

State of Texas
County of Bexar

Field notes for a tract of land containing 108.64 acres, being out of a 414.76 acres, called Tract 1, lying in the Bernardino Ruiz Survey No. 35, Abstract No. 611, CB 4180, Bexar County, Texas, as shown on the accompanying Plat of Survey prepared for OnPeak Power, LLC, dated July 13, 2022.

A tract of land containing 108.64 acres, being out of a 414.76 acres, called Tract 1, lying in the Bernardino Ruiz Survey No. 35, Abstract No. 611, CB 4180, Bexar County, Texas, described in an instrument recorded as Clerk's File No. 20210290475, Official Public Records of Bexar County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point, lying on the East line of said 414.76 acre tract of land, being the West line of a 106.87 acre tract of land, described in an instrument recorded as Clerk's File No. 20170220186, Official Public Records of Bexar County, Texas, which bears South 12° 43' 11" West, 589.11 feet, from a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, found previously set as a witness point for the Northeast corner of said 414.76 acre tract of land, said point of beginning being a salient corner of this tract of land;

Thence South 12° 43' 11" West, 712.23 feet, along the East line of said 414.76 acre tract of land, being the West line of said 106.87 acre tract of land, to a point, said point being the Southwest corner this tract of land;

Thence across said 414.76 acre tract of land, and along the San Antonio city limit line the following bearings and distances;

Along a non-tangent curve to the right, having a radius of 1482.18 feet, a delta angle of 39° 38' 45", an arc length of 1025.59 feet, and a chord bearing and distance of North 61° 58' 54" West, 1005.25 feet, to a point, said point being an angle point of this tract of land;

Along a non-tangent curve to the right, having a radius of 1555.82 feet, a delta angle of 07° 23' 56", an arc length of 200.91 feet, and a chord bearing and distance of North 55° 47' 41" West, 200.77 feet, to a point, said point being a salient corner of this tract of land;

Along a non-tangent curve to the right, having a radius of 1987.09 feet, a delta angle of 27° 54' 28", an arc length of 967.88 feet, and a chord bearing and distance of South 75° 29' 19" West, 958.34 feet, to a point, said point being an angle point of this tract of land;

Along a non-tangent curve to the right, having a radius of 1425.26 feet, a delta angle of 35° 01' 22", an arc length of 871.21 feet, and a chord bearing and distance of North 82° 45' 19" West, 857.71 feet, to a point, said point being a salient corner of this tract of land;

Along a non-tangent curve to the right, having a radius of 1525.33 feet, a delta angle of 52° 22' 31", an arc length of 1394.34 feet, and a chord bearing and distance of South 72° 20' 13" West, 1346.30 feet, to a point, lying on the West line of said 414.76 acre tract of land, said point being the Southwest corner of this tract of land;

Thence North 00° 14' 18" West, 862.67 feet, along the West line of said 414.76 acre tract of land, to a point, which bears North 36° 37' 37" East, 584.17 feet, from a point, marked by a 1/2 inch steel rod monument, found for a reentrant corner of said 414.76 acre tract of land, said point being the lower Northwest corner of this tract of land;

Thence across said 414.76 acre tract of land, the following bearings and distances;

North 90° 00' 00" East, 453.20 feet, to a point, said point being a reentrant corner of this tract of land;

North 00° 00' 00" East, 412.10 feet, to a point, said point being a salient corner of this tract of land;

North 88° 54' 24" East, 144.64 feet, to a point, said point being a reentrant corner of this tract of land;

North 01° 01' 05" West, 126.97 feet, to a point, said point being an angle point of this tract of land;

North 00° 40' 22" East, 141.41 feet, to a point, said point being the Northeast corner of this tract of land;

North 89° 57' 39" East, 1017.82 feet, to a point, said point being a salient corner of this tract of land;

South 56° 36' 47" East, 273.15 feet, to a point, said point being a reentrant corner of this tract of land;

North 88° 08' 10" East, 471.71 feet, to a point, said point being a reentrant corner of this tract of land;

North 42° 02' 52" East, 156.66 feet, to a point, said point being a salient corner of this tract of land;

North 89° 58' 20" East, 628.08 feet, to a point, said point being an angle point of this tract of land;

South 79° 55' 15" East, 693.97 feet, to a point, said point being the Northeast corner of this tract of land;


South 00° 32' 50" East, 429.41 feet, to a point, said point being a reentrant corner of this tract of land;

South 58° 58' 35" East, 568.95 feet, to a point, said point being an angle point of this tract of land;

Thence South 57° 11' 56" East, 62.84 feet, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 108.64 acres, prepared for OnPeak Power, LLC, dated July 13, 2022, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
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