

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF REAL PROPERTY TO EFFECTUATE CERTAIN PUBLIC ROAD AND UTILITY INFRASTRUCTURE IMPROVEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in order to facilitate the safety and movement of traffic and to preserve the financial investment of the public in its roadways and utility infrastructure, and protect the safety of the public, the City of Georgetown (the "City") hereby finds that public convenience and necessity requires the acquisition in fee simple of those certain tracts of land totaling 0.048 acres and 0.043 acres, and temporary construction easement rights to land totaling 0.113 acres and 0.121 acres (the "Property"), more or less, described as follows:

Fee Simple Tracts:

Being a 0.048 acre (2,072 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 2, Block B, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Warrant Deed Forster & Giles recorded in Document No. 9754315 of the Official Public Records of Williamson County, Texas, more fully described by metes and bounds and sketch in **Exhibit "A"** attached hereto.

Being a 0.043 acre (1,882 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 1, Block A, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Special Warrant Deed with Vendors Lien to Crossley & Crossley recorded in Document No. 2002069719 of the Official Public Records of Williamson County, Texas, more fully described by metes and bounds and sketch in **Exhibit "B"** attached hereto.

Temporary Construction Easement Tracts:

Being a 0.113 acre (4,931 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 2, Block B, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Warrant Deed Forster & Giles

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PCN, ROW, Parcels 9 & 10

100-2000-0010, Rabbit Hill Road

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recorded in Document No. 9754315 of the Official Public Records of Williamson County, Texas, as depicted on the sketch in **Exhibit “A”** attached hereto.

Being a 0.121 acre (5,265 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 1, Block A, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Special Warrant Deed with Vendors Lien to Crossley & Crossley recorded in Document No. 2002069719 of the Official Public Records of Williamson County, Texas, as depicted on the sketch in **Exhibit “B”** attached hereto.

Exhibits “A” & “B” are incorporated herein by reference as if fully set out, for public road right of way, over under and across the Property located in Williamson County, Texas, and for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending, and operating the extension and improvement of Rabbit Hill Road in Williamson County, Texas.

WHEREAS, as provided for in Section 251.001, 273.001 of the Texas Local Government Code, and under the general authority granted in Section 311.001 of the Texas Transportation Code, the City finds and determines that the Property is necessary or convenient as a part of the roadway system for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending, and operating the hereinafter described Project in Williamson County, Texas, including utility improvements, public drainage utility infrastructure improvements, the construction of cut/fill slopes, and/or other public uses and purposes related thereto as permitted by law (hereinafter the “Project”), and it is necessary to acquire fee simple title in the Property or such lesser property interests as set forth in the attached exhibits. The City finds and determines that condemnation of the Property may be required.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the Property is adopted and authorized by a single order for the Property, and this first vote by the City applies to all of the Property identified in the attached exhibits.

IT IS FURTHER ORDERED that the City Attorney is hereby authorized to proceed to condemnation on the Property, if necessary, and directed to transmit or cause to be transmitted this request of the City to legal counsel to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the Property, proceedings in condemnation to acquire in the name of and on behalf of the City, fee simple title to the Property or such lesser estates or property interests as are more fully described in the attached exhibits, save and except oil, gas, and sulfur, as provided by law, as follows:

Resolution No. _____

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PCN, ROW, Parcels 9 & 10

100-2000-0010, Rabbit Hill Road

Fee Simple Tract:

Being a 0.048 acre (2,072 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 2, Block B, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Warrant Deed Forster & Giles recorded in Document No. 9754315 of the Official Public Records of Williamson County, Texas, more fully described by metes and bounds and sketch in **Exhibit "A"** attached hereto.

Being a 0.043 acre (1,882 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 1, Block A, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Special Warrant Deed with Vendors Lien to Crossley & Crossley recorded in Document No. 2002069719 of the Official Public Records of Williamson County, Texas, more fully described by metes and bounds and sketch in **Exhibit "B"** attached hereto.

Temporary Construction Easement Tracts:

Being a 0.113 acre (4,931 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 2, Block B, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Warrant Deed Forster & Giles recorded in Document No. 9754315 of the Official Public Records of Williamson County, Texas, as depicted on the sketch in **Exhibit "A"** attached hereto.

Being a 0.121 acre (5,265 square foot) tract of land situated in the Francis A. Hudson Survey, Abstract 295, Williamson County, Texas, and being a portion of Lot 1, Block A, Park Central One, Section II Subdivision, a subdivision according to the plat thereof recorded in Cabinet O, Slide 246-248 of the Plat Records of Williamson County, Texas, and as described in Special Warrant Deed with Vendors Lien to Crossley & Crossley recorded in Document No. 2002069719 of the Official Public Records of Williamson County, Texas, as depicted on the sketch in **Exhibit "B"** attached hereto.

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that the employees, agents, and/or representatives of the City to lay out the Project and acquire the necessary right of way upon, over, under and across the Property for the purpose of construction, reconstruction, operation, and maintenance of public road, water quality and/or drainage utility infrastructure improvements and the construction of cut/fill slopes adjacent to the Project, and

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PCN, ROW, Parcels 9 & 10

100-2000-0010, Rabbit Hill Road

appurtenances thereto, and for the use of any excavated materials from the Property for use in construction of such roadway and/or utility infrastructure improvements;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the Property for the Project;

WHEREAS, in order to acquire the Property, it will be or has been necessary for the City's employees, agents, and/or representatives, to enter upon the Property for the purposes of surveying and establishing said land titles and to determine adequate compensation for the Property, to conduct tests, and to negotiate with the owners thereof for the purchase of the land titles; and,

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for Property to be acquired for the Project;

Now, THEREFORE, be it RESOLVED by the City Council of the City of Georgetown:

1. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of right of way in fee simple and temporary easement on, over, under and across the real property described hereinabove and in the attached **Exhibits "A" & "B"**, for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending, and operating of the Project in Williamson County, Texas, including utility improvements, public water quality and drainage utility infrastructure improvements, the construction of cut/fill slopes, and/or other public uses and purposes as permitted by law.
2. That the City's employees, agents, and/or representatives are hereby authorized to:
 - a. Lay out the exact location of the land area needed from the Property or other properties;
 - b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities for the Project, the establishment and acquisition of the required right of way, and the construction of permanent public road, water quality and drainage and/or utility infrastructure improvements, and appurtenances thereto;
 - c. Enter upon any property necessary for the purpose of surveying and establishing the title, in order to determine adequate compensation for the right of way being acquired, and to conduct tests;
 - d. Negotiate with the owner(s) of any such properties for the purchase thereof;

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- e. To purchase any necessary right of way on, over, under and across the Property, and execute all documents necessary to acquire such Property, all subject to the City Council's express approval of the specific, negotiated terms of the acquisition;
 - f. Initiate eminent domain proceedings against the owner(s), lienholders, and any owners of any other interests in the Property to obtain the necessary title(s) for the Property in the event the owner(s) fail(s) to accept a bona fide offer to purchase the Property; and
 - g. Take whatever further actions are deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.
5. That all previous acts and proceedings done or initiated by the City's employees, agents, and/or representatives for the establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights in the Property are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.
6. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest thereto on behalf of the City of Georgetown.
7. This resolution shall be effective immediately upon adoption.

RESOLVED by the City Council of the City of Georgetown this ____ day of _____, 2019.

ATTEST:

THE CITY OF GEORGETOWN:

Robyn Densmore, City Secretary

By: _____
Dale Ross, Mayor

APPROVED AS TO FORM:

Charlie McNabb, City Attorney

Resolution No. _____

Date adopted: _____

PCN, ROW, Parcels 9 & 10

100-2000-0010, Rabbit Hill Road

EXHIBIT "A"
PARCEL 9

Variable Width Right-Of-Way Acquisition

METES AND BOUNDS DESCRIPTION
OF A
0.048 ACRE TRACT OF LAND OUT OF
THE FORSTER & GILES TRACT
LOCATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

BEING A 0.048 ACRE (2,072 SQUARE FEET) TRACT OF LAND SITUATED IN THE FRANCIS A. HUDSON SURVEY, ABSTRACT NO. 295, WILLIAMSON COUNTY, TEXAS; SAID 0.048 ACRE TRACT BEING A PORTION OF LOT 2, BLOCK B, PARK CENTRAL ONE, SECTION II SUBDIVISION, RECORDED IN CABINET O, SLIDES 246-248 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.048 ACRE TRACT ALSO BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO FORSTER & GILES AND RECORDED IN DOCUMENT NO. 9754315 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2-inch iron rod marking the common southwest corner of said Lot 2, Section II and the northwest corner of Lot 2, Park Central One Section I, recorded in Cabinet J, Slides 181-182 of the P.R.W.C.T., being on the east right-of-way line of Rabbit Hill Road (variable width right-of-way), for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 21° 01' 37" West, with the common west line of said Lot 2, Section II and the east right-of-way line of said Rabbit Hill Road, a distance of **229.71 feet** to a found 1/2-inch iron rod for a point of curvature of the herein described tract and being the beginning of a curve to the right, being the intersection of the east right-of-way line of said Rabbit Hill Road and the south right-of-way line of Commerce Boulevard (70' wide right-of-way);

THENCE (C1) In a Northerly direction, with said curve to the **right**, having a central angle of **47° 35' 10"**, a radius of **25.00 feet**, an arc length of **20.76 feet**, and a chord bearing and distance of **North 02° 46' 14" East – 20.17 feet** to a set 1/2-inch iron rod with cap stamped "Wallace Group" for a point of non-tangency of the herein described tract and end of said curve;

THENCE South 21° 12' 38" East, traveling across the interior of said Lot 2, Section II, a distance of **248.14 feet** to a 1/2-inch iron rod found on the common south line of said Lot 2, Section II and the north line of said Lot 2, Section I for the southeast corner of the herein described tract;

Exhibit "A" continued

Parcel 9

Description of a 0.048 acre tract

THENCE (L1) **South 68° 47' 59" West**, with the common south line of said Lot 2, Section II and the north line of said Lot 2, Section I, a distance of **8.94 feet** to the **POINT OF BEGINNING** and containing 0.048 acre (2,072 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Round Rock, Texas.

Temporary Construction Easement

In addition, it is intended to create a 19.5 foot wide Temporary Construction Easement adjacent and parallel to the east line of the above-described Variable Width Right-Of-Way Acquisition. This Temporary Construction Easement contains a computed area of 0.113 acre (4,931 square feet) of land.

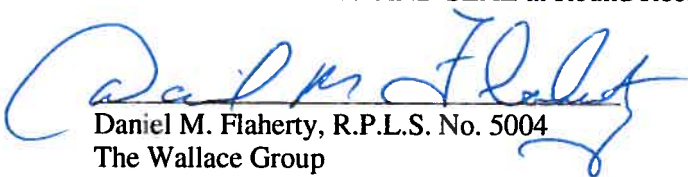
This metes and bounds description is accompanied by an exhibit drawing.

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

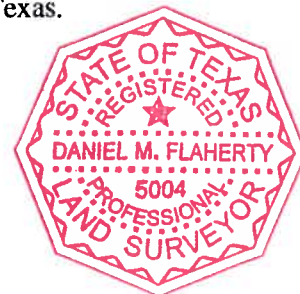
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WILLIAMSON §

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-5062 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.

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



Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10051701
See attached Plat No. A-5062
23214-FN21.doc

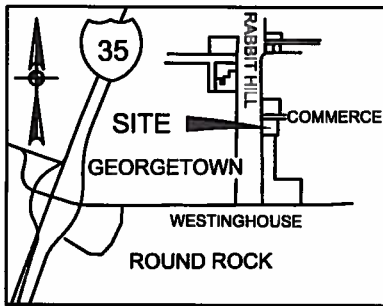


04-05-2017
Date

EXHIBIT "A" PARCEL 9

(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 0.048 ACRE (2,072 SQ. FT.) TRACT OF LAND
IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

LOCATION MAP



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	47°35'10"	25.00'	20.76'	N 2°46'14" E	20.17'
C2	42°14'15"	25.00'	18.43'	N 47°40'57" E	18.02'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 68°47'59" W	8.94'
L2	N 68°47'23" E	2.69'
L3	S 68°47'59" W	19.50'

VARIABLE WIDTH
RIGHT-OF-WAY ACQUISITION
0.048 ACRE (2,072 SQ. FT.)

FIELD NOTE
POINT OF
BEGINNING

GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 5.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

- LEGEND**
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON ROD WITH CAP STAMPED "WALLACE GROUP" UNLESS OTHERWISE NOTED
 - △ = CALCULATED POINT
 - R.O.W. = RIGHT-OF-WAY
 - P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
 - O.R.W.C.T. = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS

THE WALLACE GROUP
engineers architects surveyors
A CP&Y COMPANY

WACO KILLEEN DALLAS ROUND ROCK

TBPLS 10051701

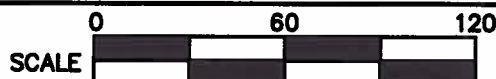
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | (512) 248-0065

TBPE F-54

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 5TH DAY OF APRIL, 2017.

SURVEYED: 12-03-15

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004



© 2017 ALL RIGHTS RESERVED

PLAT NO. A-5062

DRAFT DATE 04-05-2017

DRAWN BY RDB

WORK ORDER NO. 1400019

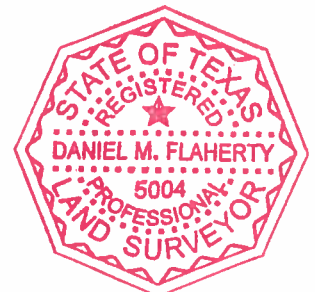
FIELD BOOK/PG. RR 258-20

TAB # A-5062

DIGITAL FILE 1400019R-ROW PARCELS

F/N #

23214-FN21



3 OF 3

Exhibit "B"

PARCEL 10

Variable Width Right-Of-Way Acquisition

**METES AND BOUNDS DESCRIPTION
OF A
0.043 ACRE TRACT OF LAND OUT OF
THE CROSSLEY & CROSSLEY TRACT
LOCATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS**

BEING A 0.043 ACRE (1,882 SQUARE FOOT) TRACT OF LAND SITUATED IN THE FRANCIS A. HUDSON SURVEY, ABSTRACT NO. 295, WILLIAMSON COUNTY, TEXAS; SAID 0.043 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK A, PARK CENTRAL ONE, SECTION II SUBDIVISION, RECORDED IN CABINET O, SLIDES 246-248 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.043 ACRE TRACT ALSO BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO CROSSLEY & CROSSLEY AND RECORDED IN DOCUMENT NO. 2002069719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2-inch iron rod with orange cap stamped "RPLS 5784" marking the northwest corner of said Lot 1, being on the south line of a called 55.00 acre tract of land as described in a deed to Robert Landis Armstrong and recorded in Volume 570, Page 530 of the Deed Records of Williamson County, Texas (D.R.W.C.T.) and being an angle point on the east right-of-way line of Rabbit Hill Road (variable width right-of-way), for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE (L1) North 68° 47' 03" East, with the common north line of said Lot 1 and the south line of said 55.00 acre tract, a distance of **7.04 feet** to a set 1/2-inch iron rod with cap stamped "Wallace Group" for the northeast corner of the herein described tract;

THENCE South 21° 12' 38" East, departing said common line, and traveling across the interior of said Lot 1, a distance of **258.25 feet** to a set 1/2-inch iron rod with cap stamped "Wallace Group" on the common south line of said Lot 1 and the north right-of-way line of Commerce Boulevard (70' wide R.O.W.), for a point of curvature of the herein described tract and being the beginning of a curve to the right for the southeast corner of the herein described tract;

THENCE (C1) In a Northwesterly direction, with said curve to the **right**, having a central angle of **46° 51' 50"**, a radius of **25.00 feet**, an arc length of **20.45 feet**, and a chord bearing and distance of **North 44° 21' 00" West – 19.88 feet** to a found 1/2-inch iron rod for a point of tangency of the herein described tract and end of said curve, being the intersection of the north right-of-way line of said Commerce Boulevard and the east right-of-way line of said Rabbit Hill Road

Parcel 10

Description of a 0.043 acre tract

THENCE North 21° 01' 37" West, with the common west line of said Lot 1 and the east right-of-way line of said Rabbit Hill Road, a distance of **239.96 feet** to the **POINT OF BEGINNING** and containing 0.043 acre (1,882 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Round Rock, Texas.

Temporary Construction Easement

In addition, it is intended to create a 20 foot wide Temporary Construction Easement adjacent and parallel to the east line of the above-described Variable Width Right-Of-Way Acquisition. This Temporary Construction Easement contains a computed area of 0.121 acre (5,265 square feet) of land.

This metes and bounds description is accompanied by an exhibit drawing.

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

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

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-5061 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.

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

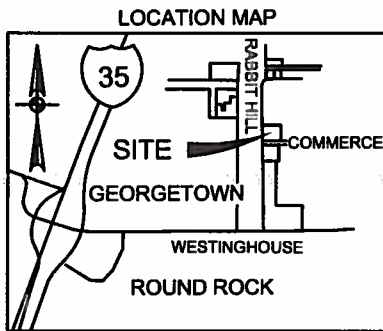


Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10051701
See attached Plat No. A-5061
23214-FN20.doc



04-05-2017
Date

PARCEL 10
(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 0.043 ACRE (1,882 SQ. FT.) TRACT OF LAND
IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS



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

FIELD NOTE
POINT OF
BEGINNING

VARIABLE WIDTH
RIGHT-OF-WAY ACQUISITION
0.043 ACRE (1,882 SQ. FT.)

CALLED 55.00 ACRES
ROBERT LANDIS ARMSTRONG
VOLUME 570, PAGE 530
D.R.W.C.T.
FILED: JULY 2, 1973

SCALE: 1" = 60'

FRANCIS A. HUDSON SURVEY
ABSTRACT NO. 295

LOT 1, BLOCK A
PARK CENTRAL ONE SECTION II
CABINET 0, SLIDES 246-248
P.R.W.C.T.
FILED: JUNE 2, 1997

CROSSLEY & CROSSLEY
DOC. NO. 2002069719
O.P.R.W.C.T.

20' WIDE TEMPORARY
CONSTRUCTION EASEMENT
0.121 ACRE (5,285 SQ. FT.)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	46°51'50"	25.00'	20.45'	N 44°21'00" W	19.88'
C2	43°25'24"	25.00'	18.95'	N 89°29'38" W	18.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 68°47'03" E	7.04'
L2	N 68°47'03" E	20.00'
L3	S 68°47'23" W	2.82'

GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 5.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

RABBIT HILL ROAD
(VARIABLE WIDTH R.O.W.)

C1
C2
L3

SUBDIVISION LINE
COMMERCE BLVD. (70' WIDE R.O.W.)

LEGEND

- = FOUND 1/2" IRON ROD
UNLESS OTHERWISE NOTED
- = SET 1/2" IRON ROD WITH CAP STAMPED
"WALLACE GROUP" UNLESS OTHERWISE NOTED
- △ = CALCULATED POINT
- R.O.W. = RIGHT-OF-WAY
- P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



THE WALLACE GROUP
engineers architects surveyors
A CP&Y COMPANY

WACO KILLEEN DALLAS ROUND ROCK

TBPLS 10051701

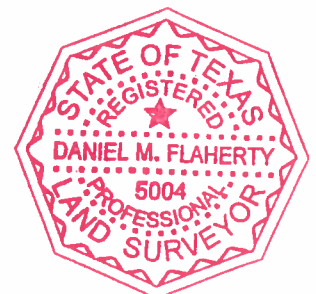
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | (512) 248-0065

TBPE F-54

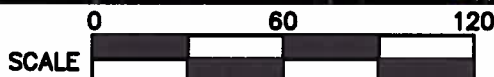
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 5TH DAY OF APRIL, 2017.

SURVEYED: 12-03-15

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004



3 OF 3



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PLAT NO. A-5061

DRAFT DATE 04-05-17

DRAWN BY RDB

WORK ORDER NO. 1400019

FIELDBOOK/PG. RR 258-20

TAB # A-5061

DIGITAL FILE 1400019R-ROW PARCELS

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