



Ace Surveying, Inc.

RHONDA K. BUTLER
REGISTERED PROFESSIONAL
LAND SURVEYOR #5409
FIRM #10160700

P. O. BOX 597
DEVINE, TEXAS 78016
Phone: 830-334-7264
Fax: 830-665-5796

Email: acesurveying@sbcglobal.net

**0.409 OF AN ACRE
BEXAR COUNTY, TEXAS**

A field note description of a 0.409 of an acre (17816 square feet) of land situated in Bexar County, Texas, being Rouse Avenue between W. Ashby Place and W. French Place, East of Lots 1 and 12, Block 47, NCB 2005 and West of Lots 6 and 7, Block 43, NCB 2004 and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with pink plastic cap stamped "RKB 5409", Basis of bearing is WGS 84)

Beginning at an iron pin found for the southeast corner of the herein described tract and the southwest corner of said NCB 2004, at the intersection of the north right-of-way line of said W. Ashby Place and the east right-of-way line of said Rouse Avenue;

Thence N 84°33'23" W, 54.70 feet to the southwest corner of the herein described tract and the southeast corner of said NCB 2005, at the intersection of the north right-of-way line of said W. Ashby Place and the west right-of-way line of said Rouse Avenue;

Thence N 06°17'22" E, 328.94 feet along the west line of the herein described tract and said Rouse Avenue and the east line of said NCB 2005 to the northwest corner of the herein described tract and said NCB 2005, at the south right-of-way line W. French Place and the west right-of-way line of said Rouse Avenue;

Thence S 84°33'23" E, 53.64 feet along the north line of the herein described tract, across said Rouse Avenue to the northeast corner of the herein described tract and the northwest corner of said NCB 2004;

Thence S 06°06'17" W, 328.92 feet along the east line of the herein described tract and said Rouse Avenue and the west line of said NCB 2004 to the place of beginning and containing 0.409 of an acre of land according to a survey made on the ground on September 21, 2016 by Ace Surveying, Inc.

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File: rouse
Corresponding Plat Prepared

