

SURVEYING  
2379 N.E. LOOP 410, NO. 5  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

22017230

STATE OF TEXAS  
COUNTY OF BEXAR

2.887 ACRES  
1027 CREEKVIEW

Description of 2.887 acres of land out of the Nunez Survey No. 151, being a portion of Lot 3, Salado Irrigated Gardens, a subdivision of record in Volume 642, Page 177 of the Deed and Plat Records of Bexar County, Texas, being all that same tract of land called 2.69 acres conveyed to 21<sup>st</sup> Century Mortgage by deed recorded in Volume 16367, Page 1626 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the intersection of the west right-of-way line of Creekview Drive (apparent 50 foot right of way, a.k.a. Salado Road) and the south line of said Lot 3, same being the north line of a private road as shown on the subdivision plat of Salado Irrigated Gardens, for the southeast corner of said 2.69 acre tract, same being the southeast corner and POINT OF BEGINNING of this herein described tract, from which a 1/2" iron rod found at the intersection of the apparent west right-of-way line of Creekview Drive and the south line of said private road bears S 00°01'45" W, a distance of 20.52 feet;

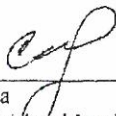
THENCE, leaving the apparent west right-of-way line of Creekview Drive with the south, west, and north lines of said Lot 3, the following six (6) courses and distances

1. N 79°47'41" W, a distance of 527.36 feet to a 1/2" iron rod found for the southwest corner of said Lot 3 and this herein described tract;
2. N 21°55'43" W, a distance of 252.32 feet to a 1/2" iron rod set in the south line of Lot 1 of said Salado Irrigated Gardens for the northwest corner of said Lot 3 and this herein described tract;
3. N 68°22'51" E, a distance of 70.13 feet to a 1/2" iron rod set for an angle point in the north line of said Lot 3;
4. S 68°07'09" E, a distance of 61.61 feet to a 1/2" iron rod set for an angle point in the north line of said Lot 3;
5. S 57°07'09" E, a distance of 67.12 feet to a 1/2" iron rod found for the southwest corner of Lot 2 of said Salado Irrigated Gardens, same being an angle point in the north line of said Lot 3;
6. S 79°47'41" E, a distance of 441.61 feet to a 1/2" iron rod set in the apparent west right-of-way line of Creekview Drive for the northeast corner of said 2.69 acre tract and this herein described tract;

THENCE S 00°01'45" W, with the apparent west right-of-way line of Creekview Drive, a distance of 215.69 feet to the POINT OF BEGINNING, containing 2.887 acres (125,749 sq. ft.) of land more or less within these metes and bounds.

Bearing basis - All bearings are referenced to the North American Datum of 1983 (NAD83), horizontal datum, Texas State Plane Coordinate System, South Central Zone (4204).

I hereby certify that this survey was performed upon the ground, February 18, 2014, under my direct supervision and is true and correct to the best of my knowledge.

  
Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904  
WO #14-2-3B

