

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF GEORGETOWN, TEXAS
AND GARY L. AND LYNNE C. NEWMAN

This Municipal Services Agreement (“Agreement”) is entered into on the _____ day of _____, _____ by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas (“City”) and Gary L. and Lynne C. Newman (“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 7811 Ranch Road 2338, which consists of approximately 47.83 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. 2021-8- 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:

Skye Masson
City Attorney

Attest:

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)

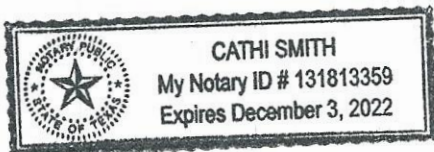
By: Gary L Newman
(Gary L. Newman)
(Owner)

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 1 day of September, 2021, by Cathi Smith, Gary Newman of [Name of individual signing, title (if any)] on behalf of said _____ [insert name of company or individual where applicable].

By: C Smith

Notary Public, State of Texas



(OWNER 2)

By: *Lynne C. Newman*
(Lynne C. Newman)
(Owner)

State of Texas §
County of *Williamson* §

This instrument was acknowledged before me on the *1* day of *September*, 20*21*, by *Cathi Smith*, *Lynne Newman* of [Name of individual signing, title (if any)] on behalf of said _____ [insert name of company or individual where applicable].

By: *C Smith*

Notary Public, State of Texas

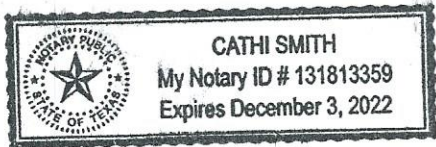


EXHIBIT A



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 3.238 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 3.238 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A WARRANTY DEED WITH VENDOR'S LIEN TO GARY LEE NEWMAN AND WIFE, LYNNE C. NEWMAN, RECORDED IN DOCUMENT NO. 2003105240, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Calculated Point for the Northeast corner of said 3.238 acre tract and a common Southeast corner of a called 25.00 acre tract of land described in a Warranty Deed to Cornelius Lee Hocker Jr. and Patricia Ray Hocker, recorded in Document No. 2002027509 of said O.P.R.W.C.T., also being in the existing West right-of-way line of Ranch Road 2338 (Width Varies), from which a 1/2-inch rebar found bears, North 59°08'10" East a distance of 0.41 feet;

THENCE **South 21°01'12" East** with the East line of said 3.238 acre tract and the common existing West right-of-way line of said Ranch Road 2338, a distance of **421.93** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of said 3.238 acre tract and a common corner of a called 40.229 acre tract of land described in a Warranty Deed with Vendor's Lien to Gary Lee Newman and wife, Lynne C. Newman, recorded in Document No. 2001070391 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of a called 4.356 acre tract of land described as Tract 2 in said Document No. 2003105240, bears South 21°01'12" East a distance of 30.00 feet;

THENCE with the South and West lines of said 3.238 acre tract and a common line of said 40.229 acre tract, the following two (2) courses and distances:

1. **South 68°38'13" West** a distance of **333.01** feet to a 1/2-inch rebar found for the Southwest corner of said 3.238 acre tract; and
2. **North 21°21'47" West** a distance of **421.92** feet to a 1/2-inch rebar found for the Northwest corner of said 3.238 acre tract and in the common South line of said 25.00 acre tract;



THENCE **North 68°38'14" East** with the North line of said 3.238 acre tract and the common South line of said 25.00 acre tract, a distance of **335.54** feet to the **POINT OF BEGINNING** and containing 3.238 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00010674.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on August 5, 2021.

Landesign Services, Inc.

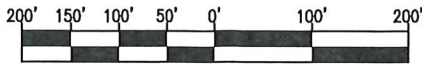
 *Travis S. Tabor* 08/20/2021

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428



Job Number: 20-067

Attachments: K:\21005 - CSF Newman Tract\CAD\DWGs\CSF Newman Tract 1.dwg



GRAPHIC SCALE

Line Table		
Line #	Direction	Length
L1	S21° 01' 12"E	421.93'
L2	S68° 38' 13"W	333.01'
L3	N21° 21' 47"W	421.92'
L4	N68° 38' 14"E	335.54'
L5	S21° 01' 12"E	30.00'

CORNELIUS LEE HOCKER, JR
AND PATRICIA RAY HOCKER
DOC. NO. 2002027509
O.P.R.W.C.T.

CORNELIUS AND
PATRICIA RAY HOCKER
(25.00 ACRES)
DOC. NO. 2002027509
O.P.R.W.C.T.

POINT OF BEGINNING
RANCH ROAD 2338

GARY AND
LYNNE C. NEWMAN
TRACT 1 (3.238 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

N59°08'10"E
0.41'

APPROXIMATE LOCATION
15 WATER LINE EASEMENT
VOL. 979, PG. 289
D.R.W.C.T.



[Signature]
08/20/2021

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
(CALLED 40.229 ACRES)
DOC. NO. 2001070391
O.P.R.W.C.T.

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 1 (3.238 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

ACCESS EASEMENT
DOC. NO. 2001070391
O.P.R.W.C.T.

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 2 (4.356 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

RANCH ROAD 2338
(WIDTH VARIES)

LEWIS P. DYCHES SURVEY
ABSTRACT 171

LEGEND

- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊗ TX.D.O.T. TYPE III ALUMINUM DISC FOUND
- ⊙ 1/2" REBAR WITH CAP STAMPED "TLS" FOUND (OR AS NOTED)
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
- △ CALCULATED POINT NOT SET

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000106741

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

FINAL PLAT OF
GABRIEL'S GROVE
SECTION FOUR
DOC. NO. 2015005110
O.P.R.W.C.T.
GABGROVE COURT

JOB NUMBER: 21-005		DATE: 8/5/21	
PROJECT NAME: CSF NEWMAN TRACT			
DRAWING NAME: CSF NEWMAN TRACT 1			
DRAWING FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 03 of 03		FIELDBOOKS N/A	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 4.356 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 4.356 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A WARRANTY DEED WITH VENDOR'S LIEN TO GARY LEE NEWMAN AND WIFE, LYNNE C. NEWMAN, RECORDED IN DOCUMENT NO. 2003105240, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Calculated point for the Northeast corner of Lot 1, FINAL PLAT OF GABRIEL'S GROVE SECTION FOUR, a subdivision of record in Document No. 2015005110, of said O.P.R.W.C.T., and the common Southeast corner of said 4.356 acre tract, also being in the existing West right-of-way line of Ranch Road 2338 (Width Varies), from which a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found, bears South 86°24'27" East a distance of 0.34 feet, and from which a 1/2-inch rebar with cap stamped "TLS" found in the existing West right-of-way line of said Ranch Road 2338 and the common East line of said Lot 1, bears South 21°41'08" East, a distance of 17.75 feet;

THENCE **South 68°37'37" West** along the South line of said 4.356 acre tract and the common North line of said Lot 1, a distance of **329.40** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southwest corner of said 4.356 acre tract and a common Southeast corner of a called 40.229 acre tract of land described in a Warranty Deed with Vendor's Lien to Gary Lee Newman and wife, Lynne C. Newman, recorded in Document No. 2001070391 of said O.P.R.W.C.T., from which a 1/2-inch rebar found for the Northwest corner of said Lot 1 and the common Northeast corner of Lot 63, GABRIEL'S GROVE SECTION ONE, a subdivision of record in Document No. 2006072810 of said O.P.R.W.C.T., bears South 68°37'37" West a distance of 19.73 feet;

THENCE with the West and North lines of said 4.356 acre tract and a common line of said 40.229 acre tract, the following two (2) courses and distances:

1. **North 21°21'47" West** a distance of **573.14** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northwest corner of said 4.356 acre tract; and



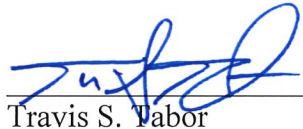
2. **North 68°38'13" East** a distance of **332.83** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 4.356 acre tract, and in the existing West right-of-way line of said Ranch Road 2338;

THENCE **South 21°01'12" East** with the existing West right-of-way line of said Ranch Road 2338 and the common East line of said 4.356 acre tract, a distance of **573.09** feet to the **POINT OF BEGINNING** and containing 4.356 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00010674.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on August 5, 2021.

Landesign Services, Inc.



Travis S. Tabor

Registered Professional Land Surveyor
State of Texas No. 6428

08/20/2021



Job Number: 20-067

Attachments: K:\21005 - CSF Newman Tract\CAD\DWGs\CSF Newman Tract 2.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 3.55 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF RANCH ROAD 2338 (R.O.W. VARIES), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Calculated Point for the Southeast corner of a called 4.356 acre tract of land described as Tract 2 in a Warranty Deed with Vendor's Lien to Gary Lee Newman and wife, Lynne C. Newman, recorded in Document No. 2003105240 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and the common Northeast corner of Lot 1, FINAL PLAT OF GABRIEL'S GROVE, SECTION FOUR, a subdivision of record in Document No. 2015005110 of said O.P.R.W.C.T., also being in the existing Westerly right-of-way line of said Ranch Road 2338, from which a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found, bears South 86°24'27" East a distance of 0.34 feet, also from which a 1/2-inch rebar with cap stamped "TLS" found in the East line of said Lot 1 and the common existing Westerly right-of-way line of said Ranch Road 2338, bears South 21°41'08" East a distance of 17.75 feet;

THENCE **North 21°01'12" West** with the East line of said 4.356 acre tract and the common existing Westerly right-of-way line of said Ranch Road 2338, a distance of **1,025.02** feet to a Calculated Point for the Northeast corner of a called 3.238 acre tract of land described as Tract 1 in said Document No. 2003105240, and the common Southeast corner of a called 25.00 acre tract of land described in a Warranty Deed to Cornelius Lee Hocker, Jr. and Patricia Ray Hocker, recorded in Document No. 2002027509 of said O.P.R.W.C.T., also being in the existing Westerly right-of-way line of said Ranch Road 2338, from which a 1/2-inch rebar found, bears North 59°08'10" East a distance of 0.41 feet;

THENCE **North 68°58'17" East** over and across said Ranch Road 2338, a distance of **150.01** feet to a Calculated Point in the existing Easterly right-of-way line of said Ranch Road 2338 and the common West line of a called 10.538 acre tract of land described in a Distribution Deed to Furman Tierra, LLC, recorded in Document No. 2021111542 of said O.P.R.W.C.T., from which a Texas Department of Transportation (TxDOT) Type II Concrete Monument found in the existing Easterly right-of-way line of said Ranch Road 2338 and the common West line of a called 36.658 acre tract of land described in a Correction Special Warranty Deed to Gracia Tierra, LLC, recorded in Document No. 2020126809 of said O.P.R.W.C.T., bears North 21°01'43" West a distance of 465.32 feet;

THENCE **South 21°01'43" East** with the existing Easterly right-of-way line of said Ranch Road 2338 and the common West line of said 10.538 acre tract, at a distance of 453.99 feet passing a TxDOT Aluminum cap found for the Southwest corner of said 10.538 acre tract and the common Northwest corner of the remainder of a called 91.929 acre tract of land described in a Warranty Deed to The B. Kinney Trust, recorded in Document No. 2011069273 of said O.P.R.W.C.T., continuing for a total distance of **788.06** feet to a TxDOT Type II Concrete Monument found in the existing Easterly right-of-way line of said Ranch Road 2338 and the common West line of said 91.929 acre tract;

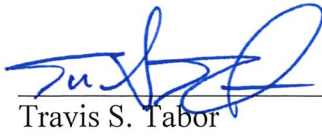
THENCE with the existing Easterly right-of-way line of said Ranch Road 2338 and the common West line of said 91.929 acre tract, along a curve to the **Left** having a radius of **2,466.00** feet, an arc length of **236.35** feet, a delta angle of **05°29'29"**, and a chord which bears **South 23°46'53" East** a distance of **236.26** feet to a Calculated Point, from which a TxDOT Type II Concrete Monument found in the existing Easterly right-of-way line of said Ranch Road 2338 and the common West line of said 91.929 acre tract, bears along a curve to the Left having a radius of 2,466.00 feet, an arc length of 797.31 feet, a delta angle of 18°31'30", and a chord which bears South 35°47'23" East a distance of 793.84 feet;

THENCE **South 68°37'37" West** over and across said Ranch Road 2338, a distance of **161.51** feet to the **POINT OF BEGINNING** and containing 3.55 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00010674.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on August 5, 2021.

Landesign Services, Inc.



08/20/2021

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428



Job Number: 21-005

Attachments: K:\21005 - CSF Newman Tract\CAD\DWGs\CSF Newman ROW.dwg

*SEE SHEET 5 FOR LEGEND, DETAILS, LINE AND CURVE TABLES, AND NOTES

GRACIA TIERRA, LLC
(36.658 ACRES)
DOC. NO. 2020126809
O.P.R.W.C.T.

CORNELIUS LEE HOCKER, JR.
AND PATRICIA RAY HOCKER
(25.00 ACRES)
DOC. NO. 2002027509
O.P.R.W.C.T.

FURMAN TIERRA, LLC
(10.538 ACRES)
DOC. NO. 2021111542
O.P.R.W.C.T.

SEE DETAIL "B"
SHEET 5

335.54'
S68°38'14"W

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 1 (3.238 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(0.456 ACRE)
DOC. NO. 2010033821
O.P.R.W.C.T.

LEWIS P DYCHES SURVEY
ABSTRACT 171

THE B. KINNEY TRUST
REMAINDER (91.929 ACRES)
DOC. NO. 2011069273
O.P.R.W.C.T.

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
(CALLED 40.229 ACRES)
DOC. NO. 2001070391
O.P.R.W.C.T.

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 2 (4.356 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

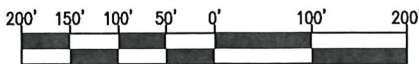
3.55 ACRES



POINT OF BEGINNING

SEE DETAIL "A"
SHEET 5

WILLIAMSON COUNTY, TEXAS
(4.486 ACRES)
DOC. NO. 2010000623
O.P.R.W.C.T.



GRAPHIC SCALE

FINAL PLAT OF
GABRIEL'S GROVE
SECTION FOUR
DOC. NO. 2015005110
O.P.R.W.C.T.

JOB NUMBER: 21-005		DATE: 08/13/2021	
PROJECT NAME: CSF NEWMAN TRACT			
DRAWING NAME: CSF NEWMAN ROW			
DRAWING FILE PATH: K:\21005 - CSF NEWMAN TRACT\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\21005 - CSF NEWMAN TRACT\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 05		FIELDBOOKS N/A	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

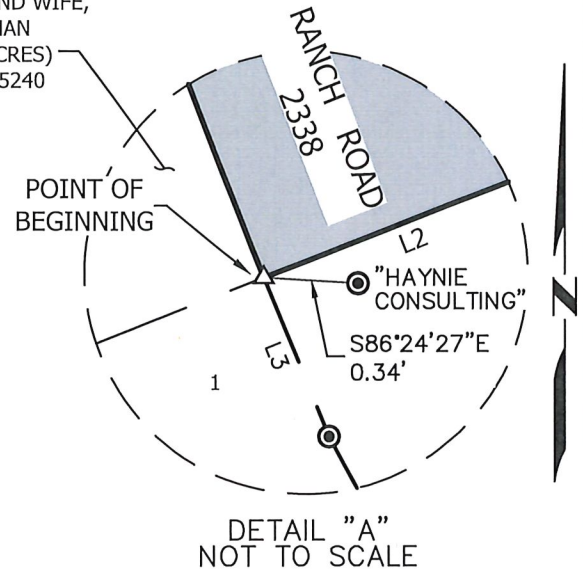
LEGEND

- TX.D.O.T. TYPE II CONCRETE MONUMENT FOUND
 - ◐ TX.D.O.T. ALUMINUM CAP FOUND
 - 1/2-INCH REBAR FOUND (OR AS NOTED)
 - ◉ 1/2-INCH REBAR WITH CAP STAMPED "TLS" FOUND (OR AS NOTED)
 - △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 2 (4.356 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

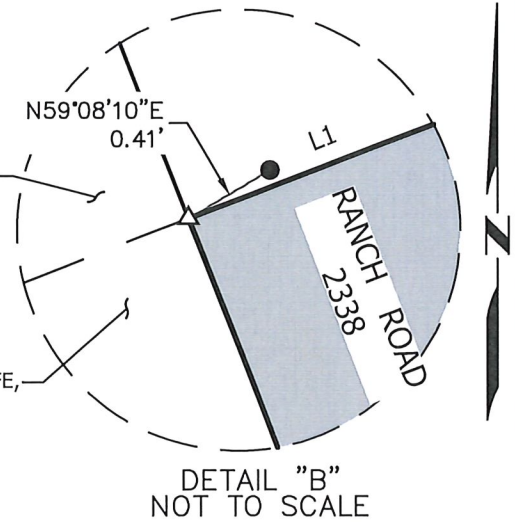
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2466.00'	236.35'	5°29'29"	S23° 46' 53"E	236.26'
C2	2466.00'	797.31'	18°31'30"	S35° 47' 23"E	793.84'

Line Table		
Line #	Direction	Length
L1	N68° 58' 17"E	150.01'
L2	S68° 37' 37"W	161.51'
L3	S21° 41' 08"E	17.75'



CORNELIUS LEE HOCKER, JR
AND PATRICIA RAY HOCKER
(25.00 ACRES)
DOC. NO. 2002027509
O.P.R.W.C.T.

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 1 (3.238 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.



GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

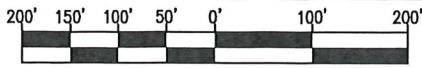
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000106741

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

JOB NUMBER: 21-005		DATE: 08/13/2021	
PROJECT NAME: CSF NEWMAN TRACT			
DRAWING NAME: CSF NEWMAN ROW			
DRAWING FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 05	FIELDBOOKS N/A	SCALE: 1" = 200'	



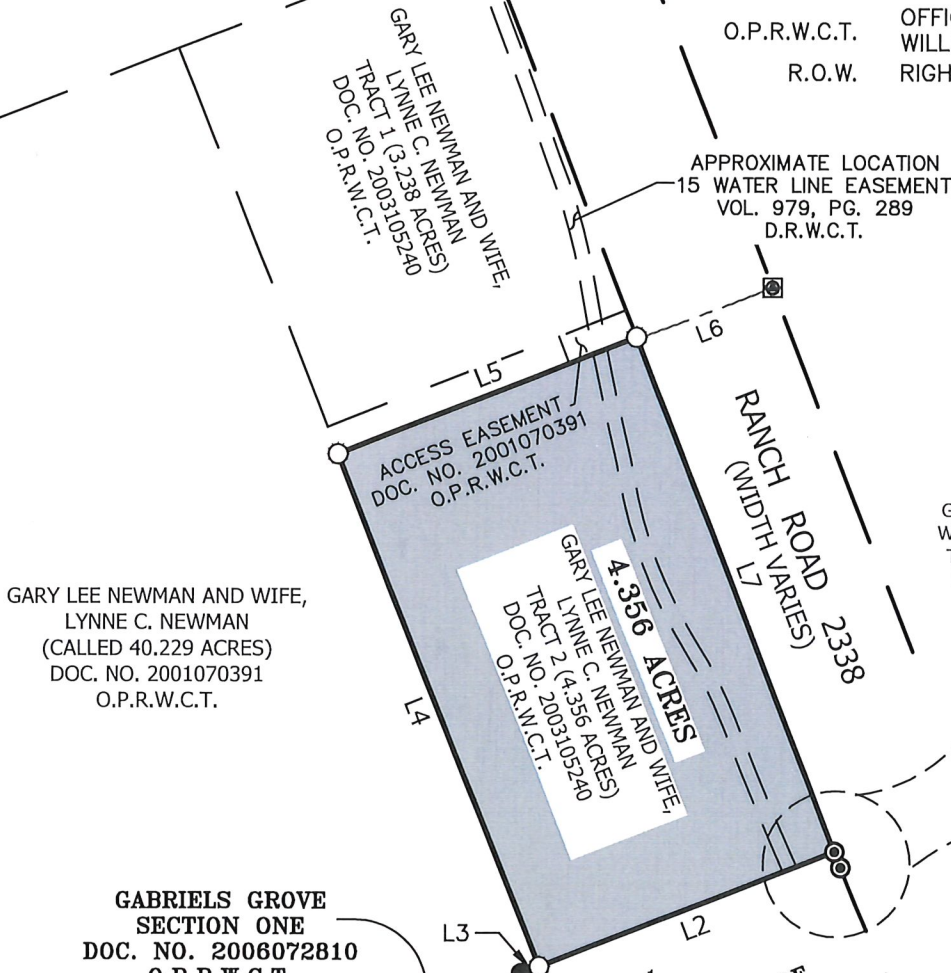
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



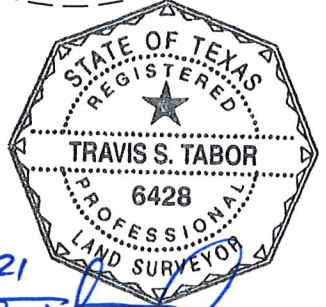
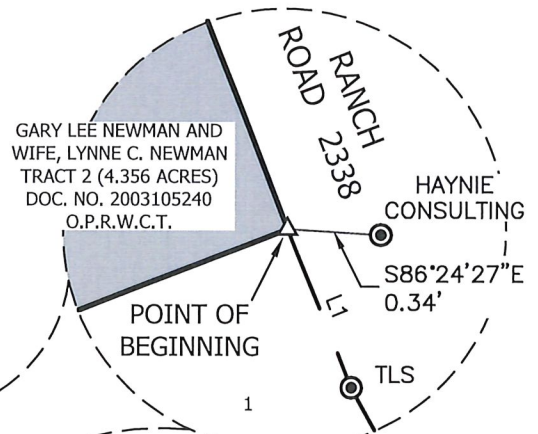
GRAPHIC SCALE

LEGEND

- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊗ TX.D.O.T. TYPE III ALUMINUM DISC FOUND
- ⊙ 1/2" REBAR WITH CAP STAMPED "TLS" FOUND (OR AS NOTED)
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
- △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY



LEWIS P DYCHES SURVEY ABSTRACT 171



08/20/2021

[Signature]

FINAL PLAT OF GABRIEL'S GROVE SECTION FOUR DOC. NO. 2015005110 O.P.R.W.C.T.

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000106741

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

Line Table		
Line #	Direction	Length
L1	S21° 41' 08"E	17.75'
L2	S68° 37' 37"W	329.40'
L3	S68° 37' 37"W	19.73'
L4	N21° 21' 47"W	573.14'
L5	N68° 38' 13"E	332.83'
L6	N68° 59' 07"E	150.09'
L7	S21° 01' 12"E	573.09'

JOB NUMBER: 21-005		DATE: 8/5/21	
PROJECT NAME: CSF NEWMAN TRACT			
DRAWING NAME: CSF NEWMAN TRACT 2			
DRAWING FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 03 of 03		FIELDBOOKS N/A	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 40.232 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 40.229 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO GARY LEE NEWMAN AND WIFE, LYNNE C. NEWMAN, RECORDED IN DOCUMENT NO. 2001070391, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Calculated point for the Northeast corner of Lot 1, FINAL PLAT OF GABRIEL'S GROVE SECTION FOUR, a subdivision of record in Document No. 2015005110, of said O.P.R.W.C.T., and the common Southeast corner of a called 4.356 acre tract of land described as Tract 2 in a Warranty Deed with Vendor's Lien to Gary Lee Newman and wife, Lynne C. Newman, recorded in Document No. 2003105240 of said O.P.R.W.C.T., also being in the existing West right-of-way line of Ranch Road 2338 (Width Varies), from which a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found, bears South 86°24'27" East a distance of 0.34 feet, and from which a 1/2-inch rebar with cap stamped "TLS" found in the existing West right-of-way line of said Ranch Road 2338 and the common East line of said Lot 1, bears South 21°41'08" East, a distance of 17.75 feet;

THENCE South 68°37'37" West with the South line of said 4.356 acre tract and the common North line of said Lot 1, a distance of 329.40 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southwest corner of said 4.356 acre tract and the Southeast corner of said 40.229 acre tract, and being the **POINT OF BEGINNING** of the herein described tract;

THENCE **South 68°37'37" West** with the South line of said 40.229 acre tract and the common North line of said Lot 1, at a distance of 19.73 feet passing a 1/2-inch rebar found for the Northwest corner of said Lot 1 and the common Northeast corner of Lot 63, GABRIEL'S GROVE SECTION ONE, a subdivision of record in Document No. 2006072810, of said O.P.R.W.C.T., at a distance of 359.80 feet passing a 1/2-inch rebar found for the Northwest corner of said Lot 63 and the common Northeast corner of Lot 62, said GABRIEL'S GROVE SECTION ONE, and continuing for a total distance of **1,699.84** feet to a 1/2-inch rebar found for the Southwest corner of said 40.229 acre tract, and a common corner of Lot 49, said GABRIEL'S GROVE SECTION ONE, also being in the East line of a tract of land described in a Warranty Deed to J.T. & W.F. Atkinson Family Limited Partnership, recorded in Document No. 2001082239, of said O.P.R.W.T.C.;

THENCE **North 21°20'39" West** with the West line of said 40.229 acre tract and the common East line of said J.T. & W.F. Atkinson Family Limited Partnership tract, a distance of **1,025.36** feet to a 1/2-inch rebar found for the Northwest corner of said 40.229 acre tract and the common Southwest corner of a called 10.00 acre tract of land described in a General Warranty Deed to Ralph M. Himenes and Lori A. Himenes, recorded in Document No. 2019097469 of said O.P.R.W.C.T.;

THENCE **North 68°38'14" East** with the North line of said 40.229 acre tract and the common South line of said 10.00 acre tract at a distance of 649.93 feet passing a 1/2-inch rebar with cap stamped "RPLS 1847" found for the Southeast corner of said 10.00 acre tract and the common Southwest corner of a called 25.00 acre tract of land described in a Warranty Deed to Cornelius Lee Hocker Jr. and Patricia Ray Hocker, recorded in Document No. 2002027509 of said O.P.R.W.C.T., , continuing for a total of **1,699.50** feet to a 1/2-inch rebar found for the Northeast corner of said 40.229 acre tract and the common Northwest corner of a called 3.238 acre tract of land described as Tract 1 in said Document No. 2003105240, also being in the South line of said 25.00 acre tract;

THENCE with the West and South lines of said 3.238 acre tract and a common line of said 40.229 acre tract, the following two (2) courses and distances:

1. **South 21°21'47" East** a distance of **421.92** feet to a 1/2-inch rebar found for the Southwest corner of said 3.238 acre tract; and
2. **North 68°38'13" East** a distance of **333.01** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of said 3.238 acre tract and in the existing West right-of-way line of said Ranch Road 2338;

THENCE **South 21°01'12" East** with an East line of said 40.229 acre tract and the common existing West right-of-way line of said Ranch Road 2338, a distance of **30.00** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 4.356 acre tract;

THENCE with the North and West lines of said 4.356 acre tract and the common line of said 40.229 acre tract, the following two (2) courses and distances:

1. **South 68°38'13" West** a distance of **332.83** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northwest corner of said 4.356 acre tract; and
2. **South 21°21'47" East** a distance of **573.14** feet to the **POINT OF BEGINNING** and containing 40.232 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00010674.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on August 5, 2021.

Landesign Services, Inc.



Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

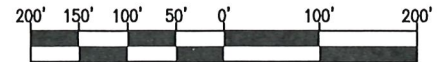
08/20/2021



Job Number: 20-067

Attachments: K:\21005 - CSF Newman Tract\CAD\DWGs\CSF Newman Tract 3.dwg

CORNELIUS LEE HOCKER, JR
AND PATRICIA RAY HOCKER
(25.00 ACRES)
DOC. NO. 2002027509
O.P.R.W.C.T.



GRAPHIC SCALE

1049.57'
N68°38'14"E 1699.50'

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 1 (3.238 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

APPROXIMATE LOCATION
15 WATER LINE EASEMENT
VOL. 979, PG. 289
D.R.W.C.T.

40.232 ACRES

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
(CALLED 40.229 ACRES)
DOC. NO. 2001070391
O.P.R.W.C.T.

333.01'
N68°38'13"E
S68°38'13"W
332.83'
ACCESS EASEMENT
DOC. NO. 2001070391
O.P.R.W.C.T.

RANCH ROAD 2338
(WIDTH VARIES)

GARY LEE NEWMAN AND WIFE,
LYNNE C. NEWMAN
TRACT 2 (4.356 ACRES)
DOC. NO. 2003105240
O.P.R.W.C.T.

S21°21'47"E 573.14'

MATCH LINE SHEET 5
SHEET 4

LEWIS P. DYCHES SURVEY
ABSTRACT 171

POINT OF BEGINNING

19.73'

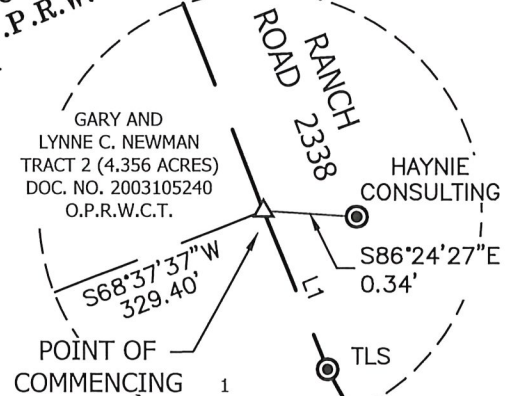
FINAL PLAT OF
GABRIEL'S GROVE
SECTION FOUR
DOC. NO. 2015005110
O.P.R.W.C.T.

S68°37'37"W
329.40'

340.07'

1340.04'
S68°37'37"W 1699.84'

GABRIEL'S GROVE
SECTION ONE
DOC. NO. 2006072810
O.P.R.W.C.T.



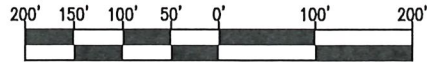
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PROJECT NAME: CSF NEWMAN TRACT			
DRAWING NAME: CSF NEWMAN TRACT 3			
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METES AND BOUNDS FILE PATH: K:\21005 - CSF NEWMAN TRACT\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 05		FIELDBOOKS N/A	
		SCALE: 1" = 200'	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

LEGEND

- 1/2-INCH REBAR FOUND (OR AS NOTED)
 - ⊗ TX.D.O.T. TYPE III ALUMINUM DISC FOUND
 - ⊙ 1/2" REBAR WITH CAP STAMPED "TLS" FOUND (OR AS NOTED)
 - 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
 - △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 R.O.W. RIGHT-OF-WAY



GRAPHIC SCALE

CORNELIUS LEE HOCKER, JR
 AND PATRICIA RAY HOCKER
 (25.00 ACRES)
 DOC. NO. 2002027509
 O.P.R.W.C.T.

RALPH M. HIMENES AND
 LORI A. HIMENES
 (10.00 ACRES)
 DOC. NO. 2019097469
 O.P.R.W.C.T.



08/20/2021

J.T. & W.F. ATKINSON FAMILY
 LIMITED PARTNERSHIP
 DOC. NO. 2001082239
 O.P.R.W.C.T.

40.232 ACRES

GARY LEE NEWMAN AND WIFE,
 LYNNE C. NEWMAN
 (CALLED 40.229 ACRES)
 DOC. NO. 2001070391
 O.P.R.W.C.T.

Line Table		
Line #	Direction	Length
L1	S21° 41' 08"E	17.75'
L2	S21° 01' 12"E	30.00'
L3	N68° 59' 07"E	150.09'

N21°20'39"W 1025.36'

**LEWIS P. DYCHES SURVEY
 ABSTRACT 171**

MATCH LINE SHEET 5
SHEET 4

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000106741

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

1340.04'

S68°37'37"W 1699.84'

GABRIELS GROVE
 SECTION ONE
 DOC. NO. 2006072810
 O.P.R.W.C.T.

JOB NUMBER: 21-005		DATE: 8/5/21	
PROJECT NAME: CSF NEWMAN TRACT			
DRAWING NAME: CSF NEWMAN TRACT 3			
DRAWING FILE PATH:			
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METES AND BOUNDS FILE PATH:			
K:\21005 - CSF NEWMAN TRACT\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 05		FIELDBOOKS N/A	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
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 512-238-7901