

EXHIBIT A

Land Use: Urban Mixed Use



86.354 Acres
(3,761,586 Sq. Ft.)
2220-118xx_ex1.dwg

FN. No. 2220-118xx-1
June 13, 2019
JOB NO. 2220-118xx.913

FIELD NOTE DESCRIPTION –

Being a 86.354-acre tract of land situated within the ETJ of the City of San Antonio, Bexar County, Texas, and being all of that certain called 22.086-acre tract of land conveyed to Lone Star Growers, L.P. by deed of record in Volume 9397, Page 257 of the Official Public Records of Bexar County, Texas together with a portion of that certain called 299.1-acre tract of land described as "Tract I" of that certain Deed of Trust and Assignment of Rents and Leases for the benefit of Wells Fargo Bank, N.A. and filed for record as "Exhibit A" in Document No. 20190080687 of the Official Public Records of Bexar County, Texas; said 86.354 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone;

Beginning, at the northerly end of a cut-back corner at the intersection of the southwesterly right-of-way line of F.M. 143, a variable width public right-of-way, and the easterly right-of-way line of Cagnon Road, also a variable width right-of-way, being the most northerly, northwest corner of the said called 299.1 acres;

Thence, along the said southwesterly right-of-way line of F.M. 143 with the northerly lines of the said 299.1 and 22.086-acre tracts of land, the following courses and distances:

S 89° 37' 53" E, 634.84 feet, to an angle point;

S 84° 17' 13" E, 301.17 feet, to an angle point;

S 76° 46' 36" E, 737.36 feet, to an angle point;

S 77° 23' 27" E, 49.06 feet, to a point for the northeast corner of the said 299.1-acre tract and the northwest corner of the said 22.086 acres for an angle point;

S 79° 25' 45" E, 916.13 feet, to an angle point;

S 79° 06' 11" E, 85.79 feet, to an angle point;

S 83° 41' 28" E, 100.94 feet, to a point for the northeast corner of the said 22.086 acres and the northeast corner of the herein described tract of land;

Thence, S 00° 03' 13" W, with the easterly line of the said 22.086 acres, 792.20 feet to an angle point;

Thence, S 89° 55' 11" W, with the southerly line of the said 22.086 acres, 1,083.16 feet to a point in the easterly line of the said 299.1 acres and the southwest corner of the said 22.086 acres for an angle point;

Thence, S 00° 00' 20" W, with the easterly line of the said 299.1 acres, 438.46 feet to a calculated point for the southeast corner of the herein described tract of land;

Thence, N 89° 59' 40" W, crossing the said 299.1 acres, 1,818.22 feet to a calculated point in the easterly right-of-way line of Cagnon Road for the southwest corner of the herein described tract of land;

Thence, with the easterly right-of way line of Cagnon Road and the westerly line of the said 299.1 acres, the following courses and distances:

N 00° 19' 58" W, 68.00 feet to a point at the beginning of a non-tangent curve to the left;

Along the arc of said curve to the left, with a central angle of 20° 41' 39", a radius of 910.00 feet, and a chord which bears N 10° 01' 09" E, 326.89 feet, for a total arc distance of 328.67 feet to point of tangency;

N 00° 19' 40" W, 693.84 feet to an angle point;

N 00° 04' 31" W, 299.97 feet to an angle point;

N 00° 19' 12" W, 190.74 feet to a point at the south end of a cut-back at the intersection of the easterly right-of-way line of Cagnon Road and the southwesterly right-of-way line of said F.M. 143 for an angle point;

Thence, N 44° 44' 18" E, with said cut-back line, 93.44 feet to the **Point of Beginning**, containing 86.354 acres (3,761,586 square feet) of land, more or less.

Note: "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."

Note: An exhibit of even date accompanies this description (Sheet 4 of 4)



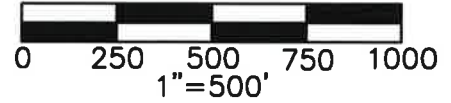
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TBPLS Firm No.: 10194228

6/19/19
DATE

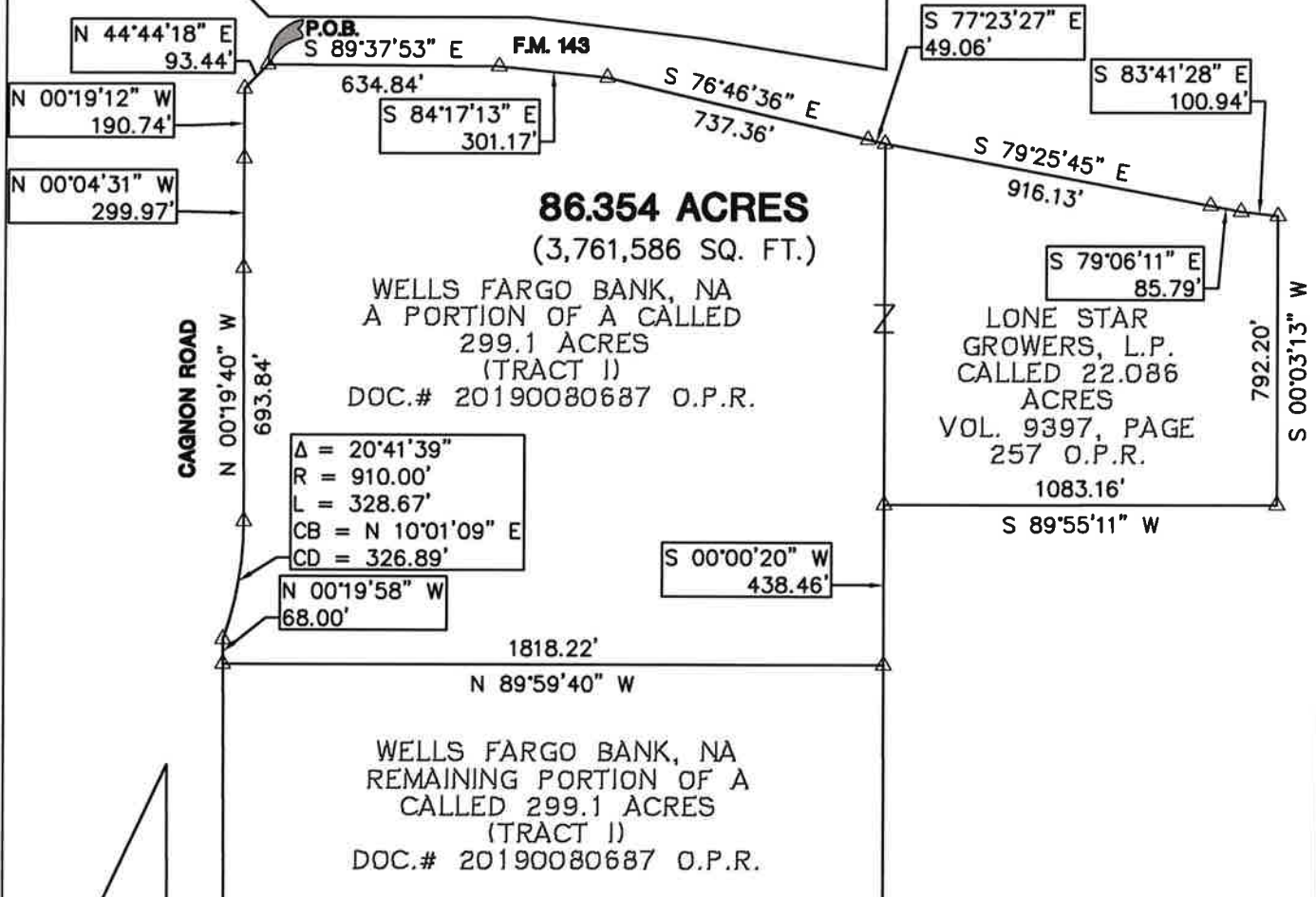


LEGEND

Δ CALCULATED POINT
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING



WELLS FARGO BANK, NA
 REMAINING PORTION OF A
 CALLED 80.81 ACRES
 (TRACT II)
 DOC.# 20190080687 O.P.R.



WELLS FARGO BANK, NA
 REMAINING PORTION OF A
 CALLED 299.1 ACRES
 (TRACT I)
 DOC.# 20190080687 O.P.R.

LONE STAR
 GROWERS, L.P.
 CALLED 22.086
 ACRES
 VOL. 9397, PAGE
 257 O.P.R.



Stantec

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SKETCH TO ACCOMPANY DESCRIPTION OF

OF A 86.354-ACRE, PROPOSED ZONING DISTRICT BEING ALL OF
 THAT CERTAIN CALLED 22.086 ACRES RECORDED IN VOL. 9397,
 PG. 257 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
 TEXAS TOGETHER WITH A PORTION OF THAT CERTAIN CALLED
 299.1 ACRES DESCRIBED IN "EXHIBIT A" OF DOC. # 20190080687 OF
 THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PROPOSED
 URBAN LOW DENSITY
 ZONING DISTRICT

SHEET 4 OF 4

DATE: 6/13/2019

SCALE: 1"=500'

DRAWN BY: STB

FILE: 2220-118XX_EX 1

PROJECT No.: 2220-118XX.913