

KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

Real Estate Appraisers & Consultants
404 West 9th Street, Suite 201
Georgetown, Texas 78626

Larry D. Kokel, ARA, MAI
David W. Oberrender, MAI
Wendell C. Wood, ARA, MAI
Michael D. Mays, ARA, MAI

Georgetown (512) 863-6428
Austin (512) 930-3499

FAX (512) 930-5348
e-mail: realestate@k-o-wappraisal.com
website: www.k-o-wappraisal.com

January 6, 2021

Dr. Fred Brent
Georgetown ISD Superintendent of Schools
c/o Mr. Joshua Schroeder
Attorney at Law
Sneed, Vine & Perry, P.C.
108 East 8th Street
Georgetown, Texas 78626

Re: Appraisal for the acquisition of 24.199 acres out of a 120.08 acre tract legally described as being out of the Samuel Nimmo Survey, Abstract No. 481; the W. Stubblefield Survey, Abstract No. 556; and the John F. Ferguson Survey, Abstract No. 231, Williamson County, Texas. The property is located on the south side of State Highway 29, east of Georgetown, Texas. (WCAD Nos. R040613, R381625, R039496, R381629)

Project: Corridor C Parcel No.: 13, Parts 1, 2, & 3
Owner of Record: Georgetown ISD

Dear Dr. Brent and Mr. Schroeder:

Williamson County intends to construct Corridor C from the intersection of Sam Houston Avenue and Patriot Way, to State Highway 29 east of Georgetown, Williamson County, Texas. Kokel-Oberrender-Wood Appraisal, Ltd. has been contracted by the law firm of Sheets and Crossfield, P.C. who is coordinating the acquisition of the right of way for this proposed project, to conduct an appraisal on the above referenced property which is being impacted by this project. The purpose of this appraisal is to estimate compensation for the acquisition of the part to be acquired. Attached is a survey of the proposed acquisition.

Please contact me at your earliest convenience to discuss my inspection of the property. I invite you, or your representative, to be present during the inspection and would also appreciate any pertinent data relating to the real estate that you wish to present. I look forward to your cooperation and if you have any questions, please feel free to contact me.

Respectfully,

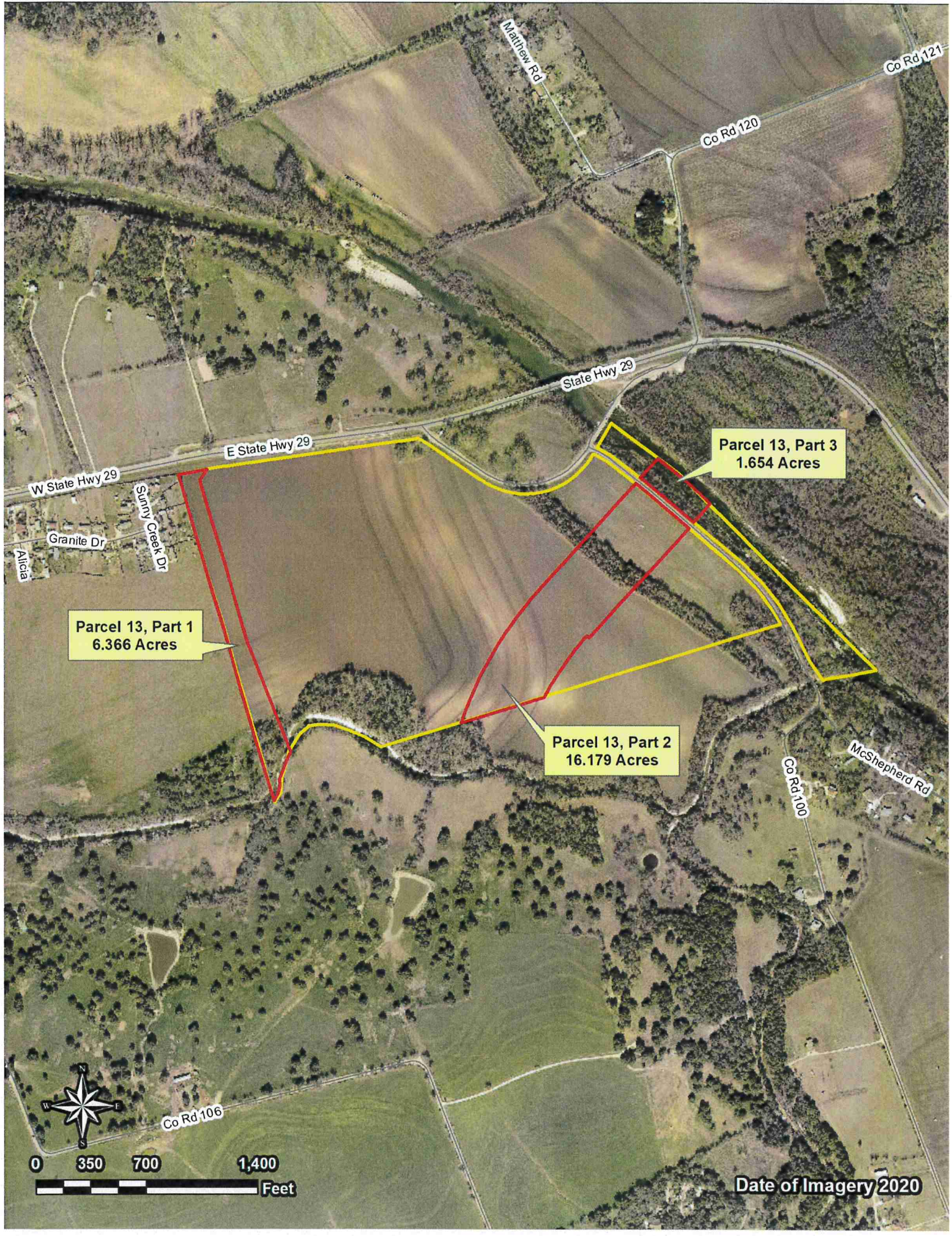
Kokel-Oberrender-Wood Appraisal, Ltd.
By Kokel-Oberrender-Wood Appraisal Management, L.C.



David W. Oberrender, MAI
State Certified
TX-1321141-G

Enclosure

cc: Ms. Lisa Dworaczyk
Sheets & Crossfield, PC
LisaD@scrrlaw.com



Parcel 13, Part 3
1.654 Acres

Parcel 13, Part 1
6.366 Acres

Parcel 13, Part 2
16.179 Acres

W State Hwy 29

E State Hwy 29

State Hwy 29

Co Rd 120

Co Rd 121

Matthew Rd

Alicia

Granite Dr

Sunny Creek Dr

Co Rd 100

McShepherd Rd

Co Rd 106



0 350 700 1,400 Feet

Date of Imagery 2020

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°32'15", a radius of 5669.62 feet, an arc length of 152.13 feet and a chord which bears S 81°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°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°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°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;

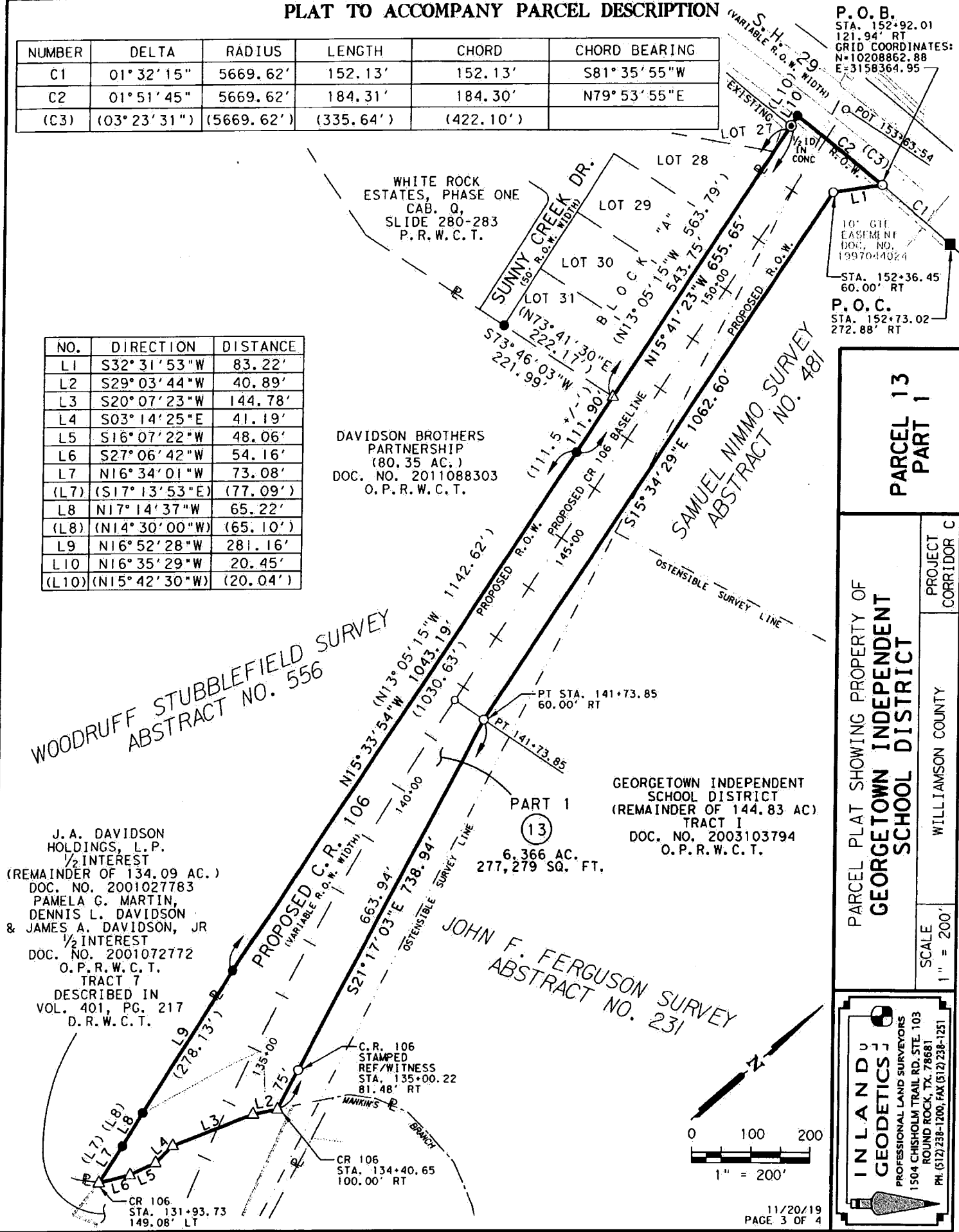
THENCE, with the common boundary line of said remainder of the 144.83 acre tract and said Tract 7, being the approximate centerline of said Mankin's Branch, the following five (5) courses:

- 4) **S 29°03'44" W** for a distance of **40.89** feet to a calculated angle point;
- 5) **S 20°07'23" W** for a distance of **144.78** feet to a calculated angle point;
- 6) **S 03°14'25" E** for a distance of **41.19** feet to a calculated angle point;
- 7) **S 16°07'22" W** for a distance of **48.06** feet to a calculated angle point;
- 8) **S 27°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')	

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')



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

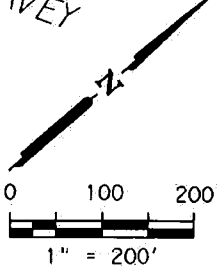
10' GTE EASEMENT
 DOC. NO. 1997044024
 STA. 152+36.45
 60.00' RT

P. O. C.
 STA. 152+73.02
 272.88' RT

**PARCEL 13
 PART 1**

PARCEL PLAT SHOWING PROPERTY OF
**GEORGETOWN INDEPENDENT
 SCHOOL DISTRICT**
 PROJECT CORRIDOR C
 WILLIAMSON COUNTY
 SCALE 1" = 200'

**INLAND U
 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	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

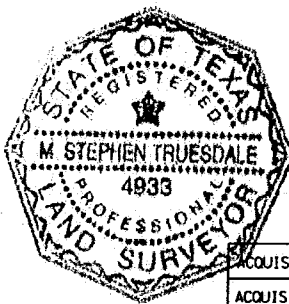
1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE 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, 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

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:

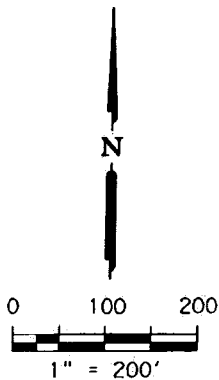
2) Along a curve to the right, having a delta angle of 23°34'27", a radius of 2423.00 feet, an arc length of 996.94 feet and a chord which bears N 31°08'25" E for a distance of 989.92 feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station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

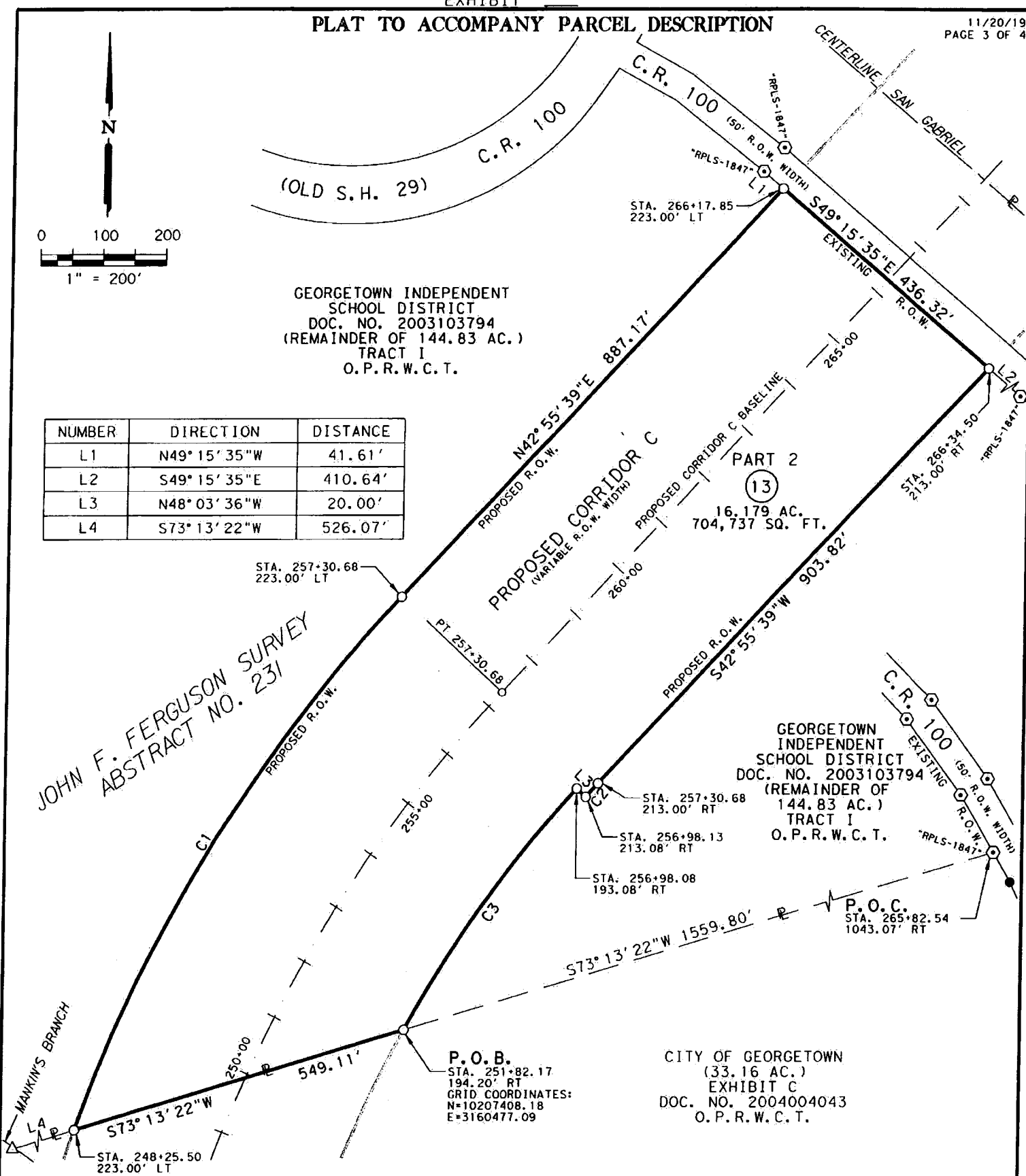
THENCE, departing said southwesterly ROW line, through the interior of said remainder of the 144.83 acre tract, the following four (4) courses:

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'



JOHN F. FERGUSON SURVEY
ABSTRACT NO. 231

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 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" = 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

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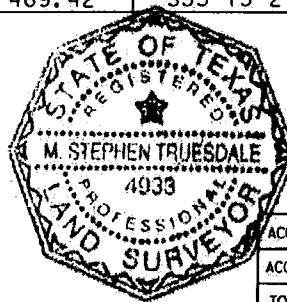
NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	23° 34' 27"	2423.00'	996.94'	989.92'	N31° 08' 25" E
C2	00° 50' 51"	1987.00'	29.39'	29.39'	S42° 21' 08" W
C3	13° 25' 54"	2007.00'	470.50'	469.42'	S35° 13' 27" W

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

PARCEL PLAT SHOWING PROPERTY OF
GEORGETOWN INDEPENDENT SCHOOL DISTRICT

WILLIAMSON COUNTY

PROJECT CORRIDOR C

SCALE
1" = 200'

**PARCEL 13
PART 2**

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;

- 5) **THENCE**, departing said proposed southeasterly ROW line, with said existing northeasterly ROW line, same being the southwesterly boundary line of said 8.41 acre tract, **N 49°15'08" W** for a distance of **436.32** feet to the **POINT OF BEGINNING**, containing 1.654 acre, (72,057 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 and that the property described herein was determined by a survey made partially on the ground and partially from record information under my direct supervision.

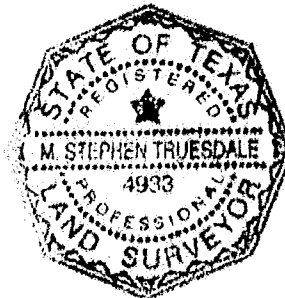
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

3 DEC 2019

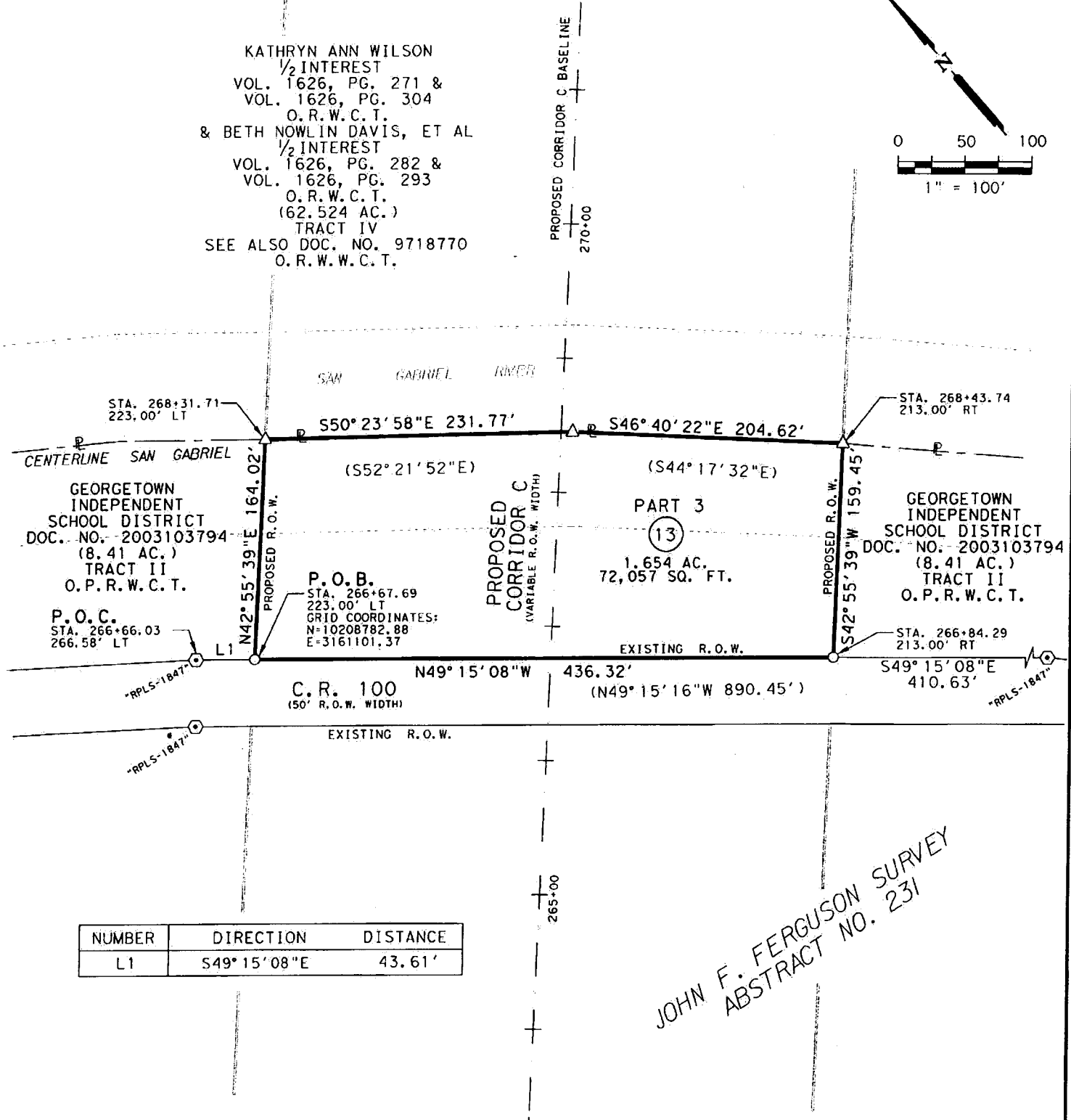
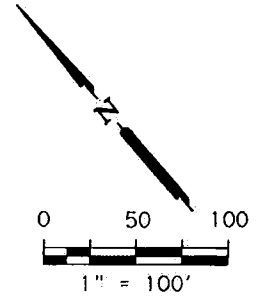
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date



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. C. T.



JOHN F. FERGUSON SURVEY
 ABSTRACT NO. 231

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

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

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 GF NO.1943886-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 16, 2019, ISSUE DATE OCTOBER 28, 2019.

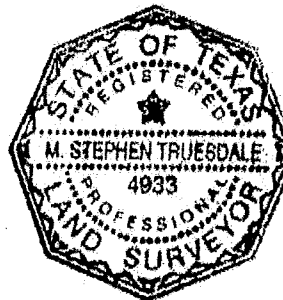
1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2003103794, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- 10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 304, PAGE 263, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 337, PAGE 265, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT 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

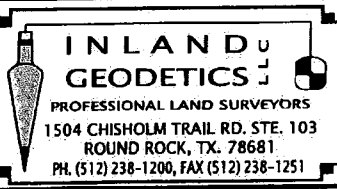
DATE:



	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**

**PARCEL 13
PART 3**



SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C