

**STATE OF TEXAS
COUNTY OF BEXAR**

**EXHIBIT "A"
14.42 ACRES**

Field notes for a 14.42 acre tract of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, Bexar county, Texas, and being a portion of a called 30.00 acre tract of land as described in a deed to Charles A. Timms, recorded in Volume 10475, Page 2232 of the Official Public Records of Bexar County, Texas and a portion of a called 94.71 Acre tract of land as described in a deed to Charles A. Timms, recorded in Volume 9627, Page 1055 of the Official Public Records of Bexar County, Texas and Tract 5 as described in a deed to CA Timms Properties, LLC, recorded under Doc# 20190117613 of the Official Public Records of Bexar county, Texas. Said 14.42 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch iron rod found on the southwest right-of-way line of Fischer Road (variable width right-of-way) for the east corner of the herein described tract and being the east corner of a called 30.00 acre tract of land as described in a deed to Charles A. Timms, recorded in Volume 10475, Page 2232 of the Official Public Records of Bexar County, Texas and being the north corner of a called 0.52 acre tract of land as described in a deed to Glen Alan Delosh, recorded in Volume 17090, Page 328 of the Official Public Records of Bexar County, Texas.

THENCE with the southeast line of the aforesaid 30.00 acre and the northwest line of the aforesaid 0.52 acre tract and a called 0.50 acre tract of land as described in a deed to Richard Rodriguez, recorded in Volume 6643, Page 1742 of the Official Public Records of Bexar County, Texas, South 29° 53' 25" West, a distance of 401.87 feet to a point from which a 2 inch pipe found bears South 68° 37' 14" West, a distance of 0.76 feet.

THENCE continuing with the southeast line of the aforesaid 30.00 acre tract and the northwest line of Herrera Subdivision, recorded in Volume 6633, Page 842 of the Deed Records of Bexar County, Texas, along the following tract: Tract 1, as described in a deed to Luis Herrera, recorded in Volume 16416, Page 283; Tract 2, 3, and 4 as described in a deed to CA Timms Properties, LLC, recorded under Doc# 20190117613 all of the Official Public Records of Bexar County, Texas, South 27° 23' 50" West, a distance of 340.40 feet to a capped one half inch iron rod set stamped #4724 for an interior angle of this tract.

THENCE with the common line of Tract 4 and Tract 5, South 58° 55' 42" East, a distance of 158.80 feet to a point on the northeast right-of-way line of Somerset Road for a corner of this tract.

THENCE along the northwest right-of-way line of Somerset Road, South 29° 25' 03" West, a distance of 80.57 feet to a one half inch iron rod stamped #4724 set for a corner of this tract, and being the east corner of the H.L. Tharp Subdivision, recorded in Volume 2213, Page 481 of the Deed Records of Bexar County, Texas, same being the east corner of a Tract 1 as described in a deed to Oliver L. Dack, recorded in Volume 5583, Page 1683 of the Official Public Records of Bexar County, Texas.

THENCE with the southwest line of Tract 5, North 58° 40' 28" West, a distance of 156.00 feet to a capped one half inch iron rod stamped (AMERI) found on the southeast line of the aforesaid 30.00 acres for a corner of this tract being the north corner of Oliver L. Dack tract.

THENCE with the southeast line of the aforesaid 30.00 acre tract and the northwest line of the aforesaid Tract 1, South 28° 41' 29" West, a distance of 245.35 feet to a capped one half inch iron rod stamped #4724 set for an angle point and South 28° 41' 50" West, a distance of 45.80 feet to a capped one half inch iron rod set for the south corner of the herein described 14.42 acre tract.

THENCE cutting into the aforesaid 30.00 acre tract of land, North 61° 48' 54" West, a distance of 343.86 feet to a capped one half inch iron rod stamped #4724 set for the southwest corner of the herein described 14.42 acre tract.

THENCE continuing across the aforesaid 30.00 acre tract, North 02° 13' 47" East, a distance of 274.90 feet to a capped one half inch iron rod stamped #4724 set at the beginning of a curve to the right.

THENCE with said curve to the right (whose radius is 913.84 feet, central angle is 24° 46' 38" and whose chord bears North 14° 37' 06" East, a distance of 392.11 feet) an arc distance of 395.19 feet to a capped one half inch iron rod stamped #4724 set within a called 94.71 acre tract as described in a deed to Charles A. Timms, recorded in Volume 9627, Page 1055 of the Official Public Records of Bexar County, Texas, said point being the end of the curve.

THENCE crossing the aforesaid 74.71 acre tract, North 26° 50' 17" East, a distance of 382.94 feet to a capped one half inch iron rod stamped #4724 set for the beginning of a curve to the right.

THENCE with said curve to the right (whose radius is 414.66 feet, central angle is 16° 13' 36" and whose chord bears North 35° 26' 16" East, a distance of 117.04 feet) an arc distance of 117.43 feet to a capped one half inch iron rod stamped #4724 set for the end of the curve.

THENCE continuing across the 94.71 acre tract, North 43° 33' 21" East, a distance of 141.33 feet to a capped one half inch iron rod stamped #4724 set on the southwest right-of-way line of Fischer Road for the north corner of the herein described 14.42 acre tract of land.

THENCE along the southwest right-of-way line of Fischer Road, South 45d 46' 44" East, a distance of 124.04 feet to a capped one half inch iron rod set for an angle point and South 45° 43' 32" East, a distance of 418.87 feet to the place of the **BEGINNING**.

Basis of bearing is the Texas State Plane coordinate system, Texas South Central Zone, NAD83 US Survey Feet. All distances shown hereon are Grid Distances.

These field notes were prepared from an on the ground survey made under my direction and supervision on August 22, 2020. These field notes are accompanied by a survey plat prepared this same date.



Jerry D. Wilkie, Jr.
Registered Professional Land Surveyor
Registration No. 4724
121 Repose Ln.
San Antonio, Texas 78228
210-861-0733

