



# MHR Engineering, LLC.

Development . Transportation . Water Resources . Environmental . Surveying

## "EXHIBIT-A"

### DESCRIPTIONS OF 5.33 ACRE RACT OF LAND

**BEING A 5.33 TRACT OF LAND OUT OF NCB 11126 AND ALSO BEING OUT OF WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 20070132201 AND 20210137836, OFFICIAL PUCLIC RECORDS, BEXAR COUNTY, TEXAS AND SAID 5.33 ACRE TRACT IS DECRIBED AS FOLLOWS:**

**POINT OF COMMENCING** at the Northeast corner on the east right-of-way of Commercial Ave of Sanchez Alma Rosa and Roberto Jr. tract recorded in a warranty deed document number 20190107377, Official Public Records, Bexar County, Texas;

**POINT OF BEGINNING** continuing along the east right-of-way of Commercial Ave with S 00°00'00" East for a distance of 63.63-ft for the **POINT OF BEGINNING** at the northeast corner of said 5.33 acre tract;

**THENCE**, S 00°00'00" E a distance of 105.69-ft along the east right-of- way of Commercial Ave to a found iron rod and then continue with S 00°00'00" E a distance of 151.69-ft for a corner; said corner being the southwest corner of said 5.33 acre tract;

**THENCE**, N 90°00'00" W a distance of 686.40 - ft to the southeast a corner of 5.33 acre tract;

**THENCE**, N 22°53'00" W a distance of 348.34 - ft to the northwest corner of said 5.33 acre tract;

**THENCE**, N 90°00'00" E a distance of 672.83 - ft to a corner;

**THENCE**, S 00°00'00" E a distance of 63.63 - ft to a corner;

**THENCE**, N 90°04'33" W a distance of 149.03 - ft to the **POINT OF BEGINNING** and containing 5.33 acres more or less.

Signature:

05/14/24

Date

