



LEASE SITE LEGAL DESCRIPTION:

Being 0.2296 acres (10,000 square feet) of land, out of a called 216.87 acres, conveyed to Paul B. Carter, by deed recorded under C.F.N. 20010118508 O.P.R. B.C.T., said 0.2296 acre tract lying in the Francisco Farias Survey No. 15, Abstract 2, County Block 4010, Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at found 5/8 inch iron rod in the northwest right-of-way (R.O.W.) line of Priest Road, public R.O.W. varies, marking the south corner of Lot 36, Majestic Oaks, recorded under Volume 9537, Page 39 Plat Records of Bexar County, Texas (P.R. B.C.T.), also being the east corner of said 2.000 acres;

THENCE South 53°18'04" West, along said northwest R.O.W. line, a distance of 31.15 feet to a point for corner, marking the east corner of an Access & Utility Easement;

THENCE South 53°18'04" West, continuing along said northwest R.O.W., a distance of 30.00 feet to a point for corner, marking the south corner of said easement;

THENCE North 37°17'45" West, a distance of 1008.82 feet to a point for corner, marking the west corner of said easement;

THENCE North 52°22'08" East, a distance of 130.07 feet to a point for corner, marking the north corner said Access & Utility Easement, also being a point in the southwest line of a Lease Site and the POINT OF BEGINNING;

THENCE North 37°37'52" West, a distance of 35.00 feet to a set 5/8 inch iron rod with cap stamped "Core6657", marking the west corner of the herein described tract;

THENCE North 52°22'08" East, a distance of 100.00 feet to a set 5/8 inch iron rod with cap stamped "Core6657", marking the north corner of the herein described tract;

THENCE South 37°37'52" East, a distance of 100.00 feet to a set 5/8 inch iron rod with cap stamped "Core6657" in the northwest line of a called Tract I: 73.683 acres, conveyed to 21123 Lamn-Priest LLC, by deed recorded under C.F.N. 20140032913 O.P.R. B.C.T., marking the east corner of the herein described tract;

THENCE South 52°22'08" West, along said northwest line, a distance of 100.00 feet to a set 5/8 inch iron rod with cap stamped "Core6657", marking the south corner of the herein described tract;

THENCE North 37°37'52" West, a distance of 65.00 feet to the POINT OF BEGINNING and containing a computed 0.2296 acres (10,000 square feet) of land.

Clemente Turrubiarres Jr.
RPLS No. 6657
Job No. 20-00004U
Issue Date: August 10, 2020
Revised: April 18, 2022



10210 Grogans Mill Road, Ste. 120
The Woodlands, TX 77380
(224) 828-1208