

Z-2020-10700291

METES AND BOUNDS DESCRIPTION
FOR

An 89.251 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of the Nepomucino Montoya Survey No. 21, Abstract 469, New City Block 10780, same being out of a called 52.5217 acre tract of land conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc. No. 20190165073, Official Public Records of Bexar County, Texas, and out of a called 51.53 acre tract of land conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc. No. 20190165074, said Official Public Records. In all, said 89.251 acre tract being more particularly 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 ¼" iron rod found at the intersection of the north line of Alma Drive (a 61 foot wide public right-of-way recorded in Volume 2805, Page 83, Deed and Plat Records of Bexar County, Texas) and the east line of Loop No. 13, aka W.W. White Road (a 100 foot wide public right-of-way as shown by TxDOT Map SAT052101AA), same being the southwest corner of said 51.53 acre tract and this tract;

THENCE: with and along the east line of said Loop No. 13, and the west lines of said 51.53 acre tract and said 52.5217 acre tract North 00° 23' 47" West, 1,044.99 feet to a ½" iron rod found with plastic cap marked "KFW"; and North 00° 40' 27" West, 93.58 feet to a 1" iron rod found at the southwest corner of a 0.818 acre tract conveyed unto Jaime Rios and Pastora Rios by deed executed August 21, 2007 and recorded in Volume 13079, Page 2409, said Official Public Records, same being the northwest corner of said 52.5217 acre tract and this tract;

THENCE: departing the east line of said Loop No. 13, with and along the south lines of said 0.818 acre tract; Tract 4, EDWARD E. ANDERSON PROPERTY, recorded in Volume 5300, Page 27, said Deed and Plat Records; Lot 5, S&H SUBDIVISION, recorded in Volume 5580, Page 116, said Deed and Plat Records; Lot 15, ANTHONY GUAJARDO SUBDIVISION, recorded in Volume 9300, Page 104, said Deed and Plat Records; Lots 25 and 24, ANTHONY GUAJARDO SUBDIVISION UNIT 4, recorded in Volume 9512, Page 29, said Deed and Plat Records; Lot 18, ANTHONY GUAJARDO SUBDIVISION – UNIT 2, recorded in Volume 9400, Page 198, said Deed and Plat Records; a tract of land conveyed unto Rozi Guajardo by deed executed July 27, 2009 and recorded in Volume 14099, Page 1447, said Official Public Records; Lot 21, ANTHONY GUAJARDO SUBDIVISION – UNIT 3, recorded in Volume 9512, Page 57, said Deed and Plat Records; Lot 19, TOPE SUBDIVISION, recorded in Volume 9400, Page 65, said Deed and Plat Records; Lot 29, RAMOS CABINETS SUBDIVISION, recorded in Volume 9575, Page 74, said Deed and Plat Records; Lot 30,

TALAMANTES SUBDIVISION, recorded in Volume 9623, Page 173, said Deed and Plat Records; a 3.000 acre tract of land conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc. No. 20190165084, said Official Public Records; and Lot 6, GIFFORD SUBDIVISION, recorded in Volume 5870, Page 231, said Deed and Plat Records, and the common north line of said 52.5217 acre tract the following courses:

North 89° 09' 50" East, 671.49 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson", from whence a ½" iron rod found with plastic cap marked "KFW" bears North 04° 53' 41" East, 0.90 feet;

North 89° 37' 40" East, 2,359.58 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" at the common southeast corner of said 3.000 acre tract and the southwest corner of said Lot 6;

And North 89° 53' 40" East, 325.18 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" on the south line of said Lot 6;

THENCE: departing said south line, over and across said 52.5217 acre tract the following courses:

South 00° 23' 12" East, 535.52 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

North 89° 36' 48" East, 550.65 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

And North 52° 27' 53" East, 141.38 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" on the west line of Interstate Highway 410 (a variable width public right-of-way shown by TxDOT Map SAT052106AG), same being on the east line of said 52.5217 acre tract;

THENCE: with and along said west right-of-way line, South 03° 25' 16" West, 11.16 feet to a point from whence a Type II TxDOT monument found bears South 85° 09' 25" East, 0.36 feet;

THENCE: continuing with and along said west right-of-way line, South 15° 16' 51" West, at a distance of 110.32 feet, pass a railroad spike found at the common southeast corner of said 52.5217 acre tract and the northeast corner of said 51.53 acre tract, in all, a distance of 262.64 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

THENCE: departing said west right-of-way line, over and across said 51.53 acre tract, the following courses:

North 29° 41' 11" West, 118.06 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

North 85° 19' 23" West, 64.44 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

South 89° 36' 48" West, 469.71 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

And South 00° 23' 12" East, 535.52 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" on the north line of said Alma Drive, same being on the south line of said 51.53 acre tract;

THENCE: South 89° 36' 11" West, 3,355.58 feet to the POINT OF BEGINNING, and CONTAINING 89.251 acres, or 3,887,773 square feet of land more or less. Said tract being described in conjunction with a survey made on the ground and a graphic depiction thereof prepared under job number 9153-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 11, 2020
JOB NO. 9153-20
DOC. ID. N:\Survey20\20-9100\9153-20\Word\9153-20 FN 89.251 AC.docx



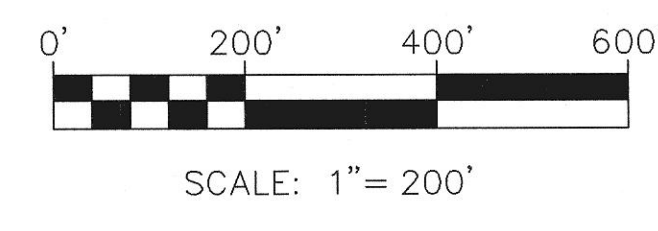
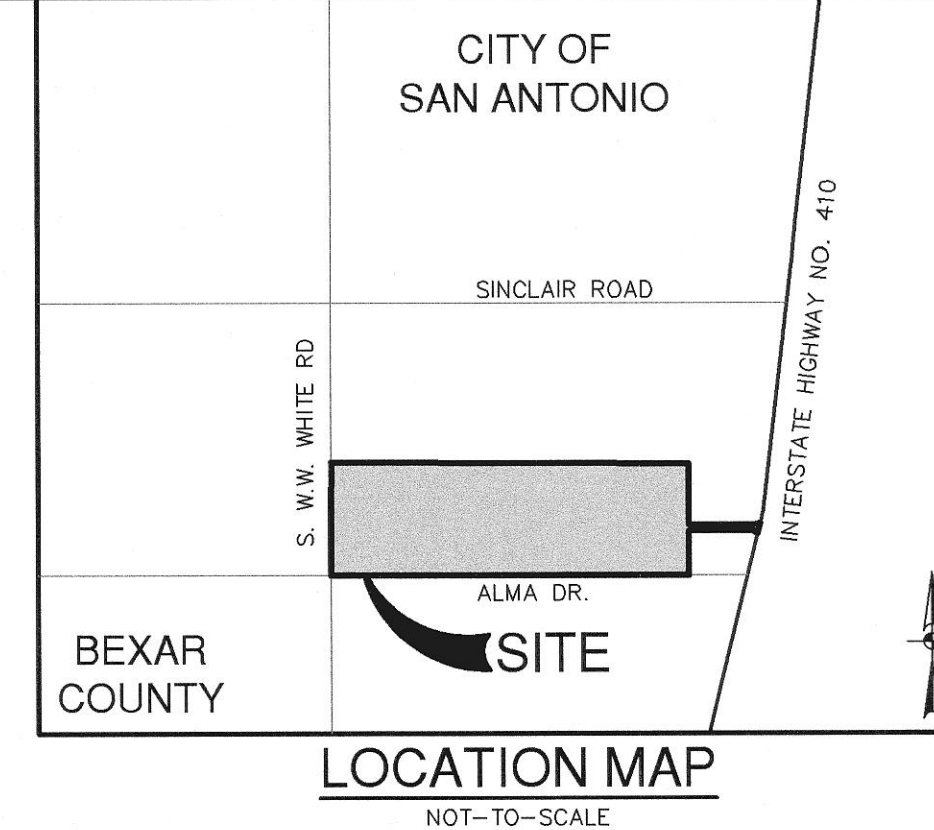
NOTES:

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0420G, DATED SEPTEMBER 28, 2010 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS: ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

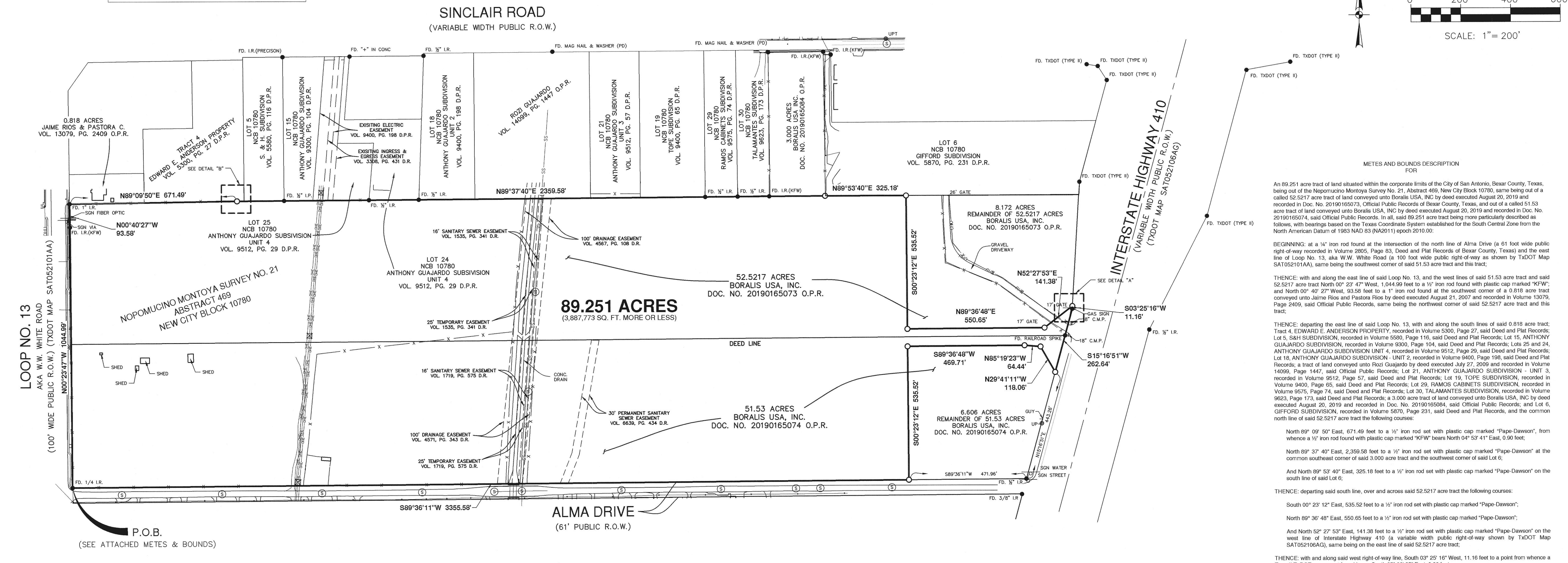
DEED/PLAT REFERENCE
D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

LEGEND
P.O.B. POINT OF BEGINNING
CA T.V. CABLE TELEVISION
CONC. CONCRETE
ELEC. ELECTRIC
FD. FOUND
HC. HANDICAP SPACE
I.R. 1/2" IRON ROD
I.P. IRON PIPE
(PD) PAPE-DAWSON CAP
SET 1/2" I.R.(PD)
FOUND

LINE LEGEND
--- X --- X --- X BARBED WIRE FENCE
--- DE --- DE --- DE OVERHEAD ELECTRIC



DATE
REVISION
NO.



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And North 89° 53' 40" East, 325.18 feet to a 1/2" iron rod set with plastic cap marked "Pape-Dawson" on the south line of said Lot 6;
THENCE: departing said south line, over and across said 52.5217 acre tract the following courses:
South 00° 23' 12" East, 535.52 feet to a 1/2" iron rod set with plastic cap marked "Pape-Dawson";
North 89° 36' 48" East, 550.65 feet to a 1/2" iron rod set with plastic cap marked "Pape-Dawson";
And North 52° 27' 53" East, 141.38 feet to a 1/2" iron rod set with plastic cap marked "Pape-Dawson" on the west line of Interstate Highway 410 (a variable width public right-of-way shown by TxDOT Map SAT052106AG), same being on the east line of said 52.5217 acre tract;

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TO TDB LAND HOLDINGS, LTA, A TEXAS LIMITED PARTNERSHIP; BORALIS USA, INC.; CHICAGO TITLE INSURANCE COMPANY;

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2020.

DATE OF MAP OR PLAT: SEPTEMBER 11, 2020

ERIC J. SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6527
ESNELL@PAPE-DAWSON.COM



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TOPE FIRM REGISTRATION #701 | TRPLS FIRM REGISTRATION #1002800

LAND TITLE SURVEY OF

JOB NO. 9153-20
DATE SEPT. 2020
CHECKED E.J.S. DRAWN W.M.R.
CIVIL JOB NO. ---
REFERENCE: ---
SHEET 1 OF 1

Date: Sep 11, 2020, 10:44am User: Id: wretana
File: M:\Survey\2020-9100\9153-20\9153-20_B5.dwg