

METES AND BOUNDS DESCRIPTION
FOR A

A 143.537 acre tract of land being comprised of all of a called 141.0 acre tract and 2.537 acres out of a called 5.642 acre tract both being described in Deed Without Warranty to TF Cibolo Canyons LP recorded as Document Number 20200299549 in the Official Public Records of Bexar County, Texas, situated in the E. Martin Survey Number 89, Abstract 524, County Block 4909 of the City of San Antonio, Bexar County, Texas, the Francisco Valdez Survey Number 478 1/2, Abstract 787, County Block 4908 of the City of San Antonio, Bexar County, Texas, and the W.H. Huges Survey Number 478, Abstract 345 & 264, County Block 4906 of the City of San Antonio, 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 ½" Iron Rod found at the Northwest corner of a called 51.76 acre tract described in Special Warranty Deed to Edwards Aquifer Conservancy recorded as Document Number 20190253290 in said Official Public Records, the Northeast corner of the remainder of said 5.642 acre tract, and for the **POINT OF BEGINNING** of this herein described tract;

THENCE: N 50°09'55" W, along and with the Northwest line of said 141.0 acre tract, at 87.88 feet pass an interior ell corner of said 5.642 acre tract, continuing along and with the North line of said remainder tract, a total distance of 253.64 feet to an angle point of this herein described tract;

THENCE: N 54°11'40" W — 272.87 feet, continuing along and with the North line of said remainder tract, to a point at a Southeast corner of a called 223.151 acre tract described in Special Warranty Deed to RHP Operations SA LLC recorded as Document Number 20230119479 of said Official Public Records, and for the Southwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said 5.642 acre tract and said 223.151 acre tract the following Four (4) courses:

1. N 69°29'11" E — 259.21 feet, to a ½" Iron Rod found for an angle point of this herein described tract;
2. N 53°29'04" E — 185.00 feet, to a scribed "X" in Rock found for an angle point of this herein described tract;
3. N 47°34'04" E — 109.05 feet, to a ½" Iron Rod found for an angle point of this herein described tract;

4. N 48°23'39" E — 79.38 feet to ½" Iron Rod found for an angle point in the common boundary line of said 223.151 acre tract and said 141.0 acre tract, and for an angle point of this herein described tract;

THENCE: Along and with the common boundary of said 223.151 acre tract and said 141.0 acre tract the following Two (2) courses:

1. N 17°07'27" E — 163.83 feet, to a ½" Iron Rod found for an angle point of this herein described tract;
2. N 29°14'21" W — 330.15 feet, to a ½" Iron Rod found for an angle point of this herein described tract;

THENCE: Along and with the common boundary line of said 141.0 acre tract and Tract 7 described in Deed Without Warranty to Cibolo Canyons Resort Community Inc., recorded as Document Number 20220294606 in said Official Public Records the following Thirty Five (35) courses:

1. N 89°47'22" E — 106.61 feet to an angle point of this herein described tract;
2. N 66°03'36" E — 310.10 feet to an angle point of this herein described tract;
3. N 48°08'45" E — 336.36 feet to an angle point of this herein described tract;
4. N 41°51'15" W — 155.71 feet to an angle point of this herein described tract;
5. N 77°22'13" W — 713.99 feet to an angle point of this herein described tract;
6. N 22°35'26" W — 335.07 feet to an angle point of this herein described tract;
7. N 26°16'35" E — 920.73 feet to an angle point of this herein described tract;
8. N 71°31'31" E — 324.61 feet to an angle point of this herein described tract;

9. S 56°15'33" E — 683.97 feet to an angle point of this herein described tract;
10. S 87°34'01" E — 132.45 feet to an angle point of this herein described tract;
11. N 19°15'22" E — 496.35 feet to an angle point of this herein described tract;
12. N 79°31'04" E — 968.60 feet to an angle point of this herein described tract;
13. S 35°26'32" E — 161.62 feet to an angle point of this herein described tract;
14. S 44°20'53" W — 125.38 feet to an angle point on the herein described tract;
15. S 16°14'40" W — 406.51 feet an angle point on the herein described tract;
16. S 75°21'26" W — 836.33 feet to an angle point of this herein described tract;
17. S 18°27'05" W — 739.07 feet to an angle point of this herein described tract;
18. S 73°11'23" E — 440.11 feet to an angle point of this herein described tract;
19. S 32°20'12" E — 384.24 feet to an angle point of this herein described tract;
20. N 76°44'54" E — 378.01 feet to an angle point of this herein described tract;
21. N 45°29'56" E — 387.97 feet to an angle point of this herein described tract;
22. S 89°48'06" E — 235.92 feet to an angle point of this herein described tract;

23. S 19°50'11" E — 639.78 feet to an angle point of this herein described tract;
24. S 59°06'52" W — 432.61 feet to an angle point of this herein described tract;
25. N 81°35'16" W — 448.17 feet to an angle point of this herein described tract;
26. N 52°45'02" W — 299.14 feet to an angle point of this herein described tract;
27. S 57°47'07" W — 222.71 feet to an angle point of this herein described tract;
28. S 89°09'02" W — of 209.86 feet to an angle point of this herein described tract;
29. N 54°38'08" W — 274.64 feet to an angle point of this herein described tract;
30. N 78°32'01" W — 195.52 feet to an angle point of this herein described tract;
31. S 47°32'53" W — 196.42 feet to an angle point of this herein described tract;
32. S 32°17'54" E — 653.19 feet to an angle point of this herein described tract;
33. S 68°38'00" E — 350.27 feet to an angle point of this herein described tract;
34. S 38°25'56" E — 337.25 feet to an angle point of this herein described tract;
35. S 81°43'44" E — 354.85 feet to the Northwest corner of a called 8.916 acre tract described in Warranty Deed to the City Public Service Board Of San Antonio as recorded in Volume 10369, Page 2077 in said Official Public Records, and for a Southeast corner of this herein described tract;

THENCE: S 08°48'58" W — 937.24 feet, to an angle point of this herein described tract;

THENCE: S 22°16'25" E — 391.70 feet continuing along and with the common boundary line of said 141.0 acre tract and said Tract 7, to an angle point in the North line of said 51.76 acre tract, and for the Southeast corner of this herein described tract;

THENCE: Along and with the common boundary line of said 51.76 acre tract and said 141.0 acre tract the following Two (2) courses:

1. N 65°40'20" W, — 1188.87 feet to an angle point of this herein described tract;
2. N 49°15'20" W, — 1274.99 feet to the **POINT OF BEGINNING** and containing 143.537 acres, (6,252,450 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."

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 5, 2024
REVISED: February 19, 2025
JOB NO. 12125-08
DOC. ID. N:\CIVIL\12125-08\Word\FNLS 143.537AC.docx



A handwritten signature in blue ink that reads "Jordan R. Garrett".

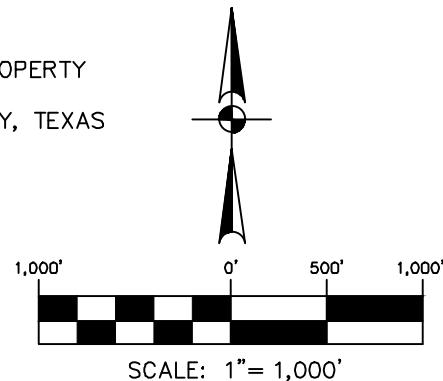


LOCATION MAP

NOT-TO-SCALE

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
(XX) STAMPED INSCRIPTION
△ CALCULATED POINT
⊠ SCRIBED "X" IN ROCK

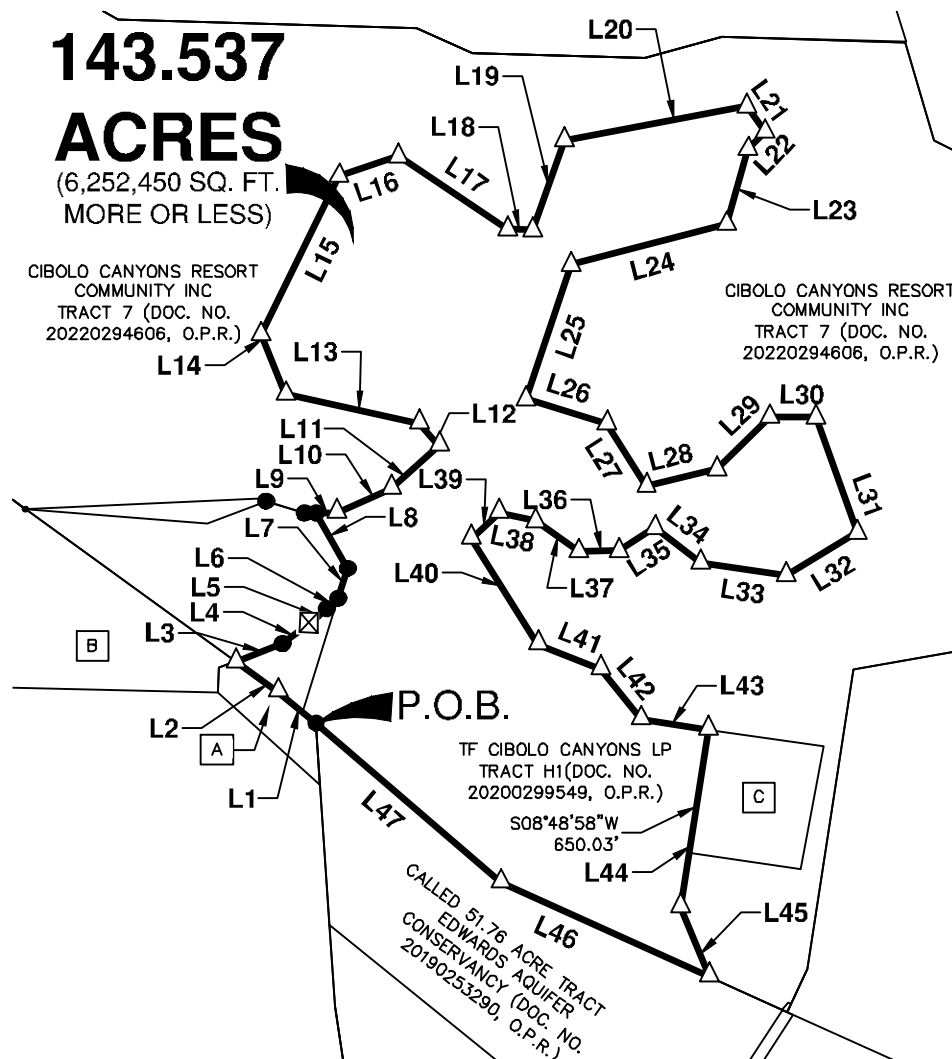


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143.537
ACRES
(6,252,450 SQ. FT.
MORE OR LESS)

CIBOLO CANYONS RESORT
COMMUNITY INC
TRACT 7 (DOC. NO.
20220294606, O.P.R.)

CIBOLO CANYONS RESORT
COMMUNITY INC
TRACT 7 (DOC. NO.
20220294606, O.P.R.)



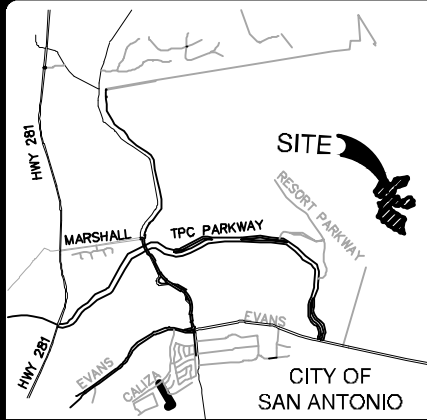
SEE SHEET TWO (2) FOR LINE TABLE,
TRACT TABLE, AND NOTES



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

FEBRUARY 19, 2025

SHEET 1 OF 2
JOB No.:12125-08



LOCATION MAP

NOT-TO-SCALE

TRACT TABLE

A

REMAINING PORTION 5.642 ACRE TRACT
TF CIBOLO CANYONS LP
(DOC. NO. 20200299549 O.P.R.)

B

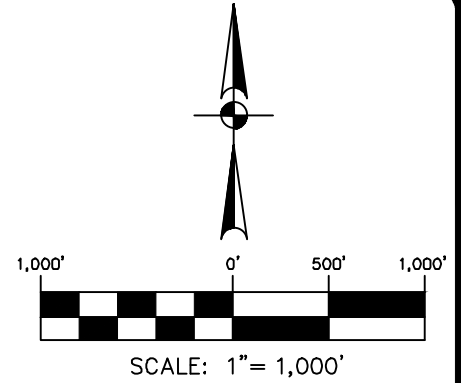
CALLED 223.151 ACRE TRACT
RHP OPERATIONS SA, LLC
(DOC. NO. 20230119479 O.P.R.)

C

CALLED 8.916 ACRE TRACT
CITY PUBLIC SERVICE BOARD OF
SAN ANTONIO
(VOL. 10369, PG. 2077 O.P.R.)

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12125-08 BY PAPE-DAWSON ENGINEERS.
- 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.
- DISTANCES SHOWN HEREON ARE SURFACE U.S. SURVEY FEET. (SURFACE ADJUSTMENT FACTOR 1.00017)



Jordan R. Garrett

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°09'55"W	253.64'
L2	N54°11'40"W	272.87'
L3	N69°29'11"E	259.21'
L4	N53°29'04"E	185.00'
L5	N47°34'04"E	109.05'
L6	N48°23'39"E	79.38'
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L29	N45°29'56"E	387.97'
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L34	N52°45'02"W	299.14'
L35	S57°47'07"W	222.71'
L36	S89°09'02"W	209.86'
L37	N54°38'08"W	274.64'
L38	N78°32'01"W	195.52'
L39	S47°32'53"W	196.42'
L40	S32°17'54"E	653.19'
L41	S68°38'00"E	350.27'
L42	S38°25'56"E	337.25'
L43	S81°43'44"E	354.85'
L44	S08°48'58"W	937.24'
L45	S22°16'25"E	391.70'
L46	N65°40'20"W	1188.87'
L47	N49°15'20"W	1274.99'



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FEBRUARY 19, 2025

SHEET 2 OF 2
JOB No.: 12125-08