

22017268

EXHIBIT "A"

**METES & BOUNDS DESCRIPTION
C-2 ZONED TRACT**

A 1.26 ACRE TRACT OF LAND LYING AND BEING SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, BEING A PORTION OF A 1.40 ACRE TRACT THIS DAY SURVEYED (CALLED 1.392 ACRES) BEING ALL OF THE REMAINING PORTION OF LOT A (B-10) AND C-10, NEW CITY BLOCK 2870, CONVEYED TO CHARLES A RUBIOLA IN TWO DEEDS AS RECORDED IN VOLUME 5633, PAGE 53 AND VOLUME 7161, PAGE 604, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING FURTHER DESCRIBED IN DOCUMENT NO. 20050247470, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HEREIN CALLED "PARENT TRACT", SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "Flores Co." at the intersection of the southerly R.O.W. line of E. Russell Place (A/K/A Russell Place, a 28' R.O.W.) and the westerly R.O.W. line of U.S. Hwy. 281 (per Deed, I.H. 37 North, a Variable Width R.O.W.) for the northeast corner of the herein described tract, the northeast corner of said Parent Tract;

THENCE along said R.O.W., same being the east line of the herein described tract, the east line of said Parent Tract, S 09°03'44" W, 97.83 feet to a ½" iron rod found for the southeast corner of the herein described tract, the southeast corner of said Parent Tract, the northeast corner of a called 0.122 acre tract as deeded to Roberto Flores, Jr. in Vol. 14185, Pg. 1475, Real Property Records of Bexar County, Texas;

THENCE along and with the north line of said Flores Tract, the south line of said Parent Tract, same being the south line of the herein described tract, S 89°55'45" W, 516.01 feet to a point for the southwest corner of the herein described tract;

THENCE into and across said Parent Tract, same being the southwest line of the herein described tract, N 39°37'14" E, 53.31 feet to a point for an angle point of the herein described tract;

THENCE N 89°41'18" W, 147.95 feet to a point in the easterly R.O.W. line of N. St. Marys St. (A/K/A St. Mary's/N. St. Mary's, a 55.6' R.O.W.) for the southwest corner of the herein described tract;

THENCE along said R.O.W., same being the west line of the herein described tract, N 40°42'23" E, 71.65 feet to a point at the intersection of the easterly R.O.W. line of said N. St. Mary's St. and the southerly R.O.W. line of said E. Russell Place for the northwest corner of the herein described tract;

THENCE along the southerly R.O.W. line of said E. Russell Place, same being the north line of the herein described tract, the north line of said Parent Tract, N 89°53'53" E, a

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distance of 598.65 feet to the **POINT OF BEGINNING** and containing 1.26 acres, more or less.

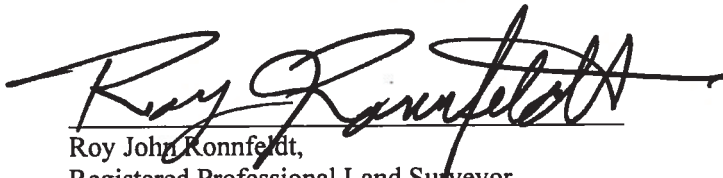
All set ½" iron rods capped with "Amerisurveyors" cap.
Basis of Bearing: Texas South Central NAD 83.

STATE OF TEXAS §

July 13, 2017

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

