

EXHIBIT "A"
LEGAL DESCRIPTION
3.39 ACRE TRACT

BEING a 3.39 acre tract land out of Lot 1, Block 3, Medical Center Subdivision, as recorded in Volume 69, Page 243, Map Records, Nueces County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the north right-of-way line of Hospital Boulevard for the southwest corner of said Lot 1, and the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 01°18'08" West, with the westerly line of said Lot 1, a distance of 475.74 feet to the most westerly northwest corner of said Lot 1 and for the northwest corner of the herein described tract;

THENCE North 88°32'51" East, with a north line of said Lot 1, a distance of 194.04 feet to a found mag nail for an inner corner of said Lot 1 and for an inner of the herein described tract;

THENCE North 01°33'59" West, with the north boundary of said Lot 1, a distance of 30.92 feet to a found 5/8" iron rod found for a corner of said Lot 1 and a corner of the herein described tract;

THENCE North 70°40'51" East, with the north line of said Lot 1, same being the north line of the herein described tract, a distance of 105.00 feet to 5/8" iron rod found for a corner of said Lot 1 and a corner of the herein described tract;

THENCE North 88°32'51" East, with the north line of said Lot 1, same being the north line of the herein described tract, a distance of 6.26 feet to a calculated point for a corner of the herein described tract;

THENCE South 01°18'08" East, crossing said Lot 1, a distance of 538.80 feet to the POINT OF BEGINNING and containing 147,799 square feet or 3.39 acres of land.

NOTE: ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983.

EXHIBIT WITH EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

Stacey King Mora

Stacey King Mora, RPLS
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