

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 13 PART 2

DESCRIPTION OF A 16.179 ACRE (704,737 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 144.83 ACRE TRACT OF LAND (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 16.179 ACRE (704,737 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with plastic cap stamped "RPLS 1847" found in the existing southwesterly Right-of-Way (ROW) line of County Road (C.R.) 100 (50' ROW width as found monumented), being the southeasterly corner line of said remainder of the 144.83 acre tract, same being the northeasterly corner of that called 33.16 acre tract of land (Exhibit "C") described in Warranty Deed to the City of Georgetown recorded in Document No. 2004004043 of the Official Public Records of Williamson County, Texas;

THENCE, departing said existing southwesterly ROW line, with the common boundary line of said remainder of the 144.83 acre tract and said 33.16 acre tract, S 73°13'22" W for a distance of 1559.80 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10207408.18, E=3160477.09 TxSPC Zone 4203) set 194.20 feet right of proposed Corridor C baseline station 251+82.17 in the proposed easterly ROW line of Corridor C, for the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, departing said proposed ROW line, continuing with said common boundary line, **S 73°13'22" W** for a distance of **549.11** feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of said proposed Corridor C baseline station 248+25.50 in the proposed westerly ROW line, for the southwesterly corner of the herein described tract, and from which, the calculated westerly corner of said 33.16 acre tract, same being an angle point in the southerly boundary line of said remainder of the 144.83 acre tract, in the approximate centerline of Mankin's Branch bears S 73°13'22" W for a distance of 526.07 feet;

THENCE, departing said 33.16 acre boundary line, through the interior of said remainder of the 144.83 acre tract, the following two (2) courses:

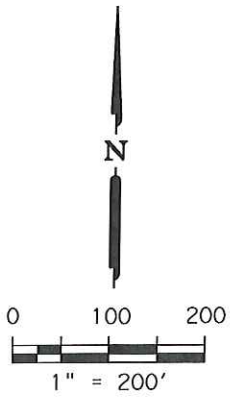
2) Along a curve to the right, having a delta angle of **23°34'27"**, a radius of **2423.00** feet, an arc length of **996.94** feet and a chord which bears **N 31°08'25" E** for a distance of **989.92** feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station 257+30.68, for a point of tangency;

3) **N 42°55'39" E** for a distance of **887.17** feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station 266+17.85 in the northeasterly boundary line of said remainder of the 144.83 acre tract, same being in said southwesterly ROW line of C.R. 100, for the northwesterly corner of the herein described tract, and from which, a 1/2" iron rod with plastic cap stamped "RPLS 1847" found, being an angle point in said southwesterly ROW line bears N 49°15'35" W at a distance of 41.61 feet;

4) **THENCE**, with said southwesterly ROW line, same being said northeasterly boundary line, **S 49°15'35" E** for a distance of **436.32** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet right of proposed Corridor C baseline station 266+34.50, for the northeasterly corner of the herein described tract, and from which, a 1/2" iron rod with plastic cap stamped "RPLS 1847" found, being an angle point in said southwesterly ROW line bears S 49°15'35" E at a distance of 410.64 feet;

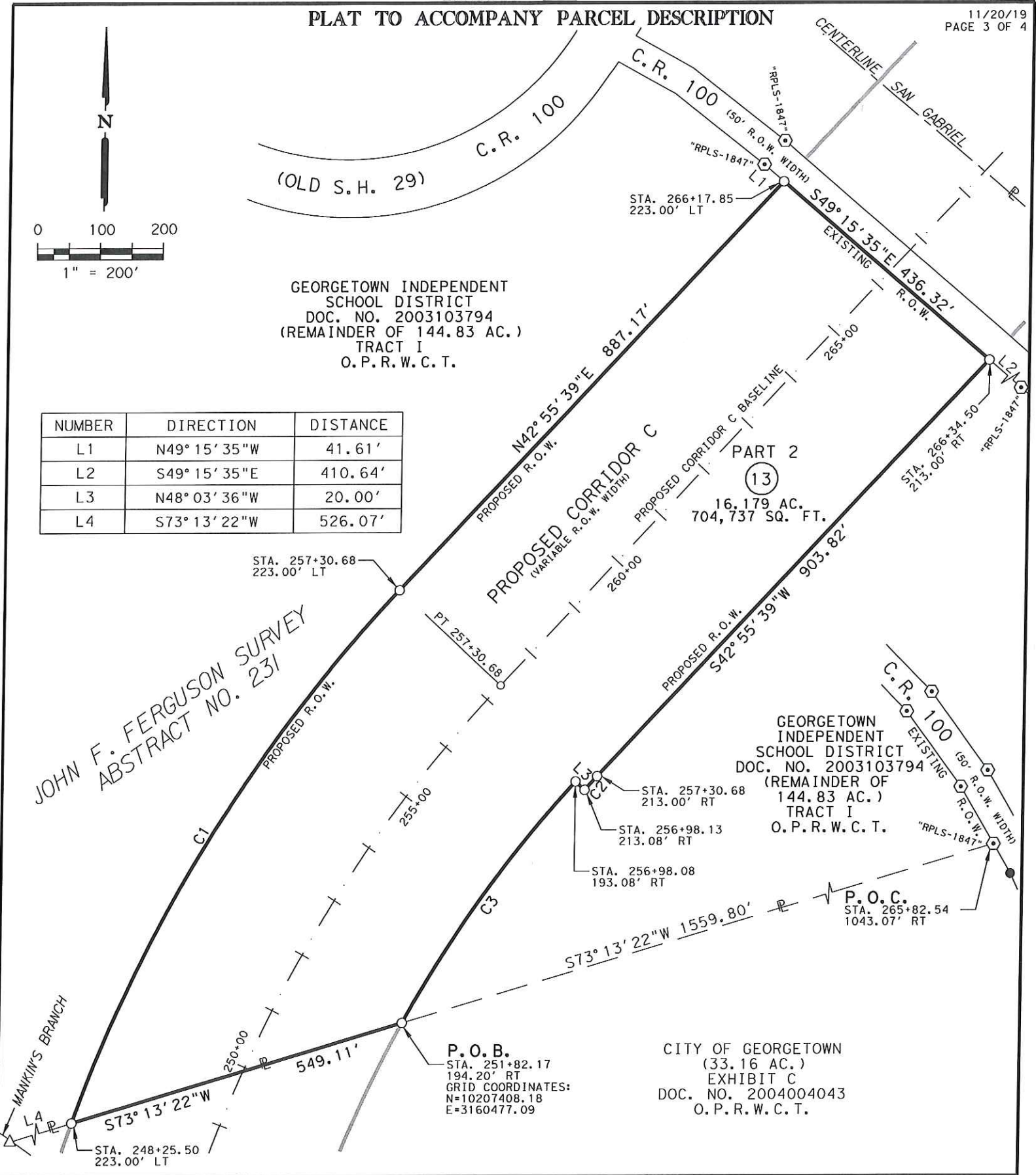
THENCE, departing said southwesterly ROW line, through the interior of said remainder of the 144.83 acre tract, the following four (4) courses:

PLAT TO ACCOMPANY PARCEL DESCRIPTION



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

NUMBER	DIRECTION	DISTANCE
L1	N49° 15' 35" W	41.61'
L2	S49° 15' 35" E	410.64'
L3	N48° 03' 36" W	20.00'
L4	S73° 13' 22" W	526.07'



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

CITY OF GEORGETOWN
(33.16 AC.)
EXHIBIT C
DOC. NO. 2004004043
O. P. R. W. C. T.

P. O. B.
STA. 251+82.17
194.20' RT
GRID COORDINATES:
N=10207408.18
E=3160477.09

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

PARCEL PLAT SHOWING PROPERTY OF
GEORGETOWN INDEPENDENT SCHOOL DISTRICT

SCALE 1" = 200'

WILLIAMSON COUNTY

PROJECT CORRIDOR C

PARCEL 13 PART 2

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	⊕	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	ℙ	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 GF 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, DOES NOT AFFECT.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	23° 34' 27"	2423.00'	996.94'	989.92'	N31° 08' 25" E
C2	00° 50' 51"	1987.00'	29.39'	29.39'	S42° 21' 08" W
C3	13° 25' 54"	2007.00'	470.50'	469.42'	S35° 13' 27" W

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

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

DATE:

	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

INLAND U
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PARCEL PLAT SHOWING PROPERTY OF
**GEORGETOWN INDEPENDENT
SCHOOL DISTRICT**

**PARCEL 13
PART 2**

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C