

0.3330 of an Acre (14,505 square feet)

April 3<sup>rd</sup>, 2025

Being a 0.3330 of an acre (14,505 square feet) portion of land out of a tract of land described as Lot 1, Block 32, New City Block (N.C.B.) 9754, of the Corrected Plat of Wonder Homes Addition Project No. 2 Unit 3, according to the map or plat thereof recorded in Volume 2805, Page 232 of the Deed and Plat Records of Bexar County, Texas, and according to a Warranty Deed recorded in Volume 14098, Page 1449 of the Official Public Records of Bexar County, Texas, and being out of the San Antonio Town Tract Abstract No. 20, Bexar County, Texas; said 0.3330 acre (14,505 square feet) of land being more particularly described as follows:

**COMMENCING** from a 1/2" iron rod found for the northernmost northwest corner of said tract of land described as Lot 1, Block 32, N.C.B. 9754, and being on the south line of a 15-foot wide Alley of said plat, from which a point bears S89°49'W, 150.20 feet (Plat called), to a point on the west right-of-way line of West Avenue (60-foot wide right-of-way), same being the northeast corner of said tract of land described as Lot 1, Block 32, N.C.B. 9754;

**THENCE** departing the south right-of-way line of said Alley, over and across said tract of land described as Lot 1, Block 32, N.C.B. 9754, following seven (7) courses and distances as follows:

- 1) S47°12'00"E, 117.63 feet, to a building corner, same being the northeast corner and the **POINT OF BEGINNING** of tract herein described;
- 2) S00°23'54"W, 130.89 feet, to a building corner, same being the southeast corner of the tract herein described;
- 3) N89°36'06"W, 109.20 feet, to a building corner, same being the southwest corner of the tract herein described;
- 4) N00°23'54"E, 141.81 feet, to a building corner, same being the northwest corner of the tract herein described;
- 5) S89°36'06"E, 19.32 feet, to a building corner, same being an exterior corner on the north line of the tract herein described;
- 6) S00°23'54"W, 10.91 feet, to a building corner, same being an interior corner on the north line of the tract herein described;
- 7) S89°36'06"E, 89.88 feet, to the **POINT OF BEGINNING** of the tract herein described, containing 0.3330 acre (14,505 square feet) more or less.

1. Basis of bearing is the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone (4204).
2. This description is based on a survey made on the ground under my supervision completed on March 31<sup>st</sup>, 2025.
3. All distances are grid.

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