

STATE OF TEXAS                   §  
COUNTY OF WILLIAMSON       §

**RECITALS:**

- NOW, THEREFORE**, in consideration of these premises and the promises contained herein, the Parties agree as follows:

1. **DEFINITIONS.** In addition to the terms defined in the Recitals, the following words have the following meanings when used in this Agreement:

- a. **City** – means the City of Georgetown, Texas.
  - b. **Passive Park** - means open space or green space areas which remain largely in a natural undisturbed state.
  - c. **Permits** – means any and all federal, state, regional, or local permits, authorizations or permissions needed to construct and maintain the Trail and the Trail Improvements in the Passive Parkland.
  - d. **Trail** – means a mown or mulched native trail approximately 2,300 feet long and 6 feet wide traversing the Passive Parkland in generally a southwest to northeast direction, commencing at the westernmost boundary of the Passive Parkland and ending at its northernmost boundary as generally shown on **Exhibit C**.
  - e. **Trail Improvements** – means a minimum of 4 benches, 2 trash receptacles, and 2 trail head signs, each to be located generally where shown on the attached **Exhibit C** and to be of at least the same quality as similar improvements being installed by MK on the portions of the Land owned by MK.
  - f. **USFWS Agreement** – means an agreement between the Williamson County Conservation Foundation and the U.S. Fish and Wildlife Service with respect to an area that includes the Passive Park.
2. **PULTE OBLIGATIONS.** Pulte agrees to convey the Passive Parkland to the County via plat or separate instrument (as the County may require in its sole discretion) for use solely as public parkland. If the Pulte Portion of the Land directly abutting the Passive Parkland and labeled as “Parcel 4 Del Webb Residential” on the attached **Exhibit C** is final platted in phases, Pulte may convey the Passive Parkland to the County in similar phases, *provided however* that all the Passive Parkland must be conveyed to the County before or within thirty (30) days following recording of the last final plat of the Pulte Portion of the Land that contains land abutting the Passive Parkland (being the land labeled as “Parcel 4 Del Webb Residential” on the attached **Exhibit C**). Each such dedication of Passive Parkland must include a reservation of rights to MK and the City, subject to compliance with the USFWS Agreement, to cross the Passive Parkland with easements that benefit the balance of the Land and for MK to enter the Passive Parkland to perform its obligations hereunder, and be free and clear of liens arising by, through or under Pulte but otherwise subject to all matters of record or apparent on the Passive Parkland. The easement for the wastewater line will be located generally as shown in **Exhibit D**.
  3. **MK OBLIGATIONS:** MK, at its expense, will:
    - a. Apply for any applicable Permits for the construction of, and construct, the Trail prior to final dedication of the Passive Parkland to the County.

- b. After completion of the Trail and Trail Improvements, continuously maintain or cause to be maintained, the Trail and Trail Improvements in good repair (free of debris that blocks access and trash) for so long as the Passive Parkland is used for parkland purposes to at least the level of maintenance and repair that the County provides to similar trails and improvements in its other natural, open, and preserve areas. The obligation to maintain includes the obligation to repair the Trail Improvements, and to replace the Trail Improvements at the end of their useful lives. MK's Trail maintenance activities include, but are not limited to, mowing, mulching, weed management, brush clearing, restoration and all other activities needed to make the Trail useable by the public, subject in all instances to the USFWS Agreement.
- c. To the extent the Permits remain applicable following completion of the Trail, keep the Permits in full force and effect, and comply with said Permits for so long as the Passive Parkland is used for parkland purposes.
- d. Subject to the USFWS Agreement, maintain the remainder of the Passive Parkland (i.e., outside the Trail area) as a natural open area to at least the level of maintenance and repair that the County provides to similar natural, open areas for so long as the Passive Parkland is used for parkland purposes.

4. COUNTY OBLIGATIONS. The County will:

- a. Accept each dedication of the Passive Parkland from Pulte (or MK, if Pulte does not acquire the Pulte Portion of the Land), for use solely as public parkland, and allow the Passive Parkland to be used by the residents of the Land and members of the general public.
- b. Subject to MK's construction and maintenance obligations related to the Trail and Trail Improvements in paragraph 3 of this Agreement, preserve, operate and maintain the Passive Parkland as a Passive Park for so long as the Passive Parkland is used for parkland purposes.; provided, however, that the Trail and the Trail Improvements shall be allowed to be constructed or placed and remain in the Passive Parkland.

5. MISCELLANEOUS

- a. This Agreement will bind and inure to the benefit of the Parties and their successors and assigns.
- b. This is the entire agreement between the Parties with respect to the subject matter hereof. As of this date, there are no other agreements or representations, oral or written, between the Parties in conflict with this Agreement. Any revision, modification, or amendment of this Agreement will be effective only when reduced to writing and signed by the Parties. NO OFFICIAL, AGENT, OR EMPLOYEE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND OR MODIFY THIS AGREEMENT EXCEPT PURSUANT TO SUCH

EXPRESS AUTHORITY AS MAY BE DELEGATED BY THE COMMISSIONERS' COURT.

- c. MKs obligation to maintain the Trail Improvements may be assigned to a homeowners association benefitting the portions of the Land owned by MK; any other assignment by MK requires the consent of the County, which consent will not be unreasonably withheld or unduly delayed by the County, and, if applicable, amendment of the relevant agreement between the City and MK.
- d. The rights, duties, and responsibilities of Pulte may be assigned to a subsequent owner of the Pulte Portion of the Land or the Passive Parkland; any other assignment by Pulte requires the consent of MK and the County, which consent will not be unreasonably withheld or unduly delayed by MK or the County, and, if applicable, amendment of the relevant agreement between the City and MK.
- e. After Pulte has dedicated, transferred, or otherwise conveyed the entire Passive Parkland to the County, or if the contract between MK and Pulte for the acquisition of the Pulte Portion of the Land terminates without Pulte acquiring the Pulte Portion of the Land, Pulte will cease to be a Party to this Agreement and thereafter this Agreement will be between the County and MK only and MK automatically will assume, and will perform (or cause to be performed), the obligations of Pulte set out in paragraph 2.
- f. If a Party fail to perform when and as required by this Agreement (the **"Non-performing Party"**), the performing Parties (each a **"Performing Party"**) shall diligently pursue performance of this Agreement, or, if any Performing Party does not wish to diligently pursue performance, the Performing Party will promptly notify any other Performing Parties and the City, and if a Performing Party or the City requests, the Performing Party will assign to the City its rights under this Agreement so the City may seek to enforce such obligation directly.
- g. Any notices to be given by one Party to the others by this Agreement will be given in writing addressed to the Party at the address set forth below for such Party when personally delivered, delivered by email (with a copy sent by another method permitted by this paragraph), delivered by overnight delivery, or sent certified United States mail, postage prepaid, return receipt requested to the Parties hereto at the following addresses For purposes of notice, the addresses shall, until changed as provided below, be as follows:

MK:

MK Madison, LP  
1011 N. Lamar Blvd.  
Austin, Texas 78703  
Attn: Blake J. Magee  
E-mail: [blake@blakemageeco.com](mailto:blake@blakemageeco.com)

Pulte: Pulte Homes of Texas, L.P.  
9401 Amberglen Blvd.  
Bldg I, Ste 150  
Austin, Texas 78729  
Attn.: Bryan Beil, Vice President  
Email: [Bryan.Beil@pultegroup.com](mailto:Bryan.Beil@pultegroup.com)

Williamson County: Williamson County Parks and Recreation  
219 Perry Mayfield Blvd.  
Leander, Texas 78641  
Attn: Joshua D. Renner

City: City Manager  
City of Georgetown  
808 Martin Luther King, Jr. St.  
Georgetown, Texas 78626

*With a required copy to:*

City Attorney  
City of Georgetown  
809 Martin Luther King, Jr. St.  
Georgetown, Texas 78626

The date of receipt shall be the date of actual receipt of such notice if the notice is personally delivered, the date of delivery if sent by email (provided that any email sent after 5:00 p.m. or on a non-business day shall be deemed received on the next business day), the date delivered to an overnight delivery service for "next day" delivery, or if sent by certified mail, the date of actual receipt or two (2) days after the postmark date, whichever is sooner. The Parties shall have the right from time-to-time to change their respective addresses by written notice to the other Party(ies).

- h. The construction and validity of this Agreement shall be governed by the laws of the State of Texas. This Agreement is wholly performable in Williamson County, Texas, and concerns real property located in Williamson County.
- i. All exhibits and other documents attached to or referred to this Agreement are incorporated herein by reference for the purpose set forth in this Agreement.
- j. The provisions of this Agreement are severable, and if any words, phrases, clause, sentence, paragraph, or other part of this Agreement, or the application thereof to any person or circumstances should ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such work, clause, sentence, paragraph, or part of this Agreement to other persons or circumstances shall be construed as if such invalid or unconstitutional portion had never been contained herein.

- k. Any number or gender used in this Agreement shall be construed to include any other number or gender as necessary to provide for the intention of the Parties and a reasonable interpretation of this Agreement.
- l. When mediation is acceptable to all Parties in resolving a dispute arising under this Agreement, the Parties agree to use the Dispute Resolution Center of Austin, Texas, as the provider of mediators for mediation as described in Section 154.023 of the Texas Civil Practice and Remedies Code. Unless all Parties are satisfied with the result of the mediation, the mediation will not constitute a final and binding resolution of the dispute. All communications within the scope of the mediation shall remain confidential as described in Section 154.073 of the Texas Civil Practice and Remedies Code, unless the Parties agree, in writing, to waive the confidentiality.
- m. This Agreement supersedes and replaces in its entirety a certain Possession and Use Agreement (the “**Prior Agreement**”) dated September 16, 2013 between the County, John D. Gourley, Robert W. Teeter, Pamela S. Teeter a/k/a Pamela S. Gourley, Vincent J. Stagliano, Peggy S. Stagliano, John H. Teeter and Wolf Von Buchholtz, recorded under Document No. 2013102459, Official Public Records of Williamson County, Texas. From and after the execution of this Agreement, the Prior Agreement will be null, void and of no further force and effect.

**EXHIBIT LIST:**

- |           |   |
|-----------|---|
| EXHIBIT A | Land (486.324 acres)                        |
| EXHIBIT B | Pulte Portion of the Land (201.435 acres)   |
| EXHIBIT C | Passive Parkland, Trail, Trail Improvements |
| EXHIBIT D | Wastewater Easement (Bore)                  |

(Signature Pages Follow)

EXECUTED to be effective as of the later date set forth below.

**MK MADISON, LP**, a Texas limited partnership

By: Blake Magee GP, LLC, a Texas limited liability company

By: Blake Magee  
Blake J. Magee, President  
Date: 4/7/22

**PULTE HOMES OF TEXAS, L.P.**, a Texas limited partnership

By: Pulte Nevada I, LLC, a Delaware limited liability company

By: Bryan Beil  
Bryan Beil, Vice President – Land  
Acquisitions Central Texas  
Date: 4/7/22

**WILLIAMSON COUNTY, TEXAS**

By: Bill Gravell  
Bill Gravell (Apr 19, 2022 14:28 CDT)  
Date: Apr 19, 2022

## EXHIBIT A

**METES AND BOUNDS DESCRIPTION**  
**486.324 ACRES**  
**BURRELL EAVES SURVEY, ABSTRACT 216**  
**LEMUEL S. WALTERS SURVEY, ABSTRACT 653**  
**WILLIAMSON COUNTY, TEXAS**

Being 486.324 acres or 21,184,268 square feet of land situated in the Burrell Eaves Survey, Abstract Number 216 and the Lemuel S. Walters Survey, Abstract Number 653, Williamson County, Texas, and being a portion of the remainder of a called 165.97 acre tract (TRACT 1) conveyed in a General Warranty deed with Vendor's Lien to Wolf Von Buchholtz, (38% undivided interest), Robert W. Teeter and Pamela S. Teeter, husband and wife (17% undivided interest), John D. Gourley (29% undivided interest) and John D. Gourley, Trustee (16% undivided interest), as recorded in Document Number 2006001445 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and a portion of the remainder of a called 424.43 acre tract (TRACT 2) conveyed in a Warranty deed with Vendor's Lien to John D. Gourley (30.85% undivided interest), Robert W. Teeter and wife, Pamela S. Teeter (12.34% undivided interest), Vincent J. Stagliano and wife, Peggy S. Stagliano (48.595% undivided interest) and John H. Teeter (8.215% undivided interest), as recorded in Document No. 2006052470, O.P.R.W.C.T. and a called 4.878 acres tract (TRACT 3) conveyed in a Special Cash warranty Deed to Wolf Von Buchholtz (10.68% undivided interest), John D. Gourley (34.83% undivided interest), Robert W. Teeter and Pamela S. Gourley (19.555% undivided interest) and Vincent J. Stagliano and wife, Peggy S. Stagliano (34.935% undivided interest), as recorded in Document No. 2007099395, O.P.R.W.C.T. Said 486.324 Acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83/90 HARN Datum with all distances shown hereon converted to surface values by multiplying by the combined scale factor of 1.000143965.

**BEGINNING**, at a found concrete monument with TxDOT disc, for the southeast corner of said Tract 1 and the northeast corner of the remainder of a called 32.91 acre tract conveyed to Clyde and Martha Thompson, as recorded in Volume 532, Page 496 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), said point being on the southwesterly Right-of-Way line of State Highway 195 (Right-of-Way Width Varies) conveyed to the State of Texas Department of Transportation, as described in Volume 6, Page 364, Civil Minutes of Williamson County, Texas;

**THENCE**, with the line common to the south line of said Tract 1 and the north line of the remainder of said 32.91 acre tract, the following two (2) courses and distances:

- 1) South 49 degrees 27 minutes 43 seconds West, with the line common to the south line of said Tract 1 and the north line of the remainder of said 32.91 acre tract, a distance of 584.19 feet to a found PK Nail set in concrete at a fence corner;

- 2) South 42 degrees 40 minutes 58 seconds West, with the line common to the south line of said Tract 1 and the north line of the remainder of said 32.91 acre tract, a distance of 645.64 feet to a found 1/2-inch iron rod with cap stamped "CS LTD" at the northwest corner of the remainder of said 32.91 acre tract and the northeast corner of the plat of Shady Oaks Estates, Section 4, Phase 4, as recorded in Document No. 2005091523, O.P.R.W.C.T., said point being along or near the line common to the south line of the Lemuel S. Walters Survey, Abstract 653 and the north line of the Burrell Eaves Survey, Abstract 216;

**THENCE**, along or near the line common to the south line of the Lemuel S. Walters Survey, Abstract 653 and the north line of the Burrell Eaves Survey, Abstract 216 with the line common to the south line of said Tract 1 and the north line of said Shady Oaks Estates, Section 4, Phase 4 and the north line of Shady Oaks Estates, Section 4, Phase 5, as recorded in Document No. 2006094525, O.P.R.W.C.T. and the north line of Shady Oaks Estates, Section 4, Phase 7B, as recorded in Document No. 2012001433, O.P.R.W.C.T., the following four (4) courses and distances:

- 1) South 68 degrees 22 minutes 59 seconds West, a distance of 1,068.71 feet to a found 1/2-inch iron rod;
- 2) South 69 degrees 54 minutes 10 seconds West, a distance of 1,234.90 feet to a found 1/2-inch iron rod;
- 3) South 68 degrees 53 minutes 14 seconds West, a distance of 1,291.34 feet to a found 1/2-inch iron rod with cap stamped "CS LTD";
- 4) South 68 degrees 51 minutes 20 seconds West, a distance of 542.25 feet to a found PK Nail in concrete at a fence corner at a north corner of said Shady Oaks Estates, Section 4, Phase 7B and an eastern corner of Shady Oaks Estates, Section 4, Phase 8, as recorded in Document No. 2014037736, O.P.R.W.C.T.;

**THENCE**, departing the line along or near the line common to the south line of the Lemuel S. Walters Survey, Abstract 653 and the north line of the Burrell Eaves Survey, Abstract 216 and the line common to the south line of said Tract 1 and the north line of said Shady Oaks Estates, Section 4, Phase 7B, running with the line common to the west line of said Tract 1 and an east line of said Shady Oaks Estates, Section 4, Phase 8, the following two (2) courses and distances:

- 1) North 23 degrees 14 minutes 49 seconds West, a distance of 231.99 feet calculated point inside the west side of a 32" Live Oak tree;
- 2) North 20 degrees 51 minutes 19 seconds West, a distance of 427.16 feet to a found 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" at the northeast corner of said Shady Oaks Estates, Section 4, Phase 8 and the most northerly southeast corner of said Tract 2;

**THENCE**, South 68 degrees 54 minutes 47 seconds West, departing the west line of said Tract 1 with a line common to a southerly line of said Tract 2 and the northerly line of said Shady Oaks Estates, Section 4, Phase 8, a distance of 750.31 feet to a found 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" at the northwest corner of said Shady Oaks Estates, Section 4, Phase 8 and a southerly corner of said Tract 2;

**THENCE**, South 21 degrees 04 minutes 11 seconds East, with the line common to an east line of said Tract 2 and the west line of said Shady Oaks Estates, Section 4, Phase 8, a distance of 2,163.37 feet to a found 1/2-inch iron rod with cap stamped "CD LTD" at the southwest corner of said Shady Oaks Estates, Section 4, Phase 8 and the northwest corner of Shady Oaks Estates, Section 4, Phase 9, as recorded in Document No. 2010020338, O.P.R.W.C.T.;

**THENCE**, South 21 degrees 04 minutes 40 seconds East, with the line common to an east line of said Tract 2 and the west line of said Shady Oaks Estates, Section 4, Phase 9, passing a 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" for the southeast corner of said Tract 2 and the northeast corner of said Tract 3, at a distance of 505.49 feet for a total distance of 620.46 feet to a found 1/2-inch iron rod with cap stamped "CHAPARRAL BOUNDARY" at the southwest corner of said Shady Oaks Estates, Section 4, Phase 9 and the southeast corner of said Tract 3 and a non-tangent intersection with a curve;

**THENCE**, with the lines common to the south line of said Tract 3 and the north lines of the Planned Unit Development of Sun City Georgetown, Neighborhood Twenty-Four "B2" and the Planned Unit Development of Sun City Georgetown, Neighborhood Twenty-Four "B", as recorded in Document No. 2004004281, O.P.R.W.C.T. and a north line of a called 176.025 acre tract (Whitewing Golf Course – Parcel #4) conveyed to the Georgetown Community Association, Inc., as recorded in Document No. 2007007635, O.P.R.W.C.T., the following four (4) courses and distances:

- 1) 280.30 feet along the arc of a curve to the right, having a radius of 3,776.70 feet, a central angle of 04 degrees 15 minutes 09 seconds, a chord bearing of South 85 degrees 06 minutes 35 seconds West, and a chord length of 280.23 feet to a found 1/2-inch iron rod and a point of tangency;
- 2) South 86 degrees 00 minutes 17 seconds West, a distance of 145.90 feet to a found 1/2-inch iron rod with cap stamped "SURVCON" at the northeast corner of the Planned Unit Development of Sun City Georgetown, Neighborhood Twenty-Four "B", as recorded in Document No. 2004004281, O.P.R.W.C.T.;
- 3) South 86 degrees 42 minutes 33 seconds West, with the line common to the south line of said Tract 3 and the north line of said Neighborhood Twenty-Four "B", a distance of 1,065.04 feet to a found 1/2-inch iron rod with cap stamped "SURVCON" at the northeast corner of a called 176.025 acre tract (Whitewing Golf Course – Parcel #4) conveyed to the Georgetown Community Association, Inc., as recorded in Document No. 2007007635, O.P.R.W.C.T. and the northwest corner of said Neighborhood Twenty-Four "B";
- 4) South 86 degrees 23 minutes 18 seconds West, with the line common to the south line of said Tract 3 and the north line of said 176.025 acre tract, a distance of 274.15 feet to a found 1/2-inch iron rod with cap stamped "SURVCON INC" at the southeast corner of said Tract 3 and a northerly corner of said 176.025 acre tract on the east line of the Frederick Foy Survey, Abstract 229;

**THENCE**, North 24 degrees 05 minutes 52 seconds West, with the line common to the west line of said Burrell Eaves Survey, Abstract 216 and the west line of said Frederick Foy Survey, Abstract 229 and the west lines of said Tracts 2 and 3 and an east line of said 176.025 acre tract, passing a found 1/2-inch iron rod with cap stamped "CHAPARRAL BOUNDARY" at a distance of 1.73

feet, and passing a found 1/2-inch iron rod with cap stamped "SURVCON INC" at the northernmost northeast corner of said 176.025 acre tract and the southeast corner of a called 133.610 acre tract (TRACT III), conveyed to Pulte Homes of Texas, L.P., as recorded in Document No. 2018042844, O.P.R.W.C.T., and passing at a distance of 98.27 feet, and passing a 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" at the southwest corner of said Tract 2 and the northwest corner of said Tract 3 at a distance of 133.39 feet for a total distance of 1,599.89 feet to a found 1/2-inch iron rod at the approximate southwest corner of said Lemuel S. Walters Survey, Abstract 653 and the approximate northwest corner of said Burrell Eaves Survey, Abstract 216;

**THENCE**, North 21 degrees 35 minutes 50 seconds West, with the line common to the west line of said Lemuel S. Walters Survey, Abstract 653 and the east line of said Frederic Foy Survey, Abstract 229 and the west line of said Tract 2 and the east line of said 133.610 acre tract, a distance of 2,226.50 feet to a 1/2-inch iron with cap stamped "MCKIM CREED" at the south corner of a called 6.91 acre tract (Tract Two) conveyed by Special Warranty Deed to Williamson County Park Foundation, Inc. as a Trustee for Williamson County, Texas, as recorded in Document No. 201203568, O.P.R.W.C.T., from which a found cotton spindle bears North 68 degrees 27 minutes 12 seconds West, a distance of 0.57 feet;

**THENCE**, with the east line of said 6.91 acre tract, the following seven (7) courses and distances:

- 1) North 18 degrees 00 minutes 37 seconds East, departing the line common to the west line of said Lemuel S. Walters Survey, Abstract 653 and the west line of said Tract 2 and the east line of said Frederic Foy Survey, Abstract 229 and the east line of said 133.610 acre tract, a distance of 248.84 feet found PK Nail and Washer stamped "FOREST RPLS 1847";
- 2) North 43 degrees 17 minutes 19 seconds East, a distance of 74.32 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED";
- 3) North 79 degrees 47 minutes 43 seconds West, a distance of 2.55 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent intersection with a curve;
- 4) 127.11 feet along the arc of a curve to the left, having a radius of 369.97 feet, a central angle of 19 degrees 41 minutes 05 seconds, a chord bearing of North 24 degrees 52 minutes 54 seconds East, and a chord length of 126.48 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent point of compound curvature;
- 5) 436.87 feet along the arc of a curve to the left, having a radius of 366.25 feet, a central angle of 68 degrees 20 minutes 37 seconds, a chord bearing of North 08 degrees 01 minutes 09 seconds West, and a chord length of 411.43 feet at a set 1/2-inch iron with cap stamped "MCKIM CREED";
- 6) North 48 degrees 45 minutes 48 seconds West, a distance of 91.79 feet at a set 1/2-inch iron with cap stamped "MCKIM CREED";
- 7) 461.05 feet along the arc of a curve to the left, having a radius of 349.09 feet, a central angle of 75 degrees 40 minutes 20 seconds, a chord bearing of North 81 degrees 10 minutes 10 seconds West, and a chord length of 428.26 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent intersection with the line common to the west line of said Tract 2 and the east line a called 24.29 acre tract as conveyed to the Williamson County Park Foundation, Inc., as Trustee for Williamson County, Texas, as recorded in Document No. 2013005831, O.P.R.W.C.T.;

**THENCE**, North 21 degrees 32 minutes 48 seconds West, with the west line of said Lemuel S. Walters Survey and the line common to the west line of said Tract 2 and the east line of said 24.29 acre tract, a distance of 514.78 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED" at the south corner of a called 20.76 acre tract (Tract One) conveyed by Special Warranty Deed to Williamson County Park Foundation, Inc. as a Trustee for Williamson County, Texas, as recorded in Document No. 201203568, O.P.R.W.C.T;

**THENCE**, with the line common to the east line of said 20.76 acre tract and the west line of the remainder of said Tract 2, the following nine (9) courses and distances:

- 1) North 68 degrees 26 minutes 15 seconds East, departing the west line of said Lemuel S. Walters Survey and the west line of said Tract 2, a distance of 60.76 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED" of non-tangent curvature;
- 2) 222.22 feet along the arc of a curve to the left, having a radius of 301.16 feet, a central angle of 42 degrees 16 minutes 34 seconds, a chord bearing of South 64 degrees 22 minutes 50 seconds East, and a chord length of 217.21 feet to a set 1/2-inch iron with cap stamped "MCKIM CREED" and a non-tangent point of compound curvature;
- 3) 238.85 feet along the arc of a curve to the left, having a radius of 302.77 feet, a central angle of 45 degrees 11 minutes 57 seconds, a chord bearing of South 73 degrees 10 minutes 03 seconds East, and a chord length of 232.71 feet to a point of compound curvature to a set 1/2-inch iron with cap stamped "MCKIM CREED" non-tangent point of compound curvature;
- 4) 379.86 feet along the arc of a curve to the left, having a radius of 343.11 feet, a central angle of 63 degrees 25 minutes 54 seconds, a chord bearing of North 59 degrees 48 minutes 38 seconds East, and a chord length of 360.75 feet to a found PK Nail in a Rock at a non-tangent point of intersection;
- 5) North 31 degrees 50 minutes 10 seconds East, a distance of 371.41 feet to a found 1/2-inch iron rod with cap stamped "FOREST RPLS 1847";
- 6) North 27 degrees 43 minutes 44 seconds West, a distance of 122.57 feet to a found 1/2-inch iron rod with cap stamped "FOREST RPLS 1847";
- 7) North 28 degrees 41 minutes 49 seconds West, a distance of 238.21 feet to a found 1/2-inch iron rod with cap stamped "FOREST RPLS 1847";
- 8) North 69 degrees 43 minutes 26 seconds West, a distance of 235.90 feet to a found 1/2-inch iron rod with cap stamped "FOREST RPLS 1847";
- 9) North 70 degrees 37 minutes 41 seconds West, a distance of 193.27 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED";

**THENCE**, departing the line common to the east line of said 20.76 acre tract and the west line of the remainder of said Tract 2, over and across the remainder of said Tract 2, the following seven (7) courses and distances:

- 1) North 32 degrees 24 minutes 27 seconds East, a distance of 874.04 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of non-tangent intersection with a curve;
- 2) 85.18 along the arc of a curve to the left, having a radius of 374.50 feet, through a central angle of 13 degrees 01 minutes 57 seconds, a chord bearing of North 65 degrees 08 minutes

- 26 seconds West, and a chord distance of 85.00 feet to a point of tangency at a set 1/2-inch iron rod with cap stamped "MCKIM CREED";
- 3) North 71 degrees 39 minutes 24 seconds West, a distance of 38.61 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature;
  - 4) 238.03 feet along the arc of a curve to the right, having a radius of 495.50 feet, through a central angle of 27 degrees 31 minutes 25 seconds, a chord bearing of North 57 degrees 53 minutes 42 seconds West, and a chord distance of 235.75 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of tangency;
  - 5) North 44 degrees 07 minutes 59 seconds West, a distance of 82.81 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature;
  - 6) 27.30 feet along the arc of a curve to the left, having a radius of 424.50 feet, through a central angle of 03 degrees 41 minutes 07 seconds, a chord bearing of North 45 degrees 58 minutes 33 seconds West, and a chord distance of 27.30 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED";
  - 7) South 82 degrees 11 minutes 31 seconds West, a distance of 33.26 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" and a non-tangent intersection with a curve on the southeasterly right-of-way line of Ronald Reagan Boulevard (260-foot Right-of-Way) dedicated to Williamson County, as recorded in Document No. 2009083183, O.P.R.W.C.T.;

**THENCE**, 208.94 feet along the arc of a curve to the right, with the southeasterly right-of-way line of said Ronald Reagan Boulevard, having a radius of 7,870.00 feet, through a central angle of 01 degrees 31 minutes 16 seconds, a chord bearing of North 34 degrees 33 minutes 32 seconds East, and a chord distance of 208.94 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED";

**THENCE**, departing the southeasterly right-of-way line of said Ronald Reagan Boulevard, over and across the remainder of said Tract 2, the following four (4) courses and distances:

- 1) South 09 degrees 46 minutes 13 seconds East, a distance of 35.36 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED";
- 2) South 54 degrees 46 minutes 08 seconds East, a distance of 266.66 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature;
- 3) 229.58 feet along the arc of a curve to the right, having a radius of 736.50 feet, a central angle of 17 degrees 51 minutes 36 seconds, a chord bearing of South 45 degrees 50 minutes 20 seconds East, and a chord length of 228.65 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED";
- 4) North 38 degrees 10 minutes 16 seconds East, a distance of 1,217.11 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED" on the line common to the east line of said Tract 2 and the west line of the remainder of a called 136.89 acre tract (Tract III) conveyed to PIA Capital, LLC – Series Tract III, as recorded in Document No. 2020163208, O.P.R.W.C.T.;

**THENCE**, with the line common to the east line of said Tract 2 and the west line of the remainder of said 136.89 acre tract, the following two (2) courses and distances:

- 1) South 21 degrees 51 minutes 58 seconds East, a distance of 1,412.82 feet to a found 60d nail at the base of a tree;
- 2) South 21 degrees 19 minutes 08 seconds East, a distance of 890.11 feet to a found 1/2-inch iron pipe with cap stamped "MAPLES RPLS 5043" at the southwest corner of said 136.89 acre tract and the most westerly northwest corner of a called 190.50 acre tract, conveyed to Clyde Thompson, as recorded in Document No. 1986039722, O.P.R.W.C.T.;

**THENCE**, with the line common to the east line of said Tract 2 and the west line of said 190.50 acre tract, the following two (2) courses and distances:

- 1) South 21 degrees 19 minutes 28 seconds East, a distance of 898.81 feet to a found cotton spindle;
- 2) South 21 degrees 09 minutes 23 seconds East, a distance of 544.61 feet to a found 1/2-inch iron rod with cap stamped "RPLS 5784" at the southwesterly corner of said 190.50 acre tract and the northwest corner of said Tract 1;

**THENCE**, North 73 degrees 01 minutes 26 seconds East, departing the east line of said Tract 2 with the line common to the north line of said Tract 1 and a south line of said 190.50 acre tract, a distance of 1,517.05 feet to a nail found in an oak tree at a south corner of said 190.50 acre tract and the southwest corner of a called 9.44 acre tract conveyed by Gift Deed to Clyde Thompson, as recorded in Volume 1254, Page 393, D.R.W.C.T., from which a found 1-1/2-inch iron pipe bears South 57 degrees 02 minutes 26 seconds, a distance of 16.56 feet;

**THENCE**, with a line common to the north line of said Tract 1 and the south line of said 9.44 acre tract, the following six (6) courses and distances:

- 1) South 61 degrees 03 minutes 52 seconds East, a distance of 434.28 feet found 1/2-inch iron rod;
- 2) South 33 degrees 10 minutes 20 seconds West, a distance of 6.18 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" from which a found 1/2-inch iron rod bears South 66 degrees 12 minutes 21 seconds East, a distance of 4.27 feet;
- 3) South 62 degrees 30 minutes 29 seconds East, a distance of 73.72 feet to a found 1/2-inch iron rod;
- 4) North 18 degrees 53 minutes 32 seconds East, a distance of 4.74 feet to a found 1/2-inch iron rod;
- 5) South 61 degrees 23 minutes 58 seconds East, a distance of 195.86 feet to a found 1/2-inch iron rod;
- 6) North 80 degrees 32 minutes 38 seconds East, a distance of 230.69 feet to a found 1/2-inch iron rod at the southeast corner of said 9.44 acre tract and a west corner of a called 12.62 acre tract by Gift Deed to Clyde Thompson;

**THENCE**, with a line common to the north line of said Tract 1 and the south line of said 12.62 acre tract, the following ten (10) courses and distances:

- 1) South 19 degrees 05 minutes 56 seconds East, a distance of 150.21 feet to a found 1/2-inch iron rod;
- 2) South 48 degrees 54 minutes 36 seconds East, a distance of 96.45 feet to a found 1/2-inch iron rod;

- 3) South 21 degrees 21 minutes 34 seconds East, a distance of 17.33 feet to a found 1/2-inch iron rod;
- 4) North 65 degrees 51 minutes 01 seconds East, at 378.86 feet passing a found 1/2-inch iron rod, for a total distance of 391.08 feet to a found 1/2-inch iron rod;
- 5) North 63 degrees 43 minutes 15 seconds East, a distance of 315.01 feet to a found 1/2-inch iron rod;
- 6) North 69 degrees 03 minutes 30 seconds East, a distance of 102.71 feet to a found 1/2-inch iron rod;
- 7) North 66 degrees 13 minutes 33 seconds East, a distance of 33.17 feet to a found 1/2-inch iron rod;
- 8) North 31 degrees 58 minutes 28 seconds West, a distance of 33.30 feet to a found 1/2-inch iron rod to the southeast corner of said 12.62 acre tract;
- 9) South 56 degrees 13 minutes 39 seconds West, a distance of 20.80 feet to a found 1/2-inch iron rod;
- 10) North 37 degrees 56 minutes 13 seconds West, a distance of 45.19 feet to a found 1/2-inch iron rod at the northernmost southeast corner of said 12.62 acre tract and a southern corner of said 190.50 acre tract;

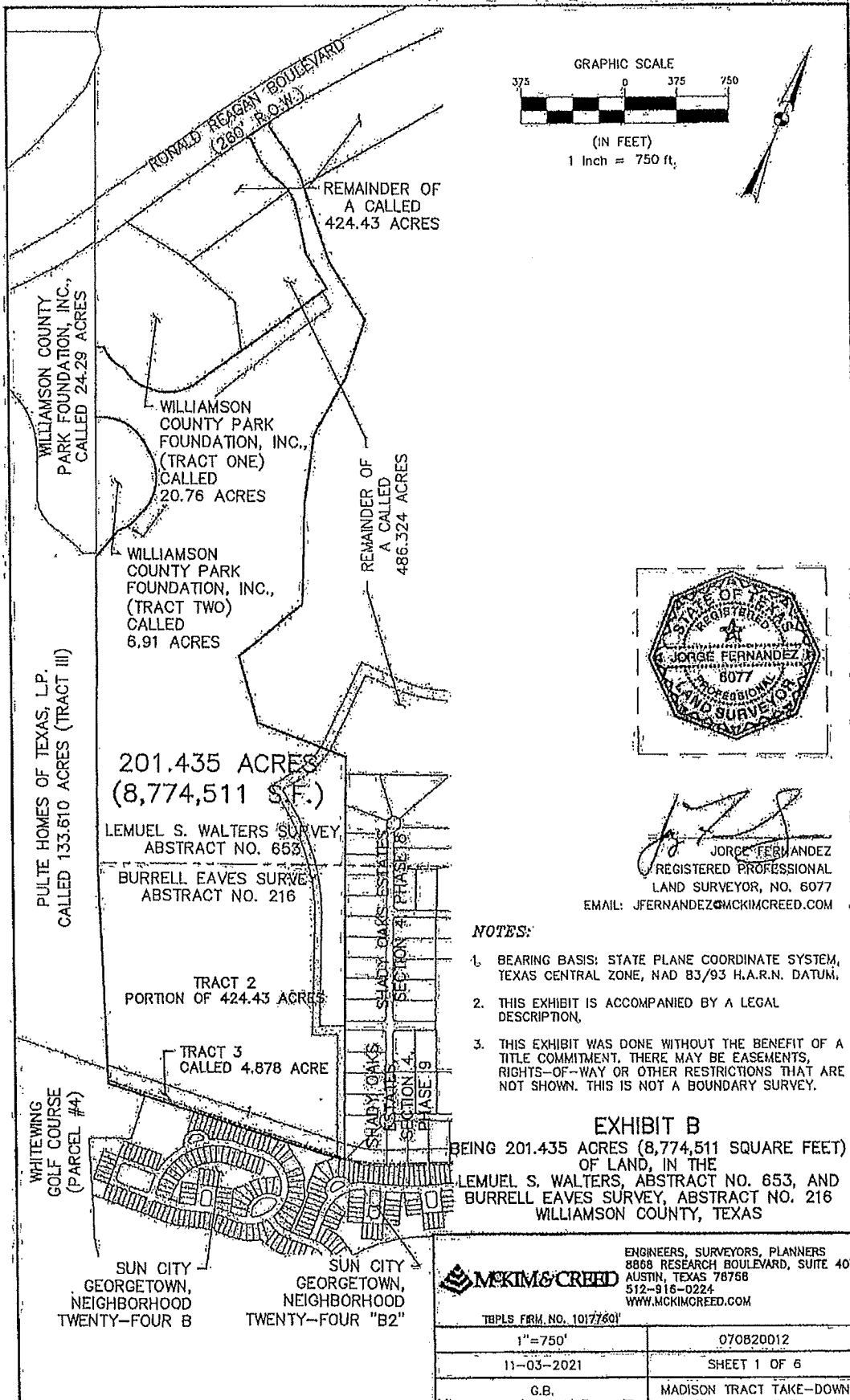
**THENCE**, with the line common to the north line of said Tract 1 and a south line of said 190.50 acre tract, the following seven (7) courses and distances:

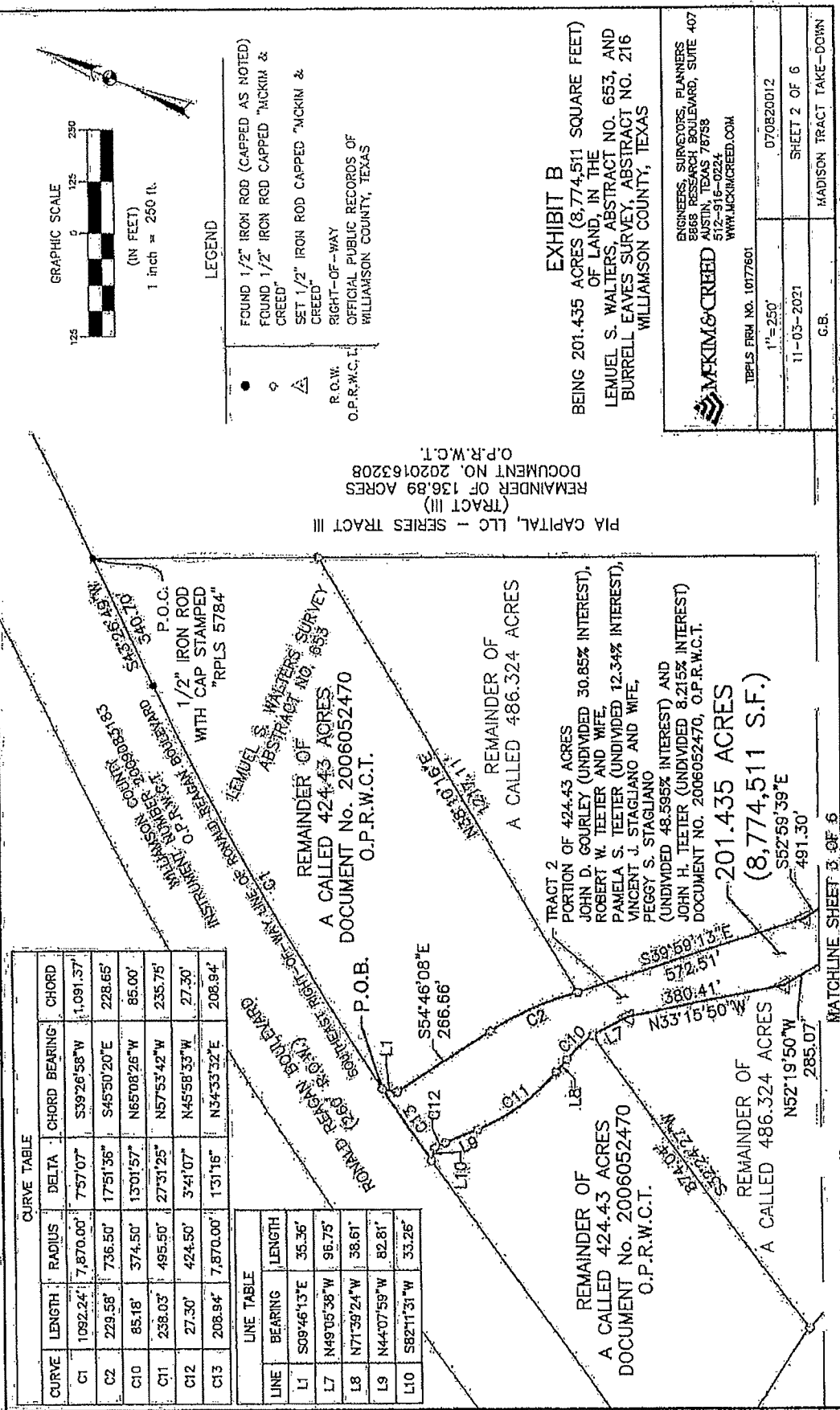
- 1) North 10 degrees 44 minutes 26 seconds East, a distance of 226.78 feet to a found 1/2-inch iron rod;
- 2) North 75 degrees 42 minutes 59 seconds East, a distance of 61.77 feet to a found 1/2-inch iron rod;
- 3) North 69 degrees 12 minutes 25 seconds East, a distance of 332.99 feet to a found 1/2-inch iron rod;
- 4) North 26 degrees 56 minutes 56 seconds West, a distance of 40.87 feet to a found 1/2-inch iron rod with cap stamped "FOREST 1847"
- 5) North 23 degrees 27 minutes 47 seconds West, a distance of 664.68 feet to a found 1/2-inch iron rod;
- 6) North 69 degrees 07 minutes 11 seconds East, a distance of 579.57 feet to a found 1/2-inch iron rod;
- 7) North 21 degrees 24 minutes 06 seconds West, a distance of 167.60 feet to a found 1/2-inch iron rod;

**THENCE**, North 79 degrees 11 minutes 25 seconds East, a distance of 129.26 feet to a found TxDOT Type II concrete monument at the northeast corner of said Tract 1, said point being on the southwesterly right-of-way of said State Highway 195;

**THENCE**, South 55 degrees 20 minutes 25 seconds East, with the southwesterly right-of-way line of said State Highway 195, a distance of 1,866.95 feet to the **POINT OF BEGINNING** and containing 486.324 Acres or 21,184,268 square feet of land, more or less.

# EXHIBIT B





CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	1092.24'	7,870.00'	S39°26'58"W
C2	229.58'	736.50'	S45°30'20"E
C10	85.18'	374.50'	N65°08'26"W
C11	238.03'	495.50'	N57°53'42"W
C12	27.30'	424.50'	N45°58'33"W
C13	208.94'	7,870.00'	N34°33'32"E

LINE TABLE		LENGTH
LINE	BEARING	LENGTH
L1	S09°46'13"E	35.36'
L7	N49°05'38"W	96.75'
L8	N71°39'24"W	38.61'
L9	N44°07'59"W	82.81'
L10	S82°11'31"W	33.26'

**EXHIBIT B**

BEING 201.435 ACRES (8,774,511 SQUARE FEET) OF LAND, IN THE  
 LEMUEL S. WALTERS, ABSTRACT NO. 653, AND  
 BURRELL EAVES SURVEY, ABSTRACT NO. 216  
 WILLAMSON COUNTY, TEXAS

**McKIM & CREED**  
 ENGINEERS, SURVEYORS, PLANNERS  
 8868 RESEARCH BOULEVARD, SUITE 407  
 AUSTIN, TEXAS 78758  
 512-916-0224  
 WWW.MCKIMCREED.COM

TBPLS FIRM NO. 10177601

1" = 250'

11-03-2021

G.B.

070820012

SHEET 2 OF 6

MADISON TRACT TAKE-DOWN

P.A. CAPITAL, LLC - SERIES TRACT III  
 (TRACT III)  
 REMAINDER OF 136.89 ACRES  
 DOCUMENT NO. 2020163208  
 O.P.R.W.C.T.

TRACT 2  
 PORTION OF 424.43 ACRES  
 JOHN D. GOURLEY (UNDIVIDED 30.85% INTEREST),  
 ROBERT W. TEETER AND WIFE,  
 PAMELA S. TEETER (UNDIVIDED 12.34% INTEREST),  
 VINCENT J. STAGLIANO AND WIFE,  
 PEGGY S. STAGLIANO  
 (UNDIVIDED 48.59% INTEREST) AND  
 JOHN H. TEETER (UNDIVIDED 8.215% INTEREST)  
 DOCUMENT NO. 2006052470, O.P.R.W.C.T.

201.435 ACRES  
 (8,774,511 S.F.)

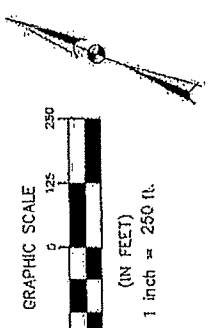
REMAINDER OF  
 A CALLED 486.324 ACRES  
 N52°19'50"W  
 285.07'

REMAINDER OF  
 A CALLED 486.324 ACRES

REMAINDER OF  
 A CALLED 424.43 ACRES  
 DOCUMENT NO. 2006052470  
 O.P.R.W.C.T.

1/2" IRON ROD  
 WITH CAP STAMPED  
 "RPLS 5784"

WILLAMSON COUNTY  
 O.P.R.W.C.T.  
 ABSTRACT NO. 2006052470



**LEGEND**

● FOUND 1/2" IRON ROD (CAPPED AS NOTED)  
 ○ FOUND 1/2" IRON ROD CAPPED "MCKIM & CREED"  
 △ SET 1/2" IRON ROD CAPPED "MCKIM & CREED"  
 R.O.W. RIGHT-OF-WAY  
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS

MATCHLINE SHEET 2 OF 6

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	127.11'	369.97'	19°41'05"	N24°52'54"E 126.48'
C5	436.87'	366.25'	88°20'37"	N08°01'09"W 411.43'
C6	461.05'	349.09'	75°40'20"	N81°10'10"W 428.26'
C7	222.22'	301.16'	42°16'34"	S64°22'50"E 217.21'
C8	238.85'	302.77'	45°11'57"	S73°10'03"E 232.71'
C9	379.86'	343.11'	63°25'64"	N59°48'38"E 360.75'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N48°45'48"W	91.79'
L6	N68°26'15"E	60.76'

WILLIAMSON COUNTY PARK FOUNDATION, INC.,  
A TEXAS NON-PROFIT CORPORATION  
AS TRUSTEE FOR WILLIAMSON COUNTY, TEXAS  
CALLED 24.29 ACRES  
DOCUMENT NO. 20130056831, O.P.R.W.C.T.  
FREDERICK FOY SURVEY, ABSTRACT NO. 229  
N21°32'48"W 514.78'

LEMUEL S. WALTERS SURVEY  
ABSTRACT NO. 653

WILLIAMSON COUNTY  
CALLED 11.39 ACRES  
POSSESSION AND USE  
AGREEMENT  
NO RECORDING INFORMATION

201.435 ACRES  
(8,774,511 S.F.)

WILLIAMSON COUNTY PARK FOUNDATION, INC.,  
A TEXAS NON-PROFIT CORPORATION  
AS TRUSTEE FOR WILLIAMSON COUNTY, TEXAS  
(TRACT TWO)  
CALLED 6.91 ACRES  
SPECIAL WARRANTY DEED  
DOCUMENT NO. 2012103568  
O.P.R.W.C.T.

WILLIAMSON COUNTY PARK FOUNDATION, INC.,  
A TEXAS NON-PROFIT CORPORATION  
AS TRUSTEE FOR WILLIAMSON COUNTY, TEXAS  
(TRACT ONE) CALLED 20.76 ACRES  
SPECIAL WARRANTY DEED  
DOCUMENT NO. 2012103568, O.P.R.W.C.T.

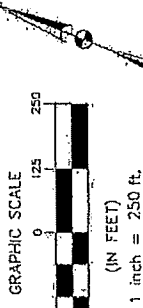
WILLIAMSON COUNTY PARK FOUNDATION, INC.,  
A TEXAS NON-PROFIT CORPORATION  
AS TRUSTEE FOR WILLIAMSON COUNTY, TEXAS  
(TRACT ONE) CALLED 20.76 ACRES  
SPECIAL WARRANTY DEED  
DOCUMENT NO. 2006052470  
O.P.R.W.C.T.

JOHN D. GOURLEY  
(UNDIVIDED 30.85% INTEREST),  
ROBERT W. TEETER AND  
WIFE, PAMELA S. TEETER  
(UNDIVIDED 12.34% INTEREST),  
VINCENT J. STAGLIANO AND  
WIFE, PEGGY S. STAGLIANO  
(UNDIVIDED 48.59% INTEREST) AND  
JOHN H. TEETER  
(UNDIVIDED 8.215% INTEREST)

PORTION OF 424.43 ACRES  
JOHN D. GOURLEY  
(UNDIVIDED 30.85% INTEREST),  
ROBERT W. TEETER AND  
WIFE, PAMELA S. TEETER  
(UNDIVIDED 12.34% INTEREST),  
VINCENT J. STAGLIANO AND  
WIFE, PEGGY S. STAGLIANO  
(UNDIVIDED 48.59% INTEREST) AND  
JOHN H. TEETER  
(UNDIVIDED 8.215% INTEREST)

REMAINDER OF  
A CALLED  
486.324 ACRES

REMAINDER OF  
A CALLED 486.324 ACRES



LEGEND

- FOUND 1/2" IRON ROD (CAPPED AS NOTED)
- FOUND 1/2" IRON ROD CAPPED "MCKIM & CREED"
- △ SET 1/2" IRON ROD CAPPED "MCKIM & CREED"
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

EXHIBIT B

BEING 201.435 ACRES (8,774,511 SQUARE FEET)  
OF LAND, IN THE  
LEMUEL S. WALTERS, ABSTRACT NO. 653, AND  
BURRELL EAVES SURVEY, ABSTRACT NO. 216  
WILLIAMSON COUNTY, TEXAS

**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
8868 RESEARCH BOULEVARD, SUITE 407  
AUSTIN, TEXAS 78758  
512-916-0224  
WWW.MCKIMCREED.COM

TEPLS FIRM NO. 10177601

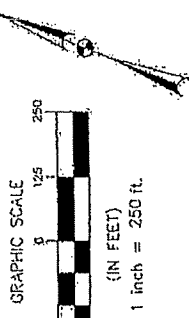
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11-03-2021

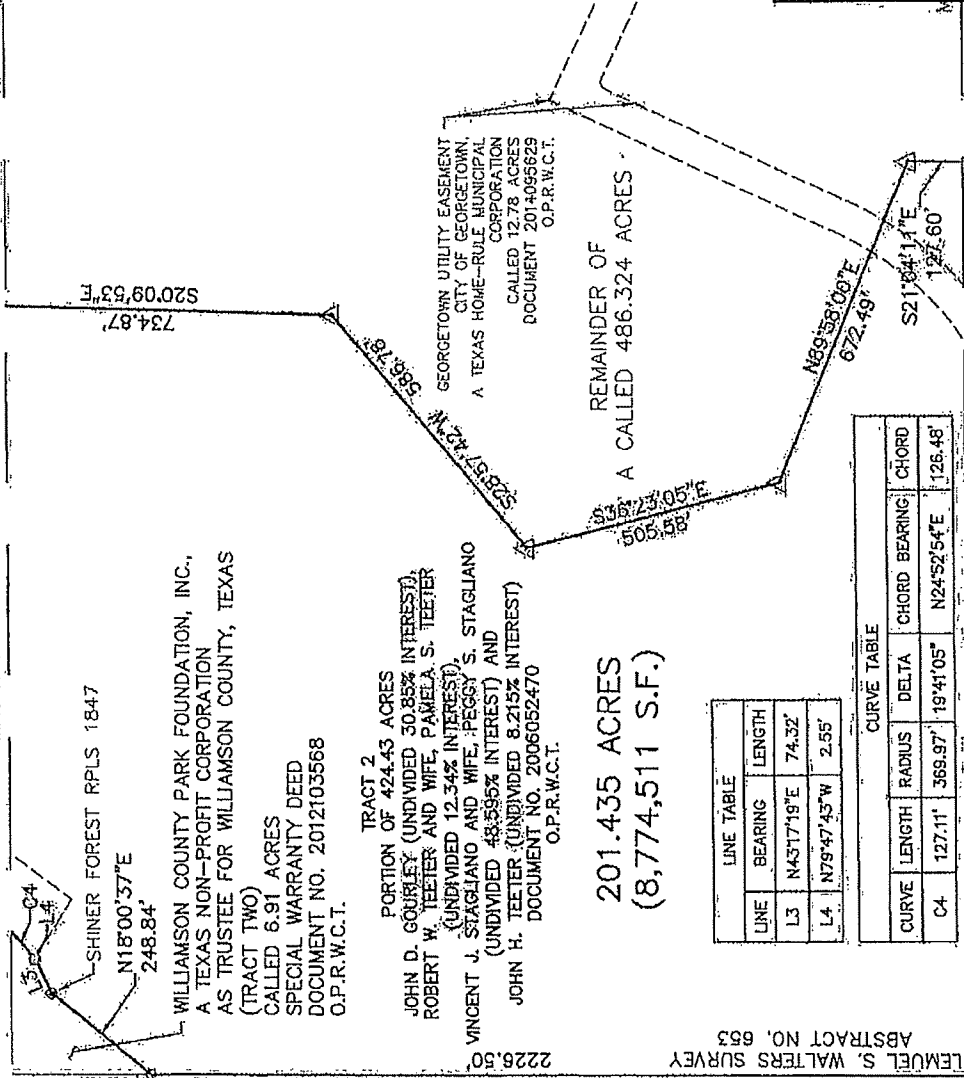
G.B. MADISON TRACT TAKE-DOWN

MATCHLINE SHEET 4 OF 6

MATCHLINE SHEET 3 OF 6



- LEGEND**
- FOUND 1/2" IRON ROD (CAPPED AS NOTED)
  - FOUND 1/2" IRON ROD CAPPED "MCKIM & CREED"
  - △ SET 1/2" IRON ROD CAPPED "MCKIM & CREED"
  - R.O.W. RIGHT-OF-WAY
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



**201.435 ACRES  
(8,774,511 S.F.)**

**LINE TABLE**

LINE	BEARING	LENGTH
L3	N43°17'19"E	74.32'
L4	N79°47'43"W	2.55'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	127.11'	369.97'	19°41'05"	N24°S2°54"E	126.48'

**EXHIBIT B**

BEING 201.435 ACRES (8,774,511 SQUARE FEET) OF LAND, IN THE  
LEWEL S. WALTERS, ABSTRACT NO. 653, AND  
BURRELL EAVES SURVEY, ABSTRACT NO. 216  
WILLIAMSON COUNTY, TEXAS

**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
8963 RESEARCH BOULEVARD, SUITE 407  
AUSTIN, TEXAS 78758  
512-918-0224  
WWW.MCKIMCREED.COM

TBPLS FIRM NO. 10177501	DATE 07/09/2012
11-03-2021	SHEET 4 OF 6
C.B.	MADISON TRACT TAKE-DOWN

PULTE HOMES OF TEXAS, L.P.  
CALLED 133.610 ACRES (TRACT III)  
DOCUMENT NO. 2018042844  
O.P.R.W.C.T.  
FREDERICK FOY SURVEY  
ABSTRACT NO. 229  
LEWEL S. WALTERS SURVEY  
ABSTRACT NO. 653

MATCHLINE SHEET 5 OF 6

MATCHLINE SHEET 4 OF 6

N21°35'50"W  
2226.50'

FREDERICK FOY SURVEY, ABSTRACT NO. 229

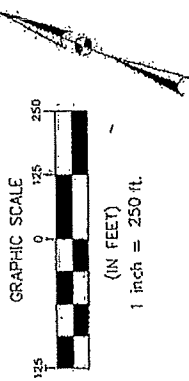
PULTE HOMES OF TEXAS, L.P.  
CALLED 133.610 ACRES (TRACT III)  
DOCUMENT NO. 2018042844  
O.P.R.W.C.T.

GEORGETOWN UTILITY EASEMENT  
CITY OF GEORGETOWN,  
A TEXAS HOME-RULE MUNICIPAL  
CORPORATION  
CALLED 12.78 ACRES  
DOCUMENT 2014095529  
O.P.R.W.C.T.

LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653  
BURRELL EAVES SURVEY, ABSTRACT NO. 216

201.435 ACRES  
(8,774,511 S.F.)

TRACT 2  
PORTION OF 424.43 ACRES  
JOHN D. GOURLEY (UNDIVIDED 30.95% INTEREST),  
ROBERT W. TEETER AND WIFE, PAMELA S. TEETER  
(UNDIVIDED 12.34% INTEREST),  
VINCENT J. STAGLIANO AND WIFE, REGGY S. STAGLIANO  
(UNDIVIDED 48.59% INTEREST) AND  
JOHN H. TEETER (UNDIVIDED 8.21% INTEREST)  
DOCUMENT NO. 2006052470  
O.P.R.W.C.T.



LEGEND

- FOUND 1/2" IRON ROD (CAPPED AS NOTED)
- FOUND 1/2" IRON ROD CAPPED "MCKIN & CREED"
- △ SET 1/2" IRON ROD CAPPED "MCKIN & CREED"
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

EXHIBIT B

BEING 201.435 ACRES (8,774,511 SQUARE FEET)  
OF LAND, IN THE  
LEMUEL S. WALTERS, ABSTRACT NO. 653, AND  
BURRELL EAVES SURVEY, ABSTRACT NO. 216  
WILLIAMSON COUNTY, TEXAS

**MCKIN & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
3888 RESEARCH BOULEVARD, SUITE 407  
AUSTIN, TEXAS 78758  
512-916-0224  
WWW.MCKINCREED.COM

TABLE FIRM NO. 10177601

1"=250'

070820012

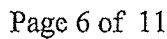
11-03-2021

SHEET 5 OF 6

C.B.

MADISON TRACT TAKE-DOWN

MATCHLINE SHEET 6 OF 6



**METES AND BOUNDS DESCRIPTION**  
**201.435 ACRES**  
**BURRELL EAVES SURVEY, ABSTRACT 216**  
**LEMUEL S. WALTERS SURVEY, ABSTRACT 653**  
**WILLIAMSON COUNTY, TEXAS**

Being 201.435 acres or 8,774,511 square feet of land situated in the Burrell Eaves Survey, Abstract Number 216 and the Lemuel S. Walters Survey, Abstract Number 653, Williamson County, Texas, and being a portion of the remainder of a called 424.43 acre tract (TRACT 2) conveyed in a Warranty deed with Vendor's Lien to John D. Gourley (30.85% undivided interest), Robert W. Teeter and wife, Pamela S. Teeter (12.34% undivided interest), Vincent J. Stagliano and wife, Peggy S. Stagliano (48.595% undivided interest) and John H. Teeter (8.215% undivided interest), as recorded in Document No. 2006052470, O.P.R.W.C.T. and a called 4.878 acres tract (TRACT 3) conveyed in a Special Cash warranty Deed to Wolf Von Buchholtz (10.68% undivided interest), John D. Gourley (34.83% undivided interest), Robert W. Teeter and Pamela S. Gourley (19.555% undivided interest) and Vincent J. Stagliano and wife, Peggy S. Stagliano (34.935% undivided interest), as recorded in Document No. 2007099395, O.P.R.W.C.T. Said 201.435 Acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83/90 HARN Datum with all distances shown hereon converted to surface values by multiplying by the combined scale factor of 1.000143965.

**COMMENCING**, at a found 1/2-inch iron rod with cap stamped "RPLS 5784" at the northeast corner of the remainder of said Tract 2 and the northwest corner of the remainder of a called 136.89 acre tract, conveyed to PIA Capital, LLC -- Series Tract III (Tract III), as recorded in Document No. 2020163208, O.P.R.W.C.T., said point being on the southeasterly right-of-way line of Ronald Reagan Boulevard (260-foot Right-of-Way), as recorded in Document No. 2009083183, O.P.R.W.C.T.;

**THENCE**, with the line common to a north line of the remainder of said 424.43 acre and the southeasterly right-of-line of said Ronald Reagan Boulevard, the following two (2) courses and distances:

- 1) South 43 degrees 26 minutes 49 seconds West, a distance of 340.70 feet to a found 1/2-inch iron rod, and a point of curvature, and
- 2) 1,092.24 feet along the arc of a curve to the left, having a radius of 7,870.00 feet, through a central angle of 07 degrees 57 minutes 07 seconds, a chord bearing of South 39 degrees 26 minutes 58 seconds West, and a chord distance of 1,091.37 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED", and the **POINT OF BEGINNING**;

**THENCE**, departing the southeasterly right-of-way line of said Ronald Reagan Boulevard, over and across the remainder of said Tract 2, the following thirteen (13) courses and distances:

- 1) South 09 degrees 46 minutes 13 seconds East, a distance of 35.36 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 2) South 54 degrees 46 minutes 08 seconds East, a distance of 266.66 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature, and
- 3) 229.58 feet along the arc of a curve to the right, having a radius of 736.50 feet, a central angle of 17 degrees 51 minutes 36 seconds, a chord bearing of South 45 degrees 50 minutes 20 seconds East, and a chord length of 228.65 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED", from which a found 1/2-inch iron rod with cap stamped "MCKIM CREED", on the line common to the east line of said Tract 2 and the west line of the remainder of a called 136.89 acre tract (Tract III) conveyed to PIA Capital, LLC -- Series Tract III, as recorded in Document No. 2020163208, O.P.R.W.C.T., bears North 38 degrees 10 minutes 16 seconds East, a distance of 1,217.11 feet, and

- 4) South 39 degrees 59 minutes 13 seconds East, a distance of 572.51 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 5) South 52 degrees 59 minutes 39 seconds East, a distance of 491.30 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 6) South 03 degrees 14 minutes 22 seconds East, a distance of 451.30 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 7) South 07 degrees 14 minutes 26 seconds West, a distance of 468.37 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 8) South 13 degrees 47 minutes 46 seconds East, a distance of 505.33 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 9) South 20 degrees 09 minutes 53 seconds East, a distance of 734.87 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 10) South 28 degrees 57 minutes 42 seconds West, a distance of 586.78 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 11) South 36 degrees 23 minutes 05 seconds East, a distance of 505.58 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 12) North 89 degrees 58 minutes 00 seconds East, a distance of 672.49 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 13) South 21 degrees 04 minutes 11 seconds East, a distance of 127.60 feet to a found 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" at the northwest corner of said Shady Oaks Estates, Section 4, Phase 8 and a southerly corner of said Tract 2;

**THENCE**, South 21 degrees 04 minutes 11 seconds East, with the line common to an east line of said Tract 2 and the west line of said Shady Oaks Estates, Section 4, Phase 8, a distance of 2,163.37 feet to a found 1/2-inch iron rod with cap stamped "CD LTD" at the southwest corner of said Shady Oaks Estates, Section 4, Phase 8 and the northwest corner of Shady Oaks Estates, Section 4, Phase 9, as recorded in Document No. 2010020338, O.P.R.W.C.T.;

**THENCE**, South 21 degrees 04 minutes 40 seconds East, with the line common to an east line of said Tract 2 and the west line of said Shady Oaks Estates, Section 4, Phase 9, passing a 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" for the southeast corner of said Tract 2 and the northeast corner of said Tract 3, at a distance of 505.52 feet for a total distance of 620.46 feet to a found 1/2-inch iron rod with cap stamped "CHAPARRAL BOUNDARY" at the southwest corner of said Shady Oaks Estates, Section 4, Phase 9 and the southeast corner of said Tract 3 and a non-tangent intersection with a curve;

**THENCE**, with the lines common to the south line of said Tract 3 and the north lines of the Planned Unit Development of Sun City Georgetown, Neighborhood Twenty-Four "B2" and the Planned Unit Development of Sun City Georgetown, Neighborhood Twenty-Four "B", as recorded in Document No. 2004004281, O.P.R.W.C.T. and a north line of a called 176.025 acre tract (Whitewing Golf Course – Parcel #4) conveyed to the Georgetown Community Association, Inc., as recorded in Document No. 2007007635, O.P.R.W.C.T., the following four (4) courses and distances:

- 1) 280.30 feet along the arc of a curve to the right, having a radius of 3,776.70 feet, a central angle of 04 degrees 15 minutes 09 seconds, a chord bearing of South 85 degrees 06 minutes 35 seconds West, and a chord length of 280.23 feet to a found 1/2-inch iron rod and a point of tangency, and
- 2) South 86 degrees 00 minutes 17 seconds West, a distance of 145.90 feet to a found 1/2-inch iron rod with cap stamped "SURVCON" at the northeast corner of the Planned Unit Development of Sun City Georgetown, Neighborhood Twenty-Four "B", as recorded in Document No. 2004004281, O.P.R.W.C.T., and
- 3) South 86 degrees 42 minutes 33 seconds West, with the line common to the south line of said Tract 3 and the north line of said Neighborhood Twenty-Four "B", a distance of 1,065.04 feet to a found 1/2-inch iron rod with cap stamped "SURVCON" at the northeast corner of a called 176.025 acre tract (Whitewing Golf Course – Parcel #4) conveyed to the Georgetown Community Association, Inc., as recorded in Document No. 2007007635, O.P.R.W.C.T. and the northwest corner of said Neighborhood Twenty-Four "B", and
- 4) South 86 degrees 23 minutes 18 seconds West, with the line common to the south line of said Tract 3 and the north line of said 176.025 acre tract, a distance of 274.15

feet to a found 1/2-inch iron rod with cap stamped "SURVCON INC" at the southeast corner of said Tract 3 and a northerly corner of said 176.025 acre tract on the east line of the Frederick Foy Survey, Abstract 229;

**THENCE**, North 24 degrees 05 minutes 52 seconds West, with the line common to the west line of said Burrell Eaves Survey, Abstract 216 and the east line of said Frederick Foy Survey, Abstract 229 and the west lines of said Tracts 2 and 3 and an east line of said 176.025 acre tract, passing a found 1/2-inch iron rod with cap stamped "CHAPARRAL BOUNDARY" at a distance of 1.73 feet, and passing a found 1/2-inch iron rod with cap stamped "SURVCON INC" at the northernmost northeast corner of said 176.025 acre tract and the southeast corner of a called 133.610 acre tract (TRACT III), conveyed to Pulte Homes of Texas, L.P., as recorded in Document No. 2018042844, O.P.R.W.C.T., and passing at a distance of 98.18 feet, and passing the southwest corner of said Tract 2 and the northwest corner of said Tract 3 at a distance of 133.86 feet, from which a 1/2-inch iron rod with cap stamped "MAPLES RPLS 5043" bears South 08 degrees 48 minutes, a distance of 0.5 feet, for a total distance of 1,599.89 feet to a found 1/2-inch iron rod with an illegible cap at the approximate southwest corner of said Lemuel S. Walters Survey, Abstract 653 and the approximate northwest corner of said Burrell Eaves Survey, Abstract 216;

**THENCE**, North 21 degrees 35 minutes 50 seconds West, with the line common to the west line of said Lemuel S. Walters Survey, Abstract 653 and the east line of said Frederick Foy Survey, Abstract 229 and the west line of said Tract 2 and the east line of said 133.610 acre tract, a distance of 2,226.50 feet to a calculated point at the south corner of a called 6.91 acre tract (Tract Two) conveyed by Special Warranty Deed to Williamson County Park Foundation, Inc. as a Trustee for Williamson County, Texas, as recorded in Document No. 201203568, O.P.R.W.C.T., from which a found cotton spindle bears North 68 degrees 27 minutes East, a distance of 0.6 feet;

**THENCE**, with the east line of said 6.91 acre tract, the following seven (7) courses and distances:

- 1) North 18 degrees 00 minutes 37 seconds East, departing the line common to the west line of said Lemuel S. Walters Survey, Abstract 653 and the west line of said Tract 2 and the east line of said Frederick Foy Survey, Abstract 229 and the east line of said 133.610 acre tract, a distance of 248.84 feet found PK Nail and Washer stamped "FOREST RPLS 1847", and
- 2) North 43 degrees 17 minutes 19 seconds East, a distance of 74.32 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED", and
- 3) North 79 degrees 47 minutes 43 seconds West, a distance of 2.55 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent intersection with a curve, and
- 4) 127.11 feet along the arc of a curve to the left, having a radius of 369.97 feet, a central angle of 19 degrees 41 minutes 05 seconds, a chord bearing of North 24 degrees 52 minutes 54 seconds East, and a chord length of 126.48 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent point of compound curvature, and
- 5) 436.87 feet along the arc of a curve to the left, having a radius of 366.25 feet, a central angle of 68 degrees 20 minutes 37 seconds, a chord bearing of North 08 degrees 01 minutes 09 seconds West, and a chord length of 411.43 feet at a found 1/2-inch iron with cap stamped "MCKIM CREED", and
- 6) North 48 degrees 45 minutes 48 seconds West, a distance of 91.79 feet at a found 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent intersection with a curve, and
- 7) 461.05 feet along the arc of a curve to the left, having a radius of 349.09 feet, a central angle of 75 degrees 40 minutes 20 seconds, a chord bearing of North 81 degrees 10 minutes 10 seconds West, and a chord length of 428.26 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent intersection with the line common to the west line of said Tract 2 and the east line a called 24.29 acre tract as conveyed to the Williamson County Park Foundation, Inc., as Trustee for Williamson County, Texas, as recorded in Document No. 2013005831, O.P.R.W.C.T.;

THENCE, North 21 degrees 32 minutes 48 seconds West, with the west line of said Lemuel S. Walters Survey and the line common to the west line of said Tract 2 and the east line of said 24.29 acre tract, a distance of 514.78 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" at the south corner of a called 20.76 acre tract (Tract One) conveyed by Special Warranty Deed to Williamson County Park Foundation, Inc. as a Trustee for Williamson County, Texas, as recorded in Document No. 201203568, O.P.R.W.C.T;

THENCE, with the line common to the east line of said 20.76 acre tract and the west line of the remainder of said Tract 2, the following five (5) courses and distances:

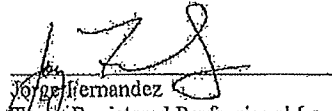
- 1) North 68 degrees 26 minutes 15 seconds East, departing the west line of said Lemuel S. Walters Survey and the west line of said Tract 2, a distance of 60.76 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" at a non-tangent intersection with a curve, and
- 2) 222.22 feet along the arc of a curve to the left, having a radius of 301.16 feet, a central angle of 42 degrees 16 minutes 34 seconds, a chord bearing of South 64 degrees 22 minutes 50 seconds East, and a chord length of 217.21 feet to a found 1/2-inch iron with cap stamped "MCKIM CREED" and a non-tangent point of compound curvature, and
- 3) 238.85 feet along the arc of a curve to the left, having a radius of 302.77 feet, a central angle of 45 degrees 11 minutes 57 seconds, a chord bearing of South 73 degrees 10 minutes 03 seconds East, and a chord length of 232.71 feet to a point of compound curvature to a found 1/2-inch iron with cap stamped "MCKIM CREED" and a non-tangent point of compound curvature, and
- 4) 379.86 feet along the arc of a curve to the left, having a radius of 343.11 feet, a central angle of 63 degrees 25 minutes 54 seconds, a chord bearing of North 59 degrees 48 minutes 38 seconds East, and a chord length of 360.75 feet to a found PK Nail in a Rock at a non-tangent point of intersection, and
- 5) North 31 degrees 50 minutes 10 seconds East, a distance of 371.41 feet to a found 1/2-inch iron rod with cap stamped "FOREST RPLS 1847", from which a found 1/2-inch iron rod with cap stamped "FOREST RPLS 1847" bears, North 27 degrees 43 minutes 44 seconds West, a distance of 122.57 feet;

THENCE, departing the line common to the east line of said 20.76 acre tract and the west line of the remainder of said Tract 2, over and across the remainder of said Tract 2, the following ten (10) courses and distances:

- 1) North 31 degrees 50 minutes 10 seconds East, a distance of 759.89 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 2) North 52 degrees 19 minutes 50 seconds West, a distance of 285.07 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 3) North 33 degrees 15 minutes 50 seconds West, a distance of 380.42 feet to a set 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 4) North 49 degrees 05 minutes 38 seconds West, a distance of 96.75 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature, from which a found 1/2-inch iron rod with cap stamped "MCKIM CREED" on the line common to the east line of said 20.76 acre tract and the west line of the remainder of said Tract 2 bears South 32 degrees 24 minutes 27 seconds West, a distance of 874.04 feet, and
- 5) 85.18 along the arc of a curve to the left, having a radius of 374.50 feet, through a central angle of 13 degrees 01 minutes 57 seconds, a chord bearing of North 65 degrees 08 minutes 26 seconds West, and a chord distance of 85.00 feet to a point of tangency at a found 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 6) North 71 degrees 39 minutes 24 seconds West, a distance of 38.61 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature, and
- 7) 238.03 feet along the arc of a curve to the right, having a radius of 495.50 feet, through a central angle of 27 degrees 31 minutes 25 seconds, a chord bearing of North 57 degrees 53 minutes 42 seconds West, and a chord distance of 235.75 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of tangency, and
- 8) North 44 degrees 07 minutes 59 seconds West, a distance of 82.81 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED" at a point of curvature, and

- 9) 27.30 feet along the arc of a curve to the left, having a radius of 424.50 feet, through a central angle of 03 degrees 41 minutes 07 seconds, a chord bearing of North 45 degrees 58 minutes 33 seconds West, and a chord distance of 27.30 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED", and
- 10) South 82 degrees 11 minutes 31 seconds West, a distance of 33.26 feet to a found 1/2-inch iron rod with cap stamped "MCKIM CREED" and a non-tangent intersection with a curve on the southeasterly right-of-way line of said Ronald Reagan Boulevard;

THENCE, 208.94 feet along the arc of a curve to the right, with the southeasterly right-of-way line of said Ronald Reagan Boulevard, having a radius of 7,870.00 feet, through a central angle of 01 degrees 31 minutes 16 seconds, a chord bearing of North 34 degrees 33 minutes 32 seconds East, and a chord distance of 208.94 feet to the POINT OF BEGINNING and containing 201.435 Acres or 8,774,511 square feet of land, more or less.

  
Jorge Fernandez

Texas Registered Professional Land Surveyor, No. 6077  
McKim & Creed, Inc.

TBPLES Firm No. 10177601

Email: [jfernandez@mckimcreed.com](mailto:jfernandez@mckimcreed.com)

Date: 2021-11-03 See attached exhibit of even date.



## EXHIBIT C



**SEC Planning, LLC**  
*Land Planning • Landscape Architecture • Community Planning*  
 ALBANY, TEXAS  
 1314 W. 24th  
 and planning for a better tomorrow

Acce  
11.4 ~~Acce~~ PASSIVE PARK  
MADISON TRACT  
GEORGETOWN, TEXAS

Based on input extracted from best available information. All map data should be confirmed as preliminary, in need of verification, and subject to change. This map plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

North

Scale: 1" = 200'

Date: October 21, 2021

EXHIBIT D

