

Z-2022-10700301



## EXHIBIT "A"

## FIELD NOTES

Field notes of a 37.731 acre tract of land situated in Bexar County, Texas and being out of the T.J. Robinson Survey No. 486, Abstract 637, County Block 4862, and the Guadalupe College Survey No. 416, Abstract 266, County Block 4864, and the Guadalupe College Survey No. 415, Abstract 268, County Block 4864, and being part of that 39.928 acre tract conveyed to George J. Abdo, M.D., as described in Volume 7609, Page 649, and part of that 6.004 acre tract and that 6.003 acre tract both conveyed to Solomon Abdo and A.L. Hernden, called Tract 1 and Tract 2 and described in Volume 2644, Page 1509, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod set in the west line of U.S. Highway 281 at its intersection with a cut off line at the north line of Borgfeld Road according deed to the State of Texas recorded in Volume 11442, Page 744, being the southeast corner of this tract.

Thence S 68° 56' 56" W. 56.40 feet along said cut off line to a ½" iron rod set in the northeast line of Borgfeld Road, for a corner.

Thence along the northeast line of Borgfeld Road, according to Volume 11442, Page 744, Volume 13680, Page 254, and Volume 7827, Page 938, as follows:

N 45° 23' 12" W. 162.10 feet to a ½" iron rod set at an angle point.

N 42° 03' 07" W. 53.42 feet to a ½" iron rod set at an angle point.

N 38° 12' 59" W. 88.69 feet to a ½" iron rod set at an angle point.

N 42° 36' 34" W. 100.99 feet to a ½" iron rod set at an angle point.

N 39° 09' 14" W. 207.41 feet to a ½" iron rod found at an angle point.

N 37° 35' 49" W. 195.34 feet to a ½" iron rod set in the north line of said 6.004 acre tract, being a west corner of this tract.

Thence along the north line of said 6.004 acre tract, being the south line of a 69.01 acre tract described in Document No. 20160092325, as follows:

N 83° 45' 37" E. 115.34 feet to a ½" iron rod set at an angle point.

N 82° 51' 50" E. 476.82 feet to a ½" iron rod found at fence corner at an angle point in said 6.004 acre tract, being the southwest corner of said 39.928 acre tract, the southeast corner of said 69.01 acre tract, and being an interior corner of this tract.

Thence with fence along the west line of said 39.928 acre tract, being the east line of said 69.01 acre tract, as follows:

N 00° 09' 25" E. 554.10 feet to a ½" iron rod found at an angle point.

N 00° 43' 51" W. 1231.11 feet to a ½" iron rod found at an angle point.

N 03° 02' 22" E. 82.02 feet to a ½" iron pin found at the northwest corner of said 39.928 acre tract and this tract.

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39.928 acres continued...

Thence with fence along the north line of said 39.928 acre tract, as follows:

N 87° 45' 23" E. 336.35 feet to a ½" iron rod set at an angle point.

S 89° 56' 59" E. 230.15 feet to a ½" iron rod set at an angle point.

S 89° 15' 59" E. 412.32 feet to a ½" iron rod set at an angle point.

N 89° 35' 30" E. 149.01 feet to a ½" iron rod set in the west line of U.S. Highway 281 at the northeast corner of this tract, from said corner a Type III TxDOT monument bears N 23° 56' 52" E. 921.01 feet.

Thence S 23° 56' 52" W. at 2060.10 feet pass a Type III TxDOT monument found in the north line of said 6.004 acre tract, to a total distance of 2779.69 feet along the west line of U.S. Highway 28, according to deed to the State of Texas recorded in Volume 11442, Page 752 and Volume 11442, Page 744, to the place of Beginning and containing 37.731 acres of land according to a survey made on the ground.

All 1/2" iron rods set with orange plastic cap "BASELINE HAKUEHLEM"

Job No. 2000000149

RE: Plat – Bearing Source: Texas State Plane NAD 83 – South Central Zone

Distances are GRID – to convert to surface multiply by 1.00017



Surveyed April 8, 2020

  
HENRY A. KUEHLEM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4020