

**0.029 OF AN ACRE  
1,250 SQUARE FEET**

**EXHIBIT "A"**

**BEING** a 0.029 of an acre (1,250 square feet) tract of land lying in the G. Rodriguez Survey, Section 131, Abstract 621, Bexar County, Texas, and being out of Lot 16 of the Tolar Subdivision, recorded in Volume 9507, Page 110, of the Deed and Plat Records of Bexar County, Texas, further described as a 0.798 of an acre tract of land described as "TRACT II" in an instrument to Roger L. Tolar Sr., recorded in Volume 3181, Page 683, of the Official Public Records of Real Property of Bexar County, Texas, same being described by a drawing (118037\_COSA\_25'ESMT.DWG, dated July 29, 2020) attached to and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found with a red plastic cap stamped "CUDE", lying in the existing North right-of-way line of Austin Highway (120 foot right-of-way), for the Southeast corner of the aforementioned Lot 16, and the Southwest corner of Lot 18 of Clean Werks Asutin Highway, recorded in Volume 9555, Page 16, of the Deed and Plat Records of Bexar County, Texas, further described as a tract of land in an instrument to the City of San Antonio, recorded in Volume 19026, Page 428, of the Official Public Records of Bexar County, Texas;

**THENCE** North 40°45'16" West, a distance of 356.42 feet, leaving the existing North right-of-way line of the aforementioned Austin Highway, along the North line of the aforementioned Lot 16 and the South line of the aforementioned Lot 18, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX.", for the **PLACE OF BEGINNING** and the Southeast corner of the herein described 0.029 of an acre tract of land;

**THENCE** South 49°14'44" West, a distance of 50.00 feet, leaving the North line of the aforementioned Lot 16, and the South line of the aforementioned Lot 18, over and across said Lot 16, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX.", lying in the South line of said Lot 16, and the North line of a 41.785 acre tract of land described as "TRACT 1" in an instrument to the City of San Antonio, recorded in Volume 9016, Page 1743, of the Official Records of Bexar County, Texas, for the Southwest corner of the herein described 0.029 of an acre tract of land;

**THENCE** North 40°45'16" West, a distance of 25.00 feet, along the South line of the aforementioned Lot 16 and the North line of the aforementioned "TRACT 1", to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX.", for the Northwest corner of the herein described 0.029 of an acre tract of land;

**THENCE** North 49°14'44" East, a distance of 50.00 feet, leaving the South line of the aforementioned Lot 16 and the North line of the aforementioned "TRACT 1", over and across said Lot 16, to a 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX.", lying in the North line of said Lot 16 and the South line of the aforementioned Lot 18, for the Northeast corner of the herein described 0.029 of an acre tract of land

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**THENCE** South 40°45'16" East, a distance of 25.00 feet, along the North line of the aforementioned Lot 16 and the South line of the aforementioned Lot 18, to the **PLACE OF BEGINNING** and containing 0.029 of an acre (1,250 square feet) tract of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD83(2011); EPOCH 2010, Texas South Central Zone (4204).

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

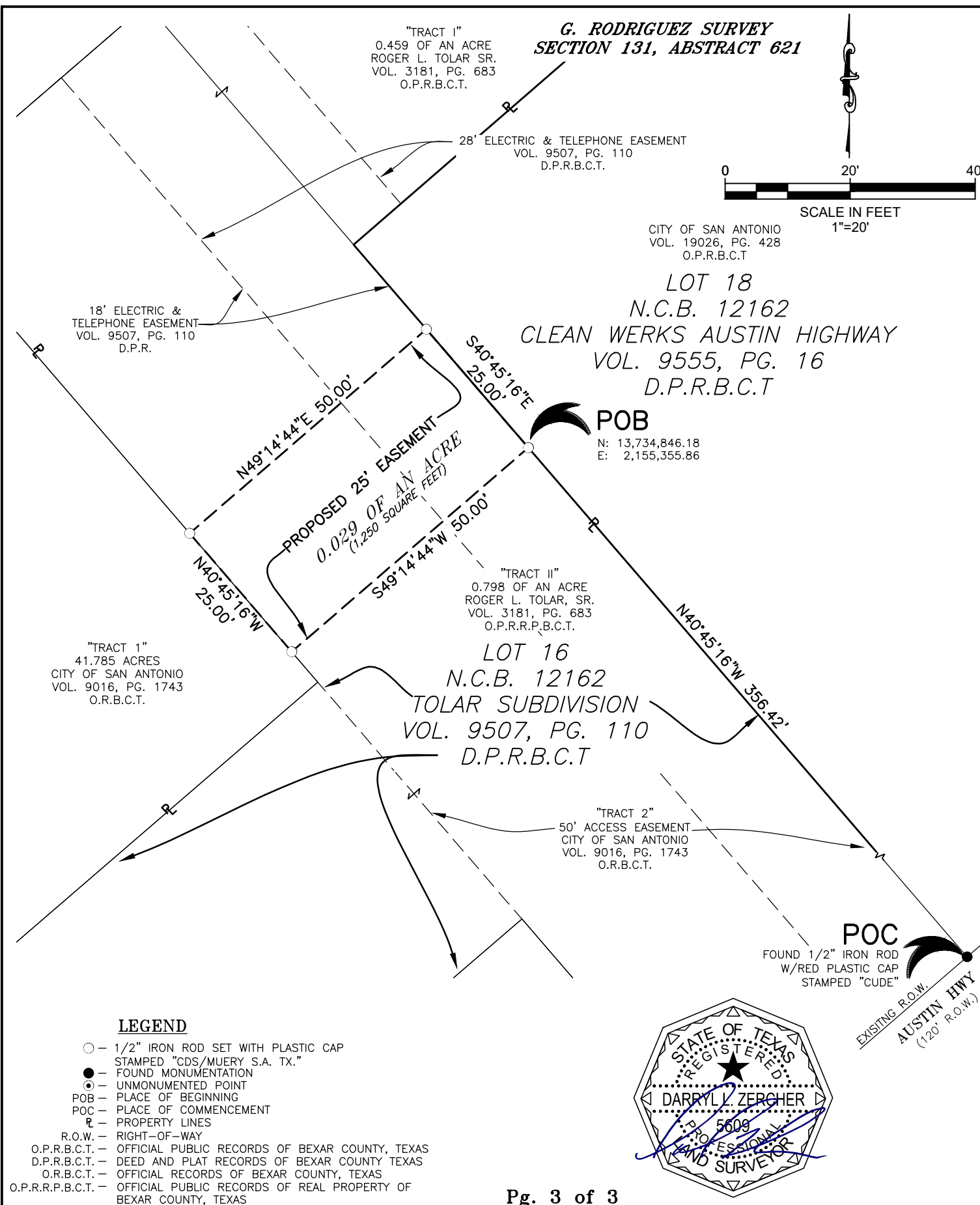
I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in July 2020.

Date 28 day of July 2020 A.D.



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





Pg. 3 of 3

## CDS/MUERY SERVICES

### MAPCHECK ROUTINE

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