

**EXHIBIT \_\_\_\_\_**  
**PROPERTY DESCRIPTION FOR PARCEL 13 PART 3**

DESCRIPTION OF A 1.654 ACRE (72,057 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 8.41 ACRE TRACT OF LAND (TRACT II) 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 1.654 ACRE (72,057 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 northeasterly Right-of-Way (ROW) line of County Road (C.R.) 100 (50' ROW width as found monumented), being an angle point in the southwesterly boundary line of said 8.41 acre tract;

**THENCE**, with the common boundary line of said 8.41 acre tract and said existing northeasterly ROW line, S 49°15'08" E for a distance of 43.61 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10208782.88, E=3161101.37 TxSPC Zone 4203) set 223.00 feet left of proposed Corridor C baseline station 266+67.69 in the proposed northwesterly ROW line of Corridor C, for the westerly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, departing said existing northeasterly ROW line, through the interior of said 8.41 acre tract, with the proposed northwesterly ROW line, N 42°55'39" E for a distance of **164.02** feet to a calculated point 223.00 feet left of proposed Corridor C baseline station 268+31.71 in the approximate centerline of the San Gabriel River, same being the northeasterly boundary line of said 8.41 acre tract, also being the southwesterly boundary line of that called 62.524 acre tract (Tract IV) described in Gift Deeds to Kathryn Ann Wilson (undivided 1/2 interest) recorded in Volume 1626, Page 271 and Volume 1626, Page 304 and in Gift Deeds to Beth Nowlin Davis Et Al (undivided 1/2 interest) recorded in Volume 1626, Page 282 and Volume 1626, Page 293 all of the Official Records of Williamson County, Texas, for the northerly corner of the herein described tract;

**THENCE**, departing said proposed northwesterly ROW line, with the approximate centerline of said San Gabriel River (along the average of the cited meander calls from said 8.41 acre tract and said 62.524 acre tract), the following two (2) courses:

2) **S 50°23'58" E** for a distance of **231.77** feet to a calculated angle point;

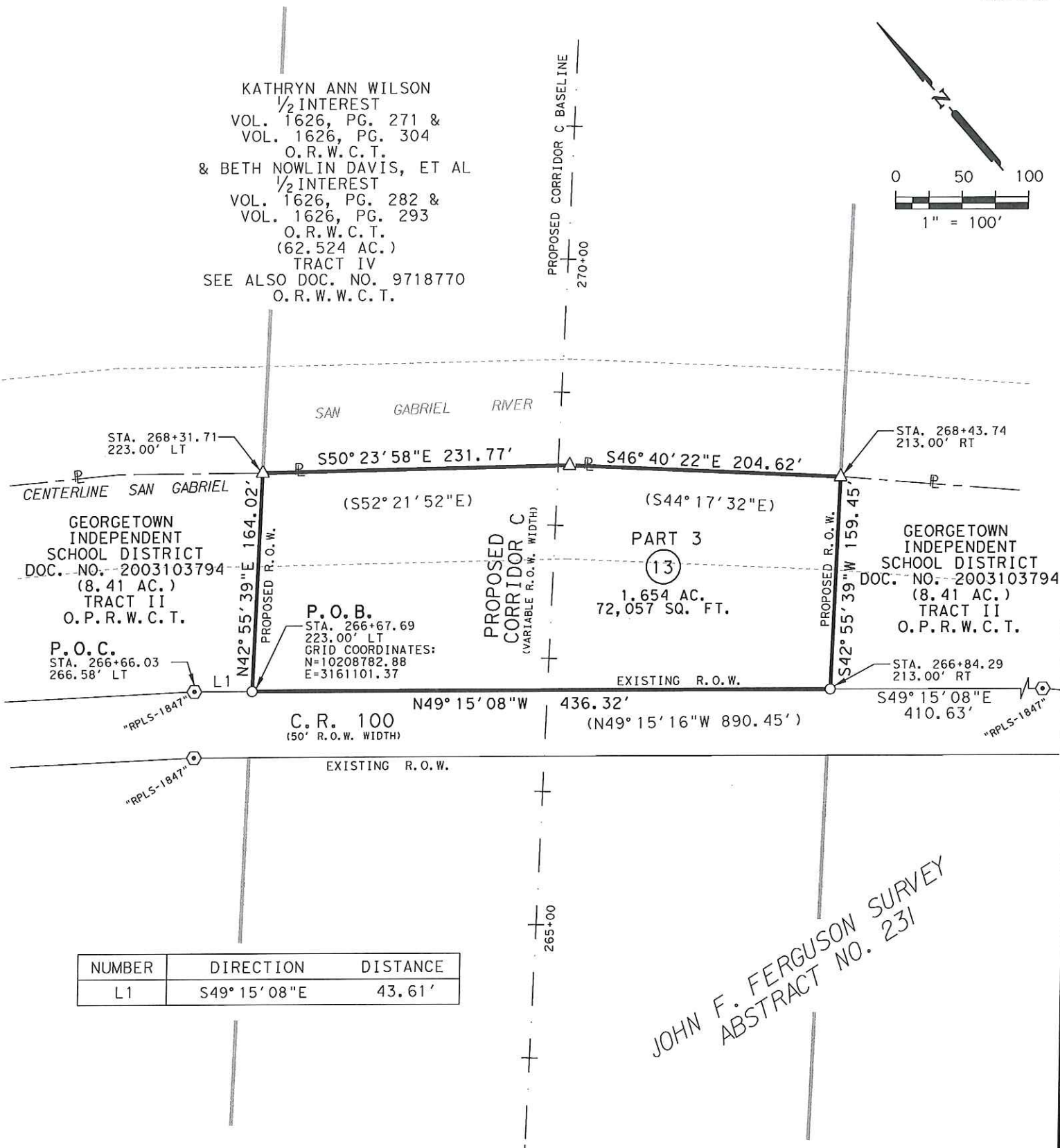
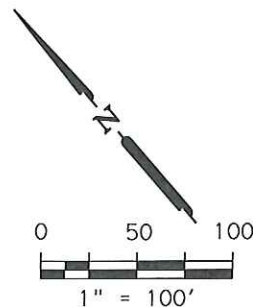
3) **S 46°40'22" E** for a distance of **204.62** feet to a calculated point 213.00 feet right of proposed Corridor C baseline station 268+43.74 in the proposed southeasterly ROW line of said Corridor C, for the easterly corner of the herein described tract;

4) **THENCE**, departing said approximate centerline of the San Gabriel River, through the interior of said 8.41 acre tract, with said proposed southeasterly ROW line, S 42°55'39" W for a distance of **159.45** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet right of proposed Corridor C baseline station 266+84.29, in said existing northeasterly ROW line of CR 100, same being the southwesterly boundary line of said 8.41 acre tract, for the southerly 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 existing northeasterly ROW line, same being in the southwesterly boundary line of said 8.41 acre tract, bears S 49°15'08" E, for a distance of 410.63 feet;



PLAT TO ACCOMPANY PARCEL DESCRIPTION

KATHRYN ANN WILSON  
1/2 INTEREST  
VOL. 1626, PG. 271 &  
VOL. 1626, PG. 304  
O. R. W. C. T.  
& BETH NOWLIN DAVIS, ET AL  
1/2 INTEREST  
VOL. 1626, PG. 282 &  
VOL. 1626, PG. 293  
O. R. W. C. T.  
(62.524 AC.)  
TRACT IV  
SEE ALSO DOC. NO. 9718770  
O. R. W. W. C. T.



NUMBER	DIRECTION	DISTANCE
L1	S49° 15' 08" E	43.61'

JOHN F. FERGUSON SURVEY  
ABSTRACT NO. 231

**INLAND U**  
**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" = 100'

WILLIAMSON COUNTY

PROJECT CORRIDOR C

**PARCEL 13**  
**PART 3**

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 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 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.

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

DATE:

	ACRES	SQUARE FEET
ACQUISITION	1.654	72,057
CALC/DEED AREA	8.41	366,340
REMAINDER AREA	6.756	294,283

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

SCALE: 1" = 100'

WILLIAMSON COUNTY

PROJECT: CORRIDOR C

**PARCEL 13 PART 3**