

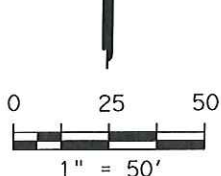
**PROPERTY DESCRIPTION FOR PARCEL 12-PART 1**

S:\\_BROWN&GAY\GATTIS SCHOOL-REDBUD TO VIA SONOMA\PARCELS\PARCEL 12-PART 1-C.H.O.A. OF LAKE FOREST\ PARCEL 12-PT1-C.H.O.A.  
LAKE FOREST-REV.doc

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/29/18  
PAGE 2 OF 3

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 34' 28"	24.86'	39.30'	35.34'	S27° 44' 34"W
(C1)	(89° 59' 44")	(25.00')	(39.27')	(35.35')	(S27° 54' 25"W)



SAMUEL JENKINS SURVEY  
ABSTRACT NO. 347

BLOCK D

NUMBER	DIRECTION	DISTANCE
L1	N27° 54' 53"E	66.13'
L2	N78° 09' 58"E	26.31'
L3	N45° 51' 43"E	30.56'
L4	S17° 01' 43"E	33.18'
(L4)	(S17° 05' 27"E)	(75.20')

LAKE FOREST II, VILLAGE I  
CAB. V, SLIDE 120-122  
P.R.W.C.T.

LOT 2  
PUBLIC PARK

(9.30 AC.)

COMMUNITY HOMEOWNERS  
ASSOCIATION OF  
LAKE FOREST, INC.  
(SECOND TRACT)  
DOC. NO. 2001091900  
O.P.R.W.C.T.

PART 1

(12)

0.082 AC.  
3,548 SQ. FT.

STA. 159+27.15  
78.49' LT

STA. 159+80.09  
92.00' LT

LAKE FOREST DRIVE  
(60' R.O.W. WIDTH)

BAKER AICKLEN  
& ASSOC.

EXISTING R.O.W.

P.O.B.

STA. 158+82.19  
30.00' LT  
GRID COORDINATES:  
N=10154945.62  
E=3150990.14

(S72° 54' 17"W 122.47')  
(S72° 54' 39"W 122.53')

EXISTING R.O.W.

PROPOSED GATTIS

GATTIS SCHOOL ROAD  
(R.O.W. WIDTH VARIES)

SCHOOL ROAD BASELINE

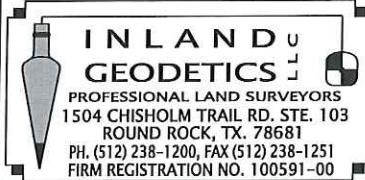
159+00

160+00

(S85° 08' 33"W 100.17')  
(S85° 08' 55"W 100.22')

BAKER AICKLEN

157+00



PARCEL PLAT SHOWING PROPERTY OF  
COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.

PARCEL 12  
PART 1

SCALE  
1" = 50'

PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/29/18  
PAGE 3 OF 3

## LEGEND

✱	FENCE CORNER POST FOUND	℄	CENTER LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	℄	PROPERTY LINE
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	( )	RECORD INFORMATION
⊛	COTTON GIN SPINDLE FOUND	— —	LINE BREAK
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	↗	DENOTES COMMON OWNERSHIP
X	X CUT FOUND	P.O.B.	POINT OF BEGINNING
▲	60/D NAIL FOUND	P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
		O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

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 NO.1827481-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 25, 2018, ISSUE DATE JULY 3, 2018.

1. RESTRICTIVE COVENANTS: CABINET V, SLIDE 120, SUBJECT TO, DOCUMENT NOS. 2000043227, 2000053882, 2001037242, 2002070055, 2003005468, 2004057485, 2005010217, 2005073032, 2007006295, 2011084501, 2014055826, 2015003007, 2016069509, 2017085895, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.

10F. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET V, SLIDE 120, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, NO. 6 AFFECTS AS SHOWN NO. 8 SUBJECT TO.

G. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2000043227 & 2005010217, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

H. ELECTRIC LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 451, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT RECORDED IN DOCUMENT NO. 199961930, CORRECTED IN DOCUMENT NO. 2000031182, AND AMENDED IN DOCUMENT NO. 2001020940, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

M. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED IN DOCUMENT NO. 2011015651 AND 2011083386, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.



*M. Stephen Truesdale* 30 OCT 2019

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

	ACRES	SQUARE FEET
ACQUISITION	0.082	3,548
CALC/DEED AREA	0.112	4,883
REMAINDER AREA	0.030	1,335

PARCEL PLAT SHOWING PROPERTY OF  
**COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.**

**PARCEL 12  
PART 1**

SCALE 1" = 50'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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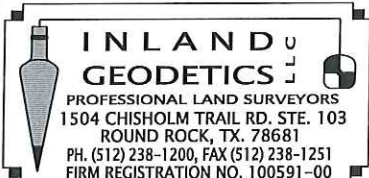


EXHIBIT **B**

**County:** Williamson  
**Parcel :** 12, Part 2  
**Project:** Gattis School Road

**PROPERTY DESCRIPTION FOR PARCEL 12, PART 2**

DESCRIPTION OF A 0.632 ACRE (27,522 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 40, BLOCK "A" (0.76 ACRES), LAKE FOREST II, VILLAGE I FINAL PLAT, A SUBDIVISION OF RECORD IN CABINET V, SLIDES 120-122 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED TO COMMUNITY HOMEOWNERS ASSOCIATION OF LAKE FOREST, INC. RECORDED IN DOCUMENT NO. 2001091900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.632 ACRE (27,522 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2 inch iron rod with plastic cap stamped "Bury & Partners" found 268.40 feet left of proposed Gattis School Road Baseline Station 171+34.38, being the northwesterly corner of Lot 8, Stonecrest Retail Subdivision, a subdivision of record in Cabinet V, Slides 360-361 of the Plat Records of Williamson County, Texas, same being in the easterly boundary line of Lot 25, Block "A", of said Lake Forest II, Village I subdivision;

**THENCE**, with the common boundary line of said Lot 8, said Lot 25 and Lot 26, Block "A", of said Lake Forest II, Village I, S 02°30'59" E, for a distance of 200.96 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10155150.68, E=3152263.86 TxSPC Zone 4203) set 69.49 feet left of proposed Gattis School Road Baseline Station 171+61.24 for an angle point in the proposed northerly right-of-way (ROW) line of Gattis School Road (ROW width varies), being the southeasterly corner of said Lot 26, same being the northeasterly corner of said Lot 40, for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said Lot 26, with said proposed northerly ROW line, same being the common boundary line of said Lot 40 and said Lot 8, S 02°30'59" E, for a distance of 2.93 feet, to an iron rod with aluminum cap stamped "ROW 4933" set 66.59 feet left of proposed Gattis School Road Baseline Station 171+61.66, being an angle point in said proposed northerly ROW line;
- 2) **THENCE**, departing said proposed northerly ROW line, continuing with the common boundary line of said Lot 40 and said Lot 8, S 02°30'59" E, for a distance of 22.15 feet to a 1/2 inch iron rod with plastic cap stamped "Waterloo 4324" found, being the southeasterly corner of said Lot 40, Block "A", same being the southwesterly corner of Lot 8, also being in the existing northerly ROW line of Gattis School Road (ROW width varies) for the southeasterly corner of the herein described tract;

**THENCE**, departing said Lot 8, with said existing ROW line of Gattis School Road, same being the southerly boundary line of said Lot 40, the following five (5) courses:

- 3) N 87°48'49" W, for a distance of 194.20 feet to a calculated angle point;
- 4) N 81°02'40" W, for a distance of 303.31 feet to a 1/2" iron rod with plastic cap stamped "Baker Aicklen" found, for an angle point;
- 5) S 72°31'34" W, for a distance of 399.91 feet to a 5/8" iron rod found, for an angle point;
- 6) S 75°04'05" W, for a distance of 212.13 feet to a calculated point, for an angle point;
- 7) S 72°55'22" W, for a distance of 18.72 feet to a calculated point of curvature to the right, same being the southeasterly corner of Lake Forest Drive (60' ROW width);



**THENCE**, departing said northerly ROW line of Gattis School Road, with the existing easterly ROW line of said Lake Forest Drive, the following two (2) courses:

- 8) Along said curve to the right, having a delta angle of **90°00'16"**, a radius of **25.02** feet, an arc length of **39.31** feet and a chord which bears **N 62°04'46" W**, at a distance of **35.39** feet to a 1/2" iron rod with plastic cap stamped "Baker Aicklen" found, for a point of tangency;
- 9) **N 17°04'35" W**, for a distance of **18.78** feet to an iron rod with aluminum cap stamped "ROW 4933" set 79.84 feet left of proposed Gattis School Road Baseline Station 160+40.55 in said proposed northerly ROW line of Gattis School Road, for the northwesterly corner of the herein described tract;
- 10) **THENCE**, departing said existing ROW line, with said proposed northerly ROW line, through the interior of said Lot 40, **S 75°41'30" E**, for a distance of **35.13** feet to an iron rod with aluminum cap stamped "ROW 4933" set 62.69 feet left of proposed Gattis School Road Baseline Station 160+71.21, being an ell corner in the northerly boundary line of said Lot 40, same being the southwesterly corner of Lot 39, Block "A" of said Lake Forest II, Village I, for an angle point herein;

**THENCE**, with said northerly boundary line of said Lot 40, same being the southerly boundary lines of said Lot 39 and also Lots 38 through 26, same being said proposed northerly ROW line, the following five (5) courses:

- 11) **N 75°02'55" E**, for a distance of **226.12** feet to an iron rod with aluminum cap stamped "ROW 4933" set 63.29 feet left of proposed Gattis School Road Baseline Station 162+96.13, for an angle point;
- 12) **N 72°32'28" E**, for a distance of **332.07** feet to an iron rod with aluminum cap stamped "ROW 4933" set 105.46 feet left of proposed Gattis School Road Baseline Station 166+14.98, for an angle point;
- 13) **N 87°29'57" E**, for a distance of **164.42** feet to an iron rod with aluminum cap stamped "ROW 4933" set 99.10 feet left of proposed Gattis School Road Baseline Station 167+72.85, for an angle point;
- 14) **S 81°02'43" E**, for a distance of **212.24** feet to an iron rod with aluminum cap stamped "ROW 4933" set 63.89 feet left of proposed Gattis School Road Baseline Station 169+75.60, for an angle point;
- 15) **S 87°48'52" E**, for a distance of **190.63** feet to the **POINT OF BEGINNING**, containing 0.632 acre (27,522 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, LLC  
 Firm Registration No: 100591-00  
 1504 Chisholm Trail Road, Suite 103  
 Round Rock, TX 78681

*30 Oct 2019*  
 Date

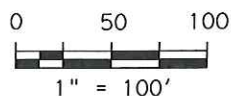


## EXHIBIT "B"

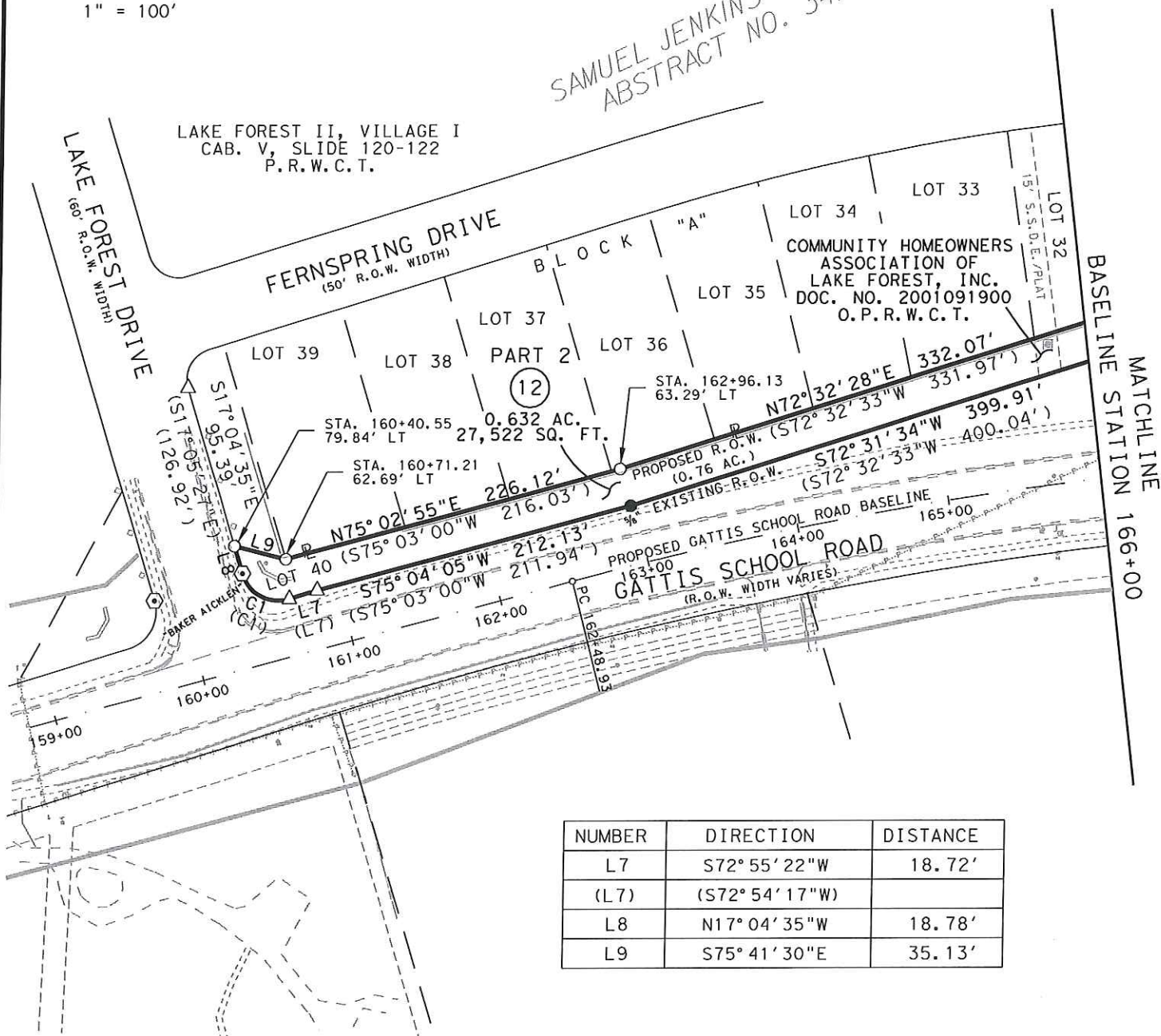
## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/05/18  
PAGE 3 OF 5

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 00' 16"	25.02'	39.31'	35.39'	N62° 04' 46"W
(C1)	(90° 00' 16")	(25.00')	(39.27')	(35.35')	(N62° 05' 35"W)



SAMUEL JENKINS SURVEY  
ABSTRACT NO. 347



PARCEL PLAT SHOWING PROPERTY OF  
**COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.**

**PARCEL 12  
PART 2**

SCALE  
1" = 100'

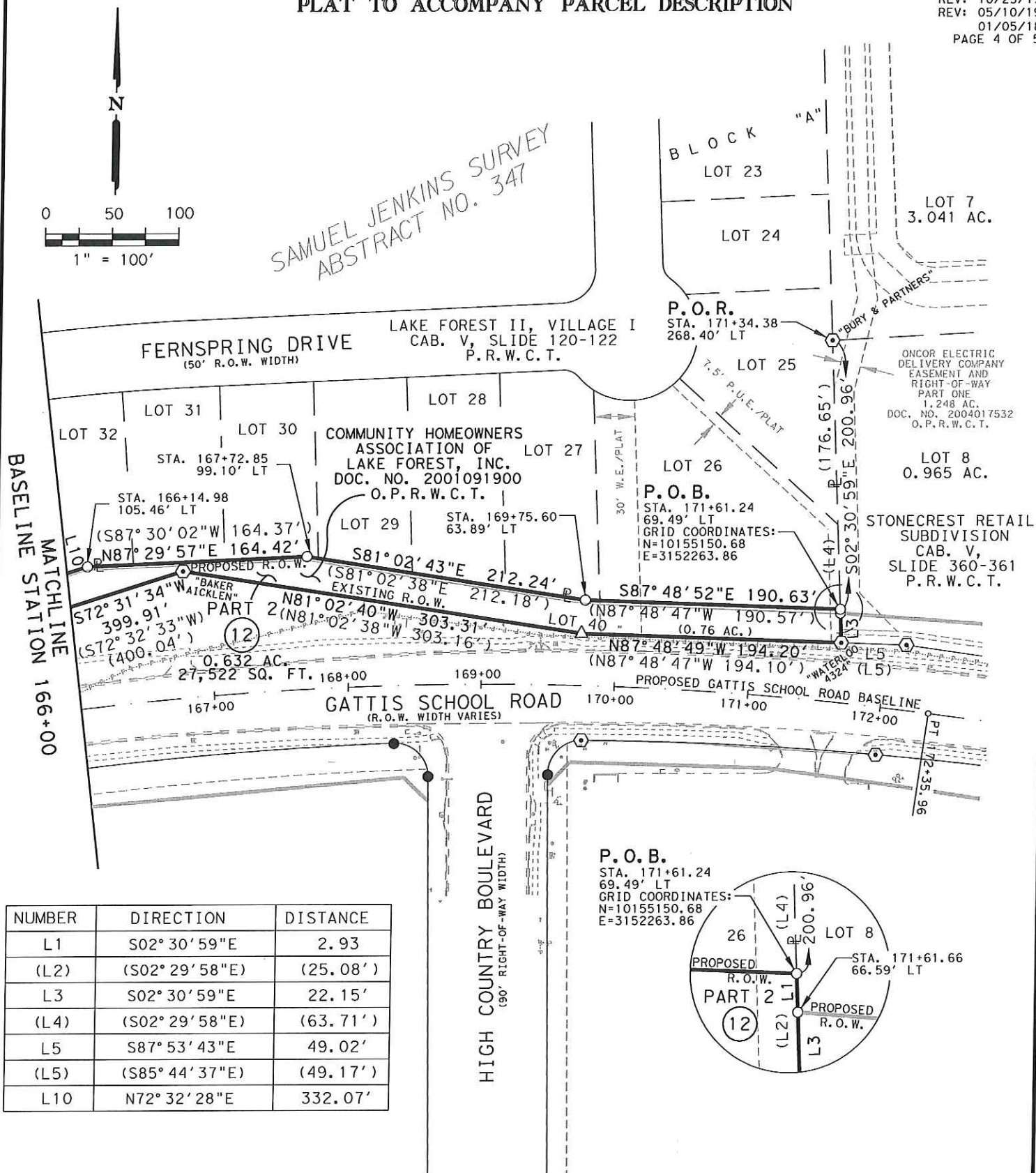
PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/05/18  
PAGE 4 OF 5



PARCEL PLAT SHOWING PROPERTY OF  
**COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.**

**PARCEL 12  
PART 2**

SCALE  
1" = 100'

PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/05/18  
PAGE 5 OF 5

## LEGEND

✱	FENCE CORNER POST FOUND	℄	CENTER LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	℄	PROPERTY LINE
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	( )	RECORD INFORMATION
⊛	COTTON GIN SPINDLE FOUND	— —	LINE BREAK
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	↗	DENOTES COMMON OWNERSHIP
X	X CUT FOUND	P.O.B.	POINT OF BEGINNING
▲	60/D NAIL FOUND	P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
		O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

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THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1827481-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 25, 2018, ISSUE DATE JULY 3, 2018.

1. RESTRICTIVE COVENANTS: CABINET V, SLIDE 120, SUBJECT TO, DOCUMENT NOS. 2000043227, 2000053882, 2001037242, 2002070055, 2003005468, 2004057485, 2005010217, 2005073032, 2007006295, 2011084501, 2014055826, 2015003007, 2016069509, 2017085895, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.
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*M. Stephen Truesdale* 30 OCT 2019

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

	ACRES	SQUARE FEET
ACQUISITION	0.632	27,522
CALC/DEED AREA	0.76	33,106
REMAINDER AREA	0.128	5,584

## PARCEL PLAT SHOWING PROPERTY OF

COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.PARCEL 12  
PART 2

SCALE	PROJECT	COUNTY
1" = 100'	GATTIS SCHOOL ROAD	WILLIAMSON

