

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**BEING 17.4908 ACRES OF LAND LOCATED IN THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, NCB 15655, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 25.682 ACRE TRACT OF LAND CONVEYED TO JULIO GONZALEZ, JR. AND DESCRIBED IN DOCUMENT NO. 20140213245, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.). SAID 17.4908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1-inch iron rod found on the north Right-of-Way (ROW) line of Medina Base Road (ROW Varies), same being the southeast corner of a called 1.074 acre tract of land conveyed to IBGN Enterprises, LLC, and described in Document No. 20090011114, O.P.R.B.C.T., and being the southwest corner and the **POINT OF BEGINNING** of the herein described tract;  
(Grid Coordinates: N=13,679,940.29, E=2,097,397.12)

THENCE, North 09°31'04" East, departing said north ROW line, a distance of 610.86 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the most westerly northwest corner of the herein described tract, same being on the east line of a called 1.931 acre tract conveyed to Yoyo Investments, LLC, and described in Document No. 20210081004, O.P.R.B.C.T., from which, from which, a 1/2-inch iron rod found the northwest corner of a called 0.2458 of an acre of land conveyed to the City of San Antonio, and described in Document No. 20200264988, O.P.R.B.C.T. bears North 09°30'40" East, a distance of 290.31 feet;

THENCE, over and across the remainder of said 25.682 acre tract, the following two (2) courses and distances:

1. South 75°47'51" East, a distance of 755.01 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
2. North 09°58'42" East, a distance of 305.73 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set on the south ROW line of Military Drive West (ROW Varies), and the beginning of a curve to the left;

THENCE, along said south Military Drive ROW, and along said curve, having a radius of 2940.42 feet, an arc length of 86.24 feet, and a chord bearing and distance of South 85°12'24" East, 86.24 feet to a 1/2-inch iron rod found at the end of said curve;

THENCE, South 88°45'53" East, continuing along said south ROW line of Military Drive West, a distance of 205.98 feet to a 1/2-inch iron rod found for the northwest corner of a called 2.806 acre tract of land conveyed to Oasis Pearsall Properties, LLC, and described in Document No. 20190209432, O.P.R.B.C.T.;

THENCE, departing said south Military Drive ROW and along the common line of said 2.806 acre tract and the herein described tract the following four (4) courses and distances:

1. South 01°09'30" West, a distance of 145.60 feet to a 1/2-inch iron rod found for corner;
2. South 88°47'14" East, a distance of 237.20 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
3. South 17°28'46" West, a distance of 193.86 feet to a 1/2-inch iron rod found for corner;
4. South 89°59'50" East, a distance of 124.30 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set on the south line of said 2.806 acre tract;

THENCE, over and across the remainder of said 25.682 acre tract the following four (4) courses and distances:

1. South 44°59'59" West, a distance of 231.62 feet to a 5/8-inch iron rod cap stamped "PELTON BOUNDARY" set for angle point;
2. South 51°29'22" West, a distance of 99.26 feet to a 5/8-inch iron rod cap stamped "PELTON BOUNDARY" set for angle point;
3. South 28°57'31" West, a distance of 54.64 feet to a 5/8-inch iron rod cap stamped "PELTON BOUNDARY" set for angle point;
4. South 17°37'46" East, a distance of 49.43 feet to a 5/8-inch iron rod cap stamped "PELTON BOUNDARY" set on the west ROW line of Old Pearsall Road (ROW Varies)

THENCE, along said west ROW line of Old Pearsall Road the following two (2) courses and distances:

1. South 47°00'40" West, a distance of 6.26 feet to a 1/2-inch iron rod found for the beginning of a curve to the right;
2. Along said curve, having a radius of 831.45 feet, an arc length of 561.25 feet, and a chord bearing and distance of South 72°50'44" West, 550.65 feet to a 1/2-inch iron rod found at the end of said curve, same being in the north ROW of Medina Base Road (ROW varies)

THENCE, along said north ROW line the following five (5) courses and distances:


1. North 01°50'47" East, a distance of 99.93 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the right;
2. Along said curve, having a radius of 731.43 feet, an arc length of 16.74 feet, and a chord bearing and distance of North 88°21'22" West, 16.73 feet to a 1/2-inch iron rod found at the end of said curve;
3. North 86°34'15" West, a distance of 434.24 feet to a 1/2-inch iron rod found for the beginning of a curve to the left;
4. Along said curve, having a radius of 1196.12 feet, an arc length of 229.74 feet, and a chord bearing and distance of South 88°02'46" West, 229.39 feet to a 1/2-inch iron rod found at the end of said curve;
5. South 82°13'34" West, a distance of 18.34 feet to the **POINT OF BEGINNING**, containing 17.4908 acres of land, more or less.

17.4908 Acres  
Maria F. Rodriguez Survey No. 4, Abstract 16  
NCB 15655  
Bexar County, Texas

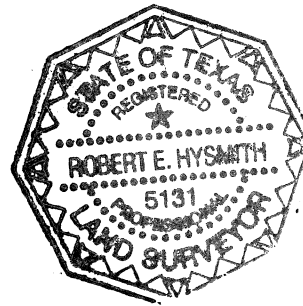
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All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), South Central Zone (4204), NAD83/93. All distances shown hereon are grid values represented in U.S. Survey Feet.

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

  
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