

EXHIBIT "A"
PROPERTY DESCRIPTION

BEING 10.0697 ACRES OF LAND LOCATED IN THE SAMUEL LEEPER SURVEY, ABSTRACT NO. 445, COUNTY BLOCK 13802, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF LOT SIX AND THE REMAINDER OF LOT 7 OF MINOT AUSTIN HIGHWAY ACRES, A SUBDIVISION RECORDED IN VOLUME 980, PAGE 412, PLAT RECORDS OF BEXAR COUNTY, TEXAS (P.R.B.C.T.), ALSO BEING A CALLED 10.069 ACRE TRACT OF LAND CONVEYED TO JEFFEREY W. TSCHIRHART IN DOCUMENT NO. 20190259286, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), AND DESCRIBED IN VOLUME 7485, PAGE 342, O.P.R.B.C.T. SAID 10.0697 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 10.069 acre tract, same being in the north Right-of-Way (ROW) of Crestway Drive (ROW Varies), also being the southeast corner of said Lot 7;

(Grid Coordinates: N=13,738,245.28, E=2,164,431.39)

THENCE, South 89°44'13" West, along the north ROW line of said Crestway Drive, a distance of 28.31 feet to a cotton spindle found for the most southerly southwest corner of said 10.069 acre tract;

THENCE, North 53°10'31" West, departing said Crestway Drive ROW, a distance of 701.75 feet to a 1/2-inch iron rod found for the southwest corner of said Remainder of Lot 6, same being the most southern southeast corner of a called 12.34 acre tract of land conveyed to G5 Concepts, LLC., and described in Document No. 20200058753, O.P.R.B.C.T.;

THENCE, along the common line of said 12.34 acre tract and the herein described tract the following three (3) courses and distances:

1. North 00°10'10" West, a distance of 512.73 feet to a 1/2-inch iron rod found for corner;
2. South 66°33'46" East, a distance of 362.78 feet to a 1-inch iron pipe found for corner;
3. North 00°11'47" West, a distance of 350.44 feet to a 1/2-inch iron rod found for the northwest corner of the remainder of said Lot 7, same being the southeast corner of a called 4.045 acre tract of land conveyed to Jenny H. Bingham, and described in Document No. 20020285929, O.P.R.B.C.T., same being the southwest corner of Lot 2, Block 2 of Airways Subdivision, a subdivision recorded in Volume 9508, Page 104, P.R.B.C.T., and conveyed to Westcliffe Housing in Volume 7993, Page 1583, Real Property Records of Bexar County, Texas;

10.0697 Acres
Samuel Leeper Survey, Abstract 445
County Block 13802
Bexar County, Texas

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THENCE; South 69°19'05" East, along the south line of said Lot 2, a distance of 241.89 feet to a 1/2-inch iron rod found for the northeast corner of said Remainder of Lot 7;

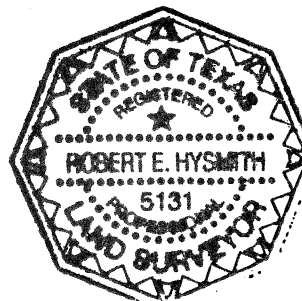
THENCE, South 01°32'49" East, a distance of 1066.02 feet to the **POINT OF BEGINNING** of the herein described tract, containing 10.0697 acres of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), South Central Zone (4204), NAD83/93. All distances shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date.



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