

**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**  
**TRACT 2**

**Z-2025-10700078 CD**  
**RM-4 CD section**

BEING A 0.062 ACRE TRACT OUT OF SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, BEING THE EASTERLY IRREGULAR 30.23 FEET OF LOT 6, BLOCK F, NEW CITY BLOCK 2564, BEING THE SAME TRACT CONVEYED TO LORENZO ENTERPRISES LP, RECORDED IN DOC. NO. 20220135642, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, at a found ½" iron rod, a point in the south right of way line of Sweet Street (45' R.O.W.-per NCB map), the east corner of a called 0.083-acre tract conveyed to Joseph Huntington, recorded in Doc. No. 20140025071, Official Public Records of Bexar County, Texas, the north corner of herein described tract and the **POINT OF BEGINNING**;

**THENCE, S 65°38'57" E, a distance of 30.00'**, with the said south right of way line of Sweet Street, to a ½" iron rod set, the north corner of Tract 1, this day surveyed, the east corner of the herein described tract, from which a ½" iron rod found for the northeast corner of said tract 1, being at the intersection of the south line of said Sweet St. and the west right of way line of South Main Street (63' R.O.W.-per Pioneer Flour Mills Subdivision plat, Vol. 9538, Pg. 205, Plat Records Bexar County, Texas) bears, S 65°38'57" E, a distance of 74.96' (74.95'-per NCB map) for witness; ;

**THENCE, S 16°18'21" W, a distance of 79.89'**, with the common line of said Tract 1 and the herein described tract, to a ½" iron rod set, the west corner of said Tract 1, a point in the northeasterly line of a 15' alley per NCB map, the south corner of the herein described tract,

**THENCE, N 65°38'57" W, a distance of 38.18'**, with the said northeasterly line of 15' alley, to a ½" iron rod set, the south corner of said 0.083-acre tract, a point in the said northeasterly line of 15' alley, the west corner of the herein described tract;

**THENCE, N 22°10'32" E, a distance of 79.16'**, with the common line of said 0.083-acre tract and the herein described tract, to the **POINT OF BEGINNING**, containing 0.062 acres more or less.

Basis of Bearing: Texas South Central Zone NAD 83  
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS       §

March 7, 2025

COUNTY OF HAYS       §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
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Aaron Micah Reynolds,  
Registered Professional Land Surveyor  
Registration No. 6644



**EXHIBIT "B"**  
**METES & BOUNDS DESCRIPTION**  
**TRACT 1**

BEING A 0.136 ACRE TRACT OUT OF SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, LOTS 7 AND 8, BLOCK F, NEW CITY BLOCK 2564, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT, THE EAST 5 FEET THEREOF CONVEYED TO THE CITY OF SAN ANTONIO, BY DEED RECORDED IN VOLUME 2837, PAGE 189, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO LORENZO ENTERPRISES LP, RECORDED IN DOC. NO. 20220135642, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING**, at a found ½" iron rod, a point in the south right of way line of Sweet Street (45' R.O.W.-per NCB map), the east corner of a called 0.083-acre tract conveyed to Joseph Huntington, recorded in Doc. No. 20140025071, Official Public Records of Bexar County, Texas, the north corner of Tract 2, this day surveyed;

**THENCE, S 65°38'57" E, a distance of 30.00'**, with the said south right of way line of Sweet Street, to a ½" iron rod set, the east corner of Tract 2, this day surveyed, the north corner of the herein described tract;

**THENCE, S 65°38'57" E, a distance of 74.96'**, to a ½" found iron rod;

**THENCE, S 16°20'44" W, a distance of 79.88'**, to a ½" found iron rod;

**THENCE, N 65°38'57" W, a distance of 74.90'**, to a ½" iron rod set;

**THENCE, N 16°18'21" E, a distance of 79.89'**, to the **POINT OF BEGINNING**, containing 0.136 acres more or less.

THESE METES AND BOUNDS ARE TO BE USED FOR RE ZONING PURPOSES ONLY AND DO NOT CONSTITUTE A LEGAL DESCRIPTION FOR CONVEYANCE OF PROPERTY OR DIVISION OF PROPERTY UNLESS OTHERWISE APPROVED BY CITY PLANNING & DEVELOPMENT SERVICES.

Basis of Bearing: Texas South Central Zone NAD 83  
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS       §

March 11, 2025

COUNTY OF HAYS       §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Aaron Micah Reynolds,  
Registered Professional Land Surveyor  
Registration No. 6644

