

**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

A 0.20 ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SOUTH HALF OF LOT 74 AND THE WEST 43 FEET OF LOT 75, BLOCK 1, NEW CITY BLOCK 2590, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGES 36-39, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THE EAST 7 FEET OF LOT 75, CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 772, PAGE 485, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS,, BEING THE SAME TRACT AS DESCRIBED AS A 0.214 ACRE TRACT IN A DEED FROM AEBB PROPERTIES LLC, TO SO TEX VENTURES LLC, RECORDED IN DOCUMENT NO. 20180023064, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** at a ½" iron rod in the southerly R.O.W. line of Helena St. marking the common north corner of Lots 71 and 72;

**THENCE** along said R.O.W. line, S 70°06'21" E, 101.80 feet to a point for the northeast corner of said Lot 72;

**THENCE** along the east line of said Lot 72, S 20°15'27" W, at a distance of 0.45 feet passing a 2" metal post on-line, a total of 106.00 feet to a capped ½" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, the southwest corner of a tract described as the north 99.5 feet of Lot 74 and a strip of land out of the northwest corner of Lot 75 in a deed to So Tex Ventures LLC, recorded in Doc. No. 20180023064, Official Public Records of Bexar County, Texas (herein called North Tract);

**THENCE** along the south line of said North Tract, same being the north line of the herein described tract, S 73°08'20" E, 86.99 feet to a capped ½" iron rod set for the northeast corner of the herein described tract, the northwest corner of said 7' strip of land conveyed to the City of San Antonio for R.O.W. purposes in Vol. 772, Pg. 485, Real Property Records of Bexar County, Texas;

**THENCE** along the west line of said City of San Antonio Tract, the new westerly R.O.W. line of Dowdy St., same being the east line of the herein described tract, S 19°40'55" W, 98.51 feet to a capped ½" iron rod set for the southeast corner of the herein described tract, the southwest corner of said City of San Antonio Tract, a point on the north line of a tract known as the West 43 feet of Lot 14, Block 4, N.C.B. 2934 (herein called South Tract), from which a ½" iron rod is found bearing S 73°13'37" E, 25.76 feet for reference;

**THENCE** along the north line of said South Tract, same being the south line of the herein described tract, N 73°13'37" W, 87.99 feet to a fence corner post found for the southwest corner of the herein described tract, the southeast corner of Lot 73;

Z-2021-10700071

**THENCE** along the east line of said Lot 73, same being the west line of the herein described tract, N 20°15'27" E, 98.70 feet (called 98.7 feet, per deed) to the **POINT OF BEGINNING** and containing 0.20 acres, more or less.

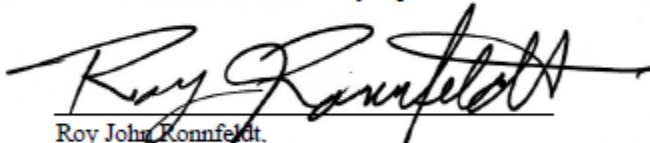
Basis of Bearing: Texas South Central NAD 83  
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS     §

December 21, 2018

COUNTY OF BEXAR   §

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.

  
\_\_\_\_\_  
Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520

