

METES AND BOUNDS DESCRIPTION
FOR A 7.705 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 7.705 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, Bexar County, Texas, being a North portion of Lot 1, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, also being part of 40.00 acres described in Document No. 20070272752, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING at a found 5/8" iron pin with cap stamped "Charles Rothe" marking the North corner of Lot 12, Block 1, recorded in Volume 9674, Page 140, Deed and Plat Records, Bexar County, Texas, also lying in the South right-of-way line of South Loop 1604 East (220' ROW), and the East corner of Lot 6, Block 1, recorded in Volume 9524, Page(s) 14-22, Deed and Plat Records, Bexar County, Texas;

THENCE, N 82°14'31" W, along the South right-of-way line of S Loop 1604 E, and the North line of said Lot 6, Block 1, a distance of 61.98 feet, for the West corner of said Lot 6, Block 1, and the East corner of the herein described tract, for the POINT OF BEGINNING;

THENCE, S 22°15'46" W, along the Southeast line of the herein described 7.705 acre tract, and the Northwest line of said remainder of Lot 6, Block 1, a distance of 1081.49 feet to a point for the South corner of the herein described tract;

THENCE, into and across Lot 1, Block 1, N 82°12'44" W, a distance of 340.59 feet to a point, marking the West corner of the herein described tract and the South corner of a called 9.983 acre tract, recorded in Volume 15421, Page 2334, Official Public Records, Bexar County, Texas, and lying on the North line of the South portion of Lot 1, Block 1;

THENCE, N 24°18'02" E, along the Northwest line of the herein described tract and the Southeast line of said 9.983 acre tract, passing through the South corner of a called 5.00 acre tract, recorded in Volume 17105, Page 1464, Official Public Records, Bexar County, Texas, at a distance of 355.29 feet, continuing along the Northwest line of the herein described tract, and the Southeast line of said 5.00 acre tract a total distance of 1092.04 feet to a point marking the North corner of the herein described tract and the East corner of said 5.00 acre tract;

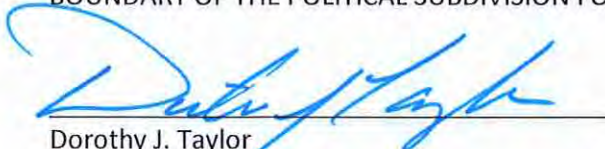
THENCE, S 82°14'31" E, along the Northeast line of the herein described tract and the South right-of-way line of S. Loop 1604 E. a distance of 300.53 feet to the POINT OF BEGINNING and containing 7.705 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 18th day of October, 2023.

Reference exhibit of said 7.705 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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10-19-23



METES AND BOUNDS DESCRIPTION
FOR A 32.296 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 32.296 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, Bexar County, Texas, being a South portion of Lot 1, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, also being part of 40.00 acres described in Document No. 20070272752, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING at a found 5/8" iron pin with cap stamped "Charles Rothe" marking the North corner of Lot 12, Block 1, recorded in Volume 9674, Page 140, Deed and Plat Records, Bexar County, Texas, also lying in the South right-of-way line of South Loop 1604 East (220' ROW), and the East corner of Lot 6, Block 1, recorded in Volume 9524, Page(s) 14-22, Deed and Plat Records, Bexar County, Texas;

THENCE, N 82°14'31" W, along the South right-of-way line of S Loop 1604 E, and the North line of said Lot 6, Block 1, a distance of 61.98 feet, for the West corner of said Lot 6, Block 1, and the East corner of the North portion of Lot 1, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas;

THENCE, S 22°15'46" W, along the Southeast line of said North portion of Lot 1, Block 1, and the Northwest line of said remainder of Lot 6, Block 1, a distance of 1081.48 feet to a point for the South corner of said North portion of Lot 1, Block 1, and the East corner of the herein described 32.296 acre tract for the POINT OF BEGINNING;

THENCE, S 22°15'46" W, along the Southeast line of the herein described tract and the Northwest line of said remainder of Lot 6, Block 1, a distance of 767.17 feet passing through the North corner of Lonesome Dove Hills, Unit 1, recorded in Volume 20002, Pages 1630-1633 and Document No. 20220052400, Plat Records, Bexar County, Texas, continuing along the Southeast line of the herein described tract and the Northwest line of said Lonesome Dove Hills, Unit 1, for a total distance of 1457.83 feet to a point for the South corner of the herein described tract the a corner of said Lonesome Dove Hills, Unit 1;

THENCE, N 82°44'24" W, along the South line of the herein described tract and the North line of said Lonesome Dove Hills, Unit 1, a distance of 1021.62 feet to a point for a corner, marking the West corner of the herein described tract and also being a corner of said Lonesome Dove Hills, Unit 1, and lying along the Southeast line of a called 31.88 acre tract, recorded in Volume 18012, Page 201, Official Public Records, Bexar County, Texas;

THENCE, N 24°11'28" E, along the Northwest line of the herein described tract and the Southeast line of said 31.88 acre tract a distance of 1481.25 feet to a point for a corner marking the North corner of the herein described tract, and the West corner of a called 9.983 acre tract, recorded in Volume 15421, Page 2334, Official Public Records, Bexar County, Texas;

THENCE, S 82°12'44" E, along the North line of the herein described tract, and the South line of said 9.983 acre tract passing through the South corner of said 9.983 acre tract at a distance of 627.08 feet for the South corner of

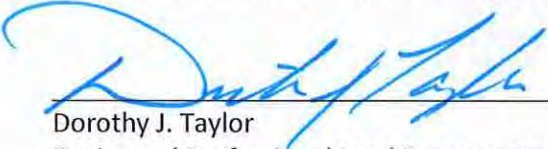
said 9.983 acre tract, also being the West corner of said North portion of Lot 1, Block 1, and continuing into and across Lot 1, Block 1, for a total distance of 967.67 feet to the POINT OF BEGINNING and containing 32.296 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 18th day of October, 2023.

Reference exhibit of said 32.296 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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10-19-23



METES AND BOUNDS DESCRIPTION
FOR A 4.037 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 4.037 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, Bexar County, Texas, being a portion of the residue of Lot 2, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, also being part of Tract 2, described in Document No. 20170172149, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING at a found 5/8" iron pin with cap stamped "Charles Rothe" marking the North corner of Lot 12, Block 1, recorded in Volume 9674, Page 140, Deed and Plat Records, Bexar County, Texas, also lying in the South right-of-way line of South Loop 1604 East (220' ROW), also being the East corner of Lot 6, Block 1, recorded in Volume 9524, Page(s) 14-22, Deed and Plat Records, Bexar County, Texas;

THENCE, S 21°59'19" W, departing the South right-of-way line of S Loop 1604 E, and along the Southeast line of said Lot 6, Block 1, and the Northwest line of said Lot 12, Block 1, a distance of 816.48 feet to a found 1/2" iron pin with cap stamped "Alliance", for the West corner of said Lot 12, Block 1, and the North corner of a called portion of Lot 2, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas;

THENCE, S 22°06'50" W, along the Northwest line of said portion of Lot 12, Block 1, and continuing along the Southeast line of said Lot 6, Block 1 a distance of 700.93 feet to a found 1/2" iron pin with cap stamped "Alliance", marking the West corner of said Lot 2, Block 1 and the North corner of the herein described tract for the POINT OF BEGINNING;

THENCE, S 76°36'02" E, along the South line of said Lot 2, Block 1, and the North line of the herein described tract a distance of 713.03 feet to a point, marking the East corner of the herein described tract and the South corner of said Lot 2, Block 1, and lying in the Northwest line of Lot 7, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas;

THENCE, S 18°48'08" W, along the Northwest line of said Lot 7, Block 1, the same being the Southwest line of the herein described tract a distance of 245.35 feet to a point, marking the South corner of the herein described tract and the East corner of the residue of Lot 2, Block 1;

THENCE, N 76°35'16" W, along the Southwest line of the herein described tract and the Northeast line of said residue of Lot 2, Block 1, a distance of 727.35 feet to a point, marking the West corner of the herein described tract, and the North corner of said residue of Lot 2, Block 1;

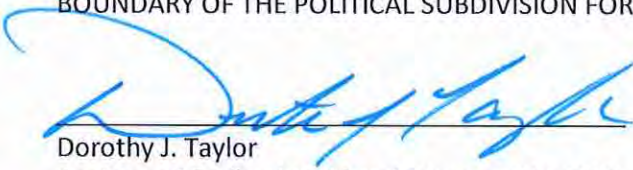
THENCE, N 22°06'50" E, along the Northwest line of the herein described tract and the Southeast line of said Lot 6, Block 1, a distance of 246.95 feet to the POINT OF BEGINNING and containing 4.037 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 18th day of October, 2023.

Reference exhibit of said 4.037 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.

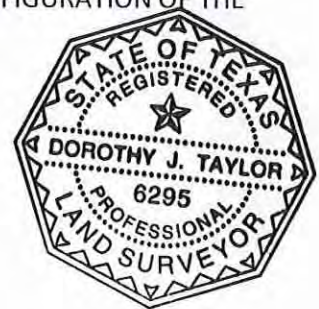


Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

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10-19-23



METES AND BOUNDS DESCRIPTION
FOR A 37.460 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 37.460 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, the Francis Mackay Survey No. 216, Abstract No. 505, and the Dolores Casanova Survey No. 34, Abstract No. 129, Bexar County, Texas, being a portion of Lot 8, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, also being part of a tract described in Document No. 20170172149, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING a found 1/2" iron pin marking the Northeast corner of Lonesome Dove, Unit 1, recorded in Volume 20002, Pages 688-690, Plat Records, Bexar County, Texas, and lying in the South right of way line of South Loop 1604 East, and the East right of way line of Gus McCrae Lane;

THENCE S 08°57'51" E, over and across the residue of Lot 3, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas a distance of 1928.88 feet to the POINT OF BEGINNING;

THENCE, S 07°45'29" W, along the East line of the herein described tract and the Northwest line of Lot 4, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas a distance of 642.60 feet to a point for a corner of the herein described tract and the West corner of said Lot 4, Block 1;

THENCE, S 36°03'47" W, along the Southeast line of the herein described tract and the Northwest line of Lot 9, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, a distance of 1970.42 feet to a point for the South corner of the herein described tract and the Southern most West corner of said Lot 9, Block 1, and lying in the North line of Lonesome Dove Estates, recorded in Volume 20002, Pages 2280-2282, Plat Records, Bexar County, Texas;

THENCE, N 82°00'00" W, along the South line of the herein described tract and the North line of said Lonesome Dove Estates a distance of 811.99 feet to a point for the West corner of the herein described tract, and the East line of Gus McCrae Lane (not yet dedicated), and the North line of said Lonesome Dove Estates;

THENCE, with the East Line of Gus McCrae Lane, N 30°39'17" E, along the Southern most Northwest line of the herein described tract and the remaining portion of Lot 10, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, a distance of 1897.84 feet to a point for a corner of the herein described tract and the West corner of said Lot 3, Block 1;

THENCE, S 81°16'52" E, along the North line of the herein described tract and the South line of said Lot 3, Block 1, a distance of 948.03 feet to a point for a corner of the herein described tract and the South corner of said Lot 3, Block 1;

THENCE, N 07°45'29" E, along the East line of said Lot 3, Block 1 and the Northern most Northwest line of the herein described tract a distance of 641.60 feet to a point for the Northern most corner of the herein described tract and the East corner of said Lot 3, Block 1, and lying in the South line of Lonesome Dove, Unit 1;

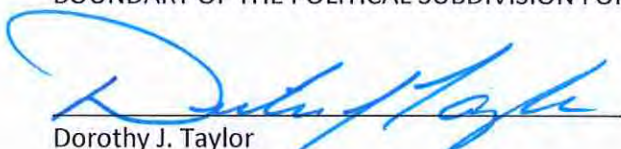
THENCE, S 82°14'13" E, along the South line of Lonesome Dove, Unit 1 and the North line of the herein described tract, a distance of 60.00 feet to the POINT OF BEGINNING and containing 37.460 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 18th day of October, 2023.

Reference exhibit of said 37.460 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.



Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

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10-19-23



METES AND BOUNDS DESCRIPTION
FOR A 12.414 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 12.414 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, and the Francis Mackay Survey No. 216, Abstract No. 505, Bexar County, Texas, being a South portion of the residue of Lot 2, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, also being part of Tract 2 described in Document No. 20170172149, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING at a found 5/8" iron pin with cap stamped "Charles Rothe" marking the North corner of Lot 12, Block 1, recorded in Volume 9674, Page 140, Deed and Plat Records, Bexar County, Texas, also lying in the South right-of-way line of South Loop 1604 East (220' ROW), also being the East corner of Lot 6, Block 1, recorded in Volume 9524, Page(s) 14-22, Deed and Plat Records, Bexar County, Texas;

THENCE, S 21°59'19" W, departing the South right-of-way line of S Loop 1604 E, and along the Southeast line of said Lot 6, Block 1, and the Northwest line of said Lot 12, Block 1, a distance of 816.48 feet to a found 1/2" iron pin with cap stamped "Alliance", for the West corner of said Lot 12, Block 1, and the North corner of a called portion of Lot 2, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas;

THENCE, S 22°06'50" W, along the Northwest line of said portion of Lot 2, Block 1, and continuing along the Southeast line of said Lot 6, Block 1 a distance of 700.93 feet to a found 1/2" iron pin with cap stamped "Alliance", marking the West corner of said Lot 2, Block 1 and the North corner of the herein described tract;

THENCE, S 22°06'50" W, along the Northwest line of the residue of Lot 2, Block 1 and continuing along the Southeast line of said Lot 6, Block 1, a distance of 246.95 feet, marking the North corner of the herein described tract and the West corner of the residue of Lot 2, Block 1, for the POINT OF BEGINNING;

THENCE, S 76°35'16" E, along the Northeast line of the herein described tract and the Southwest line of the residue of Lot 2, Block 1, a distance of 727.35 feet to a point marking the East corner of the herein described tract and the South corner of the residue of Lot 2, Block 1, also lying in the Northeast line of the remainder of Lot 7, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas;

THENCE, S 18°48'08" W, along the Southeast line of the herein described tract, and the Northwest line of said Lot 7, Block 1, a distance of 683.24 feet to a point marking the South corner of the herein described tract, and a corner of said Lot 7, Block 1, also being the East corner of Lonesome Dove Hills, Unit 1, recorded in Volume 20002, Pages 1630-1633, Plat Records, Bexar County, Texas;

THENCE, N 82°46'15" W, along the Southwest line of the herein described tract, and the North line of said Lot 7, Block 1, a distance of 784.78 feet to a point marking the West corner of the herein described tract and a corner of Lot 7, Block 1;


THENCE, N 22°06'50" E, along the Northwest line of the herein described tract and the Southeast line of said Lonesome Dove Hills, Unit 1, a distance of 773.65 feet to the POINT OF BEGINNING and containing 12.414 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 18th day of October, 2023.

Reference exhibit of said 12.414 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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10-19-23



METES AND BOUNDS DESCRIPTION
FOR A 2.726 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 2.726 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, Bexar County, Texas, being out of a called 11.017 acre portion of Lot 2, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, further described in Document No. 2021026701, Official Public Records, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found broken mag nail with an "X" in concrete, marking the East corner of the herein described tract also being the South corner of a called 5.34 acre portion of Lot 2, Block 1, Ivy Subdivision, recorded in Volume 9524, Pages 14-22, further described in Document No. 20210179728, Official Public Records, Bexar County, Texas, lying in the Northeast right of way line of Gus McCrae Lane (86' R.O.W.);

THENCE, S 18°48'08" W along the Southeast line of the herein described tract and along the Northeast right of way line of Gus McCrae Lane, at a distance of 482.03 feet to a point for a corner, also lying in said right of way line, from which a set 1/2" iron rod with cap stamped "HMT", bears S 18°48'08" W, a distance of 213.66 feet marking the South corner of said 11.017 acre tract and the East corner of the residue of Lot 2 Block 1, Ivy Subdivision, recorded in Volume 9524, Pages 14-22, Deed Records, Bexar County, Texas, further described in Document No. 20170172149, Official Public Records, Bexar County, Texas;

THENCE over and across said 11.017 acre tract the following five (5) calls:

1. N 71°11'52" W, a distance of 216.82 feet to a point for a corner;
2. N 22°06'50" E, a distance of 260.69 feet to a point for a corner;
3. N 67°53'10" W, a distance of 90.20 feet to a point for a corner;
4. along a curve to the left, said curve having a radius of 50.00 feet, a chord bearing and distance of N 02°45'15" W, 83.43 feet, for an arc distance of 98.68 feet to a point;
5. N 13°14'12" E, a distance of 108.12 feet to a point marking the North corner of the herein described tract and lying along the South line of a called Lot 12, Block 1 replat of TSI FLO Products Subdivision, recorded in Volume 9674, Page 140, Deed Records, Bexar County, Texas, further described in Document No. 20150201549, Official Public Records, Bexar County, Texas, from which a found 1/2" iron rod with cap stamped "Alliance" bears, N 76°34'50" W a distance of 337.92 feet marking the Southwest corner of said Lot 12, Block 1, and being in the East line of the Residue of Lot 6, Block 1, Ivy Subdivision, plat of which is recorded in Volume 9524, Pages 14-22, Deed and Plat Records, Bexar County, Texas;

THENCE S 76°34'49" E along the common line of the herein described tract and the South line of said Lot 12, Block 1 at a distance of 42.06 feet to a found 1/2" iron rod with cap stamped "Alliance", marking the South corner of said Lot 12, Block 1 and the West corner of said 5.34 acre tract, and continuing along the common line of the herein described tract and the South line of said 5.34 acre tract at a distance of 292.36 feet, for a total distance of 334.42 feet to the POINT OF BEGINNING and containing 2.726 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 1st day of August, 2023.

Reference exhibit of said 2.726 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

8-1-23

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METES AND BOUNDS DESCRIPTION
FOR A 0.040 ACRE TRACT OF LAND
FOR ZONING PURPOSES ONLY

Being a 0.040 acre tract of land situated in the Manual de Luna Survey No. 3, Abstract No. 8, Bexar County, Texas, being out of a called 11.017 acre portion of Lot 2, Block 1, County Block No. 4167, Ivy Subdivision, plat of which is recorded in Volume 9524, Page(s) 14-22 of the Deed and Plat Records of Bexar County, Texas, further described in Document No. 2021026701, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING at a found broken mag nail with an "X" in concrete, marking the East corner of the herein described tract also being the South corner of a called 5.34 acre portion of Lot 2, Block 1, Ivy Subdivision, recorded in Volume 9524, Pages 14-22, further described in Document No. 20210179728, Official Public Records, Bexar County, Texas, lying in the Northeast right of way line of Gus McCrae Lane (86' R.O.W.);

THENCE, over and across said 11.017 acre tract, S 55°51'10" W, a distance of 339.60 feet to the POINT OF BEGINNING, also being the East corner of the herein described tract;

THENCE continuing over and across said 11.017 acre tract the following four (4) calls:

1. S 22°06'50" W, a distance of 110.95 feet to a point for a corner from which a set 1/2" iron rod stamped "HMT" bears, S 15°06'34" E, 378.23 feet for the South corner of said 11.017 acre tract and lying in the Northwest right of way line of Gus McCrae Lane;
2. N 75°00'17" W, a distance of 15.67 feet to a point for a corner from which a found 1/2" iron rod stamped "Alliance" bears, S 70°37'14" W, 614.72 for the West corner of said 11.017 acre tract and also being the North corner of the residue of Lot 2, Block 1 Ivy Subdivision recorded in Volume 9524, Pages 14-22, Deed Records, Bexar County, Texas, further described in Document No. 20170172149, Official Public Records, Bexar County, Texas, and lying in the East line of the residue of Lot 6, Block 1, Ivy Subdivision, Volume 9524, Pages 14-22, Deed Records, Bexar County, Texas;
3. N 22°06'43" E, a distance of 110.96 feet to a point for a corner from which a found 1/2" iron rod stamped "Alliance" bears, N 02°39'22" E, 254.65 feet marking South corner of a called Lot 12, Block 1 replat of TSI FLO Products Subdivision, recorded in Volume 9674, Page 140, Deed Records, Bexar County, Texas, further described in Document No. 20150201549, Official Public Records, Bexar County, Texas, and also being the West corner of said 5.34 acre tract;
4. S 74°57'00" E, a distance of 15.68 feet to the POINT OF BEGINNING containing 0.040 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written the 1st day of August, 2023.

Reference exhibit of said 0.040 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, 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.



Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

8-2-23

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