

EXHIBIT A

County: Williamson
Parcel : 12
Project: Red Bud Lane

PROPERTY DESCRIPTION FOR PARCEL 12

DESCRIPTION OF A 0.101 ACRE (4,401 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 1.00 ACRE TRACT OF LAND (TRACT I) DESCRIBED IN A WARRANTY DEED TO JOHN W. PABST & JANE M. CULPEPPER RECORDED IN VOLUME 2148, PAGE 529 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS, SAID 0.101 ACRE (4,401 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 3/8" iron rod found, being the southeasterly corner of that called 1.49 acre tract of land (Tract II) recorded in said Volume 2148, Page 529, same being the southwesterly corner of said 1.00 acre tract, also being the northerly boundary line of that called 0.215 acre tract of land described in a Warranty Deed with Vendor's Lien to Henry J. Hervol & wife, Kristi Hervol recorded in Document No. 9623431 and corrected in Document No. 9633120 of the Official Records of Williamson County, Texas;

THENCE, departing said 1.49 acre tract, with the common boundary line of said 0.215 acre tract and said 1.00 acre tract, N 87°24'58" E, for a distance of 166.75 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 73+66.10 (Grid Coordinates determined as N=10,160,933.86, E=3,152,871.32 (TxSPC Zone 4203) in the proposed westerly Right-of-Way (ROW) line of Red Bud Lane (ROW width varies), for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said 0.215 acre tract, with said proposed ROW line, through the interior of said 1.00 acre tract, the following (2) two courses:

- 1) **N 02°06'37" W**, for a distance of **98.07** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 74+64.17, for point of curvature to the right;
- 2) along said curve to the right, having a delta angle of **01°53'01"**, a radius of **4,053.50** feet, an arc length of **133.26** feet and a chord which bears **N 01°10'07" W**, for a distance of **133.25** feet to an iron rod with aluminum cap stamped "COCP ROW 4933" set in the southerly boundary line of that called 1.25 acre tract of land described in a Warranty Deed with Vendor's Lien to Todd W. Sanders and wife, Julie Boyce Mills, and Rhonda L. Nichol recorded in Document No. 2016063641, and of the Official Public Records of Williamson County, Texas, same being the northerly boundary line of said 1.00 acre tract, for the northwesterly corner of the herein described parcel and from which a 3/8" iron rod found, in the southerly boundary line of said 1.25 acre tract, being the northwesterly corner of said 1.00 acre tract bears S 87°17'20" W, at a distance of 170.26 feet;
- 3) **THENCE**, departing said proposed ROW line, with the common boundary line of said 1.25 acre tract and said 1.00 acre tract, **N 87°17'20" E**, for a distance of **16.75** feet to a calculated point in the existing westerly ROW line of Red Bud Lane (ROW width varies), being the southeasterly corner of said 1.25 acre tract, same being the northeasterly corner of said 1.00 acre tract, for the northeasterly corner of the herein described parcel;

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- 4) **THENCE**, departing said 1.25 acre tract, with said existing westerly ROW line, same being the easterly boundary line of said 1.00 acre tract, **S 02°21'48" E**, for a distance of **231.31** feet to a calculated point, being the northeasterly corner of said 0.215 acre tract, same being the southeasterly corner of said 1.00 acre tract, for the southeasterly corner of the herein described parcel;
- 5) **THENCE**, departing said existing ROW line, with the common boundary line of said 0.215 acre tract and said 1.00 acre tract, **S 87°24'58" W**, for a distance of **19.96** feet to the **POINT OF BEGINNING**, containing 0.101 acre (4,401 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

21 OCT 2022

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- ◎ 1/2" IRON PIPE FOUND UNLESS NOTED
 ▲ 60D NAIL FOUND
 ○ IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW 4933" SET
 ⊕ IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED
 ● 1/2" IRON ROD FOUND
 ⊗ COTTON GIN SPINDLE FOUND
 X X CUT IN CONCRETE FOUND
 △ CALCULATED POINT
 P PROPERTY LINE
 ↗ DENOTES COMMON OWNERSHIP
 — LINE BREAK
 P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 () RECORD INFORMATION
 P.R.W.C.T. PLAT RECORDS
 WILLAMSON COUNTY, TEXAS
 D.R.W.C.T. DEED RECORDS
 WILLAMSON COUNTY, TEXAS
 O.R.W.C.T. OFFICIAL RECORDS
 WILLAMSON COUNTY, TEXAS
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
 WILLAMSON COUNTY, TEXAS

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 53' 01"	4,053.50'	133.26'	133.25'	N01° 10' 07"W

NO.	DIRECTION	DISTANCE
L1	N87° 17' 20"E	16.75'
L2	S87° 24' 58"W	19.96'

JOSEPH MARSHALL SURVEY
ABSTRACT NO. 409

TODD W. SANDERS,
& WIFE, JULIE BOYCE MILLS
& RHONDA L. NICHOL
1.25 ACRES
DOC. 2016063641
O.P.R.W.C.T.

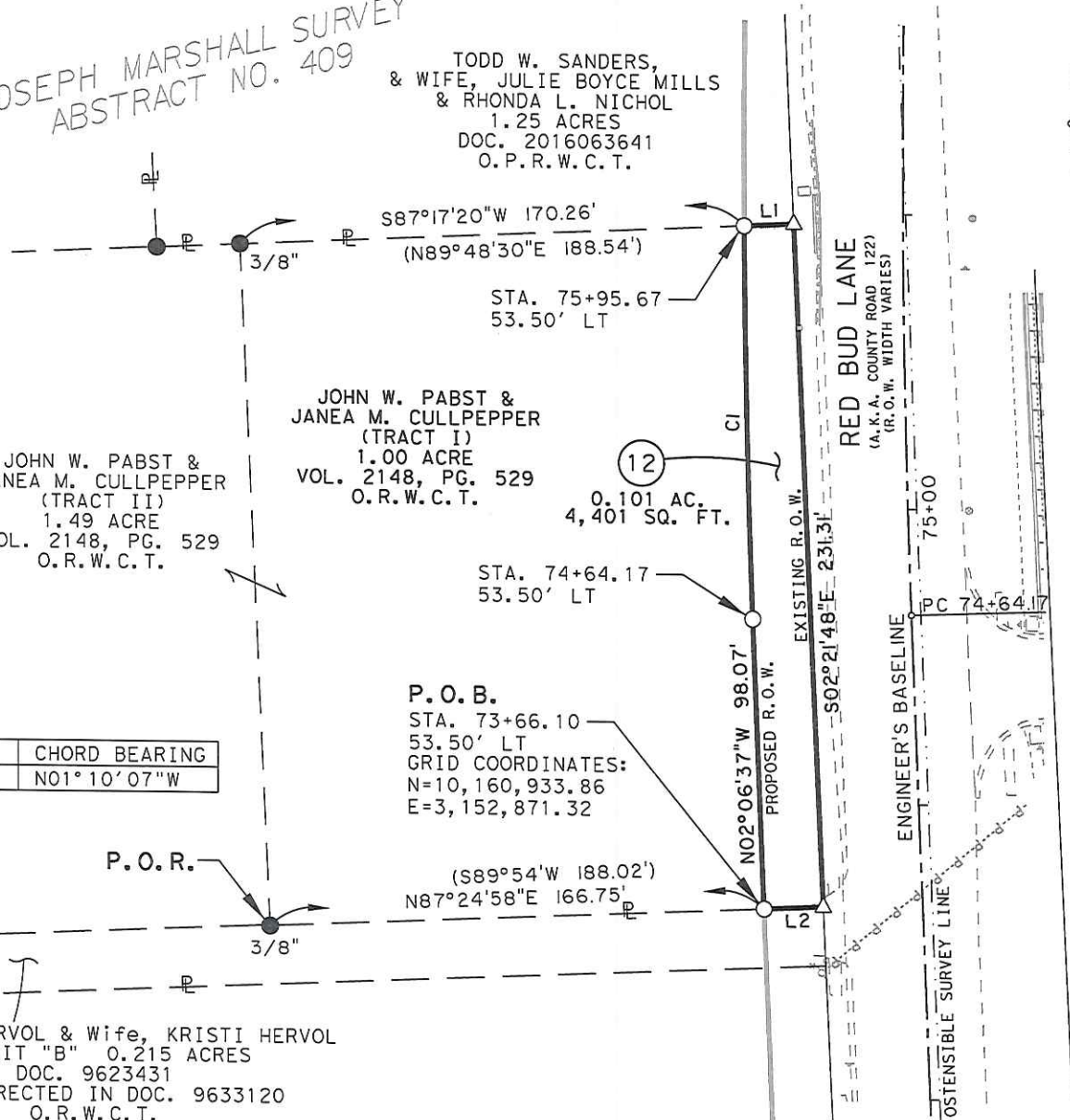
JOHN W. PABST &
JANEA M. CULLPEPPER
(TRACT II)
1.49 ACRE
VOL. 2148, PG. 529
O.R.W.C.T.

JOHN W. PABST &
JANEA M. CULLPEPPER
(TRACT I)
1.00 ACRE
VOL. 2148, PG. 529
O.R.W.C.T.

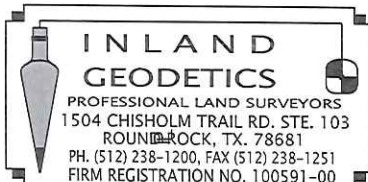
0.101 AC.
4,401 SQ. FT.

P.O.B.
STA. 73+66.10
53.50' LT
GRID COORDINATES:
N=10,160,933.86
E=3,152,871.32

HENRY J. HERVOL & Wife, KRISTI HERVOL
EXHIBIT "B" 0.215 ACRES
DOC. 9623431
AND CORRECTED IN DOC. 9633120
O.R.W.C.T.



10/19/2022



PARCEL PLAT SHOWING PROPERTY OF

JOHN W. PABST &
JANEA M. CULLPEPPER

SCALE
1" = 60'

PROJECT
RED BUD LANE

COUNTY
WILLAMSON

PARCEL 12
0.101 AC.
4,401 SQ. FT.

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF 22080027RTROW, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 05, 2022, ISSUE DATE SEPTEMBER 12, 2022.

1. RESTRICTIVE COVENANTS: VOLUME 2148, PAGE 547 AND VOLUME 2373, PAGE 90, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10(F). EASEMENT AS SHOWN IN INSTRUMENT FROM SWEN SWENSON ET AL TO LONE STAR STATE POWER CO., INC AND FILED IN VOLUME 225, PAGE 29, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

G. EASEMENT AS SHOWN IN INSTRUMENT FROM AUGUSTA A. CAVANAUGH TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 310, PAGE 433, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

H. EASEMENT AS SHOWN IN INSTRUMENT FROM VICTOR SOUTHERN ET AL TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 367, PAGE 8, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

I. EASEMENT AS SHOWN IN INSTRUMENT FROM V.A. SOUTHERN TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 390, PAGE 42, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

J. EASEMENT AS SHOWN IN INSTRUMENT FROM V.A. SOUTHERN TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 449, PAGE 626, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

K. EASEMENT AS SHOWN IN INSTRUMENT FROM E.M. LAWRENCE TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 464, PAGE 174, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

L. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND WOYTEK TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 535, PAGE 674, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

M. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND J. WOYTEK ET UX TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE CO. FILED IN VOLUME 585, PAGE 229, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

N. EASEMENT AS SHOWN IN INSTRUMENT FROM DALE HESTER TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE CO. FILED IN VOLUME 608, PAGE 226, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

O. EASEMENT AS SHOWN IN INSTRUMENT FROM DALE HESTER TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 697, PAGE 733, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

P. EASEMENT AS SHOWN IN INSTRUMENT FROM WILLIAM H. MILBURN, JR. AND MARY ELLEN MILBURN TO DALE HESTER, BESSIE HESTER, TERRY M. BURGER AND CAROL R. BURGER AND FILED IN VOLUME 741, PAGE 502, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

Q. TERMS AND PROVISIONS OF EASEMENT AGREEMENT AS SHOWN IN INSTRUMENT BY AND BETWEEN WILLIAM H. MILBURN, JR. AND LOUISE CRAIG AND FILED IN VOLUME 2148, PAGE 540 AND REFILED IN VOLUME 2373, PAGE 100, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

R. TERMS AND PROVISIONS OF RESTRICTION AGREEMENT BY AND BETWEEN WILLIAM H. MILBURN, JR., ET UX AND LOUISE CRAIG RECORDED IN VOLUME 2148, PAGE 547, REFILED IN VOLUME 2373, PAGE 90, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

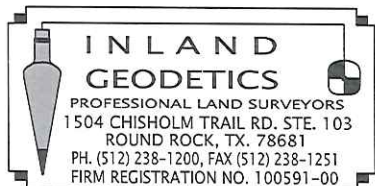
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 21 OCT 2022

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



10/19/2022



PARCEL PLAT SHOWING PROPERTY OF

**JOHN W. PABST &
JANEA M. CULLPEPPER**

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