

**INTERLOCAL AGREEMENT
REGARDING THE DEVELOPMENT OF THE WILLIAMSON COUNTY HEADQUARTER
PROPERTY AND DESIGN AND CONSTRUCTION OF SOUTHWESTERN BLVD. AND THE
SOUTHEAST INNER LOOP AND RELATED INFRASTRUCTURE**

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, a Texas municipal corporation (the “**City**”) and Williamson County, a political subdivision of the State of Texas (the “**County**”). In this Agreement, the 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, as part of the County’s ongoing facility plan that includes relocating certain services from downtown Georgetown, the County is developing a new headquarters building and other County facilities on an existing approximate 170.8483 acre tract of land located at the northwest corner of Southeast Inner Loop and Southwestern Boulevard (“**Wilco HQ Property**”) as further depicted in **Exhibit “A”**;

WHEREAS, the City desires to facilitate the relocation of County facilities and the construction of a new headquarters facility, additions to the Williamson County Juvenile Justice Facility, and improvements to the floodplain within and near the property that will provide public services benefiting the residents of the City and the County as further depicted in the concept plan shown on **Exhibit “B”**;

WHEREAS, the City is in the process of designing and constructing the expansion of Southwestern Blvd from Raintree Dr. to Southeast Inner Loop, the approximate location being shown on **Exhibit “C”** and as further described herein, (the “**Southwestern Blvd Project**”) and

WHEREAS, the City is the process of designing and constructing the expansion of Southeast Inner Loop from FM1460 to SH29, the approximate location being shown on **Exhibit “D”** and as further described herein, (the “**Southeast Inner Loop Project**”) and

WHEREAS, the County desires to facilitate the Southwestern Blvd and Southeast Inner Loop Projects including design and construction of certain improvements benefiting the Wilco HQ Property;

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements of the Parties contained in this Agreement, the Parties agree as follows:

**I.
PURPOSE**

1.01 General. The purpose of this Agreement is to provide for the City and County’s participation in the design and construction of the Southwestern Blvd. Project and the Southeast Inner Loop Project, and to facilitate the development of the Wilco HQ Property.

II. WILLIAMSON COUNTY HEADQUARTERS PROPERTY DEVELOPMENT

2.01 Platting. A plat will not be required for the development of the Wilco HQ Property so long as the County ROW dedications provided for in Section 2.04 of this Agreement occur.

2.02 Zoning Regulations. The Wilco HQ Property is currently zoned PF (Public Facility) and the County shall develop in accordance with the regulations applicable to PF Zoning. The County has submitted a request for zoning variances to allow for a building height of up to 60 feet which was approved by the City's Zoning Board of Adjustment on November 21, 2023.

2.03 Permitting and Inspections. The County shall obtain all permits required by the City's adopted building and fire codes for development of the Wilco HQ Property. The City agrees to expedite its review of those permits and if applicable, expedite any required inspections. The County may accomplish all plan review requirements for code compliance of all adopted building and fire codes through a third-party professional engineering firm. The County may contract with a third-party inspector to perform required inspections related to building and fire inspections, subject to the City's approval of the selected inspector. All inspections and reviews provided by a third-party must be provided to the City as part of the required building and fire code permits.

2.04 County ROW Dedication. Within seven days of the Effective Date of this Agreement, the County shall dedicate to the City approximately 3.233 acres of Southwestern Blvd right-of-way and approximately 0.2252 acres of drainage easement, as further described in **Exhibit "E"**. Within 14 days of receiving the metes and bounds legal description and sketch from the City, the County shall additionally dedicate to the City approximately 0.67 acres of right-of-way adjacent to Inner Loop Road as further described in **Exhibit "F"** to facilitate the Southeast Inner Loop Project.

2.05 City ROW Dedication. Within seven days of the Effective Date of this Agreement, the City shall dedicate to the County approximately 4.0 acres of right-of-way located at the Mankins site, as further described in Exhibit "G" for the Corridor C project.

2.06 Easement Forms. All 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 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.

III. SOUTHWESTERN BLVD AND SOUTHEAST INNER LOOP PROJECTS

3.01 General. The City is currently designing and will construct the Southwestern Blvd Project for the expansion of Southwestern Blvd from Raintree Dr. to Southeast Inner Loop. The City shall be responsible for all the design and construction services associated with the Southwestern Blvd Project and shall include the County Improvements as further defined below in the scope of the Southwestern Blvd Project, subject to the County's ROW Dedication and a Three Million Dollar (\$3,000,000) contribution to the planning, design, and ROW acquisition phases of the Southeast Inner Loop Project (the "County Contribution"). The County Contribution does not impact the Williamson County's twenty-million dollar (\$20,000,000) commitment to the Southeast Inner Loop Project that was part of the 2023 road bond election. Subject to the Texas Prompt Payment Act, the County will remit the payment of the County Contribution

to the City within thirty (30) days after the City receives 60% design plans for the Southeast Inner Loop Project and submits an invoice to the County. The City shall commence or cause commencement of construction of the Southwestern Blvd Project no later than October 1, 2024, and the Southeast Inner Loop Project no later than December 31, 2026.

3.02 County Improvements. The City shall be responsible for the design and construction of the following County Improvements as part of its Southwestern Blvd Project and Southeast Inner Loop Project as conceptually shown on **Exhibit “H”** and described below:

1. One driveway from Southwestern Blvd into the Wilco HQ Property, also called Tracey Chambers Lane;
2. Right and left turn lanes from Southwestern Blvd into the Wilco HQ Property driveway;
3. A dedicated right turn lane from Southwestern Blvd to Southeast Inner Loop;
4. Traffic signal at the intersection of SE Inner Loop and Southwestern Blvd;
5. Water and wastewater utility extension along Southwestern Blvd and a water utility extension along Inner Loop Road at locations acceptable to the County; and
6. Expanded drainage improvements on Southwestern Blvd ROW to accommodate a portion of the stormwater currently traversing the Wilco HQ Property.

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 damage 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 money damages alone, the Parties agrees 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 Southwestern Boulevard Project and Southeast Inner Loop Project and acceptance of the public improvements by Georgetown.

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.

5.05 Payments 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.

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

5.07 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 Southwest Bypass Project and Southeast Inner Loop shown in the Exhibits attached hereto as Exhibits "A" through "H".

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

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

5.10 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

COUNTY: 710 S. Main Street, Georgetown, Texas 78626
Attn: William Gravell, Jr.
Telephone: (512) 943-1550
Facsimile: (512) 943-1662

5.11 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.

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

5.13 No Joint Venture. This agreement does not contemplate the creation of any joint venture, partnership or similar business relationship between the Parties.

5.14 Effective Date. This Agreement is executed to be effective on the date the last Party signs this Agreement.

(signatures on following page)

CITY OF GEORGETOWN, TEXAS

By: [Signature]
Josh Schroeder, Mayor

ATTEST:

By: [Signature]
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By: [Signature]
Skye Masson, City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this 12 day of December, 2023,
by Josh Schroeder as Mayor of the City of Georgetown, a Texas home-rule city, on behalf of said city.



[Signature]
Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

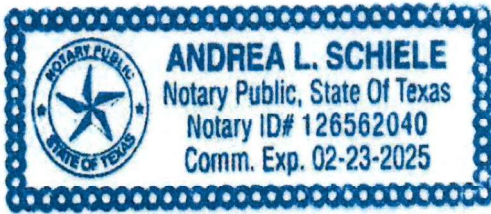
By: Bill Gravell Jr.
Bill Gravell (Dec 13, 2023 10:44 CST)
William Gravell, Jr., County Judge

ATTEST:

By: Nancy E. Rister
Nancy Rister, County Clerk

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this 13th day of December, 2023,
by William Gravell, Jr., County Judge of Williamson County, Texas, on behalf of said County.



Andrea L. Schiele
Notary Public, State of Texas

EXHIBITS

Exhibit A – Wilco HQ Property Location

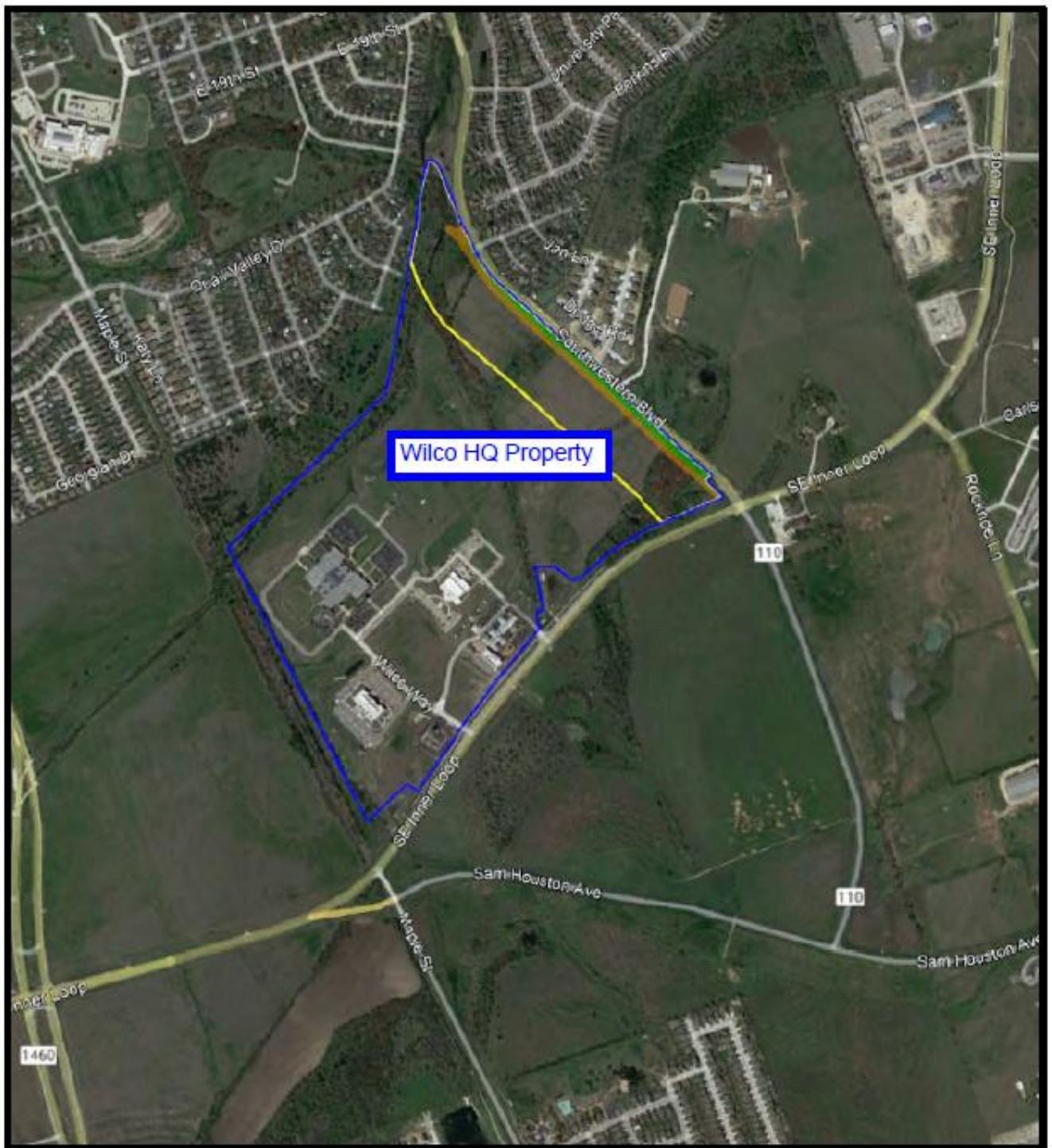


Exhibit B – Wilco HQ Facility Site Plan

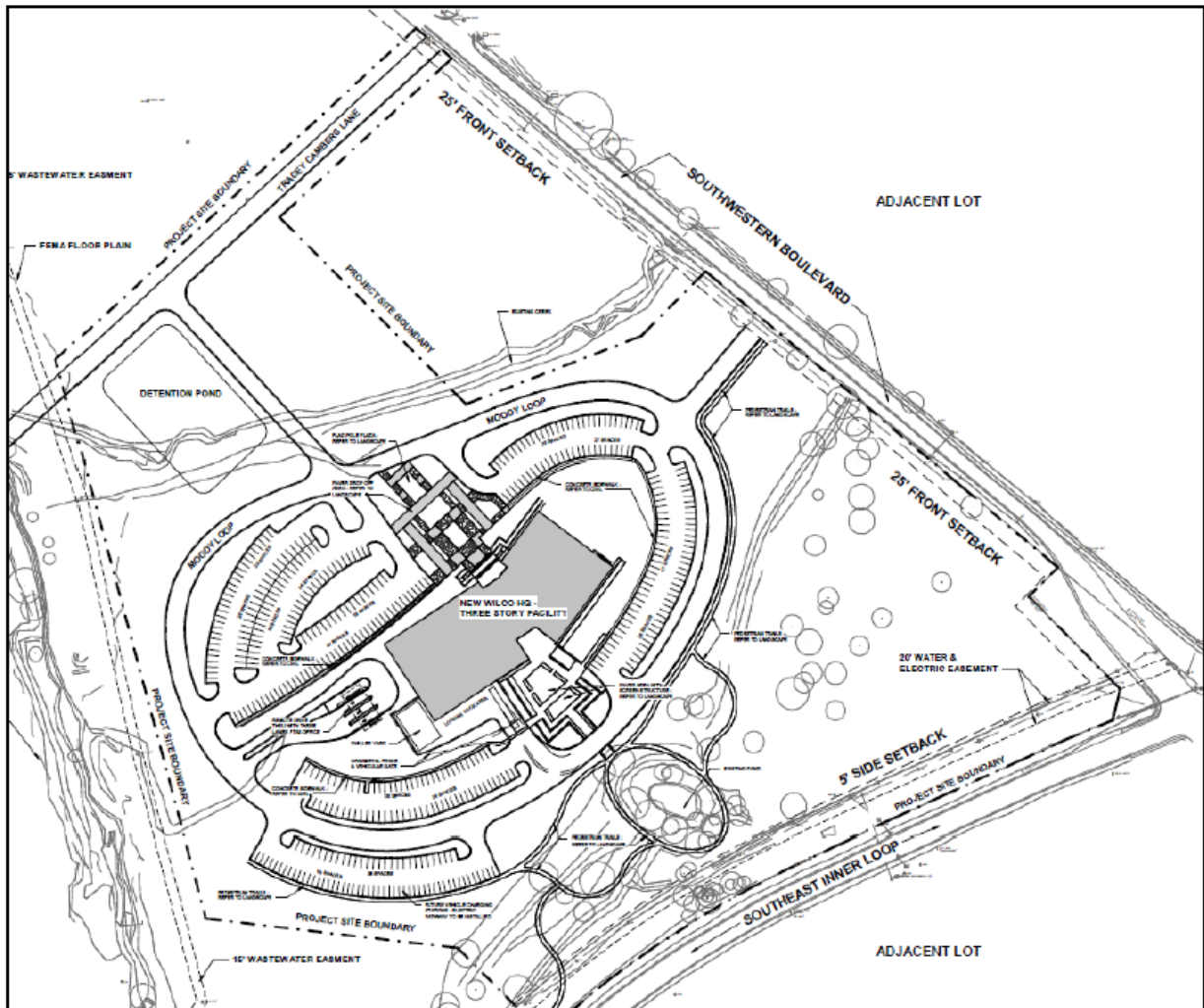


Exhibit C- Southwestern Blvd. Location Map

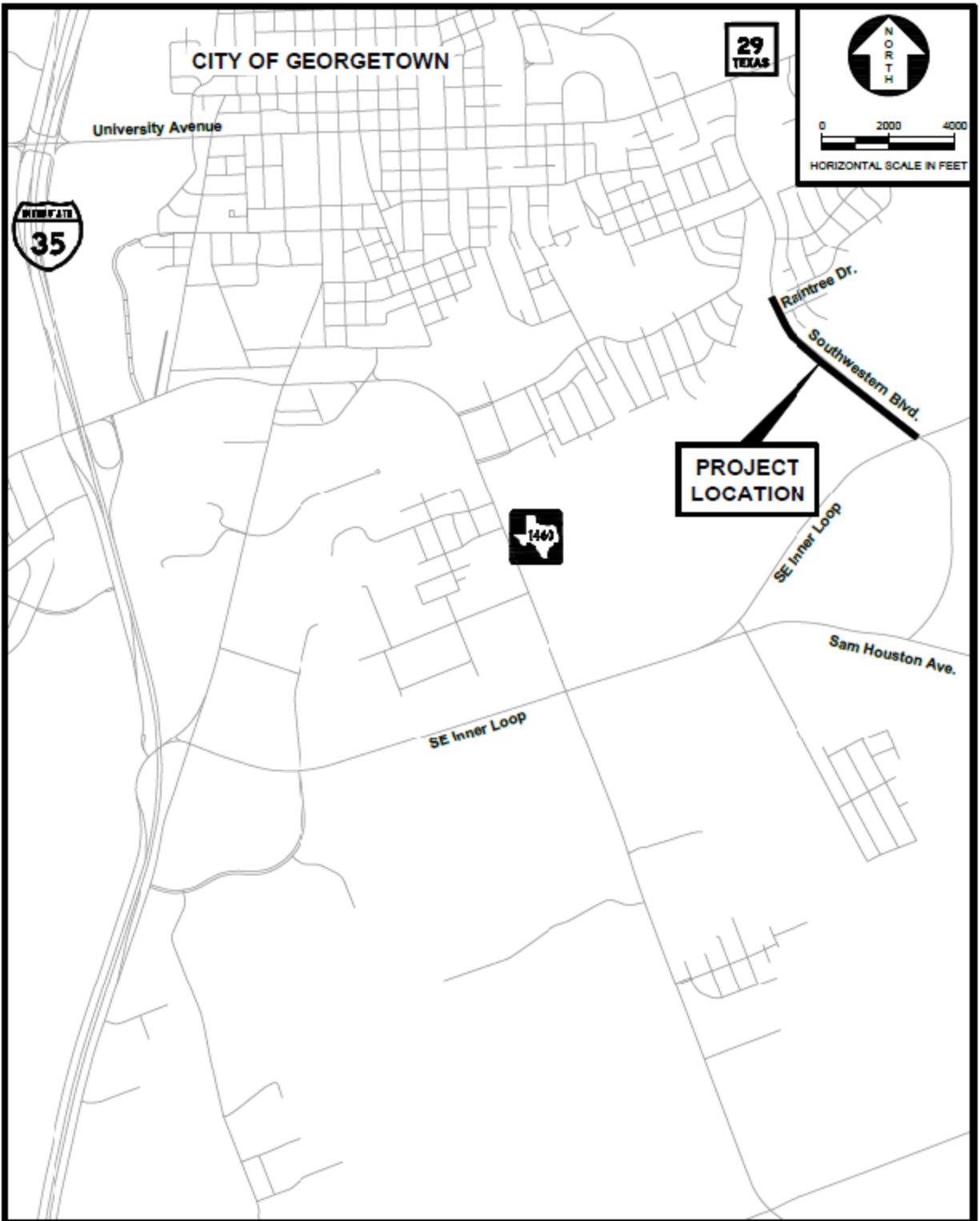


Exhibit D – SE Inner Loop Project



FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

May 25, 2023

Surveyor's Field Notes for:

3.233 Acres, situated in the **William Addison Survey, Abstract 21**, Williamson County, Texas, being a portion of a called 179.2993 acre tract conveyed County Judge John Doefler, in his official capacity, and to his successors in the office of the County Judge of the County of Williamson of the State of Texas in Document No. 199975478, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

Beginning at a ½" iron rod with aluminum cap stamped "COG ROW" found at the northeast corner of a called 0.481 acre tract conveyed to the City of Georgetown in Document No. 2011018248, of said official public records, being the southern line of Southwestern Boulevard, same being the eastern line of said 179.2993 acre tract, for the southeast corner of the herein described tract;

Thence, in a southerly direction, with the north line of said 0.481 acre tract, over and across said 179.2993 acre tract, **S 44°02'32" W., 63.75 feet**, (*Deed S 43°51'38" E., 63.74 feet – Doc. No. 2011018248*), to a ½" iron rod with aluminum cap stamped "COG ROW" found at the northwest corner of said 0.481 acre tract, for the southwest corner of the herein described tract, from which a ½" iron rod with aluminum cap stamped "COG ROW" found at the intersection of the southern line of said Southwestern Boulevard and the north line of S.E. Inner Loop, being a corner of a called 5.728 acre tract conveyed to the City of Georgetown in Document No. 2019065521, of said official public records, bears **S 44°46'14" E., 176.50 feet**;

Thence, in a northerly direction, the following courses and distances follow:

1. **N 50°19'26" W., 429.74 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
2. **N 49°41'54" W., 600.04 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
3. **N 49°37'29" W., 750.07 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
4. **N 48°43'18" W., 63.78 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
5. **N 49°06'52" W., 112.06 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
6. **N 46°06'27" W., 98.71 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
7. **N 42°31'03" W., 78.20 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
8. **N 40°07'39" W., 97.33 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
9. **N 36°24'47" W., 181.61 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
10. **N 36°40'11" W., 20.57 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
11. **N 33°05'47" W., 11.41 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
12. **N 26°59'16" W., 44.63 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
13. **N 24°34'42" W., 42.65 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
14. **N 22°38'56" W., 59.20 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
15. **N 17°05'21" W., 26.21 feet**, to a 5/8" iron rod with cap stamped "ACS" set;
16. **N 11°51'37" W., 89.04 feet**, to a 5/8" iron rod with cap stamped "ACS" set, for the northwest corner of the herein described tract;

Thence, in an easterly direction, **N 69°14'54" E., 8.64 feet**, to a mag nail set on the southwestern line of said Southwestern Boulevard, same being the eastern line of said 179.2993 acre tract, for the northeast corner of the herein described tract, from which a 5/8" iron rod found at a corner of said 179.2993 acre tract bears **N 24°35'20" W., 389.36 feet**;

Surveyor's Field Notes for 3.233 Acres cont.:

Thence, in a southerly direction, with the southwestern line of said Southwestern Boulevard, same being the eastern line of said 179.2993 acre tract, the following courses and distances follow:

1. **S 24°35'20" E., 319.52 feet**, (*Deed S 21°00'17" E., 717.82 feet*), to a ½" iron rod found;
2. **S 36°07'02" E., 104.48 feet**, (*Deed S 32°38' 17" E., 104.72 feet*), to a 5/8" iron rod found;
3. **S 43°33'31" E., 94.81 feet**, (*Deed S 40°10'34" E., 94.85 feet*), to a ½" iron rod found;
4. **S 50°05'40" E., 2175.25 feet**, (*Deed S 46°29'51" E., 2460.66 feet*), to the **Point of Beginning** and containing 3.233 Acres of Land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 3.233 acres of land.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed May 25, 2023

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

TX. Firm Lic. No. 10023600

server/projects /pro230000/230600/230629/230629-ROW.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Charles C. Lucko
5.25.2023

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

May 25, 2023

Surveyor's Field Notes for:

0.2252 Acre, situated in the **William Addison Survey, Abstract 21**, Williamson County, Texas, being a portion of a called 179.2993 acre tract conveyed County Judge John Doefer, in his official capacity, and to his successors in the office of the County Judge of the County of Williamson of the State of Texas in Document No. 199975478, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

Commencing at a ½" iron rod found at a corner of said 179.2993 acre tract, being the southwestern line of Southwestern Boulevard;

Thence, in a northerly direction, with the eastern line of said 179.2993 acre tract, same being the southwestern line of said Southwestern Boulevard, *N 24°35'20" W., 319.52 feet*, to a mag nail set, from which a 5/8" iron rod found at a corner of said 179.2993 acre tract bears *N 24°35'20" W., 398.36 feet*;

Thence, over and across said 179.2993 acre tract, *S 69°14'54" W., 8.64 feet*, to a 5/8" iron rod with cap stamped "ACS" set, for the **Point of Beginning** and the northeast corner of the herein described tract;

Thence, in a southerly direction, the following courses and distances follow:

1. **S 11°51'37" E., 89.04 feet**, to a calculated point;
2. **S 17°05'21" E., 21.96 feet**, to a calculated point, for the southeast corner of the herein described tract;

Thence, in a generally westerly direction, the following courses and distances follow:

1. **N 63°33'54" W., 80.67 feet**, to a calculated point, for an interior corner of the herein described tract;
2. **S 68°42'42" W., 44.71 feet**, to a calculated point, for the most southerly southwest corner of the herein described tract;

Thence, in a northerly direction, the following courses and distances follow:

1. **N 38°32'00" W., 56.28 feet**, to a calculated point, for the most westerly southwest corner of the herein described tract;
2. **N 14°46'48" E., 50.00 feet**, to a calculated point, for the northwest corner of the herein described tract;

Thence, in an easterly direction, the following courses and distances follow:

1. **S 75°13'12" E., 74.24 feet**, to a calculated point, for an interior corner of the herein described tract;
2. **N 69°15'13" E., 42.41 feet**, to the **Point of Beginning** and containing 0.2252 Acre of Land.

Surveyor's Field Notes for 0.2252 Acre cont.:

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 0.2252 acre of land.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed May 25, 2023

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600

server\projects\pro230000\230600\230629\230629-DE.doc



Charles C. Lucko
5.25.2023

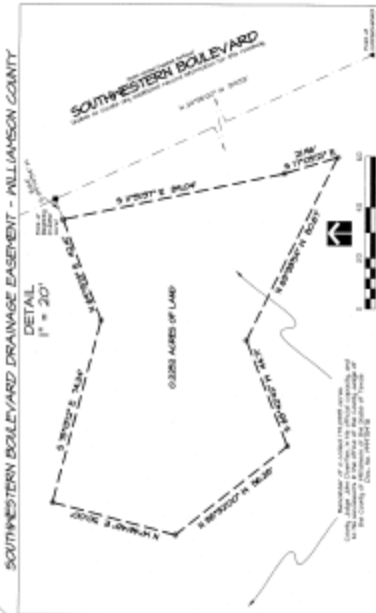
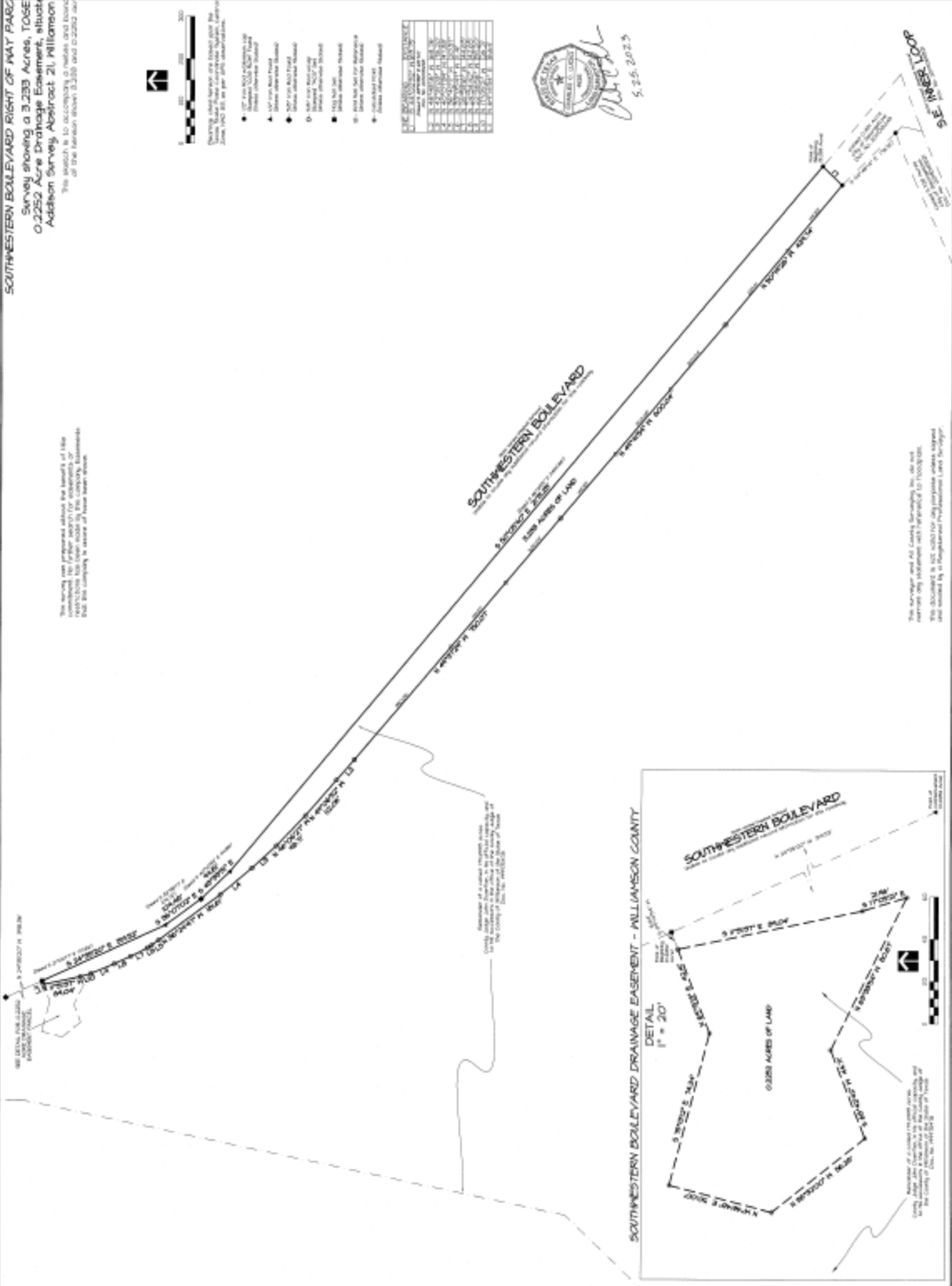
Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

SOUTHWESTERN BOULEVARD RIGHT OF WAY PARCEL - WILLIAMSON COUNTY

Survey showing a 3.233 Acres, TOGETHER WITH a 0.2252 Acre Drainage Easement, situated in the William Addition Survey, Abstract 21, Williamson County, Texas.

This sketch is to accompany a notice and board description of the farm shown 0.2252 and 0.2252 acre tracts.

This survey was prepared after the receipt of the plat map showing the location of the property boundaries. The survey was made by the county, Williamson County, Texas, in accordance with the laws of the State of Texas.



Drainage Easement, situated in the William Addition Survey, Abstract 21, Williamson County, Texas.

Survey showing a 3.233 Acres, TOGETHER WITH a 0.2252 Acre Drainage Easement, situated in the William Addition Survey, Abstract 21, Williamson County, Texas.



NO.	DESCRIPTION	ACRES
1	3.233 Acres	3.233
2	0.2252 Acre Drainage Easement	0.2252
3	Total	3.4582

- 1. 3.233 Acres
- 2. 0.2252 Acre Drainage Easement
- 3. Total



Exhibit F – County ROW Dedication – Along Southeast Inner Loop



Exhibit G: City ROW Dedication

County: Williamson
Parcel: 14
Project: Corridor C

July 17, 2019

Page 1 of 4

EXHIBIT PROPERTY DESCRIPTION FOR PARCEL 14

DESCRIPTION OF A 3.920 ACRE (170,732 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN F. FERGUSON SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 33.16 ACRE TRACT OF LAND (EXHIBIT "C") DESCRIBED IN WARRANTY DEED TO THE CITY OF GEORGETOWN RECORDED IN DOCUMENT NO. 2004004043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.920 ACRE (170,732 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with plastic cap stamped "RPLS 1847" found in the existing southwesterly Right-of-Way (ROW) line of County Road (C.R.) 100 (50' ROW width), being the northeasterly corner of said 33.16 acre tract, same being the southeasterly corner of the remainder of that called 144.83 acre tract of land described in Special Warranty Deed to Georgetown Independent School District recorded in Document No. 2003103794 of the Official Public Records of Williamson County, Texas;

THENCE, with the common boundary line of said 33.16 acre tract and said remainder of the 144.83 acre tract, S 73°13'22" W for a distance of 1559.80 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10207408.18, E=3160477.09 TxSPC Zone 4203) set 194.20 feet right of proposed Corridor C baseline station 251+82.17 in the proposed easterly ROW line of said Corridor C, for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, departing said remainder of the 144.83 acre tract, through the interior of said 33.16 acre tract, with said proposed easterly ROW line, along a curve to the left, having a delta angle of 14°32'08", a radius of 2007.00 feet, passing at an arc distance of 434.16 feet an iron rod with aluminum cap stamped "REF WITNESS ROW 4933" set 195.18 feet right of proposed Corridor C baseline station 247+05.87 and continuing for an arc length of 509.16 feet and a chord which bears S 21°14'26" W for a distance of 507.79 feet to a calculated point 195.34 feet right of proposed Corridor C baseline station 246+23.56 in the southerly boundary line of said 33.16 acre tract, same being in the approximate centerline of Mankin's Branch, also being the northerly boundary line of the remainder of that called 134.4 acre Tract 2 described in Warranty Deed to J. A. Davidson Holdings, L.P. (undivided 1/2 interest) recorded in Document No. 2001027783 and also described in Executor's Distribution Deed to Pamela G. Martin, Dennis L. Davidson and James A. Davidson Jr. (undivided 1/2 interest) recorded in Document No. 2001072772, both of the Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;

THENCE, departing said proposed easterly ROW line, with the common boundary line of said remainder of Tract 2 and said 33.16 acre tract, with the record (Doc. No. 2004004043) meander lines of said Mankin's Branch, the following three (3) courses:

- 2) **N 64°45'37" W** for a distance of 43.92 feet to the calculated angle point;
- 3) **S 85°37'01" W** for a distance of 169.96 feet to a calculated angle point;
- 4) **S 76°42'03" W** for a distance of 202.77 feet to a calculated point 193.00 feet left of proposed Corridor C baseline station 244+96.00 in the proposed westerly ROW line of said Corridor C, for the southwesterly corner of the herein described tract;

THENCE, departing said remainder of Tract 2, same being the approximate centerline of said Mankin's Branch, through the interior of said 33.16 acre tract, with the proposed westerly ROW line of said Corridor C, the following three (3) courses:

- 5) Along a curve to the right, having a delta angle of $03^{\circ}29'18''$, a radius of 2393.00 feet, an arc length of 145.69 feet and a chord which bears $N 12^{\circ}30'58'' E$ for a distance of 145.67 feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 246+29.94, for a point of non-tangency;
- 6) $N 75^{\circ}44'23'' W$ for a distance of 30.00 feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station 246+29.94, for the beginning of a non-tangent curve to the right;
- 7) Along said non-tangent curve to the right, having a delta angle of $05^{\circ}05'35''$, a radius of 2423.00 feet, an arc length of 215.38 feet and a chord which bears $N 16^{\circ}48'24'' E$ for a distance of 215.31 feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station 248+25.50, being in the common boundary line of said 33.16 acre tract and said remainder of the 144.83 acre tract, for the northwesterly corner of the herein described tract, and from which, the calculated westerly corner of said 33.16 acre tract, same being an angle point in the southerly boundary line of said remainder of the 144.83 acre tract, same being in the northerly boundary line of said remainder of Tract 2, being in the approximate centerline of said Mankin's Branch bears $S 73^{\circ}13'22'' W$ for a distance of 526.07 feet;
- 8) **THENCE**, departing said proposed westerly ROW line, with said common boundary line, $N 73^{\circ}13'22'' E$ for a distance of 549.11 feet to the **POINT OF BEGINNING**, containing 3.920 acre, (170,732 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made partially on the ground and partially from record information under my direct supervision.

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

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

3 DEC 2019

Date

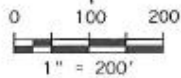


PLAT TO ACCOMPANY PARCEL DESCRIPTION

07/15/19
PAGE 3 OF 4

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14° 32' 08"	2007.00'	509.16'	507.79'	S21° 14' 26" W
C2	03° 29' 18"	2393.00'	145.69'	145.67'	N12° 30' 58" E
C3	05° 05' 35"	2423.00'	215.38'	215.31'	N16° 48' 24" E
C4	01° 44' 33"	2393.00'	72.77'	72.77'	N09° 54' 03" E

NUMBER	DIRECTION	DISTANCE
L1	N64° 45' 37" W	43.92'
L2	N75° 44' 23" W	30.00'



GEORGETOWN INDEPENDENT
SCHOOL DISTRICT
(REMAINDER OF 144.83 AC.)
TRACT 1
DOC. NO. 2003103794
O.P.R.W.C.T.

JOHN F. FERGUSON SURVEY
ABSTRACT NO. 231

STA. 248+25.50
223.00' LT

573° 13' 22" W
529.07'

STA. 246+29.94
223.00' LT

STA. 246+29.94
193.00' LT

STA. 244+96.00
193.00' LT

573° 13' 22" E
549.11'

573° 13' 39" E
2635.21'

585° 37' 01" W
169.96'

576° 42' 03" W
202.77'

PC 244+29.10

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

245+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00

250+00



PARCEL PLAT SHOWING PROPERTY OF
CITY OF GEORGETOWN

PARCEL 14

</

PLAT TO ACCOMPANY PARCEL DESCRIPTION

07/15/19
PAGE 4 OF 4

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	⊕	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	⊞	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	— —	LINE BREAK
⊗	FENCE POST FOUND	⌒	LAND HOOK
△	CALCULATED POINT	P.O.B.	POINT OF BEGINNING
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C.	POINT OF COMMENCEMENT
⊗	IRON PIPE FOUND	N.T.S.	NOT TO SCALE
⊙	AXLE FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
		O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

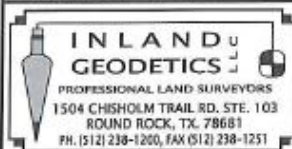
- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
- 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 3 DEC 2019
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



	ACRES	SQUARE FEET
ACQUISITION	3.920	170,732
CALC/DEED AREA	33.16	1,444,450
REMAINDER AREA	29.24	1,273,718



PARCEL PLAT SHOWING PROPERTY OF
CITY OF GEORGETOWN

PARCEL 14

SCALE 1" = 200'	WILLIAMSON COUNTY	PROJECT CORRIDOR C
--------------------	-------------------	-----------------------

5-11-2019 CORRIDOR C PARCEL 14-000 PARCEL 14-000 PARCEL 14-000

Exhibit H -County Improvements

