

EXHIBIT "A"
DESCRIPTION FOR A 0.255 OF AN ACRE OF LAND

A description for a 0.255 of an acre (11,087 sq. ft.) of land, out of a called 7.4105 acre tract, being described as Lot 4, Block 4, N.C.B. 17246, in Volume 9508, Page 99-102, Deed and Plat Records of Bexar County, Texas, (D.P.R.B.C.T.), said tract being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod on the southwest corner of said 7.4105 acre tract;

THENCE: North 13°36'01" East, a distance of 432.16 feet to a calculated point, and having a State Plane Grid Coordinate NAD 83, Texas South Central Zone, (N:13,712,704.74, E:2,090,422.10); for the south corner of the suite being called 6856 Fairgrounds Parkway;

THENCE: North 24°22'32" West, along and with the suite wall, a distance of 139.93 feet to a calculated point, being the northwest corner of the building;

THENCE: North 65°37'28" East, a distance of 48.56 feet to a calculated point, being the northerly corner of the building;

THENCE: South 24°22'32" East, a distance of 17.35 feet to a calculated point, being an interior corner of the building;

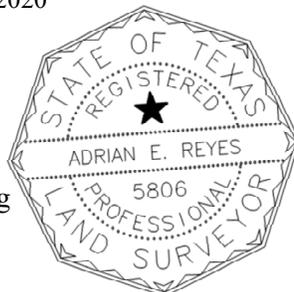
THENCE: North 65°37'28" East, a distance of 35.02 feet to a calculated point, being the northwest corner of the building;

THENCE: South 24°22'32" East, along and with the suite wall, a distance of 122.58 feet to a calculated point, from which a 1/2-inch iron rod bears South 54°47'42" East, a distance of 395.99 feet for reference, being the southeast corner of the building;

THENCE: South 65°37'28" West, a distance of 83.57 feet to the **POINT OF BEGINNING**, and containing 0.255 of an acre (11,087 sq. ft.) of land more or less.

Notes:

- 1) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.
- 3) Date of Survey: 11/03/2020



UP Engineering + Surveying
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Adrian E. Reyes Date: 11-06-2020
Registered Professional Land Surveyor
No. 5806 – State of Texas