

EXHIBIT "A"

Metes and Bounds Description of a 28.45 (1,239,421 Sq. Ft.) Acre Tract,

A metes and bounds description of a 28.45 acre (1,239,421 Sq. Ft.) tract of land, comprised of a called 15.00 acre tract being a measured 14.98 (652,860 sq. ft.) acre tract, and a called 13.50 acre tract being measured 13.47 (586,561 sq. ft.) acre tract, both recorded in Document No. 20190046735, Official Public Records of Bexar County, Texas, (O.P.R.B.C.T.), situated in J. M. Urriegas Survey No. 32, New City Block 11166, in the City of San Antonio, Bexar County, Texas, said 28.45 acre tract being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod on the south right-of-way line of East Chavaneaux Road, a variable width right-of-way, a 40-foot minimum, recorded in Volume 4500, Pages 21, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), the northwest corner of a 1.00 acre tract, recorded in Volume 15376, Page 1549, (O.P.R.B.C.T.), the northeast corner of the herein described tract, having a State Plane Grid Coordinate NAD 83, Texas South Central Zone, (N: 13,664,570.65, E: 2,133,633.66);

THENCE: South 00°00'47" West, departing the south right-of-way line of East Chavaneaux Road, passing a found 1/2-inch iron rod, a distance of 497.38 feet, the southwest corner of a 1.00 acre tract "Tract 1", recorded in Volume 15376, Page 1549, (O.P.R.B.C.T.), and continuing for a total distance of 1,680.32 feet to a found fence post, an interior corner of an 18.26 acre tract, recorded in Volume 3193, Page 150, (O.P.R.B.C.T.), the easternmost southeast corner of the herein described tract, from which a found 2-inch iron pipe bears South 30°28'21" East, a distance of 1.54 feet for reference;

THENCE: South 89°54'57" West, along and with the common boundary line of said 18.26 acre tract, a distance of 127.23 feet to a found 1/2-inch iron rod, an interior corner of the herein described tract;

THENCE: South 00°00'29" West, along and with the common boundary line of said 18.26 acre tract, a distance of 1,213.52 feet to a set 1/2-inch iron rod with plastic green cap marked "UP ENG & SURVEY", on the north line of a called 65.58 acre tract, recorded in Probate Records 2010 PC-3133, (O.P.R.B.C.T.), the southwest corner of a called 11.73 acre tract, recorded in Volume 5907, Page 634, (O.P.R.B.C.T.), the southeast corner of the herein described tract;

THENCE: North 89°52'33" West, departing the southwest corner of said 11.73 acre tract, along and with the common boundary line of said 65.58 acre tract, a distance of 483.70 feet to a found 1/2-inch iron rod, on the southeast corner of a called 31.910 acre tract, recorded in Document No. 20190041917, (O.P.R.B.C.T.), the southwest corner of the herein described tract;

THENCE: Along and with said 31.910 acre tract, the following three (3) courses and distances:

- 1) North 00°00'27" East, departing the north line of said 65.58 acre tract, a distance of 1,211.76 feet to a found 1/2-inch iron rod, an interior corner of said 31.910 acre tract, the westernmost northwest corner of the herein described tract;
- 2) North 89°54'57" East, a distance of 222.73 feet to a set magnail on concrete, the easternmost southeast corner of said 31.910 acre tract, an interior corner of the herein described tract;

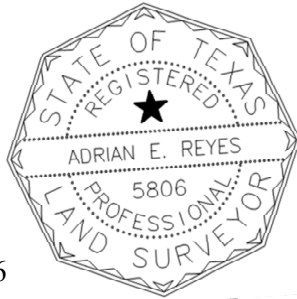
- 3) North 00°00'00" East, a distance of 1,681.42 feet to the center of a wooden power pole, on the south right-of-way line of East Chavaneaux Road, the northeast CORNER OF A 0.020 of an acre tract, recorded in Vol. 7135, Page 501, (O.P.R.B.C.T.), the northwest corner of the herein described tract;

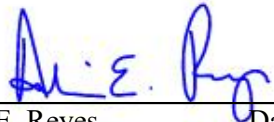
THENCE: South 89°55'23" East, departing the northeast corner of 31.910 acre tract, along and with the south right-of-way line of East Chavaneaux Road, a distance of 388.60 feet to the **POINT OF BEGINNING** and containing 28.45 acres (1,239,421 sq. ft.) more or less.

Notes:

- 1) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.
- 3) Date of Survey: 08/18/2021

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Adrian E. Reyes Date: 11-28-2022
Registered Professional Land Surveyor
No. 5806 – State of Texas