

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 2.255 acre tract of land out of that 167.4 acre tract conveyed to the SARLP-Resort Owner, LLC by deed recorded in Volume 15875, Page 511 of the Official Public Records of Bexar County, Texas, out of the B.B.B. & C.R.R. Survey No. 402 Abstract No. 101, in New City Block (N.C.B.) 17673 of the City of San Antonio, Bexar County, Texas. Said 2.255 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 point on the east right-of-way line of Rogers Road, an 86-foot public right-of-way, the northwest corner of Lot 1, Block 7 of the Slate Creek Subdivision, recorded in Volume 9624, Page 114 of the Deed and Plat Records of Bexar County, Texas and a south corner of said 167.4 acre tract;

THENCE: N 14°23'05" W, along and with the east right-of-way line of said Rogers Road and the west line of said 167.4 acre tract, a distance of 446.68 feet to a point;

THENCE: Departing the east right-of-way line of said Rogers Road and the west line of said 167.4 acre tract, over and across said 167.4 acre tract, the following bearings and distances:

N 75°36'55" E, a distance of 3.75 feet to a point;

S 25°08'07" E, a distance of 160.50 feet to a point;

N 79°01'11" E, a distance of 210.70 feet to a point;

N 63°41'06" E, a distance of 60.75 feet to a point;

S 26°18'54" E, a distance of 278.00 feet to a point on the north line of said Lot 1 and the south line of said 167.4 acre tract;

THENCE: S 63°41'06" W, continuing along and with the north line of said Lot 1 and the south line of said 167.4 acre tract, a distance of 122.12 feet to a point, an angle point in the north line of said Lot 1 and the south line of said 167.4 acre tract;

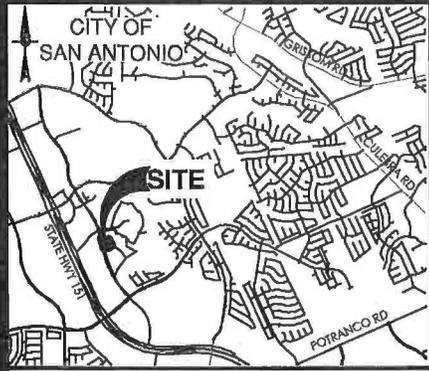
THENCE: S 77°33'36" W, continuing along and with the north line of said Lot 1 and the south line of said 167.4 acre tract, a distance of 241.58 feet the POINT OF BEGINNING and containing 2.255 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13510-00 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
DATE: September 18, 2024
JOB NO.: 13510-00
DOC. ID.: N:\CIVIL\13510-00\Word\13510-00 FNZN 2.255AC.docx



G. E. Buchanan



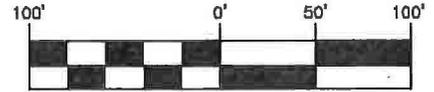
LOCATION MAP
NOT-TO-SCALE

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
POB POINT OF BEGINNING

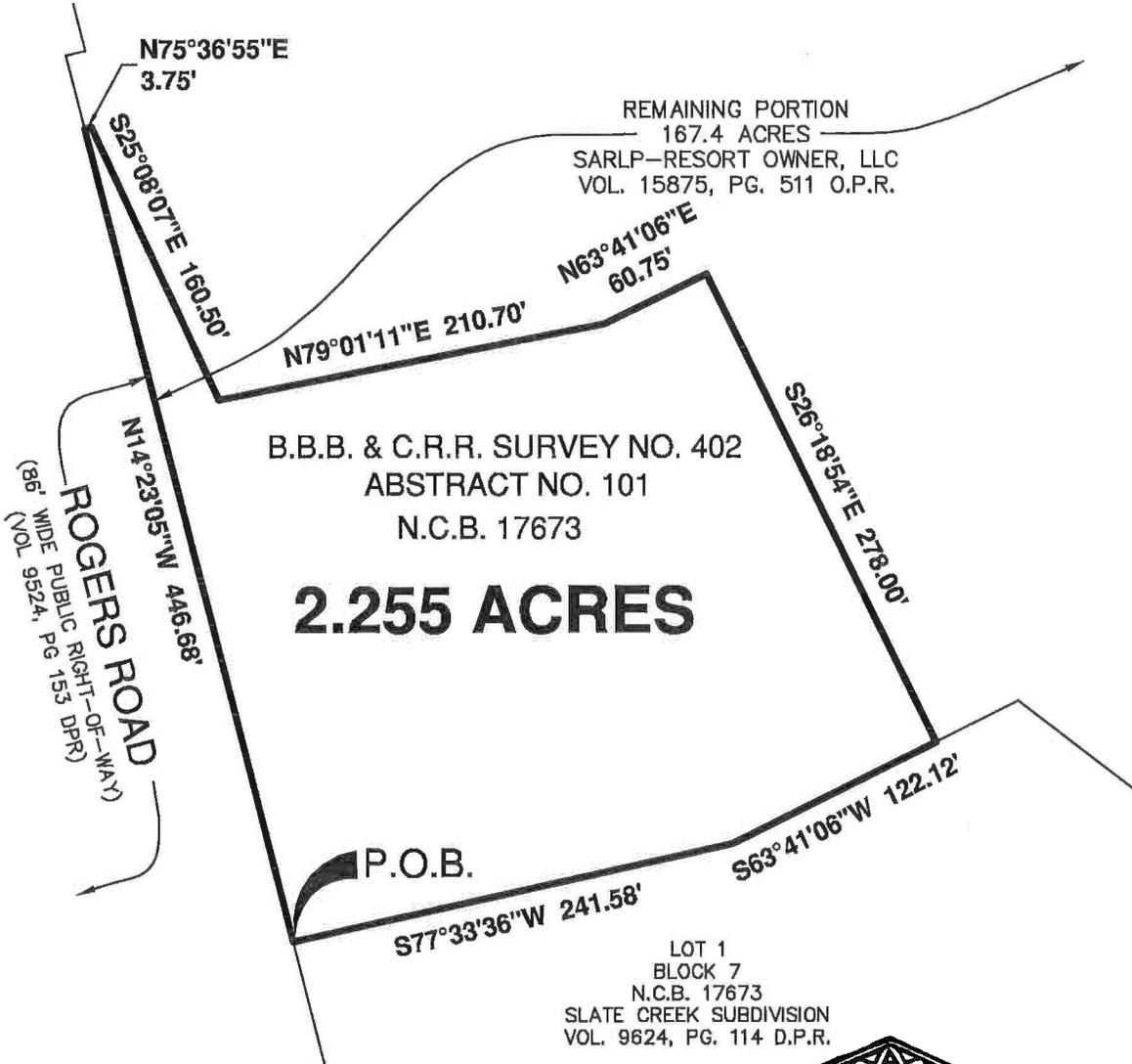
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO.13510-00 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.



SCALE: 1" = 100'

EXHIBIT FOR ZONING



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10026800



G. E. Buchanan

SEPTEMBER 18, 2024

SHEET 1 OF 1
JOB No.:13510-00

Plotter Sep 18, 2024, 1:24pm User: J.D. Forster
File: N:\CIVIL\13510-00\13510-00_ESSN_2.255AC.dwg

REFERENCE:

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 0.294 of an acre, more or less, tract of land out of the remaining portion of that 167.4 acre tract described in deed to SARLP-Resort Owner, LLC., recorded in Volume 15875, Page 511 of the Official Public Records of Bexar County, Texas, out of the B.B.B & C.R.R. Co. Survey 402, Abstract 101, in New City Block 17673 of the City of San Antonio, Bexar County, Texas. Said 0.294 of an 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 with yellow cap stamped "Pape-Dawson" on the east right-of-way line of Rogers Road, an 86-foot public right-of-way, dedicated in Volume 9524, Page 153 of the Deed and Plat Records of Bexar County, Texas, at the southwest corner of Lot 3, Block 10, NCB 17573, Westover Hills Unit 51 recorded in Volume 9724, Page 4 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 75°20'05" E, departing the east right-of-way line of said Rogers Road, along and with the southeast line of said Lot 3, a distance of 146.74 feet to a calculated point;

THENCE: S 24°15'35" E, over and across said 167.4 acre tract, a distance of 85.52 feet to a calculated point on the north line of Lot 5, Block 10, NCB 17573, Hyatt San Antonio Resort Unit 4B recorded in Volume 20003, Page 1704 of the Plat Records of Bexar County, Texas;

THENCE: Along and with the north line of said Lot 5, the following bearings and distances:

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 224.00 feet, a central angle of 14°39'08", a chord bearing and distance of S 77°08'21" W, 57.13 feet, for an arc length of 57.28 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

S 69°48'47" W, a distance of 62.80 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

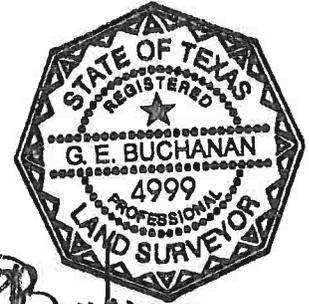
Northwesterly, along a tangent curve to the right, said curve having a radius of 38.00 feet, a central angle of 95°28'38", a chord bearing and distance of N 62°26'54" W, 56.25 feet, for an arc length of 63.32 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" on the east right-of-way line of said Rogers Road;

THENCE: N 14°23'05" W, along and with the east right-of-way line of said Rogers Road, a distance of 23.71 feet to a calculated point;

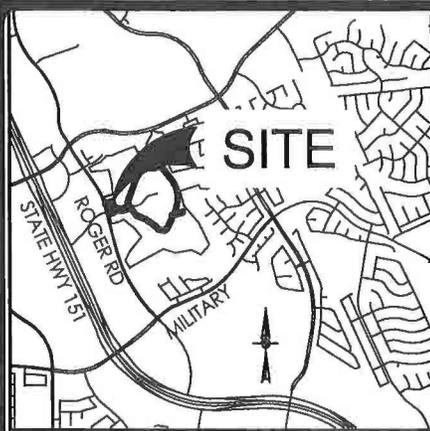
THENCE: Northwesterly, , continuing along and with the east right-of-way line of said Rogers Road, along a non-tangent curve to the left, said curve having a radius of 1838.00 feet, a central angle of 00°50'37", a chord bearing and distance of N 14°20'14" W, 27.06 feet, for an arc length of 27.06 feet to the POINT OF BEGINNING and containing 0.294 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9152-24 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 30, 2024
JOB NO. 9152-24
DOC. ID. N:\Survey24\24-9100\9152-24\Word\9152-24 FN-0.294 AC.docx



G. E. Buchanan



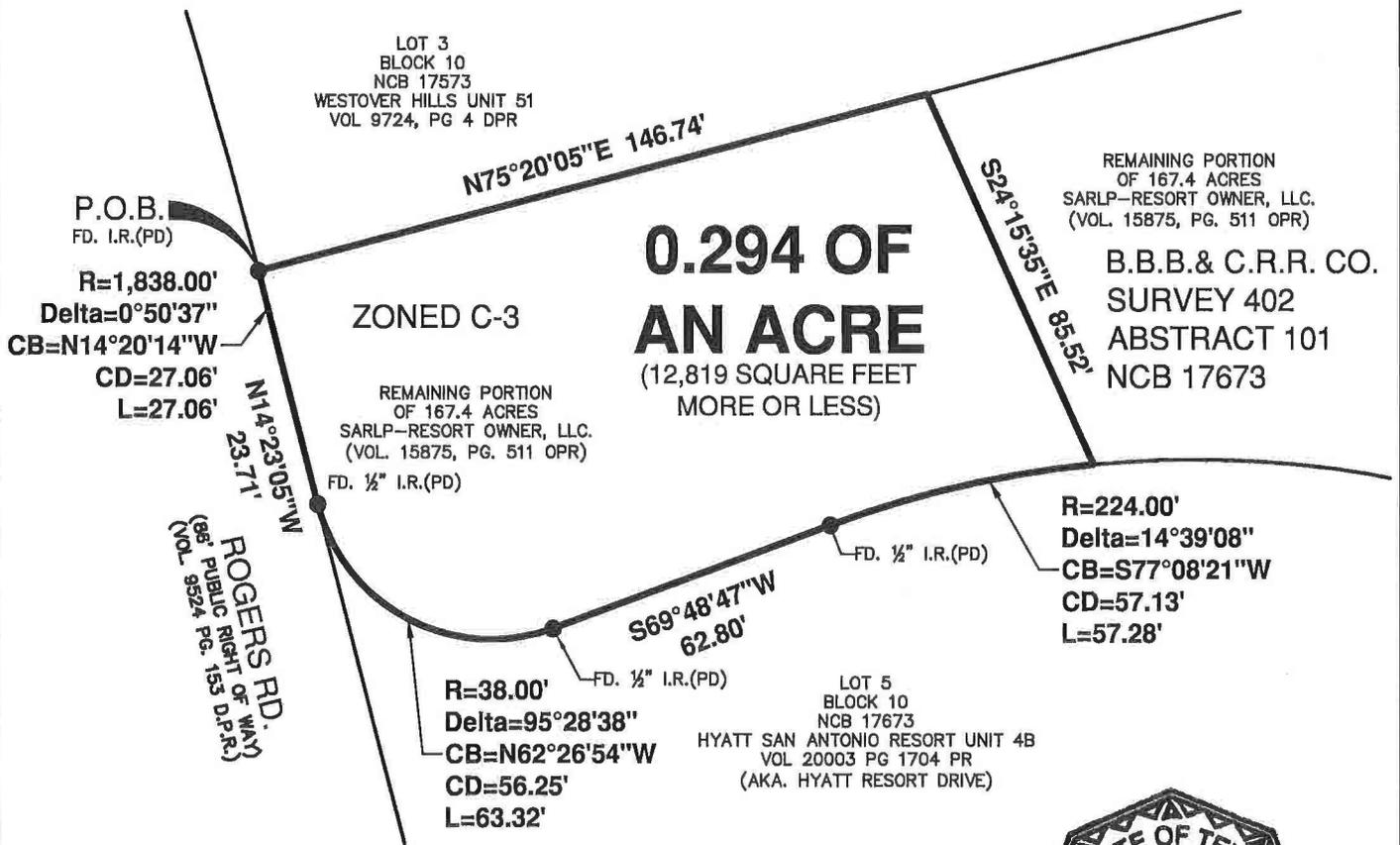
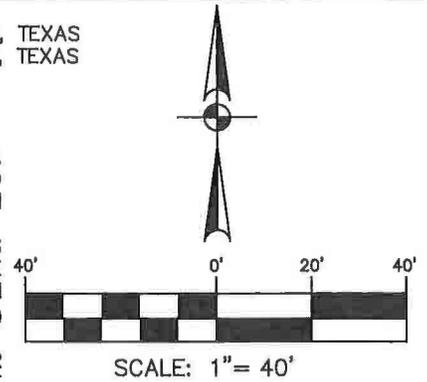
LOCATION MAP
NOT-TO-SCALE

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9152-24 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. "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."



G. E. Buchanan

EXHIBIT FOR ZONING



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SEPTEMBER 30, 2024

SHEET 1 OF 1
JOB No.: 9152-24