

EXHIBIT "A"
SURVEY

**To Commercial Contract Between the Undersigned Concerning the Property at
3633 West Avenue & 234 Dryden, San Antonio, Bexar County, TX 78213**

METES AND BOUNDS DESCRIPTION

BEING A 2.848 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 11691, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OUT OF A 5.287 ACRE TRACT DESCRIBED AS THIRD TRACT IN A PARTITION DEED RECORDED IN VOLUME 3227, PAGE 409 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the southwest corner of Lot 26, New City Block 10959, Schmeltzer Subdivision as recorded in Volume 8900, Page 57 of the Plat Records of Bexar County, Texas, being in the east right-of-way line of West Avenue (50' R.O.W.) and the northwest corner of the remainder of said 5.287 acre tract and this tract being described herein;

THENCE leaving said east right-of-way line of West Avenue and with the common line of said Lot 26 and remainder 5.287 acre tract as follows:

with a curve to the left, having a radius of 15.00 feet, and an arc length of 23.80 feet to a 1/2" iron rod found,

North 89°59'46" East 139.59 feet to a 1/2" iron rod found for interior corner of this tract, and

North 01°12'57" West 89.75 feet to a 2" metal fence post found in the south line of a 15' wide alley, northeast corner of said Lot 26 for the most northern northwest corner of this tract being described herein;

THENCE with said south line of 15' wide alley North 89°53'55" East 174.28 feet to a 1/2" iron rod found for the northeast corner of this tract being described herein;

THENCE leaving said south line of 15' wide alley and with the west line of a tract of land recorded in Volume 3319, Page 597 of said county records, South 00°00'01" East 417.19 feet to a 1/2" iron rod found for the southeast corner of this tract being described herein;

THENCE with the north line of a tract of land recorded in Volume 6165, Page 97 of said county records, North 89°59'20" West 331.83 feet to a 1/2" iron rod found in said east right-of-way line of West Avenue for the southwest corner of this tract being described herein;

THENCE with said east right-of-way line of West Avenue North 01°26'39" West 343.17 feet to the POINT OF BEGINNING and containing 2.848 acre tract of land.

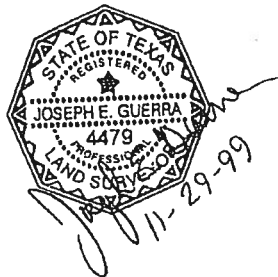


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SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: VOL. <u>3319</u> PAGE <u>597</u> REAL PROPERTY RECORDS VOL. _____ PAGE _____ RECORDS VOL. _____ PAGE _____ RECORDS VOL. _____ PAGE _____ RECORDS VOL. _____ PAGE _____ RECORDS VOL. _____ PAGE _____ RECORDS			
N 89°27'41"E 65.00' S33°29'20"W AS MEASURED IN FIELD 161.24'	RECORD INFORMATION SMOOTH WIRE FENCE CHAIN LINK FENCE WOOD FENCE BARBED WIRE	EB ELECTRIC BOX / TRANSFORMER UNIT AIR CONDITION	IRON / WROUGHT IRON POWER POLE ELECTRIC METER GAS METER

VOL. 3319 PG. 597

Δ = 90°53'35"

R = 15.00'

T = 15.24'

L = 23.80'

WEST AVENUE
 50' ROW

***2.848 ACRE TRACT OF LAND**

LOT(S)	*	BLOCK	—	N.C.B.	—
OF THE	—	RECORDS OF	BEXAR	COUNTY, TEXAS.	
WITNESS	MY HAND AND SEAL THIS	24	DAY OF	NOVEMBER	19 99
BUYER	RICARDO B. GUJARDO				
ADDRESS	3622 WEST AVENUE		GF NO.	99009130-090-RK	
ROSLIN GROUP, INC. JOB NO. 749-001-000 DRAWN BY: SD DISK: CAD/3 SURVEYED BY: DS					

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 48029C0432 F DATED FEBRUARY 18, 1988 THIS PROPERTY IS IN ZONE "X".

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON.

Joseph E. Guerra
JOSEPH E. GUERRA, R.P.L.S.

Rosin Group, Inc.
Environmental / Planning / Engineering / Project Management
Registered Professional Land Surveyor

11925 STARCREST
SAN ANTONIO, TEXAS 78247-4117
210/490-6001 * FAX: 210/496-3975

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**To Commercial Contract Between the Undersigned Concerning the Property at
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METES & BOUNDS DESCRIPTION

OF A 2.12 ACRE (CALLED 2.116 ACRE) TRACT OF LAND OUT OF THE SAN ANTONIO TOWN TRACT, ABSTRACT NO. 20, NEW CITY BLOCK 11691, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 223.800 ACRE TRACT RECORDED IN VOLUME 2449, PAGE 37, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND (CALLED TRACT 2) AS CONVEYED FROM JOSEPH P. BLANKS AND HARVEY KOMET TO RICARDO S. GUAJARDO IN VOLUME 8278, PAGE 1544, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the southerly R.O.W. line of a 15' alley, Block 10, N.C.B. 10959, Cresthaven Heights, Unit 2, as recorded in Vol. 3377, Pg. 144, Real Property Records of Bexar County, Texas for the northeast corner of the herein described tract, the northwest corner of Lot 1, Block 10, N.C.B. 10959, Cresthaven Heights, Unit 1, as recorded in Vol. 3025, Pg. 292, Real Property Records of Bexar County, Texas;

THENCE along and with the westerly boundary line of said Lot 1, South $00^{\circ}03'32''$ East, at a distance of 185.34 feet passing a point of reference from which a found $\frac{1}{2}$ " iron rod bears North $89^{\circ}44'17''$ East, a distance of 0.84 feet for the southwest corner of Dryden Dr. (A/K/A Dryden, a 60' Public R.O.W.) a total distance of 416.96 feet (called South $00^{\circ}03'32''$ East, a distance of 416.98 feet) to a found $\frac{1}{2}$ " iron rod at fence corner for the southeast corner of the herein described tract, the northeast corner of Lot 1, N.C.B. 11691, as recorded in Vol. 6900, Pg. 51, Deed and Plat Records of Bexar County, Texas;

THENCE along and with the northerly boundary of said lot 1, N.C.B. 11691, generally along a fence, South $89^{\circ}50'24''$ West, a distance of 221.10 feet (called South $89^{\circ}35'48''$ West, a distance of 221.00 feet) to a found $\frac{1}{2}$ " iron rod for the southwest corner of the herein described tract, the southeast corner of a called 2.848 acre tract as conveyed to Ricardo S. Guajardo in Vol. 8254, Pg. 1360, Real Property Records of Bexar County, Texas (called Tract 1);

THENCE along and with the common boundary of said Tracts 1 and 2, North $00^{\circ}02'31''$ West, a distance of 417.37 feet (called North $00^{\circ}03'11''$ West, a distance of 417.33 feet) to a found $\frac{1}{2}$ " iron rod in said 15' Alley for the northwest corner of the herein described tract, the northeast corner of said Tract 1;

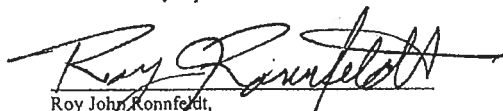
THENCE along and with the southerly R.O.W. line of said 15' Alley, North $89^{\circ}56'46''$ East, a distance of 220.98 feet (called South $89^{\circ}58'19''$ East, a distance of 221.00 feet) to the **POINT OF BEGINNING** and containing 2.12 acres, more or less.

STATE OF TEXAS §

November 5, 2013

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



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