



BEXAR COUNTY, TEXAS
2.919 ACRES (127,143 SQ.FT.)

EXHIBIT "A"

BEING a 2.919 acre tract of land lying in the H.J. Huppertz Survey 417 4/8, Abstract 934, County Block 4865, and the B.S.&F. Survey, Block 1, Section 1, Abstract 113, County Block 4926, same being out of a portion of 22.00 acre tract of land described to Rogers/Bitterblue 281 LTD recorded in volume 8262 page 549 of the Official Public Record of Bexar County, Texas, same also being all of a 1.924 acre tract of land described to Rogers/Bitterblue 281 LTD and recorded in document number 20190053973 of the Official Public Records of Bexar County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with yellow plastic cap stamped "RPLS #5578" lying in the existing south right-of-way line of Overlook Parkway (variable width right-of-way), on the northwest corner of a 3.409 acres tract of land as described to the City of San Antonio and recorded in volume 7976, page 1753 of the Official Public Records of Bexar County, Texas, also being the northeast corner of the aforementioned 1.924 acre tract, also being the northeast corner of the herein described 2.919 acre tract;

THENCE S00°24'10"E, a distance of 387.34 feet, leaving the existing south right-of-way line of the aforementioned Overlook Parkway, along the east line of the aforementioned 1.924 acre tract of land, and the west line of the aforementioned 3.409 acre tract of land, to a found 1/2" iron rod found with yellow cap stamped "RPLS #5578" for a north line of the aforementioned 22.00 acre tract, the southwest corner of the said 3.409 acre tract, the southeast corner of said 1.924 acre tract, and the southeast corner of the herein described 2.919 acre tract;

THENCE S89°46'22"W, a distance of 279.89 feet, along a north line of the aforementioned 22.00 acre tract, the south line of the aforementioned 1.924 acre tract, to a 1/2" iron rod found with yellow cap stamped "RPLS #5578" for the southwest corner of said 1.924 acre tract, an angle corner of the aforementioned 22.00 acre tract, and for the southwest corner of the herein described 2.919 acre tract;

THENCE N00°25'11"W, along the west line of the aforementioned 1.924 acre tract, an east line of the aforementioned 22.00 acre tract passing at a distance of 241.16 feet to an point, for an angle corner of the said 22.00 acre tract, the northwest corner of the said 1.924 acre tract, continuing over and across the said 22.00 acre tract a total distance of 555.69 feet to an unmonumented point lying in a north line of the said 22.00 acre tract, the existing south right-of-way-line of the aforementioned Overlook Parkway, for a northwest corner of the herein described 2.919 acre tract;

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THENCE Southeasterly, with a curve having a radius of 614.00 feet, a delta of 30°54'23", and a chord bearing of S59°15'40"E, at an arc distance of 224.17 feet passing a found ½" iron rod with yellow cap stamped "RPLS #5578", continuing for a total arc distance of 331.20 feet along the existing south right-of-way line of the aforementioned Overlook Parkway, the north line of the aforementioned 1.924 acre tract, a north line of the aforementioned 22.00 acre tract, to the **PLACE OF BEGINNING**, containing the 2.919 acre tract of land

A plat of even date was prepared in conjunction with and made part of this property description.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


The bearing basis for this survey is based on the Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone.

THE STATE OF TEXAS
KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in May 2019.

Date 10 day of MAY 2019 A.D.

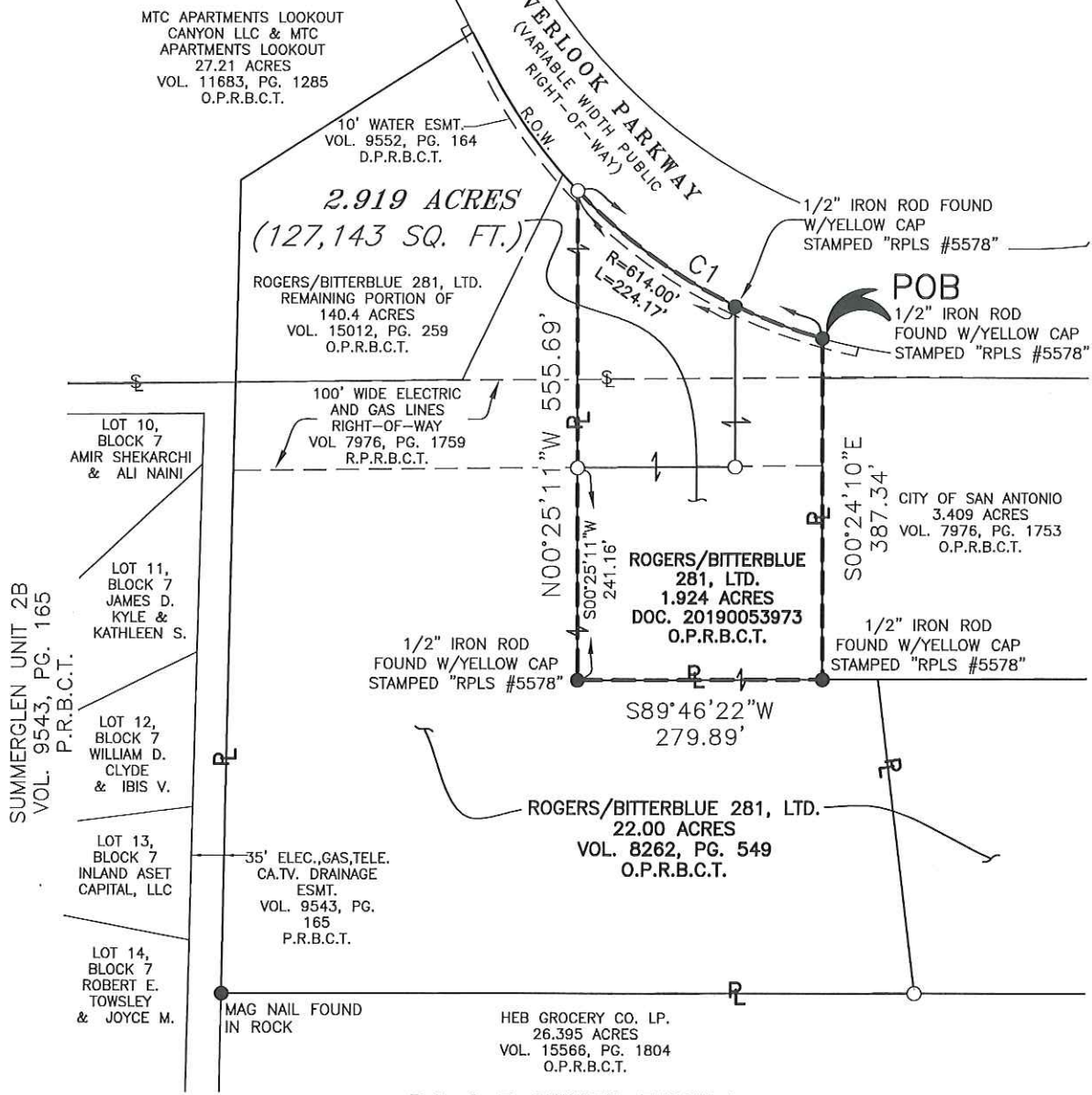




Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

**H. J. HUPPERTZ
SURVEY 417 4/8, ABSTRACT 934
COUNTY BLOCK 4865**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C1	331.20'	614.00'	30°54'23"	327.20'	S59°15'40"E



**B.S. & F. SURVEY, BLOCK 1,
SECTION 1, ABSTRACT 113
COUNTY BLOCK 4926**

LEGEND

- - UNMONUMENTED POINT
- - FOUND MONUMENTATION
- POB - PLACE OF BEGINNING
- POC - PLACE OF COMMENCEMENT
- ℙ - PROPERTY LINES
- ℙ - SURVEY LINE
- ⊙ - POWER POLE
- ⚡ - LAND HOOK
- ⊙ - OVERHEAD ELECTRIC
- R.O.W. - RIGHT-OF-WAY
- P.R.B.C.T. - PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R.B.C.T. - REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. - DEED RECORDS OF BEXAR COUNTY, TEXAS

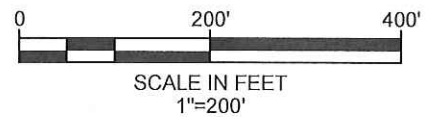


Exhibit A

PA 2019-11600034

Plan Amendment Field Notes

**FIELD NOTES
FOR**

A 1.924 acre, (83,800 square foot), tract of land being out of a 2.96 acre tract also known as parcel P-20, and a 2.383 acre tract also known as Parcel P-2F, both described in Special Warranty Deed recorded in Volume 4715, Pages 389-395 of the Official Public Records of Real Property of Bexar County, Texas, said tracts being out of the H. J. Huppertz Survey 417 ⁴/₈, Abstract 934, County Block 4865, Bexar County, Texas, said 1.924 acres also being out an 18.11 acre tract of land, also described in Special Warranty Deed recorded in Volume 4715, Pages 389-395 of the Official Public Records of Real Property of Bexar County, Texas, out of the Beaty Seale and Forwood Survey 1, Abstract 113, County Block 4926, Bexar County, Texas and being further described by metes and bounds as follows:

COMMENCING: At a point at the southeast corner of a 16.03 acre variable width access easement as described in instrument recorded in Volume 8190, Pages 1281-1299 of the Official Public Records of Real Property of Bexar County, Texas, said point also being in the west line of U.S. Highway 281 (a 200-foot right-of-way);

THENCE: S 79°09'15" W, departing said west right-of-way line and along and with the south line of said 16.03 acre access easement, a distance of 245.94 feet to a point of curvature;

THENCE: Northwesterly, continuing along said south line with a curve to the right, said curve having a radius of 614.00 feet, a central angle of 26°05'26", a chord bearing and distance of N 87°48'01" W, 277.19 feet, and an arc length of 279.60 feet to a point at the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 00°27'56" E, departing said south line, a distance of 386.28 feet to a point at the southeast corner of this tract;

THENCE: S 89°43'37"W, a distance of 280.00 feet to a point at the southwest corner of this tract;

THENCE: N 00°27'56"W, a distance of 241.16 feet, to an angle point;

THENCE: N89°32'04"E, a distance of 180.00 feet to an angle point;

THENCE: N 00°27'56"W, a distance of 181.98 feet to a point of non-tangent curvature in the south line of said 16.03 acre access easement at the northwest corner of this tract;

THENCE: Southeasterly, with a curve to the left, said curve having a radial bearing of N 25°14'00" E, a radius of 614.00 feet, a central angle of 09°59'19", a chord bearing and distance of S 69°45'39" E, 106.90 feet, and an arc length of 107.04 feet the POINT OF BEGINNING and containing 1.924 acres of land in Bexar County, Texas.
