

METES AND BOUNDS DESCRIPTION  
FOR

A 34.506 acre, or 1,503,092 square feet more or less, tract of land out of that 99.95 acre tract described in deed to FLG Preserve, LLC, recorded in Volume 18602, Page 565, of the Official Public Records of Bexar County, Texas, situated in the Joseph Jordan Survey No. 45, Abstract 374, County Block 4296, and the Ignacio Perez Survey, Abstract 13, County Block 4297, Bexar County, Texas. Said 34.506 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 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the west line of said 99.95 acre tract, at the south corner of Lot 903, Preserve at Medina Unit 1, recorded in Volume 20001, Page 641 of the Plat Records of Bexar County, Texas;

**THENCE:** Along and with the common line between said 99.95 acre tract and said Preserve at Medina Unit 1, the following bearings and distances:

N 34°08'53" E, a distance of 150.11 feet to a found 1/2 inch iron rod;

N 45°24'16" E, a distance of 204.12 feet to a found 1/2 inch iron rod;

N 34°07'27" E, passing a 1/2 inch iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of Lot 901 of said Preserve at Medina Unit 1, at a distance of 1695.18 feet, and a total distance of 1727.18 feet to a found 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of Watson road at the northwest corner of said 99.95 acre tract;

**THENCE:** Along and with the south right-of-way line of said Watson Road, the north line of said 99.95 acre tract, the following bearings and distances:

S 76°13'05" E, a distance of 170.15 feet to a found TxDOT Type II right-of-way monument;

S 69°37'05" E, a distance of 206.37 feet to a point;

THENCE: Departing the south right-of-way line of said Watson Road, the north line of said 99.95 acre tract, over and across said 99.95 acre tract, the following bearings and distances:

S 34°07'35" W, a distance of 336.14 feet to a point;

S 57°07'19" E, a distance of 360.09 feet to a point;

S 34°07'35" W, a distance of 648.26 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 130.00 feet, a central angle of 31°08'37", a chord bearing and distance of S 31°47'19" E, 69.80 feet, for an arc length of 70.66 feet to a point;

S 16°13'00" E, a distance of 36.34 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 62.50 feet, a central angle of 39°49'09", a chord bearing and distance of S 36°07'35" E, 42.57 feet, for an arc length of 43.44 feet to a point;

S 56°02'10" E, a distance of 148.89 feet to a point on the west right-of-way line of State Highway 16, a 220-foot wide right-of-way, the east line of said 99.95 acre tract;

THENCE: S 34°06'42" W, along the west right-of-way line of said State Highway 16, the east line of said 99.95 acre tract, a distance of 75.00 feet to a point;

THENCE: Departing the west right-of-way line of said State Highway 16, the east line of said 99.95 acre tract, over and across said 99.95 acre tract, the following bearings and distances:

N 56°02'10" W, a distance of 125.27 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 137.50 feet, a central angle of 39°49'09", a chord bearing and distance of N 36°07'35" W, 93.65 feet, for an arc length of 95.56 feet to a point;

N 16°13'00" W, a distance of 70.00 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 70.00 feet, a central angle of  $13^{\circ}05'21''$ , a chord bearing and distance of N  $22^{\circ}45'41''$  W, 15.96 feet, for an arc length of 15.99 feet to a point;

S  $34^{\circ}07'35''$  W, a distance of 1095.04 feet to a point;

S  $68^{\circ}05'14''$  W, a distance of 264.90 feet to a point;

N  $30^{\circ}59'06''$  W, a distance of 248.61 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 685.00 feet, a central angle of  $31^{\circ}05'53''$ , a chord bearing and distance of N  $46^{\circ}32'03''$  W, 367.25 feet, for an arc length of 371.79 feet to a point;

N  $62^{\circ}05'00''$  W, a distance of 24.17 feet to the POINT OF BEGINNING and containing 34.506 acres in Bexar County, Texas. Said tract being described in conjunction with a map prepared under job number 7131-36 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22 TAC §138.95, 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 9, 2021  
JOB NO. 7131-36  
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