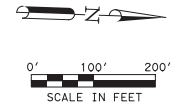
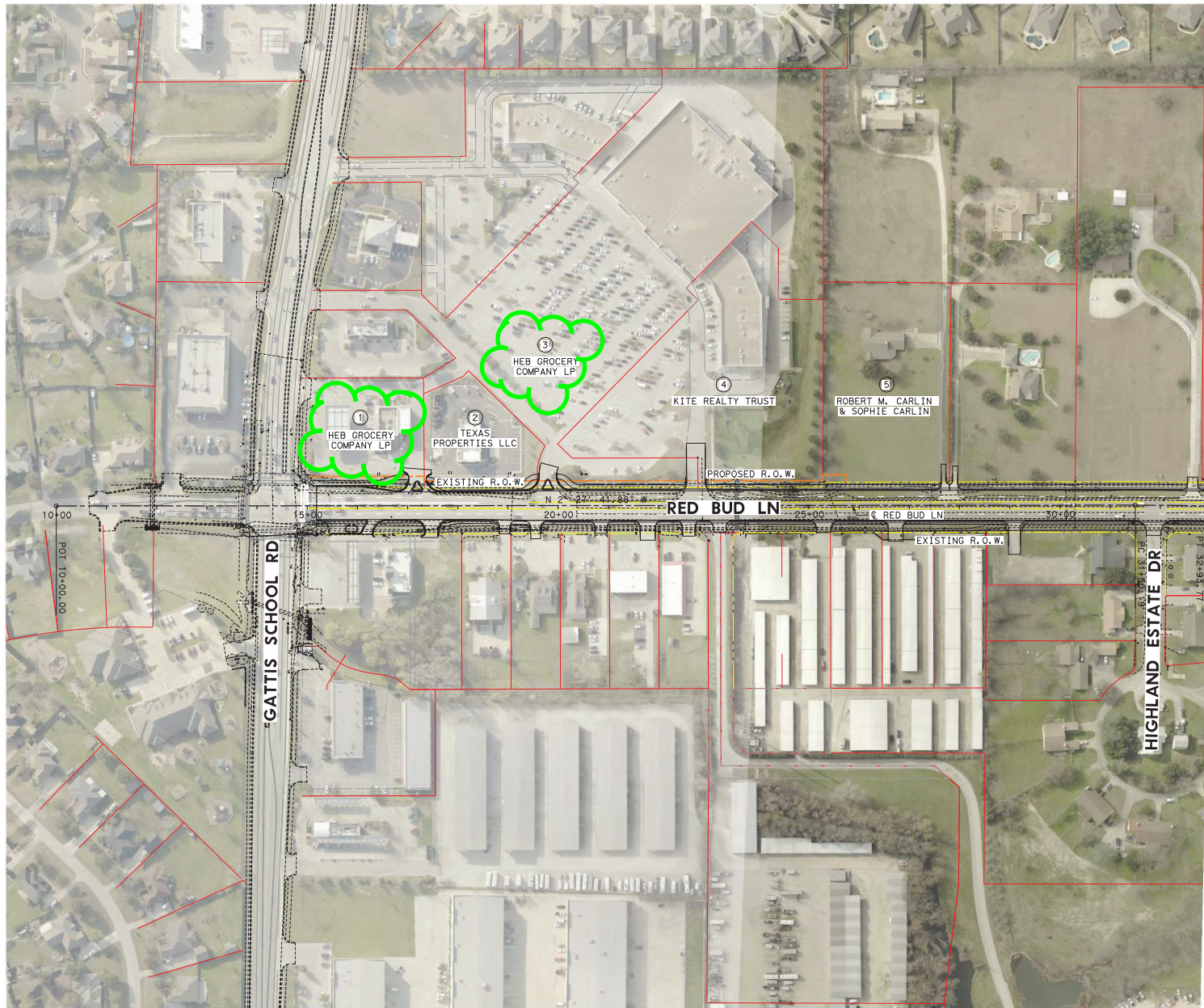


1/13/2022
5:23:51 PM
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LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- PARCEL BOUNDARY

PRELIMINARY

SUBMITTED FOR REVIEW
BY DEREK T. BOHLS P.E. # 103424

DATE 1/13/2022

NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING



LJA Engineering, Inc. 
FRN-F-1388

RED BUD LANE
PARCEL MAPS

BEGIN TO STA 33+00

SCALE: 1"=200' SHEET 1 OF 5

①
HEB GROCERY COMPANY, LP

PROPOSED R.O.W. PER GATTIS
SCHOOL ROAD PROJECT

GATTIS SCHOOL ROAD IMPROVEMENTS
TO BE CONSTRUCTED BY OTHERS

4538 SF R.O.W. NEEDED

10' SHARED USE PATH

TREE TO BE REMOVED

EXISTING SIDEWALK TO
BE REMOVED

PROPOSED R.O.W.

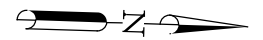
PROPOSED R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

CL RED BUD LN

0' 10' 20'



LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- PARCEL BOUNDARY

PRELIMINARY

SUBMITTED FOR REVIEW

BY DEREK T. BOHLS P.E. # 103424

DATE 7/11/2022

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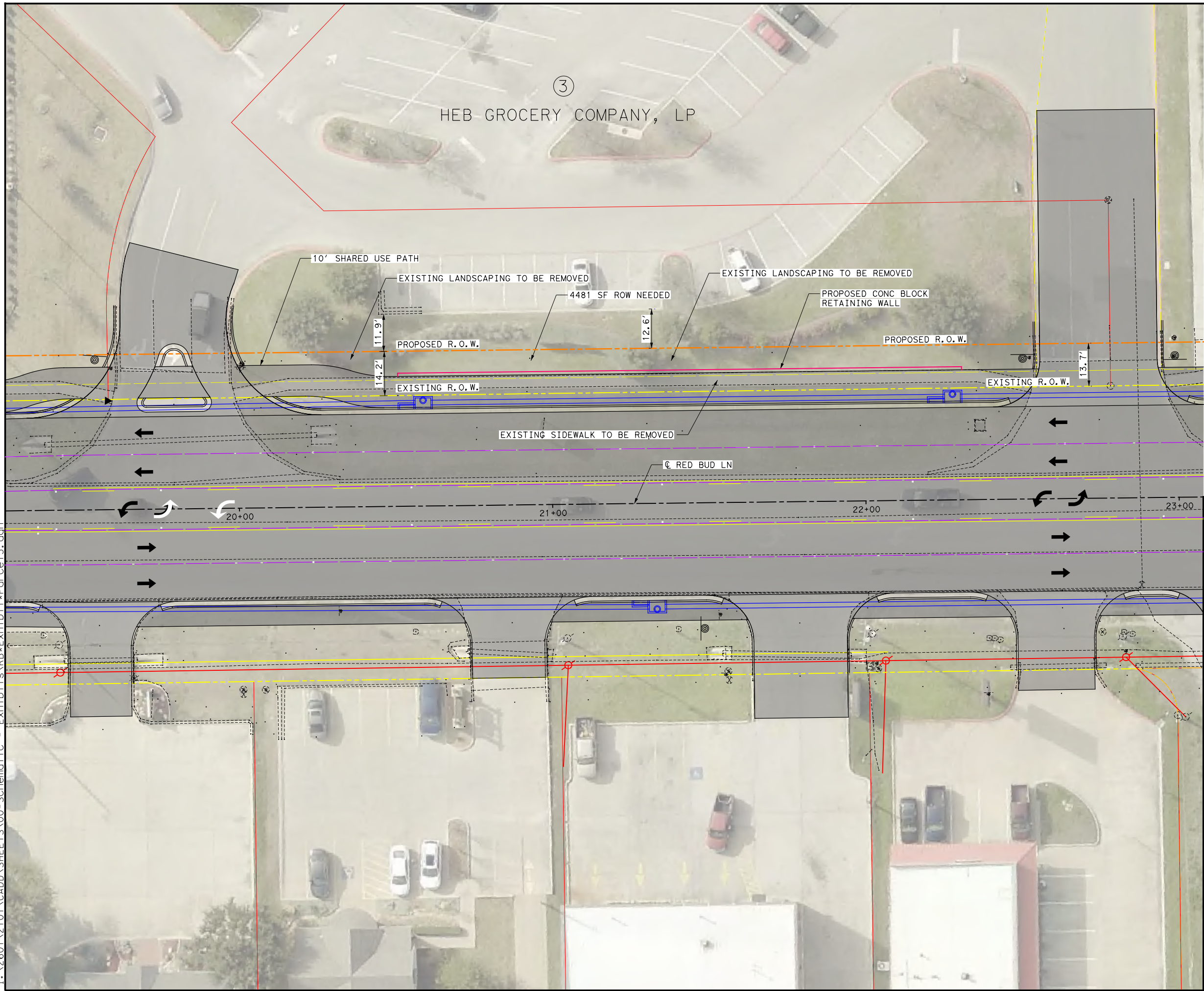
PARCEL 1 R.O.W. EXHIBIT
RED BUD LANE

SCALE: 20' : 1"

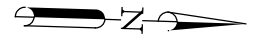
SHEET 1 OF 3

7/11/2022 12:53:39 PM I:\2601\2101\CADD\SHEETS\00-Schematic - Exhibits\RB*Exhibit*Parcel1.dgn

7/11/2022 12:53:56 PM I:\2601\2101\CADD\SHEETS\00-Schematic - Exhibits\RB*Exhibit*Parcel3.dgn



0' 15' 30'
SCALE IN FEET



LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- PARCEL BOUNDARY

PRELIMINARY

SUBMITTED FOR REVIEW

BY DEREK T. BOHLS P.E. # 103424

DATE 7/11/2022

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PARCEL 3 R.O.W. EXHIBIT
RED BUD LANE

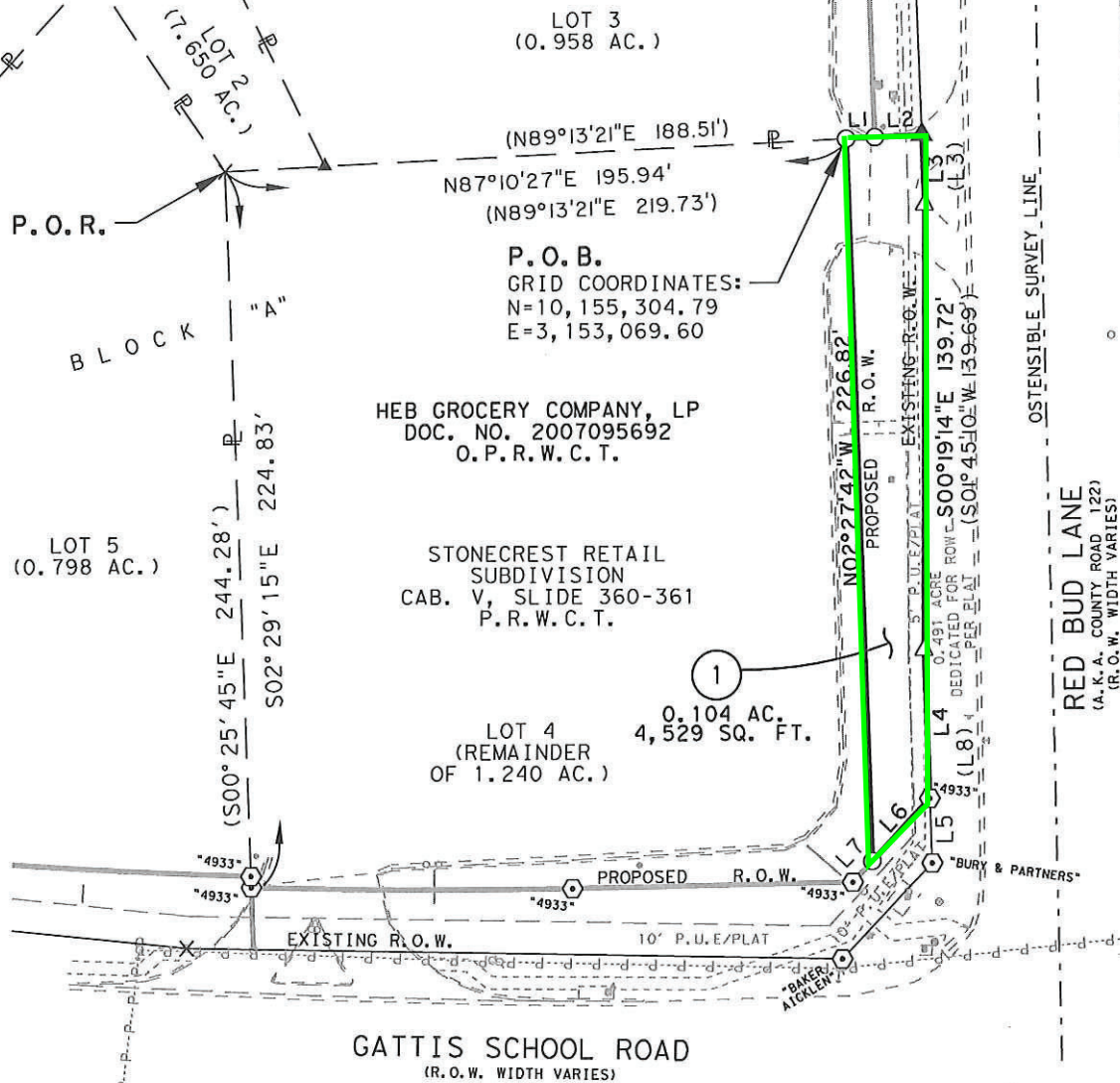
SCALE: 30' : 1"

SHEET 3 OF 3

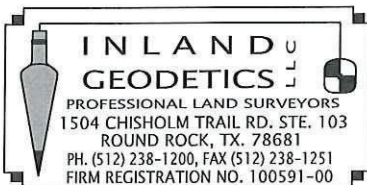
PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	N87° 10' 27"E	9.00'
L2	N87° 10' 27"E	14.78'
L3	S02° 34' 33"E	21.92'
(L3)	(S00° 30' 14"E)	(22.08')
L4	S02° 38' 35"E	46.67'
L5	S02° 38' 35"E	20.24'
L6	S42° 31' 40"W	26.52'
L7	S42° 31' 40"W	8.94'
(L8)	(S00° 30' 14"E)	(66.76')

SAMUEL JENKINS SURVEY
ABSTRACT NO. 347



07/21/2022



PARCEL PLAT SHOWING PROPERTY OF

HEB GROCERY COMPANY, LP

SCALE
1" = 60'

PROJECT
RED BUD LANE

COUNTY
WILLIAMSON

PARCEL 1
0.104 ACRES
4,529 Sq. Ft.

PAGE 2 OF 3

PLAT TO ACCOMPANY PARCEL DESCRIPTION

SAMUEL JENKINS SURVEY
ABSTRACT NO. 347

P.O.B.
GRID COORDINATES:
N=10,155,849.99
E=3,153,055.17

ACCESS EASEMENT
PART TWO 0.573 AC.
DOC. NO. 2002009653
O.P.R.W.C.T.

P.O.R.

LOT 1
(3.651 AC.)

BLOCK "A"

0.103 AC.
4,487 SQ. FT.

STONECREST RETAIL
SUBDIVISION
CAB. V, SLIDE 360-361
P.R.W.C.T.

EXISTING R.O.W.
RED BUD LANE
(A.K.A. COUNTY ROAD 122)
(R.O.W. WIDTH VARIES)

NO2°27'42"W 320.32'
S02°34'33"E 320.19'
(S00°30'14"E 319.95')

OSTENSIBLE SURVEY LINE

HEB GROCERY COMPANY, LP
TRACT 1,
PARCEL 1
DOC. NO. 2007095692
O.P.R.W.C.T.

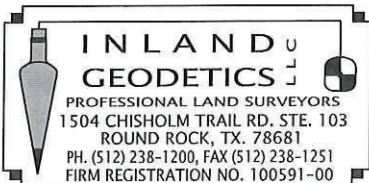
LOT 2
(7.650 AC.)

"SPOONER 5922"

LOT 3
(0.958 AC.)

NO.	DIRECTION	DISTANCE
L1	N87°29'18"E	45.64'
L2	N87°29'18"E	13.69'
L3	S86°56'26"W	14.33'
(L4)	(S89°02'35"W)	(27.23')
(L5)	(S89°29'46"W)	(59.31')
L6	S86°56'26"W	12.57'

07/21/2022



PARCEL PLAT SHOWING PROPERTY OF

HEB GROCERY COMPANY, LP

PARCEL 3
0.103 ACRES
4,487 Sq. Ft.

SCALE
1" = 60'

PROJECT
RED BUD LANE

COUNTY
WILLIAMSON

PAGE 2 OF 3