



## Open Range Field Services, LLC

P. O. Box 2372, Pampa, TX 79066-2372  
39350 IH-10 West, Ste. 1, Boerne, TX 78006

### LEGAL DESCRIPTION FOR 0.020 ACRES (874 SQ.FT.) LESSEE'S PREMISES AREA 'A'

BEING 0.020 (874 SQ.FT.) OF LAND OUT OF LOT 8, BLOCK 13, NEW CITY BLOCK 17701, HILL COUNTRY PLAZA, ACCORDING TO THE PLAT RECORDED IN VOLUME 9575, PAGE 98 (DPRBCT), SAID 0.020 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" rebar with yellow cap stamped "PAPE-DAWSON" for the northwest corner of said LOT 8, HILL COUNTRY PLAZA, being a southwest corner of LOT 902, PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 P.U.D. according to the plat recorded in Volume 9578, Page 127, DPRBCT, and being on the northeastern Right-of-Way of NW MILITARY HIGHWAY (120' wide Public R.O.W.), from which a found 1/2" rebar with yellow cap stamped "PAPE-DAWSON" for an interior corner of said LOT 8, HILL COUNTRY PLAZA bears South 72°45'12" E a distance of 71.10 feet;

**THENCE**, South 27°56'28" East a distance of 328.03 feet, along the southwestern boundary of said LOT 8, HILL COUNTRY PLAZA, being the northeastern Right-of-Way of NW MILITARY HIGHWAY (120' wide Public R.O.W) to a point for the northwest corner of a UTILITY & FIBER EASEMENT 'C' surveyed this same day;

**THENCE**, through the interior of said LOT 8, HILL COUNTRY PLAZA, along the northern boundary of said UTILITY & FIBER EASEMENT 'C' the following courses:

1. North 79°50'48" East a distance of 23.96 feet;
2. North 85°35'14" East a distance of 22.16 feet to the northwest corner of this tract, being the northeast corner of said UTILITY & FIBER EASEMENT 'C', and being the **POINT OF BEGINNING**;

**THENCE**, continuing through the interior of said LOT 8, HILL COUNTRY PLAZA, the following courses:

1. North 62°03'32" East a distance of 26.42 feet;
2. South 27°56'28" East a distance of 6.17 feet;
3. South 06°42'17" East a distance of 14.96 feet;
4. South 27°56'28" East a distance of 18.14 feet;
5. South 62°03'32" West a distance of 21.00 feet;
6. North 27°56'28" West a distance of 38.25 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 0.020 acres (874 sq.ft.) of land.

The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. Distances are reported as grid distances. This description was based on a survey made on the ground under my supervision completed on February 10, 2023 from which a map of survey was prepared and made a part hereof.

Surveyor Signature: \_\_\_\_\_

Printed Name: *W. Andrew McLaughlin*

Texas RPLS #: 6473

Company: *Open Range Field Services, LLC*

Project #: *ORFSB-1000-543*

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Date: *June 12, 2023*

