

“EXHIBIT A”
“SURVEYS AND FIELD NOTES”

Sinclair Land Surveying, Inc.

5000 NW Industrial
Leon Valley, Texas 78238
210-341-4518
TBPELS Firm No. 10089000

March 14, 2022

3.417 acres out of the
M.M.Y. Musquiz Survey No. 80
Abstract 467
County Block 4450

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

3.417 acres out of the M.M.Y. Musquiz Survey No. 80, Abstract 467, County Block 4450, Bexar County, Texas, being a portion of that 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½” iron bar with a yellow cap marked “MBC” found set in the ground in a southwest boundary line of a 190.401-acre tract of land described in deed of record in Volume 17029 at page 2400 of the Official Public Records of Bexar County, Texas, the north corner of a 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas and the east corner of Lot 1, Block 95, County Block 4450 and New City Block 18296, Culebra Valley as shown by plat of record in Volume 9704 at page 68 of the Plat Records of Bexar County, Texas, for the north corner of this tract;

Thence S 50°43'17" E (called S 50°47'03" E) with a northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 48.04 feet (called 47.73 feet) to an ½” iron bar with a damaged red cap found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, for a corner of this tract;

Thence S 59°49'02" E (called S 59°48'23" E) with the northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 508.84 feet (called 509.02 feet) to an ½” iron bar with a red cap marked “CEC” found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, for a corner of this tract;

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Thence S 64°43'47" E (called S 64°43'16" E) with a northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 149.78 feet (called 149.86 feet) to an ½" iron bar found set in the ground in the arc of a curve having a radius of 389.94 feet, the east corner of said 4.803-acre tract, for the east corner of this tract;

Thence curve right in a southwesterly direction along the arc of said curve having a radius of 389.94 feet with the southeast boundary line of said 4.803-acre tract, through a central angle of 33°23'34", a chord bearing and distance of S 52°33'38" W – 224.06 feet, a distance of 227.26 feet to a calculated point for the south corner of this tract;

Thence N 66°03'40" W crossing said 4.803-acre tract a distance of 593.28 feet to a calculated point in the northwest boundary line of said 4.803-acre tract and the southeast boundary line of said Lot 1, for the west corner of this tract;

Thence N 23°39'50" E (called N 23°41'52" E) with the northwest boundary line of said 4.803-acre tract and the southeast boundary line of said Lot 1 a distance of 268.22 feet to the point of beginning.

Containing 3.417 acres (148,828 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

Its



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0.378 acres out of the
M.M.Y. Musquiz Survey No. 80
Abstract 467
County Block 4450

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

0.378 acres out of the M.M.Y. Musquiz Survey No. 80, Abstract 467, County Block 4450, Bexar County, Texas, being a portion of that 201.706-acre tract of land described in deed of record in Volume 12337 at page 2452 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½” iron bar found set in the ground in a southwest boundary line of a 190.401-acre tract of land described in deed of record in Volume 17029 at page 2400 of the Official Public Records of Bexar County, Texas, the east corner of a 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas, for the north corner of this tract, whence an ½” iron bar with a damaged yellow cap found set in the ground, the north corner of a 201.706-acre tract of land described in deed of record in Volume 12337 at page 2452 of the Official Public Records of Bexar County, Texas, bears N 32°49'15" E a distance of 2,680.22 feet and whence an ½” iron bar with a red cap marked “CEC” found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, bears N 64°43'47" W a distance of 149.78 feet;

Thence S 64°43'47" E crossing said 201.706-acre tract with a southwest boundary line of said 190.401-acre tract a distance of 67.15 feet to an ½” iron bar with a red cap marked “CEC” found set in the ground in the arc of a curve having a radius of 420.73 feet, the north corner of Lot 12, Block 1, New City Block 18296, Culebra Creek Apartments as shown by plat of record in Volume 20001 at pages 916-919 of the Plat Records of Bexar County, Texas, for the east corner of this tract, whence an ½” iron bar with a red cap marked “CEC” found set in the ground, a

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corner of said Lot 12 and a corner of said 190.401-acre tract, bears S 64°43'47" E a distance of 147.25 feet;

Thence curve right in a southwesterly direction along the arc of said curve having a radius of 420.73 feet with the northwest boundary line of said Lot 12, through a central angle of 28°23'49", a chord bearing and distance of S 42°57'52" W – 206.39 feet, a distance of 208.52 feet to a calculated point for the south corner of this tract;

Thence N 66°03'40" W a distance of 107.18 feet to a calculated point in the arc of a curve having a radius of 389.94 feet, the southeast boundary line of said 4.803-acre tract, for the west corner of this tract;

Thence curve left in a northeasterly direction along the arc of said curve having a radius of 389.94 feet with the southeast boundary line of said 4.803-acre tract, through a central angle of 33°23'34", a chord bearing and distance of N 52°33'38" E – 224.06 feet, a distance of 227.26 feet to the point of beginning.

Containing 0.378 acres (16,450 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

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