

**METES AND BOUNDS DESCRIPTION
FOR A**

A 12.622 acre (549,807 square feet), more or less, tract of land being 2.904 acres out of a called 38.116 acre tract referred to as "Tract 1" and 9.718 acres out of a called 78.847 acre tract referred to as "Tract 2", both described in Special Warranty Deed to Canam 1604, LLC., recorded as Document Number 20220144830 in the Official Public Records of Bexar County, Texas, and situated in the Harman Sparks Survey Number 71, Abstract 707, County Block 5041, now in New City Block 16588 of the City of San Antonio, Bexar County, Texas. Said 12.622 acre tract being more fully described as follows, with bearings 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 herein are U.S. Survey Feet, using a Surface Adjustment Factor of 1.00017.

COMMENCING: At a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found at the Southwest corner of Lot 5, Block 8 of Naco/1604 Commercial Subdivision, recorded as Volume 9683, Page 211 in the Deed and Plat Records of Bexar County, Texas, the Northwest corner of said "Tract 1", and on the East Right-Of-Way line of F.M. Loop 1604, a variable width public Right-Of-Way;

THENCE: Along and with the East Right-Of-Way line said F.M. Loop 1604, the following Three (3) courses:

1. S 30°36'50" E, a distance of 366.15 feet to an angle point of the West line of said "Tract 1";
2. S 24°55'46" E, a distance of 251.24 feet to an angle point in the West line of said "Tract 1";
3. S 31°28'27" E, a distance of 11.54 feet to the POINT OF BEGINNING of this herein described tract;

THENCE: Departing the East Right-Of-Way line of said Loop 1604, over and across said "Tract 1", the following Three (3) courses:

1. N 60°04'39" E, a distance of 431.51 feet to a point at the Northeast corner of this herein described tract;
2. S 29°55'25" E, a distance of 1320.90 feet to a point at the Southeast corner of this herein described tract;

3. S 60°05'38" W, a distance of 383.20 feet to a point on the East Right-Of-Way line of said Loop 1604, the West line of said "Tract 2" and the Southwest corner of this herein described tract;

THENCE: Along and with the East Right-Of-Way line of said Loop 1604, and the West line of said "Tract 2", the following Four (4) courses:

1. N 36°08'48" W, a distance of 136.95 feet to a TxDOT (Type II) monument found for an angle point of the West line of this herein described tract;
2. N 35°28'32" W, a distance of 100.19 feet to a TxDOT (Type II) monument found for an angle point of the West line of this herein described tract;
3. N 31°32'37" W, a distance of 611.17 feet to a TxDOT (Type II) monument found for an angle point of the West line of this herein described tract;
4. N 29°24'09" W, a distance of 175.30 feet to a point on the East Right-Of-Way line of said Loop 1604, the Southwest corner of said "Tract 1", the Northwest corner of said "Tract 2", and for an angle point of the West line of this herein described tract;

THENCE: N 31°28'27" W, along and with the East Right-Of-Way line of said Loop 1604, and the West line of said "Tract 1, a distance of 298.82 feet to the POINT OF BEGINNING and containing 12.622 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12517-05 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: May 13, 2024
JOB NO. 12517-05
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