

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 2.104 acre, more or less, tract of land out of that 39.796 acre tract described in deed to Boralis, Inc. recorded in Volume 7864, Page 1470 of the Official Public Records of Bexar County, Texas, out of the Julian Diaz Survey No. 133.5, Abstract 190, New City Block 10615 of the City of San Antonio, Bexar County, Texas. Said 2.104 acre tract being more fully described as follows:

**BEGINNING:** At a point on the east right-of-way line of Interstate Highway 410, a variable width right-of-way, the southwest corner of a 9.343 acre tract recorded in Volume 7483, Page 912 of the Official Public Records of Bexar County, Texas and the northwest corner of said 39.796 acre tract;

**THENCE:** N 89°45'49" E, departing the east right-of-way line of said Interstate Highway 410, along and with the south line of said 9.343 acre tract and the north line of said 39.796 acre tract, a distance of 100.00 feet to a point;

**THENCE:** S 00°17'32" E, over and across said 39.796 acre tract, a distance of 916.54 feet to a point on the south line of said 39.796 acre tract, the north line of a 10.00 acre tract recorded in Volume 18124, Page 2453 of the Official Public Records of Bexar County, Texas;

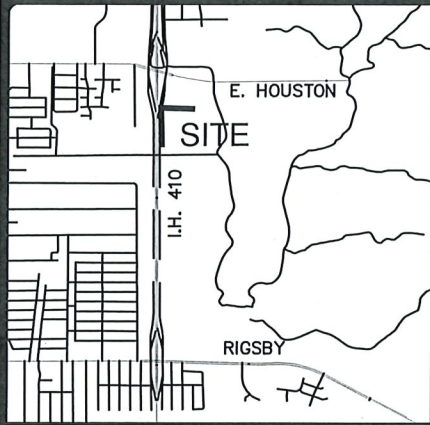
**THENCE:** S 89°46'28" W, along and with the north line of said 10.00 acre tract, the south line of said 39.796 acre tract, a distance of 100.00 feet to a point on the east right-of-way line of said Interstate Highway 410, the northwest corner of said 10.00 acre tract, the southwest corner of said 39.796 acre tract;

**THENCE:** N 00°17'32" W, along and with the east right-of-way line of said Interstate Highway 410, the west line of said 39.796 acre tract, a distance of 916.52 feet to the POINT OF BEGINNING and containing 2.104 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12337-00 by Pape-Dawson Engineers, Inc.

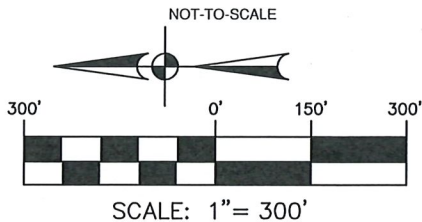
“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 8, 2020  
JOB NO. 12337-00  
DOC. ID. N:\CIVIL\12337-00\word\12337-00 FNZN-2.104 AC.docx





LOCATION MAP

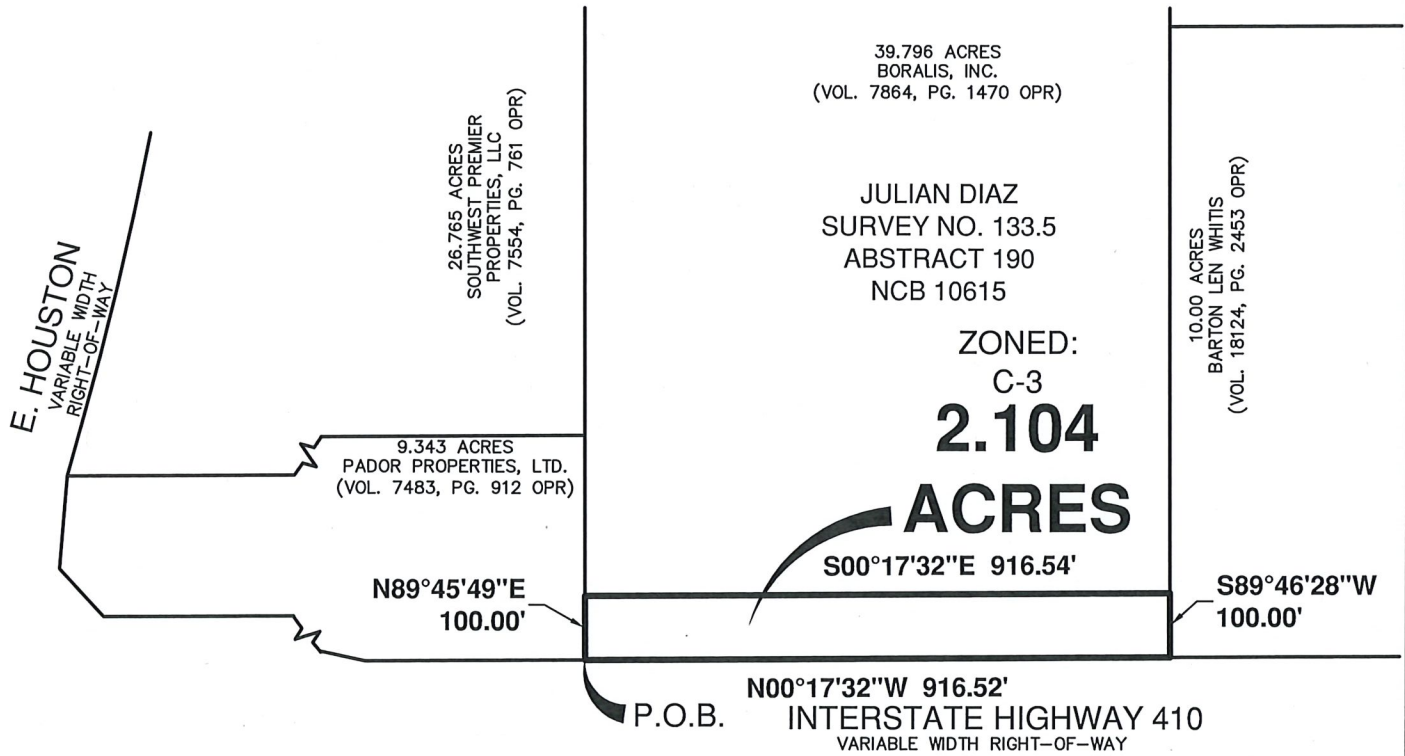


**LEGEND:**

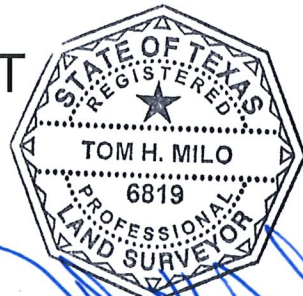
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12337-00 BY PAPE-DAWSON ENGINEERS, INC.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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."



ZONING EXHIBIT



12/8/2020



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

DECEMBER 8, 2020

SHEET 1 OF 1  
JOB No.12337-00

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 9.932 acre, more or less, tract of land out of that 39.796 acre tract described in deed to Boralis, Inc. recorded in Volume 7864, Page 1470 of the Official Public Records of Bexar County, Texas, out of the Julian Diaz Survey No. 133.5, Abstract 190, New City Block 10615 of the City of San Antonio, Bexar County, Texas. Said 9.932 acre tract being more fully described as follows:

COMMENCING: At a point on the east right-of-way line of Interstate Highway 410, a variable width right-of-way, the southwest corner of a 9.343 acre tract recorded in Volume 7483, Page 912 of the Official Public Records of Bexar County, Texas and the northwest corner of said 39.796 acre tract;

THENCE: N 89°45'49" E, departing the east right-of-way line of said Interstate Highway 410, along and with the south line of said 9.343 acre tract and the north line of said 39.796 acre tract, a distance of 100.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°45'49" E, continuing along and with the south lines of said 9.343 acre tract, the south line of a 26.765 acre tract recorded in Volume 7554, Page 761 and the south line of a 14.888 acre tract recorded in Volume 18991, Page 1952, both of the Official Public Records of Bexar County, Texas and the north line of said 39.796 acre tract, a distance of 1779.97 feet to a point for the northeast corner of said 39.796 acre tract, on the west line of a 50.701 acre tract;

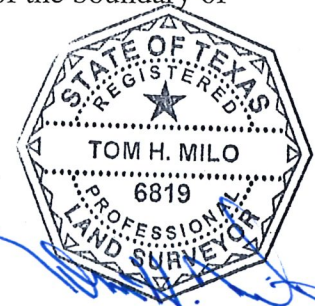
THENCE: S 00°17'46" E, along and with the east line of said 39.796 acre tract, the west line of said 50.701 acre tract, a distance of 243.07 feet to a point;

THENCE: S 89°45'49" W, over and across said 39.796 acre tract, a distance of 1779.99 feet to a point;

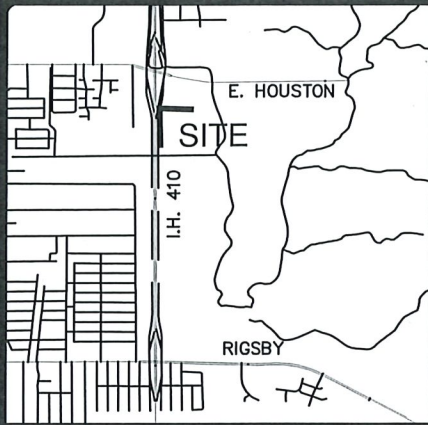
THENCE: N 00°17'32" W, continuing over and across said 39.796 acre tract, a distance of 243.07 feet to the POINT OF BEGINNING and containing 9.932 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12337-00 by Pape-Dawson Engineers, Inc.

“This document was prepared under 22TAC663.21, 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.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 8, 2020  
JOB NO. 12337-00  
DOC. ID. N:\CIVIL\12337-00\word\12337-00 FNZN-9.932 AC.docx



12/9/2020



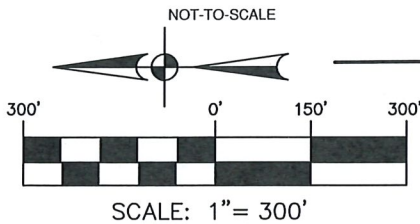
LOCATION MAP

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

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S00°17'46"E  
243.07'

50.701 ACRES  
TEXAS STERLING  
CONSTRUCTION  
(VOL. 12888, PG. 122 OPR)



*Tom H. Milo*  
12/8/2020

14.888 ACRES  
JONATHAN HIME  
(VOL. 18991, PG. 1952 OPR)

ZONED:  
NP-10  
**9.932  
ACRES**

33.533 ACRES  
BARTON LEN WHITIS  
(VOL. 17129, PG. 888 OPR)

39.796 ACRES  
BORALIS, INC.  
(VOL. 7864, PG. 1470 OPR)

JULIAN DIAZ  
SURVEY NO. 133.5  
ABSTRACT 190  
NCB 10615

10.00 ACRES  
BARTON LEN WHITIS  
(VOL. 18124, PG. 2453 OPR)

26.765 ACRES  
SOUTHWEST PREMIER  
PROPERTIES, LLC  
(VOL. 7554, PG. 761 OPR)

N89°45'49"E 1779.97'

S89°45'49"W 1779.99'

9.343 ACRES  
PADOR PROPERTIES, LTD.  
(VOL. 7483, PG. 912 OPR)

N00°17'32"W  
243.07'

P.O.B.  
N89°45'49"E  
100.00'  
P.O.C.

E. HOUSTON  
VARIABLE WIDTH  
RIGHT-OF-WAY



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

INTERSTATE HIGHWAY 410  
VARIABLE WIDTH RIGHT-OF-WAY

**ZONING EXHIBIT**

DECEMBER 8, 2020

SHEET 1 OF 1  
JOB No. 12337-00