

**INTERLOCAL AGREEMENT  
REGARDING THE PARTICIPATION OF THE CITY OF GEORGETOWN TEXAS,  
AND WILLIAMSON COUNTY, TEXAS, IN THE DESIGN AND CONSTRUCTION  
COSTS RELATED TO THE SE INNER LOOP PROJECT**

THE STATE OF TEXAS           §  
  §                   KNOW ALL BY THESE PRESENTS:  
COUNTY OF WILLIAMSON    §

**THIS INTERLOCAL AGREEMENT (“Agreement”)** is entered into between the City of Georgetown, Texas (“City”), a Texas home-rule municipality, and Williamson County, a political subdivision of the State of Texas (“County”). In this Agreement, City and the County are sometimes individually referred to as a “Party” and collectively referred to as the “Parties.”

**WHEREAS**, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

**WHEREAS**, the City is in the process of designing and constructing improvements to Southeast Inner Loop from FM 1460 to State Highway 29, as shown in Exhibit “A” attached hereto (“City Project”), and has entered into an agreement for design services related to the City Project with SVT, Inc. of Austin, Texas;

**WHEREAS**, the County desires to cooperate with the City to facilitate the construction of the City Project; and

**NOW, THEREFORE**, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the County and City agree as follows:

**I.  
PURPOSE**

**1.01 General.** The purpose of this Agreement is to provide for the County’s participation in the design, right-of-way acquisition, utility relocation, and construction of the City Project.

**II.  
DESIGN AND CONSTRUCTION OF CITY PROJECT**

**2.01 Design of City Project.** The City shall be responsible for contracting with a firm (“Design Firm”) regarding the engineering and design for the City Project. The City shall ensure that the design includes the reconstruction of the existing SE Inner Loop as a four-lane, divided

arterial road with a raised median and left-turn lanes; and 10 (ten) foot side paths between FM 1460 and SH 29.

**2.02 Design and Construction Costs.** Except as otherwise provided herein, the City shall be responsible for all costs associated with design and constructions of the City Project (“Project Cost”). The estimated Project Cost is \$61,507,396, which includes all costs related to the design and construction of the City Project, including environmental mitigation and utility relocation.

**2.03 Construction Plans.** The City shall schedule periodic progress meetings with the County of not less than one per month, unless otherwise agreed by both Parties. The City and the County will mutually approve the plans and specifications related to the City Project. Any changes or modifications to the plans will be submitted to the County for review and approval prior to commencing construction or authorizing any change order.

**2.04 Permits.** The City shall be responsible for obtaining permits, if any, required for the construction of the City Project.

**2.05 Operation and Maintenance After Acceptance.** City shall be responsible for the operation and maintenance of the City Project improvements within the City’s territorial limits.

### **III. COUNTY OBLIGATIONS**

**3.01 County ROW Dedication.** Within forty-five (45) days of the Effective Date of this Agreement, the County shall dedicate to the City three tracts of land totaling approximately 3.343 acres of Southeast Inner Loop right-of-way and shall dedicate to the City approximately 0.945 acres as a Temporary Construction Easement for the City Project, as further described in Exhibit “B” attached hereto and incorporated herein.

**3.02 County Payment.** The County shall reimburse the City for the City Project in an amount not to exceed EIGHTEEN MILLION EIGHT HUNDRED FIFTY-TWO THOUSAND SIX HUNDRED SIXTY-NINE and 00/100 Dollars (\$18,852,669.00) for the design, right-of-way acquisition, and construction costs, including utility relocation costs (together “County Participation Amount”). The City will submit reimbursement requests up to the County Participation Amount using the following payment schedule: 25% upon full execution of the Agreement between the City and the County, 25% upon awarding bid, 25% when construction is 50% complete, as determined by the value of the work completed to date against the contract amount, and 25% upon substantial completion. The payment schedule is anticipated to follow the

milestones identified in the anticipated project schedule shown in Exhibit "C" attached hereto.

Each reimbursement request will be submitted in a timely manner with proper documentation to support the expenditures. The County shall make a good faith effort to remit payment to the City, up to the total County Participation Amount, within thirty (30) days after receipt date of reimbursement request from the City.

**3.03 County's Right to Audit.** City agrees that County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of City which are directly pertinent to the services to be performed and amounts expended under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. City agrees that County shall have access during normal working hours to all necessary City facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. County shall give City reasonable advance notice of intended audits.

**3.04 Deed and Easement Forms.** All deeds and easements conveyed to the City must be in the form posted by the City on the City's website at <https://realestate.georgetown.org/>, which may be modified only with prior City Attorney approval. As to any deed or easement in favor of the City for which there is no template or form posted on the City's website, the term "Approved Form" shall mean a document in the form pre-approved by the City Attorney.

#### IV. DISPUTES

**4.01 Material Breach; Notice and Opportunity to Cure.**

(a) In the event that one Party believes that another Party has materially breached one of the provisions of this Agreement, the non-defaulting Party will make written demand to cure and give the defaulting Party up to 30 days to cure such material breach or, if the curative action cannot reasonably be completed within 30 days, the defaulting Party will commence the curative action within 30 days and thereafter diligently pursue the curative action to completion. Notwithstanding the foregoing, any matters specified in the default notice which may be cured solely by the payment of money must be cured within 10 days after receipt of the notice. This applicable time period must pass before the non-defaulting Party may initiate any remedies available to the non-defaulting party due to such breach.

(b) Any non-defaulting Party will mitigate direct or consequential damages arising from any breach or default to the extent reasonably possible under the circumstances.

(c) The Parties agree that they will negotiate in good faith to resolve any disputes and may engage in non-binding mediation, arbitration, or other alternative dispute resolution methods as recommended by the laws of the State of Texas.

**4.02 Equitable Relief.** In recognition that failure in the performance of the Parties' respective obligations could not be adequately compensated in monetary damages alone, the Parties agree that after providing notice and an opportunity to cure in accordance with Section 4.01 above, the Parties shall have the right to request any court, agency or other governmental authority of appropriate jurisdiction to grant any and all remedies which are appropriate to assure conformance to the provisions of this Agreement. The defaulting Party shall be liable to the other for all costs actually incurred in pursuing such remedies, including reasonable attorney's fees, and for any penalties or fines as a result of the failure to comply with the terms including, without limitation, the right to obtain a writ of mandamus or an injunction requiring the governing body of the defaulting party to levy and collect rates and charges or other revenues sufficient to pay the amounts owed under this Agreement.

**4.03 Agreement's Remedies Not Exclusive.** The provisions of this Agreement providing remedies in the event of a Party's breach are not intended to be exclusive remedies. The Parties retain, except to the extent released or waived by the express terms of this Agreement, all rights at law and in equity to enforce the terms of this Agreement.

## V.

### GENERAL PROVISIONS

**5.01 Authority.** This Agreement is made in part under the authority conferred in Chapter 791, *Texas Government Code*.

**5.02 Term.** This Agreement shall commence upon execution of this Agreement and shall end upon the completion of the City Project and acceptance of the public improvements by the City.

**5.03 Severability.** The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

**5.04 Payment from Current Revenues.** Any payments required to be made by a Party under this Agreement will be paid from current revenues or other funds lawfully available to the Party for such purpose.

**5.05 Cooperation.** The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

**5.06 Entire Agreement.** This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to those portions of the City Project shown in Exhibit A.

**5.07 Amendments.** Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

**5.08 Applicable Law; Venue.** This Agreement will be construed in accordance with Texas law. The venue for any action arising hereunder will be in Williamson County, Texas.

**5.09 Notices.** Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

**GEORGETOWN:** P.O. Box 409  
Georgetown, Texas 78627  
Attn: City Manager  
Telephone: (512) 930-3652  
Facsimile: (512) 930-3559  
Email: [david.morgan@georgetown.org](mailto:david.morgan@georgetown.org)

**COUNTY:** 710 S. Main Street,  
Georgetown, Texas 78626  
Attn: Steven Snell  
Telephone: (512) 943-1550  
Facsimile: (512) 943-1662

**5.10 Counterparts; Effect of Partial Execution.** This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

**5.11 Authority.** Each Party represents and warrants that it has the full right, power, and authority to execute this Agreement.

**5.12 Effective Date.** This Agreement is executed to be effective on the date the last Party signs this Agreement. If the Project has not been completed within five (5) years after the Effective Date, the County reserves the right to terminate this agreement.

**5.13 No Joint Venture.** The City Project is a sole project of the City and is not a joint venture or other partnership with the County.

*(SIGNATURES ON FOLLOWING PAGE)*



**WILLIAMSON COUNTY, TEXAS**

By: \_\_\_\_\_  
Steve Snell, County Judge

**ATTEST:**

By: \_\_\_\_\_  
Nancy Rister, County Clerk

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

**THIS INSTRUMENT** was acknowledged before me on this \_\_\_\_\_, by Steve Snell, County Judge of Williamson County, Texas, on behalf of said County.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "A"**  
**City Project Description**

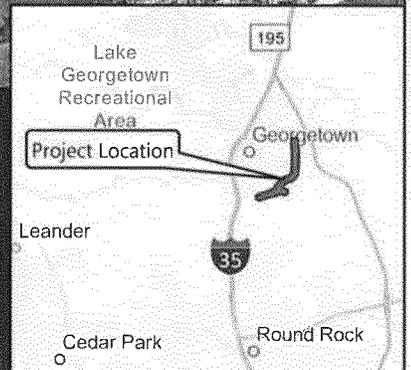
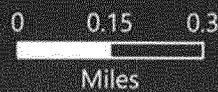


# Project Location Map

**SE Inner Loop**  
 Georgetown, Williamson  
 County, Texas

 Project Location

Sources: © Nearmap, 2023



**Exhibit "B"**  
**ROW and TCE Metes and Bounds Description**



## EXHIBIT "B"

### METES AND BOUNDS DESCRIPTION

BEING A 2.992 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 2.992 ACRE TRACT BEING A PART OF THAT CERTAIN CALLED 103.5913 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COUNTY OF WILLIAMSON, TEXAS, AS RECORDED IN VOLUME 2332, PAGE 141, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 2.992 ACRE TRACT SHOWN ON ACCOMPANYING SKETCHES AND BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS, PART 1, A 2.840 ACRE TRACT AND PART 2, A 0.152 ACRE TRACT, BY METES AND BOUNDS AS FOLLOWS:

#### Part 1 – 2.840 Acres

**COMMENCING** from a 1/2-inch iron rod with orange cap stamped "5784" found marking the west line of said 103.5913 acre tract and the east right-of-way (R.O.W.) line of Rockride Lane (R.O.W. varies), said R.O.W. being the east corner of that certain called 3.14 acre tract to the City of Georgetown, in Exhibit "C" and recorded in Document No. 2006081859 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.);

**THENCE**, (L1) North 21° 02' 00" West, with the common line of said 103.5913 acre tract and said 3.14 acre tract, same being the north R.O.W. line of Rockride Lane, a distance of 73.07 feet to a 5/8-inch iron rod with yellow plastic cap stamped "STV" (hereafter referred to as "STV cap") set, for the south corner and **POINT OF BEGINNING** of the herein described tract, said point also being on the proposed east R.O.W. line of SE Inner Loop;

**THENCE**, continuing with said common line (L2) **North 21° 02' 00" West**, a distance of **132.46 feet** to a calculated point on a curve of the apparent existing R.O.W. line of SE Inner Loop (R.O.W. varies), for the southwest corner of the herein described tract;

**THENCE**, through the interior of said 103.5913 acre tract, with the apparent east R.O.W. line of said SE Inner Loop, the following four (4) course and distances:

- 1) with the arc of said curve to the left, (C1) having a radius of **1,910.93 feet**, an arc length of **1,203.20 feet**, a central angle of **36° 04' 33"**, and a chord bearing and distance of **North 19° 28' 02" East – 1183.42 feet** to a calculated point at the end of said curve;
- 2) **North 01° 26' 00" East**, a distance of **710.93 feet** to a calculated point for the northwest corner of the herein described tract;
- 3) (L3) **South 88° 34' 00" East**, a distance of **32.27 feet** to a calculated point for the northeast corner of the herein described tract;
- 4) (L4) **South 01° 31' 40" West**, a distance of **12.84 feet** to a 1/2-inch iron rod with orange cap stamped "5784" found marking the west corner of Lot 2, Carlson Place, Phase 4, a subdivision recorded in Document No. 2017113385, O.P.R.W.C.T.;

**THENCE**, continuing through the interior of said 103.5913 acre tract with the common line of the existing R.O.W. line of said SE Inner Loop and said Lot 2, the following two (2) course and distances:

- 1) (L5) **South 01° 31' 40" West**, a distance of **24.92 feet** to a calculated point for a corner of the herein described tract;
- 2) (L6) **North 46° 31' 27" East**, a distance of **7.59 feet** to a 5/8-inch iron rod with "STV cap" set for a corner of the herein described tract, said point being on the proposed east R.O.W. line of SE Inner Loop;

**THENCE**, continuing through the interior of said 103.5913 acre tract, with the proposed east R.O.W. line of said SE Inner Loop, the following eight (8) course and distances:

- 1) **South 01° 25' 30" West**, a distance of **431.04 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract;
- 2) (L7) **South 43° 42' 54" East**, a distance of **47.87 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract;
- 3) **South 00° 31' 18" West**, a distance of **318.33 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract;
- 4) **South 10° 49' 41" West**, a distance of **374.59 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract;
- 5) (L8) **South 18° 34' 53" West**, a distance of **152.13 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract;
- 6) **South 23° 33' 37" West**, a distance of **267.42 feet** to a 5/8-inch iron rod with "STV cap" set and being the beginning of a curve, for an angle point of the herein described tract;
- 7) with the arc of said curve to the right, (C2) having a radius of **1,965.00 feet**, an arc length of **310.23 feet**, a central angle of **09° 02' 45"**, and a chord bearing and distance of **South 31° 54' 39" West – 309.91 feet** to a 5/8-inch iron rod with "STV cap" set at the end of said curve;
- 8) (L9) **South 15° 31' 59" West**, a distance of **116.89 feet** to a the **POINT OF BEGINNING** and containing 2.840 acres of land, more or less.

Part 2 – 0.152 Acre

**BEGINNING** at a 1/2-inch iron rod found marking the existing east right-of-way (R.O.W.) line of SE Inner Loop (R.O.W. varies), at the north corner of Lot 1, Carlson Place, Phase 4, a subdivision recorded in Document No. 2017113385, of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and a corner of the said 103.5913 acre tract for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with orange cap stamped "5784" found marking the west corner of said Lot 1 and being the intersection of said east R.O.W. line of SE Inner Loop and the existing north R.O.W. line of Wey Hill Drive (65-foot R.O.W. width) bears (L11) **South 01° 18' 38" West**, a distance of 24.91 feet;

**THENCE, North 01° 18' 38" East**, with said existing east R.O.W. line of SE Inner Loop, a distance of **867.50 feet** to a calculated point on the common north line of said 103.5913 acre tract and the south line of Lot 1, Stonehedge, Section Two, a subdivision recorded in Cabinet G, Slide 283 of the Plat Records of Williamson County, Texas, same being at an angle point in said SE Inner Loop R.O.W., for the northwest corner of the herein described tract;

**THENCE, (L12) North 68° 40' 26" East**, with said common line a distance of **10.71 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "STV" (hereafter referred to as "STV cap") set, for the northeast corner of the herein described tract, said point being on the proposed east R.O.W. line of SE Inner Loop, from which a 1/2-inch iron rod found on the north line of said 103.5913 acre tract at the common southeast corner of said Lot 1 and the southwest corner of Lot 3, of said Stonehedge, Section Two subdivision bears (L14) North 68° 40' 26" East, a distance of 133.45 feet;

**THENCE, South 01° 36' 39" West**, through the interior of said 103.5913 acre tract with the proposed east R.O.W. line of said SE Inner Loop, a distance of **876.94 feet** to a 5/8-inch iron rod with "STV cap" set, on the northeast line of said Lot 1, Carlson Place, Phase 4 subdivision, for the southeast corner of the herein described tract;

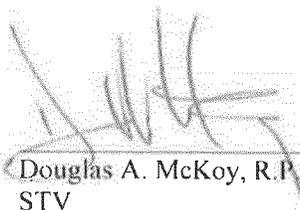
**THENCE, (L13) North 43° 34' 18" West**, with the northeast line of said Lot 1, a distance of **7.49 feet** to the **POINT OF BEGINNING** and containing 0.152 acre of land, more or less.

#### TEMPORARY CONSTRUCTION EASEMENT

**IN ADDITION TO**, it is intended to create a twenty (20) foot wide and a twenty (25) foot wide Temporary Construction Easement adjacent and parallel to the west right-of-way line of SE Inner Loop as graphically shown on the attached exhibit and contains a computed area of 0.945 acre.

**Basis of Bearings:** Bearings are based on the Texas Coordinate System (Central Zone, NAD83), which is based on Trimble's Central Texas GPS Cooperative CORS RTK Network.

That I, Douglas A. McKoy, a Registered Professional Land Surveyor, do hereby certify that the above description and drawing attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

 2021.10.16  
Douglas A. McKoy, R.P.L.S. No. 5799

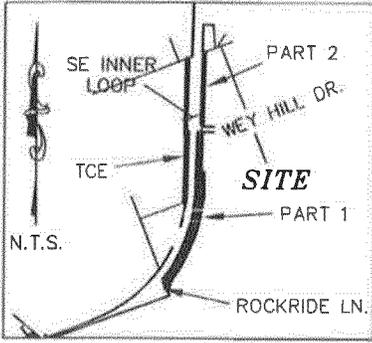
STV  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10194125  
Project No. 2100704



10-16-2024  
Date

**EXHIBIT "B"**

MATCHLINE SHEET 5 OF 6



DRAINAGE EASEMENT  
DOC # 2019065519  
O.P.R.W.C.T.

**PARCEL 13  
TCE  
0.945 ACRE**

COUNTY OF WILLIAMSON, TEXAS  
CALLED 103.5913 ACRES  
VOL. 2332, PG. 141  
O.R.W.C.T.

S 00°31'18" W  
318.33'

DRAINAGE EASEMENT  
DOC # 2019065520  
O.P.R.W.C.T.



S 10°49'41" W  
374.59'

**PARCEL 13  
PART 1  
PROPOSED R.O.W.  
2.840 ACRE**

WATER LINE EASEMENT  
DOC # 2013080696  
O.P.R.W.C.T.

COUNTY OF WILLIAMSON, TEXAS  
CALLED 103.5913 ACRES  
VOL. 2332, PG. 141  
O.R.W.C.T.

30' ELECTRIC EASEMENT  
VOLUME 1369, PAGE 110  
O.R.W.C.T.

S 23°33'37" W  
267.42'

SIDEWALK MAINTENANCE  
AND ACCESS EASEMENT  
DOC # 2013106695  
O.P.R.W.C.T.

WILLIAM ADDISON SURVEY  
ABSTRACT NO. 21  
WILLIAMSON COUNTY, TEXAS

100' ELECTRIC EASEMENT  
VOLUME 679, PAGE 902  
D.R.W.C.T.

LCRA TRANSMISSION  
SERVICES CORPORATION  
CALLED 5.24 ACRES  
DOCUMENT NO. 2014056419  
O.P.R.W.C.T.

VERGIL H. POARCH AND  
WIFE, JESSE N. POARCH  
CALLED 104.66 ACRES  
TRACT II  
VOL. 836, PG. 593  
D.R.W.C.T.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 21°02'00" W	73.07'
L2	N 21°02'00" W	132.46'
L8	S 18°34'53" W	152.13'
L9	S 15°31'59" W	116.89'
L17	S 68°57'45" W	28.25'

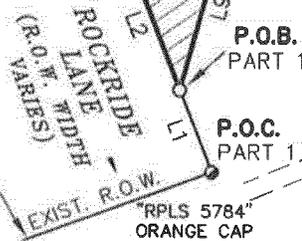
**GENERAL NOTES:**

- 1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 2) BEARINGS ARE BASED ON THE TEXAS CENTRAL ZONE STATE COORDINATE SYSTEM NAD'83 (HARN'93) WHICH IS BASED ON THE TRIMBLE RTKNET.
- 3) ALL DISTANCES ARE SURFACE DISTANCES.
- 4) EAST R.O.W. LINE IS BASED ON RECORD INFORMATION. THERE MAY BE ADDITIONAL UNRECORDED INFORMATION THAT MAY SHOW OTHERWISE.

**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C1	1910.93'	1203.20'	036°04'33"	N 19°28'02" E	1183.42'
C2	1965.00'	310.23'	009°02'45"	S 31°54'39" W	309.91'
C3	1790.93'	157.99'	005°03'16"	S 03°57'33" W	157.94'
C4	1765.93'	168.83'	005°28'40"	N 04°10'15" E	168.77'

CITY OF GEORGETOWN  
CALLED 3.14 ACRES  
EXHIBIT "C"  
DOC. NO. 2006081859  
O.P.R.W.C.T.



SURVEYED: DECEMBER, 2022

PAGE 4 OF 7



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194125

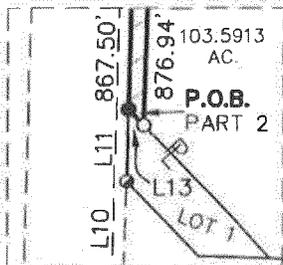
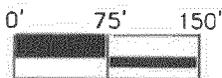
DRAFT DATE 10-16-2024  
DRAWN BY DLM/JLC  
DIGITAL FILE P13 - 2.992 AC.DWG  
FIELDBOOK 532, 530, 535, 556, 569

R:\Projects\2100704 - City of Georgetown - SE Inner Loop PARCELS\P13 - 2.992 AC\PI3 - 2.992 AC-JLC.dwg 10/16/2024 - 1:42pm

EXHIBIT "B"

MATCHLINE SHEET 6 OF 6

COUNTY OF WILLIAMSON, TEXAS  
 CALLED 103.5913 ACRES  
 VOL. 2332, PG. 141  
 O.R.W.C.T.



DETAIL "B"  
 N.T.S.

PARCEL 13  
 TCE  
 0.945 ACRE

180' RIGHT-OF-WAY  
 VOLUME 2682,  
 PAGE 0193  
 O.P.R.W.C.T.

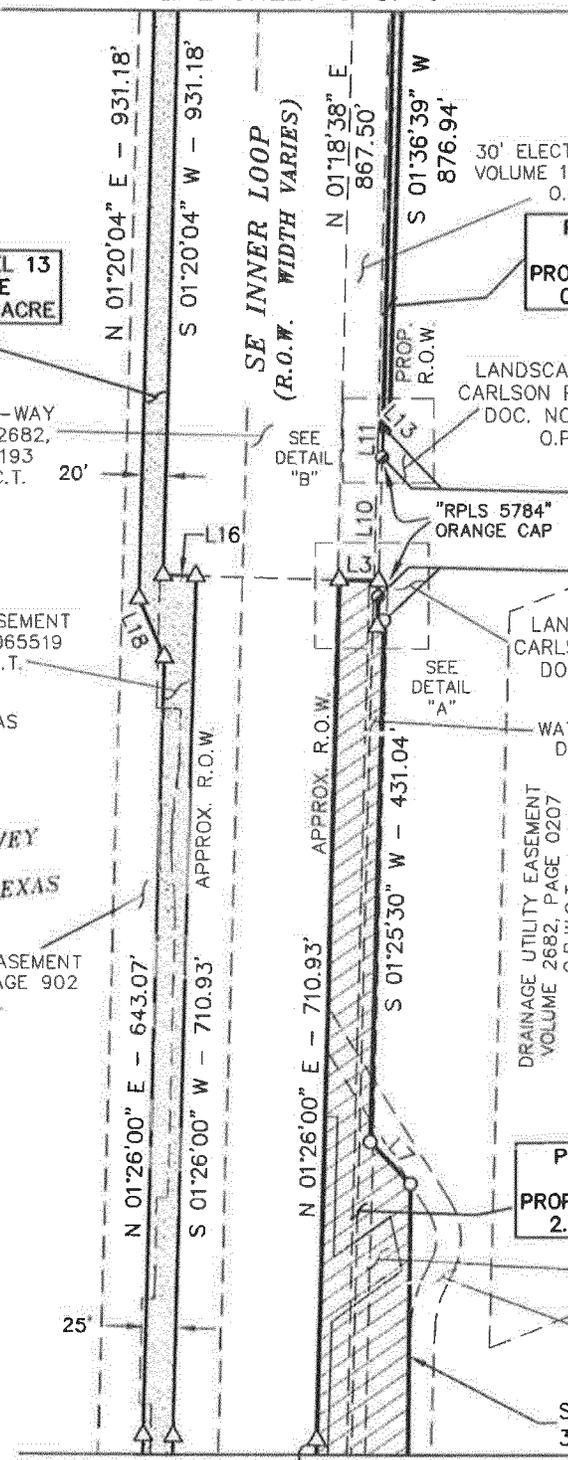
DRAINAGE EASEMENT  
 DOC # 2019065519  
 O.P.R.W.C.T.

COUNTY OF WILLIAMSON, TEXAS  
 CALLED 103.5913 ACRES  
 VOL. 2332, PG. 141  
 O.R.W.C.T.

WILLIAM ADDISON SURVEY  
 ABSTRACT NO. 21  
 WILLIAMSON COUNTY, TEXAS

100' ELECTRIC EASEMENT  
 VOLUME 679, PAGE 902  
 D.R.W.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L3	S 88°34'00" E	32.27'
L4	S 01°31'40" W	12.84'
L5	S 01°31'40" W	24.92'
L6	N 46°31'27" E	7.59'
L7	S 43°42'54" E	47.87'
L10	N 01°31'40" E	115.45'
L11	S 01°18'38" W	24.91'
L13	N 43°34'18" W	7.49'
L16	S 88°34'00" E	27.76'
L18	N 23°58'09" W	52.98'



PARCEL 13  
 PART 2  
 PROPOSED R.O.W.  
 0.152 ACRE

LOT 1  
 LANDSCAPE & SIGNAGE  
 CARLSON PLACE, PHASE 4  
 DOC. NO. 2017113385  
 O.P.R.W.C.T.

LOT 2  
 LANDSCAPE & SIGNAGE  
 CARLSON PLACE, PHASE 4  
 DOC. NO. 2017113385  
 O.P.R.W.C.T.

WATER LINE EASEMENT  
 DOC # 2013080696  
 O.P.R.W.C.T.

DRAINAGE UTILITY EASEMENT  
 VOLUME 2682, PAGE 0207  
 O.R.W.C.T.

PARCEL 13  
 PART 1  
 PROPOSED R.O.W.  
 2.840 ACRE

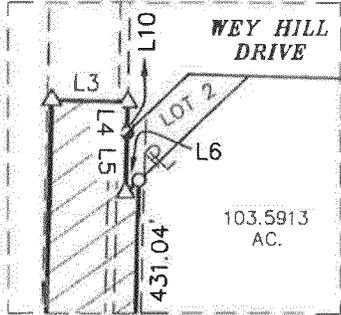
DRAINAGE EASEMENT  
 DOC # 2019065520  
 O.P.R.W.C.T.

SIDEWALK MAINTENANCE  
 AND ACCESS EASEMENT  
 DOC # 2013106695  
 O.P.R.W.C.T.

S 00°31'18" W  
 318.33'

COUNTY OF WILLIAMSON, TEXAS  
 CALLED 103.5913 ACRES  
 VOL. 2332, PG. 141  
 O.R.W.C.T.

WEY HILL DRIVE  
 (65' R.O.W.)



DETAIL "A"  
 N.T.S.

MATCHLINE SHEET  
 4 OF 6

SURVEYED: DECEMBER, 2022

PAGE 5 OF 7



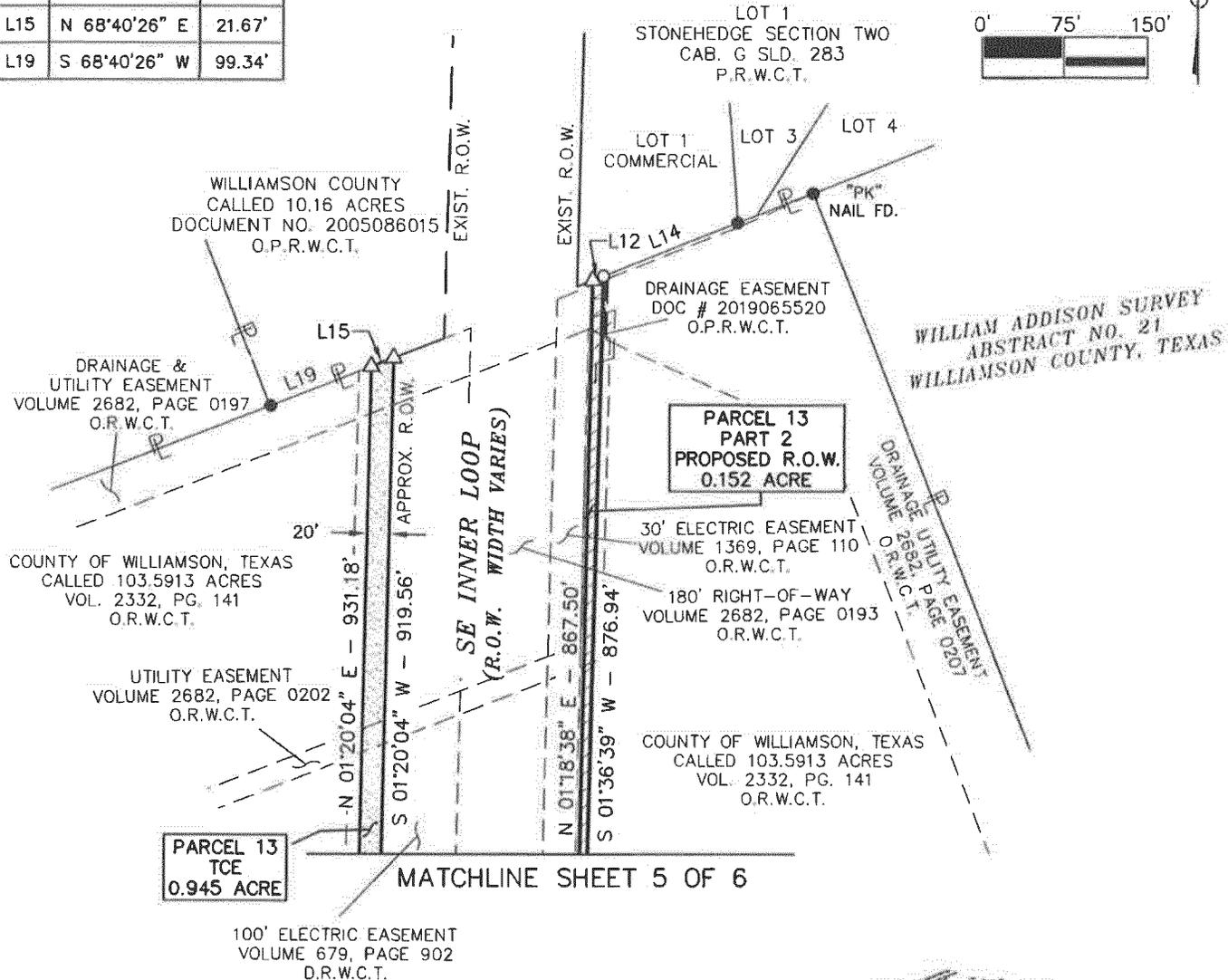
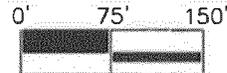
1 Chisholm Trail, Suite 130  
 Round Rock, Texas 78681 512.248.0065  
 TEXAS REGISTERED ENGINEERING FIRM F-1741  
 TBPELS 10194125

DRAFT DATE 10-16-2024  
 DRAWN BY DLM/JLC  
 DIGITAL FILE P13 - 2.992 AC.DWG  
 FIELDBOOK 532, 530, 535, 556, 569

R:\Projects\2100704 - City of Georgetown - SE Inner Loop\PARCELS\P13 - 2.992 AC\DWG - 2.992 AC - JLC.dwg 10/15/2024 - 1:41pm

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	LENGTH
L12	N 68°40'26" E	10.71'
L14	N 68°40'26" E	133.45'
L15	N 68°40'26" E	21.67'
L19	S 68°40'26" W	99.34'



LEGEND

- △ = CALCULATED POINT
- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "STV" SET
- ◐ = 1/2" IRON ROD WITH CAP "AS NOTED" FOUND
- = 1/2" IRON ROD FOUND
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. = REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ↔ = CONTIGUOUS OWNERSHIP



*[Signature]* 2024.10.16  
DOUGLAS A. MCKOY, RPLS NO. 5799

SURVEYED: DECEMBER, 2022

PAGE 6 OF 7



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194125

DRAFT DATE 10-16-2024  
DRAWN BY DLM/JLC  
DIGITAL FILE P13 - 2.992 AC.DWG  
FIELDBOOK 532, 530, 535, 556, 569

R:\Projects\2100704 - City of Georgetown - SE Inner Loop\PARCELS\P13 - 2.992 AC.P13 - 2.992 AC-JLC.dwg 10/16/2024 - 1:40pm

EXHIBIT "B"

TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TEXAN TITLE INSURANCE COMPANY, TITLE COMMITMENT GF NO. GT2402880, EFFECTIVE DATE SEPTEMBER 9 2024, ISSUED DATE SEPTEMBER 17, 2024 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STV.

- 1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception): Tract 2: Volume 1194, Page 468 and Volume 2332, Page 132, Official Records, Williamson County, Texas. (DO AFFECT THIS TRACT)

TRACT 2:

- k. Right of Way Easement dated July 7, 1936, executed by Carl C. E. Gustafson and wife, Amy Gustafson to Texas Power & Light Company, recorded in Volume 282, Page 173, Deed Records, Williamson County, Texas. (DOES AFFECTS BY INGRESS/EGRESS)
l. Right of Way Easement dated June 6, 1940, Carl C. E. Gustafson and wife, Amy Gustafson to Texas Power Light Company, recorded in Volume 299, Page 485, Deed Records, Williamson County, Texas. (DOES AFFECT BY INGRESS/EGRESS)
m. Easement and Right of Way dated July 27, 1977, executed by Mildred G. Carlson and husband, Rodney E. Carlson to Texas Power & Light Company, recorded in Volume 679, Page 902, Deed Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
n. Easement and Right of Way dated August 7, 1984, executed by Mildred G. Carlson and husband, Rodney E. Carlson to General Telephone Company, recorded in Volume 1058, Page 136, Official Records, Williamson County, Texas. (DOES NOT AFFECT)
o. Easement and Right of Way dated April 19, 1985, executed by Mildred G. Carlson and husband, Rodney E. Carlson to Texas Power & Light Company, recorded in Volume 1369, Page 110, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
p. Public Right of Way dated January 3, 1995, executed by Williamson County, Texas to City of Georgetown, recorded in Volume 2682, Page 193, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
q. Utility Easement dated January 3, 1995, executed by Williamson County to the City of Georgetown, recorded in Volume 2682, Page 197, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
r. Utility Easement dated January 3, 1995, executed by Williamson County, Texas to the City of Georgetown, recorded in Volume 2682, Page 202, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
s. Right of Way Easement as set out and described in Warranty Deed dated June 4, 1985, executed by Mildred Carlson and husband, Rodney Carlson to Marbert G. More, Jr., recorded in Volume 1194, Page 468, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
t. Drainage Utility Easement dated January 10, 1995, executed by Williamson County to the City of Georgetown, Texas, recorded in Volume 2682, Page 207, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
u. Utility Easement dated September 12, 2006, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2006089488, Official Records, Williamson County, Texas. (DOES NOT AFFECT)
v. Public Wastewater Easement dated July 10, 2007, Williamson County to Georgetown Independent School District, recorded under Document No. 2006089488, Official Records, Williamson County, Texas. (DOES NOT AFFECT)
w. Georgetown Wastewater Easement dated November 13, 2007, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2007103823, Official Records, Williamson County, Texas. (DOES NOT AFFECT)
x. Georgetown Water Line Easement dated September 25, 2007, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2007106835, Official Records, Williamson County, Texas. (DOES NOT AFFECT)
y. Georgetown Utility Easement dated January 10, 2008, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2008005963, Official Records, Williamson County, Texas. (DOES NOT AFFECT)
z. Georgetown Water Line Easement dated September 25, 2007, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2013080696, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
aa. Sidewalk Maintenance and Access Easement dated October 8, 2013, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2013080695, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
bb. Drainage Easement dated July 16, 2019, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2019065519, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
cc. Drainage Easement dated July 16, 2019, executed by Williamson County to the City of Georgetown, Texas, recorded under Document No. 2019065520, Official Records, Williamson County, Texas. (DOES AFFECT-SHOWN)
dd. Terms, conditions, and stipulations of that certain Memorandum of Lease recorded June 26, 2024 under Document No. 2024050643, Official Public Records, Williamson County, Texas. (NOT A SURVEY RELATED ITEM)



1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

DRAFT DATE 10-16-2024
DRAWN BY DLM/JLC
DIGITAL FILE P13 - 2.992 AC.DWG
FIELDBOOK 532, 530, 535, 556, 569

R:\Projects\2100704 - City of Georgetown - SE Inner Loop\PARCELS\P13 - 2.992 AC\P13 - 2.992 AC-JLC.dwg 10/15/2024 - 2:41pm



Williamson Land, Suite 130  
Round Rock, TX 78681  
P: 512.248.0965 | F: 512.246.0359  
aland@stvc.com

## EXHIBIT "B"

### METES AND BOUNDS DESCRIPTION

BEING A 0.351 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 0.351 ACRE TRACT BEING A PART OF THAT CERTAIN CALLED 10.16 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2005086015, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.351 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from a 1/2-inch iron rod with red cap stamped "Williamson County" found marking the north line of a called 103.5913 acre tract of land described in a Special Warranty Deed to the County of Williamson, Texas, of the Deed Records of Williamson County, Texas, and at the southwest corner of said 10.16 acre tract;

**THENCE**, (L4) North 68° 40' 26" East, with the common line of said 103.5913 acre tract and said 10.16 acre tract, a distance of 151.16 feet to a 5/8-inch iron rod with yellow plastic cap stamped "STV" (hereafter referred to as "STV cap") set, for the southwest corner and **POINT OF BEGINNING** of the herein described tract, said point also being on the proposed west right-of-way (R.O.W.) line of SE Inner Loop;

**THENCE**, through the interior of said 10.16 acre tract, with said proposed west R.O.W. line of SE Inner Loop, the following three (3) course and distances:

- 1) **North 01° 31' 29" East**, a distance of **460.68 feet** to 5/8-inch iron rod with "STV cap" set, for an angle point of the herein described tract;
- 2) **North 00° 03' 47" East**, a distance of **317.54 feet** to 5/8-inch iron rod with "STV cap" set, for an angle point of the herein described tract;
- 3) (L1) **North 01° 32' 02" East**, a distance of **30.16 feet** to 5/8-inch iron rod with "STV cap" set on the common northeast line of said 10.16 acre tract and the southwest line of Lot 1, Block D, Georgetown Crossing Phase 1, a subdivision recorded in Cabinet U, Slide 158-159 of the Plat Records of Williamson County, Texas, for northwest corner of the herein described tract, from which a 1/2-inch iron rod with red cap stamped "Baseline Inc" found on the southwest line of said Lot 1, and marking the northeast corner of said 10.16 acre tract bears (L5) North 21° 31' 44" West, a distance of 213.73 feet;

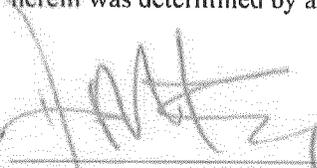
**THENCE**, with said common line (L2) **South 21° 31' 44" East**, a distance of **68.11 feet** to a calculated point at an angle point of the approximate west R.O.W. line of SE Inner Loop, for the northeast corner of the herein described tract;

**THENCE, South 01° 36' 06" West**, with the approximate west R.O.W. line of said SE Inner Loop, a distance of **738.20 feet** to a calculated point on the south line of said 10.16 acre tract, said point also being at a corner of said SE Inner Loop R.O.W., for the southeast corner of the herein described tract:

**THENCE, (L3) South 68° 40' 26" West**, continuing with the approximate west R.O.W. line of said SE Inner Loop and said 10.16 acre tract, a distance of **19.08 feet** to the **POINT OF BEGINNING** and containing 0.351 acres of land.

**Basis of Bearings:** Bearings are based on the Texas Coordinate System (Central Zone, NAD83), which is based on Trimble's Central Texas GPS Cooperative CORS RTK Network.

That I, Douglas A. McKoy, a Registered Professional Land Surveyor, do hereby certify that the above description and drawing attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

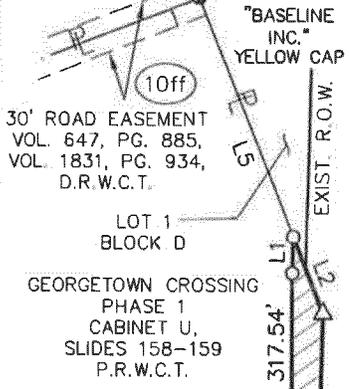
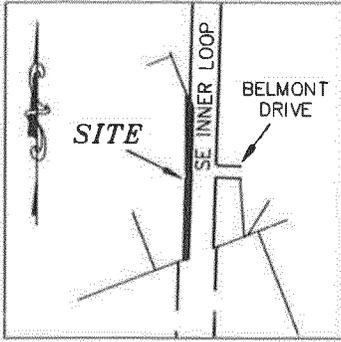
  
Douglas A. McKoy, R.P.L.S. No. 5799  
STV

2024. 10. 29  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (214) 589-6914  
TBPLS Firm No. 10194115  
Project No. 2100704



10-29-2024  
Date

**EXHIBIT "B"**



- GENERAL NOTES:
- 1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
  - 2) BEARINGS ARE BASED ON THE TEXAS CENTRAL ZONE STATE COORDINATE SYSTEM NAD'83 (HARN'93) WHICH IS BASED ON THE TRIMBLE RTKNET.
  - 3) ALL DISTANCES ARE SURFACE DISTANCES.
  - 4) WEST R.O.W. LINE IS BASED ON RECORD INFORMATION. THERE MAY BE ADDITIONAL UNRECORDED INFORMATION THAT MAY SHOW OTHERWISE.

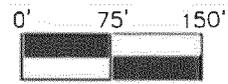
WILLIAM ADDISON SURVEY  
ABSTRACT NO. 21  
WILLIAMSON COUNTY, TEXAS

PARCEL 16  
PROPOSED R.O.W.  
0.351 ACRE

WILLIAMSON COUNTY  
CALLED 10.16 ACRES  
DOCUMENT NO. 2005086015  
O.P.R.W.C.T.

20' UTILITY EASEMENT  
(CALLED 0.22 AC.)  
DOC. NO. 2005080402  
O.R.W.C.T.

COUNTY OF WILLIAMSON,  
TEXAS  
CALLED 103.5913 ACRES  
VOL. 2332, PG. 141  
O.R.W.C.T.



BELMONT DRIVE  
(60' R.O.W. WIDTH)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°32'02" E	30.16'
L2	S 21°31'44" E	68.11'
L3	S 68°40'26" W	19.08'
L4	N 68°40'26" E	151.16'
L5	N 21°31'44" W	213.73'

**LEGEND**

- △ = CALCULATED POINT
- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "STV" SET
- = 1/2" IRON ROD WITH CAP "AS NOTED" FOUND
- = 1/2" IRON ROD FOUND

- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. = REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

10aa = TITLE COMMITMENT SCHEDULE B REFERENCE

SURVEYED: DECEMBER, 2022



*[Signature]*  
DOUGLAS A. MCKOY, RPLS NO. 5799



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194115

DRAFT DATE 10-29-2024  
DRAWN BY DLM  
DIGITAL FILE P16 - 0.351 AC.DWG  
FIELDBOOK 532, 530, 535, 556, 569

**EXHIBIT "B"**

**TITLE COMMITMENT NOTE:**

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TEXAN TITLE INSURANCE COMPANY, TITLE COMMITMENT GF NO. GT2402880, EFFECTIVE DATE SEPTEMBER 9 2024, ISSUED DATE SEPTEMBER 17, 2024 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STV.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception)

Tract 3: Volume 647, Page 885, Deed Records, Williamson County, Texas (DOES AFFECT AS DESCRIBED)

item 10 (continued)

- ee Right of Way Easement dated July 7, 1936, executed by Eric Carlson and wife, Ellinore Carlson to Texas Power & Light Company, recorded in Volume 282, Page 270, Deed Records, Williamson County, Texas. (UNLOCATABLE BY DESCRIPTION – DOES AFFECT BY INGRESS/EGRESS.)
- ff Easements as set out and described in Warranty Deed dated September 24, 1976, executed by University Acres, Inc. to William A. Morse, recorded in Volume 647, Page 885, Deed Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT – SHOWN ON PLAT)
- gg Mineral reservation as shown in deed from University Acres, Inc. to William A. Morse, dated September 24, 1976 and recorded in Volume 647, page 885, Deed Records of Williamson County, Texas. Said mineral interest has not been researched since the date of said deed. (NOT ADDRESSED THIS SURVEY)
- hh Utility Easement dated February 15, 1993, executed by William A. Morse to the City of Georgetown, Texas, recorded under Document No. 2005080402, Official Records, Williamson County, Texas. (DOES AFFECT THIS TRACT – SHOWN ON PLAT)

I:\Projects\2100\04 - City of Georgetown - SE Inner Loop\PARCELS\P16 - 0.351 AC\DWG - 11:40am

SURVEYED: DECEMBER, 2022

PAGE 4 OF 4



1 Chisholm Trail, Suite 130  
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TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194115

DRAFT DATE 10-29-2024  
DRAWN BY DLM  
DIGITAL FILE P16 - 0.351 AC.DWG  
FIELDBOOK 532, 530, 535, 556, 569

**Exhibit "C"**  
**Project Schedule**

Activity ID	Activity Name	Original Duration	Start	Finish	2023	2024	2025	2026	2027	2028	2029	2030
<b>SEIL</b>												
<b>Preliminary Engineering Phase</b>												
C1000	Geotechnical Engineering Activities	95	21-Aug-23	29-Dec-23								
C1029	Consultant Develop & Submit Schematic Submittal	65	01-Jan-24	29-Mar-24								
C1030	HDR & COG Review Schematic	5	01-Apr-24	12-May-24								
<b>Design Phase</b>												
C1040	Conduct Parcel Boundary Survey	60	21-Sep-23	13-Dec-23								
C1060	Consultant Develop and Submit 60% Plans	40	28-Nov-23	22-Jan-24								
C1062	Submit 60% Plans	0		22-Jan-24								
C1070	HDR & COG Review 60%	10	23-Jan-24	12-Feb-24								
C1080	Consultant Develop and Submit 90% Plans	40	23-Jan-24	27-Jun-24								
C1082	Submit 90% Plans	0		27-Jun-24								
C1090	HDR & COG Review 90%	10	28-Jun-24	25-Jul-24								
C1091	Consultant Develop and Submit 100% Plans	40	28-Jul-24	31-Dec-24								
C1092	Submit 100% Plans	0		31-Dec-24								
C1093	HDR & COG Review 100%	10	01-Jan-25	28-Jan-25								
C1100	Consultant Develop and Submit Final Plans	20	29-Jan-25	14-Nov-25								
C1102	Submit Final Plans	0		14-Nov-25								
C1110	Final Review and Commitment Closeout	20	11-Nov-25	12-Dec-25								
C1120	Final Completion of PS&E	0		12-Dec-25								
<b>Utilities</b>												
C1130	Identification/Contracts	20	25-Oct-23	21-Nov-23								
C1140	Develop Relocation Plan	160	22-Nov-23	21-May-24								
C1150	Update Existing Utility Layouts	5	22-May-24	04-Jun-24								
C1160	Utility Contract Resolution	60	22-May-24	02-Jul-24								
C1170	Utility Designs & Reviews / Permits / Agreements	60	02-Jul-24	24-Sep-24								
C1180	Water Cleared	180	25-Sep-24	17-Dec-24								
C1190	Telecom Cleared	180	25-Sep-24	14-May-27								
C1200	Gas/Petroleum Cleared	280	25-Sep-24	17-Dec-26								
C1210	Electric Cleared	180	25-Sep-24	17-Dec-26								
<b>ROW Acquisition</b>												
C1220	Review Parcel Boundary Survey	15	14-Dec-23	02-Jan-24								
C1230	ROW & Easement Acquisition	240	23-Jan-24	11-Nov-26								
<b>Bidding Phase</b>												
C1235	Start Bidding & Advertisement	0	15-Jan-26	11-Feb-26								
C1240	Bidding & Advertisement	50	15-Jan-26	11-Feb-26								
C1250	Bid Opening and Tabulation	10	12-Feb-26	25-Feb-26								
C1260	Develop & Submit Request for Council Action	40	20-Feb-26	25-Mar-26								
C1270	City Council Award Contract	10	28-Mar-26	08-Apr-26								
C1280	Contract Execution	20	09-Apr-26	09-May-26								
<b>Construction Phase</b>												
C1290	NTP Construction	0		08-May-26								
C1300	Construction 30%	501	07-May-26	23-Dec-26								
C1310	Construction 60%	125	24-Dec-26	11-Aug-27								
C1320	Construction 90%	125	12-Aug-27	29-Mar-28								
C1330	Substantial Completion	0	30-Mar-28									
C1340	Construction Final	60	30-Mar-28	21-Jun-28								
<b>Warranty &amp; Project Closeout</b>												
C1350	Project Closeout	65	22-Jun-28	20-Sep-28								
C1360	Warranty	280	21-Sep-28	19-Sep-29								

Page 1 of 1

TASK Filter: All Activities

Date: 25-Aug-22

