intersection of the north right-of-way line of Martin St. and the southwest right-of-way line of San Pedro Creek; said PK nail being the southeast corner of the said 0.128 acre tract and of the tract herein described;

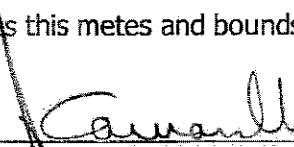
1. Thence      N 84°12'25" W, 24.87 feet departing the said southwest right-of-way line and continuing along the said north right-of-way line to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") at the common southerly corner of the said 0.128 acre tract and of the remaining portion of Lot 2, New City Block 14483, Tex R-78, Rosa Verde Project, Unit I-B, San Antonio, Bexar County, Texas, recorded in Volume 7800, Page 224, Deed and Plat Records of Bexar County, Texas; said iron pin being the southeast corner of the said remaining portion of Lot 2, being the southwest corner of the tract herein described, and being at the beginning of a non-tangent curve to the left;
2. Thence      253.47 feet along the said non-tangent curve to the left having a central angle of 09°40'55", a radius of 1500.00 feet, and whose chord bearing and distance is N 22°34'37" W, 253.17 feet to a found iron pin located on the southeast right-of-way line of San Pedro Creek for the end of this curve; said iron pin being the common northerly corner of the said 0.128 acre tract and of the remaining portion of Lot 2, and also being the northwest corner of the said 0.128 acre tract and of the tract herein described;
3. Thence      N 60°43'06" E, 5.54 feet along the said southeast right-of-way line to a set IP W/YC located on the southwest right-of-way line of San Pedro Creek for an angle point; said iron pin being the northeast corner of the said 0.128 acre tract and of the tract herein described;

Thence along the common line between the said southwest right-of-way line of the San Pedro Creek and this tract the following calls:

4. S 33°49'35" E, 165.00 feet to an IP W/YC set for an angle point;
5. S 13°55'01" E, 105.00 feet to the **Point of Beginning** and containing 0.127 acre of land (5,552 sq. ft.), more or less.

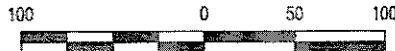
A plat of even date accompanies this metes and bounds description.



  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015  
Revised April 21, 2015

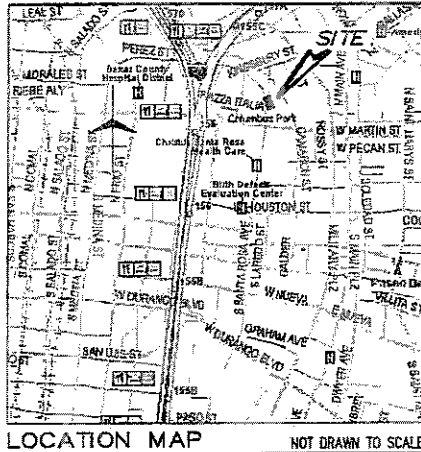


5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



( IN FEET )  
1 INCH = 100 FEET

PARCEL NO. P-128B  
PROJECT NAME: SAN PEDRO CREEK



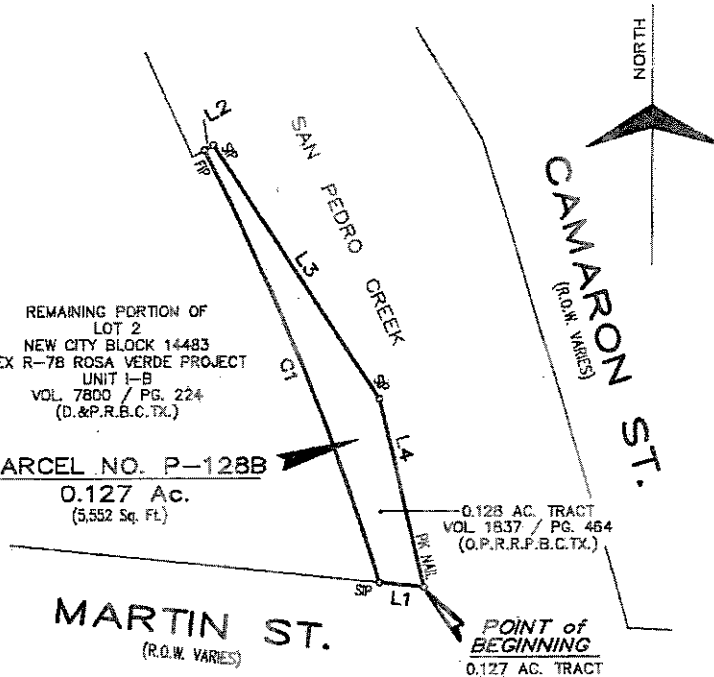
LOCATION MAP NOT DRAWN TO SCALE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	09°40'55"	1500.00'	253.47'	127.04'	N22°34'37"W 253.17'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N60°43'06"E	5.54'
L3	S33°49'35"E	165.00'
L4	S13°55'01"E	105.00'
L1	N84°12'25"W	24.87'

REMAINING PORTION OF  
LOT 2  
NEW CITY BLOCK 14483  
TEX R-7B ROSA VERDE PROJECT  
UNIT I-B  
VOL. 7800 / PG. 224  
(D.&P.R.B.C.TX.)

PARCEL NO. P-128B  
0.127 Ac.  
(5,552 Sq. Ft.)



**NOTES :**

1. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
2. "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
3. "SET X" DENOTES "X" ETCHED IN CONCRETE..
4. "FIP" DENOTES FOUND IRON PIN.
5. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
6. "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
7. "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 0.127 ACRE OF LAND (5,552 SQ. FT.) AND  
BEING ALL OF THAT CALLED 0.128 AC. TRACT OUT  
OF NEW CITY BLOCK 14483, SAN ANTONIO, BEXAR  
COUNTY, TEXAS, RECORDED IN VOLUME 1837,  
PAGE 464, OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

VOL 7800, PG. 224 (D.&P.R.B.C.TX.)  
VOL 1837, PG. 464 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013

DWN BY : TALAMANTEZ

DWG FILE : (REF. DATESTAMP)



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 24th DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

REVISED: APRIL 21, 2015

SHEET 3 OF 3

**Metes and Bounds Description**  
**for a**  
**0.373 Ac. Tract**  
(16,234 sq. ft.)

Being 0.373 acre of land (16,234 sq. ft.) and being all that drainage right-of-way dedicated to the City of San Antonio located within New City Block 14485, Tex R-78, Rosa Verde Project, Urban Renewal Agency, San Antonio, Texas, Subdivision Unit II, San Antonio, Bexar County, Texas, recorded in Volume 8600, Page 98, Deed and Plat Records of Bexar County, Texas; said 0.373 acre tract (16,234 sq. ft.) being more particularly described as follows:

**Beginning** at a set PK Nail located at the intersection of the north right-of-way line of Travis St. and the west right-of-way line of San Pedro Creek; said PK Nail being the southeast corner of the said drainage right-of-way and of the tract herein described;

1. Thence N 88°54'33" W, 26.00 feet departing the said west right-of-way line and continuing along the said north right-of-way line to a ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") set at the common southerly corner of the said drainage right-of-way and of Lot 4, New City Block 14485, Tex R-78, Rosa Verde Project, Urban Renewal Agency, San Antonio, Texas, Subdivision Unit II, San Antonio, Bexar County, Texas, recorded in Volume 8600, Page 98, Deed and Plat Records of Bexar County, Texas; said iron pin being the southeast corner of the said Lot 4 and also being the southwest corner of the tract herein described;

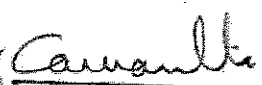
Thence along the common line between the said Lot 4 and the said drainage right-of-way the following calls:

2. N 01°46'45" E, 181.00 feet departing the said north right-of-way line of Travis St. to a set PK Nail for an angle point;
3. N 63°50'00" E, 2.64 feet to a set PK Nail for an angle point;
4. N 08°25'10" E, 180.01 feet to a set "X" for an angle point;
5. N 00°02'02" W, 23.04 feet to a set PK Nail for an angle point;
6. N 03°53'57" W, 101.82 feet to a set PK Nail for an angle point;

7. N 06°20'12" W, 11.30 feet to a set PK Nail for an angle point;
8. N 09°16'24" W, 135.82 feet to a set PK Nail located on the south right-of-way line of Martin St. and being the common northerly corner of the said drainage right-of-way and of Lot 4; said PK Nail being the northeast corner of the said Lot 4 and also being the northwest corner of the tract herein described;
9. Thence S 84°21'08" E, 26.51 feet departing the said common line and continuing along the said south right-of-way line to a set "X" located at the intersection with the said west right-of-way line of San Pedro Creek; said "X" being the northeast corner of the said drainage right-of-way and of the tract herein described;
- Thence the following calls along the common line between the San Pedro Creek and the said drainage right-of-way:
10. S 12°51'33" E, 104.59 feet to an IP W/YC set at the beginning of a curve to the right;
11. 53.09 feet along the said curve to the right having a central angle of 16°37'20", a radius of 183.00 feet, and whose chord bearing and distance is S 04°32'53" E, 52.90 feet to a found iron pin for the end of this curve;
12. S 03°45'47" W, 135.22 feet to a set IP W/YC for an angle point;
13. S 03°55'45" W, 60.07 feet to a set PK Nail for an angle point;
14. S 05°22'11" W, 159.71 feet to an angle point;
15. S 02°00'42" W, 119.44 feet to the **Point of Beginning** and containing 0.373 acre of land (16,234 sq. ft.), more or less.

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



  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015



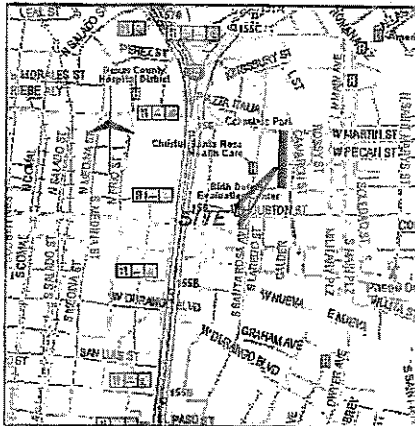
# POZNECKI ING CAMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



( IN FEET )  
1 INCH = 200 FEET

PARCEL NO. P-131  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE

LOT 4  
NEW CITY BLOCK 14485  
TEX R-78 ROSA VERDE PROJECT  
URBAN RENEWAL AGENCY  
SAN ANTONIO, TEXAS SUBDIVISION UNIT II  
VOL. 8600 / PG. 98  
(D.&P.R.B.C.TX.)

PARCEL NO. P-131  
0.373 Ac.  
(16,234 Sq. Ft.)

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	16°37'20"	183.00'	53.09'	26.73'	S04°32'53"E 52.90'

## NOTES :

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" SCRIBED ON SURFACE.
- "FIP" DENOTES FOUND IRON PIN.
- "UTS" DENOTES A MONUMENT "UNABLE TO SET".
- "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 0.373 ACRE OF LAND (16,234 SQ. FT.) AND BEING ALL THAT DRAINAGE RIGHT-OF-WAY DEDICATED TO THE CITY OF SAN ANTONIO LOCATED WITHIN NEW CITY BLOCK 14485, TEX R-78, ROSA VERDE PROJECT, URBAN RENEWAL AGENCY, SAN ANTONIO, TEXAS, SUBDIVISION UNIT II, SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 8600, PAGE 98, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

## REFERENCES :

VOL. 8600, PG. 98 (D.&P.R.B.C.TX.)

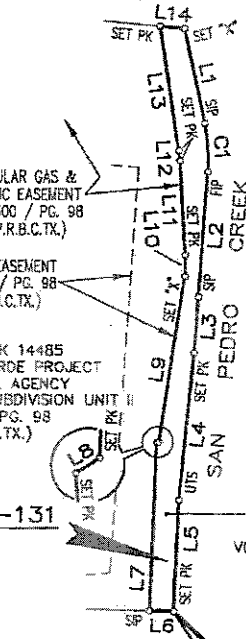
JOB NO. : 12013

DWN BY : TALAMANTEZ

DWG FILE : (REF. DATESTAMP)



MARTIN ST.  
(R.O.W. VARIES)



TRAVIS ST.  
(R.O.W. VARIES)

CAMARON ST.  
(R.O.W. VARIES)

SALINAS ST.

0.373 AC. TRACT  
DRAINAGE R.O.W.  
VOL. 8600 / PG. 98  
(D.&P.R.B.C.TX.)

LINE DATA TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S12°51'33"E	104.59'	L8	N63°50'00"E	2.64'
L2	S03°45'47"W	136.22'	L9	N08°25'10"E	180.01'
L3	S03°55'45"W	60.07'	L10	N00°02'02"W	23.04'
L4	S05°22'11"W	159.71'	L11	N03°53'57"W	101.82'
L5	S02°00'42"W	119.44'	L12	N06°20'12"W	11.30'
L6	N88°54'33"W	26.00'	L13	N09°16'24"W	135.82'
L7	N01°46'45"E	181.00'	L14	S84°21'08"E	26.51'

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 24th DAY OF MARCH, 2015, A.D.

*Adalberto Camarillo*  
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\12013\_S\dwg\12013 Parcels 1.dwg 3/24/2015 8:44:42 AM CDT

**Metes and Bounds Description**  
**for a**  
**0.052 Ac. Tract**  
(2,246 sq. ft.)

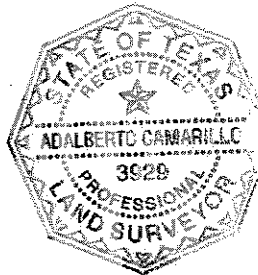
Being 0.052 acre of land (2,246 sq. ft.) and being all of that called 2,261 sq. ft. tract of land out of New City Block 14486, San Antonio, Bexar County, Texas, recorded in Volume 2838, Page 865, Official Public Records of Real Property of Bexar County, Texas; said 0.052 acre tract (2,246 sq. ft.) being more particularly described as follows:

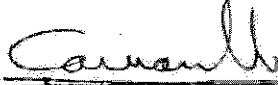
**Beginning** at a set "X" located on the south right-of-way line of Travis St. and being the common northerly corner of the said 2,261 sq. ft. tract and of the remaining portion of Lot 2, New City Block 14486, Tex R-78, Rosa Verde Project, Urban Renewal Agency, San Antonio, Texas Subdivision, Unit III-A, San Antonio, Bexar County, Texas, recorded in Volume 6700, Page 102, Deed and Plat Records of Bexar County, Texas; said "X" being the northwest corner of the said 2,261 sq. ft. tract and of the tract herein described;

1. Thence S 88°56'48" E, 11.71 feet along the said south right-of-way line to a set PK Nail at the intersection with the west right-of-way line of the San Pedro Creek; said PK Nail being the northeast corner of the said 2,261 sq. ft. tract and of the tract herein described;
2. Thence S 05°08'35" E, 214.86 feet departing the south right-of-way line of Travis St. and continuing along the said west right-of-way line to a set "X" being the common southerly corner of the said 2,261 sq. ft. tract and of the said remaining portion of Lot 2;
- Thence The following calls along the common line between the said 2,261 sq. ft. tract and the said remaining portion of Lot 2:
3. N 11°30'21" W, 81.48 feet departing the said west right-of-way line of the San Pedro Creek to a set ½" iron pin with yellow cap labeled "PCI" (herein after described as "IP W/YC") for an angle point;

4. S 78°29'39" W, 2.50 feet to a PK Nail set for an angle point; said Nail being at the beginning of a non-tangent curve to the right.
5. 114.15 feet along the said curve to the right having a central angle of 10°53'32", a radius of 600.46 feet, and whose chord bearing and distance is N 06°03'35" W, 113.98 feet to a set "X" for the end of this curve;
6. N 00°36'49" W, 21.52 feet to the **Point of Beginning** and containing 0.052 acre of land (2,246 sq. ft.), more or less.

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



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
April 6, 2015



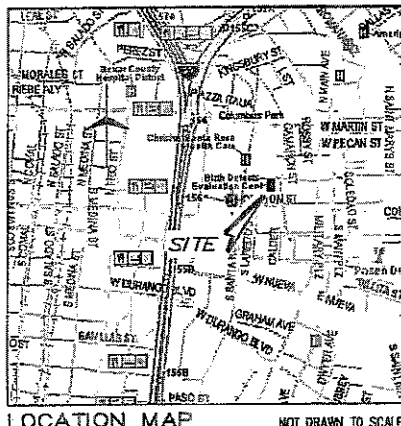
5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



( IN FEET )

1 INCH = 100 FEET

PARCEL NO. P-145A  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP

NOT DRAWN TO SCALE

TRAVIS ST.

(R.O.W. VARIES)

POINT of  
BEGINNING  
0.052 AC. TRACT

PARCEL NO. P-145A

0.052 Ac.

(2,246 Sq. Ft.)

REMAINING PORTION OF  
LOT 2  
NEW CITY BLOCK 14486  
TEX R-78 ROSA VERDE PROJECT  
URBAN RENEWAL AGENCY  
SAN ANTONIO, TEXAS SUBDIVISION UNIT III-A  
VOL. 6700 / PG. 102  
(D.&P.R.B.C.TX.)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S88°56'48"E	11.71'
L2	S05°08'35"E	214.86'
L3	N11°30'21"W	81.48'
L4	S78°29'39"W	2.50'
L5	N00°36'49"W	21.52'

#### NOTES :

1. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
2. "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
3. "SET X" DENOTES "X" ETCHED IN CONCRETE.
4. "FIP" DENOTES FOUND IRON PIN.
5. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
6. "O.P.R.R.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
7. "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 0.052 ACRE OF LAND (2,246 SQ. FT.)  
AND BEING ALL OF THAT CALLED 2,261 SQ. FT.  
TRACT OF LAND OUT OF NEW CITY BLOCK 14486,  
SAN ANTONIO, BEXAR COUNTY, TEXAS,  
RECORDED IN VOLUME 2838, PAGE 865,  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
OF BEXAR COUNTY, TEXAS.

#### REFERENCES :

VOL. 6700, PG. 102 (D.&P.R.B.C.TX.)  
VOL. 2838, PG. 865 (O.P.R.R.B.C.TX.)

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



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 6th DAY OF APRIL 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

H:\Jobs\12013\Techprod\Survey\12013\_S\dwg\12013 Parcels 3.dwg 4/6/2015 8:44:48 AM CDT

**Metes and Bounds Description**  
**for a**  
**0.016 Ac. Tract**  
(703 sq. ft.)

Being 0.016 acre of land (703 sq. ft.) out of a remaining portion of Lot 4, New City Block 13419, Tex R-39, Central West Area Project I, Urban Renewal, San Antonio, Texas Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 5502, Page 30, Deed and Plat Records, Bexar County, Texas; said 0.016 acre tract (703 sq. ft.) being more particularly described as follows:

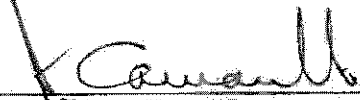
**Beginning** at a found aluminum cap located on the northwest right-of-way line of San Pedro Creek; said cap being the common corner between the said remaining portion of Lot 4 and of Lot 9, New City Block 13419, San Antonio Police Headquarters Subdivision, San Antonio, Bexar County, Texas recorded in Volume 9673, Page 111, Deed and Plat Records of Bexar County, Texas; said cap also being the northeast corner of the said remaining portion of Lot 4 and of the tract herein described;

1. Thence      S 37°23'09" W, 68.90 feet along the said northwest right-of-way line to a set PK nail being the common corner between the said remaining portion of Lot 4 and of a 0.102 acre tract recorded in Volume 7705, Page 787, Deed Records of Bexar County, Texas; said PK nail also being the southeast corner of the said remaining portion of Lot 4 and of the tract herein described;
  
2. Thence      N 63°37'08" W, 9.35 feet departing the said northwest right-of-way line and continuing along the common line between the said remaining portion of Lot 4 and the said 0.102 acre tract to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") being the common corner of the remaining portion of Lot 4, of the said 0.102 acre tract, and of a 0.577 acre tract recorded in Volume 4087, Page 683, Official Public Records of Real Property of Bexar County, Texas; said iron pin also being the southwest corner of the said remaining portion of Lot 4 and of the tract herein described;
  
- Thence      The following calls along the common line between the said remaining portion of Lot 4 and of the said 0.577 acre tract:

3. N 36°56'03" E, 5.96 feet departing the common line between the said remaining portion of Lot 4 and of the said 0.102 acre tract to an IP W/YC set at the beginning of a curve to the left;
4. 61.53 feet long the said curve to the left having a central angle of 04°18'37", a radius of 817.97 feet, and whose chord bearing and distance are N 34°32'55" E, 61.52 feet to a set IP W/YC located on the common line between the said remaining portion of Lot 4 and of the said Lot 9; said iron pin also being the northwest corner of the said remaining portion of Lot 4 and of the tract herein described;
5. Thence S 67°35'16" E, 12.70 feet departing the common line between the said remaining portion of Lot 4 and of the said 0.577 acre tract and continuing along the common line between the said remaining portion of Lot 4 and of the said Lot 9 to the **Point of Beginning** and containing 0.016 acre of land (703 sq. ft.), more or less.

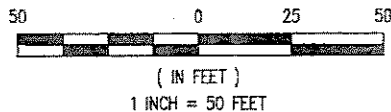
A plat of even date accompanies this metes and bounds description.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015  
Revised April 21, 2015

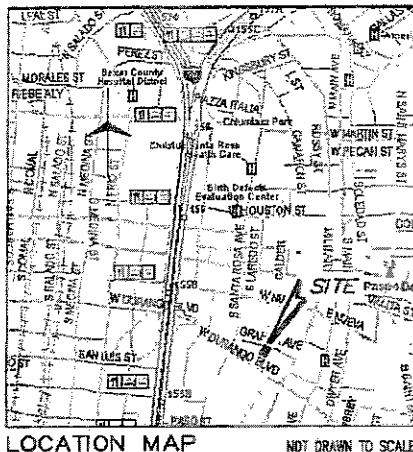


5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-190A  
PROJECT NAME: SAN PEDRO CREEK

NORTH



CURVE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	04°18'37"	617.97'	61.53'	30.78'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N83°37'08"W	9.35'
L2	N36°56'03"E	5.96'
L3	S67°35'16"E	12.70'
L4	S37°23'09"W	68.90'

28' INGRESS AND EGRESS EASEMENT (GRAHAM ST.)  
VOL. 9673 / PG. 111 (D.&P.R.B.C.TX.)

PARCEL NO. P-190A

0.016 Ac.  
(703 Sq. Ft.)

0.577 AC. TRACT  
VOL. 4087 / PG. 683  
(O.P.R.R.P.B.C.TX.)

DIVERSION  
TUNNEL EASEMENT  
VOL. 4023 / PG. 1631  
(O.P.R.R.P.B.C.TX.)

30' CPS EASEMENT  
VOL. 9528 / PG. 99 (D.&P.R.B.C.TX.)

LOT 9  
NEW CITY BLOCK 13419  
SAN ANTONIO POLICE  
HEADQUARTERS SUBDIVISION  
VOL. 9673 / PG. 111  
(D.&P.R.B.C.TX.)

VARIABLE  
WIDTH EASEMENT  
VOL. 9528 / PG. 99  
(D.&P.R.B.C.TX.)

POINT of  
BEGINNING  
0.016 AC. TRACT

A REMAINING PORTION OF  
LOT 4 NEW CITY BLOCK 13419  
TEX R-39 CENTRAL WEST AREA  
PROJECT I URBAN RENEWAL  
SAN ANTONIO, TEXAS SUBDIVISION  
VOL. 5502 / PG. 30  
(D.&P.R.B.C.TX.)

0.102 AC. TRACT  
VOL. 7705 / PG. 787  
(D.R.B.C.TX.)

#### NOTES :

1. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
2. "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
3. "ALC" DENOTES FOUND ALUMINUM CAP.
4. "FIP" DENOTES FOUND IRON PIN.
5. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
6. "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
7. "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 0.016 ACRE OF LAND (703 SQ. FT.) OUT OF A REMAINING PORTION OF LOT 4, NEW CITY BLOCK 13419, TEX R-39, CENTRAL WEST AREA PROJECT I, URBAN RENEWAL, SAN ANTONIO, TEXAS SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5502, PAGE 30, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

#### REFERENCES :

VOL. 9528, PG. 99 (D.&P.R.B.C.TX.)  
VOL. 9673, PG. 111 (D.&P.R.B.C.TX.)  
VOL. 5502, PG. 30 (D.&P.R.B.C.TX.)  
VOL. 7705, PG. 787 (D.R.B.C.TX.)  
VOL. 4023, PG. 1631 (O.P.R.R.P.B.C.TX.)  
VOL. 4087, PG. 683 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013

DWN BY : TALAMANTEZ

DWG FILE : (REF. DATESTAMP)



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 24TH DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
REVISION: APRIL 21, 2015 SHEET 3 OF 3

**Metes and Bounds Description**  
**for a**  
**0.088 Ac. Tract**  
(3,830 sq. ft.)

Being 0.088 acre of land (3,830 sq. ft.) and being all of that called 3,821 sq. ft. tract located within New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said 0.088 acre tract (3,830 sq. ft.) being more particularly described as follows:

**Beginning** at a set "PK" nail located at the intersection of the north right-of-way line of Graham St. and the southeast right-of-way line of San Pedro Creek; said PK nail being the most southerly corner of the said 0.088 acre tract and of the tract herein described;

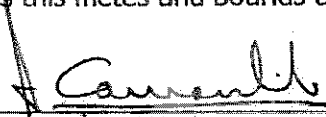
1. Thence N 18°15'58" E, 175.55 feet departing the said north right-of-way line and continuing along the said southeast right-of-way line to a set "PK" nail at the common northwesterly corner of the said 0.088 acre tract and of a 1,872 sq. ft. tract of land recorded in Volume 2843, Page 1591, Official Public Records of Real Property of Bexar County, Texas; said PK nail being the northwest corner of the said 0.088 acre tract and of the tract herein described;
2. Thence S 75°07'36" E, 20.37 feet departing the said southeast right-of-way line and continuing along the common line between the said 0.088 acre tract and the said 1,872 sq. ft. tract to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") at the common corner of the said two tracts and on the west line of a 1.0506 acre tract recorded in Volume 4985, Page 1689, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the common southwesterly corner of the said 0.088 acre tract and of the 1,872 sq. ft. tract, and also being the northeast corner of the said 0.088 acre tract and of the tract herein described;
- Thence The following calls along the common line between the said 0.088 acre tract and the said 1.0506 acre tract:
3. S 15°42'05" W, 8.58 feet departing the common line between the said 0.088 acre tract and the said 1,872 sq. ft. tract to an IP W/YC set at the beginning of a non-tangent curve to the right;



4. 32.21 feet along the said non-tangent curve to the right having a central angle of  $02^{\circ}20'22''$ , a radius of 788.95 feet, and whose chord bearing and distance is  $S 16^{\circ}37'16'' W$ , 32.21 feet to a set "PK nail for an angle point;
5.  $S 68^{\circ}29'16'' E$ , 0.62 feet to a set "PK" nail for an angle point;
6.  $S 17^{\circ}46'40'' W$ , 107.89 feet to an IP W/YC set for an angle point;
7.  $S 25^{\circ}47'48'' W$ , 21.09 feet to a set IP W/YC located on the said north right-of-way line of Graham St.; said iron pin being the south common corner of the said 1.0506 acre tract and of the tract herein described;
8. Thence  $S 88^{\circ}57'27'' W$ , 21.63 feet departing the said common corner and continuing along the said north right-of-way line to the **Point of Beginning** and containing 0.088 acre of land (3,830 sq. ft.), more or less.

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



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015  
Revised April 21, 2015

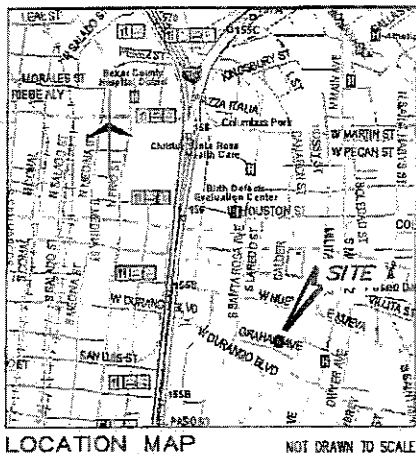
# POZNECKI INC AMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



( IN FEET )  
1 INCH = 100 FEET

PARCEL NO. P-196A  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP

NOT DRAWN TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N18°15'58"E	175.55'
L2	S75°07'36"E	20.37'
L3	S15°42'05"W	8.58'
L4	S68°29'16"E	0.62'
L5	S17°46'40"W	107.89'
L6	S25°47'48"W	21.09'
L7	S88°57'27"W	21.63'

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	02°20'22"	788.95'	32.21'	16.11'	S16°37'16"W 32.21'

PARCEL NO. P-196A

0.088 Ac.  
(3,830 Sq. Ft.)

POINT of  
BEGINNING  
0.088 AC. TRACT

1,872 SQ. FT. TRACT  
VOL. 2843 / PG. 1591  
(O.P.R.R.P.B.C.TX.)

1.0506 AC. TRACT  
VOL. 4985 / PG. 1689  
(O.P.R.R.P.B.C.TX.)

GRAHAM ST.  
(R.O.W. VARIES)

## NOTES :

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "PK NAIL" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE.
- "FIP" DENOTES 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 0.088 ACRE OF LAND (3,830 SQ. FT.) AND BEING ALL OF THAT CALLED 3,821 SQ. FT. TRACT OUT OF NEW CITY BLOCK 102, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4268, PAGE 1613, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

## REFERENCES :

VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)  
VOL. 4985, PG. 1689 (O.P.R.R.P.B.C.TX.)  
VOL. 2843, PG. 1591 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013

DWN BY : TALAMANTEZ

DWG FILE : (REF. DATESTAMP)



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 24th DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

REVISION: APRIL 21, 2015 SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\12013\_Survey.dwg 4/21/2015 2:04:23 PM CDT

**Metes and Bounds Description**  
**for a**  
**0.017 Ac. Tract**  
(733 sq. ft.)

Being 0.017 acre of land (733 sq. ft.) and being all of that called 733 sq. ft. tract located within New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said 0.017 acre tract (733 sq. ft.) being more particularly described as follows:

**Beginning** at a set PK Nail located at the intersection of the southeast right-of-way line of the San Pedro Creek with the southwest right-of-way line of Graham St. and being the most northerly corner of the said called 733 sq. ft. tract and of the tract herein described;

1. Thence S 85°01'36" E, 12.26 feet departing the said southeast right-of-way line and continuing along the said southwest right-of-way line to a set PK Nail located at the common most northeasterly corner of the said called 733 sq. ft. tract and of a remaining portion of tract described in Volume 712, Page 578, Deed Records of Bexar County, Texas; said PK Nail being the most easterly corner of the said called 733 sq. ft. tract and also of the tract herein described; said PK Nail also being at the beginning of a non-tangent curve to the right;
2. Thence Departing the said southwest right-of-way line and continuing along the common line between the said called 733 sq. ft. tract and said remaining portion of tract, 59.34 feet long the said non-tangent curve to the right having a central angle of 04°18'33", a radius of 788.95 feet, and whose chord bearing and distance are S 31°26'45" W, 59.32 feet to set ½" iron pin with yellow cap labeled "PCI" located at the common corner of the said called 733 sq. ft. tract, the said remaining portion of tract, a remaining portion of Lot 1, New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 3545, Page 1858, Official Public Records of Real Property of Bexar County, Texas, and of a 973 sq. ft. tract of land recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the most southerly corner of the said called 733 sq. ft. tract and also of the tract herein described and also being the end of the non-tangent curve;

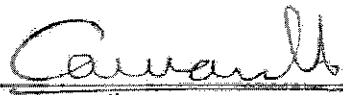
**Parcel No. P-197A**  
**Project Name: San Pedro Creek**

Page 2 of 3

3. Thence N 65°21'31" W, 14.07 feet along the common line between the said called 733 sq. ft. tract and the said 973 sq. ft. tract to a set PK Nail located on the southeast right-of-way of the San Pedro Creek; said nail being the most westerly corner of the said called 733 sq. ft. tract and also of the tract herein described;
4. Thence N 34°32'04" E, 55.61 feet departing the said common line and continuing along the said southeast right-of-way line to the **Point of Beginning** and containing 0.017 acre of land (733 sq. ft.), more or less.

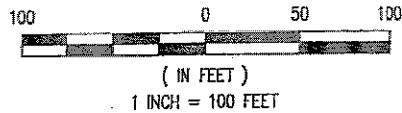
A plat of even date accompanies this metes and bounds description.



  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
May 18, 2015



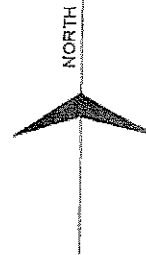
5635 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.348.3273



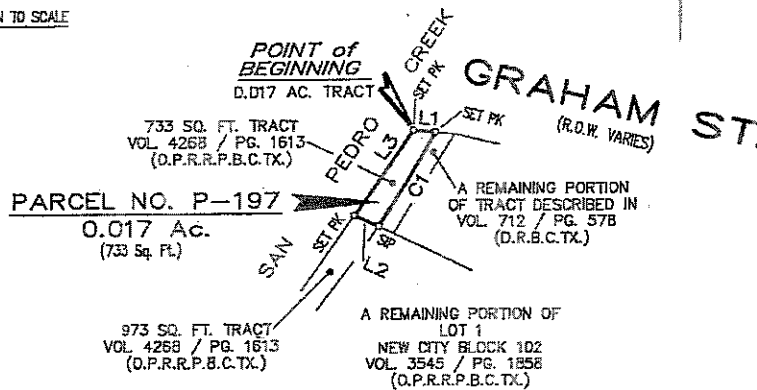
PARCEL NO. P-197A  
PROJECT NAME: SAN PEDRO CREEK



CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	04°18'33"	788.95'	58.34'	29.68'	S31°26'45"W 59.32'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S85°01'36"E	12.26'
L2	N65°21'31"W	14.07'
L3	N34°32'04"E	55.61'



#### NOTES :

1. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
2. "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
3. "SET X" DENOTES "X" ETCHED IN CONCRETE.
4. "FIP" DENOTES FOUND IRON PIN.
5. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
6. "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
7. "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 0.017 ACRE OF LAND (733 SQ. FT.) AND BEING ALL OF THAT CALLED 733 SQ. FT. TRACT LOCATED WITHIN NEW CITY BLOCK 102, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4268, PAGE 1613, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

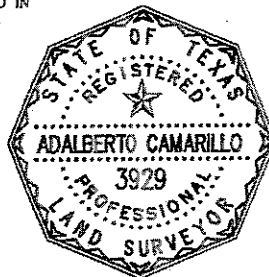
#### REFERENCES :

VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)  
VOL. 3545, PG. 1858 (O.P.R.R.P.B.C.TX.)  
VOL. 712, PG. 578 (D.R.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 18th DAY OF MAY 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\12013\_S\dwg\12013 Parcels 2 (CISA Properties).dwg 5/18/2015 3:38:23 PM CDT

**Metes and Bounds Description**  
**for a**  
**0.022 Ac. Tract**  
(973 sq. ft.)

Being 0.022 acre of land (973 sq. ft.) and being all of that called 973 sq. ft. tract located within New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said 0.022 acre tract (973 sq. ft.) being more particularly described as follows:

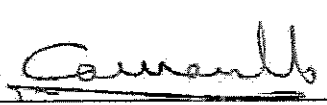
**Beginning** at a set PK Nail located on the southeast right-of-way line of the San Pedro Creek and being N 37°46'28" E, 48.84 feet and N 35°01'03" E, 119.80 feet along the said southeast right-of-way line from a found "X" etched in concrete located at the intersection with the northeast right-of-way line of Cesar Chavez Blvd.; said PK Nail being the common most westerly corner of the said called 973 sq. ft. tract and of a remaining portion of tract described in Volume 719, Page 157, Deed Records of Bexar County, Texas; said PK Nail also being the most westerly corner of the said called 973 sq. ft. tract and of the tract herein described;

1. Thence N 34°32'04" E, 72.50 feet along the said southeast right-of-way line to a set PK Nail located at the common most westerly corner of the said called 973 sq. ft. tract and of a 733 sq. ft. tract described in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said PK Nail being the most northerly corner of the said called 973 sq. ft. tract and also of the tract herein described;
2. Thence S 65°21'31" E, 14.07 feet departing the said southeast right-of-way line and continuing along the common line between the said called 973 sq. ft. tract and the said 733 sq. ft. tract to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located at the common corner of the said called 973 sq. ft. tract, the said 733 sq. ft. tract, a remaining portion of tract described in Volume 712, Page 578, Deed Records of Bexar County, Texas, and a remaining portion of Lot 1, New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 3545, Page 1858, Official Public Records of Real Property of Bexar County, Texas; said IP W/YC being the most easterly corner of the said called 973 sq. ft. tract and also of the tract herein described and also being the beginning of a non-tangent curve to the right;

3. Thence Departing the said common line, 42.77 feet along the said non-tangent curve to the right having a central angle of  $03^{\circ}06'21''$ , a radius of 788.95 feet, and whose chord bearing and distance are  $S\ 35^{\circ}09'13''\ W$ , 42.76 feet to a set IP W/YC for the end of the non-tangent curve;
4. Thence  $S\ 36^{\circ}42'07''\ W$ , 30.13 feet to a set IP W/YC located on the west line of the said remaining portion of Lot 1 and at the common easterly corner of the said called 973 sq. ft. tract and of the said remaining portion of tract described in Volume 719, Page 157; said IP W/YC being the most southerly corner of the said called 973 sq. ft. tract and also of the tract herein described;
5. Thence  $N\ 64^{\circ}58'20''\ W$ , 12.43 feet continuing along the common line between the said called 973 sq. ft. tract and the said remaining portion of tract to the **Point of Beginning** and containing 0.022 acre of land (973 sq. ft.), more or less.

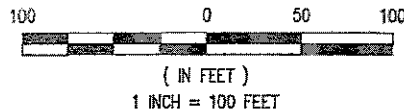
A plat of even date accompanies this metes and bounds description.



  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
May 18, 2015



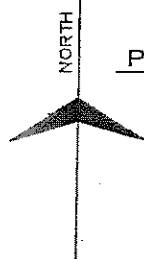
5635 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-198A  
PROJECT NAME: SAN PEDRO CREEK



CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	03°06'21"	788.95'	42.77'	21.38'	S35°09'13"W 42.76'



PARCEL NO. P-198  
0.022 Ac.  
(973 Sq. Ft.)

POINT of  
BEGINNING  
0.022 AC. TRACT

733 SQ. FT. TRACT  
VOL. 4268 / PG. 1613  
(O.P.R.R.P.B.C.TX.)

A REMAINING PORTION  
OF TRACT DESCRIBED IN  
VOL. 712 / PG. 578  
(D.R.B.C.TX.)

A REMAINING PORTION OF  
LOT 1  
NEW CITY BLOCK 102  
VOL. 3545 / PG. 1858  
(O.P.R.R.P.B.C.TX.)

LOT 18 BLOCK 2  
NEW CITY BLOCK 102  
SPRINGHILL SUITES  
DURANGO SUBDIVISION  
VOL. 9598 / PG. 149  
(D.&P.R.B.C.TX.)

973 SQ. FT. TRACT  
VOL. 4268 / PG. 1613  
(O.P.R.R.P.B.C.TX.)

A REMAINING PORTION OF  
LOT 1  
NEW CITY BLOCK 102  
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A REMAINING PORTION  
OF TRACT DESCRIBED IN  
VOL. 719 / PG. 157  
(D.R.B.C.TX.)

A REMAINING PORTION  
OF TRACT DESCRIBED IN  
VOL. 707 / PG. 628  
(D.R.B.C.TX.)

LOT 18 BLOCK 2  
NEW CITY BLOCK 102  
SPRINGHILL SUITES  
DURANGO SUBDIVISION  
VOL. 9598 / PG. 149  
(D.&P.R.B.C.TX.)

CHAVEZ BLVD.  
(R.O.W. VARIES)

#### NOTES :

1. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
2. "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
3. "FND X" DENOTES FOUND "X" ETCHED IN CONCRETE.
4. "FIP" DENOTES FOUND IRON PIN.
5. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
6. "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
7. "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

#### DIRECTIONAL CONTROL BASIS :

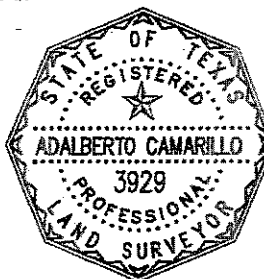
ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

#### PLAT SHOWING :

BEING 0.022 ACRE OF LAND (973 SQ. FT.) AND BEING ALL OF THAT CALLED 973 SQ. FT. TRACT LOCATED WITHIN NEW CITY BLOCK 102, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4268, PAGE 1613, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

#### REFERENCES :

VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)  
VOL. 3545, PG. 1858 (O.P.R.R.P.B.C.TX.)  
VOL. 9598, PG. 149 (D.&P.R.B.C.TX.)  
VOL. 707, PG. 628 (D.R.B.C.TX.)  
VOL. 719, PG. 157 (D.R.B.C.TX.)  
VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)  
VOL. 712, PG. 578 (D.R.B.C.TX.)



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 18th DAY OF MAY 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N34°32'04"E	72.50'
L2	S65°21'31"E	14.07'
L3	S36°42'07"W	30.13'
L4	N64°56'20"W	12.43'
L5	N37°46'28"E	48.84'
L6	N35°01'03"E	119.80'