



DESCRIPTION OF
5.218 ACRES OR 227,305 SQ. FT.

A TRACT OR PARCEL CONTAINING 5.218 ACRES OR 227,305 SQUARE FEET OF LAND, SITUATED IN THE SANTIAGO HERNANDEZ SURVEY NUMBER (NO.) 209, ABSTRACT NO. 323 AND THE FRANCISCO RIVAS SURVEY NO. 1, ABSTRACT NO. 14, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 15172, BEING ALL OF LOT 28, RXP MEDINA BASE, MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 20003, PAGE (PG.) 1515 OF THE PLAT RECORD OF BEXAR COUNTY, TEXAS (P.R.B.C.T.), AND A PORTION OF LOT 29 OF SAID RXP MEDINA BASE, DESCRIBED IN DEED TO MEDINA BASE CAR WASH SERVICES, LLC, AS RECORDED IN DOCUMENT NO. 20220137936 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), WITH SAID 5.218 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A TX-DOT MONUMENT FOUND AT THE EAST END OF A SOUTHEAST CUTBACK LINE AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF SUN VALLEY DRIVE (WIDTH VARIES), AS RECORDED IN VOL. 20003, PG. 1515, P.R.B.C.T., AND THE SOUTHWEST R.O.W. LINE OF MEDINA BASE ROAD (WIDTH VARIES), AS RECORDED IN VOL. 20003, PG. 1515, P.R.B.C.T., FOR THE MOST NORTH CORNER OF SAID LOT 28 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 54 DEG. 20 MIN. 02 SEC. EAST, WITH THE SOUTHWEST R.O.W. LINE OF SAID MEDINA BASE ROAD, A DISTANCE OF 173.88 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON CORNER OF SAID LOT 28 AND SAID LOT 29, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30 DEG. 45 MIN. 30 SEC. WEST, WITH THE COMMON LINE OF SAID LOT 28 AND SAID LOT 29, A DISTANCE OF 204.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 29 MIN. 24 SEC. EAST, OVER AND ACROSS SAID LOT 29, A DISTANCE OF 180.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 30 MIN. 36 SEC. EAST, CONTINUING OVER AND ACROSS SAID LOT 29, A DISTANCE OF 314.09 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHWEST R.O.W. LINE OF INTERSTATE HIGHWAY 410 (WIDTH VARIES), FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 23 DEG. 44 MIN. 56 SEC. EAST, WITH THE SOUTHWEST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 410, A DISTANCE OF 181.37 FEET TO A TX-DOT MONUMENT FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 31 DEG. 16 MIN. 54 SEC. EAST, CONTINUING WITH THE SOUTHWEST R.O.W. LINE OF SAID INTERSTATE HIGHWAY 410, A DISTANCE OF 148.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF A CALLED 4.893 ACRE TRACT, DESCRIBED IN DEED TO M3 PROPERTY RENTALS, LLC, AS RECORDED IN DOCUMENT NO. 20110152174, O.P.R.B.C.T., AND THE MOST EAST CORNER OF SAID LOT 29 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 30 MIN. 56 SEC. WEST, WITH THE COMMON LINE OF SAID LOT 29 AND SAID 4.893 ACRE TRACT, A DISTANCE OF 403.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WEST CORNER OF SAID 4.893 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT 29 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 10 MIN. 58 SEC. EAST, CONTINUING WITH THE COMMON LINE OF SAID LOT 29 AND SAID 4.893 ACRE TRACT, A DISTANCE OF 480.05 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND ON THE NORTHWEST R.O.W. LINE OF LAKE VALLEY DRIVE (50 FEET WIDE), AS RECORDED IN VOL. 6800, PG. 53, P.R.B.C.T., FOR THE COMMON SOUTH CORNER OF SAID LOT 29 AND SAID 4.893 ACRE TRACT, SAME BEING THE MOST SOUTH SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 30 MIN. 15 SEC. WEST, WITH THE NORTHWEST R.O.W. LINE OF SAID LAKE VALLEY DRIVE AND THE SOUTHERLY LINE OF SAID LOT 29, A DISTANCE OF 30.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF A CALLED C.P.S.B. OVERHANG EASEMENT, AS RECORDED IN VOL. 6800, PG. 53, P.R.B.C.T., SAME BEING THE SOUTHEAST CORNER OF BLOCK 83A OF LACKLAND CITY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOL. 6800, PG. 53, P.R.B.C.T., AND THE SOUTHWEST CORNER OF SAID LOT 29 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEG. 10 MIN. 58 SEC. WEST, WITH THE COMMON LINE OF SAID C.P.S.B. OVERHANG EASEMENT AND SAID LOT 29, A DISTANCE OF 934.89 FEET TO A 1/2 " IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID OVERHANG EASEMENT AND SAID BLOCK 83A, SAME BEING THE COMMON WEST CORNER OF SAID LOT 28 AND 29 AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 51 MIN. 34 SEC. WEST, WITH THE COMMON LINE OF SAID OVERHANG EASEMENT AND SAID LOT 28, A DISTANCE OF 148.46 FEET TO A PK NAIL FOUND ON THE SOUTHEAST R.O.W. LINE OF AFORESAID SUN VALLEY DRIVE, FOR THE MOST WEST CORNER OF SAID LOT 28 AND OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH THE SOUTHEAST R.O.W. LINE OF SAID SUN VALLEY DRIVE, THE WEST LINE OF SAID LOT 28 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 341.35 FEET, A CENTRAL ANGLE OF 44 DEG. 29 MIN. 51 SEC., AN ARC LENGTH OF 265.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 08 DEG. 30 MIN. 31 SEC. EAST, - 258.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE END OF SAID CURVE;

THENCE, NORTH 30 DEG. 45 MIN. 30 SEC. EAST, CONTINUING WITH THE SOUTHEAST R.O.W. LINE OF SAID SUN VALLEY DRIVE AND THE WEST LINE OF SAID LOT 28, A DISTANCE OF 159.71 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET AT THE SOUTH END OF SAID SOUTHEAST CUTBACK LINE AT THE INTERSECTION OF THE SOUTHEAST R.O.W. LINE OF SAID SUN VALLEY DRIVE AND THE SOUTHWEST R.O.W. LINE OF SAID MEDINA BASE ROAD, FOR THE MOST NORTH CORNER OF SAID LOT 29 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A DISTURBED TX-DOT MONUMENT FOUND BEARS SOUTH 43 DEG. 57 MIN. WEST, -1.8 FEET;

THENCE, NORTH 80 DEG. 44 MIN. 14 SEC. EAST, WITH SAID CUTBACK LINE, A DISTANCE OF 35.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.218 ACRES OR 227,305 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60271, PREPARED BY WINDROSE.



C. PAUL JONES, SR.
R.P.L.S. NO. 5480
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



2/20/2025
DATE