

EXHIBIT A

METES AND BOUNDS

Being 0.458 acres of land, more or less, consisting of a portion of Lots 152 and 153, Irons and Grahams Addition, in the City of Boerne, Kendall County, Texas, according to plat thereof recorded in Volume 10, Page 90, Deed Records, Kendall County, Texas, and being that same property conveyed in the Assumption Warranty Deed with Vendor's Lien recorded in Volume 1038, Page 214, as described in the Warranty Deed recorded in Volume 904, Page 797, both said documents being of the Official Public Records, Kendall County, Texas, **SAVE AND EXCEPT** that property conveyed in the Warranty Deed with Vendor's Lien recorded in Document No. 2020-350779, Official Public Records, Kendall County, Texas; said 0.458 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of this 0.458 acres, same being on the northwest Right-of-Way of O'Grady Street and the northeast corner of the Gladys Lucas Tilley tract (Volume 221, Page 726), same also being the **POINT OF BEGINNING**;

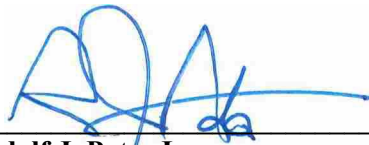
THENCE along the line common to this 0.458 acres and said Tilley tract, South 89 degrees 55 minutes 21 seconds West (called South 89 degrees 47 minutes 17 seconds West), a distance of 180.24 feet (called 180.62 feet) to a 1/2-inch iron rod found for the southwest corner of this 0.458 acres, same being the northwest corner of said Tilley tract and on the East line of Lot 151, of said Irons and Grahams Addition, same also being on the West line of said Lot 152;

THENCE along the line common to this 0.458 acres and said Lot 151, North 00 degrees 09 minutes 39 seconds East, a distance of 89.99 feet to a 1/2-inch iron rod found for the northwest corner of this 0.458 acres, same being the northeast corner of said Lot 151 and the northwest corner of said Lot 152, same also being on the South line of a 20-foot alley;

THENCE with the North line of this 0.458 acres and the South line of said 20-foot alley, North 89 degrees 55 minutes 30 seconds East (called North 89 degrees 47 minutes 17 seconds East), a distance of 262.98 feet to a 1/2-inch iron rod found for the northeast corner of this 0.458 acres, same being the intersection of the South line of said 20-foot alley with the northwest Right-of-Way of said O'Grady Street;

THENCE with the northwest Right-of-Way of said O'Grady Street, South 42 degrees 39 minutes 10 seconds West (called South 42 degrees 25 minutes 35 seconds West), a distance of 122.49 feet (called 122.34 feet) to the **POINT OF BEGINNING** and containing 0.458 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
August 12, 2024

