

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 88.979 acre, more or less, tract of land being all of Lot 13, Block 1, New City Block 17658, 38-Acre Rolling Oaks Commercial Tract recorded in Volume 9633, Pages 81-82 of the Deed and Plat Records of Bexar County, Texas, being in the name of Nacogdoches 38, Ltd. as conveyed by deed recorded in Volume 12411, Page 162 of the Official Public Records of Bexar County, Texas, all of that called 25.388 acre tract described in deed recorded in Volume 8911, Page 868 of the Official Public Records of Bexar County, Texas, and all of that called 25.423 acre tract conveyed to R&R Loop 1604, LLC by deed recorded in Volume 13013, Page 611 of the Official Public Records of Bexar County, Texas, in the F.G. Keller Survey No. 198, Abstract 394 and the Pedro Sanchez Survey No. 411, Abstract 677, in New City Block 16584 of the City of San Antonio, Bexar County, Texas. Said 88.979 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:

BEGINNING: At a found ½" iron rod at the south corner of said Lot 13, same being the southeast corner of that called 51.276 acre tract conveyed to Nardis Investments Co. by deed recorded in Volume 18759, Page 1365 of the Official Public Records of Bexar County, Texas, on the northwest right-of-way line of Nacogdoches Road, a variable width public right-of-way;

THENCE: Departing the northwest right-of-way line of said Nacogdoches Road, along and with the southwest line of said Lot 13, the northeast line of said called 51.276 acre tract, the following bearings and distances:

N 30°21'25" W, a distance of 1806.07 feet to a found ½" iron rod;

N 30°25'17" W, a distance of 700.50 feet to a found ½" iron rod with a cap marked "Vickrey";

N 30°30'04" W, a distance of 948.55 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northwest corner of said Lot 13, the northeast corner of said called 51.276 acre tract, on the south line of a 100-foot railroad right-of-way;

THENCE: Northeasterly, along and with the north line of said Lot 13, the south line of said 100-foot railroad right-of-way, along a non-tangent curve to the right, said curve having a radius of 5708.75 feet, a central angle of 04°59'59", a chord bearing and distance of N 73°28'36" E, 497.98 feet, for an arc length of 498.14 feet to a found ½" iron rod with an unknown cap at the northeast corner of said Lot 13, the northwest corner of said called 25.388 acre tract;

- THENCE: N 75°59'29" E, along and with the north line of said called 25.388 acre tract, continuing along and with the south line of said 100-foot railroad right-of-way, a distance of 357.84 feet to a found ½" iron rod at the northeast corner of said called 25.388 acre tract, the northwest corner of said called 25.423 acre tract;
- THENCE: N 76°11'11" E, along and with the north line of said called 25.423 acre tract, continuing along and with the south line of said 100-foot railroad right-of-way, a distance of 366.68 feet to a found ½" iron rod at the northeast corner of said called 25.423 acre tract, same being the northwest corner of a tract described in Volume 3059, Page 1216 of the Official Public Records of Bexar County, Texas and being in the name of Ward and Lily Heaner;
- THENCE: Departing the south line of said 100-foot railroad right-of-way, along and with the northeast line of said called 25.423 acre tract, same being the southwest line of said Heaner tract, the following bearings and distances:
- S 30°28'54" E, a distance of 1361.14 feet to a found ½" iron rod;
- S 29°54'40" E, a distance of 374.37 feet to a found ½" iron rod with an unknown cap;
- S 30°34'06" E, a distance of 200.37 feet to a found ½" iron rod with a cap marked "KFW";
- S 30°18'49" E, a distance of 1162.13 feet to a found ½" iron rod with a cap marked "KFW" at the southeast corner of said called 25.423 acre tract, same being the south corner of said Heaner Tract, on the northwest right-of-way line of said Nacogdoches Road;
- THENCE: S 56°14'53" W, along and with the southeast line of said called 25.423 acre tract, the northwest right-of-way line of said Nacogdoches Road, a distance of 350.81 feet to a found ½" iron rod at the southwest corner of said called 25.423 acre tract, the southeast corner of said called 25.388 acre tract;
- THENCE: S 56°23'18" W, along and with the southeast line of said called 25.388 acre tract, continuing along and with the northwest right-of-way line of said Nacogdoches Road, a distance of 20.14 feet to a found TxDOT Right-of-Way Monument (Type I);
- THENCE: Southwesterly, continuing along and with the southeast line of said called 25.388 acre tract and the northwest right-of-way line of said Nacogdoches Road, along a tangent curve to the right, said curve having a radius of 7589.49 feet, a central angle of 02°23'38", a chord bearing and distance of S 57°35'07" W, 317.06 feet, for an arc length of 317.09 feet to a found ½" iron rod with a cap marked KFW at the southwest corner of said called 25.388 acre tract, the southeast corner of said Lot 13;

88.979 Ac.
Job No.: 13401-00
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THENCE: Southwesterly, along and with the southeast line of said Lot 13, continuing along and with the northwest right-of-way line of said Nacogdoches Road, along a compound curve to the right, said curve having a radius of 8106.50 feet, a central angle of $01^{\circ}16'05''$, a chord bearing and distance of S $59^{\circ}24'59''$ W, 179.42 feet, for an arc length of 179.42 feet to a found TxDOT Right-of-Way Monument (Type I);

THENCE: S $59^{\circ}50'37''$ W, continuing along and with the southeast line of said Lot 13, the northwest right-of-way line of said Nacogdoches Road, a distance of 308.56 feet to the POINT OF BEGINNING and containing 88.979 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13401-00 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: April 4, 2024
JOB NO. 13401-00
DOC. ID. N:\CIVIL\13401-00\Word\13401-00 ZN 88.979 AC.docx



EXHIBIT "C"

EASEMENT AREA:

Being a 0.037 of an acre (1,600.00 square feet) tract of land lying in and being a portion of a called 25.423 acre tract of land out of the Marie Goll 103.136 acre tract being partly out of the F.G. Keller Survey No. 198, County Blocks 5020 and 5020A, and out of the Pedro Sanchez Survey No. 411, County Block 5021, conveyed to R&R LOOP 1604, LLC from Robert and Maria Rodriguez by Warranty Deed as recorded in Document Number 20070174005-1, Deed Records of Bexar County, Texas (D.R.B.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the northwesterly right-of-way line of Nacogdoches Road (FM Hwy 2252) and also being the southeastern corner of the called 25.423 acre tract;

THENCE, South 56°46'26" West along the southeasterly boundary line of the called 25.423 acre tract a distance of 351.53 feet and North 29°55'19" West along the southwesterly boundary line of the called 25.423 acre tract a distance of 1160.07 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING of said Tower Easement;

THENCE, North 29°55'19" West along the southwesterly boundary line of said 25.423acre tract a distance of 40.00 a 1/2 inch iron rod found for a corner;

THENCE, North 60°04'41" East a distance of 40.00 feet to a 1/2 inch iron rod found for a corner;

THENCE, South 29°55'19" East a distance of 40.00 feet to a 1/2 inch iron rod found for a corner;

THENCE, South 60°04'41" West a distance of 40.00 feet to return to the POINT OF BEGINNING of said Tower Easement, and containing 0.037 acres (1,600.00 square feet) of land more or less.