

EXHIBIT A

County: Williamson  
Parcel : 14  
Project: Red Bud Lane

PROPERTY DESCRIPTION FOR PARCEL 14

DESCRIPTION OF A 0.164 ACRE (7,156 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.429 ACRE TRACT OF LAND IN A SPECIAL WARRANTY DEED TO JEANNIE M. MCCULLOCH RECORDED IN DOCUMENT NO. 2018085364, AND DESCRIBED IN DOCUMENT NO. 2001041371 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, SAID 0.164 ACRE (7,156 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 an angle point in the southerly boundary line of that called 1.008 acre tract of land in a Special Warranty Deed to Terrill G. Sladek recorded in Document No. 2019040323, and described in Document No. 2011009128 of the Official Public Records of Williamson County, Texas, same being the northerly boundary line of said 1.429 acre tract;

THENCE, with the common boundary line of said 1.008 acre tract, and said 1.429 acre tract, S 88°36'03" E, for a distance of 86.43 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 49.50 feet left of Red Bud Lane Baseline Station 89+39.19 (Grid Coordinates determined as N=10,162,504.45, E=3,152,802.64 (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 westerly ROW line, with the common boundary line of said 1.429 acre tract and said 1.008 acre S 88°36'03" E, for a distance of 23.87 feet to a 1/2" iron rod found in the existing westerly ROW line of Red Bud Lane (ROW width varies), being the northeasterly corner of said 1.429 acre tract, same being the southeasterly corner of said 1.008 acre tract, for the northeasterly corner of the herein described parcel;
- 2) **THENCE**, with said existing westerly ROW line, same being the easterly boundary line of said 1.429 acre tract, S 02°29'59" E, for a distance of 334.60 feet to a calculated point, being the northeasterly corner of a 20' wide easement for future Road Widening per Red Bud Acres subdivision recorded in Cabinet C, Slides 70-71 of the Plat Records of Williamson County, Texas, for the southeasterly corner of said 1.429 acre tract and of the herein described parcel;
- 3) **THENCE**, with the northerly line of said 20' easement, being the southerly line of said 1.429 acre tract, N 55°17'10" W, for a distance of 25.04 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, 51.08 feet left of Red Bud Lane Baseline Station 86+19.39, in said westerly proposed ROW line, being the northeasterly corner of Lot 18 of said Red Bud Acres subdivision, for the southwesterly corner of the herein described parcel, and from which a 1/2" iron rod with plastic cap stamped "SEELIG" found in the common line of said 1.429 acre tract and said Lot 18 bears N 55°17'10" W, at a distance of 118.20 feet;
- 4) **THENCE**, departing said easement and subdivision, with said proposed ROW line, through the interior of said 1.429 acre tract, N 03°11'26" W, for a distance of 321.11 feet to the **POINT OF BEGINNING**, containing 0.164 acre (7,156 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.

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

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## PLAT TO ACCOMPANY PARCEL DESCRIPTION

TERRILL G. SLADEK  
1.008 ACRES  
DOC. 2019040323  
(DESCRIBED  
IN DOC. 2011009128  
O.P.R.W.C.T.)

P.O.B.  
STA. 89+39.19  
49.50' LT  
GRID COORDINATES:  
N=10,162,504.45  
E=3,152,802.64

JOSEPH MARSHALL SURVEY  
ABSTRACT NO. 409

JEANNIE M. McCULLOCH  
1.429 ACRES  
DOC. 2018085364  
DESCRIBED IN  
DOC. 2001041371  
O.P.R.W.C.T.

LOT 16

| NO. | DIRECTION   | DISTANCE |
|-----|-------------|----------|
| L1  | S88°36'03"E | 86.43'   |
| L2  | S88°36'03"E | 23.87'   |
| L3  | N55°17'10"W | 25.04'   |

LOT 17

RED BUD ACRES  
CAB. C, SLIDE 70-71  
P.R.W.C.T.

LOT 18

STA. 86+19.39  
51.08' LT

P.O.R.

(S86°16'E 110.30')

14

0.164 AC.  
7,156 SQ. FT.

RED BUD LANE

(A.K.A. COUNTY ROAD 122)  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

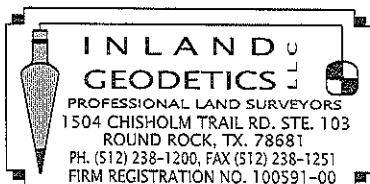
EXISTING R.O.W.

20' EASEMENT  
FOR FUTURE  
ROAD WIDENING  
PER PLAT

OSTENSIBLE SURVEY LINE

BOBBY JONES WAY

08/02/2022



PARCEL PLAT SHOWING PROPERTY OF

JEANNIE M. McCULLOCH

SCALE  
1" = 60'

PROJECT  
RED BUD LANE

COUNTY  
WILLIAMSON

PARCEL 14  
0.164 AC.  
7,156 SQ. FT.

PAGE 3 OF 3