

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 0.833 OF AN ACRE TRACT (36290 SQ. FT.), BEING LOT 60, BLOCK E, NEW CITY BLOCK 11543, WOODLAWN HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGE 189-190, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 60, BLOCK E DESCRIBED AS A 24908 SQUARE FOOT TRACT IN A DEED TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 5385, PAGE 408, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.833 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the west right-of-way line of Parkway Drive (60' R.O.W.) at the southeast corner of LOT 60, being the northeast corner of LOT 59, BLOCK E of said WOODLAWN HILLS, for the southeast corner hereof;

THENCE South 72° 45' 55" West with the south line of LOT 60, being the north line of LOT 59, BLOCK E of said WOODLAWN HILLS, passing at a distance of 341.53 feet a 1/2 inch iron rod found online, and continuing for a total distance of **343.32 feet** (South 73° 32' West, record plat), to a 1/2 inch iron rod set in the easterly boundary line of San Antonio 24908 sq. ft. tract, for the southwest corner hereof;

THENCE leaving the south line and crossing through of LOT 60, BLOCK E of said WOODLAWN HILLS, with the southerly boundary line of the San Antonio 24908 sq. ft. tract, the following three (3) courses and distances:

1. **North 08° 28' 05" West** a distance of **13.21 feet** (North 08° 53' 49" West, record deed), to a 1/2 inch iron rod found, with plastic cap marked "NORTHSTAR RPLS 4350", for the point of curvature hereof;
2. With the arc of a curve to the right with **Radius** of **120.50 feet** (120.50 feet, record deed), **Central Angle** of **82° 28' 27"** (82° 28' 22", record deed), an **Arc length** of **7.56 feet** (7.53 feet, record deed), and a Chord that bears **South 00° 26' 11" East** a distance of **173.45 feet** (173.45 feet, record deed), and a **Chord** that bears **North 32° 21' 23" East** a distance of **158.86 feet** to a 1/2 inch iron rod found, with plastic cap marked "NORTHSTAR RPLS 4350", for the point of tangency hereof;
3. **North 73° 36' 00" East** a distance of **220.42 feet** (North 73° 34' 28" East, 220.28 feet, deed record) to a 1/2 inch iron rod found, with plastic cap marked "NORTHSTAR RPLS 4350", in the east line of said LOT 60, being the west right-of-way line of Parkway Drive, at the southeast corner of the San Antonio 24908 sq. ft. tract, for the northeast corner hereof;

THENCE South 17° 12' 17" East a distance of **112.82 feet** (South 16° 28' East, 112.77 feet, record deed) with the east line of LOT 60, BLOCK E of said WOODLAWN HILLS, being also the west right-of-way line of Parkway Drive, to the **POINT OF BEGINNING**, containing 0.833 of an acre (36290 sq. ft.);

Basis of Bearing: Texas South Central NAD 83

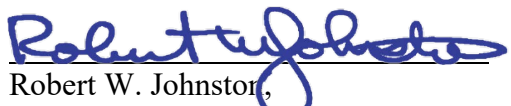
All 1/2 inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS §

August 15, 2024

COUNTY OF BEXAR §

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.


Robert W. Johnston,
Registered Professional Land Surveyor
Registration No. 5579

