

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 2.737 ACRE TRACT, OUT OF THE ASA THOMAS SURVEY, ABSTRACT No. 609, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.7412 ACRE TRACT DESCRIBED IN A DEED TO JOSEPH V. GREGOR AND JUDITH E. GREGOR, RECORDED IN VOLUME 2516, PAGE 853, OFFICIAL RECORDS OF WILIAMSON COUNTY, TEXAS; SAID 2.737 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, with plastic cap marked "DIAMOND", in the east right-of-way line of Windy Park Drive (60' R.O.W.), at the southwest corner of the Gregor 7.412 acre tract, being also the northwest corner of LOT 14, BLOCK A, SAFA VALLEY SUBDIVISION, according to the plat thereof recorded in Document No. 2021179733, Plat Records of Williamson County, Texas, for the southwest corner hereof;

THENCE North 19° 48' 54" West a distance of **208.06 feet** (North 17° 51' 33" West, 207.79 feet, record deed), with the west boundary line of the Gregor 7.412 acre tract, being also the east right-of-way line of Windy Park Drive, to a railroad spike found at the northwest corner of the Gregor 7.412 acre tract, being also the southwest corner of LOT 20, BLOCK A, FINAL PLAT OF HILLSIDE TERRACE, according to the plat thereof recorded in Cabinet Y, Slide 239, Plat Records of Williamson County, Texas, for the northwest corner hereof;

THENCE North 75° 34' 29" East a distance of **534.70 feet** (North 77° 20' 34" East, 534.86 feet, record deed), with the north boundary line of the Gregor 7.412 acre tract, being also the south line of LOT 20, LOT 11 and LOT 10, BLOCK A of said FINAL PLAT OF HILLSIDE TERRACE, to a 1/4 inch iron rod found in the west line of LOT 1, BLOCK A, PROVIDENT CROSSING, SECTION 6, according to the plat thereof recorded in Document No. 2018014147, Plat Records of Williamson County, Texas, at the northeast corner of the Gregor 7.412 acre tract, being also the southeast corner of LOT 10, BLOCK A of said FINAL PLAT OF HILLSIDE TERRACE, for the northeast corner hereof;

THENCE South 19° 49' 46" East with the east boundary line of the Gregor 7.412 acre tract, being also the west line of LOT 1, BLOCK A of said PROVIDENT CROSSING, SECTION 6, passing at approximately 200 feet, the southwest corner of said LOT 1, BLOCK A of said PROVIDENT CROSSING, SECTION 6, being also the northwest corner of LOT 1, BLOCK A, PROVIDENT CROSSING, SECTION 5, according to the plat thereof recorded in Document No. 2016111788, Plat Records of Williamson County, Texas, and continuing with the west line of LOT 1, BLOCK A of said PROVIDENT CROSSING, SECTION 5, for a total distance of **239.80 feet** (South 17° 51' 12" East, 240.57 feet, record deed), to 1/2 inch iron rod found, with plastic cap marked "DIAMOND", at the southeast corner of the Gregor 7.412 acre tract, being also the northeast corner of LOT 9, BLOCK A of said SAFA VALLEY SUBDIVISION, for the northeast corner hereof;

THENCE South 78° 56' 17" West a distance of **538.67 feet** (South 80° 49' 00" West, 538.80 feet, record deed), with the south boundary line of the Gregor 7.412 acre tract, being also the north line of LOT 9 through LOT 14, BLOCK A of said SAFA VALLEY SUBDIVISION, to the **POINT OF BEGINNING**, containing 2.373 acres of land;

Basis of Bearing: Texas South Central NAD 83

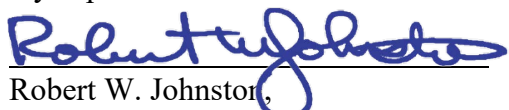
All 1/2 inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS §

March 14, 2025

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Robert W. Johnston,
Registered Professional Land Surveyor
Registration No. 5579

