

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;

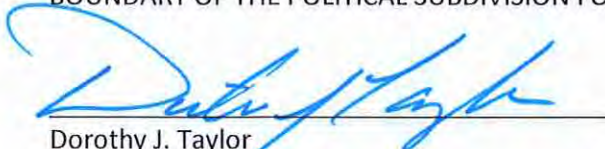
THENCE, S 82°14'31" E, along the Northeast line of the herein described tract and the South right-of-way line of S. Loop 1604 E. a distance of 300.53 feet to the POINT OF BEGINNING and containing 7.705 acres of land in Bexar County, Texas.

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

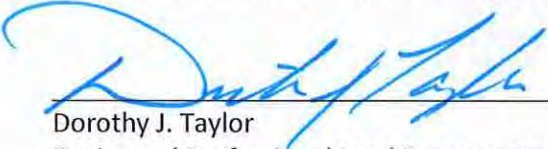
said 9.983 acre tract, also being the West corner of said North portion of Lot 1, Block 1, and continuing into and across Lot 1, Block 1, for a total distance of 967.67 feet to the POINT OF BEGINNING and containing 32.296 acres of land in Bexar County, Texas.

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.

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