

Owner: JANET REALTY CO.  
Project Name: VIA N/S CORRIDOR  
Parcel Number: PARCEL NO. 14  
Address: 351 W. HILDEBRAND AVE.  
BCAD# 379039

**EXHIBIT "A"**  
**Property Description for Parcel 14**

**BEING A 0.969 OF AN ACRE (42,198 SQUARE FEET) TRACT OF LAND, OUT OF LOTS 1-13, BLOCK 7, CB 6549 OF NORTH RIDGE SUBDIVISION, RECORDED IN VOLUME 642, PAGES 114-115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS CONVEYED TO JANET REALTY, RECORDED IN VOLUME 4473, PAGE 135, VOLUME 6055, PAGE 159 AND VOLUME 6193, PAGE 435 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at a found Mag nail with washer stamped "MAESTAS" on the existing north Right-of-Way (R.O.W.) line of W. Hildebrand Ave. (55.6' R.O.W.), for the southeast corner of Lot 13 and the southwest corner of Lot 14, Block 7, of said North Ridge Subdivision, being the southeast corner of the said Janet Realty tract and the Southwest corner of the Tarin Properties tract, recorded in Document No. 20200039046 of the Official Public Records of Bexar County, Texas;

**THENCE, North 00°18'32" West**, a distance of **2.00 feet**, with the east line of said Lot 13 and the west line of said Lot 14, to a found Mag nail with washer stamped "MAESTAS" on the proposed Right-of-Way line, for the **POINT OF BEGINNING**, said point having coordinates of N:13,717,518.33 E:2,128,174.24, and the southeast corner of the herein described parcel;

**THENCE**, departing the common line of said Lots 13 and 14, into and across said Lot 13 to Lot 1 and along said proposed Right-of Way line of W. Hildebrand Ave., the following courses and distances:

**South 89°41'28" West**, a distance of **44.07 feet**, to a found Mag nail with washer stamped "MAESTAS" for an angle point;

**North 84°02'01" West**, a distance of **74.66 feet**, to a found Mag nail with washer stamped "MAESTAS" for an angle point;

**South 89°37'25" West**, a distance of **178.99 feet**, to a found 1/2" iron rod with cap stamped "MAESTAS" for the beginning of a cut-back to the right at the intersection of the proposed north Right-of-Way line of W. Hildebrand Ave., with the proposed east Right-of-Way line of W. San Pedro Ave (variable width R.O.W.), for the southwest corner of the herein described parcel;

**THENCE**, into and across said Lots 2 and 1 and along said proposed east Right-of-Way line of W. San Pedro Ave, the following courses and distances:

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**North 55°59'27" West**, a distance of **19.65 feet**, to a found Mag nail with washer stamped "MAESTAS" at the north end of said cut-back;

**North 00°08'19" West**, a distance of **117.14 feet**, to a found Mag nail with washer stamped "MAESTAS" for the beginning of a cut-back to the right, the proposed east Right-of-Way line of W. San Pedro Ave, for the northwest corner of the herein described parcel;

**North 45°54'23" East**, a distance of **6.95 feet**, with said cut-back to the right, to a found Mag nail with washer stamped "MAESTAS" at the north end of said cut-back on the south Right-of-Way line of Ridgewood Ct. (50' R.O.W.), for the north line of said Lot 1;

**THENCE, North 89°41'28" East**, a distance of **308.14 feet**, along the south Right-of-Way line of said Ridgewood Ct. and the north line of said Lots 1 through 13, to a set 1/2" iron rod with ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN INC. PROPERTY CORNER", for the Northwest corner of said Lot 14, being the northeast corner of said Lot 13 and of the herein described parcel;

**THENCE, South 00°18'32" East**, a distance of **140.98 feet**, along the east line of said Lot 13, being the west line of said Lot 14, to the **POINT OF BEGINNING**, and containing **0.969 of an Acre (42,198 Sq.Ft.)** tract of land.

A parcel plat of even date was prepared in conjunction with this property description.

I hereby certify that this survey was performed on the ground under my supervision and that this property description represents the facts found at the time of the survey.

Surveyed on the ground the 24<sup>th</sup> day of March, 2026.



A handwritten signature in blue ink, appearing to read "Victor Mendez, Jr.", written over a horizontal line.

Victor Mendez, Jr., RPLS #6056  
Bain Medina Bain, Inc.  
7073 San Pedro  
San Antonio, Texas 78216  
(210) 494-7223  
Firm Registration No. 100209-00

