

LICENSE AGREEMENT

This Agreement is made this ____ day of _____, 2020, by and between the WILLIAMSON COUNTY, TEXAS, and its representative Williamson County Conservation Foundation (the "WCCF") (hereinafter jointly "Licensor"), and SUN CITY TEXAS COMMUNITY ASSOCIATION (hereinafter, "Licensee").

Whereas, Licensor is the owner of the real property, which is as depicted by **Exhibits "A" and "B"** (hereinafter the "Property"), attached hereto and incorporated herein; and

Whereas, Licensee desires to be entitled to exercise certain rights and privileges upon the Property; and

Whereas, Licensor desires to grant Licensee certain rights and privileges upon the Property; and

NOW, THEREFORE, it is agreed as follows:

I. License

- 1.1 Licensee shall have the right to access the Berry Creek stream located on the Property for the purpose of applying its Firewise and Waterways maintenance programs. This work area may in Licensee's discretion encompass part or all of the Property area north of Berry Creek to the Sun City Texas Community Association property line to 100' southward from the centerline of Berry Creek (the "License Area"). These programs include the removal of scrub ashe juniper and similar brushy growth in this area. The location of the License Area in general is further described in Exhibit C (see cross-hatched area.)
- 1.2 It is understood that this Agreement creates a license only and that Licensee does not and shall not claim at any time any interest or estate of any kind in the Property by virtue of this license. Further it is understood that the rights of Licensee described herein are rights only, and Licensee has no obligation to apply its Firewise and Waterways maintenance program. No duty at law or in equity that may exist on the part of Licensor is being assigned or in any way transferred to Licensee under this Agreement.
- 1.3 It is further understood that before conducting any work, either initially, or at any other time within the Property, Licensee shall apprise the WCCF of its Firewise and Waterways Programs and obtain their consent prior to starting any work on this Property. Approval of any plan shall be solely within the discretion of the WCCF. At its sole discretion, the WCCF shall be provided the opportunity to conduct an on-site inspection

prior to the commencement of any work to remove any obstacles, potential obstacles or brushy growth.

- 1.4 Licensee shall be permitted to remove, replace and/or upgrade the farm fence located along the north property line of the License Area upon prior approval of plan by the WCCF, such approval not to be unreasonably withheld.
- 1.5 Licensee shall be permitted to install a hiking trail in the License Area upon prior approval of plan by the WCCF, such approval not to be unreasonably withheld.

II. Consideration

- 2.1 In consideration for this license, Licensee shall pay Licensor \$10.00 and other good and valuable consideration.

III. Non-assignability

- 3.1 The license granted in this Agreement is personal to Licensee. This Agreement is not assignable. Any assignment in violation of this Agreement will automatically terminate the license.

IV. Terminable at Will

- 4.1 This Agreement is terminable by either party at will for any reason by the giving of thirty (30) days actual notice to the other party.

V. Indemnity

- 5.1 Licensee shall comply with the requirements of all applicable laws, rules and regulations, and shall indemnify and hold harmless Licensor, its officers, agents and employees from and against any and all claims, losses, damages, causes of action, expenses of litigation, court costs, and attorney's fees, for injury to or death of any person, or for damage to any property, arising out of or in connection with Licensee's or its employees, contractors, subcontractors, exercise of the license under this Agreement.

VI. Release

- 6.1 Licensee assumes full responsibility for its exercise of the license, and hereby releases, relinquishes and discharges Licensor, its officers, agents and employees, from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to, including death, of person (whether they be third persons, contractor, or employees of either of the parties hereto) and any loss of or damage to property (whether the same be that either of the parties hereto or of third parties) caused by or alleged to be caused, arising out of, or in connection with Licensee's exercise of the

license under this Agreement whether or not said claims, demands and causes of action in whole or in part are covered by insurance.

VII. Venue

- 7.1 This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas. Venue for any dispute under this Agreement shall lie exclusively in the courts of Williamson County, Texas.

VIII. Notice

- 8.1 Notice shall be mailed to the addresses designated herein or as may be designated in writing by the parties from time to time and shall be deemed received when sent postage prepaid U.S. mail to the following addresses:

LICENSOR: Williamson County Conservation Foundation
219 Perry Mayfield Dr.
Leander, Tx 78641

LICENSEE: Executive Director
Sun City Texas Community Association
2 Texas Drive
Georgetown, Tx 78633

IN WITNESS WHEREOF, this AGREEMENT is executed on this _____ day of _____, 2020.

LICENSOR

WILLIAMSON COUNTY, TEXAS

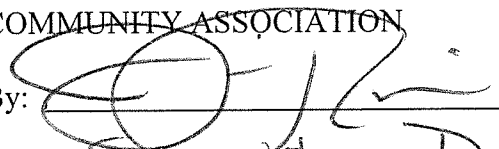
By: _____

Its: _____

Date: _____

LICENSEE

SUN CITY TEXAS
COMMUNITY ASSOCIATION

By:  _____

Its: Executive Director ✓

Date: July 16, 2020

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this ____ day of _____, 2020,
by _____, in the capacity and for the purposes and consideration therein
indicated.

Signature

Printed Name
Notary Public, State of Texas

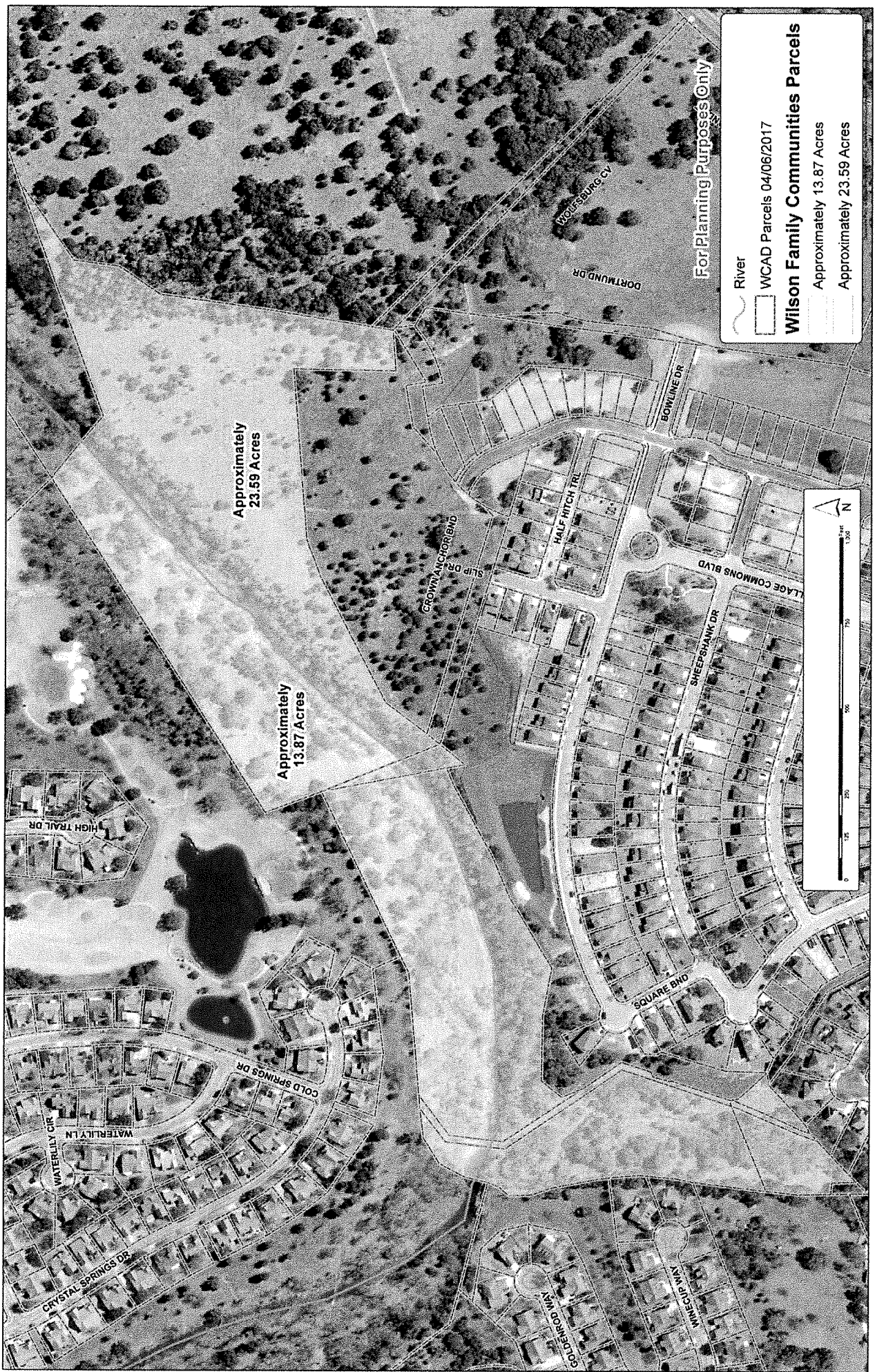
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this ____ day of _____, 2020,
by _____ on behalf of _____, whose
name is subscribed to the preceding instrument, and acknowledged to me that he executed it for
the purposes and consideration expressed in it.

Signature

Printed Name
Notary Public, State of Texas



For Planning Purposes Only

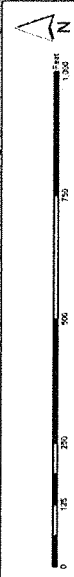
River

WCAD Parcels 04/06/2017

Wilson Family Communities Parcels

Approximately 13.87 Acres

Approximately 23.59 Acres





Blue Line – existing Blue Heron Trail

Yellow Line – Proposed New Maintenance Path/Nature Trail (Bur Oak Extension)

Purple Line – Batwell Tract Boundary with Sun City CA Property

Black Line – Batwell Tract Boundary with current and future residential areas to the south including the Village Subdivision (Green Builders)

Lime Green Line – existing Bur Oak Trail
Heavy Orange Line – Maintenance Access Path
TM – New Trail Marker Location

METES AND BOUNDS DESCRIPTION

FOR A 14.175 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, AND THE MARY ANN LEWIS SURVEY, ABSTRACT NO. 406, WILLIAMSON COUNTY, TEXAS AND BEING PART OF THE 15.569 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC. AS RECORDED IN DOCUMENT NO. 2009094852, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 22.0206 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2013095533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 14.175 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the north corner of said 22.0206 acre Wilson Family Communities tract, same being on the common corner of Tract "B", Tract "Q", and Tract "R" of the Amended Plat of Sun City Georgetown, Neighborhood One and Two a subdivision recorded in Cabinet U Slide 239, Plat Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 49°23'59" E** with the common boundary line of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, for a distance of **164.38 feet** to a calculated point in the center of Berry Creek, for the most easterly corner hereof, from which a 1/2" iron rod found on an angle point on the northerly boundary line of said 22.0206 acre Wilson Family Communities tract, same being on the south corner of said Tract "R" of Amended Plat of Sun City Georgetown, Neighborhood One and Two bears **S 49°23'59" E** for a distance of 70.46 feet;

THENCE, with the center of said Berry Creek in part through the interior of said 22.0206 acre Wilson Family Communities tract, and in part through the interior of said 15.569 acre Wilson Family Communities tract, the following nineteen (19) courses and distances:

- 1) **S 48°50'58" W** for a distance of **65.41 feet** to a calculated point, for an angle point hereof;
- 2) **S 51°09'51" W** for a distance of **148.70 feet** to a calculated point, for an angle point hereof;
- 3) **S 54°07'06" W** for a distance of **164.49 feet** to a calculated point, for an angle point hereof;
- 4) **S 47°43'26" W** for a distance of **92.16 feet** to a calculated point, for an angle point hereof;

- 5) **S 45°10'51" W** for a distance of **50.02 feet** to a calculated point, for an angle point hereof;
- 6) **S 34°37'27" W** for a distance of **110.55 feet** to a calculated point, for an angle point hereof;
- 7) **S 50°53'22" W** for a distance of **244.17 feet** to a calculated point, for an angle point hereof;
- 8) **S 43°51'34" W** for a distance of **230.50 feet** to a calculated point, for an angle point hereof;
- 9) **S 29°36'59" W** for a distance of **61.23 feet** to a calculated point, for an angle point hereof;
- 10) **S 33°42'59" W** for a distance of **103.69 feet** to a calculated point, for an angle point hereof;
- 11) **S 48°53'19" W** for a distance of **146.36 feet** to a calculated point, for an angle point hereof;
- 12) **S 58°53'47" W** for a distance of **67.92 feet** to a calculated point, for an angle point hereof;
- 13) **S 66°35'46" W** for a distance of **288.58 feet** to a calculated point, for an angle point hereof;
- 14) **S 72°51'35" W** for a distance of **227.22 feet** to a calculated point, for an angle point hereof;
- 15) **S 86°22'53" W** for a distance of **172.33 feet** to a calculated point, for an angle point hereof;
- 16) **N 85°58'14" W** for a distance of **205.67 feet** to a calculated point, for an angle point hereof;
- 17) **N 82°17'55" W** for a distance of **158.67** to a calculated point, for an angle point hereof;
- 18) **N 62°55'48" W** for a distance of **68.00 feet** to a calculated point, for an angle point hereof;
- 19) **N 81°13'17" W** for a distance of **43.19 feet** to a calculated point on a point in the westerly boundary line of said 15.569 acre Wilson Family Communities

tract, same being on a point in the southerly boundary line of Tract "A" of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, for the southwest corner hereof, from which a 1/2" iron rod found on an angle point in the westerly boundary of said 15.569 acre Wilson Family Communities tract, same being on the most southerly corner of said Tract "A" of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, same being on the northeast corner of called Lot "G" of Amended Plat of Planned Unit Development of Sun City Georgetown Phase 2, Neighborhood Nine, a subdivision recorded in Cabinet Q, Slide 44, Plat Records, Williamson County, Texas, bears S 12°52'01" W for a distance of 46.43 feet;

THENCE, with the common boundary line of said 15.569 acre Wilson Family Communities tract and said Amended Plat of Sun City Georgetown, Neighborhood One and Two, the following six (6) courses and distances:

- 1) **N 12°52'01" E** for a distance of **24.05 feet** to a calculated point, for an angle point hereof;
- 2) **N 28°06'12" E** for a distance of **81.86 feet** to a 1/2" iron rod found, for an angle point hereof;
- 3) **N 58°34'49" E** for a distance of **58.54 feet** to a calculated point, for an angle point hereof;
- 4) **N 80°29'31" E** for a distance of **118.54 feet** to a calculated point, for an angle point hereof;
- 5) **N 84°53'43" E** for a distance of **405.23 feet** to a calculated point, for an angle point hereof;
- 6) **N 62°20'39" E** for a distance of **593.12 feet** to a rail road spike found on the northeast corner of said 15.569 acre Wilson Family Communities tract, same being on an angle point in the westerly boundary line of said 22.0206 acre Wilson Family Communities tract, same being on an angle point in the southerly boundary line of said Tract "B" of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, for an angle point hereof;

THENCE, with the common boundary line of said 22.0206 acre Wilson Family Communities tract and said Tract "B" of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, the following two (2) courses and distances:

- 1) **N 20°46'58" W** for a distance of **165.15 feet** to 1/2" iron rod found on the northwest corner of said 22.0206 acre Wilson Family Communities tract, for an angle point hereof;

- 2) N 57°30'23" E for a distance of **1166.46** feet to the **POINT OF BEGINNING** hereof and containing 14.175 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE COORDINATE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

A survey drawing has been prepared to accompany this metes and bounds description.

◇ **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900



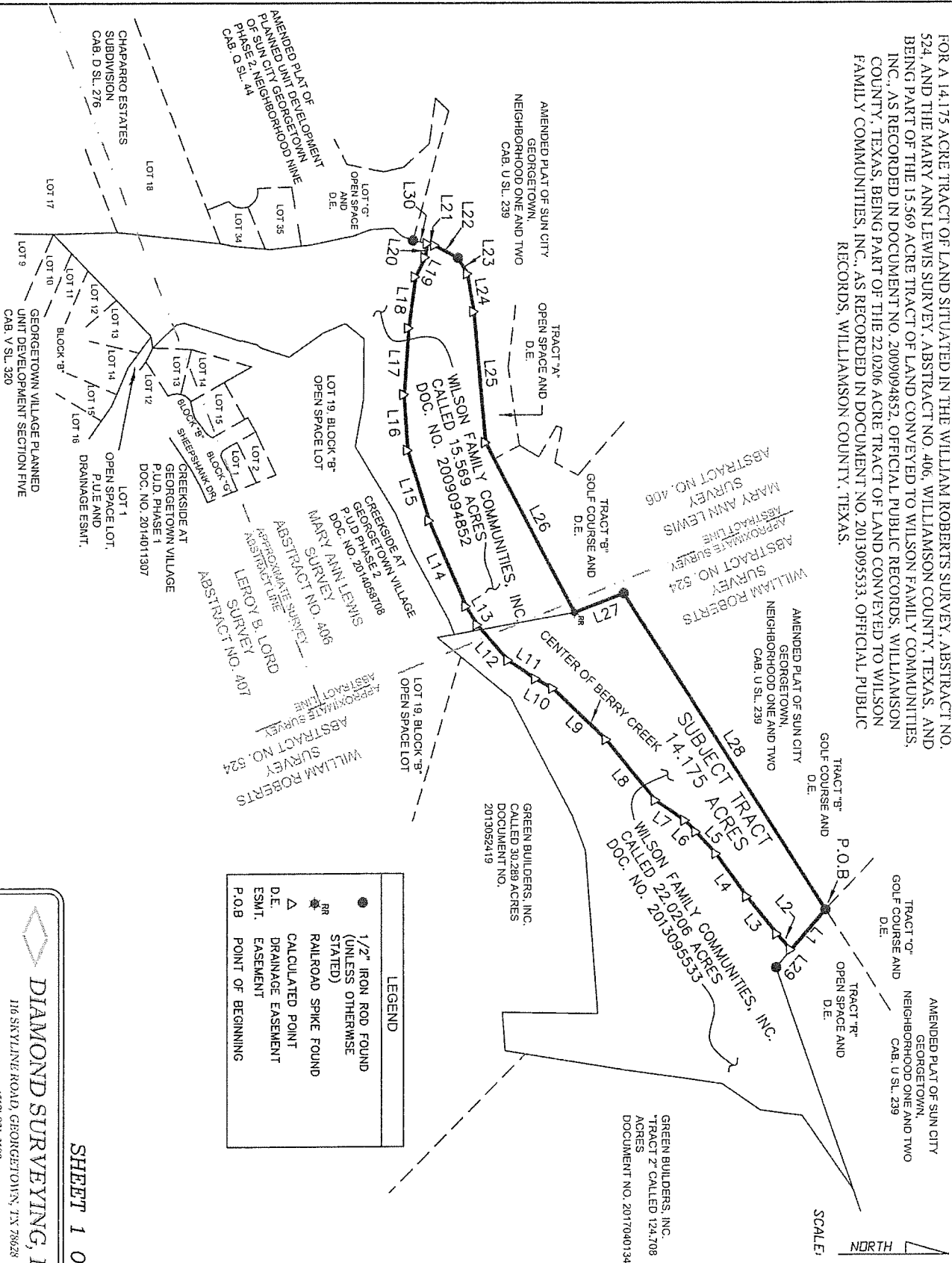
MARCH 28, 2018

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
FOR A 14.175 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, AND THE MARY ANN LEWIS SURVEY, ABSTRACT NO. 406, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 15.569 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2009094852, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING PART OF THE 22.0206 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2013095533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE STATED)
RR	RAILROAD SPIKE FOUND
▲	CALCULATED POINT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 991-3100
FIRM REGISTRATION NUMBER 10006900

SHEET 1 OF 2

NORTH
SCALE: 1"=400'

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
 FOR A 14.175 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, AND THE MARY ANN LEWIS SURVEY, ABSTRACT NO. 406, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 15.569 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2009094852, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING PART OF THE 22.0206 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2013095533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	S 49°23'59" E	164.38'
L2	S 48°50'58" W	65.41'
L3	S 51°09'51" W	148.70'
L4	S 54°07'06" W	164.49'
L5	S 47°43'26" W	92.16'
L6	S 45°10'51" W	50.02'
L7	S 34°37'27" W	110.55'
L8	S 50°53'22" W	244.17'
L9	S 43°51'34" W	230.50'
L10	S 29°36'59" W	61.23'
L11	S 33°42'59" W	103.69'
L12	S 48°53'19" W	146.36'
L13	S 58°53'47" W	67.92'
L14	S 66°35'46" W	288.58'
L15	S 72°51'35" W	227.22'

LINE	BEARING	DISTANCE
L16	S 86°22'53" W	172.33'
L17	N 85°58'14" W	205.67'
L18	N 82°17'56" W	158.67'
L19	N 62°55'48" W	68.00'
L20	N 81°13'17" W	43.19'
L21	N 12°52'01" E	24.05'
L22	N 28°06'12" E	81.86'
L23	N 58°34'49" E	58.54'
L24	N 80°29'31" E	118.54'
L25	N 84°53'43" E	405.23'
L26	N 62°20'39" E	593.12'
L27	N 20°46'58" W	165.15'
L28	N 57°30'23" E	1166.46'
L29	S 49°23'59" E	70.46'
L30	S 12°52'01" W	46.43'

NOTES:

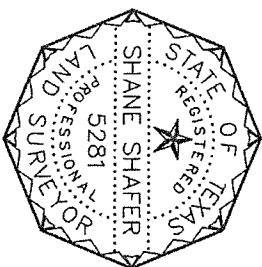
- 1) BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL(4203). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
- 2) THIS SURVEY IS A BOUNDARY ONLY AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW ANY EASEMENTS, SETBACKS, OR RESTRICTIONS THAT MAY AFFECT THE SUBJECT TRACT. THIS IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

To: WILLIAMSON COUNTY, TEXAS exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 16, 2018. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION IV STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Shane Shafer, R.P.L.S. NO. 5281

March 28, 2018
DATE



SHEET 2 OF 2

DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 FIRM REGISTRATION NUMBER 10006900

METES AND BOUNDS DESCRIPTION

FOR A 23.638 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, THE MARY ANN LEWIS SURVEY, ABSTRACT NO. 406, AND THE LEROY B. LORD SURVEY, ABSTRACT NO. 407, WILLIAMSON COUNTY, TEXAS, BEING PART OF THE 15.569 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2009094852, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 22.0206 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2013095533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 23.638 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found on the north corner of said 22.0206 acre Wilson Family Communities tract, same being on the common corner of Tract "B", Tract "Q", and Tract "R" of the Amended Plat of Sun City Georgetown, Neighborhood One and Two a subdivision recorded in Cabinet U Slide 239, Plat Records of Williamson County, Texas.

THENCE, S 49°23'59" E with the common boundary line of said 22.0206 acre Wilson Family Communities tract and said Tract "R" of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, for a distance of 164.38 feet to a calculated point in the center of Berry Creek, for an angle point in the north boundary line and **POINT OF BEGINNING** hereof;

THENCE, continuing with said common boundary line of said 22.0206 acre Wilson Family Communities tract and said Tract "R" of said Amended Plat of Sun City Georgetown, Neighborhood One and Two, the following two (2) courses and distances:

- 1) **S 49°23'59" E** for a distance of **70.46 feet** to a 1/2" iron rod found monumenting an angle point hereof;
- 2) **N 70°48'52" E** for a distance of **724.65 feet** to a 1/2" iron rod found with cap marked "HALFF" on the most easterly corner of said 22.0206 acre Wilson Family Communities tract, same on an angle point in the northerly boundary line of the called 124.708 acre tract of land "Tract 2" conveyed to Green Builders, INC., as recorded in Document No. 2017040134, Official Public Records, Williamson County, Texas, monumenting the northeast corner hereof;

THENCE, with the common boundary line of said 22.0206 acre Wilson Family Communities tract and said 124.708 acre Green Builders, INC. tract, the following five (5) courses and distances:

- 1) **S 55°27'27" W** for a distance of **277.66 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;

- 2) **S 07°29'53" W** for a distance of **131.99 feet** to a cotton gin spindle found, for an angle point hereof;
- 3) **S 34°31'25" W** for a distance of **144.38 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;
- 4) **S 08°10'56" W** for a distance of **299.26 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;
- 5) **S 09°14'56" W** for a distance of **321.22 feet** to a 1/2" iron rod found with cap marked "HALFF" on the southwest corner of said 124.708 acre Green Builders, INC. tract, same being on the northeast corner of the called 30.289 acre tract of land conveyed to Green Builders, INC. as recorded in Document No. 2013052419, Official Public Records, Williamson County, Texas, for an angle point hereof;

THENCE, with the common boundary line of said 22.0206 acre Wilson Family Communities tract and said 30.289 acre Green Builders, INC. tract, the following seven (7) courses and distances:

- 1) **S 09°18'45" W** for a distance of **63.65 feet** to a cotton gin spindle found on the southeast corner of said 22.0206 acre Wilson Family Communities tract, for the southeast corner hereof;
- 2) **S 85°49'50" W** for a distance of **119.40 feet** to a 1/2" iron rod found, for an angle point hereof;
- 3) **N 01°07'15" E** for a distance of **297.04 feet** to a 1/2" iron rod found, for an angle point hereof;
- 4) **S 85°38'13" W** for a distance of **503.37 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;
- 5) **S 69°22'39" W** for a distance of **115.91 feet** to a cotton gin spindle found, for an angle point hereof;
- 6) **S 62°34'10" W** for a distance of **413.21 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;
- 7) **S 39°20'08" W** for a distance of **204.11 feet** to a 1/2" iron rod found with cap marked "CBDSETSTONE" on the most westerly corner of said 30.289 acre Green Builders, INC. tract, same being on an angle point in the northerly boundary line of Lot 19, Block "B" of Creekside at Georgetown Village P.U.D Phase 2, a subdivision recorded in Document No. 2014058708, Official Public Records, Williamson County, Texas, for an angle point hereof;

THENCE, with the common boundary line of said 22.0206 acre Wilson Family Communities tract and said Lot 19, Block "B" of Creekside at Georgetown Village P.U.D Phase 2, the following two (2) courses and distances:

- 1) **S 39°20'53" W** for a distance of **94.13 feet** to a 1/2" iron rod found with cap marked "CBDSETSTONE" on the southwest corner of said 22.0206 acre Wilson Family Communities tract, for an angle point hereof;
- 2) **N 10°11'19" W** for a distance of **53.97 feet** to a 1/2" iron rod found with cap marked "CAPITAL" on the southeast corner of said 15.569 acre Wilson Family Communities, INC. tract, for an angle point hereof;

Thence, with the common boundary line of said 15.569 acre Wilson Family Communities tract and said Lot 19, Block "B" of Creekside at Georgetown Village P.U.D Phase 2, the following sixteen (16) courses and distances:

- 1) **S 68°02'52" W** for a distance of **54.07 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;
- 2) **S 61°29'20" W** for a distance of **236.53 feet** to a 1/2" iron rod found, for an angle point hereof;
- 3) **S 67°04'33" W** for a distance of **129.10 feet** to a 1/2" iron rod found with cap marked "CBDSETSTONE", for an angle point hereof;
- 4) **S 58°54'31" W** for a distance of **240.60 feet** to a 1/2" iron rod, for an angle point hereof;
- 5) **N 79°29'16" W** for a distance of **141.65 feet** to a 1/2" iron rod found, for an angle point hereof;
- 6) **N 89°15'48" W** for a distance of **190.55 feet** to a 1/2" iron rod found, for an angle point hereof;
- 7) **S 39°21'11" W** for a distance of **75.59 feet** to a 1/2" iron rod found, for an angle point hereof;
- 8) **S 22°48'04" E** for a distance of **72.01 feet** to a 1/2" iron rod found, for an angle point hereof;
- 9) **S 34°47'04" E** for a distance of **131.36 feet** to a 1/2" iron rod found, for an angle point hereof;

- 10) **S 17°59'03" W** for a distance of **91.33 feet** to a 1/2" iron rod found with cap marked "CBDSETSTONE", for an angle point hereof;
- 11) **S 39°03'45" W** for a distance of **14.89 feet** to a 1/2" iron rod found, for an angle point hereof;
- 12) **S 15°42'58" W** for a distance of **49.35 feet** to a 1/2" iron rod found with cap marked "CBD 5780", for an angle point hereof;
- 13) **S 14°35'52" E** for a distance of **6.09 feet** to a 1/2" iron rod found with cap marked "CAPITAL SURVEYING", for an angle point hereof;
- 14) **S 18°01'13" W** for a distance of **182.69 feet** to a 1/2" iron rod found with cap marked "CAPITAL SURVEYING", for an angle point hereof;
- 15) **S 11°39'48" E** for a distance of **24.17 feet** to a 1/2" iron rod found with cap marked "CBD 5780", for an angle point hereof;
- 16) **S 43°34'38" E** for a distance of **103.73 feet** to a 1/2" iron rod found with cap marked "CBDSETSTONE" on an angle point in the southerly boundary line of said 15.569 acre Wilson Family Communities tract, same being on the most southerly corner of said Lot 19, Block "B" of Creekside at Georgetown Village P.U.D Phase 2, same being on an angle point in the westerly boundary line of Lot 13, Block "B" of Creekside at Georgetown Village P.U.D Phase 1, a subdivision recorded in Document No. 2014011307, Official Public Records, Williamson County, Texas, same being on the northeast corner of called Lot 1, Block "B" of said Creekside at Georgetown Village P.U.D Phase 1, for an angle point hereof;

THENCE, **S 81°51'44" W** with the common boundary line of said 15.569 acre Wilson Family Communities tract and said Creekside at Georgetown Village P.U.D Phase 1, for a distance of **35.61 feet** to a 1/2" iron rod found on an angle point in the southerly boundary line of said 15.569 acre Wilson Family Communities tract, same being the northwest corner of said Lot 1, Block "B" of Creekside at Georgetown Village P.U.D Phase 1, same being on the most northerly corner of Lot 13 Block "B" of Georgetown Village P.U.D Section Five, a subdivision recorded in Cabinet V, Slide 320, Plat Records, Williamson County, Texas, for an angle point hereof;

THENCE, **S 46°21'08" W** with the common boundary line of said 15.569 acre Wilson Family Communities tract and said subdivision Georgetown Village P.U.D Section Five, for a distance of **437.81 feet** to a 1/2" iron rod found with cap marked "CAPITAL SURVEYING" on the southwest corner of said 15.569 acre Wilson Family Communities tract, same being on the north corner of Lot 9, Block "B" of said Georgetown Village P.U.D Section Five, same being on an angle point in the easterly boundary line of called Lot 17 of Chaparro Estates Subdivision, recorded in Cabinet D, Slide 276, Plat Records, Williamson County, Texas, for the southwest corner hereof;

THENCE, with the common boundary line of said 15.569 acre Wilson Family Communities tract and said Chaparro Estates Subdivision, the following two (2) courses and distances:

- 1) **N 01°14'41" W** for a distance of **197.84 feet** to a 60D nail found in the base of a Live Oak tree, for an angle point hereof;
- 2) **N 06°13'19" E** for a distance of **322.29 feet** to a 60D nail found in the base of a Live Oak tree, on the northeast corner of called Lot 18 of said Chaparro Subdivision, same being on the southeast corner of called Lot 34, Block "2" of Amended Plat of Planned Unit Development of Sun City Georgetown Phase 2, Neighborhood Nine a subdivision recorded in Cabinet Q, Slide 44, Plat Records, Williamson County, Texas, for an angle point hereof;

THENCE, with the common boundary line of said 15.569 acre Wilson Family Communities tract and said Amended Plat of Planned Unit Development of Sun City Georgetown Phase 2, Neighborhood Nine, the following eight (8) courses and distances:

- 1) **N 11°20'47" E** for a distance of **46.19 feet** to a 60D nail found in the base of a Live Oak tree, for an angle point hereof;
- 2) **N 04°59'39" E** for a distance of **111.75 feet** to a 1/2" iron rod found, for an angle point hereof;
- 3) **N 06°07'09" W** for a distance of **125.20 feet** to 60D nail found, for an angle point hereof;
- 4) **N 11°40'11" W** for a distance of **135.60 feet** to a 1/2" iron rod found, for an angle point hereof
- 5) **N 19°59'41" W** for a distance of **59.24 feet** to a 1/2" iron rod found, for an angle point hereof;
- 6) **N 03°04'30" W** for a distance of **67.40 feet** to a 1/2" iron rod found, for an angle point hereof;
- 7) **N 41°16'21" E** for a distance of **38.02 feet** to a 1/2" iron rod found with cap marked "CAPITAL", for an angle point hereof;
- 8) **N 20°57'32" E** for a distance of **35.75 feet** to a 1/2" iron rod found on the northeast corner of Lot "G" of said Amended Plat of Planned Unit Development of Sun City Georgetown Phase 2, Neighborhood Nine, same being on the south corner of Tract "A" of Amended Plat of Sun City Georgetown, Neighborhood One and Two a subdivision recorded in Cabinet U, Slide 239, Plat Records, Williamson

County, Texas, same being on an angle point in the westerly boundary line of said 15.569 acre Wilson Family Communities tract, for an angle point hereof;

THENCE, **N 12°52'01" E** with the common boundary line of said 15.569 acre Wilson Family Communities tract and said Amended Plat of Sun City Georgetown, Neighborhood One and Two, for a distance of **46.43 feet** to a calculated point in the center of aforementioned Berry Creek, for the northwest corner hereof, from which a 1/2" iron rod found on an angle point in the westerly boundary line of said 15.569 acre Wilson Family Communities tract bears **N 12°52'01" E** for a distance of 24.05 feet and **N 28°06'12" E** for a distance of 81.86 feet;

THENCE, with said center of Berry Creek in part through the interior of said 15.569 acre Wilson Family Communities tract, and in part through the interior of said 22.0206 acre Wilson Family Communities tract, the following nineteen (19) courses and distances:

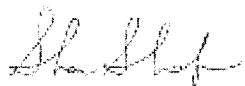
- 1) **S 81°13'17" E** for a distance of **43.19 feet** to a calculated point, for an angle point hereof;
- 2) **S 62°55'48" E** for a distance of **68.00 feet** to a calculated point, for an angle point hereof;
- 3) **S 82°17'55" E** for a distance of **158.67 feet** to a calculated point, for an angle point hereof;
- 4) **S 85°58'14" E** for a distance of **205.67 feet** to a calculated point, for an angle point hereof;
- 5) **N 86°22'53" E** for a distance of **172.33 feet** to a calculated point, for an angle point hereof;
- 6) **N 72°51'35" E** for a distance of **227.22** to a calculated point, for an angle point hereof;
- 7) **N 66°35'46" E** for a distance of **288.58 feet** to a calculated point, for an angle point hereof;
- 8) **N 58°53'47" E** for a distance of **67.92 feet** to a calculated point, for an angle point hereof;
- 9) **N 48°53'19" E** for a distance of **146.36 feet** to a calculated point, for an angle point hereof;
- 10) **N 33°42'59" E** for a distance of **103.69 feet** to a calculated point, for an angle point hereof;

- 11) **N 29°36'59" E** for a distance of **61.23 feet** to a calculated point, for an angle point hereof;
- 12) **N 43°51'34" E** for a distance of **230.50 feet** to a calculated point, for an angle point hereof;
- 13) **N 50°53'22" E** for a distance of **244.17 feet** to a calculated point, for an angle point hereof;
- 14) **N 34°37'27" E** for a distance of **110.55 feet** to a calculated point, for an angle point hereof;
- 15) **N 45°11'02" E** for a distance of **50.02 feet** to a calculated point, for an angle point hereof;
- 16) **N 47°43'20" E** for a distance of **92.17 feet** to a calculated point, for an angle point hereof;
- 17) **N 54°07'06" E** for a distance of **164.49 feet** to a calculated point, for an angle point hereof;
- 18) **N 51°09'51" E** for a distance of **148.70 feet** to a calculated point, for an angle point hereof;
- 19) **N 48°50'58" E** for a distance of **65.41 feet** to the **POINT OF BEGINNING** hereof and containing 23.638 acres of land more or less.

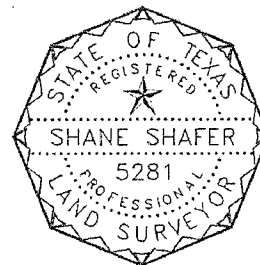
BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE COORDINATE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

A survey drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

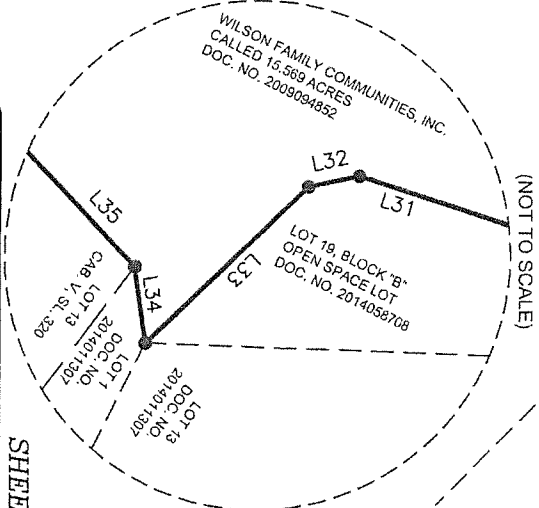
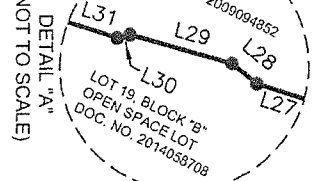
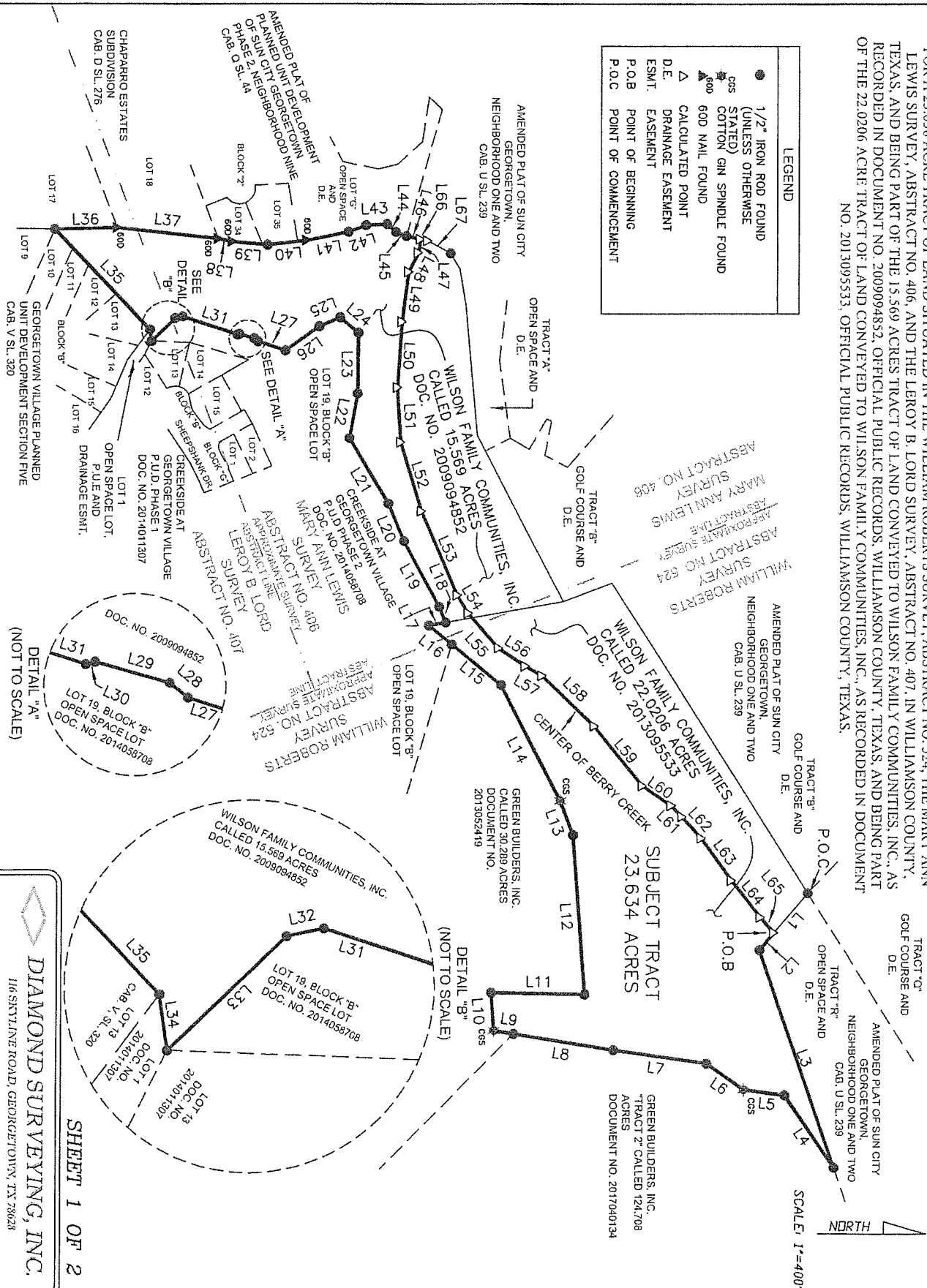


SHANE SHAFER, R.P.L.S. NO. 5281 March 28, 2018
DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
 FOR A 23.638 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, THE MARY ANN LEWIS SURVEY, ABSTRACT NO. 406, AND THE LEROY B. LORD SURVEY, ABSTRACT NO. 407, IN WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 15.569 ACRES TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2009094852, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 22.0206 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2013095533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE STATED)
✱	COTTON GIN SPINDLE FOUND
▲	600 NAIL FOUND
△	CALCULATED POINT
—	DRAINAGE EASEMENT
—	ESMT.
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT



DIAMOND SURVEYING, INC.
 116 SHUTLAND ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 FIRM REGISTRATION NUMBER 10006900

SHEET 1 OF 2

LINE	BEARING	DISTANCE
L1	S 49°23'59" E	164.38'
L2	S 49°23'59" E	70.46'
L3	N 70°48'52" E	724.65'
L4	S 55°27'27" W	277.66'
L5	S 07°29'53" W	131.99'
L6	S 34°31'25" W	144.38'
L7	S 08°10'56" W	299.26'
L8	S 09°14'56" W	321.22'
L9	S 09°18'45" W	63.65'
L10	S 85°49'50" W	119.40'
L11	N 01°07'15" E	297.04'
L12	S 85°38'13" W	503.37'
L13	S 69°22'39" W	115.91'
L14	S 62°34'10" W	413.21'
L15	S 39°20'08" W	204.11'
L16	S 39°20'53" W	94.13'
L17	N 10°11'19" W	53.97'
L18	S 68°02'52" W	54.07'
L19	S 61°29'20" W	236.53'
L20	S 67°04'33" W	129.10'
L21	S 58°54'31" W	240.60'
L22	N 79°29'16" W	141.65'
L23	N 89°15'48" W	190.55'
L24	S 39°21'11" W	75.59'
L25	S 22°48'04" E	72.01'
L26	S 34°47'04" E	131.36'
L27	S 17°59'03" W	91.33'
L28	S 39°03'45" W	14.89'
L29	S 15°42'58" W	49.35'
L30	S 14°35'52" E	6.09'
L31	S 18°01'13" W	182.69'
L32	S 11°39'48" E	24.17'
L33	S 43°34'38" E	103.73'

LINE	BEARING	DISTANCE
L34	S 81°51'44" W	35.61'
L35	S 46°21'08" W	437.81'
L36	N 01°14'41" W	197.84'
L37	N 06°13'19" E	322.29'
L38	N 11°20'47" E	46.19'
L39	N 04°59'39" E	111.75'
L40	N 06°07'09" W	125.20'
L41	N 11°40'11" W	135.60'
L42	N 19°59'41" W	59.24'
L43	N 03°04'30" W	67.40'
L44	N 41°16'21" E	38.02'
L45	N 20°57'32" E	35.75'
L46	N 12°52'01" E	46.43'
L47	S 81°13'17" E	43.19'
L48	S 62°55'48" E	68.00'
L49	S 82°17'55" E	158.67'
L50	S 85°58'14" E	205.67'
L51	N 86°22'53" E	172.33'
L52	N 72°51'35" E	227.22'
L53	N 66°35'46" E	288.58'
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L64	N 51°09'51" E	148.70'
L65	N 48°50'58" E	65.41'
L66	N 12°52'01" E	24.05'
L67	N 28°06'12" E	81.86'

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 23.638 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, THE MARY ANN LEWIS SURVEY, ABSTRACT NO. 406, AND THE LEROY B. LORD SURVEY, ABSTRACT NO. 407, IN WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 15.569 ACRES TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2009094852, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE 22.0206 ACRE TRACT OF LAND CONVEYED TO WILSON FAMILY COMMUNITIES, INC., AS RECORDED IN DOCUMENT NO. 2013095533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTES:

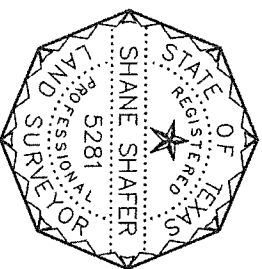
- 1) BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL(4203). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
- 2) THIS SURVEY IS A BOUNDARY ONLY AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW ANY EASEMENTS, SETBACKS, OR RESTRICTIONS THAT MAY AFFECT THE SUBJECT TRACT. THIS IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

To: WILLIAMSON COUNTY, TEXAS exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 16, 2018. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION IV STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Shane Shafer, R.P.L.S. NO. 5281

March 28, 2018
DATE



SHEET 2 OF 2



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 991-3100
FIRM REGISTRATION NUMBER 10006900