

EXHIBIT "A"
DESCRIPTION OF A 0.352 OF AN ACRE TRACT

A metes and bounds description of a 0.352 of an acre (15,314 sq. ft.) tract more or less, out of the remaining portion of a 15.372 acre tract, recorded in Volume 6696, Page 1286, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), in the Van De Walle Industrial Park, Unit 3, Subdivision Plat, Winter Garden Drive, a (closed) 60' right-of-way, recorded in Volume 7300, Pages 123-124, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), being situated Rafael Herrera Survey No. 1/74, Abstract No. 311, New City Block 13940, in the City of San Antonio, Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a found magnail, being the southwest corner of the remaining portion of a 8.67 acre tract, recorded in Volume 18730, Page 1450, O.P.R.B.C.T., the northwest corner of the herein described tract, having a State Plane Coordinate NAD 83, Texas South Central Zone, (N: 13,699,102.83, E: 2,099,419.24);

THENCE: South 89°29'48" East, along and with the south line of the aforementioned 8.67 acre tract, a distance of 237.89 feet to a found 1/2" iron rod, an angle of the herein described tract, the beginning point of a non-tangent curve to the left, whose radius point bears, North 00°27'46" East, a distance of 25.00 feet;

THENCE: 39.39 feet, along and with the south line of the aforementioned 8.67 acre tract, the curve to the left, having a central angle of 90°17'07", a radius of 25.00 feet, and a chord bearing and length of North 45°19'13" East, a distance to 35.44 feet, to a calculated point, on the west right-of-way line of South Acme Road, a 100 foot right-of-way, recorded in Volume 9562, Page 105, D.P.R.B.C.T., the northeast corner of the herein described tract from which a found 1/2" iron rod bears, North 23°10'51" West, a distance of 0.35 feet;

THENCE: South 00°11'15" East, departing the south line of 8.67 acre tract, along and with the west right-of-way line of South Acme Road, a distance of 107.88 feet to a found fence post corner, the point of curvature and northeast corner of Lot 7, Block 3, a 1.262 acre tract, recorded in Volume 10570, Page 402, O.P.R.B.C.T., the southeast corner of the herein described tract, being the beginning of a non-tangent curve to the left, whose radius point bears, North 89°47'56" West, a distance of 25.00 feet;

THENCE: 39.27 feet, departing the west right-of-way line of South Acme Road, along and with the north line of the aforementioned 1.262 acre tract, the curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing and length of North 44°47'56" West, a distance to 35.36 feet, to a found 1/2" iron rod, on the north line of the aforementioned 1.262 acre tract, an angle of the herein described tract;

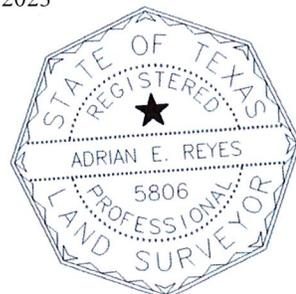
THENCE: North 89°47'56" West, along and with the north line of the aforementioned 1.262 acre tract, a distance of 227.08 feet to a found 1/2" iron rod, the northwest corner of the aforementioned 1.262 acre tract, on the east right-of-way line of State Highway 151, a variable width right-of-way, Control 3508, Section 01, Job 001, Texas State Highway Department, the southwest corner of the herein described tract;

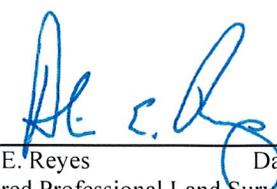
THENCE: North 10°57'00" West, departing the north line of 1.262 acre tract, along and with the east right-of-way line of State Highway 151, a distance of 60.26 feet to the **POINT OF BEGINNING** and containing 0.352 of an acre (15,314 sq. ft.) tract more or less.

Notes:

- 1) Bearings shown hereon are of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.
- 3) This survey was completed without the benefit of a Title Commitment.
- 4) Date of Survey: 02/20/2023

UP Engineering + Surveying
11903 Jones Maltsberger Rd.
Suite 102
San Antonio, Texas 78216
TBPELS Firm No. 10194606




Adrian E. Reyes Date: 02-22-2023
Registered Professional Land Surveyor
No. 5806 – State of Texas

