

EXHIBIT A

County: Williamson
Parcel : 22
Project: Red Bud Lane

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 0.077 ACRE (3,353 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 14 OF THE OLD OAK ESTATES SUBDIVISION RECORDED IN CABINET D, SLIDE 49 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, DESCRIBED IN TEXAS QUIT CLAIM DEED TO GALE BACCHUS AND ZAHIR BACCHUS RECORDED IN DOCUMENT NO. 2019064000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS (O.P.R.W.C.T.), SAID 0.077 ACRE (3,353 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found in the existing southerly Right-of-Way (ROW) line of Old Oaks Drive (50' ROW width), being the northeasterly corner of Lot 13 of said subdivision, same being the northwesterly corner of said Lot 14;

THENCE with the common boundary line of said Lot 14 and said existing southerly ROW line, N 87°30'35" E, for a distance of 204.02 feet to a 1/2" iron rod found 57.03 feet left of Red Bud Lane Baseline Station 107+66.80 (Grid Coordinates determined as N=10,164,329.96, E=3,152,721.42 (TxSPC Zone 4203) in the proposed westerly ROW line of Red Bud Lane (ROW width varies), being the northwesterly cutback corner of a 10' wide Road Easement per said subdivision plat, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed westerly ROW line, with the common line of said Lot 14 and said existing southerly ROW line of Old Oaks Drive, N 87°30'35" E, for a distance of 25.00 feet to a calculated point at the intersection of the existing westerly ROW line of Red Bud Lane (C.R. 122), (ROW width varies), for the northeasterly corner of said Lot 14 and of the herein described parcel;
- 2) **THENCE**, with said existing westerly ROW line of Red Bud Lane, being the easterly boundary line of said Lot 14, S 02°31'34" E, for a distance of 189.97 feet to a calculated point, being the northeasterly corner of Lot 15 of said subdivision, for the southeasterly corner of said Lot 14 and of the herein described parcel;
- 3) **THENCE**, departing said existing westerly ROW line of Red Bud Lane, with the northerly boundary line of said Lot 15, same being the southerly boundary line of said Lot 14, S 87°28'31" W, at a distance of 10.00 feet pass a 1/2" iron rod found, being the southwesterly corner of said 10' wide Road Easement and continuing for a total distance of 17.54 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 49.50 feet left of Red Bud Lane Baseline Station 105+76.82 in said proposed ROW line, for the southwesterly corner of the herein described parcel;

THENCE, departing said Lot 15, through the interior of said Lot 14, with said westerly proposed ROW line, the following two (2) courses:

- 4) N 02°30'12" W, for a distance of 182.45 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 49.50 feet left of Red Bud Lane Baseline Station 107+59.27, for an angle point hereof;
- 5) N 47°29'25" W, for a distance of 10.65 feet to the **POINT OF BEGINNING**, containing 0.077 acre (3,353 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.

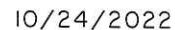
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

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

11 Nov 2022
Date

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PARCEL PLAT SHOWING PROPERTY OF
**GALE BACCHUS AND
ZAHIR BACCHUS**

PARCEL 22
0.077 AC.
3,353 SQ. FT.

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SCALE
1" = 60'

PROJECT
RED BUD LANE

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

⊙	1/2" IRON PIPE FOUND UNLESS NOTED	— —	LINE BREAK
▲	80D NAIL FOUND	P.O.B.	POINT OF BEGINNING
○	IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW 4933" SET	P.O.R.	POINT OF REFERENCE
⊕	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	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 WILLIAMSON COUNTY, TEXAS
X	X CUT IN CONCRETE FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE		
↙	DENOTES COMMON OWNERSHIP		

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 22080037RTROW, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 02, 2022, ISSUE DATE OCTOBER 07, 2022.

1. RESTRICTIVE COVENANTS: CABINET D, SLIDE 49, PLAT 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 49, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS:

30' BUILDING LINE ALONG THE NORTHERLY AND EASTERLY PROPERTY LINE(S), SUBJECT TO.

10' UTILITY EASEMENT ALONG THE WESTERLY PROPERTY LINE(S), DOES NOT AFFECT.

5' UTILITY EASEMENT ALONG THE NORTHERLY AND SOUTHERLY PROPERTY LINE(S), AFFECTS AS SHOWN.

10' ROAD EASEMENT ALONG THE EASTERLY PROPERTY LINE(S), AFFECTS AS SHOWN.

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 11 NOV 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

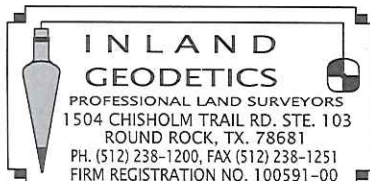


10/24/2022

PARCEL PLAT SHOWING PROPERTY OF

**GALE BACCHUS AND
ZAHIR BACCHUS**

PARCEL 22
0.077 AC.
3,353 SQ. FT.



SCALE
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