

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

BEING A 0.673 (CALLED 0.672) ACRE TRACT OUT OF JAMES MCCULLOCK & CO SURVEY NO. 30, ABSTRACT NO. 529, BEXAR COUNTY, TEXAS, MORE OR LESS, OUT OF LOT 10, BLOCK 1, INDIAN ACRES SUBDIVISION, A SUBDIVISION IN, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 4400, PAGE 79, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO MAXCOM SEC, INC, RECORDED IN DOC. NO. 20210310630, OFFICIAL PUBLIC REORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, at a found 60D nail, a point in the north right of way line of Buckskin Dr. (60' R.O.W.), an angle point in the Lot 11, Block 1, C.B. 4710, Buckskin Apartments Subdivision, recorded in Vol. 20002, Pg. 2269, Plat and Deed Records of Bexar County, Texas, the southeast corner of herein described tract and the **POINT OF BEGINNING**;

**THENCE**, S 89°27'20" W, a distance of 103.53 feet (S 89°21'00" W, 103.45 feet), with the said north right of way line of Buckskin Dr., to a ½" set iron rod, the southeast corner of Lot 9, said Indian Acres Subdivision, the southwest corner of the herein described tract;

**THENCE**, N 00°57'09" W, a distance of 243.03 feet (N 01°03'21" W, 242.34 feet), with the common line of said Lot 9 and the herein described tract, to a calculated point, the northeast corner of said Lot 9, a point in the south line of said Lot 11, the northwest corner of the herein described tract, from which fence post bears S 46°58'03" W, a distance of 0.88 feet for witness;

**THENCE** with the common line of said Lot 11 and the herein described tract, the following (2) courses and distances:

1. N 82°06'20" E, a distance of 131.65 feet (N 81°41'52" E, 131.65 feet), to a point, from which fence post bears S 24°49'40" W, a distance of 0.96 feet for witness;
2. S 05°01'05" W, a distance of 261.09 feet (S 04°54'45" W, 261.09 feet), to the **POINT OF BEGINNING**, containing 0.673 acres more or less.

Basis of Bearing: Texas South Central Zone NAD 83

All set ½" iron rods capped with "Amerisurveyors" cap.

Revision 1: Added County Block to Legal Description

STATE OF TEXAS       §

November 18, 2024

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

