

METES AND BOUNDS

Being 0.049 acres (2,122 square feet) of land, more or less, being all of Building E, E-3 and a portion of Building E, E-2, Creekside Garden Office Condominiums in the City of San Antonio, Bexar County, Texas, according to the Condominium Declaration recorded in Volume 10, Page 403, Condominium Records, Bexar County, Texas, known as Unit 503, said 0.049 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of Lot 4, Block 3, New City Block 11714, Blanco Heights Subdivision (Volume 642, Page 252), same being the northeast corner of Lot 5 and on the West line of Lot 6, both being in said Blanco Heights Subdivision, same also being the **POINT OF COMMENCEMENT**;

THENCE departing the southeast corner of and crossing said Lot 4, North 48 degrees 43 minutes 20 seconds West, a distance of 223.58 feet to a building corner for the southeast corner of this 0.049 acres;

THENCE along the edge of said building the following courses and distances:

South 83 degrees 18 minutes 41 seconds West, a distance of 7.95 feet to a building corner for an angle corner;

North 06 degrees 41 minutes 19 seconds West, a distance of 2.02 feet to a building corner for an angle corner;

South 83 degrees 18 minutes 41 seconds West, a distance of 16.02 feet to a building corner for an angle corner;

South 05 degrees 03 minutes 13 seconds East, a distance of 1.84 feet to a building corner for an angle corner;

South 83 degrees 21 minutes 12 seconds West, a distance of 8.04 feet to a building corner for an angle corner;

South 06 degrees 03 minutes 59 seconds East, a distance of 3.92 feet to a building corner for an angle corner;

South 83 degrees 56 minutes 01 seconds West, a distance of 8.10 feet to a building corner for the southwest corner of this 0.049 acres;

THENCE along the West edge of said building and along a party wall, North 06 degrees 04 minutes 12 seconds West, a distance of 52.08 feet to a building corner for the lower northwest corner of this 0.049 acres;

THENCE along the edge of said building the following courses and distances:

North 83 degrees 34 minutes 59 seconds East, a distance of 8.09 feet to a building corner for an angle corner;

North 06 degrees 04 minutes 55 seconds West, a distance of 3.87 feet to a building corner for the upper northwest corner of this 0.049 acres;

North 84 degrees 19 minutes 51 seconds East, a distance of 7.99 feet to a building corner for an angle corner;

South 07 degrees 06 minutes 27 seconds East, a distance of 3.71 feet to a building corner for an angle corner;

North 83 degrees 49 minutes 56 seconds East, a distance of 15.91 feet to a building corner for an angle corner;

North 07 degrees 07 minutes 52 seconds West, a distance of 3.78 feet to a building corner for an angle corner;

North 83 degrees 20 minutes 14 seconds East, a distance of 8.08 feet to a building corner for the upper northeast corner of this 0.049 acres;

South 06 degrees 15 minutes 21 seconds East, a distance of 7.99 feet to a building corner for an angle corner;

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North 84 degrees 05 minutes 35 seconds East, a distance of 4.01 feet to a building corner for the lower northeast corner of this 0.049 acres;

South 06 degrees 25 minutes 30 seconds East, a distance of 7.89 feet to a building corner for an angle corner;

South 83 degrees 34 minutes 30 seconds West, a distance of 0.35 feet to a building corner for an angle corner;

South 06 degrees 25 minutes 30 seconds East, a distance of 0.28 feet to a building corner for an angle corner;

South 06 degrees 27 minutes 22 seconds East, a distance of 7.97 feet to a building corner for an angle corner;

South 83 degrees 58 minutes 34 seconds West, a distance of 4.10 feet to a building corner for an angle corner;

South 06 degrees 12 minutes 17 seconds East, a distance of 12.03 feet to the **POINT OF BEGINNING**, and containing 0.049 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 2, 2024

