

**EXHIBIT A**

**County:** Williamson  
**Parcel :** 11  
**Project:** Red Bud Lane

**PROPERTY DESCRIPTION FOR PARCEL 11**

DESCRIPTION OF A 0.009 ACRE (400 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 0.215 ACRE TRACT OF LAND (EXHIBIT B) DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO HENRY J. HERVOL AND WIFE KRISTI HERVOL RECORDED IN DOCUMENT NO. 9623431 AND CORRECTED IN DOCUMENT NO. 9633120 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS, SAID 0.009 ACRE (400 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 3/8" iron rod found, being the southwesterly corner of that called 1.00 acre tract of land (Tract I) described in a Warranty Deed to John W. Pabst & Janea M. Culpepper recorded in Volume 2148, Page 529, of the Official Records of Williamson County, Texas, same being the southeasterly corner of that called 1.49 acre tract (Tract II) in said Volume 2148, Page 529, also being the northerly boundary line of said 0.215 acre tract;

THENCE, departing said 1.49 acre tract, with the common boundary line of said 0.215 acre tract and said 1.00 acre, N 87°24'58" E, for a distance of 166.75 feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 73+66.10 (Grid Coordinates determined as N=10,160,933.86, E=3,152,871.32 (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 87°24'58" E**, for a distance of **19.96** feet to a calculated point in the existing westerly ROW line of Red Bud Lane (ROW width varies), being the southeasterly corner of said 1.00 acre tract, same being the northeasterly corner of said 0.215 acre tract, for northeasterly corner of the herein described parcel;
- 2) **THENCE**, departing said 1.00 acre tract, with said existing ROW line, same being the easterly boundary line of said 0.215 acre tract, **S 02°21'48" E**, for a distance of **20.00** feet to a calculated point, being the northeasterly corner of that called 5 acre tract of land described in a Deed to Hebert A. Wolff and wife, Patricia E. Wolff recorded in Volume 539, Page 20, of the Deed Records of Williamson County, Texas, same being the southeasterly corner of said 0.215 acre tract, for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, departing said existing westerly ROW line, with the common boundary line of said 5 acre tract and said 0.215 acre tract, **S 87°28'15" W**, for a distance of **20.05** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set 53.50 feet left of Red Bud Lane Baseline Station 73+46.12 in said proposed westerly ROW line, for southwesterly corner of the herein described parcel and from which a 1/2" iron rod found, in the northerly boundary line of said 5 acre tract, being the southwesterly corner of said 0.215 acre tract, bears S 87°28'15" W, at a distance of 447.88 feet;

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- 4) **THENCE**, departing said 5 acre tract, with said proposed ROW line, through the interior of said 0.215 acre tract, **N 02°06'37" W**, for a distance of **19.98** feet to the **POINT OF BEGINNING**, containing 0.009 acre (400 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*

*21 OCT 2022*

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

Date



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## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

⊙	1/2" IRON PIPE FOUND UNLESS NOTED	⚡	DENOTES COMMON OWNERSHIP
▲	60D NAIL FOUND	— —	LINE BREAK
○	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
●	1/2" IRON ROD FOUND	( )	RECORD INFORMATION
⊗	COTTON GIN SPINDLE FOUND	P.R.W.C.T.	PLAT RECORDS
X	X CUT IN CONCRETE FOUND	D.R.W.C.T.	DEED RECORDS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
			WILLIAMSON COUNTY, TEXAS

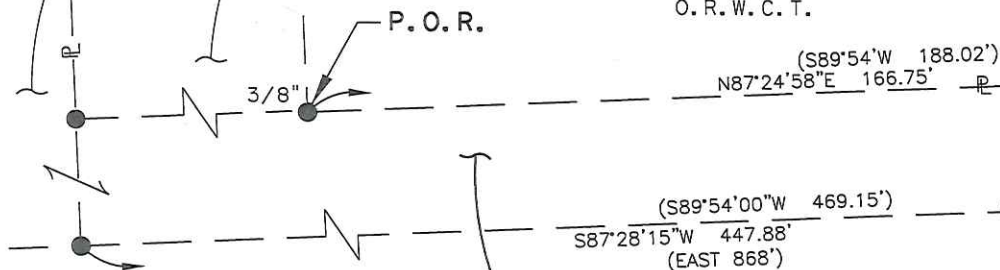
JOSEPH MARSHALL SURVEY  
ABSTRACT NO. 409

HENRY J. HERVOL  
& Wife,  
KRISTI HERVOL  
(EXHIBIT "B")  
2.414 ACRES  
DOC. 9623431  
AND CORRECTED  
IN DOC. 9633120  
O.R.W.C.T.

JOHN W. PABST &  
JANEA M. CULLPEPPER  
(TRACT II)  
1.49 ACRE  
VOL. 2148, PG. 529  
O.R.W.C.T.

JOHN W. PABST &  
JANEA M. CULLPEPPER  
(TRACT I)  
1.00 ACRE  
VOL. 2148, PG. 529  
O.R.W.C.T.

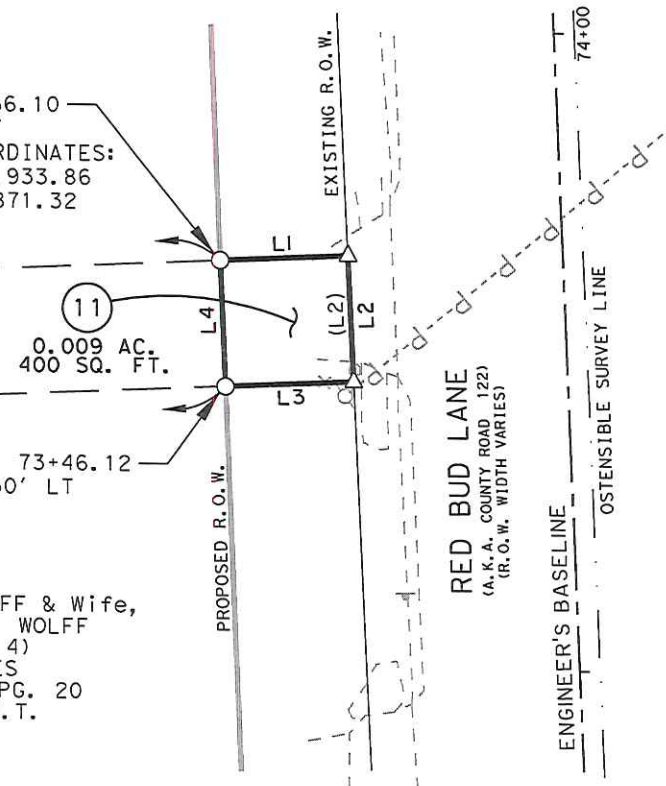
P.O.B.  
STA. 73+66.10  
53.50' LT  
GRID COORDINATES:  
N=10,160,933.86  
E=3,152,871.32



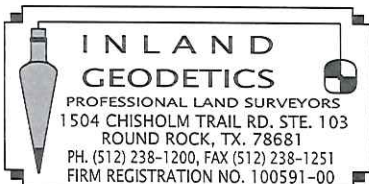
HENRY J. HERVOL & Wife,  
KRISTI HERVOL  
(EXHIBIT "B")  
0.215 ACRES  
DOC. 9623431  
AND CORRECTED IN  
DOC. 9633120  
O.R.W.C.T.

HERBERT A. WOLFF & Wife,  
PATRICIA E. WOLFF  
(TRACT 4)  
5 ACRES  
VOL. 539, PG. 20  
D.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	N87°24'58"E	19.96'
L2	S02°21'48"E	20.00'
(L2)	(S00°06'42"E)	(20.00')
L3	S87°28'15"W	20.05'
L4	N02°06'37"W	19.98'



10/19/2022



PARCEL PLAT SHOWING PROPERTY OF

HENRY J. HERVOL &amp; WIFE, KRISTI HERVOL

SCALE  
1" = 30'

PROJECT  
RED BUD LANE

COUNTY  
WILLIAMSON

PARCEL 11  
0.009 AC.  
400 SQ. FT.

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EXHIBIT " "

**PLAT TO ACCOMPANY PARCEL DESCRIPTION**

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 OF 22080026RTROW, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 15, 2022, ISSUE DATE SEPTEMBER 21, 2022.

1. RESTRICTIVE COVENANTS: VOLUME 2148, PAGE 547 AND VOLUME 2373, PAGE 90, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10(F). EASEMENT AS SHOWN IN INSTRUMENT FROM SWEN SENDON AND WIFE, HENRIETTA SWENSON; C.E. NOREN AND WIFE, ELLEN NOREN TO LONE STAR STATE POWER CO., INC AND FILED IN VOLUME 225, PAGE 29, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

G. EASEMENT AS SHOWN IN INSTRUMENT FROM AUGUSTA A. CAVANAUGH AND THE ESTATE OF C.C CAVANAUGH TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 310, PAGE 433, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

H. EASEMENT AS SHOWN IN INSTRUMENT FROM VICTOR SOUTHERN AND WIFE, MAUD SOUTHERN TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 367, PAGE 8, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

I. EASEMENT AS SHOWN IN INSTRUMENT FROM V.A. SOUTHERN AND WIFE, MRS. V.A. SOUTHERN TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 390, PAGE 42, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

J. EASEMENT AS SHOWN IN INSTRUMENT FROM V.A. SOUTHERN AND WIFE, MAUD SOUTHERN TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 400, PAGE 143, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

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

L. EASEMENT AS SHOWN IN INSTRUMENT FROM RAYMOND J. WOYTEK AND WIFE ELLA WOYTEK TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 585, PAGE 229, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

M. EASEMENT AS SHOWN IN INSTRUMENT FROM DALE HESTER TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 608, PAGE 226, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

N. EASEMENT AS SHOWN IN INSTRUMENT FROM DALE HESTER TO TEXAS POWER & LIGHT COMPANY AND FILED IN VOLUME 697, PAGE 733, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

O. TERMS AND PROVISIONS OF EASEMENT AGREEMENT AS SHOWN IN INSTRUMENT BY AND BETWEEN WILLIAM H. MILBURN, JR. AND WIFE, MARY ELLEN MILBURN AND LOUISE CRAIG AND FILED IN VOLUME 2148, PAGE 540 AND IN VOLUME 2373, PAGE 100, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

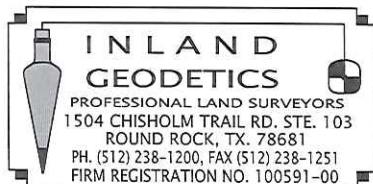
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT  
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED  
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT  
SUPERVISION.

*M. Stephen Truesdale 21 OCT 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



10/19/2022



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**HENRY J. HERVOL & WIFE, KRISTI HERVOL**

**PARCEL 11**  
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