

EXHIBIT "A"

Metes and Bounds Description For Zone Changing

A metes and bounds description of a 24.89 acre (1,084,221 Sq. Ft.) tract more or less, being comprised of 3.36 acre tract, recorded in Volume 12295, Page 1936, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), 3.00 acre tract, Volume 11937, Page 1506, O.P.R.B.C.T., 46.343 acre tract, part of lots 2B (13.511 acre) and 3B (14.65 acre), recorded in Volume 11537, Page 1465, O.P.R.B.C.T., .998 of an acre tract, recorded in Volume 18527, Page 1269, O.P.R.B.C.T., 0.501 of an acre tract, recorded in Volume 18527, Page 1262, O.P.R.B.C.T., 0.499 of an acre tract, recorded in Volume 18431, Page 2027, O.P.R.B.C.T., 0.496 of an acre tract, recorded in Volume 11894, Page 253, O.P.R.B.C.T., 0.546 of an acre tract, Volume 18527, Page 1262, O.P.R.B.C.T., and 2.45 acre tract, recorded in Volume 11894, Page 2242, O.P.R.B.C.T., situated in the Domingo Bustillo Survey No. 31, Abstract 44, N.C.B. 11156 in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2" iron rod with a plastic yellow cap stamped "PAPE DAWSON" on the northeast corner of a 23.724 acre tract, Bitter Blue, based off Pape-Dawson Boundary Survey, dated July 16, 2019, on the south line of a 102.363 acre tract, New City Block 11156, recorded in Volume 5215, Page 314, O.P.R.B.C.T., with bearings based on the Texas Coordinate System NAD 83, Texas South Central Zone;

THENCE: North 89°40' East, along and with the south line of 102.363 acre tract, a distance of 294.47 feet to a point, a corner of the herein described tract;

THENCE: North 01°36' West, a distance of 751.82 feet to a found 1/2" iron rod, the northwest corner of the herein described tract;

THENCE: North 89°25' East, a distance of 187.91 feet to a point, a corner of the herein described tract;

THENCE: South 00°04' East, a distance of 15.27 feet to a point, a corner of the herein described tract;

THENCE: North 89°26' East, a distance of 22.00 feet to a point, a corner of the herein described tract;

THENCE: South 00°05' East, a distance of 281.47 feet to a point, an angle of the herein described tract;

THENCE: South 00°01' East, a distance of 128.89 feet to a point, a corner of the herein described tract;

THENCE: South 89°58' East, a distance of 403.22 feet to a point, a corner of the herein described tract;

THENCE: South 02°45' East, a distance of 330.63 feet to a point, a corner of the herein described tract;

THENCE: South 00°18' East, a distance of 879.03 feet to a found 1" pipe, the southeast of the herein described tract;

THENCE: South 89°51' West, a distance of 156.65 feet to a found 1/2" iron rod with a plastic orange cap, an angle of the herein described tract;

THENCE: South 89°22' West, a distance of 78.60 feet to a found 1" pipe, an angle of the herein described tract;

THENCE: South 89°55' West, a distance of 156.32 feet to a found 1" pipe, an angle of the herein described tract;

THENCE: South 89°40' West, a distance of 86.41 feet to a point, an angle of the herein described tract;

THENCE: South 89°53' West, a distance of 14.08 feet to a point, an angle of the herein described tract;

THENCE: South 89°47' West, a distance of 123.01 feet to a point, the southwest of the herein described tract;

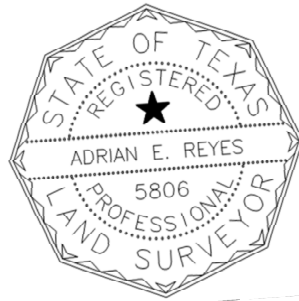
THENCE: South 89°43' West, a distance of 292.49 feet to a point, a corner of the herein described tract;

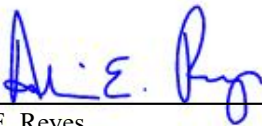
THENCE: North 00°00' West, a distance of 883.59 feet to the **POINT OF BEGINNING** and containing 24.89 acre (1,084,221 Sq. Ft.) more or less.

Notes:

This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creating or reconfiguration of the boundary of the political subdivision for which it was prepared.

UP Engineering + Surveying
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Adrian E. Reyes Date: 02-25-2021
Registered Professional Land Surveyor
No. 5806 – State of Texas