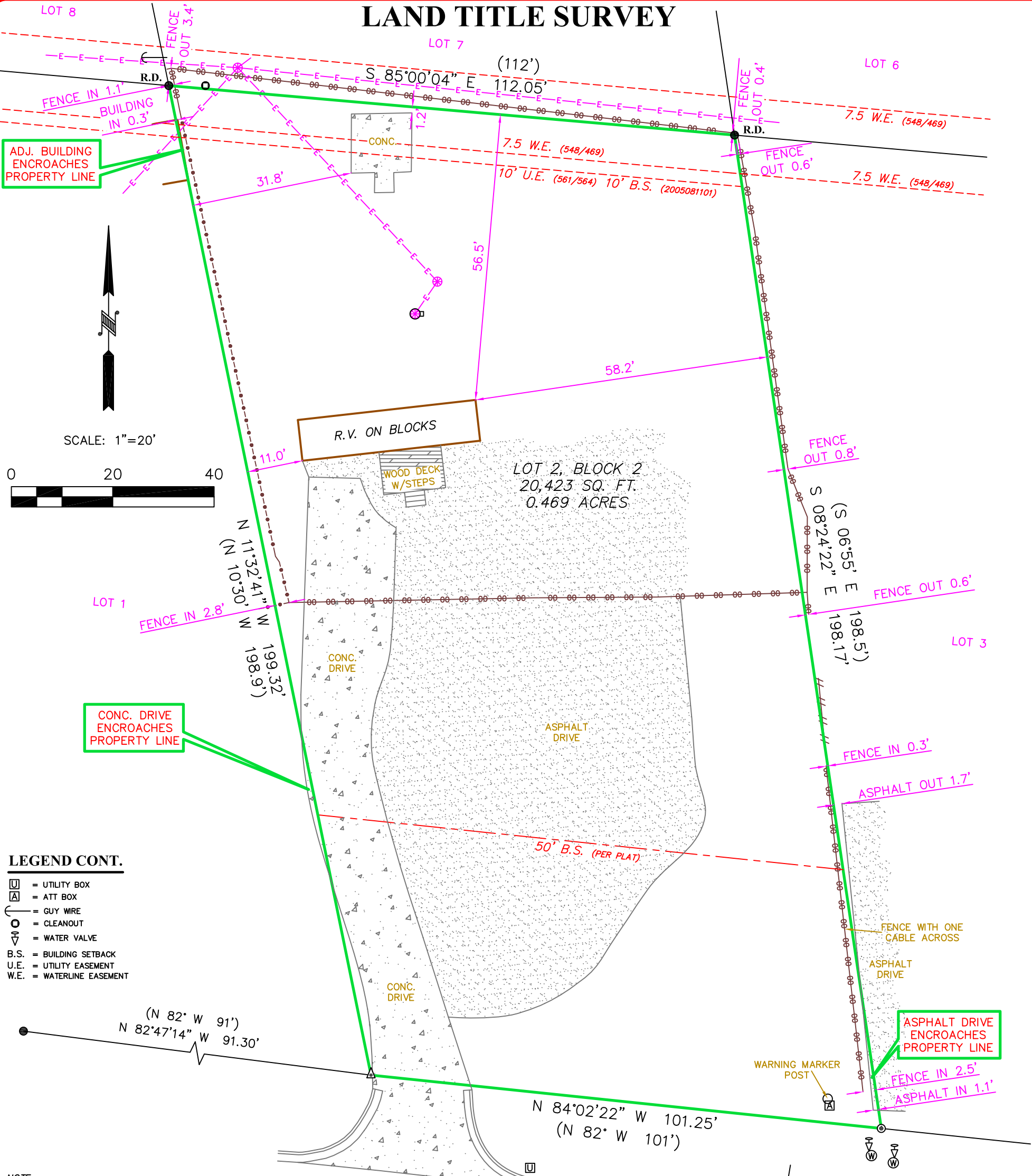


Exhibit "A"
(Property Description)

0.469 acres of land, described as Lot 2, Block 2 of Egger's Acres Revised, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet A, Slide 294 of the Plat Records of Williamson County, Texas.

LAND TITLE SURVEY



LEGEND CONT.

- UTILITY BOX
- ATT BOX
- GUY WIRE
- CLEANOUT
- WATER VALVE
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- W.E. = WATERLINE EASEMENT

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

NOTE: THIS PROPERTY IS SUBJECT TO A 15' WATER PIPELINE EASEMENT RECORDED IN VOLUME 548, PAGE 469, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (LOT SPECIFIC)

NOTE: THIS PROPERTY IS SUBJECT TO A 10' SANITARY SEWER EASEMENTS RECORDED IN VOLUME 561, PAGE 564, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (LOTS 1 AND 2, BLOCK 2)

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: CABINET A, SLIDE 294, PLAT RECORDS; VOLUME 408, PAGE 202 AND VOLUME 479, PAGE 613, DEED RECORDS; AND DOCUMENT NO. 2005081101, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

EAST PALM VALLEY BOULEVARD
(120' R.O.W.)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48491C, Panel No. 0493 F, which is Dated 12/20/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

Property Address:
802 EAST PALM VALLEY BOULEVARD
Property Description:

LOT 2, BLOCK 2, EGGER'S ACRES REVISED,
A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 294
OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Owner:
AASRA LLC

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

FIRM REGISTRATION NO. 10111700

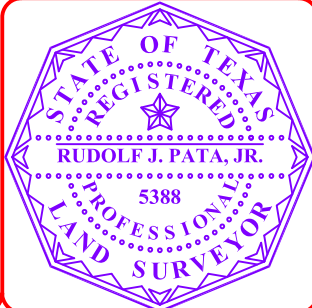
Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND
- FOUND 80D NAIL
 - FOUND 1" IRON PIPE
 - FOUND 1/2" IRON ROD
 - RECORD INFORMATION
 - R.D. = RECORD DIGNITY MONUMENT
 - POWER POLE
 - OVERHEAD ELECTRIC
 - SIGN
 - POWER POLE W/METER
 - WATER METER
 - CHAIN LINK FENCE
 - WOOD FENCE

DWG: DR RVD: RJP



G.F. NO. T-183981

JOB NO. 128901

TITLE COMPANY: TEXAS NATIONAL TITLE

DATE: 01/08/2025