

County: Williamson Parcel: 18

Project: Red Bud Lane

## PROPERTY DESCRIPTION FOR PARCEL 18

DESCRIPTION OF A 0.078 ACRE (3,385 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 12 (1.00 ACRE) OF THE WOODHOLLOW SUBDIVISION RECORDED IN CABINET D, SLIDES 328-330 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, AND IN A SPECIAL WARRANTY DEED TO THE JACK J. ZAJICEK AND VELMA C. ZAJICEK REVOCABLE LIVING TRUST RECORDED IN DOCUMENT NO. 2006003189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS (O.P.R.W.C.T.), SAID 0.078 ACRE (3,385 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 3/4" iron rod found, being in the southerly boundary line of that called 2.93 acre tract described in Document No. 1997034614 of the O.P.R.W.C.T., to David B. Fuchs and Karla K. Fuchs, being the northeasterly corner of Lot 11, of said subdivision, same being the northwesterly corner of said Lot 12;

THENCE with the common boundary line of said 2.93 acre tract, and said Lot 12, N 87°33'32" E, for a distance of 136.55 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 99+62.77 (Grid Coordinates determined as N=10,163,528.44, E=3,152,757.16 (TxSPC Zone 4203) in the proposed westerly Right-of-Way (ROW) line of Red Bud Lane (ROW width varies), for the northwesterly corner and POINT OF BEGINNING of the herein described parcel;

- THENCE, departing said proposed ROW line, with the common line of said 2.93 acre tract and said Lot 12, N 87°33'32" E, for a distance of 9.07 feet to a calculated point in the existing westerly ROW line of Red Bud Lane (C.R. 122), (ROW width varies), for the northeasterly corner of said Lot 12 and of the herein described parcel, and from which a 1/2" iron rod found bears N 02°29'10" W, at a distance of 1.07 feet:
- 2) THENCE, departing said 2.93 acre tract, with said existing westerly ROW line, being the easterly boundary line of said Lot 12, S 02°29'20" E, for a distance of 299.55 feet to a calculated point at the intersection of the existing northerly ROW line of Woodhollow Trail (50' ROW width), for the southeasterly corner of said Lot 12, and of the herein described parcel;
- 3) THENCE, departing said existing westerly ROW line of Red Bud Lane, with said existing northerly ROW line of Woodhollow Trail, same being the southerly boundary line of said Lot 12, S 87°39'08" W, for a distance of 11.93 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 96+64.77 in said proposed ROW line, for the southwesterly corner of the herein described parcel;

THENCE, departing said existing northerly ROW line, through the interior of said Lot 12, with said proposed westerly ROW line the following (2) two courses:

- 4) N 02°28'31" W, for a distance of 108.52 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 97+73.29, for a point of curvature to the right;
- 5) With said curve to the right having a radius of 6,533.50 feet, a delta angle of 01°40'31", an arc length of 191.04 feet, and a chord which bears N 01°38'16" W, a distance of 191.03 feet to an iron to the POINT OF BEGINNING, containing 0.078 acre (3,385 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

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON .

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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

Registered Professional Land Surveyor No. 4933

Licensed State Land Surveyor

Inland Geodetics

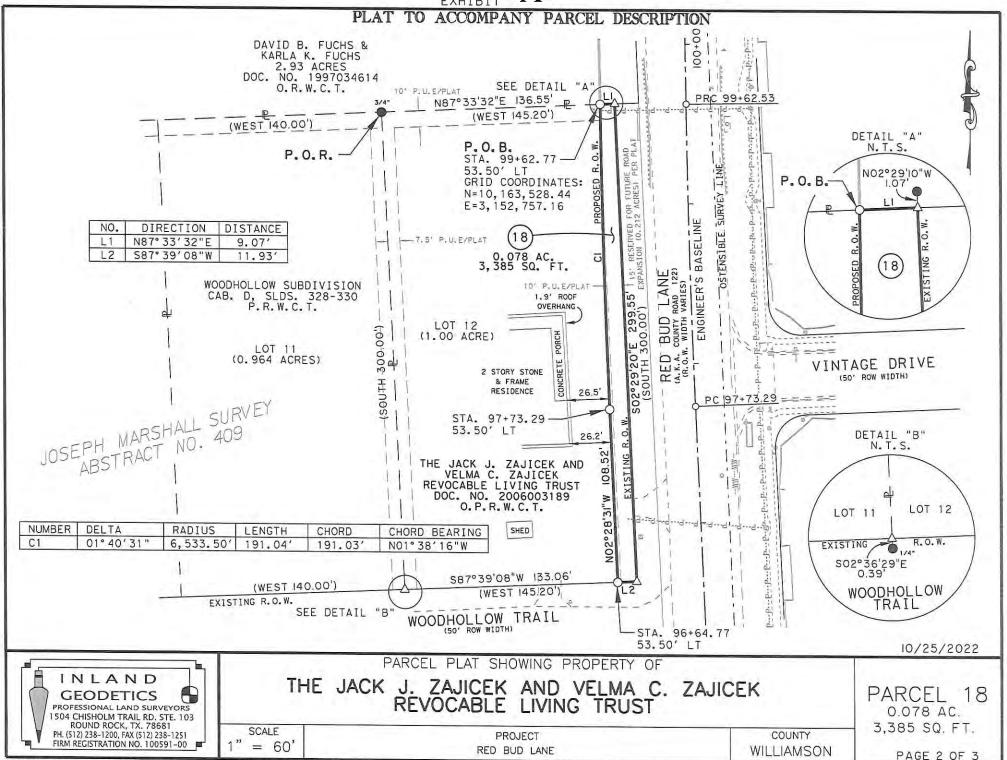
Firm Registration No: 100591-00 1504 Chisholm Trail Road, Suite 103

Round Rock, TX 78681

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Date

EXHIBIT "A



LE	GEND PLAT I	PLAT TO ACCOMPANY PARCEL DESCRIPTION		
•	1/2" IRON PIPE FOUND UNLESS NOTED	1	DENOTES COMMON OWNERSHIP	
<b>A</b>	80D NAIL FOUND	_/\_	LINE BREAK	
0	IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW 4933" SET	P.O.B.	POINT OF BEGINNING	
•	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.O.R. ( )	POINT OF REFERENCE RECORD INFORMATION	
•	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS	
⊛	COTTON GIN SPINDLE FOUND	D.R.W.C.T.	DEED RECORDS	
×	X CUT IN CONCRETE FOUND	O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS	
Δ	CALCULATED POINT	U.R.W.C.1.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS	
P	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS	

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 22080033RTROW, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER, 02, 2022, ISSUE DATE OCTOBER 07, 2022.

1. RESTRICTIVE COVENANTS: CABINET D, SLIDE 328, PLAT RECORDS; ALSO RECORDED IN VOLUME 817, PAGE 600, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10(F). THE FOLLOWING MATTER(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT/MAP RECORDED IN CABINET D, SLIDE 328, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS:

- 25' BUILDING LINE ALONG THE SOUTHERLY PROPERTY LINE (S), SUBJECT TO.
- 20' BUILDING LINE ALONG THE EASTERLY PROPERTY LINE(S), SUBJECT TO.
- 10' PUBLIC UTILITY EASEMENT ALONG THE NORTHERLY AND EASTERLY PROPERTY LINE(S), AFFECTS AS SHOWN.
- 7.5' PUBLIC UTILITY EASEMENT ALONG THE WESTERLY PROPERTY LINE(S), DOES NOT AFFECT AS SHOWN.
- G. EASEMENT AND RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, AND FILED IN VOLUME 585, PAGE 229, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.
- H. EASEMENT AND RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, AND FILED IN VOLUME 640, PAGE 79, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.
- I. EASEMENT AND RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, AND FILED IN VOLUME 705, PAGE 852, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.
- J. EASEMENT AND RIGHT OF WAY AS SHOWN IN INSTRUMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, AND FILED IN VOLUME 716, PAGE 105, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

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

SUPERVISION.

M STERNEN TRIESPALE

PHEN 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



10/25/2022

INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH. (512) 238–1200, FAX (512) 238–1251 FIRM REGISTRATION NO. 100591–00 PARCEL PLAT SHOWING PROPERTY OF

THE JACK J. ZAJICEK AND VELMA C. ZAJICEK REVOCABLE LIVING TRUST

=60

PROJECT RED BUD LANE COUNTY

PARCEL 18 0.078 AC. 3,385 SQ. FT.

PAGE 3 OF 3

## EXHIBIT B

County: Williamson
Parcel: 18-E

Project: Red Bud Lane

## PROPERTY DESCRIPTION FOR PARCEL 18-E

DESCRIPTION OF A 0.045 ACRE (1,954 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 12 (1.00 ACRE) OF THE WOODHOLLOW SUBDIVISION RECORDED IN CABINET D, SLIDES 328-330 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, AND IN A SPECIAL WARRANTY DEED TO THE JACK J. ZAJICEK AND VELMA C. ZAJICEK REVOCABLE LIVING TRUST RECORDED IN DOCUMENT NO. 2006003189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS (O.P.R.W.C.T.), SAID 0.045 ACRE (1,954 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 3/4" iron rod found, being in the southerly boundary line of that called 2.93 acre tract described in Document No. 1997034614 of the O.P.R.W.C.T., to David B. Fuchs and Karla K. Fuchs, being the northeasterly corner of Lot 11, of said subdivision, same being the northwesterly corner of said Lot 12;

THENCE with the common boundary line of said 2.93 acre tract, and said Lot 12, N 87°33'32" E for a distance of 71.01 feet to a calculated point, 119.01 feet left of Red Bud Lane Baseline Station 99+60.92 (Grid Coordinates determined as N=10,163,525.64, E=3,152,691.70 (TxSPC Zone 4203), for the northwesterly corner and POINT OF BEGINNING of the herein described parcel;

- THENCE, continuing with said common line N 87°33'32" E, for a distance of 65.54 feet to iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 99+62.77 in the curving proposed westerly Right-of-Way (ROW) line of Red Bud Lane (ROW width varies), for the northeasterly corner of the herein described parcel;
- 2) THENCE, departing said 2.93 acre tract, with said proposed ROW line, through the interior of said Lot 12, with said curve to the left having a radius of 6,533.50 feet, a delta angle of 00°15'47", an arc length of 30.01 feet, and a chord which bears S 00°55'54" E, a distance of 30.01 feet to a calculated point, for the southeasterly corner of the herein described parcel;

THENCE, departing said proposed westerly ROW line, through the interior of said Lot 12, the following (2) two courses:

- 3) S 87°33'32" W, for a distance of 64.75 feet, for the calculated southwesterly corner of the herein described parcel;
- 4) N 02°26'28" W, for a distance of 30.00 feet to the POINT OF BEGINNING, containing 0.045 acre (1,954 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

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KNOW ALL MEN BY THESE PRESENTS:

**COUNTY OF WILLIAMSON** 

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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

Registered Professional Land Surveyor No. 4933

Licensed State Land Surveyor

Inland Geodetics

Firm Registration No: 100591-00 1504 Chisholm Trail Road, Suite 103

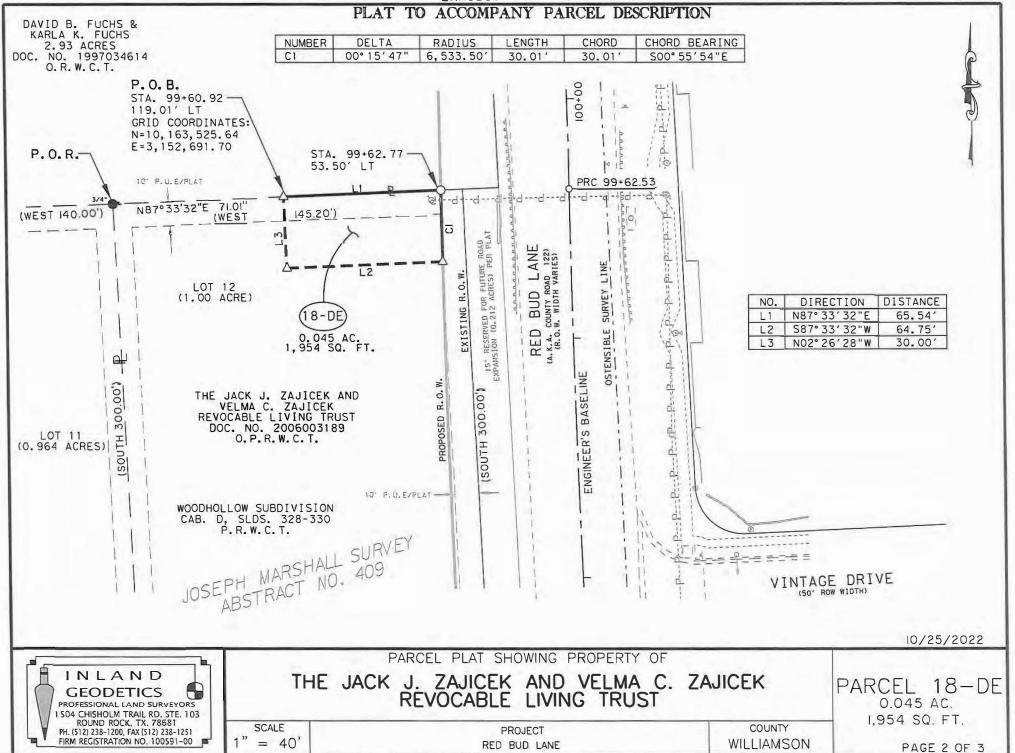
Round Rock, TX 78681

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Date



EXHIBIT " B



LE	GEND PLAT 1	O ACCOMP	ANY PARCEL DESCRIPTION	
•	1/2" IRON PIPE FOUND UNLESS NOTED	N.	DENOTES COMMON OWNERSHIP	
<b>A</b>	80D NAIL FOUND	1	LINE BREAK	
0	IRON ROD WITH ALUMINUM CAP	-1-	LINE BREAK	
	STAMPED "CORR ROW 4933" SET	P.O.B.	POINT OF BEGINNING	
•	IRON ROD WITH PLASTIC OR	P.O.R.	POINT OF REFERENCE	
1.0	ALUMINUM CAP FOUND - AS NOTED	( )	RECORD INFORMATION	
•	I/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS	
⊛	COTTON GIN SPINDLE FOUND	D.R.W.C.T.	WILLIAMSON COUNTY, TEXAS DEED RECORDS	
×	X CUT IN CONCRETE FOUND	2 2 1 1 1 2	WILLIAMSON COUNTY, TEXAS	
Δ	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS	
P	PROPERTY LINE	0.P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS	

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- 25' BUILDING LINE ALONG THE SOUTHERLY PROPERTY LINE(S), DOES NO AFFECT.
- 20' BUILDING LINE ALONG THE EASTERLY PROPERTY LINE(S), SUBJECT TO.
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M. STEPHEN TRUESDALE

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

LICENSED STATE LAND SURVEYOR

INLAND GEODETICS

FIRM REGISTRATION NO. 100591-00

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PARCEL PLAT SHOWING PROPERTY OF

THE JACK J. ZAJICEK AND VELMA C. ZAJICEK REVOCABLE LIVING TRUST

SCALE = 40

PROJECT RED BUD LANE

COUNTY WILLIAMSON PARCEL 18-DE 0.045 AC. 1.954 SQ. FT.

PAGE 3 OF 3