

**MUNICIPAL SERVICES AGREEMENT**  
**BETWEEN THE CITY OF GEORGETOWN, TEXAS**  
**AND LONGHORN JUNCTION LAND AND CATTLE COMPANY LLC.**

This Municipal Services Agreement (“Agreement”) is entered into on the 14<sup>th</sup> day of September, by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas (“City”) and Longhorn Junction Land and Cattle Company LLC (“Owner”).

**RECITALS**

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

**WHEREAS**, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

**WHEREAS**, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the “Effective Date”);

**WHEREAS**, Owner owns certain parcels of land located at the southwest corner of Blue Springs Boulevard and SE Inner Loop, which consists of approximately 46.792 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference (“Property”);

**WHEREAS**, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2021 -7- ANX ("Annexation Case");

**WHEREAS**, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
- 2. INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

### 3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
  - i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.
  - ii. Police – The City’s Police Department will provide protection and law enforcement services.
  - iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.
  - iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
  - v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
  - vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area
  - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

- viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City’s preventative maintenance program.
  - ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.
  - x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
  - xi. Code Compliance – The City’s Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
  - xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.
  - xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician’s Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City’s extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.
  - c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

- d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
  - e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

## **CITY OF GEORGETOWN**

By: \_\_\_\_\_  
Josh Schroeder  
Mayor

Approved as to Form:

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Skye Masson  
City Attorney

Attest:

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Robyn Densmore, TRMC  
City Secretary

**State of Texas** §  
**County of Williamson** §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of  
said corporation.

By: \_\_\_\_\_

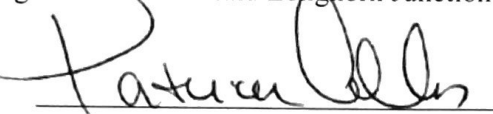
Notary Public, State of Texas

**(OWNER 1)**

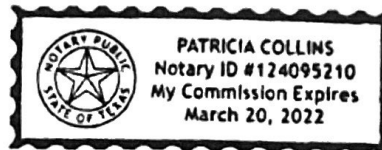
By:   
(Drew G. Hall)  
(Manager of Longhorn Junction Land and Cattle Company LLC)

**State of Texas                    §**  
**County of Williamson       §**

This instrument was acknowledged before me on the 9<sup>th</sup> day of September, 2021, by Drew G. Hall, Manager on behalf of said Longhorn Junction Land and Cattle Company, LLC.

By: 

Notary Public, State of Texas



## **EXHIBIT A**



**METES & BOUNDS DESCRIPTION OF:**

TRACT A - 46.792 ACRES

**BEING** A 46.792 ACRE (2,038,259 SQ. FT.) TRACT OF LAND LOCATED IN THE IN THE LEWIS J. DYCHES SURVEY, ABSTRACT 180, IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A TRACT OF LAND, CALLED TRACT 4 - 70.0893 ACRES, DESCRIBED TO LONGHORN JUNCTION LAND AND CATTLE COMPANY AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2010002544 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND AT A POINT OF CURVATURE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST INNER LOOP (CALLED 180 FOOT R.O.W. WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF BLUE SPRINGS BOULEVARD (CALLED 90 FOOT R.O.W. WIDTH) AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2001021471 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, WITH THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BLUE SPRINGS BOULEVARD THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE RIGHT WHOSE ELEMENTS ARE R= 25.00, L= 38.05 WHOSE CHORD BEARS S48°56'18"E, A DISTANCE OF 34.48 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF TANGENCY OF THIS TRACT;
- 2) S05°23'07"E, A DISTANCE OF 601.12 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF CURVATURE OF THIS TRACT;
- 3) ALONG SAID CURVE TO THE RIGHT WHOSE ELEMENTS ARE R= 755.00, L= 1302.14 WHOSE CHORD BEARS S44°01'08"W, A DISTANCE OF 1146.65 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF TANGENCY OF THIS TRACT;
- 4) N86°30'30"W, A DISTANCE OF 115.06 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF CURVATURE OF THIS TRACT;
- 5) ALONG SAID CURVE TO THE LEFT WHOSE ELEMENTS ARE R= 845.00, L= 508.47 WHOSE CHORD BEARS S76°11'36"W, A DISTANCE OF 500.83 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF TANGENCY OF THIS TRACT;
- 6) S59°00'13"W, A DISTANCE OF 115.02 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF CURVATURE OF THIS TRACT;
- 7) ALONG SAID CURVE TO THE RIGHT WHOSE ELEMENTS ARE R= 755.00, L= 650.56 WHOSE CHORD BEARS S68°33'53"W, A DISTANCE OF 252.70 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF TANGENCY; FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, OVER AND ACROSS SAID TRACT 4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N17°02'36"E, A DISTANCE OF 345.11 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;
- 2) N09°34'18"E, A DISTANCE OF 461.66 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;
- 3) N11°36'13"E, A DISTANCE OF 337.01 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;
- 4) N18°15'25"E, A DISTANCE OF 868.95 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST INNER LOOP, FOR THE NORTH CORNER OF THIS TRACT;

**THENCE**, S71°40'12"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST INNER LOOP, A DISTANCE OF 115.88 FEET FOR AN ANGLE CORNER OF THIS TRACT;

**THENCE**, CROSSING INTO SAID TRACT 4 FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S18°21'18"W, A DISTANCE OF 300.00 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;
- 2) S71°40'12"E, A DISTANCE OF 217.11 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;
- 3) S03°38'54"W, AT 26.09' PASSING THE NORTHWEST CORNER OF A CALLED 0.1355 ACRE SAVE & EXCEPT TRACT DESCRIBED TO GEORGETOWN RAIL EQUIPMENT AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 9702743 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THEN CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID 0.1355 ACRE TRACT, IN ALL A DISTANCE OF 135.72 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 0.1355 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
- 4) N80°56'32"E, ALONG THE SOUTH BOUNDARY LINE OF SAID 0.1355 ACRE TRACT, A DISTANCE OF 58.64 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 0.1355 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
- 5) N03°38'54"E, ALONG THE EAST BOUNDARY LINE OF SAID 0.1355 ACRE TRACT, AT 96.76' PASSING THE NORTHEAST CORNER OF SAID 0.1355 ACRE TRACT, IN ALL A DISTANCE OF 107.83 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;
- 6) S71°40'12"E, A DISTANCE OF 192.72 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;
- 7) N18°21'18"E, A DISTANCE OF 308.18 FEET TO A POINT OF CURVATURE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST INNER LOOP, FOR AN ANGLE CORNER OF THIS TRACT;

**THENCE**, IN A NORTHERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 15°42'01", A RADIUS OF 2109.89 FEET, A CHORD BEARING AND DISTANCE OF S84°34'01"E, 576.35 FEET, AND A TOTAL ARC LENGTH OF 578.15 TO A 1/2 INCH IRON ROD TO THE POINT OF BEGINNING AND CONTAINING 46.792 ACRES, MORE OR LESS, IN THE COUNTY OF WILLIAMSON, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICES OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

**SURVEYOR'S NOTES:**

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO COVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**EXHIBIT "A"**

# LEGAL DESCRIPTION OF TRACT A - 46.792 ACRES & TRACT B - 3.858 ACRES

BEING A PORTION OF THE  
LEWIS J. DYCHES SURVEY, ABSTRACT 180  
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

  
ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH. (512) 572-6674  
ZACH.PETRUS@KIMLEY-HORN.COM



# Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV,  
SUITE 200, AUSTIN, TEXAS 78759

FIRM # 10194624

TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JKA	ZKP	9/2/2021	069292200	1 OF 4

**METES & BOUNDS DESCRIPTION OF:**

TRACT B - 3.858 ACRES

**BEING** A 3.858 ACRE (168,054 SQ. FT.) TRACT OF LAND LOCATED IN THE LEWIS J. DYCHES SURVEY, ABSTRACT 180, IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF BLUE SPRINGS BOULEVARD (CALLED 90' R.O.W. WIDTH) AS DESCRIBED IN STREET DEED RECORDED IN DOCUMENT NO. 2001021471 OF THE OFFICIAL PUBIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT A POINT IN THE SOUTHEAST BOUNDARY LINE OF A CALLED 70.0893 ACRE TRACT OF LAND DESCRIBED TO LONGHORN JUNCTION LAND AND CATTLE COMPANY AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2010002544 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTH CORNER OF THIS TRACT;

**THENCE**, SOUTH 58°37'32" EAST, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE AT THE EAST CORNER OF THIS TRACT;

**THENCE**, IN A SOUTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 62°03'24", A RADIUS OF 845.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 62°24'10" WEST, 871.13 FEET, AND A TOTAL ARC LENGTH OF 915.21 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;

**THENCE**, NORTH 86°30'30" WEST, A DISTANCE OF 115.07 FEET TO A POINT OF CURVATURE OF THIS TRACT;

**THENCE**, IN A SOUTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 34°28'26", A RADIUS OF 755.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 76°11'30" WEST, 447.45 FEET, AND A TOTAL ARC LENGTH OF 454.27 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;

**THENCE**, SOUTH 59°00'13" WEST, A DISTANCE OF 115.04 FEET TO A POINT OF CURVATURE OF THIS TRACT;

**THENCE**, IN A SOUTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 22°00'51", A RADIUS OF 845.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 69°56'30" WEST, 322.67 FEET, AND A TOTAL ARC LENGTH OF 324.67 FEET TO A POINT FOR THE SOUTH CORNER OF THIS TRACT;

**THENCE**, NORTH 12°41'01" EAST, A DISTANCE OF 97.82 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF SAID 70.0893 ACRE TRACT, FOR THE WEST CORNER OF THIS TRACT;

**THENCE**, IN A NORTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°16'05", A RADIUS OF 755.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 68°33'53" EAST, 252.70 FEET, AND A TOTAL ARC LENGTH OF 253.90 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;

**THENCE**, NORTH 59°00'13" EAST, A DISTANCE OF 115.02 FEET TO A POINT OF CURVATURE OF THIS TRACT;

**THENCE**, IN A NORTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 34°28'38", A RADIUS OF 845.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 76°11'36" EAST, 500.83 FEET, AND A TOTAL ARC LENGTH OF 508.47 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;

**THENCE**, SOUTH 86°30'30" EAST, A DISTANCE OF 115.06 FEET TO A POINT OF CURVATURE OF THIS TRACT;

**THENCE**, IN A NORTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 62°03'11", A RADIUS OF 755.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 62°24'04" EAST, 778.31 FEET, AND A TOTAL ARC LENGTH OF 817.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.858 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICES OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

**SURVEYOR'S NOTES:**

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO COVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIES OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



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## EXHIBIT "A"

### LEGAL DESCRIPTION OF TRACT A - 46.792 ACRES & TRACT B - 3.858 ACRES

BEING A PORTION OF THE  
LEWIS J. DYCHES SURVEY, ABSTRACT 180  
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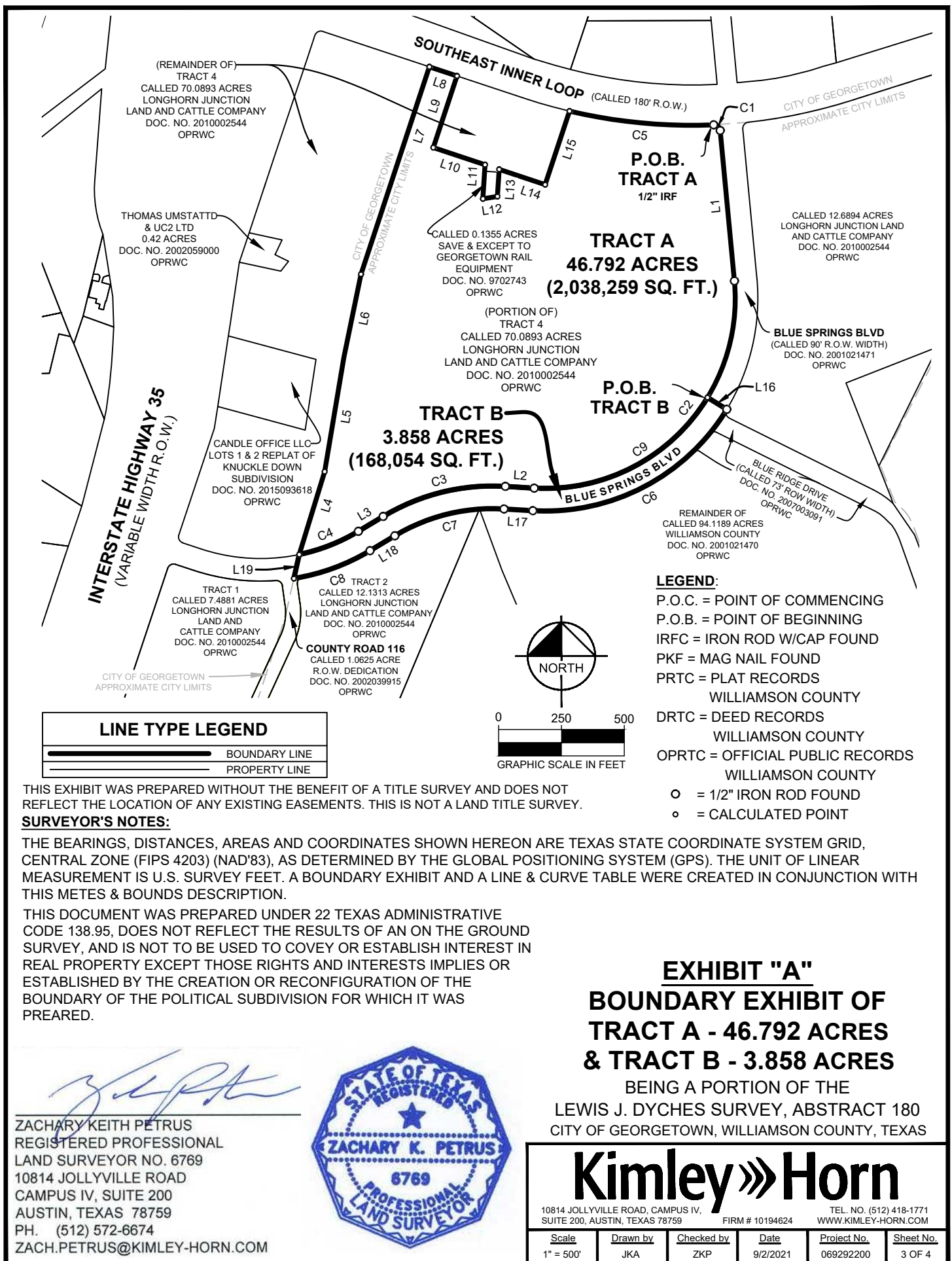
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JKA	ZKP	9/2/2021	069292200	2 OF 4





LINE TABLE		
NO.	BEARING	LENGTH
L1	S05°23'07"E	601.12'
L2	N86°30'30"W	115.06'
L3	S59°00'13"W	115.02'
L4	N17°02'36"E	345.11'
L5	N09°34'18"E	461.66'
L6	N11°36'13"E	337.01'
L7	N18°15'25"E	868.95'
L8	S71°40'12"E	115.88'
L9	S18°21'18"W	300.00'
L10	S71°40'12"E	217.11'
L11	S03°38'54"W	135.72'
L12	N80°56'32"E	58.64'
L13	N03°38'54"E	107.83'
L14	S71°40'12"E	192.72'
L15	N18°21'18"E	308.18'
L16	S58°37'32"E	90.00'
L17	N86°30'30"W	115.07'
L18	S59°00'13"W	115.04'
L19	N12°41'01"E	97.82'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	87°11'57"	25.00'	38.05'	S48°56'18"E	34.48'
C2	98°49'03"	755.00'	1302.14'	S44°01'08"W	1146.65'
C3	34°28'38"	845.00'	508.47'	S76°11'36"W	500.83'
C4	19°16'05"	755.00'	253.90'	S68°33'53"W	252.70'
C5	15°42'01"	2109.89'	578.15'	S84°34'01"E	576.35'
C6	62°03'24"	845.00'	915.21'	S62°24'10"W	871.13'
C7	34°28'26"	755.00'	454.27'	S76°11'30"W	447.45'
C8	22°00'51"	845.00'	324.67'	S69°56'30"W	322.67'
C9	62°03'11"	755.00'	817.69'	N62°24'04"E	778.31'

THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND DOES NOT REFLECT THE LOCATION OF ANY EXISTING EASEMENTS. THIS IS NOT A LAND TITLE SURVEY.

**SURVEYOR'S NOTES:**

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO COVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**EXHIBIT "A"**  
**LINE & CURVE TABLE FOR**  
**THE BOUNDARY EXHIBIT OF**  
**TRACT A - 46.792 ACRES**  
**& TRACT B - 3.858 ACRES**

BEING A PORTION OF THE  
 LEWIS J. DYCHES SURVEY, ABSTRACT 180  
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

  
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