

EXHIBIT "A"

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METES AND BOUNDS

Being 0.127 acres of land, more or less, out of Lot A-4 and Lot A-5, Block 14, New City Block 530, in the City of San Antonio, Bexar County, Texas, and being that same property described in a Special Warranty Deed recorded in Volume 17045, Page 2009, Official Public Records, Bexar County, Texas, said 0.127 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1" Pipe found for the southwest corner of Francisco J. Garcia 0.1803 acres (Volume 9853, Page 2008), same being on the East Right-of-Way line of N. Hackberry and the **POINT OF COMMENCEMENT**;

THENCE along the East Right-of-Way line of said N. Hackberry, South 00 degrees 00 minutes 00 seconds East, a distance of 57.87 feet to a 1/2 inch iron rod set for the northwest corner of this 0.127 acres, same being at the intersection of the East Right-of-Way line of said N. Hackberry and the South Right-of-Way of an alley, same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said alley, North 90 degrees 00 minutes 00 seconds East, a distance of 84.84 feet (called 84.93 feet) to a point for the northeast corner of this 0.127 acres, from which the center of a wood fence post bears North 04 degrees 59 minutes 53 seconds East, 1.03 feet, said point also being the northwest corner of the Oak Glen Group 0.3603 acres (Volume 17144, Page 1839;

THENCE along the line common to this 0.127 acres and said Oak Glen Group 0.3603 acres the following courses and distances;

South 00 degrees 00 minutes 00 seconds East, a distance of 31.70 feet to a point for an angle corner, from which the center of a bears South 07 degrees 30 minutes 23 seconds East, a distance of 0.44 feet;

North 90 degrees 00 minutes 00 seconds West, a distance of 19.30 feet to a 1/2 inch iron rod found for an angle corner;

South 00 degrees 40 minutes 59 seconds West (bearing basis), a distance of 35.10 feet (called 35.60 feet) to a 1/2 inch iron rod found for an angle corner;


North 90 degrees 00 minutes 00 seconds West, a distance of 15.70 feet to a 1/2 inch iron rod set for an angle corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 11.02 feet to a point for an angle corner, from which the center of a wood fence post bears North 78 degrees 08 minutes 26 seconds East, 0.70 feet, said point also being the northeast corner of the 906 Hackberry Land Trust 0.0562 acres (Volume 14387, Page 1546);

THENCE along the line common to this 0.127 acres and the Hackberry Land Trust 0.0562 acres, North 90 degrees 00 minutes 00 seconds West, a distance of 49.42 feet (called 50.00 feet) to a point for the southwest corner of this 0.127 acres, from which the center of a metal fence post bears North 46 degrees 57 minutes 28 minutes East, 0.65 feet, said point also being the northwest corner of the Hackberry Land Trust 0.0562 acres and on the East Right-of-Way of said N. Hackberry;

THENCE along the East Right-of-Way line of said N. Hackberry, North 00 degrees 00 minutes 00 seconds East, a distance of 77.81 feet (called 79.02 feet) to the **POINT OF BEGINNING**, and containing 0.127 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 04, 2015

