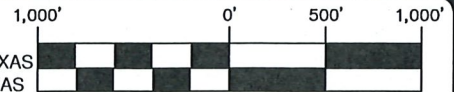


LOCATION MAP

LEGEND:

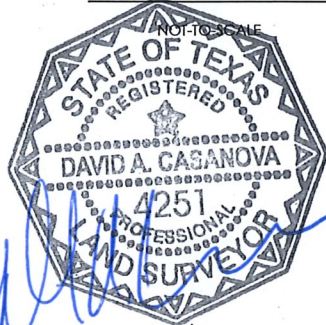
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD



SCALE: 1" = 1,000'

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 4426-81 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.
3. "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."



P.O.B.

CAMP BULLIS MILITARY RESERVATION

JAMES MADISON SURVEY NO. 2 ABSTRACT 387
 NCB 17701

115.046 ACRES
 BITTERBLUE/ROGERS WATER INTERESTS, LTD.
 (VOL. 16276, PG. 97-113 OPR.)

279.745 ACRES

BITTERBLUE/ROGERS WATER INTERESTS, LTD.
 440.2 ACRES
 VOL. 15613, PG. 1714 O.P.R.)

COLLIN C MCRAE SURVEY NO. 391 ABSTRACT 482

STEINREAL CORP.
 94.577 ACRES
 (VOL. 5272, PGS. 442-447 O.P.R.)

ADAMS, BEATTY, MOULTON SURVEY NO. 1 ABSTRACT 37

STEINREAL CORP.
 94.577 ACRES
 (VOL. 4641, PGS. 834-836, O.P.R.)

47.109 ACRES
 CITY OF SAN ANTONIO
 (VOL. 7129, PGS. 129-131 O.P.R.)

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N58°56'30"E	1726.21'	L6	S06°12'53"W	409.74'	L11	S89°57'44"W	901.65'	L16	N00°15'41"W	2056.03'
L2	N45°15'27"E	1992.50'	L7	S41°10'55"E	1170.51'	L12	S88°41'16"W	720.40'	L17	N01°22'26"W	112.35'
L3	S89°41'42"E	451.10'	L8	S00°52'32"E	615.14'	L13	S88°14'18"W	978.66'			
L4	S12°14'47"E	844.41'	L9	S14°15'04"W	886.37'	L14	S00°15'41"E	465.12'			
L5	S26°14'06"E	438.94'	L10	N87°34'40"W	1158.86'	L15	S88°14'18"W	468.15'			

EXHIBIT FOR ZONING

A 279.745 ACRE, MORE OR LESS, TRACT OF LAND BEING OUT OF A 440.2 ACRE TRACT DESCRIBED IN CONVEYANCE TO BITTERBLUE/ROGERS WATER INTERESTS, LTD. IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 15613, PAGES 1714-1735 AND OUT OF THE 115.046 ACRE TRACT IN DEED TO BITTERBLUE/ROGERS WATER INTERESTS, LTD., RECORDED IN VOLUME 16276, PAGE 97-113, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NO. 391, ABSTRACT 482, THE JAMES MADISON SURVEY NO. 2, ABSTRACT 387, THE ADAMS, BEATTY, MOULTON SURVEY NO. 1, ABSTRACT 37, NEW CITY BLOCK 17701 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

MAY 23, 2019, REVISED: AUGUST 16, 2019

JOB No.: 4426-81

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 279.745 acre, more or less, tract of land being out of a 440.2 acre tract described in conveyance to Bitterblue/Rogers Water Interests, Ltd. in Deed without Warranty recorded in Volume 15613, Pages 1714-1735 and out of a 115.046 acre tract in deed to Bitterblue/Rogers Water Interests, Ltd., recorded in Volume 16276, Page 97-113, both of the Official Public Records of Bexar County, Texas, out of the Collin C. McRae Survey No. 391, Abstract 482, the James Madison Survey No. 2, Abstract 387, the Adams, Beaty, Moulton Survey No. 1, Abstract 37, New City Block 17701, in the city of San Antonio, Bexar County, Texas. Said 279.745 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 point on the southeast line of the Camp Bullis Military Reservation the northeast corner of a 47.109 acre tract recorded in Volume 7129, Pages 129-131 of the Official Public Records of Bexar County, Texas.

THENCE: Along and with the southeast line of said Camp Bullis Military Reservation, the following bearings and distances:

N 58°56'30" E, a distance of 1726.21 feet to a point;

N 45°15'27" E, a distance of 1992.50 feet to a found concrete monument with a bolt at a corner of said Camp Bullis Military Reservation;

S 89°41'42" E, a distance of 451.10 feet to a point for the northwest corner of a 94.577 acre tract recorded in Volume 5272, Page 442-447 of the Official Public Records of Bexar County, Texas and the east line of said 115.048 acre tract;

THENCE: Departing the southeast line of said Camp Bullis Military Reservation, along and with the west line of said 94.577 acre tract, the east line of said 115.046 acre tract the following bearings and distances:

S 12°14'47" E, a distance of 844.41 feet to a point;

S 26°14'06" E, a distance of 438.94 feet to a point;

S 06°12'53" W, a distance of 409.74 feet to a point;

S 41°10'55" E, at a distance of 826.54 feet passing the southwest corner of said 94.577 acre tract recorded in Volume 5272, Page 442-447 and the northwest corner of a 94.577 acre tract recorded in Volume 4641, Page 834-836 of the Official Public Records of Bexar County, Texas, and continuing for total distance of 1170.51 feet to a point;

279.745 Acres
Job No.: 8078-13
Page 2 of 2

THENCE: S 00°52'32" E, along and with the west line of said 94.577 acre tract recorded in Volume 4641, Page 834-836, a distance of 615.14 feet to a point;

THENCE: S 14°15'04" W, continuing along and with the west line of said 94.577 acre tract recorded in Volume 4641, Page 834-836, a distance of 886.37 feet to a point;

THENCE: N 87°34'40" W, over and across said 115.046 acre tract, at a distance of 695.59 feet, passing the east line of said 440.2 acre tract, the west line of said 115.046 acre tract, and continuing for a total distance of 1158.86 feet to a point;

THENCE: S 89°57'44" W, over and across said 440.2 acre tract, a distance of 901.65 feet to a point;

THENCE: S 88°41'16" W, over and across said 440.2 acre tract, a distance of 720.40 feet to a point;

THENCE: S 88°14'18" W, over and across said 440.2 acre tract, a distance of 978.66 feet to a point;

THENCE: S 00°15'41" E, over and across said 440.2 acre tract, a distance of 465.12 feet to a point;

THENCE: S 88°14'18" W, over and across said 440.2 acre tract, a distance of 468.15 feet to a point on the west line of said 440.2 acre tract, the east line of said 47.109 acre tract;

THENCE: N 00°15'41" W, along and with the west line of said 440.2 acre tract, the east line of said 47.109 acre tract, a distance of 2056.03 feet to a point;

THENCE: N 01°22'26" W, along and with the west line of said 440.2 acre tract, the east line of said 47.109 acre tract, a distance of 112.35 feet to the POINT OF BEGINNING and containing 279.745 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 8078-13 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: May 23, 2019, Revised: June 17, 2019, August 16, 2019
JOB NO. 4426-81
DOC. ID. N:\CIVIL\4426-81\WORD\4426-81 ZNFN-279.745.docx

