

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

A 0.22 ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, NEW CITY BLOCK 102, A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, TRUSTEE OF THE LEGARE BETHEA TRUST "L" TO BROADWAY BANK, SUCCESSOR TRUSTEE OF THE LEGARE BETHEA TRUST "L" AS RECORDED IN VOLUME 17987, PAGE 1205, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a building corner found in the northwesterly R.O.W. line of S. Flores St. (a Variable Width R.O.W.) for the east corner of the herein described tract, the east corner of said Bethea Tract, the south corner of a called 0.477 acre tract described by Instrument to MM Lofts, LLC recorded in Vol. 18287, Pg. 373, Real Property Records of Bexar County, Texas, from which a ½" iron rod marking the east corner of said MM Lofts Tract, the intersection of the northwesterly R.O.W. line of said S. Flores St. and the southwesterly R.O.W. line of Graham St. bears N 23°50'39" E, 99.92 feet (called N 23°29'38" E, 99.84 feet) for witness;

THENCE along and with said R.O.W., same being the southeast line of the herein described tract, the southeast line of said Lot 1, S 23°50'39" W, 73.42 feet (73.4 feet, per N.C.B. map) to a building corner found for the south corner of the herein described tract, the east corner of Lot 18, Block 2, N.C.B. 102, Springhill Suites Durango, according to plat thereof recorded in Vol. 9598, Pg. 149, Deed and Plat Records of Bexar County, Texas;

THENCE along the northeast line of said Lot 18, same being the southwest line of the herein described tract, the southwest line of said Lot 1, N 64°46'56" W, 129.03 feet to a point of reference for the west corner of the herein described tract, from which a ½" iron rod with cap marking the south corner of a called 973 Sq. Ft. Tract as described in a deed to San Antonio River Authority in Vol. 2845, Pg. 848, Real Property Records of Bexar County, Texas is found bearing N 64°46'56" W, 146.66 feet for witness;

THENCE into and across said Lot 1, same being the northwest line of the herein described tract, N 23°50'39" E, 72.44 feet to a point of reference in the northeast line of said Lot 1, the southwest line of said MM Lofts Tract for the north corner of the herein described tract, from which a ½" iron rod with cap marking the east corner of said 973 Sq. Ft. Tract is found bearing N 65°13'17" W, 131.58 feet for witness;

THENCE along and with the common line of said MM Lofts Tract and said Lot 1, same being the northeast line of the herein described tract, S 65°13'17" E, 129.01 feet to the **POINT OF BEGINNING** and containing 0.22 acres, more or less.

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

Z2018273

STATE OF TEXAS §

July 5, 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

