

METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 55.762 acre tract of land out of that called 202.807 acre tract of land described in deed to 2020 FI Nabors, LLC recorded in Document No. 20200206673 of the Official Public Records of Bexar County, Texas, out of the Juan Montes No. 6, Abstract 11, County Block 4007, in the City of San Antonio, Bexar County, Texas. Said 55.762 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" iron rod on the east right-of-way line of Interstate Highway 37, a variable width public right-of-way, 380-foot minimum, on the west line of said 202.807 acre tract and at the north corner of Lot 1, Block 7, New City Block (N.C.B.) 16623, SA South, recorded in Volume 20002, Pages 825-827 of the Plat Records of Bexar County, Texas;

**THENCE:** With the west line of said 202.807 acre tract and the east right-of-way line of said Interstate Highway 37, the following bearings and distances:

N 02°04'47" E, a distance of 24.83 feet to a point;

N 00°10'17" W, a distance of 442.34 feet to a point;

N 04°45'36" W, a distance of 516.48 feet to a point;

N 09°37'06" W, a distance of 280.24 feet to a point at the northwest corner of said 202.807 acre tract and at the south corner of Lot 2, Block 2, Granite LLC Subdivision, recorded in Volume 9665, Page 82 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 61°26'41" E, departing the east right-of-way line of said Interstate Highway 37, with the northwest line of said 202.807 acre tract and the southeast line of said Lot 2, a distance of 474.50 feet to a point on the northwest right-of-way line of Chive Road, a 60-foot public road, recorded in said Granite LLC Subdivision;

**THENCE:** Continuing with the northwest line of said 202.807 acre tract, the southerly end of the cul-de-sac of said Chive Road and the southeast right-of-way line of said Chive Road, the following bearings and distances:

Southeasterly, along a tangent curve to the left, said curve having a radius of 60.00 feet, a central angle of 252°53'43", a chord bearing and distance of S 65°00'11" E, 96.53 feet, for an arc length of 264.83 feet to a point;

Northeasterly, along a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of 72°53'43", a chord bearing and distance of N 24°59'49" E, 29.70 feet, for an arc length of 31.81 feet to a point;

N 61°26'41" E, a distance of 404.25 feet to a point;

**THENCE:** Departing the southeast right-of-way line of said Chive Road, over and across said 202.807 acre tract, the following bearings and distances:

S 28°33'19" E, a distance of 746.35 feet to a point;

S 27°32'19" E, a distance of 207.58 feet to a point;

S 00°06'53" E, a distance of 120.04 feet to a point;

S 17°13'00" E, a distance of 450.57 feet to a point;

S 01°16'01" W, a distance of 680.40 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 395.00 feet, a central angle of 26°58'51", a chord bearing and distance of S 12°13'24" E, 184.29 feet, for an arc length of 186.01 feet to a point;

S 56°48'57" W, a distance of 365.93 feet to a point on the northeast line of said Lot 1;

THENCE: N 54°05'20" W, with said line, a distance of 1340.67 feet to the POINT OF BEGINNING and containing 55.762 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with exhibit prepared under job number 12082-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 8, 2022  
JOB NO. 12082-02  
DOC. ID. N:\CIVIL\12082-02\Word\12082-02 ZN-55.762 AC.docx



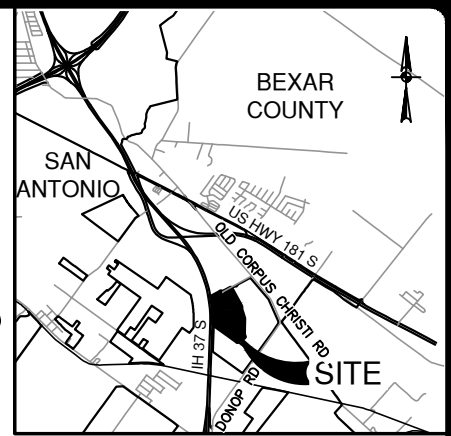
# NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12082-02 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE 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.

Z-2022-10700172

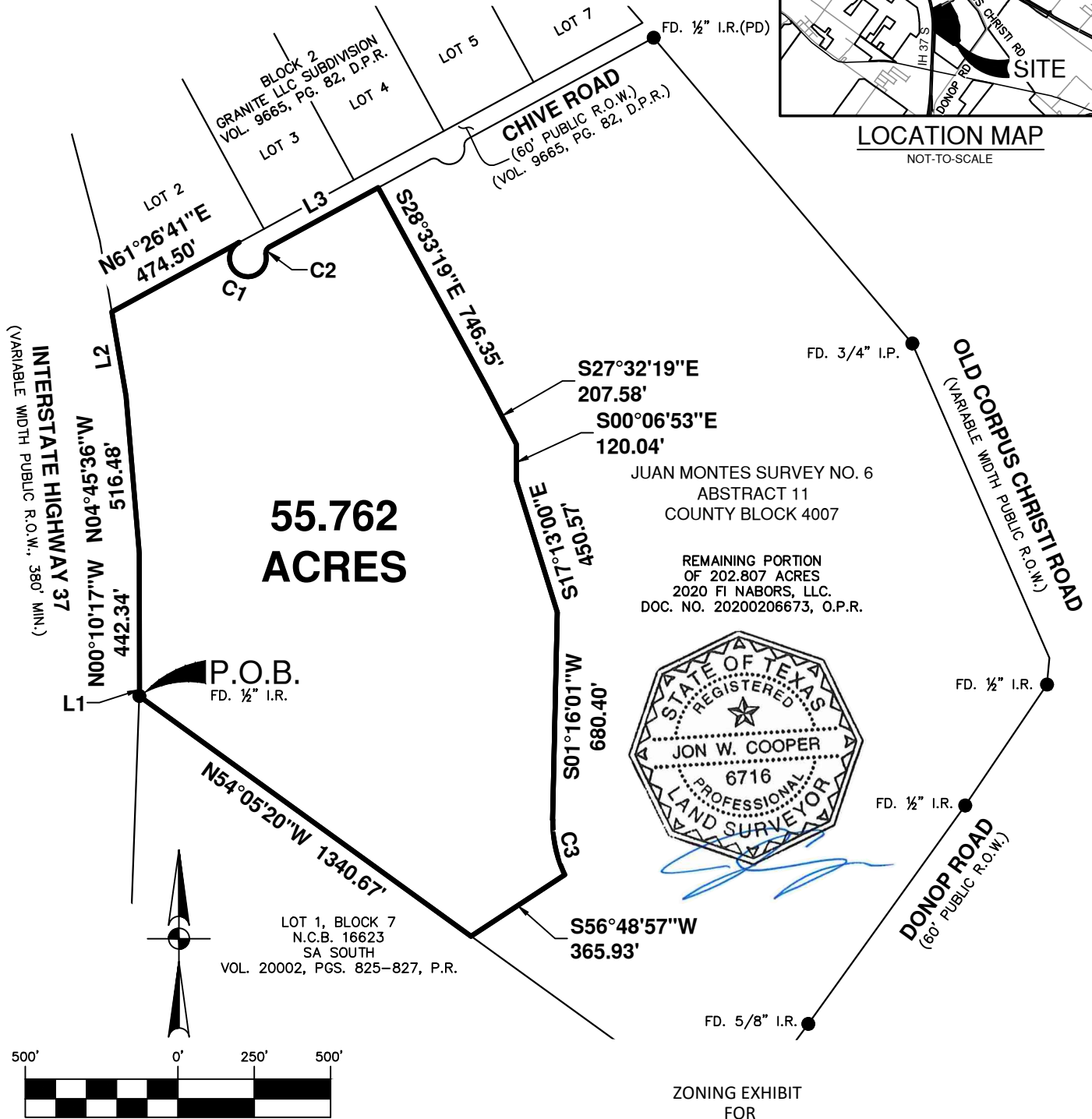
# LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE



ZONING EXHIBIT  
FOR

A 55.762 ACRE TRACT OF LAND OUT OF THAT CALLED 202.807 ACRE TRACT OF LAND DESCRIBED IN DEED TO 2020 FI NABORS, LLC RECORDED IN DOCUMENT NO. 20200206673 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN MONTES NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JUNE 8, 2022

SHEET 1 OF 2  
JOB No.:12082-02

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°04'47"E	24.83'
L2	N09°37'06"W	280.24'
L3	N61°26'41"E	404.25'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	252°53'43"	S65°00'11"E	96.53'	264.83'
C2	25.00'	72°53'43"	N24°59'49"E	29.70'	31.81'
C3	395.00'	26°58'51"	S12°13'24"E	184.29'	186.01'

"This document was prepared under 22TAC138.95, 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."



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SHEET 2 OF 2  
 JOB No.: 12082-02