

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A PROPOSED 0.0565 ACRE TRACT OUT OF MARIA TRINIDAD GUERRERA SURVEY NO. 88, ABSTRACT NO. 260, BEXAR COUNTY, TEXAS, SAID 0.0565 ACRE TRACT BEING OUT OF LOT 6, BLOCK 2, N.C.B. 16957, SAN ANTONIO JOSHUA GROUP SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 79, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 6 BEING CONVEYED TO "THE JAYHAWK GROUP, L.P." RECORDED IN VOL. 9001, PG. 1225, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.0565 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½" set iron rod, a point in the southwesterly line of said Lot 6, a point in the northeasterly line of Lot 5, Block 2, N.C.B. 16957, One Elm Creek Subdivision, Recorded in Vol. 9400, Pg. 104, Deed and Plat Records of Bexar County, Texas, the west corner of herein described tract and the **POINT OF BEGINNING**;

THENCE into and across said Lot 6, the following (3) courses and distances:

1. N 40°08'57" E, a distance of 37.73 feet, to a point;
2. S 49°33'42" E, a distance of 65.16 feet, to a point;
3. S 39°10'53" W, a distance of 37.41 feet to a point in the southwesterly line of said Lot 6, same being the south corner of the herein described tract;

THENCE, N 49°51'03" W, a distance of 65.79 feet, with the common line of said Lot 5 and the herein described tract, to the **POINT OF BEGINNING**, containing 0.0565 acres more or less.

THESE METES AND BOUNDS ARE TO BE USED FOR RE-ZONING PURPOSES ONLY AND DO NOT CONSTITUTE A LEGAL DESCRIPTION FOR CONVEYANCE OF PROPERTY OR DIVISION OF PROPERTY UNLESS OTHERWISE APPROVED BY CITY PLANNING & DEVELOPMENT SERVICES.

Basis of Bearing: Texas Central Zone NAD 83

All set ½" iron rods capped with "Amerisurveyors" cap.

This proposed tract is currently without access to a public right-of-way

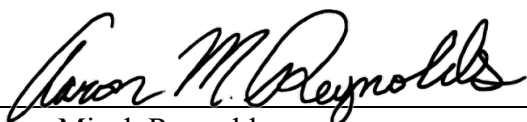
REVISION 1

STATE OF TEXAS §

May 10, 2023

COUNTY OF HAYS §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Aaron Micah Reynolds,
Registered Professional Land Surveyor
Registration No. 6644



