

LOCATION MAP

NOT-TO-SCALE

CALLLED 64.065 ACRE TRACT
INDIAN SPRINGS CONSERVATION
ASSOCIATION
(VOL. 11141, PG. 160 O.P.R.)

REMAINDER OF A
CALLLED 1394.189 ACRE TRACT
TF CIBOLO CANYON, LP
(DOCUMENT NUMBER 20200299549 O.P.R.)
FURTHER DESCRIBED IN
(VOL. 18994, PGS. 685-747 O.P.R.)

CALLLED 785.4 ACRE TRACT
TF CIBOLO CANYONS LP.
(DOCUMENT NUMBER 20200299549 O.P.R.)
FURTHER DESCRIBED IN
(VOL. 8872, PG. 1882 O.P.R.)

E. MARTINSURVEY NO. 89
ABSTRACT 524

CALLLED 223.151 ACRE TRACT
RHP OPERATIONS SA, LLC
(DOCUMENT NUMBER 20230119479 O.P.R.)

CALLLED 785.4 ACRE TRACT
TF CIBOLO CANYONS LP.
(DOCUMENT NUMBER 20200299549 O.P.R.)
FURTHER DESCRIBED IN
(VOL. 8872, PG. 1882 O.P.R.)

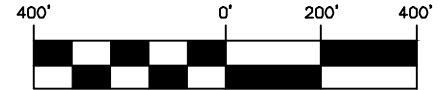
SEE SHEET TWO (2) FOR LINE TABLE AND LEGEND

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12125-08 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES SHOWN HEREON ARE SURFACE US SURVEY FEET. (SURFACE ADJUSTMENT FACTOR 1.00017)

ADJOINER TABLE

- | | |
|---|--|
| 1 | CIBOLO CANYON UNIT 9B, ENCLAVE
(VOL. 20001, PGS. 2032-2035 P.R.) |
| 2 | MONTEVERDE UNIT 2, PHASE 4
(ENCLAVE)
(VOL. 20001, PGS. 2408-2412 P.R.) |



SCALE: 1" = 400'

30.002 ACRES
(1,306,897 SQ. FT. MORE OR LESS)

**PAPE-DAWSON
ENGINEERS**



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

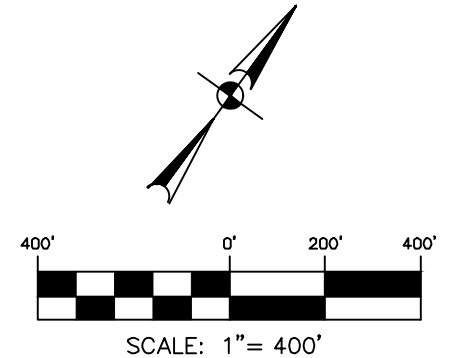
"This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

FEBRUARY 19, 2025

SHEET 1 OF 2
JOB No.:12125-08

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF PROPERTY OF BEXAR COUNTY, TEXAS
P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
(XX)	STAMPED INSCRIPTION
	CALCULATED POINT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°11'32"W	176.41'
L2	N21°13'08"W	150.20'
L3	N18°00'51"W	78.52'
L4	N26°17'04"W	40.06'
L5	N34°48'41"W	218.06'
L6	N27°26'12"W	160.81'
L7	N43°37'14"W	150.56'
L8	N34°13'39"W	31.64'
L9	N55°46'21"E	279.06'
L10	N54°59'55"E	892.81'
L11	S55°32'05"E	304.78'
L12	S27°26'12"E	137.28'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S34°48'41"E	37.24'
L14	N46°48'28"E	119.12'
L15	N11°34'58"E	73.45'
L16	N26°22'13"E	64.03'
L17	N45°15'34"E	60.02'
L18	N61°57'28"E	71.41'
L19	N89°12'39"E	65.08'
L20	S77°21'15"E	89.97'
L21	S38°19'11"E	209.50'
L22	S43°11'32"E	60.62'
L23	S46°48'28"W	1811.14'



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Jordan R. Garrett

SEPTEMBER 5, 2024, OCTOBER 21, 2024 & FEBRUARY 18, 2025, FEBRUARY 19, 2025

SHEET 2 OF 2
JOB No.: 12125-08

METES AND BOUNDS DESCRIPTION
FOR AN EASEMENT AMENDMENT

A 30.002 acre tract of land being partly out of a called 785.4 acre tract, being described in Special Warranty Deed to Lumbermen's Investment Corporation as recorded in Volume 8872, Page 1882 in the Official Public Records and partly out of the remainder of a called 1,394.189 acre tract both being described in Deed Without Warranty to TF Cibolo Canyon, LP., recorded as Document Number 20200299549 in the Official Public Records of Bexar County, Texas and being further described in Volume 18994, Pages 685-747 in said Official Public Records, situated in the E. Martin Survey Number 89, Abstract 524, Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a point in the North line of Monteverde Unit 2, Phase 4 (Enclave) as recorded in Volume 20001, Pages 2408-2412 in the Plat Records of Bexar County, Texas, the North line of Cibolo Canyon Unit 9B, Enclave as recorded in Volume 20001, Pages 2032-2035 in said Plat Records, for the **POINT OF BEGINNING** and Southwest corner of this herein described tract, from which a ½" Iron Rod found at the Northwest corner of said 785.4 acre tract Bears: N 17°09'35" W — 1039.36 feet and from aforementioned point a ½" Iron Rod found at the Northeast corner of Lot 902 of Cibolo Canyon Unit 9B, Enclave Bears: N 46°47'57" E — 28.06 feet;

THENCE: Over and across said remainder tract, the following Eight (8) courses:

1. N 43°11'32" W — 176.41 feet, to an angle point of this herein described tract;
2. N 21°13'08" W — 150.20 feet, to an angle point of this herein described tract;
3. N 18°00'51" W — 78.52 feet, to an angle point of this herein described tract;
4. N 26°17'04" W — 40.06 feet, to an angle point of this herein described tract;
5. N 34°48'41" W — 218.06 feet, to an angle point of this herein described tract;
6. N 27°26'12" W — 160.81 feet, to an angle point of this herein described tract;
7. N 43°37'14" W — 150.56 feet, to an angle point of this herein described tract;

8. N 34°13'39" W — 31.64 feet, to an angle point in the South line of a called 64.065 acre tract described in Special Warranty Deed to Indian Springs Conservation Association as recorded in Volume 11141, Page 160 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the South line of said 64.065 acre tract, the following Two (2) courses:

1. N 55°46'21" E — 279.06 feet, to a ½" Iron Rod found at an angle point in the South line of said 64.065 acre tract, and for an angle point in the North line of this herein described tract;
2. N 54°59'55" E — 892.81 feet, to an angle point in the South line of said 64.065 acre tract, and for the Northeast corner of this herein described tract;

THENCE: Continuing over and across said remainder tract, the following Twelve (12) courses:

1. S 55°32'05" E — 304.78 feet, to an angle point of this herein described tract;
2. S 27°26'12" E — 137.28 feet, to an angle point of this herein described tract;
3. S 34°48'41" E — 37.24 feet, to an angle point of this herein described tract;
4. N 46°48'28" E — 119.12 feet, to an angle point of this herein described tract;
5. N 11°34'58" E — 73.45 feet, to an angle point of this herein described tract;
6. N 26°22'13" E — 64.03 feet, to an angle point of this herein described tract;
7. N 45°15'34" E — 60.02 feet, to an angle point of this herein described tract;
8. N 61°57'28" E — 71.41 feet, to an angle point of this herein described tract;
9. N 89°12'39" E — 65.08 feet, to an angle point of this herein described tract;
10. S 77°21'15" E — 89.97 feet, to an angle point of this herein described tract;
11. S 38°19'11" E — 209.50 feet, to an angle point of this herein described tract;

12. S 43°11'32" E — 60.62 feet, to an angle point in the North line of a called 223.151 acre tract described in Special Warranty Deed to RHP Operations SA, LLC., recorded as Document Number 20230119479 in said Official Public Records, and for the Southeast corner of this herein described tract;

THENCE: S 46°48'28" W — along and with the North line of said 223.151 acre tract, 319.53 feet, pass the Northeast corner of Lot 902 of said Cibolo Canyon Unit 9B, Enclave, at 1783.07 feet along and with the aforementioned North line, pass a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found at the Northwest corner of Lot 901 of said Cibolo Canyon Unit 9B, Enclave, for a total distance 1,811.14 feet to the **POINT OF BEGINNING** and containing 30.002 acres, (1,306,897 Square Feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12125-08 by Pape-Dawson Engineers.

"This document was prepared under 22TAC138.95, 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."



A handwritten signature in blue ink that reads "Jordan R. Garrett". The signature is written in a cursive style.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 5, 2024
REVISED: September 12, 2024, October 21, 2024, February 18, 2025, February 19, 2025
JOB NO. 12125-08
DOC. ID. N:\CIVIL\12125-08\Word\12125-08 FNLS 30.002 AC.docx