

EXHIBIT A

County: Williamson
Parcel : 16
Project: Red Bud Lane

PROPERTY DESCRIPTION FOR PARCEL 16

DESCRIPTION OF A 0.096 ACRE (4,166 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.014 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO RONALD R. WOYTEK & SUSAN L. WOYTEK RECORDED IN VOLUME 735, PAGE 466 OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS, SAID 0.096 ACRE (4,166 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, being in the southerly boundary line of Lot 2, Woodhollow Subdivision recorded in Cabinet D, Slides 328-330 of the Plat Records of Williamson County, Texas, same being the northeasterly corner of that called 1.00 acre tract of land described in Probate to Estate of L.A. Grimes, Jr. deceased recorded in Document No. 2011031807 of the Official Public Records of Williamson County, Texas, and described in Volume 879, Page 348 of the Deed Record of Williamson County, Texas, also being the northwesterly corner of said 1.014 acre tract;

THENCE, departing said 1.00 acre tract, with the common boundary line of said 1.014 acre tract, and in part said Lot 2 and Lot 1 of said Woodhollow subdivision, N 82°33'03" E, for a distance of 227.97 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 49.50 feet left of Red Bud Lane Baseline Station 93+45.55 (Grid Coordinates determined as N=10,162,911.43, E=3,152,793.07 (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;

- 1) **THENCE**, departing said proposed ROW line, continuing with said common boundary line, N 82°33'03" E, at a distance of 8.04 feet pass the calculated southeasterly corner of said Lot 1, same being an angle point in the existing westerly ROW line of Red Bud Lane (C.R. 122), (ROW width varies), from which a 1/2" iron rod found bears N 21°44'59" W, at a distance of 1.57 feet and continuing with said existing ROW line, same being the northerly line of said 1.014 acre tract, for a total distance of 23.10 feet to a 1/2" iron rod found, being the northeasterly corner of said 1.014 acre tract, same being an ell corner in said existing ROW line, for the northeasterly corner of the herein described parcel;
- 2) **THENCE**, continuing with said existing westerly ROW line, same being the easterly boundary line of said 1.014 acre tract, S 02°35'15" E, for a distance of 179.67 feet to a 1/2" iron rod found, at the intersection of said Red Bud Lane ROW line and the existing northerly ROW line of Red Bud Trail (50' ROW width), for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, departing said westerly Red Bud Lane ROW line, with the southerly boundary of said 1.014 acre tract, same being said existing northerly ROW line of Red Bud Trail, S 82°26'08" W, for a distance of 23.45 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 49.50 feet left of Red Bud Lane Baseline Station 91+65.81, in said proposed ROW line, for the southwesterly corner of the herein described parcel;
- 4) **THENCE**, departing said existing northerly ROW line, with said proposed westerly ROW line, through the interior of said 1.014 acre tract, N 02°28'31" W, for a distance of 179.74 feet to the **POINT OF BEGINNING**, containing 0.096 acre (4,166 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.

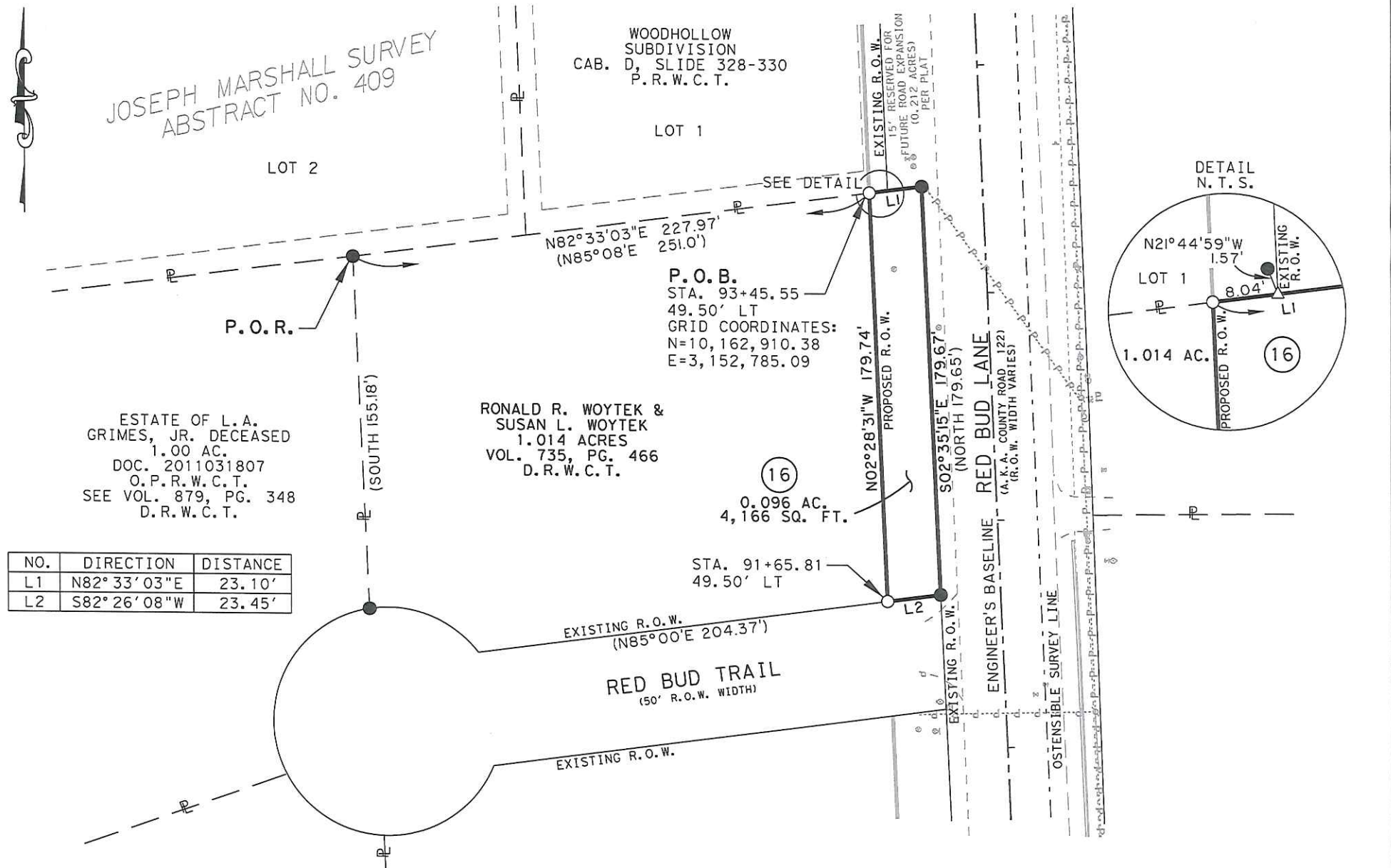
M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

3 Nov 2022
Date

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PLAT TO ACCOMPANY PARCEL DESCRIPTION



10/31/2022

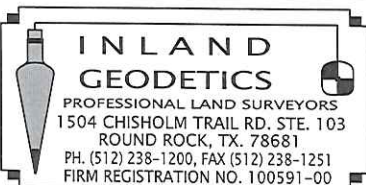
PARCEL PLAT SHOWING PROPERTY OF

RONALD R. WOYTEK &
SUSAN L. WOYTEK

PARCEL 16

0.096 AC.
4,166 SQ. FT.

PAGE 2 OF 3

SCALE
1" = 60'PROJECT
RED BUD LANECOUNTY
WILLIAMSON

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

⊙	1/2" IRON PIPE FOUND UNLESS NOTED	—	LINE BREAK
▲	60D 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 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 22080031RTROW, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 11, 2022, ISSUE DATE OCTOBER 18, 2022.

10(F). EASEMENT AS SHOWN IN INSTRUMENT FROM E. M. LAWRENCE TO TEXAS POWER & LIGHT COMPANY, DATED AUGUST 1, 1963, AND FILED IN VOLUME 464, PAGE 174, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

G. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND J. WOYTEK AND ELLA WOYTEK TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JANUARY 15, 1974 AND FILED IN VOLUME 585, PAGE 229, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

H. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND J. WOYTEK TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JANUARY 13, 1976 AND FILED IN VOLUME 640, PAGE 79, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

I. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND J. WOYTEK TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, DATED FEBRUARY 3, 1978 AND FILED IN VOLUME 705, PAGE 852, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

J. EASEMENT AS SHOWN IN INSTRUMENT FROM WOYTEK BUILDERS TO TEXAS POWER & LIGHT COMPANY, DATED AUGUST 29, 1977 AND FILED IN VOLUME 711, PAGE 766, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

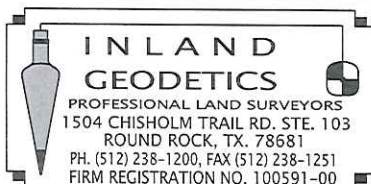
K. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND J. WOYTEK TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, DATED APRIL 24, 1978, AND FILED IN VOLUME 716, PAGE 105, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

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

M. Stephen Truesdale 3 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



10/31/2022



PARCEL PLAT SHOWING PROPERTY OF

**RONALD R. WOYTEK &
SUSAN L. WOYTEK**

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