



LEGAL DESCRIPTION
0.300 ACRES

0.300 acres of land being a portion of Lot 5, Block 11, N.C.B. 14695, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas and being that same tract of land as conveyed to Paul Charles Lerma, as described in Volume 4519, Page 784, Official Public Records of Bexar County, Texas; said 0.300 acres being more particularly described as follows:

BEGINNING, at a found 1 inch crimped topo pipe located in the northeasterly right of way line of Oakland Boulevard and marking the most westerly corner of Lot 4, Block 11, N.C.B. 14695, Babcock Acres, same being the most southerly corner of said Lot 5, Block 11, N.C.B. 14695, Babcock Acres;

THENCE, North 49deg 09' 24" West, along the northeasterly right of way line of Oakland Boulevard, a distance of 62.21 feet, to a found 1 inch crimped top pipe;

THENCE, North 41deg 04' 52" East, leaving the northeasterly right of way line of Oakland Boulevard and crossing said Lot 5, a distance of 209.94 feet, to a found 1 inch iron pipe;

THENCE, South 49deg 07' 09" East, along the northeasterly line of said Lot 5, a distance of 62.21 feet, to a found 1 inch iron pipe marking the most easterly corner of said Lot 5;

THENCE, South 41deg 04' 52" West, along the southeasterly line of said Lot 5, a distance of 209.90 feet, to the **POINT OF BEGINNING** and containing 0.300 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


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