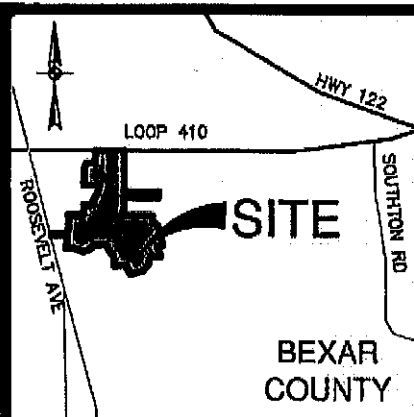


EXHIBIT B TO STRATEGIC PARTNERSHIP AGREEMENT

LEGAL DESCRIPTION OF THE DEVELOPMENT

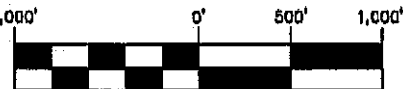


LOCATION MAP

NOT-TO-SCALE

INTERSTATE LOOP 410
(VARIABLE WIDTH PUBLIC R.O.W.)

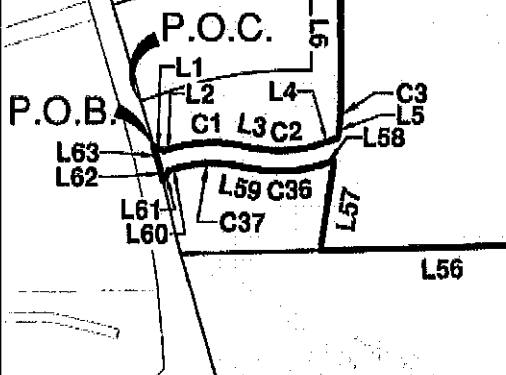
1 Inch = 1,000'



U.S. HIGHWAY 281
(ROOSEVELT AVE.)
(VARIABLE WIDTH PUBLIC R.O.W.)

426.794 ACRES

SEE DETAIL "A"
SHEET 3 OF 3



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9600
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

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.

JULY 28, 2022; REVISED JAN 17, 2023

SHEET 1 OF 3
JOB No.: 12632-00

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°07'55"E	56.57'
L2	N73°52'05"E	60.00'
L3	S79°20'35"E	107.73'
L4	N72°14'52"E	124.74'
L5	N08°51'27"E	91.83'
L6	N00°17'28"W	823.76'
L7	S89°57'22"E	841.40'
L8	N00°01'46"E	569.81'
L9	S88°33'04"E	491.70'
L10	N29°33'20"E	283.17'
L11	N89°59'51"W	921.81'
L12	N00°01'46"E	207.58'
L13	S89°58'14"E	31.69'
L14	N00°23'26"W	412.49'
L15	N00°23'26"W	58.00'
L16	N00°23'26"W	169.82'
L17	N30°19'05"E	25.23'
L18	N89°56'07"E	51.59'
L19	N00°03'53"W	58.00'
L20	N89°29'59"E	471.45'
L21	N00°48'52"W	458.68'
L22	N89°44'30"W	208.21'
L23	N00°05'04"E	208.83'
L24	S89°49'45"E	1095.57'
L25	S01°55'35"W	1101.20'
L26	S89°45'58"E	244.88'
L27	N01°23'00"E	1101.20'
L28	S89°49'45"E	468.28'
L29	S00°13'39"W	2269.86'
L30	S89°57'22"E	1962.77'
L31	S10°42'24"W	113.94'
L32	S10°32'15"W	39.06'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S07°44'29"W	91.88'
L34	S02°14'40"E	13.15'
L35	S09°44'28"E	83.22'
L36	N89°57'22"W	1938.01'
L37	S00°13'39"W	954.11'
L38	S89°57'22"E	1574.16'
L39	S16°49'27"E	779.28'
L40	S78°25'51"W	325.55'
L41	S16°36'05"E	610.41'
L42	S88°01'10"W	532.98'
L43	S39°48'30"W	197.69'
L44	S05°22'19"E	200.40'
L45	S39°39'33"W	560.39'
L46	S75°42'06"W	628.58'
L47	N17°28'39"W	375.41'
L48	S86°55'56"W	529.78'
L49	N87°39'38"W	10.00'
L50	N31°36'58"E	18.44'
L51	N31°10'42"W	180.05'
L52	N20°26'47"W	10.00'
L53	S70°00'27"W	84.80'
L54	S43°46'33"W	49.40'
L55	N28°59'12"W	244.22'
L56	S88°24'46"W	1326.55'
L57	N08°51'27"E	489.46'
L58	S72°14'52"W	69.64'
L59	N79°20'35"W	107.73'
L60	S73°52'05"W	60.00'
L61	S28°52'05"W	62.17'
L62	N13°16'45"W	79.53'
L63	N16°07'55"W	114.53'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	755.00'	26°47'21"	N87°15'45"E	349.80'	353.01'
C2	645.00'	28°24'33"	N86°27'09"E	316.55'	319.81'
C3	388.05'	9°08'55"	N04°17'00"E	61.90'	61.96'
C4	855.15'	28°07'11"	N15°29'45"E	415.49'	419.69'
C5	2085.84'	12°50'24"	N22°42'59"E	466.46'	467.44'
C6	15.00'	90°00'00"	N44°36'34"E	21.21'	23.56'
C7	15.00'	90°00'00"	N45°23'26"W	21.21'	23.56'
C8	571.00'	30°42'30"	N14°57'49"E	302.39'	306.04'
C9	15.00'	59°37'02"	N60°07'36"E	14.91'	15.61'
C10	560.14'	67°45'06"	S29°07'04"E	624.44'	662.36'
C11	776.82'	27°06'45"	S14°32'44"E	364.17'	367.59'
C12	152.42'	100°56'51"	N62°41'51"W	235.13'	268.54'
C13	150.00'	36°53'43"	S82°20'47"W	94.93'	96.59'
C14	45.53'	129°25'15"	N51°23'28"W	82.34'	102.85'
C15	137.35'	10°58'47"	N07°49'46"E	26.28'	26.32'
C16	127.34'	33°33'44"	N14°26'32"W	73.53'	74.59'
C17	60.20'	84°17'27"	N10°55'18"E	80.79'	88.56'
C18	105.94'	74°15'42"	N15°56'11"E	127.90'	137.31'
C19	155.01'	22°56'39"	N09°43'21"W	61.66'	62.07'
C20	194.99'	31°27'28"	N13°58'45"W	105.72'	107.06'
C21	155.00'	13°11'45"	N23°06'37"W	35.62'	35.70'
C22	194.99'	43°23'07"	N38°12'18"W	144.15'	147.65'
C23	155.00'	46°34'19"	N36°36'42"W	122.55'	125.99'
C24	195.00'	45°03'30"	N35°51'17"W	149.43'	153.35'
C25	140.00'	80°38'42"	N50°50'58"W	181.18'	197.05'
C26	80.00'	10°18'44"	N86°00'57"W	14.38'	14.40'
C27	120.01'	24°57'39"	S86°39'35"W	51.87'	52.28'
C28	79.99'	31°49'19"	N89°54'35"W	43.86'	44.43'
C29	120.01'	34°08'53"	S88°55'38"W	70.47'	71.52'
C30	130.01'	26°17'39"	S85°00'01"W	59.14'	59.66'
C31	169.99'	19°19'25"	S88°29'08"W	57.06'	57.33'
C32	80.00'	27°57'48"	N87°11'40"W	38.66'	39.05'
C33	120.00'	45°59'57"	S83°47'16"W	93.77'	96.34'
C34	80.01'	34°21'51"	S77°58'13"W	47.27'	47.99'
C35	169.99'	25°35'56"	S82°21'11"W	75.32'	75.95'
C36	755.00'	28°24'33"	S86°27'09"W	370.53'	374.36'
C37	645.00'	26°47'21"	S87°15'45"W	298.84'	301.58'

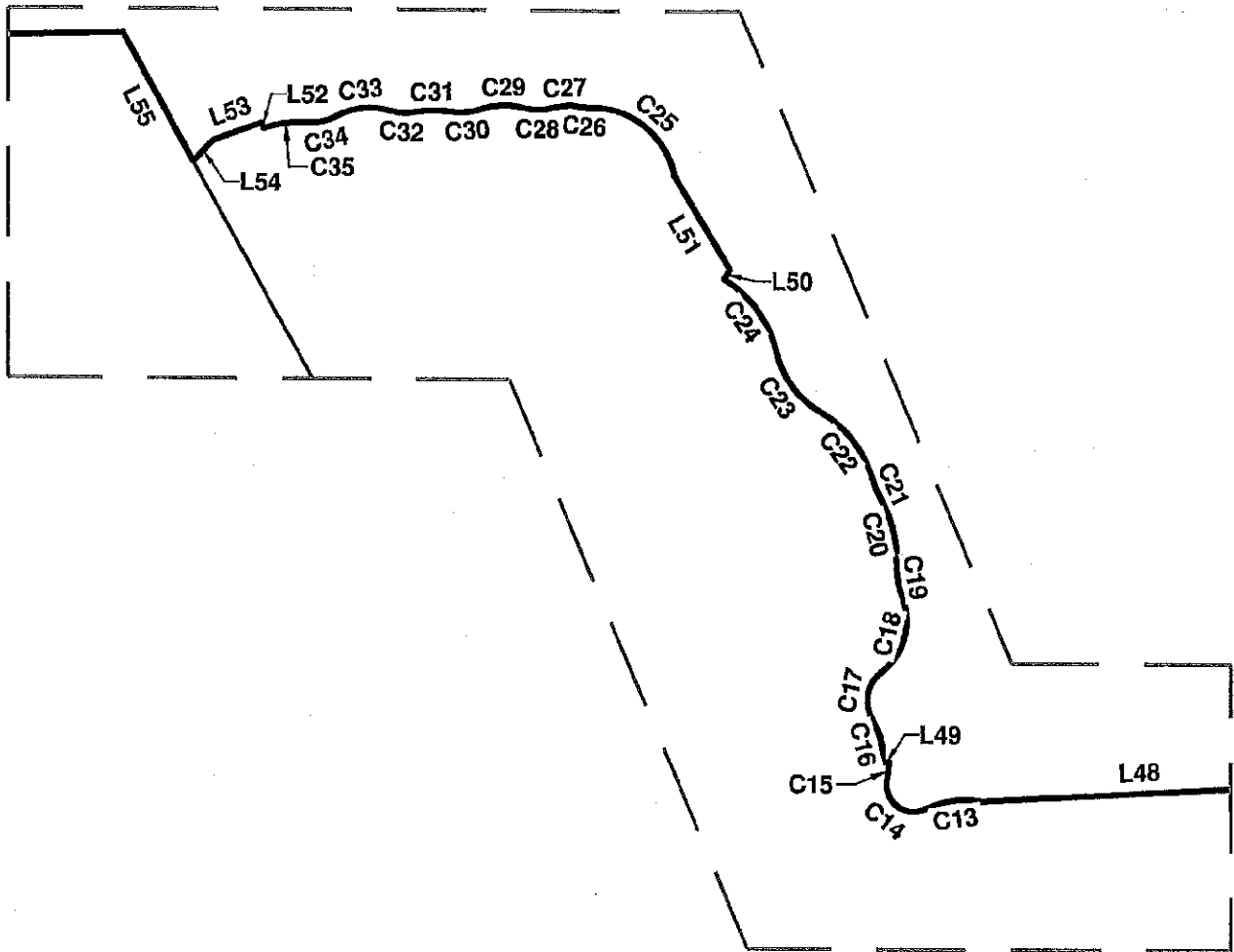


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10026800

JULY 29, 2022; REVISED JAN 17, 2023

SHEET 2 OF 3
 JOB No.: 12632-00

REFERENCE



DETAIL "A"
1"=300'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

JULY 29, 2022; REVISED JAN 17, 2023

SHEET 3 OF 3
JOB No.: 12632-00

REFERENCE:

METES AND BOUNDS DESCRIPTION

A 426.794 acre, more or less, tract of land out of that 1296.619 acre tract conveyed to Marmaxx Operating Corp. recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, out of the Juan M. Urriegas Survey 32, Abstract 769, County Block 4283, Bexar County, Texas. Said 426.794 acre tract also includes all of that called 0.989 acre tract of land conveyed to Marmaxx Operating Corp. by deed recorded in Document No. 20220018829 of the Official Public Records of Bexar County, Texas, out of the Juan M. Urriegas Survey 32, Abstract 769, County Block 4283, Bexar County, Texas. Said 426.794 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;

COMMENCING: At a northwest corner of said 1296.619 acre tract, the southwest corner of a 13.250 acre tract conveyed to Girdley Ventures-Espada, LLC by deed recorded in Document No. 20190189970 of the Official Public Records of Bexar County, Texas, on the east right-of-way line of U.S. Highway 281, also known as Roosevelt Avenue, a variable width public right-of-way;

THENCE: S 16°07'55" E, with the east right-of-way line of said U.S. Highway 281, the west line of said 1296.619 acre tract, a distance of 250.00 feet to a northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: Departing the east right-of-way line of said U.S. Highway 281, over and across said 1296.619 acre tract, the following bearings and distances:

S 61°07'55" E, a distance of 56.57 feet to a point;

N 73°52'05" E, a distance of 60.00 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 755.00 feet, a central angle of 26°47'21", a chord bearing and distance of N 87°15'45" E, 349.80 feet, for an arc length of 353.01 feet to a point;

S 79°20'35" E, a distance of 107.73 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 645.00 feet, a central angle of 28°24'33", a chord bearing and distance of N 86°27'09" E, 316.55 feet, for an arc length of 319.81 feet to a point;

N 72°14'52" E, a distance of 124.74 feet to a point;

N 08°51'27" E, a distance of 91.83 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 388.05 feet, a central angle of 09°08'55", a chord bearing and distance of N 04°17'00" E, 61.90 feet, for an arc length of 61.96 feet to a point;

N 00°17'28" W, a distance of 823.76 feet to a point on a north line of said 1296.619 acre tract, the south line of a 35.80 acre tract described in deed to Johnson Trust Investments, LLC, recorded in Volume 11512, Page 1600 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south line of said 35.80 acre tract, a distance of 841.40 feet to the southeast corner of said 35.80 acre tract;

THENCE: N 00°01'46" E, with a west line of said 1296.619 tract, the east line of said 35.80 acre tract, and the east line of a 15.00 acre tract described in deed to Southside I.S.D., recorded in Volume 11322, Page 862 of the Official Public Records of Bexar County, Texas, a distance of 569.81 feet to point;

THENCE: Departing the west line of said 1296.619 acre tract, the east line of said 15.00 acre tract, over and across said 1296.619 acre tract the following bearings and distances:

S 88°33'04" E, a distance of 491.70 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 855.15 feet, a central angle of 28°07'11", a chord bearing and distance of N 15°29'45" E, 415.49 feet, for an arc length of 419.69 feet to a point;

N 29°33'20" E, a distance of 283.17 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 2085.84 feet, a central angle of 12°50'24", a chord bearing and distance of N 22°42'59" E, 466.46 feet, for an arc length of 467.44 feet to a point;

N 89°59'51" W, a distance of 921.81 feet to point on the west line of said 1296.619 acre tract, the east line of a called 2.012 acre tract conveyed to San Antonio Housing Facility Corporation by deed recorded in Document No. 20190246575 of said Official Public Records;

THENCE: N 00°01'46" E, with a west line of said 1296.619 acre tract, the east line of said called 2.012 acre tract, a distance of 207.58 feet to the south terminus of Marshall Way, a variable width public right-of-way dedicated in Marshall Way Subdivision Plat, recorded in Volume 9594, Page 100 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 89°58'14" E, with a north line of said 1296.619 acre tract, the south terminus of said Marshall Way, a distance of 31.69 feet to the southeast corner of said Marshall Way;

THENCE: With a west line of said 1296.619 acre tract, the east right-of-way line of said Marshall Way, the following bearings and distances:

N 00°23'26" W, a distance of 412.49 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 44°36'34" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 00°23'26" W, a distance of 58.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 45°23'26" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 00°23'26" W, a distance of 169.82 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 571.00 feet, a central angle of 30°42'30", a chord bearing and distance of N 14°57'49" E, 302.39 feet, for an arc length of 306.04 feet to a point;

N 30°19'05" E, a distance of 25.23 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 59°37'02", a chord bearing and distance of N 60°07'36" E, 14.91 feet, for an arc length of 15.61 feet to a point;

N 89°56'07" E, a distance of 51.59 feet to a point;

N 00°03'53" W, a distance of 58.00 feet to a southwest corner of Lot 2, Block 1 of said Marshall Way Subdivision;

- THENCE: N 89°29'59" E, departing the east right-of-way line of said Marshall Way, with a north line of said 1296.619 acre tract, the south line of said Lot 2, a distance of 471.45 feet to the southeast corner of said Lot 2;
- THENCE: N 00°48'52" W, with a west line of said 1296.619 acre tract, the east line of said Lot 2, a distance of 458.68 feet to the northeast corner of said Lot 2, the southeast corner of said called 0.989 acre tract;
- THENCE: N 89°44'30" W, departing the west line of said 1296.619 acre tract, along and with the north line of said Lot 2, the south line of said called 0.989 acre tract, a distance of 208.21 feet to the southwest corner of said called 0.989 acre tract, on the east right-of-way line of said Marshall Way;
- THENCE: N 00°05'04" E, departing the north line of said Lot 2, along and with the west line of said called 0.989 acre tract, the east right-of-way line of said Marshall Way, a distance of 208.83 feet to the northeast corner of said called 0.989 acre tract, at the intersection of the east right-of-way line of said Marshall Way with the south right-of-way line of Chavaneaux Road, a 40-foot public right-of-way;
- THENCE: S 89°49'45" E, with the south right-of-way line of said Chavaneaux Road, the north line of said called 0.989 acre tract and the north line of said 1296.619 acre tract, a distance of 1095.57 feet to the northwest corner of a 2.0 acre tract conveyed to Eduardo and San Juanita Perez by deed recorded in Volume 18442, Page 2390 of said Official Public Records;
- THENCE: S 01°55'35" W, departing the south right-of-way line of said Chavaneaux Road, with an east line of said 1296.619 acre tract, the west line of said 2.0 acre tract, and the west line of a 1.0 acre tract conveyed to Deirdra Anderson by deed recorded in Volume 9108, Page 1703 of said Official Public Records, a distance of 1101.20 feet to the southwest corner of said 1.0 acre tract, a reentrant corner of said 1296.619 acre tract;
- THENCE: S 89°45'58" E, with a north line said 1296.619 acre tract, the south line of said 1.0 acre tract, and the south line of a 3.0 acre tract conveyed to Patricia Saucedo by deed recorded in Volume 8057, Page 528 of said Official Public Records, a distance of 244.88 feet to the southeast corner of said 3.0 acre tract, a reentrant corner of said 1296.619 acre tract;
- THENCE: N 01°23'00" E, with a west line of said 1296.619 acre tract, the east line of said 3.0 acre tract, a distance of 1101.20 feet to a northwest corner of said 1296.619 acre tract, the northeast corner of said 3.0 acre tract, on the south right-of-way line of said Chavaneaux Road;

THENCE: S 89°49'45" E, with the south right-of-way line of said Chavaneaux Road, the north line of said 1296.619 acre tract, a distance of 468.28 feet to a northeast corner of said 1296.619 acre tract, the northwest corner of a 10-foot street dedication described in Mario and Patricia Cavazos – A Subdivision, recorded in Volume 9611, Page 21 of said Deed and Plat Records, from which the northeast corner of said 10-foot street dedication, the northwest corner of a called 1.018 acre tract conveyed to Fiesta Oaks Properties, LLC by deed recorded in Volume 17590, Page 776 of the Official Public Records of Bexar County, Texas bears S 89°49'45" E, a distance of 592.85 feet;

THENCE: S 00°13'39" W, departing the south right-of-way line of said Chavaneaux Road, with the east line of said 1296.619 acre tract, and the west lines of the following tracts: said 10-foot street dedication, Lot 1, Block 2 of said Mario and Patricia Cavazos – A Subdivision, a 14.94 acre tract described in deed to Joseph DeGasperi recorded in Volume 6607, Pages 799-801 of the Deed Records of Bexar County, Texas, a 14.94 acre tract described in deed to Steve M. Rivas, recorded in Volume 4616, Page 398 of said Official Public Records, a 2.622 acre tract described in deed to Betty M. Gatlin and Josephine A. Gilchrist, recorded in Volume 15424, Page 1546 of said Official Public Records, a 14.96 acre tract described in deed to David Rodriguez, recorded in Volume 8189, Page 416 of said Official Public Records, and a tract described in deed to Dolores Rivas Arellano, recorded in Volume 15778, Page 286 of said Official Public Records, a distance of 2269.86 feet to the southwest corner of said Dolores Rivas Arellano tract;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south line of said Dolores Rivas Arellano tract and the south line of a 14.94 acre tract conveyed to Steven M. Rivas by deed recorded in Volume 4616, Page 398 of said Official Public Records, a distance of 1962.77 feet to a point on the west high bank of the Old Espada Ditch;

THENCE: With an east line of said 1296.619 acre tract, the west high bank of said Old Espada Ditch, the following bearings and distances:

S 10°42'24" W, a distance of 113.94 feet to a point;

S 10°32'15" W, a distance of 39.06 feet to a point;

S 07°44'29" W, a distance of 91.88 feet to a point;

S 02°14'40" W, a distance of 13.15 feet to a point;

S 09°44'28" E, a distance of 83.22 feet to the southeast corner of said 1296.619 acre tract, the northeast corner of a 2.98 acre tract conveyed to Jose A. and Carmela Ferrer by deed recorded in Volume 12229, Page 618 of said Official Public Records;

THENCE: N 89°57'22" W, with a south line of said 1296.619 acre tract, the north lines of the following tracts: said 2.98 acre tract, a tract conveyed to Maria Gutierrez by deed recorded in Volume 5330, Page 409 of said Official Public Records, a 3.00 acre tract conveyed to Robert A. and Idrene Maspero by deed recorded in Volume 17973, Page 2122 of said Official Public Records, and a 3.00 acre tract conveyed to Antonio Ramirez Jr., et.al. by deed recorded in Doc. No. 20200033097 of said Official Public Records, a distance of 1938.01 feet to the northwest corner of said Antonio Ramirez Jr., et.al. tract;

THENCE: S 00°13'39" W, with an east line of said 1296.619 acre tract, the west lines of said Antonio Ramirez Jr., et.al. tract, a tract conveyed to Arthur B. Maspero by deed recorded in Volume 18185, Page 2337 of said Official Public Records, and a called 2.303 acre tract conveyed to Joseph Acevedo by deed recorded in Volume 7192, Page 267 of said Official Public Records, a distance of 954.11 feet to the southwest corner of said called 2.303 acre tract, a reentrant corner of said 1296.619 acre tract;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south lines of the following tracts: said 2.303 acre tract, a 4.180 acre tract conveyed to Elena Dewitt Pena by deed recorded in Volume 6749, Page 127 of said Official Public Records, a 2.090 acre tract conveyed to Rodolfo Jimenez by deed recorded in Volume 17104, Page 893 of said Official Public Records, a 2.090 acre tract conveyed to Evy Adams by deed recorded in Document No. 20210156710 of said Official Public Records, and a 4.180 acre tract conveyed to Edward A. Dewitt by deed recorded in Volume 6749, Page 110 of said Official Public Records, a distance of 1574.16 feet to a point on the south line of said 4.180 acre tract;

THENCE: Departing the north line of said 1296.619 acre tract, the south line of said 4.180 acre tract, over and across said 1296.619 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 560.14 feet, a central angle of 67°45'06", a chord bearing and distance of S 29°07'04" E, 624.44 feet, for an arc length of 662.36 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 776.82 feet, a central angle of 27°06'45", a chord bearing and distance of S 14°32'44" E, 364.17 feet, for an arc length of 367.59 feet to a point;

S 16°49'27" E, a distance of 779.28 feet to a point;

S 78°25'51" W, a distance of 325.55 feet to a point;

S 16°36'05" E, a distance of 610.41 feet to a point;

S 88°01'10" W, a distance of 532.98 feet to a point;

S 39°48'30" W, a distance of 197.69 feet to a point;

S 05°22'19" E, a distance of 200.40 feet to a point;

S 39°39'33" W, a distance of 560.39 feet to a point;

S 75°42'06" W, a distance of 628.58 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 152.42 feet, a central angle of 100°56'51", a chord bearing and distance of N 62°41'51" W, 235.13 feet, for an arc length of 268.54 feet to a point;

N 17°28'39" W, a distance of 375.41 feet to a point;

S 86°55'56" W, a distance of 529.78 feet to a point on the north line of a variable width Trail Easement recorded in Document No. 20180195188 of the Official Public Records of Bexar County, Texas;

THENCE: Along the northerly line of said Trail Easement, continuing over and across said 1296.619 acre tract, the following bearings and distances:

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 150.00 feet, a central angle of 36°53'43", a chord bearing and distance of S 82°20'47" W, 94.93 feet, for an arc length of 96.59 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 45.53 feet, a central angle of 129°25'15", a chord bearing and distance of N 51°23'28" W, 82.34 feet, for an arc length of 102.85 feet to a point;

Northeasterly, along a reverse curve to the left, said curve having a radius of 137.35 feet, a central angle of 10°58'47", a chord bearing and distance of N 07°49'46" E, 26.28 feet, for an arc length of 26.32 feet to a point;

N 87°39'38" W, a distance of 10.00 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 127.34 feet, a central angle of 33°33'44", a chord bearing and distance of N 14°26'32" W, 73.53 feet, for an arc length of 74.59 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 60.20 feet, a central angle of 84°17'27", a chord bearing and distance of N 10°55'18" E, 80.79 feet, for an arc length of 88.56 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 105.94 feet, a central angle of 74°15'42", a chord bearing and distance of N 15°56'11" E, 127.90 feet, for an arc length of 137.31 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 155.01 feet, a central angle of 22°56'39", a chord bearing and distance of N 09°43'21" W, 61.66 feet, for an arc length of 62.07 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 194.99 feet, a central angle of 31°27'28", a chord bearing and distance of N 13°58'45" W, 105.72 feet, for an arc length of 107.06 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 155.00 feet, a central angle of 13°11'45", a chord bearing and distance of N 23°06'37" W, 35.62 feet, for an arc length of 35.70 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 194.99 feet, a central angle of 43°23'07", a chord bearing and distance of N 38°12'18" W, 144.15 feet, for an arc length of 147.65 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 155.00 feet, a central angle of 46°34'19", a chord bearing and distance of N 36°36'42" W, 122.55 feet, for an arc length of 125.99 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 195.00 feet, a central angle of 45°03'30", a chord bearing and distance of N 35°51'17" W, 149.43 feet, for an arc length of 153.35 feet to a point;

N 31°36'58" E, a distance of 18.44 feet to a point;

N 31°10'42" W, a distance of 180.05 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 140.00 feet, a central angle of 80°38'42", a chord bearing and distance of N 50°50'58" W, 181.18 feet, for an arc length of 197.05 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 80.00 feet, a central angle of 10°18'44", a chord bearing and distance of N 86°00'57" W, 14.38 feet, for an arc length of 14.40 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.01 feet, a central angle of 24°57'39", a chord bearing and distance of S 86°39'35" W, 51.87 feet, for an arc length of 52.28 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 79.99 feet, a central angle of 31°49'19", a chord bearing and distance of N 89°54'35" W, 43.86 feet, for an arc length of 44.43 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.01 feet, a central angle of 34°08'53", a chord bearing and distance of S 88°55'38" W, 70.47 feet, for an arc length of 71.52 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 130.01 feet, a central angle of 26°17'39", a chord bearing and distance of S 85°00'01" W, 59.14 feet, for an arc length of 59.66 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 169.99 feet, a central angle of 19°19'25", a chord bearing and distance of S 88°29'08" W, 57.06 feet, for an arc length of 57.33 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 80.00 feet, a central angle of 27°57'48", a chord bearing and distance of N 87°11'40" W, 38.66 feet, for an arc length of 39.05 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.00 feet, a central angle of 45°59'57", a chord bearing and distance of S 83°47'16" W, 93.77 feet, for an arc length of 96.34 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 80.01 feet, a central angle of 34°21'51", a chord bearing and distance of S 77°58'13" W, 47.27 feet, for an arc length of 47.99 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 169.99 feet, a central angle of $25^{\circ}35'56''$, a chord bearing and distance of $S 82^{\circ}21'11'' W$, 75.32 feet, for an arc length of 75.95 feet to a point;

$N 20^{\circ}26'47'' W$, a distance of 10.00 feet to a point;

$S 70^{\circ}00'27'' W$, a distance of 84.80 feet to a point;

$S 43^{\circ}46'33'' W$, a distance of 49.40 feet to a point on the east line of Lot 1, Block 1, Chariot Subdivision recorded in Volume 20001, Pages 316-319 of the Deed and Plat Records of Bexar County, Texas;

THENCE: $N 28^{\circ}59'12'' W$, along and with the east line of said Lot 1, a distance of 244.22 feet to the northeast corner of said Lot 1;

THENCE: $S 88^{\circ}24'46'' W$, along and with the north line of said Lot 1, a distance of 1326.55 feet to a point;

THENCE: Departing the north line of said Lot 1, over and across said 1296.619 acre tract, the following bearings and distances:

$N 08^{\circ}51'27'' E$, a distance of 489.46 feet to a point;

$S 72^{\circ}14'52'' W$, a distance of 69.64 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 755.00 feet, a central angle of $28^{\circ}24'33''$, a chord bearing and distance of $S 86^{\circ}27'09'' W$, 370.53 feet, for an arc length of 374.36 feet to a point;

$N 79^{\circ}20'35'' W$, a distance of 107.73 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 645.00 feet, a central angle of $26^{\circ}47'21''$, a chord bearing and distance of $S 87^{\circ}15'45'' W$, 298.84 feet, for an arc length of 301.58 feet to a point;

$S 73^{\circ}52'05'' W$, a distance of 60.00 feet to a point;

$S 28^{\circ}52'05'' W$, a distance of 62.17 feet to a point on a west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281;

THENCE: N 13°16'45" W, with the west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281, a distance of 79.53 feet to a point;

THENCE: N 16°07'55" W, continuing with the west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281, a distance of 114.53 feet to the POINT OF BEGINNING and containing 426.794 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12632-00 by Pape-Dawson Engineers, Inc.

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, Inc.
DATE: July 29, 2022
JOB NO. 12632-00
DOC. ID. N:\CIVIL\12632-00\Word\12632-00 FN_426.794 AC_PID.docx

