

**METES AND BOUNDS
FOR
SUITE 115**

Being 0.024 acres (1,038 sq. ft.), more or less, out of Lot 82. Block 28, New City Block 16840, Babcock Plaza Subdivision Replat, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9652, Page 177, Deed and Plat Records of Bexar County, Texas, said 0.024 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of said Lot 82, same being the northwest corner of the Garnet R. Steubing 1.687 acres (Volume 6207, Page 183) and on the East Right-of-Way of Babcock Road, same also being the **POINT OF COMMENCEMENT**;

THENCE along the East Right-of-Way of said Babcock Road, North 00 degrees 31 minutes 31 seconds West (called North 00 degrees 31 minutes 19 seconds West), a distance of 284.76 feet to a point on the West line of said Lot 82;

THENCE departing the West line of and crossing said Lot 82, North 89 degrees 28 minutes 29 seconds East, a distance of 75.55 feet to a point at the interior corner of said Suite 115, same being the southwest corner of this 0.024 acres and the **POINT OF BEGINNING**;

THENCE departing the southwest corner of said Suite 115 along the edge of the interior walls and severing said Lot 82 the following courses and distances:

North 00 degrees 20 minutes 09 seconds West, a distance of 16.25 feet to a point at the interior corner of said suite 115, same being the northwest corner of this 0.024 acres;

North 89 degrees 34 minutes 37 seconds East, a distance of 63.85 feet to a point at the interior corner of said suite 115, same being the northeast corner of this 0.024 acres;

South 00 degrees 20 minutes 09 seconds East, a distance of 16.25 feet to a point at the interior corner of said suite 115, same being the southeast corner of this 0.024 acres;

South 89 degrees 34 minutes 37 seconds West, a distance of 63.85 feet to the **POINT OF BEGINNING**, and containing 0.024 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
October 15, 2024

