

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED GRACE GARDENS SPECIAL IMPROVEMENT DISTRICT, FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM, SALES AND USE, AND HOTEL OCCUPANCY TAXES, EACH TAX AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC DEVELOPMENT AGREEMENTS, GRANTS AND LOANS

WHEREAS, on the 19 day of April, 2022, Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 2.01, San Antonio, Texas, 78205 to consider adoption of the Order set out below, whereupon roll was called of the members of the Commissioners Court, to wit:

Nelson W. Wolff	County Judge
Rebeca Clay-Flores	Commissioner, Precinct 1
Justin Rodriguez	Commissioner, Precinct 2
Marialyn Barnard	Commissioner, Precinct 3
Tommy Calvert	Commissioner, Precinct 4

All Commissioners were present, except _____; and

WHEREAS, among other business conducted by the Commissioners Court, Commissioner Tommy Calvert introduced the Order set out below and moved its adoption, which was seconded by Commissioner Justin Rodriguez and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 5 / NO 0

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT THE ORDER SHALL BE ADOPTED AS FOLLOWS:

On October 18, 2021, an amended petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Grace Gardens Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a specified rate, within the boundaries of the District, for the authority to enter into economic development agreements, grants and loans, signed by the owners of taxable real property representing more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District, praying for the Commissioners Court to grant the Petition.

The Commissioners Court conducted a public hearing to consider the Petition and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, and find the following:

1. On October 18, 2021, a Petition, duly signed, praying for the creation of the District, to be operated under Chapter 382, of the Texas Local Government Code (the “Code”), appointment of directors and imposition of ad valorem, sales and use, and hotel occupancy taxes, each tax at a specified rate, within the boundaries of the District; and for authorization to use such tax revenues to fund the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by the Commissioners Court. Said Petition fully met the requirements of law relating thereto and upon due consideration of said Petition, the same was set down upon the agenda for consideration by this Court on this date. Court proceedings began at 9:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County (the “County”), Texas and public notice of the hearing was given in accordance with the requirements of the Code.
2. This Commissioners Court is authorized to (a) consider the Petition; (b) enter an Order creating the District, designating that its operation shall be pursuant to the provisions of Chapter 382 of the Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose an ad valorem tax, sales and use tax, and hotel occupancy tax within the District, each at a specified rate to be used to fund the District's planned improvements and any economic development program (including to the extent authorized by Article III Section 52 of the Texas Constitution, road improvement projects) to induce and incentivize economic development projects through the use of economic development agreements, grants and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas; Chapters 382, 381 and 380 of the Code. The powers granted by Article III, Section 52 cannot be exercised by the District until the City of San Antonio, Texas (the “City”) consents by resolution for the District to exercise these powers.
3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.
4. The Commissioners Court for its authority to undertake action herein, relies upon the law as specifically found in Chapter 382 of the Code, wherein it is provided that a commissioners court of certain counties with a population of more than 1.5 million may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapters 382, 381 and 380 of the Code, including imposition of ad valorem, sales and use, and hotel occupancy taxes, at rates specified by such county, within the boundaries of the public improvement district (collectively the "Laws") if such taxes are approved by the qualified voters in the District at an election called for that purpose.
5. The Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that the County agree to conduct a joint

election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax, sales and use tax, and hotel occupancy tax authorized by this Order.

6. The Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Chapter 382 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.
7. After full consideration by the Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Chapter 382 of the Code, the Commissioners Court affirmatively finds that:
 - (a) the Petition conforms to the requirements of the Laws and that creation of the District under Chapter 382 of the Code;
 - (b) appointment of directors, and imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a rate specified in this Order is beneficial and advisable to the County and in the County's best interest in order to fund public improvements and economic development programs and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
 - (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single family housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development and, specifically, providing new jobs, expanding commercial development, construction of residential housing and improvement of roadways.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:

Section 1. The Petition for creation of a public improvement district is in all respects granted, and a public improvement district is hereby created. The District shall be known as the "Grace Gardens Special Improvement District," to be authorized by and to operate pursuant to the provisions of Chapter 382 of the Code; directors are hereby appointed and are named in this Order; and, subject to the approval of the qualified voters in the District, an ad valorem tax, sales and use tax, and hotel occupancy tax is hereby authorized to be imposed within the boundaries of the District, at the rate set forth in this Order, as prayed for in the Petition to fund the District's planned public improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, the Commissioners Court hereby delegates to the District, all of the powers granted to the County under §382 of the Code. In addition, the County hereby grants to the District the powers and duties of a road district and the power to construct and provide water,

wastewater and drainage facilities contingent upon consent from the City for such a grant of power. The District, upon approval from the Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

Section 2. The District is required to obtain the approval of the County if it desires to increase the tax rate authorized in this Order. The District may not enter into, and the Commissioners Court does not give the District authority to execute, an Economic Development Agreement without first obtaining the approval of the Commissioners Court. The District may not enter into, and the Commissioners Court does not give the District authority to execute, any agreements to make a loan or grant of District proceeds without first obtaining the approval of the Commissioners Court. In addition, the District may not issue bonds, and the Commissioners Court does not give the District authority to issue bonds, without first obtaining the Commissioners Court approval.

Section 3. The District is created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52; and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 382, 381 and 380 of the Code, as amended. The District may not exercise the powers granted by Article III, Section 52 unless the City grants approval for the District to exercise these powers.

Section 4. The District is expressly authorized to impose the taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to fund improvements, as defined in Chapter 372, 382, 381 and 380 in the Code, in lieu of assessments and for the payment or repayment of the District's costs, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and Bexar County, subject to the approval of the voters within the District.

Section 5. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with the County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which may be held November 8, 2022, or on another uniform election date. The District's qualified voters shall cast their ballots for or against the District and its proposed taxes, economic development agreement authority, and bonds at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

Section 6. As a condition of the Commissioners Court to create the District, the Commissioners Court may require the District to prepare an annual report to be presented to the Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in any economic development agreement. In addition, on the request of the Commissioners Court, quarterly reports shall be made to the County's SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified

small, minority and women-owned businesses on contracted work opportunities within the District.

Section 7. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two (2) year terms as set forth in Chapter 382 of the Code. The directors listed below are hereby appointed:

1. Clayton Linney
2. Michael Richards
3. David Brodbeck
4. Michelle Hoang
5. Jamie Johnson
6. Cassidy Patterson
7. Clifton Karam

The aforementioned Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under Chapter 382 of the Code to the Board of Directors from the District's proceeds.

Section 8. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are as follows:

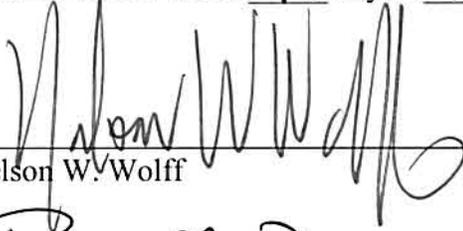
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|----------------------|---|
| Ad Valorem Tax: | \$0.558270 per \$100 valuation, subject to applicable state and local ad valorem tax requirements |
| Sales and Use Tax: | 2% per taxable sale, subject to the state and local sales and use tax rates in the District |
| Hotel Occupancy Tax: | 9% or the rate imposed by the City of San Antonio, whichever is greater |

Section 9. The District's boundaries are described in a legal description described in metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

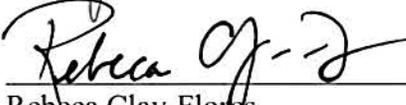
A certified copy of this Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

(Remainder of page intentionally left blank - signatures on next page)

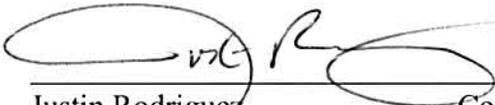
PASSED, ADOPTED, ORDERED AND EFFECTIVE this 19 day of April, 2022.



Nelson W. Wolff County Judge



Rebeca Clay-Floris Commissioner, Precinct 1



Justin Rodriguez Commissioner, Precinct 2

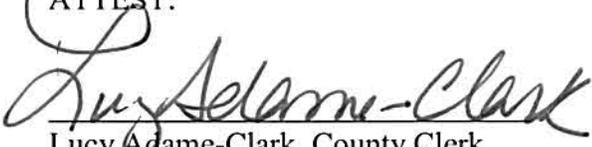


Marialyn Barnard Commissioner, Precinct 3



Tommy Calvert Commissioner, Precinct 4

ATTEST:



Lucy Adame-Clark, County Clerk

EXHIBIT A
LEGAL DESCRIPTION



METES AND BOUNDS DESCRIPTION
FOR

A 278.730 acre tract of land out of the Juan Montes Survey No. 6, Abstract 11, County Block 4007, Bexar County, Texas, same being all of the remaining portion of a 139.65 acre tract of land conveyed unto Katie Strunk by deed executed November 3, 1924 and recorded in Volume 797, Page 165, Deed Records of Bexar County, Texas, save and except a 0.07 of an acre tract of land conveyed unto the County of Bexar by deed executed May 30, 1964 and recorded in Volume 5185, Page 856, said Deed Records, together with all of the remaining portion of a 139.65 acre tract conveyed unto Caroline Janszen Pfeifer, et al. by deed executed May 27, 1986 and recorded in Volume 3761, Page 1412, Official Public Records of Bexar County, Texas. In all, said 278.730 acre tract being more particularly 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:

COMMENCING: at a 6" wood post found at the southwest cut-back corner at the intersection of the southeast line of W.W. White Road, a variable width public right of way as shown by Bexar County ROW Map B-910-1 and B-329-3, and the southwest line of Hildebrant Road, a 70 foot wide public right of way, same being a north exterior corner of the remaining portion of a 279.5 acre tract conveyed unto Arlene Witzel, et al. by deed executed January 14, 2015 and recorded in Volume 17049, Page 830, said Official Public Records;

THENCE: with and along the southeast line of said W.W. White Road, South 35° 34' 01" West, 1,584.67 feet to a ½" iron rod set with plastic cap marked "Pape Dawson" at the common west corner of said remaining portion of a 279.5 acre tract and the north corner of the remainder of said Katie Strunk tract for the north corner and POINT OF BEGINNING of this tract;

THENCE: departing said southeast line, South 53° 51' 21" East, 7,126.00 feet to a 1" iron pipe found on the northwest line of a 99.28 acre tract of land conveyed unto CNG Land Partners, LLC by deed executed November 30, 2017 and recorded in Volume 18873, Page 2382, said Official Public Records, same being the common south corner of said 279.5 acre tract and the east corner of said Katie Strunk tract for the east corner this tract;

THENCE: with and along said northwest line, South 35° 52' 15" West, 1,692.00 feet to a ½" iron rod found on the northeast line of a 13.32 acre tract of land conveyed unto Lawrence Henri Key, et ux. by deed executed July 15, 2002 and recorded in Volume 9471, Page 580, said Official Public Records, same being the common west corner of said 99.28

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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acre tract and the south corner of said Caroline Janszen Pfeifer tract for the south corner of this tract;

THENCE: with and along the northeast lines of said 13.32 acre tract, a 97.909 acre tract conveyed unto NAJDS Property Investments, Inc. by deed executed November 7, 2017 and recorded in Volume 18835, Page 2035, said Official Public Records, and a 177.8073 acre tract conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc No. 20190165095, said Official Public Records, North 53° 59' 32" West, 7,137.17 feet to a ½" iron rod found on the southeast line of said W.W. White Road, same being the common north corner of said 177.8073 acre tract and the west corner of the remainder of said Caroline Janszen Pfeifer tract for the west corner of this tract;

THENCE: with and along said southeast line the following courses:

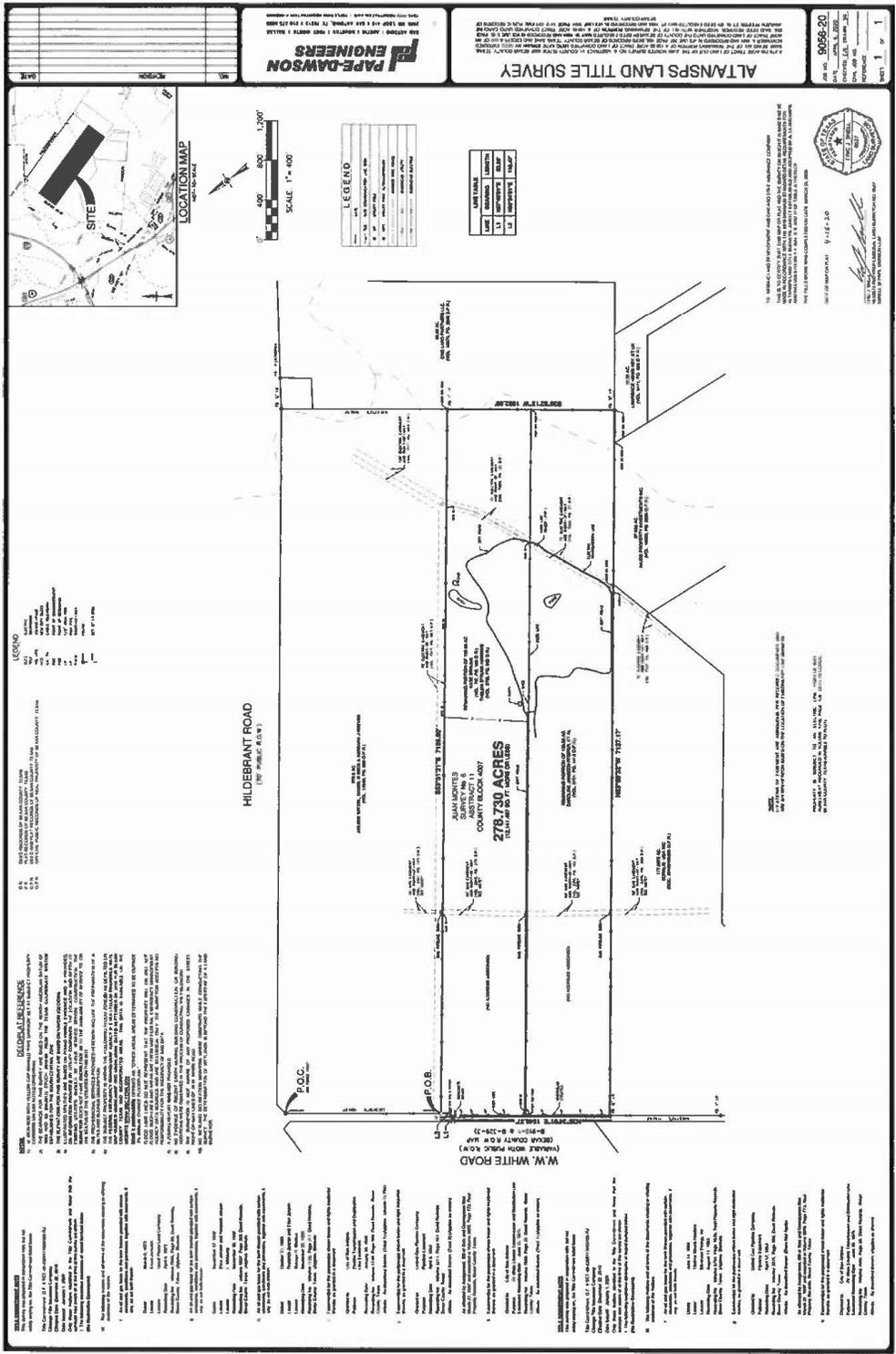
North 35° 34' 01" East, 1,540.37 feet to a ½" iron rod set with plastic cap marked "Pape Dawson";

North 57° 40' 01" East, 53.96 feet to a Mag nail set with washer stamped "Pape Dawson";

And North 35° 34' 01" East, 118.47 feet to the POINT OF BEGINNING, and CONTAINING 278.730 acres, or 12,141,497 square feet of land more or less. Said tract being described in conjunction with a survey made on the ground and a graphic depiction thereof prepared under job number 9056-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 16, 2020
JOB NO. 9056-20
DOC. ID. N:\Survey20\20-9000\9056-20\Word\9059-20 FN 278.730 AC.docx





FIELD NOTE DESCRIPTION

BEING A TRACT OF LAND CONTAINING 135.893 ACRES (5,919,478 SQFT), BEING OUT OF A REMAINDER OF A CALLED 177.81 ACRES COMPOSED OF A CALLED 128 ACRE PARCEL DESCRIBED IN VOLUME 1593, PAGE 570, THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.TX.), A CALLED 24.83 ACRE PARCEL DESCRIBED IN VOLUME 7055, PAGE 621, (D.R.B.C.TX.), A CALLED 21.83 ACRE PARCEL CONVEYED TO BORALIS USA, INC., DESCRIBED IN VOLUME 7055, PAGE 618, (D.R.B.C.TX.), BEING SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, AND BEING MORE PARTICULARLY DESCRIBED IN THE FIELD NOTE DESCRIPTION THAT FOLLOWS (ALL BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS SOUTH CENTRAL ZONE (4204):

BEGINNING AT A FOUND 5/8-INCH IRON ROD FOUND, HAVING A GRID COORDINATE VALUE OF NORTHING: 13,667,209.01 AND AN EASTING: 2,159,761.31 FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED 135.893 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 177.81 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF A CALLED 165.835 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TEDDIE W. KOEPP, IN DOCUMENT NUMBER 20210065948 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.TX) , ALSO BEING ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF W.W. WHITE ROAD (VARIABLE WIDTH PUBLIC R.O.W.);

THENCE NORTH 02° 50' 49" WEST, ALONG THE EAST R.O.W. LINE OF W.W. WHITE ROAD, A DISTANCE OF 51.26 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER OF HEREIN DESCRIBED 135.893 ACRE TRACT;

THENCE , DEPARTING SAID W. W. WHITE R.O.W., AND CONTINUING OVER AND ACROSS THE REMAINDER OF SAID 177.81 ACRES THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 74° 23' 22" EAST, A DISTANCE OF 1,639.39 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
2. NORTH 16° 07' 28" WEST, A DISTANCE OF 595.86 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
3. NORTH 17° 46' 34" WEST, A DISTANCE OF 705.62 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A ANGLE POINT;
4. NORTH 35° 30' 03" EAST, A DISTANCE OF 270.72 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
5. NORTH 54° 29' 57" WEST, A DISTANCE OF 359.30 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED 135.893 ACRE TRACT, ON THE EAST R.O.W. LINE OF W. W. WHITE ROAD;

THENCE NORTH 35° 30' 03" EAST, CONTINUING ALONG THE EAST R.O.W. LINE OF W. W. WHITE ROAD, A DISTANCE OF 692.99 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTH CORNER OF HEREIN DESCRIBED 135.893 ACRE TRACT, ALSO BEING THE WEST CORNER OF A CALLED 139.197 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SA KOSTA BROWNE, LTD., A TEXAS LIMITED PARTNERSHIP, IN DOCUMENT NUMBER 20200153938 (D.R.B.C.TX.);

THENCE SOUTH 53° 59' 48" EAST, ALONG THE NORTH LINE OF SAID 177.81 ACRE TRACT, A DISTANCE OF 5,379.09 FEET, TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTH CORNER OF A CALLED 97.909 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO NAJDS PROPERTY INVESTMENTS, INC., A TEXAS CORPORATION, IN DOCUMENT NUMBER 20170220960 (D.R.B.C.TX.);

THENCE SOUTH 74° 24' 41" WEST, ALONG THE SOUTH LINE OF SAID 177.81 ACRE TRACT, A DISTANCE OF 1,453.10 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING ON THE NORTH LINE OF A CALLED 77.847 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO NAJDS PROPERTY INVESTMENTS, INC., A TEXAS CORPORATION, IN DOCUMENT NUMBER 20180172644 (D.R.B.C.TX.);

THENCE NORTH 53° 51' 44" WEST, ALONG THE EAST LINE OF SAID 165.835 ACRE TRACT OF LAND, A DISTANCE OF 2,521.51 FEET, TO A 1-1/2-INCH IRON PIPE FOUND BEING AN ANGLE POINT OF HEREIN DESCRIBED 135.893 ACRE TRACT OF LAND, ALSO BEING THE NORTH CORNER OF SAID 165.835 ACRE TRACT;

THENCE SOUTH 74° 24' 11" WEST, ALONG THE NORTH LINE OF SAID 165.835 ACRE TRACT, A DISTANCE OF 179.49 FEET, TO A 1-1/2-INCH IRON PIPE FOUND BEING AN ANGLE POINT OF HEREIN DESCRIBED 135.893 ACRE TRACT OF LAND;

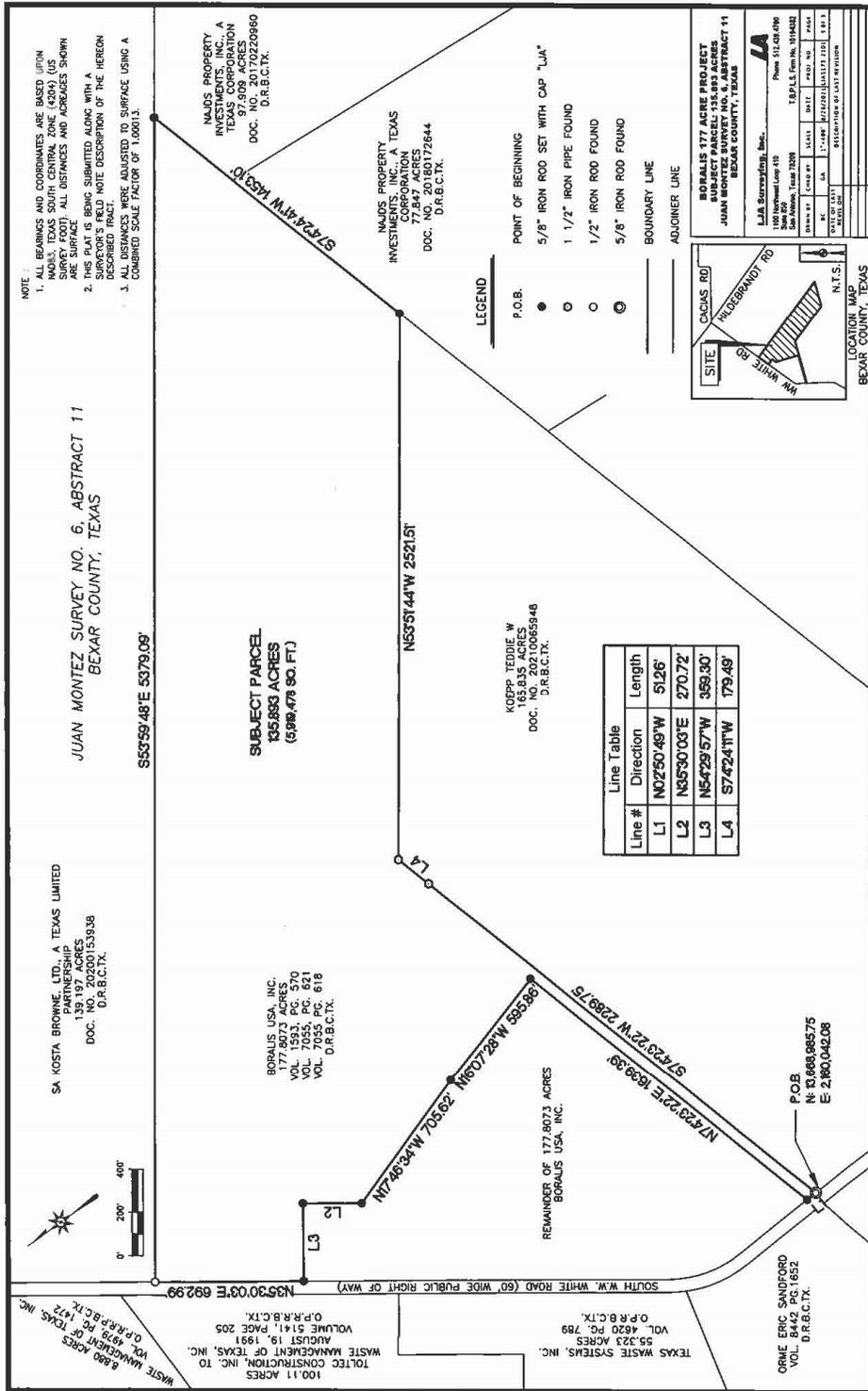
THENCE SOUTH 74° 23' 22" WEST, A DISTANCE OF 2,289.75 FEET, TO THE **POINT OF BEGINNING**, CONTAINING 135.893 ACRES OF LAND (5,919,478 SQFT), MORE OR LESS.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALED FACTOR OF 0.999870017. ALL DISTANCES ARE U.S. SURVEY FEET.



Gordon N. Anderson
Registered Professional Land Surveyor No. 6617
LJA Surveying, Inc.
1100 NE Interstate 410 Loop Suite 850
San Antonio, TX 78209
(512) 767-7398
TBPLS No. 10194533

August 30, 2021



FIELD NOTE DESCRIPTION

BEING, A TRACT OF LAND CONTAINING 42.028 ACRES (1,830,734 SQFT), BEING OUT OF A REMAINDER OF A CALLED 177.81 ACRES COMPOSED OF A CALLED 128 ACRE PARCEL DESCRIBED IN VOLUME 1593, PAGE 570, THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.TX.), A CALLED 24.83 ACRE PARCEL DESCRIBED IN VOLUME 7055, PAGE 621, (D.R.B.C.TX.), A CALLED 21.83 ACRE PARCEL CONVEYED TO BORALIS USA, INC., DESCRIBED IN VOLUME 7055, PAGE 618, (D.R.B.C.TX.), BEING SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, AND BEING MORE PARTICULARLY DESCRIBED IN THE FIELD NOTE DESCRIPTION THAT FOLLOWS (ALL BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS SOUTH CENTRAL ZONE (4204):

COMMENCING, AT A FOUND 5/8-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SAID REMAINDER OF 177.81 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF A CALLED 165.835 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TEDDIE W. KOEPP, IN DOCUMENT NUMBER 20210065948 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.TX) , ALSO BEING ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF W.W. WHITE ROAD (VARIABLE WIDTH PUBLIC R.O.W.);

THENCE, NORTH 02° 50' 49" WEST, ALONG THE EAST R.O.W. LINE OF W.W. WHITE ROAD, A DISTANCE OF 51.26 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR THE **POINT OF BEGINNING**, OF HEREIN DESCRIBED 42.028 ACRE TRACT, HAVING A SURFACE COORDINATE VALUE:N= 13,669,036.94, E=2,160,039.53;

THENCE, NORTH 02° 50' 49" WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF W.W. WHITE ROAD, A DISTANCE OF 398.58 FEET, TO A 1-1/2-INCH IRON PIPE FOUND, FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A RADIUS OF 543.69 FEET, ARC LENGTH OF 363.61 FEET, A DELTA ANGLE OF 38° 19' 06", AND A CHORD BEARING AND DISTANCE OF, NORTH 16° 18' 28" EAST, 356.87 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER OF HEREIN DESCRIBE TRACT;

THENCE, NORTH 35° 35' 09" EAST, CONTINUING ALONG THE EAST R.O.W. LINE OF W.W. WHITE ROAD, A DISTANCE OF 218.08 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 35° 35' 04" EAST, CONTINUING ALONG THE EAST R.O.W. LINE OF W.W. WHITE ROAD, A DISTANCE OF 1031.52 FEET, TO A FOUND 1-1/2-INCH IRON PIPE;

THENCE, NORTH 35° 30' 03" EAST, CONTINUING ALONG THE EAST R.O.W. LINE OF W.W. WHITE ROAD, A DISTANCE OF 439.38 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID W. W. WHITE R.O.W. AND CONTINUING OVER AND ACROSS THE REMAINDER OF SAID 177.81 ACRES THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 54° 29' 57" EAST, A DISTANCE OF 359.30 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
2. SOUTH 35° 30' 03" WEST, A DISTANCE OF 270.72 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
3. SOUTH 17° 46' 34" EAST, A DISTANCE OF 705.62 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
4. SOUTH 16° 07' 28" EAST, A DISTANCE OF 595.86 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET, FOR A CORNER;
5. SOUTH 74° 23' 22" WEST, A DISTANCE OF 1639.39 FEET, TO THE **POINT OF BEGINNING**, CONTAINING 42.028 ACRES OF LAND (1,830,734 SQFT), MORE OR LESS.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALED FACTOR OF 0.999870017. ALL DISTANCES ARE U.S. SURVEY FEET.



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