

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

A 86.74 Acre tract of land situate in the Joseph Peasley Survey No. 318, Abstract No. 584, County Block 5084, Bexar County, Texas, said 86.74 acre tract being the same Thomas J. Hammond Irrevocable Trust UAD 1/31/92 called 86.776 acre tract, recorded in Volume 13114, Page 2230, Official Public Records of Bexar County, Texas (OPR), said 86.74 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found TXDOT monument on the northern right-of-way (ROW) of I-H 10 at centerline station 578+ 18.28 at the end of a curve, from which a found TXDOT monument on the northern ROW of I-H 10 bears N68°20'11"E, a distance of 174.18 Feet, for reference;

THENCE in a westerly direction along the northern ROW of I-H 10, by a curve to the left, having an arc length of 6.32 feet, a radius of 2,899.90 feet, a central angle of 00°07'30", and a chord bearing and distance of S68°18'04"W for 6.32' to a set 1/2" iron rod with plastic cap stamped "KFW SURVEY" for the southwestern corner of the 1518 Land Investments, LP called 1.476 acre tract, the southeastern corner of this tract and the POINT OF BEGINNING;

THENCE continuing in a westerly direction along the southern boundary of this tract, the northern ROW of I-H 10, the three following courses and distances:

1. by a curve to the left, having an arc length of 423.95 feet, a radius of 2,899.90 feet, a central angle of 08°22'35", and a chord bearing and distance of S64°03'02"W for 423.57' to a found TXDOT monument;
2. S59°52'13"W, a distance of 210.71 Feet to a found TXDOT monument;
3. S68°19'25"W, a distance of 960.31 Feet to a point for the southwestern corner of this tract, the southeastern corner of the remainder of the Raymond Rappmund and Irene Rappmund called 58 acre tract, recorded in Volume 4253, Page 78, Deed Records of Bexar County, Texas (DR);

THENCE, N60°33'27"W, along the southwestern boundary of this tract, the northeastern boundary of said 58 acre tract, passing through a found 1" iron pipe at a distance of 0.80 feet, for a total distance of 1,226.06 Feet to a found 1/2" iron rod with no identification for a western corner of this tract, a southern corner of the Betty Brice called 5.514 acre tract, recorded in Volume 6843, Page 1406, OPR;

THENCE, N29°27'35"E, along a northwestern boundary of this tract, the southeastern boundary of said 5.514 acre tract, the southeastern boundary of Lot 2 and Lot 3 of Hilltop Ventures Subdivision, recorded in Volume 9505, Page 133, Deed and Plat Record of Bexar County, Texas (DPR), a distance of 742.01 Feet to a found 1/2" iron rod with no identification for an interior corner of this tract, the southeastern corner of said Lot 3;

THENCE, N24°37'18"W, along the western boundary of this tract, the eastern boundary of said Lot 3, a distance of 361.88 Feet to a found iron pipe with no identification for the northwestern

corner of this tract, the eastern corner of said Lot 3, the southwestern corner of Lot 4 of said Hilltop Ventures Subdivision;

THENCE, along a northwestern boundary of this tract, the four following courses and distances:

1. N43°00'44"E, along the southeastern boundary of said Lot 4, a distance of 248.02 Feet to a found 1/2" iron rod with no identification for the eastern corner of said Lot 4, the southern corner of Lot 5 of said Hilltop Ventures Subdivision;
2. N42°58'19"E, along the southeastern boundary of Lot 5, a distance of 540.10 Feet to a found 1/2" iron rod with no identification for the eastern corner of said Lot 5, the southern corner of Lot 6 of said Hilltop Ventures Subdivision;
3. N42°54'56"E, along the southeastern boundary of said Lot 6, a distance of 410.35 Feet, to a point for the eastern corner of said Lot 6, the southern corner of Lot 7 of said Hilltop Ventures Subdivision, from which a found fence post bears N00°07'39"E, a distance of 0.43 Feet for reference;
4. N43°30'17"E, along the southeastern boundary of said Lot 7, a distance of 388.10 Feet to a found 1" iron pipe for the northeastern corner of this tract, the southeastern corner of said Lot 7, the southern corner of Lot 8 of said Hilltop Ventures Subdivision, the southwestern corner of Lot 30, Block 3, of the Schertz Forest Subdivision, Unit 3, recorded in Volume 9589, Page 146, DPR, the northwestern corner of said Lot 29, Block 3, of said Schertz Forest Subdivision;

THENCE, along the eastern boundary of thus tract, the four following courses and distances:

1. S30°39'53"E, along the western boundary of said Lot 29, a distance of 500.57 Feet to a found 1/2" iron rod with plastic cap stamped "CEC" for the southwestern corner of said Lot 29, the northwestern corner of Lot 28, Block 3, of said Schertz Forest Subdivision;
2. S30°36'36"E, along the western boundary of said Lot 28, a distance of 385.75 Feet to a set 1/2" iron rod with plastic cap stamped "KFW SURVEY" for the southwestern corner of said Lot 28, the northwestern corner of the NAJDS Property Investments, Inc., called 20 acres, recorded in Document No. 20190188301, OPR;
3. S30°31'45"E, along the western boundary of said 20 acres, the western boundary of the 1518 Land Investments, LP called 60.920 acre tract, recorded in Volume 14133, Page 194, OPR, a distance of 981.93 Feet to a found 1/2" iron rod with no identification for the southwestern corner of said 60.920 acre tract, the northwestern corner of said 1.4 7 6 acre tract;
4. S29°39'59"E, along the western boundary of said 1.4 76 acre tract, a distance of 554.82 Feet to the POINT OF BEGINNING.