

Z2018257



STATE OF TEXAS §
COUNTY OF BEXAR §

BEING A 18.408 ACRE TRACT OF LAND OUT OF THE MANUAL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, BEXAR COUNTY, TEXAS, BEING 16.740 ACRES OUT OF LOT 3 AND 1.668 ACRES OUT OF LOT 8, COUNTY BLOCK NO. 4167, IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGE(S) 14-22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the south right-of-way line of Charles Anderson Loop (220' right-of-way, A.K.A. Loop 1604) for the northeast corner of said Lot 8, same being the northwest corner of Lot 4 of said Ivy Subdivision;

THENCE, leaving the south right-of-way line of Loop 1604, with the common line of said Lots 8 and 4, the following five (5) courses and distances:

1. **S 07°33'39" W**, a distance of **49.96 feet** (S 07°45'29" W, 50.00 feet per plat) to a ½" iron rod found for the point of curvature of a curve to the right;
2. **320.88 feet** (320.93 feet per plat) with the arc of said curve to the right, having a radius of 360.00 feet, a central angle of 51°04'13" (51°04'38" per plat), and a chord which bears S 33°17'12" W (S 33°17'48" W, 310.41 feet per plat) a distance of 310.37 feet to a ½" iron rod found for the end of said curve;
3. **S 58°45'15" W**, a distance of **223.45 feet** (S 58°50'07" W, 223.22 feet per plat) to a ½" iron rod found for the point of curvature of a curve to the left;
4. **268.04 feet** (267.44 feet per plat) with the arc of said curve to the left, having a radius of 300.00 feet, a central angle of 51°11'28" (51°04'38" per plat), and a chord which bears S 33°07'45" W, a distance of 259.21 feet (S 33°17'48" W, 258.67 feet per plat) to a ½" iron rod found for the end of said curve;
5. **S 07°45'47" W** (S 07°45'29" W per plat), a distance of **344.23** to the southeast corner of this herein described tract;

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THENCE, leaving the west line of said Lot 4, over and across said Lots 8 and 3, the following two (2) courses and distances:


1. **N 82°11'58" W**, passing at a distance of 60.34 feet the common line between said Lots 8 and 3 and continuing over and across said Lot 3 for a total distance of **282.57 feet** to an angle point; and
2. **N 70°59'53" W**, a distance of **434.84 feet** to the southwest corner of this herein described tract, lying in the west line of said Lot 3, same being the east line of Lot 10 of said Ivy Subdivision;

THENCE, with the common lines of said Lot 3 and 10, the following three (3) courses and distances:

1. **N 19°00'27" E** (N 19°00'27" E per plat), a distance of **717.90 feet** to a ½" iron rod found for the point of curvature of a curve to the left;
2. **127.41 feet** (127.22 feet per plat) with the arc of said curve to the left, having a radius of 420.00 feet, a central angle of 17°22'52" (17°21'19" per plat), and a chord which bears **N 10°14'47" W**, a distance of 126.92 feet (N 10°19'21" W, 126.74 feet per plat) to a ½" iron rod found for the end of said curve;
3. **N 01°45'18" E**, a distance of **133.92 feet** (N 01°38'41" E, 133.19 feet per plat), to a ½" iron rod set in the south right-of-way line of Loop 1604 for the northwest corner of said Lot 3 and this herein described tract, same being the northeast corner of said Lot 10;

THENCE, **S 82°14'31" W** (the bearing basis), with the south right-of-way line of Loop 1604, passing at a distance of 935.89 feet (936.01 feet per plat), a ½" iron rod found for the northeast corner of said Lot 3, and continuing for a total distance of **995.83 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 18.408 acres (801,843 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 1604 AS FOUND MONUMENTED ON THE GROUND AND AS SHOWN ON THE PLAT OF IVY SUBDIVISION, RECORDED IN VOLUME 9524, PAGE(S) 14-22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. 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.



Caesar A. Garcia
RPLS No. 5904
January 18, 2018

