

## EXHIBIT A

County: Bexar  
Highway: IH410  
Project Limits: IH-10E  
RCSJ No.: 0521-06-140

November 1, 2018  
October 12, 2018  
Parcel 73  
Page 1 of 5

### Property Description for Parcel 73

Being a 0.2726 of an acre (11,872 square feet) tract of land situated in the J.M. Urriegas Survey 94, Abstract Number 770, Bexar County, Texas, and being out of and a part of a called 96.23 acre tract of land (existing parent acreage calculated as 96.2724 acres) described in the deed to City of San Antonio dated March 28, 2016 as recorded in Volume 17767, Page 99 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found in the north line of said 96.23 acre tract for the southeast corner of Lot 34, NCB 12886 of BADO EQUIPMENT SUBDIVISION as recorded on plat in Volume 9501, Page 155 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.);

THENCE, with the common line of said Lot 34 and said 96.23 acre tract, South 89°48'57" West (North 89°56'26" West) a distance of 398.43 feet to a 1/2 inch iron rod with aluminum TxDOT ROW cap set\*\* in the proposed easterly right-of-way line of Interstate Highway 410 (IH410) (a variable width right-of-way) for the POINT OF BEGINNING (N:13,699,943.98, E:2,163,475.17) at Station 366+02.85, 174.23 feet left and being the northeast corner of the herein described tract of land and the beginning of a curve to the right;

- 1) THENCE, departing said common line with said proposed easterly right-of-way line of IH410, over and across said 96.23 acre tract, and said curve to the right, having a radius of 8,074.50 feet and a delta angle of 01°01'01", an arc distance of 143.30 feet (the chord of said curve bears South 00°48'01" East a distance of 143.30 feet) to a 1/2 inch iron rod with aluminum TxDOT ROW cap set\*\* for an angle point in said proposed easterly right-of-way line of IH410 and the herein described tract of land;
- 2) THENCE, continuing with said proposed easterly right-of-way line of IH410, over and across said 96.23 acre tract, South 00°17'31" East a distance of 634.27 feet to a 1/2 inch iron rod with aluminum TxDOT ROW cap set\*\* in the common line of said 96.23 acre tract and a residue of a called 1.30 acre tract of land (20 foot wide drainage ditch) (Residue Tract) described in the deed to County of Bexar dated December 4, 1940 as recorded in Volume 1857, Page 389 of the Deed Records of Bexar County, Texas (D.R.B.C.T.) for the southeast corner of the herein described tract of land;

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- 3) THENCE, departing said proposed easterly right-of-way line of IH410 with said common line, South 89°46'41" West (North 89°58'13" West) a distance of 15.37 feet to a 1/2 inch iron rod with Jones | Carter cap set in the existing easterly right-of-way line of IH410 (a variable width right-of-way) as recorded in Volume 4425, Page 336, Volume 4403, Page 86 and Volume 4453, Page 593 all of the D.R.B.C.T. for the northwest corner of said Residue Tract and the southwest corner of said 96.23 acre tract and the herein described tract of land;
- 4) THENCE, departing said common line with said existing easterly right-of-way line of IH410, North 00°17'21" West (North 00°02'18" West) a distance of 777.57 feet to a 1 inch iron pipe found for the southwest corner of said Lot 34 and the northwest corner of said 96.23 acre tract and the herein described tract of land;
- 5) THENCE, departing said existing easterly right-of-way line of IH410 with the common line of said Lot 34 and said 96.23 acre tract, North 89°48'57" East (South 89°56'26" East) a distance of 14.06 feet to the POINT OF BEGINNING and containing 0.2726 of an acre (11,872 square feet) of land.

NOTE: All bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83, 2011 Adjustment) based on TxDOT VRS network observations. All coordinates and distances are in U.S. Survey Feet displayed in surface values and may be converted to grid by applying the TxDOT combined scale factor for Bexar County of 1.00017. The project was surveyed on-the-ground between December 2017 and October 2018.

This property description was prepared in conjunction with a parcel plat of even date.

This survey was performed utilizing that certain title report prepared by First American Title Insurance Company, G.F. No. NCS-873242-40-SNANT (Issue Date: November 27, 2017, Effective Date: November 6, 2017) pursuant to Section 663.16(b) of the Professional Land Surveying Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Jones|Carter performed no additional research of the public records.

\*\* The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is permitted to the highway facility from the remainder of the abutting property.

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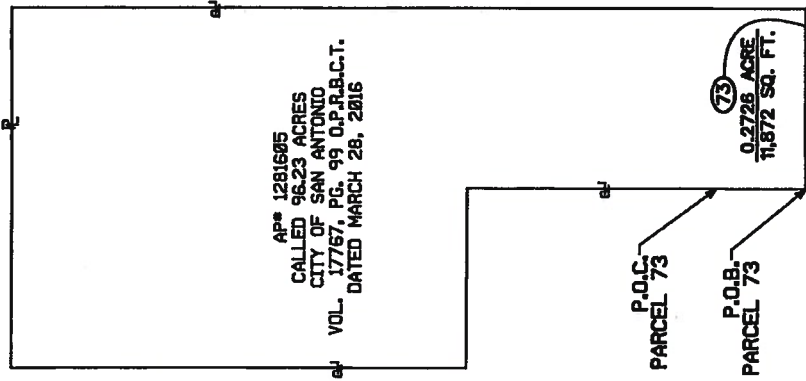
I, Lou Ann Montana, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on-the-ground survey made by me or under my supervision.



*Lou Ann Montana*

Lou Ann Montana  
Registered Professional Land Surveyor  
Texas Registration Number 4269

Prepared by: Jones | Carter  
4350 Lockhill-Selma Road, Suite 100  
San Antonio, TX 78249  
210.494.5511  
TBPLS Firm Registration Number 10046105



AP# 1281605  
CALLED 96.23 ACRES  
CITY OF SAN ANTONIO  
VOL. 17767, PG. 99 O.P.R.B.C.T.  
DATED MARCH 28, 2016



PROPERTY INSET  
N.T.S.

INTERSTATE HIGHWAY 410  
(A VARIABLE WIDTH R.O.W.)

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.

*Lou Ann Montana*

LOU ANN MONTANA, REG. PROF. LAND SURVEYOR NO. 4269 11/01/2018



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83, 2011 ADJUSTMENT).
2. ALL COORDINATES AND DISTANCES ARE IN US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. BEARINGS ARE REFERENCED TO THE TXDOT VRS NETWORK.
4. THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. FIELD SURVEYING WAS PERFORMED FROM DECEMBER 2017 THROUGH OCTOBER 2018.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

DATE	BY	REVISIONS
NOV/01/18	LAM	REVISED ADJOINING PARCEL NO.
EXISTING ACREAGE (CALCULATED)	TAKING AREA (ACRES / SQ. FT.)	REMAINING ACRES LT
96.2724	0.2726 / 11,872	95.9998



**JONES CARTER**

4350 Lockhill Salina Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5311  
Texas Board of Professional Land Surveying Registration No. 10046105



**Texas Department of Transportation**

PARCEL PLAT SHOWING

PARCEL 73

HIGHWAY IH410

BEXAR COUNTY, TEXAS

R.O.W. C.S.J. No.: 0521-06-140

DATE: OCTOBER 2018 PAGE 4 OF 5 NOT TO SCALE

# J.M. URRIEGAS SURVEY 94 ABSTRACT NUMBER 770

RESIDUE OF  
CALLED 1.38 ACRES  
(20' DRAINAGE DITCH)  
COUNTY OF BEXAR  
VOL. 1857, PG. 389 D.R.B.C.T.  
DATED DECEMBER 4, 1940

AP# 1281805  
CALLED 96.23 ACRES  
CITY OF SAN ANTONIO  
VOL. 17767, PG. 99 O.P.R.B.C.T.  
DATED MARCH 28, 2015

LOT 34 (CALLED 1500 ACRES)  
NCB 12886  
BADO EQUIPMENT SUBDIVISION  
VOL. 9580, PG. 155 D.P.R.B.C.T.  
FILED MAY 13, 1983

P.O.B.  
PARCEL 73  
N13.699.943.98  
E2.163.475.17  
STA. 366+02.85, 174.23' LT

STA. 367+46.15, 175.50' LT

STA. 373+80.41, 175.50' LT

PROPOSED R.O.W.

S 00°17'31" E 634.27'

N 00°17'21" W 777.57'  
ON 00°02'18" W

0.2728 ACRE  
11,872 SQ. FT.

INTERSTATE HIGHWAY 410  
(A VARIABLE WIDTH R.O.W.)

5.954 ACRES  
STATE OF TEXAS  
VOL. 4483, PG. 86 D.R.B.C.T.  
EXECUTED DECEMBER 14, 1959

5.705 ACRES  
STATE OF TEXAS  
VOL. 4425, PG. 336 D.R.B.C.T.  
EXECUTED JANUARY 24, 1960

0.147 ACRE  
STATE OF TEXAS  
VOL. 4483, PG. 593 D.R.B.C.T.  
EXECUTED JANUARY 22, 1960



LINE	BEARING	DISTANCE
L1	S 89°45'41" W	75.37
(L1)	(N 89°56'13" W)	-
L2	N 89°48'57" E	74.06
(L2)	(S 89°56'26" E)	-

DATE	BY	REVISIONS
NOV/01/18	LAM	REVISED ADJOINING PARCEL NO.
		TAKING AREA (ACRES / SQ. FT.)
		REMAINING ACRES LT
		96.2724 0.2726 / 11,872 95.9998



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PARCEL PLAT SHOWING

PARCEL 73

HIGHWAY IH410

BEXAR COUNTY, TEXAS

R.O.W. C.S.J. No.: 0521-06-140

DATE: OCTOBER 2018 PAGE 5 OF 5 SCALE 1"=100'

S 00°17'31" E 15,119.90'

① PARCEL NUMBER FOR R.O.W. ACQUISITION

PROPERTY LINE

R.O.W. RIGHT-OF-WAY

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

N.T.S. NOT TO SCALE

D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS

D.P.R.B.C.T. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

□ FOUND TxDOT TYPE I MONUMENT, CONCRETE POST

■ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE

▣ FOUND 1/2" IRON ROD W/ TxDOT ALUMINUM CAP

● FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)

● FOUND IRON ROD (1/2" UNLESS NOTED)

○ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)

△ CALCULATED POINT, NOT SET

⊠ SET TxDOT TYPE II BRONZE DISK IN CONCRETE

⊙ CHISEL MARK SET

⊙ 1/2" IRON ROD SET W/ JONES/CARTER PLASTIC CAP

○ 1/2" IRON ROD SET W/ TxDOT ALUMINUM CAP

ENGINEER'S BASELINE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8,074.50'	743.30'	07°01'01"	S 00°48'01" E	143.30'