

EXHIBIT "A"
Political Metes and Bounds

A metes and bounds description of a 31.252 acre (1,361,342 Sq. Ft.) tract more or less, being out of a 36.384 acre tract, recorded in Volume 3092, Page 1170, Official Public Records of Bexar County, Texas, (O.P.R.B.C.T.), situated in the M. Leal Survey No. 30, Abstract No. 419, County Block 4287, New City Block 11177, in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod on the east right-of-way line of U.S. Highway 281 (Roosevelt Avenue), a 120' width right-of-way, recorded in Volume 4305, Page 161, in the Deed and Plat Records of Bexar County Texas, (D.P.R.B.C.T.), the southwest corner of Lot 172, a 0.646 acre tract, in the 3710 Roosevelt Office Subdivision, recorded in Volume 20002, Page 1875, D.P.R.B.C.T.;

THENCE: North 89°31'25" East, departing the east right-of-way line of U.S. Highway 281, along and with the north line of the aforementioned 36.384 acre tract, a distance of 388.00 feet to a calculated point, the northwest corner and the **POINT OF BEGINNING** of the herein described tract having a Texas State Plane Coordinate NAD 83, Texas South Central Zone (4204), (N: 13,675,515.84, E: 2,134,197.28);

THENCE: North 89°31'25" East, a distance of 682.24 feet to a found 1/2" iron rod, an angle of the herein described tract;

THENCE: North 89°35'42" East, a distance of 1,714.38 feet to a found 1/2" iron rod, on the west right-of-way line of Mission Road, a 60' minimum variable width right-of-way, recorded in Volume 6600, Page 142, D.P.R.B.C.T, the northeast corner of the herein described tract, the beginning of a curve to the right whose point radius bears, South 80°25'36" West, a distance of 600.33 feet;

THENCE: 133.58 feet, along and with the west right-of-way line of Mission Road, the curve to the right, having a central angle of 12°44'55", a radius of 600.33 feet, and a chord bearing and length of South 03°11'57" East, a distance of 133.30 feet to a calculated point, an angle of the herein described tract;

THENCE: South 03°10'31" West, along and with the west right-of-way line of Mission Road, a distance of 144.26 feet to a found 1/2" iron rod, the easternmost northeast corner of the herein described tract;

THENCE: South 89°26'29" West, departing the west right-of-way line of Mission Road, a distance of 319.13 feet to a calculated point, an interior corner of the herein described tract;

THENCE: South 00°32'22" East, a distance of 475.30 feet to a found 1/2" iron rod with yellow plastic cap stamped "RPLS 5286", the southernmost southeast corner of the herein described tract;

THENCE: South 89°28'44" West, a distance of 480.50 feet to a found 1/2" iron rod with yellow plastic cap stamped "RPLS 5286", the southernmost southwest corner of the herein described tract;

THENCE: North 00°15'05" West, a distance of 184.62 feet to a found 1/2" iron rod with red plastic cap stamped "CEC", an interior corner of the herein described tract;

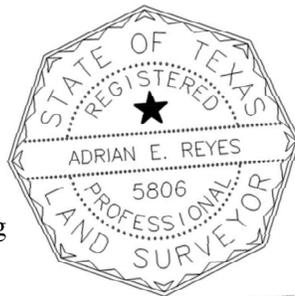
THENCE: South 89°33'26" West, a distance of 1,596.17 feet to a calculated point, the southwest corner of the herein described tract;

THENCE: North 00°23'47" West, a distance of 569.82 feet to the **POINT OF BEGINNING** and containing 31.252 acres (1,361,342 Sq. Ft.) more or less.

Notes:

- 1) Bearings shown hereon are grid bearings of the Texas State Plane Grid Coordinate System, South Central Zone (4204), NAD83, US Survey Feet.
- 2) **This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creating or reconfiguration of the boundary of the political subdivision for which it was prepared.**

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Registered Professional Land Surveyor
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