

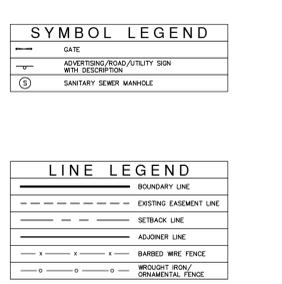
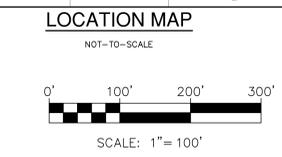
- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSONSET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.
 - ILLUSTRATED UTILITIES ARE BASED ON FOUND VISUAL EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
 - THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) ZONE X (UNSHADED), DEFINED AS " OTHER AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN " AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 48020C0204P, DATED SEPTEMBER 29, 2010 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
 - ENTIRE TRACT IS ZONED "OCL".
 - THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.
 - SUBJECT TRACT DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

- REFERENCES:**
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.
- TITLE COMMITMENT:** G.F. # SCT-48-430012104714-FL, CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: JULY 19, 2021
DATE ISSUED: JULY 03, 2021
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS: (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
c. INTENTIONALLY DELETED.
d. INTENTIONALLY DELETED.
 1. PERMITS TO WITHDRAW WATER FROM THE EDWARDS AQUIFER RECORDED IN VOLUME 6, PAGE 111; VOLUME 7, PAGES 121, 129, 144, 152, 160, 168, 348, 385, 417, AND 446; VOLUME 8, PAGES 164, 449 AND 456; VOLUME 9, PAGES 148, 151, 154, 409, 412, 418, AND 421; VOLUME 10, PAGES 62, 353, 356 AND 754, AND VOLUME 11, PAGE 189, WATER PERMIT RECORDS, BEAR COUNTY, TEXAS.
 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN ANTONIO
PURPOSE: SANITARY SEWER EASEMENT
RECORDING DATE: MARCH 21, 1989
RECORDING NO.: VOLUME 457, PAGE 1637, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AS DESCRIBED THEREIN. (SHOWN-OFF SITE)
 - h. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN ANTONIO
PURPOSE: SEWER AND RECYCLE WATER EASEMENT
RECORDING DATE: AUGUST 5, 1999
RECORDING NO.: VOLUME 8091, PAGE 218, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AS DESCRIBED THEREIN. (NOT PLOTTABLE-OFF SITE)
 - l. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERAL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED OCTOBER 10, 1946 AT VOLUME 2247, PAGE 287, DEED RECORDS, BEAR COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SEE NOTE 6)
 - j. 1/3RD OF ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS, AND ALL OTHER RIGHTS IN CONNECTION WITH THE SAME ARE EXCEPTED HEREFROM AS SET FORTH IN INSTRUMENT RECORDED VOLUME 7516, PAGE 226, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS. (SEE NOTE 6)
 - k. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. COVERED RISK NUMBER 4 IS HEREBY DELETED (OPT ONLY).
LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. COMPANY DELETES THE INSURANCE OF ACCESS UNDER COVERED TITLE RISK. (LTP ONLY)

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.00'	28°33'56"	S14°16'12"E	168.25'
C2	811.00'	16°02'01"	S20°34'10"E	226.21'
C3	75.00'	71°24'21"	S48°15'32"E	87.54'
C4	659.00'	71°24'34"	S48°15'26"E	769.19'
C5	389.00'	80°00'00"	N57°33'09"W	550.13'
C6	389.00'	40°43'32"	S57°05'04"W	270.72'
C7	390.00'	31°00'58"	S74°04'34"W	208.55'
C8	743.00'	28°15'20"	N13°43'02"E	362.82'
C9	657.00'	27°52'08"	N13°54'55"E	316.42'
C10	86.02'	101°14'47"	N89°21'13"E	132.99'
C11	13.00'	55°34'11"	N46°25'58"E	12.12'
C12	41.00'	73°59'47"	S68°41'57"E	49.35'
C13	704.00'	07°40'09"	S34°54'58"E	94.15'

FIELD NOTES
FOR
A 42.471 acre, or 1,850,036 square feet more or less, tract of land being a portion of a 56,862 acre tract of land, described as "Site 2" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14682, Page(s) 763-782, of the Real Property Records of Bear County, Texas, and a portion of a 186,734 acre tract of land, described as "Site 1" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14682, Page(s) 763-782, of the Real Property Records of Bear County, Texas, out of the S. C. Craig Survey Number 13 1/2, Abstract 1077 and the C. Bundick Survey Number 13 1/2, Abstract 992, of the City of San Antonio, Bexar County, Texas, and a portion of a 62.4 acre tract, described as Tract 1 in that certain Foreclosure Sale Deed recorded in Volume 13882, Page 135, of the Official Public Records of Bear County, Texas, and 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) (NAD2011) epoch 2010.00:

- BEGINNING** At a found 1/2" iron rod at the northwest corner of a 62.4 acre tract of land conveyed to Convergence Brass, LLC, recorded in Volume 17108, Page 282, of the Official Public Records of Bear County, Texas, same point being a southeast corner of a 14,182 acre tract of land conveyed to Major Magic Holdings, L.P., recorded in Volume 14682, Page 763, of the Official Public Records of Bear County, Texas, and for an angle point of the herein described tract:
- THENCE:** Along and with the west line of said 62.4 acre tract and the east line of the herein described tract, the following courses and distances:
- S 00°05'41" E, a distance of 411.13 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- Along a non-tangent curve to the left, said curve having a radius of 341.00 feet, a central angle of 28°33'56", a chord bearing and distance of S 14°16'12" E, 168.25 feet, for an arc length of 170.01 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for a point of non-tangency of the herein described tract;
- S 28°35'10" E, a distance of 99.34 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- Along a tangent curve to the right, said curve having a radius of 811.00 feet, a central angle of 16°02'01", a chord bearing and distance of S 20°34'10" E, 226.21 feet, for an arc length of 226.95 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for a point of tangency of the herein described tract;
- S 12°33'09" E, a distance of 98.44 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- Along a non-tangent curve to the left, said curve having a radius of 75.00 feet, a central angle of 71°24'21", a chord bearing and distance of S 48°15'32" E, 87.54 feet, for an arc length of 93.47 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for a point of non-tangency of the herein described tract;
- Along a non-tangent curve to the right, said curve having a radius of 659.00 feet, a central angle of 71°24'34", a chord bearing and distance of S 48°15'26" E, 769.19 feet, for an arc length of 821.33 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for a point of tangency of the herein described tract;
- S 12°33'09" E, a distance of 23.59 feet to a found iron rod with cap stamped " HollyhillDesign RPLS 2099" for an interior corner of said 62.4 acre tract and the southeast corner of the herein described tract;
- S 77°25'51" W, along and with the north line of said 62.4 acre tract and the south line of the herein described tract, a distance of 270.00 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for an interior corner of said 62.4 acre tract and an exterior corner of the herein described tract;
- THENCE:** Along and with the north line of said 62.4 acre tract and the south line of the herein described tract the following courses and distances:
- N 12°33'09" W, a distance of 23.59 feet to a set 1/2" iron rod with a cap stamped " Pape-Dawson" for a point of curvature of the herein described tract;
- Along a tangent curve to the left, said curve having a radius of 389.00 feet, a central angle of 57°05'04", a chord bearing and distance of N 57°05'04" W, 270.72 feet, for an arc length of 316.42 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of tangency of the herein described tract;
- S 77°25'51" W, a distance of 152.00 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- N 57°33'09" W, a distance of 221.49 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for an angle point of the herein described tract;
- N 13°43'02" E, a distance of 362.82 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- N 31°25'52" W, a distance of 251.10 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- Along a non-tangent curve to the right, said curve having a radius of 390.00 feet, a central angle of 31°00'58", a chord bearing and distance of S 74°04'34" W, 208.55 feet, for an arc length of 211.12 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of non-tangency of the herein described tract;
- S 89°30'03" W, a distance of 123.11 feet to a found 1/2" iron rod for an interior corner of said 62.4 acre tract and the southwest corner of the herein described tract;
- THENCE:** Along and with the east line of said 62.4 acre tract and the west line of the herein described tract, the following courses and distances:
- N 00°24'57" W, a distance of 277.06 feet to a found 1/2" iron rod for a point of curvature of the herein described tract;
- Along a tangent curve to the right, said curve having a radius of 743.00 feet, a central angle of 28°15'20", a chord bearing and distance of N 13°43'02" E, 362.82 feet, for an arc length of 366.52 feet to a point of tangency of the herein described tract;
- N 27°50'57" E, a distance of 165.88 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- Along a tangent curve to the left, said curve having a radius of 657.00 feet, a central angle of 27°52'08", a chord bearing and distance of N 13°54'55" E, 316.42 feet, for an arc length of 319.56 feet to an iron rod for a point of tangency of the herein described tract;
- N 00°02'39" E, a distance of 181.20 feet to a found 1/2" iron rod, a northeast corner of the said 62.4 acre tract, a southeast corner of a 14,182 acre tract of land conveyed to Major Magic Holdings, L.P., recorded in Volume 14682, Page 763, of the Official Public Records of Bear County, Texas, and an angle point of the herein described tract;
- N 00°02'39" E, a distance of 720.52 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for an interior corner of the said 14,182 acre tract and the northwest corner and a point of curvature of the herein described tract;
- THENCE:** Along and with a south line of said 14,182 acre tract and the north line of the herein described tract, the following courses and distances:
- Along a non-tangent curve to the left, said curve having a radius of 86.02 feet, a central angle of 101°14'47", a chord bearing and distance of N 89°21'13" E, 132.99 feet, for an arc length of 152.01 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of non-tangency of the herein described tract;
- Along a non-tangent curve to the right, said curve having a radius of 13.00 feet, a central angle of 55°34'11", a chord bearing and distance of N 46°25'58" E, 12.12 feet, for an arc length of 12.61 feet to a found 1/2" iron rod with a cap marked " HollyhillDesign RPLS 2099", a point of tangency;
- N 74°02'08" E, a distance of 96.03 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" the north corner of the herein described tract;
- S 15°44'10" E, a distance of 147.23 feet to a found iron rod with a plastic cap stamped " HollyhillDesign RPLS 2099" for an angle point of the herein described tract;
- N 74°12'52" E, a distance of 106.00 feet to a set 1/2" iron rod with a cap stamped " Pape-Dawson" for the point of curvature of the herein described tract;
- THENCE:** Along and with a southwest line of said 14,182 acre tract and the northeast line of the herein described tract, the following courses and distances:
- Along a non-tangent curve to the right, said curve having a radius of 41.00 feet, a central angle of 73°59'47", a chord bearing and distance of S 68°41'57" E, 49.35 feet, for an arc length of 52.95 feet to a found 1/2" iron rod, the point of non-tangency of the herein described tract;
- S 31°07'08" E, a distance of 374.12 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for a point of curvature of the herein described tract;
- Southeasterly, along said non-tangent curve to the right, said curve having a radial bearing of N 51°14'50" E, a radius of 704.00 feet, a central angle of 07°40'09", a chord bearing and distance of S 34°54'58" E, 94.15 feet, for an arc length of 94.22 feet to a found 1/2" iron rod with a cap marked " HollyhillDesign RPLS 2099", a point of tangency;
- S 00°02'41" E, a distance of 285.60 feet to found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for an angle point of the herein described tract;
- N 89°59'30" E, a distance of 17.48 feet to a found iron rod with a cap stamped " HollyhillDesign RPLS 2099" for an exterior corner of the herein described tract;
- THENCE:** S 00°05'41" E, a distance of 58.30 feet to the POINT OF BEGINNING and containing 42.471 acres in the City of San Antonio, Bexar County, Texas. Said tract being surveyed in conjunction with a survey made on the ground and a survey map prepared under job number 12361-00 by Pape-Dawson Engineers, Inc.



DEED/PLAT REFERENCE
D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

NO.	REVISION	DATE	BY	DESCRIPTION
1	REVISED BOUNDARY	03-29-21		
2	REVISED METES AND BOUNDS	07-26-21		
3	UPDT. MET. AND TITLE COMMITMENT	08-04-21		

Pape-Dawson Engineers
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 WW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #270 | TEXAS SURVEYING FIRM #108300

CATEGORY 1A LAND TITLE SURVEY
A 42.471 acre, or 1,850,036 square feet more or less, tract of land being a portion of a 56,862 acre tract of land, described as "Site 2" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14682, Page(s) 763-782, of the Real Property Records of Bear County, Texas, and a portion of a 186,734 acre tract of land, described as "Site 1" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14682, Page(s) 763-782, of the Real Property Records of Bear County, Texas, out of the S. C. Craig Survey Number 13 1/2, Abstract 1077 and the C. Bundick Survey Number 13 1/2, Abstract 992, of the City of San Antonio, Bexar County, Texas.

Plot: Map: 08_26_2021 1:09 PM - User: ID: EdwainC57
File: N:\CML\12361-00\42.468 sq ft\12361-00 SS 42.468.dwg

TO: CORONADO WEST, SMS BRIGGS RANCH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY AND CHICAGO TITLE OF TEXAS, LLC
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.
THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2021.
DATE OF MAP OR PLAT: MARCH 05, 2021

G.E. Buchanan
G.E. BUCHANAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999
BUCHANAN & PAPE-DAWSON ENGINEERS, INC.

JOB NO.	12361-00
DATE	MARCH 2021
CHECKED	GEB DRAWN MR
CIVIL JOB NO.	---
REFERENCE:	---
SHEET	1 OF 1

PROJECT NAME: BRIGGS RANCH

FIELD NOTES

FOR

A 42.471 acre, or 1,850,036 square feet more or less, tract of land being a portion of a 56.862 acre tract of land, described as "Site 2" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14682, Page(s) 763-782, of the Real Property Records of Bexar County, Texas, and a portion of a 186.734 acre tract of land, described as "Site 2" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14962, Page(s), 763-782, of the Real Property Records of Bexar County, Texas, out of the S. C. Craig Survey Number 13 $\frac{3}{4}$, Abstract 1077 and the C. Bundick Survey Number 13 $\frac{1}{2}$, Abstract 992, of the City of San Antonio, Bexar County, Texas Said 42.468 acre tract, described as Tract 1 in that certain Foreclosure Sale Deed recorded in Volume 13882, Page 135, of the Official Public Records of Bexar County, Texas, and 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 the northwest corner of a 62.4 acre tract of land conveyed to Convergence Brass, LLC, recorded in Volume 17108, Page 282, of the Official Public Records of Bexar County, Texas, same point being a southwest corner of a 14.182 acre tract of conveyed to Major Magic Holdings, LP, recorded in Volume 14682, Page 763, of the Official Public Records of Bexar County, Texas, and for an angle point of the herein described tract;

THENCE: Along and with the west line of said 62.4 acre tract and the east line of the herein described tract, the following courses and distances:

S 00°00'54" E, a distance of 411.13 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a non-tangent curve to the left, said curve having a radius of 341.00 feet, a central angle of 28°33'56", a chord bearing and distance of S 14°18'12" E, 168.25 feet, for an arc length of 170.01 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for a point of non-tangency of the herein described tract;

S 28°35'10" E, a distance of 99.34 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a tangent curve to the right, said curve having a radius of 811.00 feet, a central angle of $16^{\circ}02'01''$, a chord bearing and distance of $S 20^{\circ}34'10'' E$, 226.21 feet, for an arc length of 226.95 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2009", for a point of tangency of the herein described tract;

$S 12^{\circ}33'09'' E$, a distance of 98.44 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2009" for a point of curvature of the herein described tract;

Along a non-tangent curve to the left, said curve having a radius of 75.00 feet, a central angle of $71^{\circ}24'21''$, a chord bearing and distance of $S 48^{\circ}15'32'' E$, 87.54 feet, for an arc length of 93.47 feet to a found iron with cap stamped "Hollyhills Design RPLS 2009" for a point of reverse curve of the herein described tract;

Along a non-tangent curve to the right, said curve having a radius of 659.00 feet, a central angle of $71^{\circ}24'34''$, a chord bearing and distance of $S 48^{\circ}15'26'' E$, 769.19 feet, for an arc length of 821.33 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2009" for a point of tangency of the herein described tract;

$S 12^{\circ}33'09'' E$, a distance of 23.59 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2009" for an interior corner of said 62.4 acre tract and the southeast corner of the herein described tract;

$S 77^{\circ}26'51'' W$, along and with the north line of said 62.4 acre tract and the south line of the herein described tract, a distance of 270.00 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2009" for an interior corner of said 62.4 acre tract and an exterior corner of the herein described tract;

THENCE: Along and with a north line of said 62.4 acre tract and the south line of the herein described tract the following courses and distances:

$N 12^{\circ}33'09'' W$, a distance of 23.59 feet to a set 1/2" iron rod with a cap stamped "Pape-Dawson" for a point of curvature of the herein described tract;

Along a tangent curve to the left, said curve having a radius of 389.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of $N 57^{\circ}33'09'' W$, 550.13 feet, for an arc length of 611.04 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2009", a point of tangency of the herein described tract;

S 77°26'51" W, a distance of 152.00 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a tangent curve to the left, said curve having a radius of 389.00 feet, a central angle of 40°43'32", a chord bearing and distance of S 57°05'04" W, 270.72 feet, for an arc length of 276.50 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of tangency of the herein described tract;

N 57°33'09" W, a distance of 221.49 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an angle point of the herein described tract;

N 31°25'52" W, a distance of 251.10 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a non-tangent curve to the right, said curve having a radius of 390.00 feet, a central angle of 31°00'58", a chord bearing and distance of S 74°04'34" W, 208.55 feet, for an arc length of 211.12 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of non-tangency of the herein described tract;

S 89°35'03" W, a distance of 123.11 feet to a found 1/2" iron rod for an interior corner of said 62.4 acre tract and the southwest corner of the herein described tract;

THENCE: Along and with the east line of said 62.4 acre tract and the west line of the herein described tract, the following courses and distances:

N 00°24'57" W, a distance of 277.08 feet to a found 1/2" iron rod for a point of curvature of the herein described tract;

Along a tangent curve to the right, said curve having a radius of 743.00 feet, a central angle of 28°15'50", a chord bearing and distance of N 13°43'02" E, 362.82 feet, for an arc length of 366.52 feet to a point of tangency of the herein described tract;

N 27°50'57" E, a distance of 165.88 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2009", for a point of curvature of the herein described tract;

Along a tangent curve to the left, said curve having a radius of 657.00 feet, a central angle of 27°52'06", a chord bearing and distance of N 13°54'55" E, 316.42 feet, for an arc length of 319.56 feet to an iron rod for a point of tangency of the herein described tract;

N 00°02'36" E, a distance of 181.20 feet to a found 1/2" iron rod, a northeast corner of the said 62.4 acre tract, a southeast corner of a 14.182 acre tract of land conveyed to Major Magic Holdings L.P., recorded in Volume 14682, Page 763, of the Official Public Records of Bexar County, Texas, and an angle point of the herein described tract;

N 00°00'59" W, a distance of 732.52 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an interior corner of the said 14.182 acre tract and the northwest corner and a point of curvature of the herein described tract;

THENCE: Along and with a south line of said 14.182 acre tract and the north line of the herein described tract, the following courses and distances:

Along a non-tangent curve to the left, said curve having a radius of 86.02 feet, a central angle of 101°14'47", a chord bearing and distance of N 69°21'13" E, 132.99 feet, for an arc length of 152.01 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of reverse curve of the herein described tract;

Along a non-tangent curve to the right, said curve having a radius of 13.00 feet, a central angle of 55°34'11", a chord bearing and distance of N 46°25'58" E, 12.12 feet, for an arc length of 12.61 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for the point of non-tangency of the herein described tract;

N 74°09'08" E, a distance of 96.09 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" the north corner of the herein described tract;

S 15°44'10" E, a distance of 147.23 feet to a found iron rod with a plastic cap stamped "Hollyhills Design RPLS 2099" for an angle point of the herein described tract;

N 74°12'52" E, a distance of 106.00 feet to a set 1/2" iron rod with a cap stamped "Pape-Dawson" for the point of curvature of the herein described tract;

THENCE: Along and with a southwest line of said 14.182 acre tract and the northeast line of the herein described tract, the following courses and distances:

Along a non-tangent curve to the right, said curve having a radius of 41.00 feet, a central angle of 73°59'47", a chord bearing and distance of S 68°41'57" E, 49.35 feet, for an arc length of 52.95 feet to a found 1/2" iron rod, the point of non-tangency of the herein described tract;

S 31°07'08" E, a distance of 374.12 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Southeasterly, along said non-tangent curve to the right, said curve having a radial bearing of N 51°14'50" E, a radius of 704.00 feet, a central angle of 07°40'06", a chord bearing and distance of S 34°54'48" E, 94.15 feet, for an arc length of 94.22 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of tangency;

S 00°00'24" E, a distance of 285.60 feet to found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an angle point of the herein described tract;

N 89°59'36" E, a distance of 17.48 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an exterior corner of the herein described tract;

THENCE: S 00°00'54" E, a distance of 56.30 feet to the POINT OF BEGINNING and containing 42.471 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12361-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.
DATE: March 05, 2021
REVISED: March 29, 2021
August 4, 2021
August 17, 2021
JOB NO. 12361-00
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