

**A METES AND BOUNDS DESCRIPTION OF
TRACT 1 – 63.302 ACRES**

BEING a 63.302 acres (2,757,449 square feet) tract of land, situated in the Collin C. McMrae Survey, Abstract 482, County Block 4782, New City Block (N.C.B.) 17700, City of San Antonio, Bexar County, Texas; and being comprised of a called 37.159 acres tract of land, a called 11.642 acres tract of land, and the remainder of a called 14.530 acres tract of land, all three tracts being described to Bennie SeJan, Mickeylee Edmund Varnes, and Betty Jane Sales as shown on Instrument recorded in Volume 6968, Page 1702 of the Official Public Records of Bexar County, Texas; all of a called 1.000 acre tract of land, as described to Betty Jane Beatrice Varnes Sales and shown on Instrument recorded in Document No. 20180055360 of the Official Public Records of Bexar County, Texas; and all of a second called 1.000 acre tract of land, as described to MickeyLee Edmund Varnes and shown on Instrument recorded in Document No. 20110222253 of the Official Public Records of Bexar County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic surveyor's cap stamped "Pape Dawson" found at the intersection of the northerly right-of-way line of State Loop 1604 (A.K.A. Charles W. Anderson Loop, 300' R.O.W. width), and the easterly right-of-way line of Lou Mell Road (called 40' R.O.W. width), as shown on plat recorded in Volume 9544, Page 125 of the Deed and Plat Records of Bexar County, Texas; for the southwest corner of said 14.530 acre tract and the southwest corner of this tract;

THENCE, North 00°29'32" East, departing the northerly right-of-way line of said State Loop 1604, along the easterly right-of-way line of said Lou Mell Road, at 895.81 feet passing a 1/2" iron rod found at the northwest corner of said 14.530 acre tract and the southwest corner of said 11.642 acre tract, for a line marker, then continuing along the west boundary line of said 11.642 acre tract, in all a distance of 1504.09 feet to an axle found at the southwest corner of a called 146.9 acre tract of land described to Martin Marietta Real Estate Investments, Inc. as shown on Instrument recorded in 20160009185 of the Official Public Records of Bexar County, Texas; and further described on Instrument recorded in 20060079770 of the Official Public Records of Bexar County, Texas; for the northwest corner of said 11.642 acre tract and the northwest corner of this tract;

THENCE, South 89°06'00" East, along the south boundary line of said 146.9 acre tract, at 789.84 feet passing a 1/2" iron rod found at the northeast corner of said 11.642 acre tract and the northwest corner of said 37.159 acre tract, for a line marker, then continuing along the north boundary line of said 37.159 acre tract, in all a distance of 1686.67 feet to a 1/2" iron rod found at an angle corner of said 146.9 acre tract, for an angle corner of this tract;

THENCE, South 88°55'33" East, 510.25 feet continuing along the south boundary line of said 146.9 acre tract to an axle found in the west boundary line of a called 8.500 acres tract of land, as described to the House of Prayer Evangelism Center, Inc. and shown on Instrument recorded in Volume 8306, Page 214 of the Official Public Records of Bexar County, Texas; at a southeast corner of said 146.9 acre tract, for the northeast corner of said 37.159 acre tract and the northeast corner of this tract;

THENCE, South 00°25'12" West, along the west boundary line of said 8.500 acre tract, at 366.17 feet passing an iron rod with plastic surveyor's cap stamped "Jones|Carter" found at a southwest corner of said 8.500 acre tract and the northwest corner of Lot 1, Block 1 of The Ridge Subdivision, as shown on Plat recorded in Volume 9601, Page 137 of the Deed and Plat Records of Bexar County, Texas; then continuing along the west boundary line of said Lot 1, in all a distance of 853.16 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in the northerly right-of-way line of said State Loop 1604, at the southwest corner of said Lot 1, for the southeast corner of said 37.159 acre tract and the southeast corner of this tract;

THENCE, in a southwesterly direction along the northerly right-of-way line of said State Loop 1604 and following a curve to the right with a central angle of 19°24'42", a radius of 5540.89 feet, a chord bearing and distance of South 72°36'25" West, 1868.26 feet, and a total arc length of 1877.23 feet to a brass disk found in the south boundary line of said 14.530 acre tract, for an angle corner of this tract;

THENCE, South 82°21'49" West, 424.21 feet continuing along the northerly right-of-way line of said State Loop 1604 to the **POINT OF BEGINNING** and containing 63.302 acres of land, more or less, in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83). All distances shown 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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**A METES AND BOUNDS DESCRIPTION OF
C-3 ZONING 1 – 29.004 ACRES**

BEING a 29.004 acres (2,757,449 square feet) tract of land, situated in the Collin C. McCrae Survey, Abstract 482, County Block 4782, New City Block (N.C.B.) 17700, City of San Antonio, Bexar County, Texas; and being comprised of a called 37.159 acres tract of land, a called 11.642 acres tract of land, and the remainder of a called 14.530 acres tract of land, all three tracts being described to Bennie SeJan, MickeyLee Edmund Varnes, and Betty Jane Sales as shown on Instrument recorded in Volume 6968, Page 1702 of the Official Public Records of Bexar County, Texas; all of a called 1.000 acre tract of land, as described to Betty Jane Beatrice Varnes Sales and shown on Instrument recorded in Document No. 20180055360 of the Official Public Records of Bexar County, Texas; and all of a second called 1.000 acre tract of land, as described to MickeyLee Edmund Varnes and shown on Instrument recorded in Document No. 20110222253 of the Official Public Records of Bexar County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic surveyor's cap stamped "Pape Dawson" found at the intersection of the northerly right-of-way line of State Loop 1604 (A.K.A. Charles W. Anderson Loop, 300' R.O.W. width), and the easterly right-of-way line of Lou Mell Road (called 40' R.O.W. width), as shown on plat recorded in Volume 9544, Page 125 of the Deed and Plat Records of Bexar County, Texas; for the southwest corner of said 14.530 acre tract and the southwest corner of this tract;

THENCE, North 00°29'32" East, departing the northerly right-of-way line of said State Loop 1604, along the easterly right-of-way line of said Lou Mell Road, at 895.81 feet passing a 1/2" iron rod found at the northwest corner of said 14.530 acre tract and the southwest corner of said 11.642 acre tract, for a line marker, then continuing along the west boundary line of said 11.642 acre tract, in all a distance of 1275.47 feet to a point for the northwest corner of this tract;

THENCE, South 65°39'32" East, departing the easterly right-of-way line of said Lou Mell Road, across said 11.642 acre tract and said 37.159 acre tract, a distance of 2010.94 feet to a point in the northerly right-of-way line of said State Loop 1604 and the southerly boundary line of said 37.159 acre tract for the east corner of this tract;

THENCE, in a southwesterly direction along the northerly right-of-way line of said State Loop 1604 and following a curve to the right with a central angle of 15°18'01", a radius of 5540.89 feet, a chord bearing and distance of South 74°39'46" West, 1475.24 feet, and a total arc length of 1479.63 feet to a brass disk found in the south boundary line of said 14.530 acre tract, for an angle corner of this tract;

THENCE, South 82°21'49" West, 424.21 feet continuing along the northerly right-of-way line of said State Loop 1604 to the **POINT OF BEGINNING** and containing 29.004 acres of land, more or less, in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83). All distances shown 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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**A METES AND BOUNDS DESCRIPTION OF
C-3 ZONING 2 – 34.298 ACRES**

BEING a 34.298 acres (2,757,449 square feet) tract of land, situated in the Collin C. McCrae Survey, Abstract 482, County Block 4782, New City Block (N.C.B.) 17700, City of San Antonio, Bexar County, Texas; and being comprised of a portion of a called 37.159 acres tract of land and a portion of a called 11.642 acres tract of land, both tracts being described to Bennie SeJan, Mickeylee Edmund Varnes, and Betty Jane Sales as shown on Instrument recorded in Volume 6968, Page 1702 of the Official Public Records of Bexar County, Texas; and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic surveyor's cap stamped "Pape Dawson" found at the intersection of the northerly right-of-way line of State Loop 1604 (A.K.A. Charles W. Anderson Loop, 300' R.O.W. width), and the easterly right-of-way line of Lou Mell Road (called 40' R.O.W. width), as shown on plat recorded in Volume 9544, Page 125 of the Deed and Plat Records of Bexar County, Texas; and at the southwest corner of the remainder of a called 14.530 acre tract of land described to Bennie SeJan, Mickeylee Edmund Varnes, and Betty Jane Sales as shown on Instrument recorded in Volume 6968, Page 1702 of the Official Public Records of Bexar County, Texas;

THENCE, North 00°29'32" East, departing the northerly right-of-way line of said State Loop 1604, along the easterly right-of-way line of said Lou Mell Road, at 895.81 feet passing a 1/2" iron rod found at the northwest corner of said 14.530 acre tract and the southwest corner of said 11.642 acre tract, for a line marker, then continuing along the west boundary line of said 11.642 acre tract, in all a distance of 1275.47 feet to the **POINT OF BEGINNING** for the southwest corner of this tract;

THENCE, North 00°29'32" East, continuing along the easterly right-of-way line of said Lou Mell Road and the west boundary line of said 11.642 acre tract, a distance of 228.63 feet to an axle found at the southwest corner of a called 146.9 acre tract of land described to Martin Marietta Real Estate Investments, Inc. as shown on Instrument recorded in 20160009185 of the Official Public Records of Bexar County, Texas; and further described on Instrument recorded in 20060079770 of the Official Public Records of Bexar County, Texas; for the northwest corner of said 11.642 acre tract and the northwest corner of this tract;

THENCE, South 89°06'00" East, along the south boundary line of said 146.9 acre tract, at 789.84 feet passing a 1/2" iron rod found at the northeast corner of said 11.642 acre tract and the northwest corner of said 37.159 acre tract, for a line marker, then continuing along the north boundary line of said 37.159 acre tract, in all a distance of 1686.67 feet to a 1/2" iron rod found at an angle corner of said 146.9 acre tract, for an angle corner of this tract;

THENCE, South 88°55'33" East, 510.25 feet continuing along the south boundary line of said 146.9 acre tract to an axle found in the west boundary line of a called 8.500 acres tract of land, as described to the House of Prayer Evangelism Center, Inc. and shown on Instrument recorded in Volume 8306, Page 214 of the Official Public Records of Bexar County, Texas; at a southeast corner of said 146.9 acre tract, for the northeast corner of said 37.159 acre tract and the northeast corner of this tract;

THENCE, South 00°25'12" West, along the west boundary line of said 8.500 acre tract, at 366.17 feet passing an iron rod with plastic surveyor's cap stamped "Jones|Carter" found at a southwest corner of said 8.500 acre tract and the northwest corner of Lot 1, Block 1 of The Ridge Subdivision, as shown on Plat recorded in Volume 9601, Page 137 of the Deed and Plat Records of Bexar County, Texas; then continuing along the west boundary line of said Lot 1, in all a distance of 853.16 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in the northerly right-of-way line of said State Loop 1604, at the southwest corner of said Lot 1, for the southeast corner of said 37.159 acre tract and the southeast corner of this tract;

THENCE, in a southwesterly direction along the northerly right-of-way line of said State Loop 1604 and following a curve to the right with a central angle of 04°06'41", a radius of 5540.89 feet, a chord bearing and distance of South 64°57'25" West, 397.51 feet, and a total arc length of 397.60 feet to a point for the south corner of this tract;

THENCE, North 65°39'32" West, departing the northerly right-of-way line of said State Loop 1604, across said 37.159 acre tract and said 11.642 acre tract, a distance of 2010.94 feet to the **POINT OF BEGINNING** and containing 34.298 acres of land, more or less, in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83). All distances shown 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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