

EXHIBIT "A"
DESCRIPTION OF A 4.772 ACRE TRACT

A description for a 4.772 acre (207,849 sq. ft.) tract out of a 7.407 acre tract, recorded in Volume 4435, Page 1361, Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.) out of the Elizabeth Plunkett Survey Number 72, Abstract Number 573, New City Block 16931, 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-inch iron rod on the southwest line of a called 2.271 acre tract recorded in Volume 9554, Page 104, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), a corner of this tract, having a State Plane Grid Coordinate NAD 83, Texas South Central Zone (N:13,718,907.64, E: 2,087,788.11);

THENCE: South 24°49'50" East, along and with the northeast line of the herein described tract, a distance of 190.71 feet to a found 1/2-inch iron rod, on the southwest line of Lot 1, a called 0.501 acre tract, recorded in Volume 9554, Page 104, (D.P.R.B.C.T.), the north corner of a 0.781 of an acre tract, recorded in Volume 9503, Page 103, (D.P.R.B.C.T.), a corner of the herein described tract;

THENCE: South 65°36'55" West, departing the southwest line of the aforementioned Lot 1, along and with the northwest line of the aforementioned 0.781 acre tract, a distance of 208.37 feet to a found 1/2-inch iron rod with yellow plastic cap, an interior corner of the herein described tract, the west corner of the 0.781 acre tract, an interior corner of the herein described tract;

THENCE: South 24°26'27" East, along and with the southwest line of the aforementioned 0.781 of an acre tract, a distance of 142.97 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", on the northern right-of-way of Northwestern Drive, a 60-foot right-of-way, recorded in Volume 9500, Page 75, (D.P.R.B.C.T.), from which a found 1/2-inch iron rod with yellow plastic cap bears South 25°48'16" East, a distance of 1.23 feet for reference, the beginning of a non-tangent curve to the left, whose radius bears South 23°28'47" East, a distance of 430.00 feet;

THENCE: 412.86 feet with the northwest right-of-way line of the Northwestern Drive, along the curve to the left, having a radius of 430.00 feet, a central angle of 55°00'44", a chord bearing and length of South 39°00'51" West, 397.19 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", the southeast corner of the herein described tract, the northeast corner of a called 2.642 acre tract, recorded in Volume 8057, Page 413, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.);

THENCE: North 83°15'10" West, departing the northwest right-of-way of Northwestern Drive, along and with the north line of the aforementioned 2.642 acre tract, a distance of 135.20 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", the southwest corner of the herein described tract, on an east line of a 4.256 acre tract, recorded in Document No. 20120075469 (O.P.R.B.C.T.);

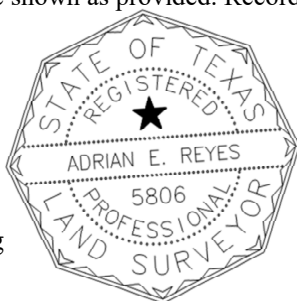
THENCE: with the common boundary line of said 4.256 acre tract, the following courses and distances:

1. North 04°49'47" East, a distance of 80.75 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", an interior corner of the herein described tract;
2. North 10°25'31" West, a distance of 228.04 feet to "X" scribed on a rock, a corner of the herein described tract;
3. North 13°40'53" East, a distance of 195.09 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", a corner of the herein described tract;

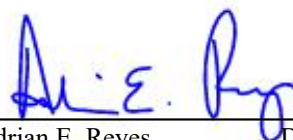
4. North 32°28'39" East, distance of 160.00 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", a corner of the herein described tract;
5. North 65°28'55" East, a distance of 90.00 feet to a found 1/2-inch iron rod, a corner of the herein described tract;
6. South 54°31'05" East, a distance of 60.00 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", a corner of the herein described tract;
7. South 24°31'05" East, a distance of 130.02 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", an interior corner of the herein described tract;
8. North 65°28'55" East, a distance of 30.00 feet to a found 1/2-inch iron rod, an interior corner of the herein described tract;
9. North 10°24'35" East, a distance of 207.35 feet to a set 1/2-inch iron rod with green plastic cap "UP ENG & SURVEY", a corner of the herein described tract;
10. North 65°28'55" East, a distance of 25.00 feet to a found 1/2-inch iron rod, on the southwest line of the remaining portion of a 2.271 acre tract, recorded in Volume 9554, Page 104 (D.P.R.B.C.T.), a corner of the herein described tract;
11. South 24°31'05" East, a distance of 80.00 feet to a found 1/2-inch iron rod with orange plastic cap, a corner of the herein described tract;
12. North 65°28'55" East, a distance of 35.00 feet to the **POINT OF BEGINNING** and containing 4.772 acres (207,849 sq. ft.), more or less.

Notes:

- 1) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.



UP Engineering + Surveying
11903 Jones Maltzberger Rd.
Suite 102
San Antonio, Texas 78216
TBPELS Firm No. 10194606



Adrian E. Reyes Date: 12-10-2020
Registered Professional Land Surveyor
No. 5806 – State of Texas