

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

DATE: _____, 2025

GRANTOR: WILLIAMSON COUNTY, a political subdivision of the State of Texas

GRANTOR'S MAILING ADDRESS (including County): 710 S. Main Street, Georgetown, TX 78626

GRANTEE: City of Georgetown, a Texas home-rule municipal corporation

GRANTEE'S MAILING ADDRESS (including County): P.O. Box 409, Georgetown, Williamson County, Texas 78627

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

PROPERTY (including any improvements):

Tract One:

Being a 2.992-acre tract of land in Williamson County, Texas, together with a variable 0.945-acre, more or less, Temporary Construction Easement, said tracts being more fully described and depicted in **Exhibit "A"** attached hereto and by this reference incorporated herein.

Tract Two:

Being a 0.351-acre tract of land in Williamson County, Texas, being more fully described and depicted in **Exhibit "B"** attached hereto and by this reference incorporated herein (together with Tract One called the "Property").

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made, delivered and accepted subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect and shown in the Official Public Records of Williamson County, Texas.

Grantor, for the consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold

it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty.

GRANTOR:

Williamson County,
a political subdivision of the State of Texas

By: _____
Steve Snell, County Judge

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2025 by Steve Snell, County Judge of Williamson County, Texas, on behalf of said County.

Notary Public, State of Texas

GRANTEE:

City of Georgetown,
a Texas home-rule municipal corporation

By:



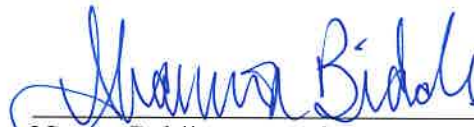
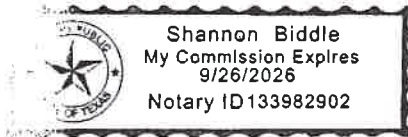
David Morgan, City Manager

STATE OF TEXAS

§
§
§

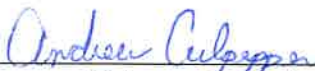
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 25th day of September, 2025
by David Morgan, City Manager of the City of Georgetown, a Texas home-rule municipal
corporation, on behalf of said corporation.



Notary Public, State of Texas

APPROVED AS TO FORM:



Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, PLEASE RETURN TO:

CITY OF GEORGETOWN
ATTN: REAL ESTATE SERVICES
P.O. BOX 409
GEORGETOWN, TX 78627



EXHIBIT "A"

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;

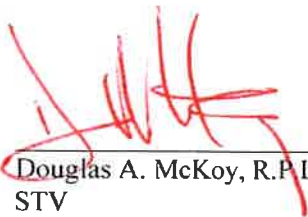
THENCE, (L13) North 43° 34' 18" West, with the northeast line of said Lot 1, a distance of **7.49 feet** to the **POINT OF BEGINNING** and containing 0.152 acre of land, more or less.

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.

 2024.10.16
Douglas A. McKoy, R.P.L.S. No. 5799

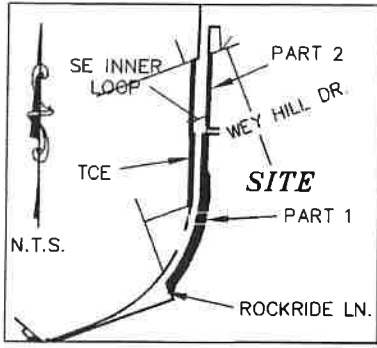
STV
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
Project No. 2100704



10-16-2024
Date

EXHIBIT "A"

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.



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.

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.

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

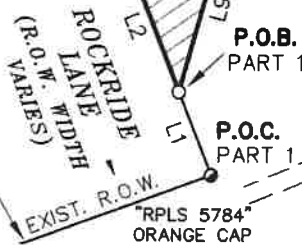
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 21°02'00" W	73.07'
L2	N 21°02'00" W	132.46'
L8	S 18°34'53" W	152.13'
L9	S 15°31'59" W	116.89'
L17	S 68°57'45" W	28.25'

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

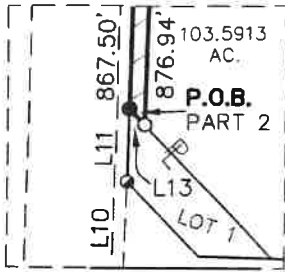
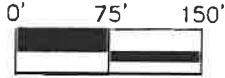
DRAFT DATE 10-16-2024
DRAWN BY DLM/JLC
DIGITAL FILE P13 - 2.992 AC.DWG
FIELDBOOK 532, 530, 535, 556, 569

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EXHIBIT "A"

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.R.W.C.T.

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

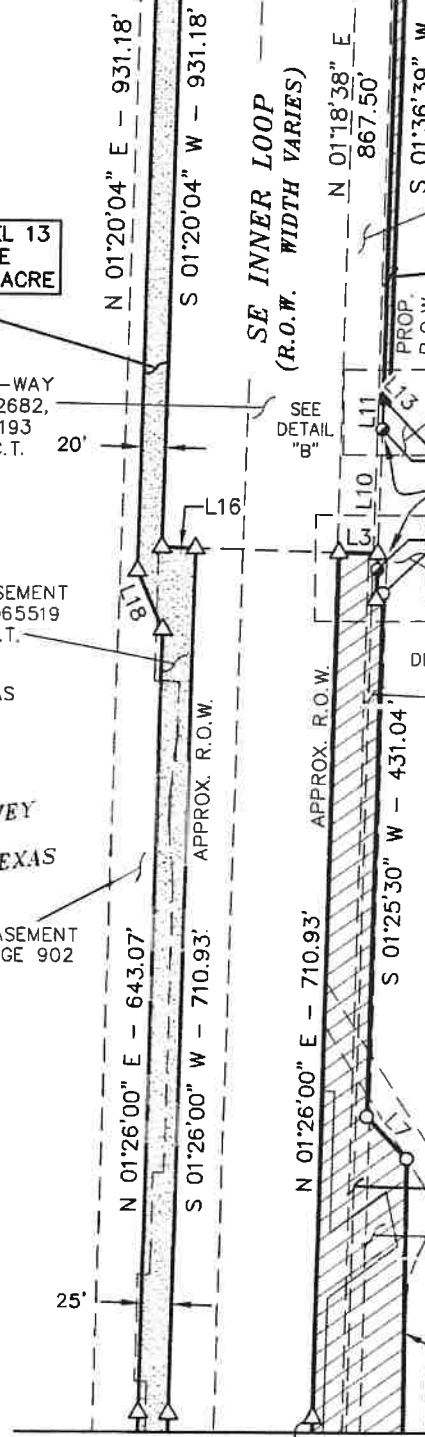
COUNTY OF WILLIAMSON, TEXAS
 CALLED 103.5913 ACRES
 VOL. 2332, PG. 141
 O.R.W.C.T.

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'

SE INNER LOOP
 (R.O.W. WIDTH VARIES)



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

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

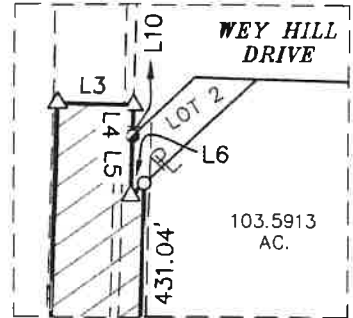
LOT 1
 LANDSCAPE & SIGNAGE
 CARLSON PLACE, PHASE 4
 DOC. NO. 2017113385
 O.P.R.W.C.T.

"RPLS 5784"
 ORANGE CAP
 WEY HILL DRIVE
 (65' R.O.W.)

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.



DETAIL "A"
 N.T.S.

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'

MATCHLINE SHEET
 4 OF 6

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

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SURVEYED: DECEMBER, 2022

PAGE 5 OF 7

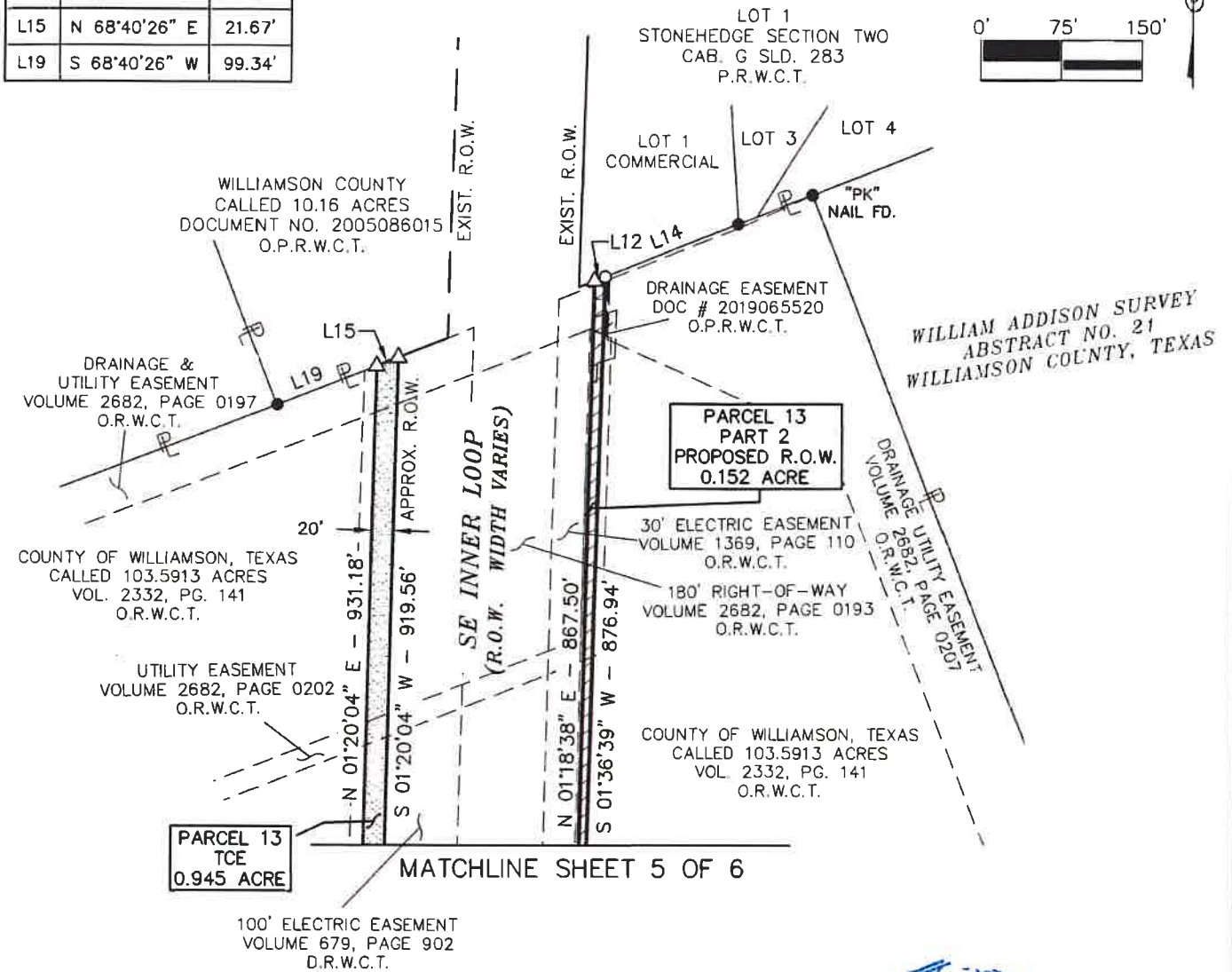
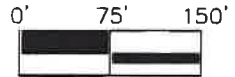


1 Chisholm Trail, Suite 130
 Round Rock, Texas 78681 512.248.0065
 TEXAS REGISTERED ENGINEERING FIRM F-1741
 TBPELS 10194125

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

EXHIBIT "A"

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



[Handwritten 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

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EXHIBIT "A"

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

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1 Chisholm Trail, Suite 130
Pound Rock, TX 78681
o. 512.248.0065 | f. 512.246.0359
stvinc.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;

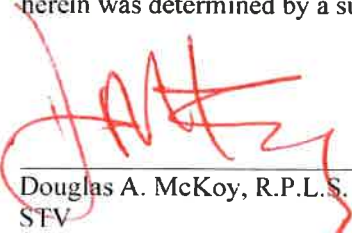
THENCE, with said common line (L2) **South 21° 31' 44" East**, a distance of **68.11 feet** to a calculated point at an angle point of the approximate west R.O.W. line of SE Inner Loop, for the northeast corner of the herein described tract;

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

One Chisholm Trail, Suite 130

Round Rock, Texas 78681

Ph. (214) 589-6914

TBPLS Firm No. 10194115

Project No. 2100704

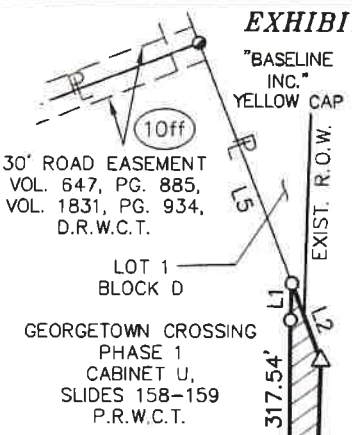
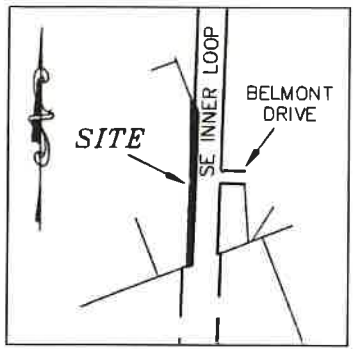


10-29-2024

Date

EXHIBIT "B"

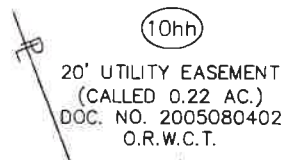
- GENERAL NOTES:
- 1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
 - 2) BEARINGS ARE BASED ON THE TEXAS CENTRAL ZONE STATE COORDINATE SYSTEM NAD'83 (HARN'93) WHICH IS BASED ON THE TRIMBLE RTKNET.
 - 3) ALL DISTANCES ARE SURFACE DISTANCES.
 - 4) WEST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

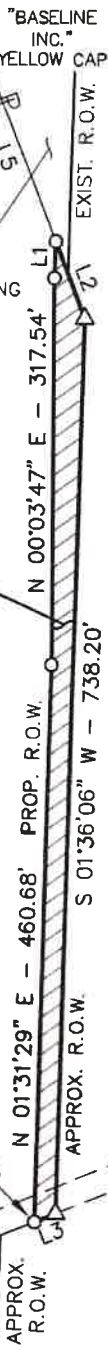
WILLIAMSON COUNTY
CALLED 10.16 ACRES
DOCUMENT NO. 2005086015
O.P.R.W.C.T.



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

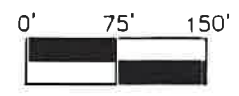
LEGEND

- △ = 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



SE INNER LOOP
(R.O.W. WIDTH VARIES)

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

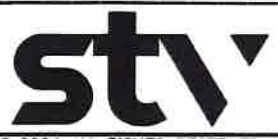


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°32'02" E	30.16'
L2	S 21°31'44" E	68.11'
L3	S 68°40'26" W	19.08'
L4	N 68°40'26" E	151.16'
L5	N 21°31'44" W	213.73'

SURVEYED: DECEMBER, 2022



[Handwritten Signature]
2024.10.29
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
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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)

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SURVEYED: DECEMBER, 2022

PAGE 4 OF 4



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