

LEGAL DESCRIPTION

**12450 NETWORK BOULEVARD #200
SAN ANTONIO, TEXAS 78232**

BEING 7,428 Square Feet situated in the **ANSELMO PRU SURVEY NO. 20, ABSTRACT 574**, and being the portion addressed as 12450, Suite 200 of LOT 4, Block 1, New City Block 17386, NETWORK TECH CENTER III, a subdivision to the City of San Antonio, Bexar County, Texas, according to the Map or plat thereof recorded in Volume 9562, Page 96, Deed and Plat Records Bexar County, Texas, (D.P.R.B.C.T.) same being a portion of the same land described as Tract 2 in a deed to Biodec Growth Platform 1 LLC, a Texas limited liability company, as recorded in Instrument Number 20180177228 of the Official Public Records, Bexar County, Texas, (O.P.R.B.C.T.) and being described more particularly by metes and bounds as follows:

COMMENCING at 1/2 inch iron rod found for the northeast corner of said Lot 4, **THENCE South 77° 28' 17" East**, crossing said Lot 4, a distance of **350.77 feet** to the northwest corner of said Suite 200 and the northeast corner of Suite 102 for the **POINT OF BEGINNING**;

THENCE North 89° 13' 41" West, along the North wall of said Suite 200, a distance of **89.83 feet** to the northeast corner of said Suite 200 and the northwest corner of Suite 155;

THENCE along the walls common to said Suite 200 and Suite 155 the following bearings and distances:

South 00°46'19" East, a distance of **67.50 feet**, to corner in common;
South 89°13'41" West, a distance of **21.20 feet**, to corner in common;
South 00°46'19" East, a distance of **2.26 feet**, to corner in common;
South 89°13'41" West, a distance of **8.51 feet**, to corner in common;
South 00°46'19" East, a distance of **17.61 feet**, to the southeast corner of said Suite 200 and the southwest corner of said Suite 155;

THENCE along the South wall of said Suite 200 the following courses and distances:

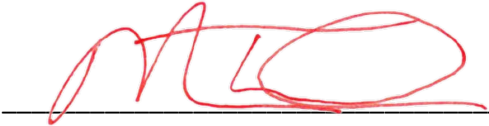
South 89°14'08" West, a distance of **5.09 feet** to a point;
South 54°32'06" West, a distance of **5.10 feet**, to a point;
South 89°20'30" West, a distance of **50.84 feet**, to the southwest corner of said Suite 200 and the southeast corner of said Suite 102;

North 00°46'19" West, a distance of **90.17 feet** to the **POINT OF BEGINNING**, containing approximately 7,428 Square Feet, more or less.

All Coordinates and Bearings contained herein are Grid, based upon the Texas State Plane Coordinates System, North American Datum 83, South Central Zone (4204), NAVD88.

I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.

Original signed and stamped in red ink.



Date of Signature: December 22, 2023

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
FIRM REGISTRATION/LICENSE NO. 10194585
FOR DATAPOINT SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 300
SAN ANTONIO, TX. 78249
(777) 726-4240 OFFICE
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- 1) This Legal description is to be used only for the purposes of rezoning the herein described property and is not intend to be used to convey, transfer, sell or redistribute any surface rights of the property herein described.