

EXHIBIT A

County: Williamson  
Parcel : 21  
Project: Red Bud Lane

PROPERTY DESCRIPTION FOR PARCEL 21

DESCRIPTION OF A 0.077 ACRE (3,343 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 15 OF THE OLD OAK ESTATES SUBDIVISION RECORDED IN CABINET D, SLIDES 49 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDORS LIEN TO SHEREE MICHELE RODRIGUEZ AND ESTEFAN JACOB RODRIGUEZ RECORDED IN DOCUMENT NO. 2020158297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS (O.P.R.W.C.T.), SAID 0.077 ACRE (3,343 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 the southeasterly corner of Lot 12 of said subdivision, the northeasterly corner of Lot 11 of said subdivision, the northwesterly corner of Lot 16 of said subdivision and the southwesterly corner of said Lot 15;

THENCE with the common boundary line of said Lot 16, and said Lot 15, N 87°37'09" E, for a distance of 211.45 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 49.50 feet left of Red Bud Lane Baseline Station 103+86.68 (Grid Coordinates determined as N=10,163,950.57, E=3,152,745.54 (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;

- 1) **THENCE**, departing said Lot 16, through the interior of said Lot 15, with said proposed ROW line, N 02°30'12" W, for a distance of 190.14 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 the southerly line of Lot 14 of said subdivision, being the northerly line of said Lot 15, for the northwesterly corner of the herein described parcel;
- 2) **THENCE**, departing said proposed ROW line, with the common line of said Lot 14 and said Lot 15, N 87°28'20" E, passing at a distance of 7.54 feet a 1/2" iron rod found, being the northwesterly corner of a 10.00 foot Road Easement per said plat, and continuing for a total distance of 17.54 feet to a calculated point in the existing westerly ROW line of Red Bud Lane (C.R. 122), (ROW width varies), being the southeasterly corner of said Lot 14, for the northeasterly corner of said Lot 15 and of the herein described parcel;
- 3) **THENCE**, departing said Lot 14, with said existing westerly ROW line, being the easterly boundary line of said Lot 15, S 02°31'34" E, for a distance of 190.18 feet to a calculated point, being the northeasterly corner of said Lot 16, for the southeasterly corner of said Lot 15, and of the herein described parcel;
- 4) **THENCE**, departing said existing westerly ROW line of Red Bud Lane, with the common line of said Lot 16 and Lot 15, S 87°37'09" W, passing at a distance of 10.00 feet a 1/2" iron rod found, being the southwesterly corner of said 10.00 foot Road Easement and continuing for a total distance of 17.61 feet to the **POINT OF BEGINNING**, containing 0.077 acre (3,343 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



S:\LJA\RED BUD-GATTIS-EVERGREEN\PARCELS\PARCEL 21-RODRIGUEZ\PARCEL 21-RODRIGUEZ.doc

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

JOSEPH MARSHALL SURVEY  
ABSTRACT NO. 409

LOT 13

LOT 14

STA. 105+76.82  
49.50' LT

(WEST 219.25')

5' P.U.E/PLAT

(21)

0.077 AC.  
3,343 SQ. FT.

LOT 12

SHEREE MICHELE RODRIGUEZ AND  
ESTEFAN JACOB RODRIGUEZ  
DOC. 2020158297  
O.P.R.W.C.T.

LOT 15

NO.	DIRECTION	DISTANCE
L1	N87°28'20"E	17.54'
L2	S87°37'09"W	17.61'

OLD OAK ESTATES  
CAB. D, SLD. 49  
P.R.W.C.T.

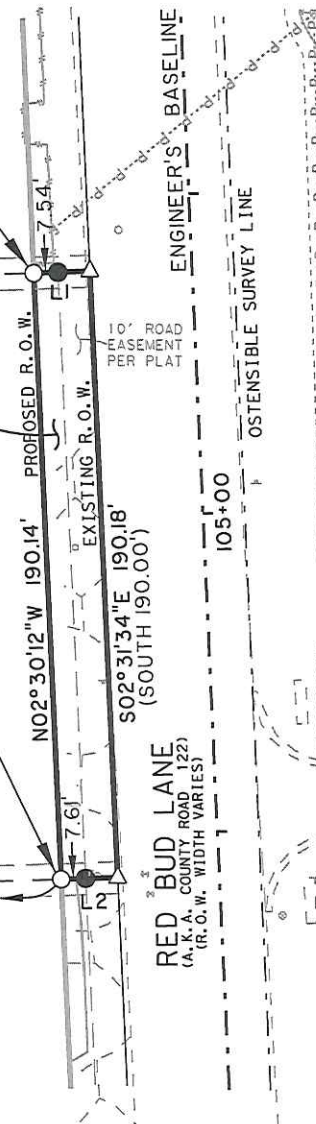
P.O.B.

STA. 103+86.68  
49.50' LT  
GRID COORDINATES:  
N=10,163,950.57  
E=3,152,745.545' P.U.E/PLAT  
5' P.U.E/PLAT  
N87°37'09"E 211.45'  
(WEST 219.25')

P.O.R.

LOT 11

LOT 16



COUNTRY DR.

10/27/2022




PARCEL PLAT SHOWING PROPERTY OF  
**SHEREE MICHELE RODRIGUEZ AND  
ESTEFAN JACOB RODRIGUEZ**SCALE  
1" = 60'PROJECT  
RED BUD LANECOUNTY  
WILLIAMSON**PARCEL 21**  
0.077 AC.  
3,343 SQ. FT.

PAGE 2 OF 3



## 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
	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 22080036RTROW, 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 EASTERLY PROPERTY LINE(S), SUBJECT TO.

20' BUILDING LINE ALONG THE NORTHERLY AND SOUTHERLY 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

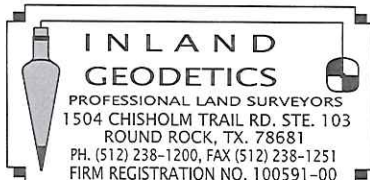
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681



10/27/2022

PARCEL PLAT SHOWING PROPERTY OF  
**SHEREE MICHELE RODRIGUEZ AND  
ESTEFAN JACOB RODRIGUEZ**

**PARCEL 21**  
0.077 AC.  
3,343 SQ. FT.



SCALE  
1" = 60'

PROJECT  
RED BUD LANE

COUNTY  
WILLIAMSON

PAGE 3 OF 3