

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.

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CONSULTING ENGINEERS

LAND SURVEYORS

EXHIBIT "B1" – TRACT 1

METES & BOUNDS

Being a 3.713 acre tract (161,753 SF) of land, more or less, in the City of San Antonio, comprised of a 0.487 acre tract being the north 137.00 foot portion of Lots 1, 2 and 3, Block 23, NCB 7534, recorded by deed in Document #20230080332 and by plat in Volume 980, Page 151 of the Official Public Records of Bexar County, Texas, and a 3.226 acre tract known as the south 310.5 feet of Lots 8, 9, 10, and 11, and the south 180 feet of Lot 12, Block 19, New City Block 7533, recorded by deed in Document #20190053859 and by plat in Volume 980, Page 151, Deed and Plat Records of Bexar County, Texas.

Said 3.713 acre tract with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204) and more particularly described as follows:

BEGINNING at a found iron rod, along the south Right-of-Way (ROW) line of Schley Ave. (50' ROW), said point being the northwest corner of the afore mentioned Lot 3 and also having state plane coordinate values of X = 2146796.59 and Y = 13691099.91;

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| Thence | along said ROW, S 89°59'03" E, a distance of 155.03 feet, to a point; |
| Thence | departing said Schley ROW, and along the east ROW line of Beethoven Ave. (50' ROW), N 00°00'03" E, a distance of 55.23 feet, to a found iron rod; |
| Thence | departing said ROW, N 89°52'14" E, a distance of 100.23 feet, to a found iron rod; |
| Thence | N 00°37'57" W, a distance of 130.20 feet, to a found iron rod; |
| Thence | S 89°59'59" E, a distance of 396.01 feet, to a point; |
| Thence | S 00°00'00" E, a distance of 310.32 feet, to a found iron rod; |
| Thence | N 89°55'56" W, a distance of 299.55 feet, to a found iron rod; |
| Thence | S 89°50'12" W, a distance of 195.26 feet, to a point; |
| Thence | S 00°06'55" E, a distance of 12.08 feet, to a point; |
| Thence | N 90°00'00" W, a distance of 155.11 feet, to a point; |

Thence

N 00°01'22" E, a distance of 137.00 feet, to the **POINT OF BEGINNING**, and containing 3.713 acre tract (161,753 SF), of land, more or less.



Donald L. White

Donald L. White, R.P.L.S. #3635

July 7, 2023

FFW Project No.

5448