

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A 0.6979 ACRES OF LAND, OUT OF LOTS 3,4,13,14,15,16, AND 17, TRACT A, BLOCK A, NEW CITY BLOCK 2523, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. AND BEING THE SAME PROPERTY CONVEYED TO COLEBANK INVESTMENTS, INC, AS "TRACT 1" SOUTH IRREGULAR 89.4 FEET OF THE WEST 225 FEET OF TRACT A AND THE WEST 335 FEET OF THE EAST 447 FEET OF TRACT A, BLOCK A, NEW CITY BLOCK 2523, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN DOCUMENT #20210308384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a set PK nail, a point in the intersection of north Right-of-Way line of Hazel Ave. (Called 55.6' R.O.W.) and east Right-of-Way line of S. Zarzamora St. (Variable Width R.O.W.), the southwest corner of herein described tract and the **POINT OF BEGINNING**;

THENCE, N 06°13'07" E, a distance of 89.74 feet, with the said east Right-of-Way line of S. Zarzamora St., to a set PK nail, marking the southwest corner of Lot 30, N.C.B. 2523, recorded in Vol. 3955, Pg. 424, Deed and Plat Records of Bexar County, Texas, an angle point of the herein described tract;

THENCE with the common line of said Lot 30 and the herein described tract, the following (2) courses and distances:

1. S 84°15'31" E, a distance of 125.13 feet, to a ½" set iron rod;
2. N 06°13'07" E, a distance of 102.00 feet, to a ½" set iron rod, marking the northeast corner of Lot 29, N.C.B. 2523, recorded in Vol. 3851, Pg. 136, Deed and Plat Records of Bexar County, Texas, the common corner of Lot 31 and Lot 32, N.C.B. 2523, recorded in Vol. 3975, Pg. 250, Deed and Plat Records of Bexar County, Texas, the northwest corner of the herein described tract;

THENCE, S 84°15'31" E, a distance of 100.00 feet, with the common line of said Lot 32 and the herein described tract, to a ½" set iron rod, marking the southeast corner of said Lot 32, a point in the west line of Lot 34, N.C.B. 2523, recorded in Vol. 9527, Pg. 142, Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract;

THENCE, S 06°13'07" W, a distance of 191.74 feet, with the common line of said Lot 34 and the herein described tract, to a ½" set iron rod, marking a point in the said north Right-of-Way line of Hazel Ave., the southeast corner of the herein described tract;

THENCE, N 84°15'31" W, a distance of 225.14 feet, with the said north Right-of-Way line of Hazel Ave., to the **POINT OF BEGINNING**, containing 0.6979 acres more or less.

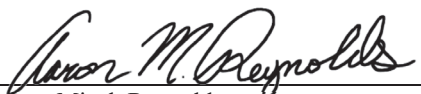
Basis of Bearing: Texas South Central Zone, NAD 83
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

September 6, 2022

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

