



EXHIBIT "A"

A 30.044 acre tract comprising part of that certain 29.5 acre tract described in Deed from Fidel Garcia, et ux Margarita, to W. L. Stephens, dated July 26, 1928, recorded in Volume 1040 at Page 423, of the Deed Records of Bexar County, Texas, and all of that certain 3.312 acre tract described in Deed from Bexar County to Lillian Alice Stephens Wade, dated May 11, 1964, recorded in Volume 5159 at Page 308 of the Deed Records of Bexar County, Texas, out of the Jose Maria Becerra O. S. 58, Abstract 50, C. B. 5196, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument found set at the intersection of the Northwest right-of-way line of F.M. Highway No. 2536 (Pearsall Road) with a cutback right-of-way line from the old location of Pearsall Road for the most Easterly corner of the herein described tract;

THENCE Southwesterly with the Northwest right-of-way line of F.M. Highway No. 2536 (Pearsall Road) as follows:

S. 44° 35' 00" W. - 161.14 feet to an angle in same, a concrete right-of-way monument found set for angle point,
S. 27° 01' 05" W. - 50.66 feet to an angle in same, a concrete right-of-way monument found set for angle point,
S. 44° 10' 35" W. - 236.48 feet to an angle in same, a concrete right-of-way monument found set for angle point,
S. 53° 17' 00" W. - 98.22 feet to an angle in same, a concrete right-of-way monument found set for angle point,
S. 44° 35' 00" W. - 667.00 feet to a point in same, the beginning of a circular curve to the right, and

Southwesterly 87.00 feet along the arc of a circular curve to the right, whose radius is 1,362.69 feet to its intersection with the North bank of the Medina River, for the Southeast corner of the herein described tract;

THENCE up the bank of the Medina River and its meanders as follows:

N. 89° 42' 30" W. - 51.66 feet to an angle in same,
S. 80° 24' 50" W. - 203.58 feet to an angle in same,
N. 89° 24' 05" W. - 100.00 feet to an angle in same,
N. 65° 28' 55" W. - 84.27 feet to an angle in same,
N. 45° 57' 50" W. - 234.59 feet to an angle in same,
N. 35° 39' 10" W. - 209.69 feet to an angle in same,
N. 09° 04' 40" W. - 101.27 feet to an angle in same,
N. 16° 55' 30" E. - 215.15 feet to an angle in same,
N. 01° 52' 05" E. - 338.08 feet to an angle in same,
S. 73° 23' 10" E. - 238.80 feet to an angle in same,
S. 56° 26' 25" E. - 309.52 feet to an angle in same,
S. 45° 46' 25" E. - 176.74 feet to an angle in same,
S. 21° 16' 40" E. - 110.77 feet to an angle in same,
S. 65° 49' 55" E. - 77.90 feet to an angle in same,
S. 78° 53' 30" E. - 80.00 feet to an angle in same,
N. 78° 24' 50" E. - 100.00 feet to an angle in same,
N. 28° 34' 15" E. - 125.67 feet to an angle in same,
N. 0° 39' 20" E. - 200.00 feet to an angle in same,
N. 12° 05' 10" W. - 102.00 feet to an angle in same, and
N. 26° 05' 45" W. - 241.50 feet to its intersection with the East bank of a ditch or draw where the herein property departs from the Medina River;

EXHIBIT "A"

THENCE Northerly with the East bank of the said ditch or draw and remnants of an old fence as follows:

N. 06° 35' 30" E. - 151.38 feet to an angle in same,

N. 21° 04' 20" E. - 71.60 feet to an angle in same,

N. 09° 33' 05" E. - 100.00 feet to an angle in same, and

N. 10° 38' 00" E. - 209.79 feet to a tree used for fence corner, the Northwest corner of the herein described tract;

THENCE Easterly, departing from said ditch or draw along a fence as follows:

N. 88° 43' 10" E. - 45.03 feet to an angle in same,

N. 76° 15' 45" E. - 337.45 feet to an angle in same, an iron pin found set for angle point, and

N. 79° 28' 20" E. - 85.76 feet to an iron pin set on the fence line on the Southwest side of the old location of Pearsall Road, for the Northeast corner of the herein described tract;

THENCE Southeasterly with the fence line on the Southwest side of the old location of Pearsall Road as follows:

S. 14° 24' 30" E. - 204.93 feet to an angle in same,

S. 15° 55' 55" E. - 300.09 feet to an angle in same,

S. 14° 40' 20" E. - 100.00 feet to an angle in same, and

S. 10° 04' 15" E. - 100.91 feet to an iron pin set at its intersection with a cutback right-of-way line from F. M. Highway No. 2536 (Pearsall Road);

THENCE S. 03° 10' 40" E. - 123.57 feet along the fence line and said cutback right-of-way line, to the point of beginning.

CONTAINING 30.044 acres of land, more or less.

[illegible]

U
C
Q
—
D

H

—

..

G.
A
K
. .
W
C

D4A

90(S)

180(S)

051960000152

O. 17A

63.89

2

50

50

50

50

50

50

50

50

Scale = 1 : 10.2

U
O
O
H
-
.
I
C
.N