

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 13 PART 1

DESCRIPTION OF A 6.366 ACRE (277,279 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 AND THE SAMUEL NIMMO SURVEY, ABSTRACT No. 481 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 144.83 ACRE (TRACT I) DESCRIBED IN SPECIAL WARRANTY DEED TO GEORGETOWN INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NO. 2003103794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.366 ACRE (277,279 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a broken TxDOT Type 1 concrete Right-of-Way (ROW) monument found in the existing southerly ROW line of State Highway (S.H.) 29 (ROW width varies), being an angle point in the northerly boundary line of said remainder of the 144.83 acre tract;

THENCE, with said existing southerly ROW line, same being the northerly boundary line of said remainder of the 144.83 acre tract, along a curve to the left, having a delta angle of $01^{\circ}32'15''$, a radius of 5669.62 feet, an arc length of 152.13 feet and a chord which bears $S 81^{\circ}35'55'' W$ for a distance of 152.13 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as $N=10208862.88$, $E=3158364.95$ TxSPC Zone 4203) set 121.94 feet right of proposed County Road (C.R.) 106 baseline station 152+92.01, in the proposed easterly ROW line of C.R. 106 (ROW width varies), for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said existing southerly ROW line, through the interior of said remainder of the 144.83 acre tract, with said proposed easterly ROW line, the following three (3) courses:

- 1) **S $32^{\circ}31'53'' W$** for a distance of **83.22** feet to an iron rod with aluminum cap stamped "ROW 4933" set 60.00 feet right of proposed C.R. 106 baseline station 152+36.45, for an angle point;
- 2) **S $15^{\circ}34'29'' E$** for a distance of **1062.60** feet to an iron rod with aluminum cap stamped "ROW 4933" set 60.00 feet right of proposed C.R. 106 baseline PT station 141+73.85, for an angle point;
- 3) **S $21^{\circ}17'03'' E$** passing at a distance of 663.94, an iron rod with aluminum cap stamped "REF WITNESS RPLS 4933" set 81.48 feet right of proposed County Road (C.R.) 106 baseline station 135+00.22 and continuing for a total distance of **738.94** feet to a calculated point in the approximate centerline of Mankin's Branch, being in the southerly boundary line of said remainder of the 144.83 acre tract, same being in the northerly boundary line of the remainder of that called 134.09 acre (Tract 7) cited in Warranty Deed to J. A. Davidson Holdings, L.P. (undivided 1/2 interest) recorded in Document No. 2001027783 and also cited in Executor's Distribution Deed to Pamela G. Martin, Dennis L. Davidson and James A. Davidson, Jr. (undivided 1/2 interest) recorded in Document No. 2001072772 both of the Official Public Records of Williamson County, Texas, (said Tract 7 described in Volume 401, Page 217 of the Deed Records of Williamson County, Texas), for the southeasterly corner of the herein described tract;

THENCE, with the common boundary line of said remainder of the 144.83 acre tract and said Tract 7, being the approximate centerline of said Mankin's Branch, the following five (5) courses:

- 4) **S $29^{\circ}03'44'' W$** for a distance of **40.89** feet to a calculated angle point;
- 5) **S $20^{\circ}07'23'' W$** for a distance of **144.78** feet to a calculated angle point;
- 6) **S $03^{\circ}14'25'' E$** for a distance of **41.19** feet to a calculated angle point;
- 7) **S $16^{\circ}07'22'' W$** for a distance of **48.06** feet to a calculated angle point;
- 8) **S $27^{\circ}06'42'' W$** for a distance of **54.16** feet to a calculated point 149.08 feet left of proposed County Road (C.R.) 106 baseline station 131+93.73, in the easterly boundary line of that called 80.35 acre tract of land described in Special Warranty Deed to Davidson Brothers Partnership recorded in Document No. 2011088303 of the Official Public Records of Williamson County, Texas, same being the proposed westerly ROW line of said C.R. 106, for the southwesterly corner of the herein described tract;

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 32' 15"	5669.62'	152.13'	152.13'	S81° 35' 55"W
C2	01° 51' 45"	5669.62'	184.31'	184.30'	N79° 53' 55"E
(C3)	(03° 23' 31")	(5669.62')	(335.64')	(422.10')	

P.O.B.
 STA. 152+92.01
 121.94' RT
 GRID COORDINATES:
 N=10208862.88
 E=3158364.95

NO.	DIRECTION	DISTANCE
L1	S32° 31' 53"W	83.22'
L2	S29° 03' 44"W	40.89'
L3	S20° 07' 23"W	144.78'
L4	S03° 14' 25"E	41.19'
L5	S16° 07' 22"W	48.06'
L6	S27° 06' 42"W	54.16'
L7	N16° 34' 01"W	73.08'
(L7)	(S17° 13' 53"E)	(77.09')
L8	N17° 14' 37"W	65.22'
(L8)	(N14° 30' 00"W)	(65.10')
L9	N16° 52' 28"W	281.16'
L10	N16° 35' 29"W	20.45'
(L10)	(N15° 42' 30"W)	(20.04')

WHITE ROCK
 ESTATES, PHASE ONE
 CAB. Q,
 SLIDE 280-283
 P. R. W. C. T.

DAVIDSON BROTHERS
 PARTNERSHIP
 (80.35 AC.)
 DOC. NO. 2011088303
 O. P. R. W. C. T.

J. A. DAVIDSON
 HOLDINGS, L.P.
 1/2 INTEREST
 (REMAINDER OF 134.09 AC.)
 DOC. NO. 2001027783
 PAMELA G. MARTIN,
 DENNIS L. DAVIDSON
 & JAMES A. DAVIDSON, JR
 1/2 INTEREST
 DOC. NO. 2001072772
 O. P. R. W. C. T.
 TRACT 7
 DESCRIBED IN
 VOL. 401, PG. 217
 D. R. W. C. T.

GEORGETOWN INDEPENDENT
 SCHOOL DISTRICT
 (REMAINDER OF 144.83 AC)
 TRACT I
 DOC. NO. 2003103794
 O. P. R. W. C. T.

JOHN F. FERGUSON SURVEY
 ABSTRACT NO. 231

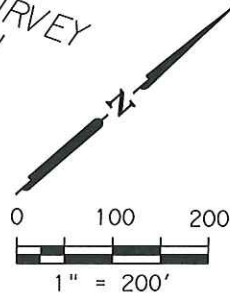
PARCEL 13
 PART 1

PARCEL PLAT SHOWING PROPERTY OF
**GEORGETOWN INDEPENDENT
 SCHOOL DISTRICT**
 PROJECT
 CORRIDOR C

WILLIAMSON COUNTY

SCALE
 1" = 200'

INLAND
GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251



PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	⊕	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	⊖	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	— —	LINE BREAK
⊗	FENCE POST FOUND	⌒	LAND HOOK
△	CALCULATED POINT	P.O.B.	POINT OF BEGINNING
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C.	POINT OF COMMENCEMENT
⊙	IRON PIPE FOUND	N.T.S.	NOT TO SCALE
⊗	AXLE FOUND	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 OF NO.1943886-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 16, 2019, ISSUE DATE OCTOBER 28, 2019.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2003103794, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- 10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 304, PAGE 263, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 337, PAGE 265, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 398, PAGE 402, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- I. WATER LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 565, PAGE 214, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- J. WATER LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 565, PAGE 215, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- K. WATER LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 565, PAGE 216, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- L. EASEMENT TO GENERAL TELEPHONE COMPANY RECORDED IN VOLUME 907, PAGE 144, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN DOCUMENT NO. 9744024, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.

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 3 DEC 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, TX 78681

	ACRES	SQUARE FEET
ACQUISITION PART 1	6.366	277,279
ACQUISITION PART 2	16.179	704,737
TOTAL ACQUISITION	22.545	982,016
DEED AREA	111.67	4,864,345
REMAINDER AREA	89.125	3,882,329

PARCEL PLAT SHOWING PROPERTY OF
GEORGETOWN INDEPENDENT SCHOOL DISTRICT

SCALE: 1" = 200'

WILLIAMSON COUNTY

PROJECT: CORRIDOR C

PARCEL 13 PART 1