

EXHIBIT B

A METES AND BOUNDS
DESCRIPTION OF A
13.379 ACRE TRACT OF LAND

PA2020-11600081
Z2020-10700278

BEING a 13.379 acre (582,791 square feet) tract of land situated in the Herman Sparks Survey No. 71, Abstract No. 707 and in New County Block Number 16588, City of San Antonio, Bexar County, Texas; and being portion of a called 78.847 acre tract, a called 8.765 acre tract, and a called 38.116 acre tract described in instrument to Babcock Road 165, Ltd. in Document No. 20160249009 of the Official Public Records of Bexar County and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found marking the south corner of Lot 16, Block 20 of Rolling Meadows Subdivision Phase 4, plat of which is recorded in Volume 9576, Page 202 of the Deed and Plat Records of Bexar County, also marking the eastern-most corner of said 78.847 acre tract on the northwesterly right-of-way line of the Union Pacific Railroad (variable width right-of-way;

THENCE, South 49°04'24" West, 152.74 feet along the said northwesterly right-of-way line of the Union Pacific Railroad to a point for corner;

THENCE, crossing aforesaid 79.847 acre tract, 8.765 acre tract, and 38.116 acre tract the following four (4) courses and distances:

1. North 30°03'02" West, 1069.67 feet to a point for corner;
2. South 59°54'14" West, 661.93 feet to a point for corner;
3. North 30°05'38" West, 1744.81 feet to a point for corner;
4. North 58°54'40" East, 561.87 feet to a point for corner on the southwesterly boundary line of a called 5.328 acre tract described in instrument to STMR Inc. in Document No. 20160164789 of the Official Public Records of Bexar County;

THENCE, South 34°28'03" East, 150.26 feet along the southwesterly boundary line of said 5.328 acre tract to a 1/2 inch iron rod found for corner on the northwesterly boundary of Rolling Meadows Subdivision Phase 1, plat of which is recorded in Volume 9561, Page 70 of the Deed and Plat Records of Bexar County, Rolling Meadows Subdivision Phase 3, plat of which is recorded in Volume 9570, Page 163 of the Deed and Plat Records of Bexar County, and aforesaid Rolling Meadows Subdivision Phase 4;

THENCE, along the boundaries of said Rolling Meadows Subdivision the following six (6) courses and distances:

1. South 58°54'40" West, 422.29 feet to a 1/2 inch iron rod found for corner;
2. South 30°21'00" East, 335.36 feet to a 1/2 inch iron rod (with plastic cap) found for corner;
3. South 26°42'05" East, 42.43 feet to a point for corner;
4. South 30°05'38" East, 1069.68 feet to a point for corner;
5. North 59°54'14" East, 662.04 feet to a point for corner;
6. South 30°03'02" East, 1190.97 feet to the POINT OF BEGINNING and containing 13.379 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



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EXHIBIT OF A
13.379 ACRE TRACT
HERMAN SPARKS SURVEY NO. 71,
ABSTRACT 707, N.C.B. 16588, CITY
OF SAN ANTONIO, BEXAR COUNTY,
TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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