

0.148 ACRES

THE STATE OF TEXAS}
THE COUNTY OF BEXAR}

BEING a 0.148-acre tract of land situated in the City of San Antonio, Bexar County, Texas being a portion out of Lot 125, New City Block (N.C.B.) 12025 of the Catherine's Corner Subdivision according to the established map or plat thereof as recorded in Volume 9554, Page 142 of the Deed & Plat Records, Bexar County, Texas, said 0.148-acre tract being particularly described by metes and bounds as follows:

BEGINNING at a point along the façade of an existing commercial/retail building marking the northwest corner of the herein described tract, from which a found 1/2" steel rebar along the south line of Rampart Drive (a 60-foot Right-of-Way) marking the northeast corner of the aforesaid Lot 125, N.C.B. 12025 bears the following two (2) courses and distances:

- North 00°09'48" East, a distance of 122.47 feet to a point along the south right-of-way line of said Rampart Drive;
- North 89°46'37" East, a distance of 261.80 feet to the aforesaid found 1/2" steel rebar;

THENCE, departing the façade of the aforesaid building, over, into, and across said building, the following five (5) courses and distances:

- South 89°50'12" East, a distance of 86.20 feet to a point marking an exterior corner of the herein described tract;
- South 00°09'54" West, a distance of 23.12 feet to a point marking an interior corner of the herein described tract;
- South 89°50'12" East, a distance of 23.91 feet to a point marking an exterior corner of the herein described tract;
- South 00°09'42" West, a distance of 40.60 feet to a point marking the southeast corner of the herein described tract;
- North 89°50'12" West, a distance of 110.10 feet to a point along the façade of said building marking the southwest corner of the herein described tract;

THENCE, North 00°09'48" East, along the façade of said building, a distance of 63.72 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.148-acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204), Grid.

Reference is made to that Plat accompanying this Legal Description.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in December, 2024 and are true and correct to the best of my knowledge and belief.



12/13/2024

True Line Construction Layout and Land Surveying
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616

