

EXHIBIT "A"

Metes and Bounds Description of a 14.98 (652,860 Sq. Ft.) Acre Tract

A metes and bounds description of a 14.98 acre (652,860 Sq. Ft.) tract of land, being called Tract 1, out of a 28.45 acre tract, recorded in Document No. 20210343881, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), situated in J. M. Urriegas Survey No. 32, Abstract 769, New City Block 11166, in the City of San Antonio, Bexar County, Texas, and 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 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 wood fence post, an interior corner of an 18.26 acre tract, recorded in Volume 3193, Page 150, O.P.R.B.C.T., the 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, passing a found 1/2-inch iron rod, a distance of 127.23 feet, the northeast corner of a 13.47 acre tract "Tract 2", recorded in Document Number 20210343881, O.P.R.B.C.T., continuing a total distance of 388.21 feet to a found mag nail with washer stamped "UP ENG & SURVEYING", the eastern corner of a 31.910 acre tract, recorded in Document Number 20190041917, O.P.R.B.C.T., the southwest corner of the herein described tract;

THENCE: North 00°00'00" East, along and with the common boundary line of said 31.910 acre tract, a distance of 1,681.42 feet to an existing power pole, on the south right-of-way line of the aforementioned East Chavaneaux Road, the northeast corner of a Save and Except 0.020 of an acre tract, recorded in Volume 7135, Page 501, O.P.R.B.C.T., the northwest corner of the herein described tract;


THENCE: South 89°55'23" East, 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 14.98 acres (652,860 sq. ft.) more or less.

Notes:

- 1) Bearings shown hereon are 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

UP Engineering + Surveying
11903 Jones Maltsberger Rd.
Suite 102
San Antonio, Texas 78216
TBPELS Firm No. 10194606




Adrian E. Reyes Date: 02-14-2023
Registered Professional Land Surveyor
No. 5806 – State of Texas