



STATE OF TEXAS §
COUNTY OF BEXAR §

TRACT I

BEING A 8.784 ACRE TRACT SITUATED IN THE MANUAL DE LUNA SURVEY NUMBER 3, ABSTRACT NUMBER 8 BEXAR COUNTY, TEXAS AND BEING A PORTION OF LOT 2, COUNTY BLOCK NUMBER 4167 OF THE IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGE(S) 14-22, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS (DPR) OUT OF AN 11.017 ACRE TRACT DESCRIBED IN WARRANTY DEED TO RON AND VANESSA, LLC RECORDED IN DOCUMENT NUMBER 20210276701 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS (OPR), SAID 8.784 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 8.784 acre tract, the southwest corner of the 6.989 acre tract described in deed to Straightline Properties recorded in Document Number 20150201549 OPR and the existing east line of Lot 6 of said Ivy Subdivision;

THENCE South 76°23'28" East 337.13 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for the northeast corner of this 8.784 acre tract and on the south line of said Straughtline 6.989 acres;

THENCE through said 11.017 acre tract, the following seven (7) courses and distances:

South 13°36'32" West 180.08 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 36°02'59" East 15.64 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 74°36'32" East 154.81 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 19°00'23" West 60.12 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

North 74°36'32" West 71.81 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 22°18'19" West 110.81 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 74°36'32" East 228.20 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" in the existing west Right-of-Way of Gus McCrae Lane (an 86 foot Right-of-Way), for an angle point;

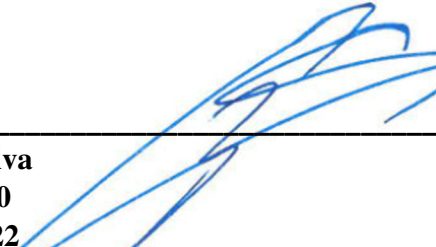
THENCE South 19°00'23" West 324.82 feet to a 1/2 inch iron rod found for the southeast corner of this herein described 8.784 acre tract and on the existing west Right-of-Way of said Gus McCrae Lane;

THENCE North 76°23'28" West 713.08 feet with the south line of this 8.784 acre tract said 11.017 acre tract, to a 1/2 inch iron rod found for the southwest corner of this herein described 8.784 acre tract, on the east line of said Lot 6;

THENCE North 22°18'19" East 700.70 feet with the west line of this 8.784 acre tract and said 11.017 acre tract and the east line of said Lot 6, to the **POINT OF BEGINNING** and containing 8.784 acres of land.

BASIS OF BEARINGS DETERMINED BY GPS “RTK” OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Cory Blake Silva
RPLS No. 6500
August 16, 2022
Job No. 220314902 – TR-I
TBPELS Firm No. 14041294

