



METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE

A 46.168 acre, or 2,011,061 square feet more or less, tract of land being all of that called 15.51 acre tract conveyed to LPC Freeport Center, L.P. and called "Tract 1" in deed recorded in Volume 13508, Page 987 of the Official Public Records of Bexar County, Texas, in County Block 4301, Bexar County, Texas, and all of that called 30.66 acre tract conveyed to LPC Freeport Center, L.P. by deed recorded in Volume 16493, Page 629 of the Official Public Records of Bexar County, Texas, in County Block 4301 and partially in New City Block 14494 of the City of San Antonio, Bexar County, Texas, in the Francisco R. Hernandez Survey No. 6, Abstract 6, Bexar County, Texas. Said 46.168 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 found ½" iron rod with a cap marked "Vickrey" at the northeast corner of said called 30.66 acre tract, the east corner of a called 38.891 acre tract conveyed to BNSF Railway Company by deed recorded in Volume 16493, Page 629 of the Official Public Records of Bexar County, Texas, on the southwest right-of-way line of I.H. Loop 410, a variable width public right-of-way;

**THENCE:** With the northeast line of said called 30.66 acre tract, the southwest right-of-way line of said I.H. Loop 410, the following bearings and distances:

S 24°48'40" E, a distance of 28.36 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 5879.58 feet, a central angle of 05°59'52", a chord bearing and distance of S 26°16'03" E, 615.21 feet, for an arc length of 615.49 feet to a point;

S 60°44'01" W, a distance of 50.00 feet to a point;

Along a non-tangent curve to the left, said curve having a radius of 5829.58 feet, a central angle of 01°26'42", a chord bearing and distance of S 29°58'36" E, 147.02 feet, for an arc length of 147.03 feet to the southeast corner of said called 30.66 acre tract, said point also being the intersection of the southwest right-of-way line of said I.H. Loop 410 with the northwest right-of-way line of Freeport Road, a 60-foot public right-of-way dedicated in Volume 9541, Pages 47-48 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the northwest right-of-way line of said Freeport Road, the southeast line of said called 30.66 acre tract, the following bearings and distances:

S 59°18'48" W, a distance of 217.70 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 970.00 feet, a central angle of 21°38'24", a chord bearing and distance of S 70°08'00" W, 364.18 feet, for an arc length of 366.36 feet to a point;

S 80°57'12" W, a distance of 818.08 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 630.00 feet, a central angle of 26°00'00", a chord bearing and distance of S 67°57'12" W, 283.44 feet, at an arc length of 185.18 feet passing the southwest corner of said called 30.66 acre tract, the east corner of said called 15.51 acre tract, and continuing with the southeast line of said called 15.51 acre tract for a total arc length of 285.88 feet to a point;

THENCE: S 54°57'12" W, continuing with the southeast line of said called 15.51 acre tract, the northwest line of said Freeport Road, a distance of 673.48 feet to the east end of a curve at the intersection of the northwest right-of-way line of said Freeport Road with the northeast right-of-way line of Fischer Road, an 86-foot public right-of-way dedicated in Volume 9536, Page 163 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Northwesternly, along said tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'36", a chord bearing and distance of N 80°02'30" W, 21.22 feet, for an arc length of 23.56 feet to the west end of said curve;

THENCE: With the southwest line of said called 15.51 acre tract, the northeast right-of-way line of said Fischer Road, the following bearings and distances:

N 35°02'11" W, a distance of 333.57 feet to a found ½" iron rod with a cap marked "C&B";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 957.00 feet, a central angle of 15°28'23", a chord bearing and distance of N 27°21'02" W, 257.66 feet, for an arc length of 258.44 feet to a found ½" iron rod;

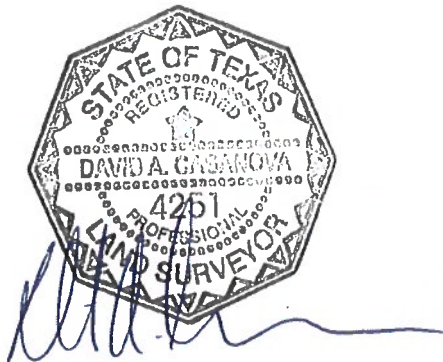
46.168 Ac.  
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N 19°35'17" W, a distance of 400.31 feet to a found ½" iron rod the northwest corner of said called 15.51 acre tract, the intersection of the northeast right-of-way line of said Fischer Road with the southeast right-of-way line of the cul-de-sac conveyed in deed recorded in Volume 18019, Page 1834 of the Official Public Records of Bexar County, Texas;

THENCE: N 73°01'17" E, departing the northeast right-of-way line of said Fischer Road, with the northwest line of said called 15.51 acre tract, the southeast right-of-way line of said cul-de-sac, at a distance of 13.69 feet passing the south end of said cul-de-sac, departing said south right-of-way and continuing with the southeast line of said called 38.891 acre tract, at a distance of 681.17 feet passing a found ½" iron rod with a cap marked "Vickrey" at the northeast corner of said called 15.51 acre tract, the west corner of said called 30.66 acre tract, and continuing with the northwest line of said called 30.66 acre tract for a total distance of 2407.62 feet to the POINT OF BEGINNING and containing 46.168 acres in Bexar County, Texas, and partially in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12416-00 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: April 21, 2021  
JOB NO. 12416-00  
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METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE

A 83.600 acre, or 3,641,633 square feet more or less, tract of land being all of Lot 3, Block 2, County Block 4301, Freeport Business Centre Unit-5 recorded in Volume 9625, Pages 213-214 of the Deed and Plat Records of Bexar County, Texas, all of Lot 2, Block 2, County Block 4301E, FAMSA Business Center recorded in Volume 9578, Page 66 of the Deed and Plat Records of Bexar County, Texas, and the remaining portion of that called 73.65 acre tract conveyed to LPC Freeport Centre, L.P. by deed recorded in Volume 13508, Page 987 of the Official Public Records of Bexar County, Texas, in County Block 4301, Bexar County, Texas, and partially in New City Block 14494 of the City of San Antonio, Bexar County, Texas, in the Francisco R. Hernandez Survey No. 6, Abstract 6, Bexar County, Texas. Said 83.600 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 found TxDOT right-of-way monument (Type III) at a reentrant corner of said called 73.65 acre tract, on the southwest right-of-way line of I.H. Loop 410, a variable width public right-of-way;

**THENCE:** With the northeast line of said called 73.65 acre tract, the southwest right-of-way line of said I.H. Loop 410, the following bearings and distances:

N 82°28'48" E, a distance of 54.90 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 5879.58 feet, a central angle of 05°18'48", a chord bearing and distance of S 34°41'17" E, 545.06 feet, for an arc length of 545.26 feet to a point;

S 37°16'40" E, a distance of 527.40 feet to the north-most east corner of said called 73.65 acre tract, the north corner of a called 0.665 acre tract conveyed to Marilyn M. House and called "Second Tract" in deed recorded in Volume 4771, Page 1571 of the Official Public Records of Bexar County, Texas, from which a found TxDOT right-of-way monument (Type III) at the east corner of said called 0.665 acre tract, at the intersection of the southwest right-of-way line of said I.H. Loop 410 with the northwest line of a 100-foot Union Pacific Railroad right-of-way, bears S 37°16'40" E, a distance of 321.22 feet;



- THENCE: S 07°36'52" E, departing the southwest right-of-way line of said I.H. Loop 410, with the east line of said called 73.65 acre tract, the west line of said called 0.665 acre tract, a distance of 365.34 feet to the a found ½" iron rod with a cap marked "Vickrey" at the south-most east corner of said called 73.65 acre tract, the south corner of said called 0.665 acre tract, on the northwest line of said 100-foot Union Pacific Railroad right-of-way;
- THENCE: With the southeast line of said called 73.65 acre tract, the northwest line of said 100-foot Union Pacific Railroad right-of-way, the following bearings and distances:
- S 53°54'43" W, a distance of 451.29 feet to a found ½" iron rod with a cap marked "Vickrey";
- S 51°51'40" W, a distance of 101.56 feet to a found ½" iron rod with a cap marked "Vickrey";
- THENCE: Southwesterly, along a non-tangent curve to the left, said curve having a radius of 5779.58 feet, a central angle of 15°28'55", a chord bearing and distance of S 44°10'35" W, 1556.96 feet, at an arc length of 366.91 feet passing the east corner of said Lot 3, Block 2, Freeport Business Centre Unit-5 and continuing with the southeast line of said Lot 3 for a total arc length of 1561.71 feet to the south corner of said Lot 3, at the intersection of the northeast right-of-way line of Fischer Road, an 86-foot public right-of-way dedicated in Volume 9536, Page 163 of the Deed and Plat Records of Bexar County, Texas, with the northwest line of said 100-foot Union Pacific Railroad right-of-way;
- THENCE: Northwesterly, departing the northwest right-of-way line of said 100-foot Union Pacific Railroad right-of-way, with a southwest line of said called 73.65 acre tract, the northeast right-of-way line of said Fischer Road, along a non-tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 11°44'18", a chord bearing and distance of N 42°06'08" W, 151.95 feet, for an arc length of 152.22 feet to the south corner of Lot 1, Block 2, Freeport Business Centre Unit-4, a west corner of said Lot 3, Block 2;
- THENCE: With the common lines of said Lot 3, Block 2, Freeport Business Centre Unit-5 and Lot 1, Block 2, Freeport Business Centre Unit-4, the following bearings and distances:
- Northeasterly, along a non-tangent curve to the right, said curve having a radius of 5928.58 feet, a central angle of 07°01'30", a chord bearing and distance of N 40°14'23" E, 726.46 feet, for an arc length of 726.91 feet to a point;
- N 35°02'36" W, a distance of 748.66 feet to a point;

S 52°25'40" W, a distance of 126.44 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 530.00 feet, a central angle of 35°44'06", a chord bearing and distance of S 70°15'33" W, 325.23 feet, for an arc length of 330.56 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 470.00 feet, a central angle of 33°13'38", a chord bearing and distance of S 71°29'11" W, 268.76 feet, for an arc length of 272.56 feet to a point;

S 54°59'46" W, a distance of 62.71 feet to the northwest corner of said Lot 1, Block 2, a southwest corner of said Lot 3, Block 2, on the northeast right-of-way line of said Fischer Road;

THENCE: N 35°02'11" W, with the northeast right-of-way line of said Fischer Road, a southwest line of said Lot 3, Block 2, at a distance of 526.78 feet passing the south corner of said Lot 2, Block 2, FAMSA Business Center, a west corner of said Lot 3, Block 2, and continuing with the southwest line of said Lot 2, Block 2 for a total distance of 1061.12 feet to the south end of a tangent curve to the right at the intersection of the northeast right-of-way line of said Fischer Road with the southeast right-of-way line of Freeport Road, a 60-foot public right-of-way dedicated in Volume 9541, pages 47-48 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Northeasterly, along said tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 89°59'07", a chord bearing and distance of N 09°57'30" E, 21.21 feet, for an arc length of 23.56 feet to a found ½" iron rod with a cap marked "Vickrey" at the north end of said curve;

THENCE: N 54°57'12" E, with the southeast right-of-way line of said Freeport Road, the northwest line of said Lot 2, Block 2, a distance of 673.50 feet to a point;

THENCE: Northeasterly, with the south right-of-way line of said Fischer Road, the north line of said Lot 2, Block 2, along a tangent curve to the right, said curve having a radius of 570.00 feet, a central angle of 26°00'00", a chord bearing and distance of N 67°57'12" E, 256.44 feet, at an arc length of 100.64 feet passing the north corner of said Lot 2, Block 2, the northwest corner of said Lot 3, Block 2, and continuing with the north line of said Lot 3, Block 2 for a total arc length of 258.66 feet to a point;

THENCE: N 80°57'12" E, with the south right-of-way line of said Freeport Road, the north line of said Lot 3, Block 2, at a distance of 335.92 feet passing the northeast corner of said Lot 3, Block 2, and continuing with the north line of said called 73.65 acre tract for a total distance of 818.08 feet to a point;

THENCE: Continuing with the south right-of-way line of said Freeport Road, the north line of said called 73.65 acre tract, the following bearings and distances:

Northeasterly, along a tangent curve to the left, said curve having a radius of 1030.00 feet, a central angle of  $21^{\circ}38'24''$ , a chord bearing and distance of  $N 70^{\circ}08'00'' E$ , 386.71 feet, for an arc length of 389.02 feet to a point;

$N 59^{\circ}18'48'' E$ , a distance of 218.01 feet to the north corner of said called 73.65 acre tract, on the southwest right-of-way line of said I.H. Loop 410;

THENCE: Southeasterly, with the northeast line of said called 73.65 acre tract, the southwest right-of-way line of said I.H. Loop 410 along a non-tangent curve to the left, said curve having a radius of 5929.58 feet, a central angle of  $00^{\circ}32'40''$ , a chord bearing and distance of  $S 31^{\circ}32'21'' E$ , 56.35 feet, for an arc length of 56.36 feet to the POINT OF BEGINNING and containing 83.600 acres in the Bexar County, Texas, and partially in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12416-00 by Pape-Dawson Engineers, Inc.

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