

**BEING** a 4.131 acre tract of land situated in the Manuel De Luna Survey Abstract No. 8, City of San Antonio, Bexar County, Texas, and being a part of Lots 3 and 10, Ivy Subdivision an addition to the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9524 Pages 14-22, of the Plat Records of Bexar County, Texas, said part of Lot 3 being part of a tract of land conveyed to Lonesome Dove Investment Group, LLC by deed of record in Volume 18713, Page 1921, of the Official Public Record of Bexar County, Texas and said part of Lot 10 being part of a tract of land conveyed to Lonesome Dove Investment Group, LLC, by deed of record in Document Number 20180110387, of the Official Public Record of Bexar County, Texas; said 4.131 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch capped iron rod stamped "WESTWOOD PS" set in the southeast right-of-way line of Gus McRae Lane, an 86-foot right-of-way, said point being at the northwest corner of Lot 9, Block 10, NCB 16628, of Lonesome Dove Unit 1, an addition to the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Document NO. 20210138017, of said Official Public Records;

**THENCE** North 18 degrees 48 minutes 42 seconds East, along the said southeast line of Gus McRae Lane, a distance of 446.82 feet to a 1/2-inch capped iron rod stamped "WESTWOOD PS" set for corner;

**THENCE** South 71 degrees 34 minutes 15 seconds East, departing said southeast line of Gus McRae Lane, over and across said Lot 10, at a distance of 33.73 feet passing the common line between said Lots 3 and 10, continuing over and across said Lot 3, in all a total distance of 399.99 feet to a 1/2-inch capped iron rod stamped "WESTWOOD PS" set for corner;

**THENCE** South 18 degrees 25 minutes 45 seconds West, a distance of 449.50 feet to a point for corner in the northeast line of said Block 10, NCB 16668 said point being North 71 degrees 11 minutes 18 seconds West, a distance of 68.45 feet from a 1/2-inch capped iron rod stamped "ALLIANCE" found at angle point of Lot 17, of said Block 10, NCB 16668;

**THENCE** North 71 degrees 11 minutes 18 seconds West, along the said northeast line of Block 10, NCB 16668, at a distance of 260.63 feet passing a 1/2-inch capped iron rod stamped "ALLIANCE" found at the northeast corner of said Lot 9 and the northwest corner of Lot 10 of said Block 10, NCB 1668, continuing along said northeast line of Block 10, 16668, in all a total distance of 402.99 feet to the **POINT-OF-BEGINNING**, containing **179,929 square feet or 4.131 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4204, North American Datum of 1983. Adjustment Realization (CORS 96).

Date: January 09, 2023

  
Jason B. Armstrong  
Registered Professional Land Surveyor  
Texas Registration No. 5557

