

STATE OF TEXAS  
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION  
OF A  
202.807 ACRE TRACT**

Being a 202.807 acre tract of land lying in the J. Montes Survey, Abstract 11, County Block 4007, Bexar County, Texas, said 202.807 acre tract being the same 202.801 acre tract of land as described in a Special Warranty Deed to Nabors Drilling Technologies, Inc., dated January 13, 2017, and recorded in Volume 18307, Page 1069, Official Public Records of Bexar County, Texas; said 202.807 acre tract being more particularly described as follows:

- BEGINNING:** at a 1/2" iron rod found at the intersection of the southwest right-of-way line of Old Corpus Christi Highway (a 70' wide right-of-way) and the southeast right-of-way line of Chive Drive (a 60' wide right-of-way) for the east corner of the Granite LLC Subdivision recorded in Volume 9665, Page 82, Deed and Plat Records of Bexar County, Texas, the **PLACE OF BEGINNING**, and the north corner of the herein described 202.807 acre tract;
- THENCE:** along the southwest right-of-way line of the aforementioned Old Corpus Christi Highway, S40°12'34"E, a distance of 1,311.44 feet (Record – S40°13'10"E~1,311.36') to a 3/4" iron pipe found for an angle point and S23°33'43"E, a distance of 1,123.08 feet (Record – S23°33'10"E~1,122.99') to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for the north end of a cutback line at the intersection of said Old Corpus Christi Highway and the northwest right-of-way line of Donop Road (a 60' wide right-of-way) for an angle point of the herein described 202.807 acre tract;
- THENCE:** along the aforementioned cutback line, S05°06'21"W, a distance of 87.29 feet (Record – S05°06'09"W~87.28') to 1/2" iron rod found for the south end of said cutback line and an angle point of the herein described 202.807 acre tract;
- THENCE:** along the northwest right-of-way line of the aforementioned Donop Road the following three (3) courses and distances:
- S34°01'31"W, a distance of 478.38 feet (Record – S34°01'17"W~478.55') to a 1/2" iron rod found for an angle point,
- S35°43'15"W, a distance of 880.51 feet (Record – S35°44'08"W~880.49') to a 5/8" iron rod found for an angle point, and
- S35°46'38"W, a distance of 1,467.43 feet (Record – S35°46'05"W~1,467.35') to a 1/2" iron rod found for the east corner of Lot 2, Block 5 of the Amega West Subdivision recorded in Volume 9658, Pages 107-109, Deed and Plat Records of Bexar County, Texas, and the south corner of the herein described 202.807 acre tract;

- THENCE:** along the northeast line of the aforementioned Lot 2, Block 5, N54°06'00"W, a distance of 1,701.21 feet (Record – N54°05'47"W~1,701.31') to a point in the east right of way line of Interstate Highway 37 (a 380' wide right-of-way) for the west corner of said Lot 2, Block 5 and the southwest corner of the herein described 202.807 acre tract, from which a 1/2" iron rod found bears N54°06'00"W, a distance of 0.12 feet;
- THENCE:** along the east right-of-way line of the aforementioned Interstate Highway 37 the following four (4) courses and distances:
- N02°05'51"E, a distance of 1,292.15 feet (Record – N02°05'47"E~1,292.33') to a Texas Department of Transportation Type I concrete right-of-way monument found for an angle point,
- N00°15'20"W, a distance of 442.79 feet (Record – N00°10'17"W~442.34') to a Texas Department of Transportation Type I concrete right-of-way monument found for an angle point,
- N04°43'53"W, a distance of 516.32 feet (Record – N04°45'36"W~516.48') to a 1/2" iron rod found for an angle point, and
- N09°37'12"W, a distance of 280.21 feet (Record – N09°37'06"W~280.24') to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for the south corner of Lot 2, Block 2 of the aforementioned Granite LLC Subdivision and the west corner of the herein described 202.807 acre tract;
- THENCE:** leaving the east right-of-way line of the aforementioned Interstate Highway 37, along the southeast line of the aforementioned Lot 2, Block 2, N61°26'40"E, a distance of 474.45 feet (Record – N16°26'41"E~474.50') to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" in the north right-of-way line of the aforementioned Chive Drive for a point of curvature of a curve to the left and a north corner of the herein described 202.807 acre tract;
- THENCE:** along the south and southeast right-of-way line of the aforementioned Chive Drive the following seven (7) courses and distances:
- an arc distance of 264.83 feet with said curve to the left having a radius of 60.00 feet, a delta angle of 252°53'43", and a chord which bears S65°00'37"E, a distance of 96.53 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of reverse curvature of a curve to the right,
- an arc distance of 31.81 feet with said curve to the right having a radius of 25.00 feet, a delta angle of 72°53'43", and a chord which bears, N24°59'23"E, a distance of 29.70 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of tangency,
- N61°26'14"E, a distance of 598.05 feet (Record – N61°26'41"E~598.05) to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of curvature of a curve to the right,
- an arc distance of 30.77 feet with said curve to the right having a radius of 25.00 feet, a delta angle of 70°31'47", and a chord which bears S83°17'58"E, a distance of 28.87 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of revers curvature of a curve to the left,



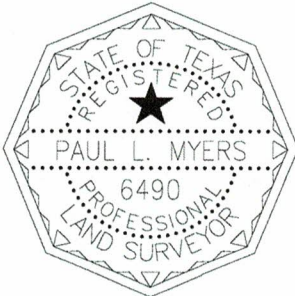
an arc distance of 123.10 feet with said curve to the left having a radius of 50.00 feet, a delta angle of  $141^{\circ}03'27''$ , and a chord which bears  $N61^{\circ}26'12''E$ , a distance of 94.28 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of reverse curvature of a curve to the right,


an arc distance of 30.77 feet with said curve to the right having a radius of 25.00 feet, a delta angle of  $70^{\circ}31'46''$ , and a chord which bears  $N26^{\circ}10'21''E$ , a distance of 28.87 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of tangency, and

$N61^{\circ}26'14''E$ , a distance of 691.97 feet (Record –  $N61^{\circ}26'41''E \sim 691.68'$ ) to the **PLACE OF BEGINNING** and containing 202.807 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
  2. (Record-), Record calls taken from Volume 18307, Page 1069, Official Public Records of Bexar County, Texas.
  3. A survey plat of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in November 2019.



  
Paul L. Myers  
Registered Professional Land Surveyor  
No. 6490 – State of Texas

Job #19088  
November 26, 2019  
Updated July 15, 2020  
PLM