

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF GEORGETOWN, TEXAS
AND ORENDA EDUCATION

This Municipal Services Agreement (“Agreement”) is entered into on the _____ day of _____, 2022 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas (“City”) and Orenda Education (“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 3360 Westinghouse Road, which consists of approximately 52.057 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. 2022-6-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

By: Richard V. Rickey
Richard Rickey
Chief Executive Officer
Orenda Education

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 4 day of August, 2022 by Richard Rickey, Chief Executive Officer of Orenda Education on behalf of said Orenda Education.

By: Marta Perez-Guerra

Notary Public, State of Texas

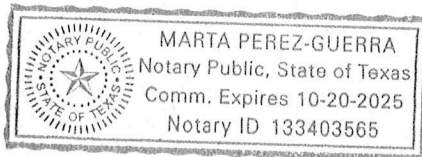


EXHIBIT A

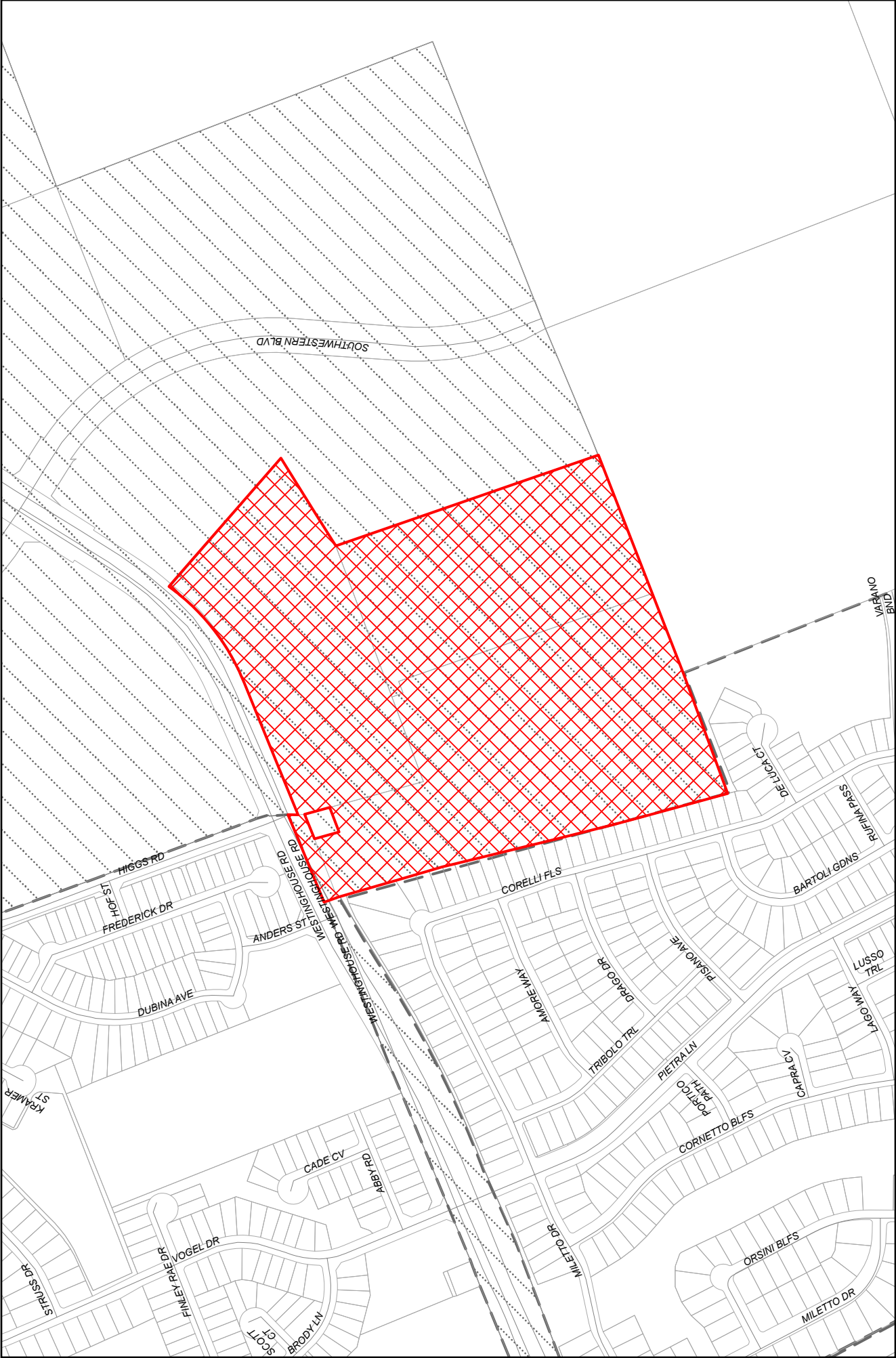


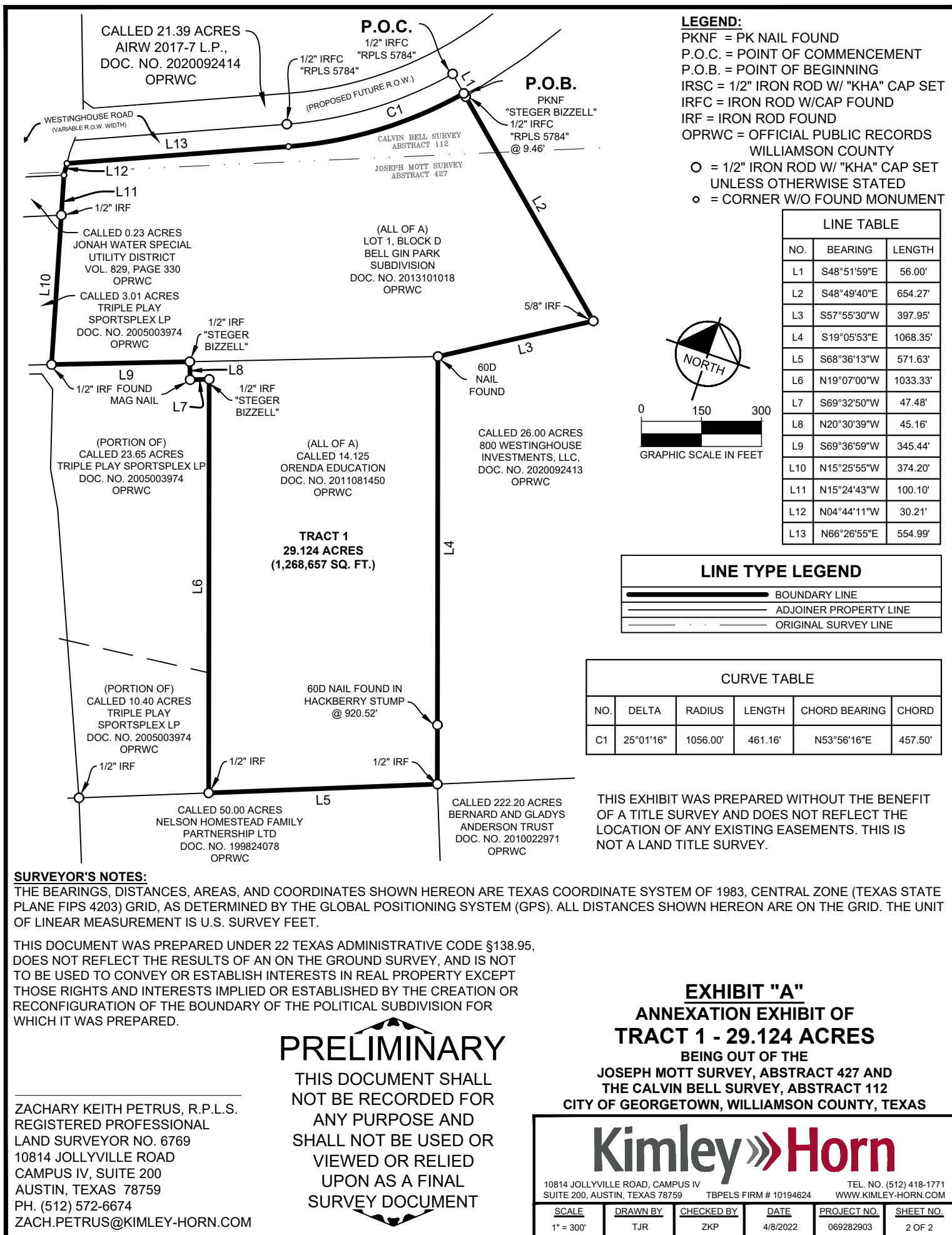
LOCATION

2022-6-ANX

Exhibit A

- Site
- Parcels
- City Limits
- Georgetown ETJ





METES & BOUNDS LEGAL DESCRIPTION OF:
TRACT 1 - 29.124 ACRES

BEING A 29.124 ACRE (1,268,657 SQ. FT.) TRACT OF LAND SITUATED IN THE CALVIN BELL SURVEY, ABSTRACT 112 AND THE JOSEPH MOTT SURVEY, ABSTRACT 427, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF LOT 1, BLOCK D, BELL GIN PARK, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2013101018 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; ALL OF A CALLED 14.125 ACRE TRACT OF LAND DESCRIBED TO ORENDA EDUCATION, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2011081450 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 5784" FOUND AT THE EAST TERMINUS OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WESTINGHOUSE ROAD, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2013101018 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT AN INTERIOR ANGLE CORNER OF A CALLED 21.39 ACRE TRACT OF LAND DESCRIBED TO AIRW 2017-7, L.P., AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020092414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT AN INTERIOR CORNER OF SAID 21.39 ACRE TRACT;

THENCE, SOUTH 48°51'59" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID WESTINGHOUSE ROAD AND SAID 21.39 ACRE TRACT, A DISTANCE OF 56.00 FEET TO A MAG NAIL WITH WASHER "STEGER BIZZELL" FOUND AT THE EAST TERMINUS OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WESTINGHOUSE ROAD, AT AN ANGLE CORNER OF SAID 21.39 ACRE TRACT, AND AT THE NORTH CORNER OF SAID LOT 1, BLOCK D; FOR THE **POINT OF BEGINNING** AND THE NORTHERLY EAST CORNER OF THIS TRACT;

THENCE, SOUTH 48°49'40" EAST, AT 9.46 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 5784" FOUND FOR AN EXTERIOR ANGLE CORNER OF SAID 21.39 ACRE TRACT AND AT A WEST CORNER OF A CALLED 26.00 ACRE TRACT OF LAND DESCRIBED TO 800 WESTINGHOUSE INVESTMENTS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020092413 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1, BLOCK D AND SAID 26.00 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 654.27 FEET TO A 5/8" IRON ROD FOUND AT AN INTERIOR ANGLE CORNER OF SAID 26.00 ACRE TRACT; FOR THE EAST CORNER OF SAID LOT 1, BLOCK D AND AN EAST CORNER OF THIS TRACT;

THENCE, SOUTH 57°55'30" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1, BLOCK D AND SAID 26.00 ACRE TRACT, A DISTANCE OF 397.95 FEET TO A 60D NAIL FOUND AT A WEST CORNER OF SAID 26.00 ACRE TRACT, AT THE NORTH CORNER OF SAID 14.125 ACRE TRACT, AND AT AN ANGLE CORNER OF SAID LOT 1, BLOCK D, FOR AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 19°05'53" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 26.00 ACRE AND SAID 14.125 ACRE TRACTS, AT 920.52 FEET PASSING A 60D NAIL FOUND, IN ALL A TOTAL DISTANCE OF 1,068.35 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID 26.00 ACRE TRACT, AT THE WEST CORNER OF A CALLED 222.20 ACRE TRACT DESCRIBED TO BERNARD AND GLADYS ANDERSON TRUST, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2010022971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE NORTH CORNER OF A CALLED 50.00 ACRE TRACT OF LAND DESCRIBED TO NELSON HOMESTEAD FAMILY PARTNERSHIP LTD, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 199824078 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE EAST CORNER OF SAID 14.125 ACRE TRACT;

THENCE, SOUTH 68°36'13" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 14.125 ACRE AND SAID 50.00 ACRE TRACTS, A DISTANCE OF 571.63 FEET TO A 1/2" IRON ROD FOUND, AT AN ANGLE CORNER OF SAID 50.00 ACRE TRACT, AND AT AN EAST CORNER OF A PORTION OF CALLED 10.40 ACRE TRACT OF LAND DESCRIBED TO TRIPLE PLAY SPORTSPLEX LP, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2005003974 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTH CORNER OF SAID 14.125 ACRE TRACT;

THENCE, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID 14.125 ACRE, SAID 10.40 ACRE TRACT, AND SAID 23.65 ACRE TRACTS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 19°07'00" WEST, A DISTANCE OF 1,033.33 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "STEGER BIZZELL" FOUND FOR AN INTERIOR ANGLE CORNER OF THIS TRACT;
2. SOUTH 69°32'50" WEST, A DISTANCE OF 47.48 FEET TO A MAG NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 20°30'39" WEST, A DISTANCE OF 45.16 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "STEGER BIZZELL" FOUND AT THE WEST CORNER OF SAID 14.125 ACRE TRACT, AT THE NORTH CORNER OF SAID 23.65 ACRE TRACT, IN THE SOUTHEAST BOUNDARY LINE OF SAID LOT 1, BLOCK D; FOR AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 69°36'59" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1, BLOCK D AND SAID 23.65 ACRE TRACT, A DISTANCE OF 345.44 FEET TO A 1/2" IRON ROD FOUND, AT AN ANGLE CORNER OF SAID 23.65 ACRE TRACT, AND AT THE EAST CORNER OF CALLED 3.01 ACRE TRACT OF LAND DESCRIBED TO TRIPLE PLAY SPORTSPLEX LP, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2005003974 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTH CORNER OF SAID LOT 1, BLOCK D, AND A SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 15°25'55" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1, BLOCK D AND SAID 3.01 ACRE TRACT, A DISTANCE OF 374.20 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF SAID LOT 1, BLOCK D, AT A NORTH CORNER OF SAID 3.01 ACRE TRACT, AND AT THE EAST CORNER OF A CALLED 0.23 ACRE TRACT OF LAND DESCRIBED TO JONAH WATER SPECIAL UTILITY DISTRICT, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 829, PAGE 330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 15°24'43" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1, BLOCK D AND SAID 0.23 ACRE TRACT, A DISTANCE OF 100.10 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTINGHOUSE ROAD (CALLED VARIABLE ROW WIDTH), AT THE NORTH CORNER OF SAID 0.23 ACRE TRACT, AND AT AN ANGLE CORNER OF SAID LOT 1, BLOCK D; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 04°44'11" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID WESTINGHOUSE ROAD AND SAID LOT 1, BLOCK D, A DISTANCE OF 30.21 FEET TO A POINT; FOR A WEST CORNER OF SAID LOT 1, BLOCK D, AND THE WEST CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1, BLOCK D AND THE SOUTHEAST RIGHT-OF-WAY LINE OF WESTINGHOUSE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 66°26'55" EAST, A DISTANCE OF 554.99 FEET TO A POINT, AT AN ANGLE CORNER OF SAID LOT 1, BLOCK D, FOR AN ANGLE CORNER OF THIS TRACT;
2. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 25°01'16", A RADIUS OF 1,056.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 53°56'16" EAST, 457.50 FEET, AND A TOTAL ARC LENGTH OF 461.16 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 29.124 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:
THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

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 CONVEY OR ESTABLISH INTERESTS 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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ZACHARY KEITH PETRUS, R.P.L.S.
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

EXHIBIT "A"

ANNEXATION EXHIBIT OF

TRACT 1 - 29.124 ACRES

BEING OUT OF THE

JOSEPH MOTT SURVEY, ABSTRACT 427 AND

THE CALVIN BELL SURVEY, ABSTRACT 112

CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

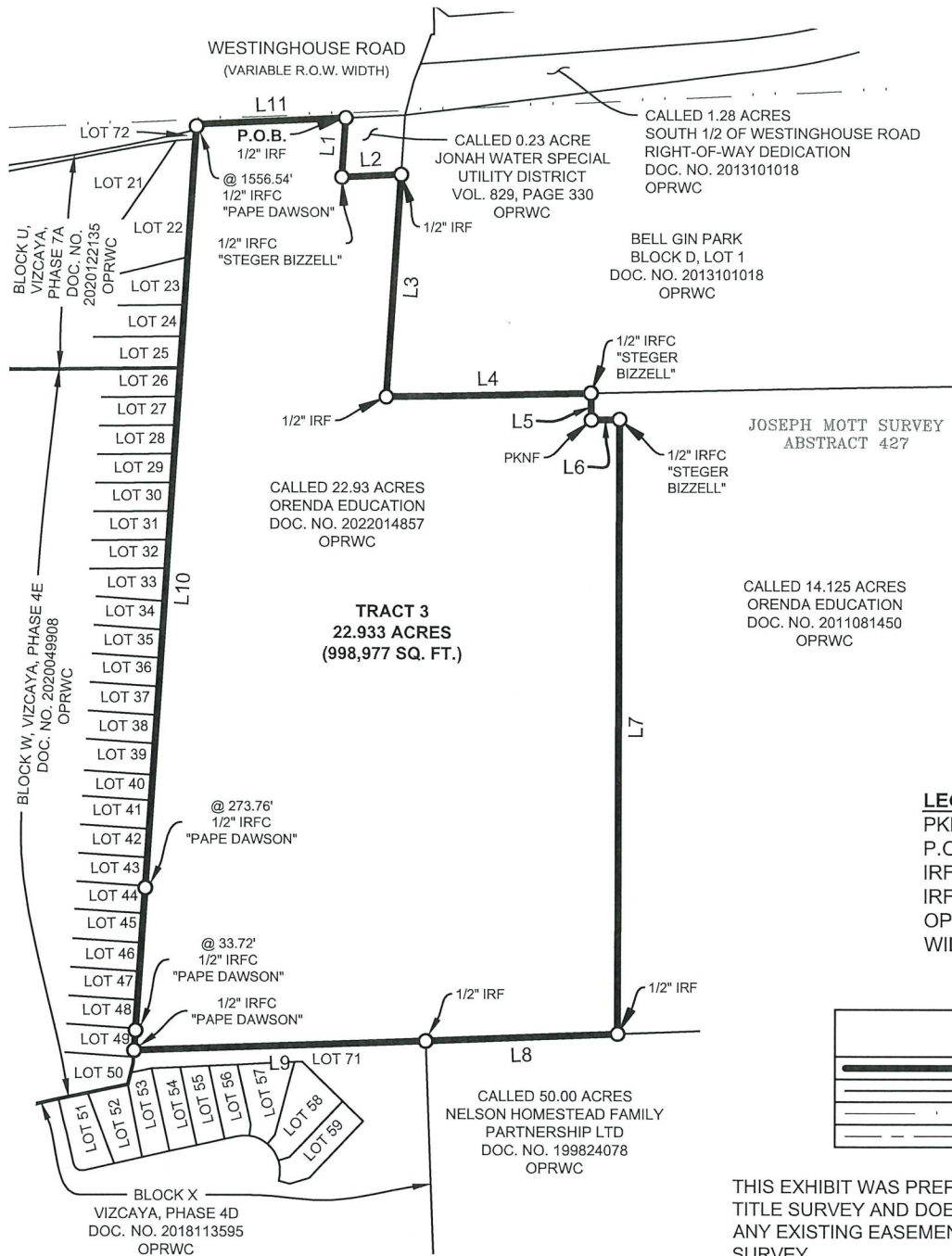
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

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

TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	TJR	ZKP	4/8/2022	069282903	1 OF 2

ROWLAND, TANNER 4/8/2022 10:53 AM K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\GATEWAY CAMPUS (WESTINGHOUSE ROAD)\069282902 - ANNEXATION EXHIBITS\ANNEXATION EXHIBIT NO.1 29.124 AC.DWG



SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES AND BOUNDS LEGAL DESCRIPTION WAS CREATED IN CONJUNCTION WITH THIS ANNEXATION BOUNDARY EXHIBIT.

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 CONVEY OR ESTABLISH INTERESTS 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.

Michael A. Montgomery II
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
MIKE.MONTGOMERY@KIMLEY-HORN.COM



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.

EXHIBIT "A"
ANNEXATION EXHIBIT OF
TRACT 3 - 22.933 ACRES
BEING OUT OF THE
JOSEPH MOTT SURVEY, ABSTRACT 427
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 300'	TJR	MMII	6/30/2022	069282903	2 OF 2

METES & BOUNDS LEGAL DESCRIPTION OF:

TRACT 3 - 22.933 ACRE

BEING A 22.933 ACRES (998,977 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT 427, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF A CALLED 22.93 ACRE TRACT OF LAND DESCRIBED TO ORENDA EDUCATION AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022014857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTINGHOUSE ROAD (VARIABLE WIDTH RIGHT-OF-WAY) RECORDING INFORMATION UNKNOWN, AT THE WEST CORNER OF A CALLED 0.23 ACRE TRACT OF LAND DESCRIBED TO JONAH WATER SPECIAL UTILITY DISTRICT, AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 829, PAGE 330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTH CORNER OF THIS TRACT;

THENCE, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTINGHOUSE ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 0.23 ACRE TRACT AND SAID 22.93 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 15°23'56" EAST, A DISTANCE OF 100.08 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "STEGER BIZZELL" FOUND AT THE SOUTH CORNER OF SAID 0.23 ACRE TRACT, FOR AN INTERIOR ANGLE CORNER OF THIS TRACT;
2. NORTH 68°11'49" EAST, A DISTANCE OF 100.13 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST BOUNDARY LINE OF BELL GIN PARK BLOCK D, LOT 1, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2013101018 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AT THE EAST CORNER OF SAID 0.23 ACRE TRACT, FOR A NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 15°25'55" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT 1 AND A NORTHEAST BOUNDARY LINE OF SAID 22.93 ACRES TRACT, A DISTANCE OF 374.20 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 69°36'59" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID LOT 1 AND A NORTHWEST BOUNDARY LINE OF SAID 22.93 ACRES TRACT, A DISTANCE OF 345.44 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "STEGER BIZZELL" FOUND AT THE WEST CORNER OF A CALLED 14.125 ACRES TRACT OF LAND DESCRIBED TO ORENDA EDUCATION AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2011081450 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTH CORNER OF THIS TRACT;

THENCE, DEPARTING THE SOUTHEAST BOUNDARY LINE OF SAID LOT 1, ALONG THE SOUTHWEST BOUNDARY LINE OF A SAID 14.125 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 22.93 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 20°30'39" EAST, A DISTANCE OF 45.16 FEET TO A PK NAIL FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
2. NORTH 69°32'50" EAST, A DISTANCE OF 47.48 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "STEGER BIZZELL" FOUND FOR A NORTH CORNER OF THIS TRACT;
3. SOUTH 19°07'00" EAST, A DISTANCE OF 1033.33 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWEST BOUNDARY LINE OF A CALLED 50.00 ACRES TRACT OF LAND DESCRIBED TO NELSON HOMESTEAD FAMILY PARTNERSHIP LTD., AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 199824078 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AT THE SOUTH CORNER OF SAID 14.125 ACRES TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 68°37'17" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 50.00 ACRES TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID 22.93 ACRES TRACT, A DISTANCE OF 324.09 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF LOT 71, BLOCK X, VIZCAYA PHASE 4D, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2019043134 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE WEST CORNER OF SAID 50.00 ACRES TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 68°53'45" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT 71 AND THE SOUTHEAST BOUNDARY LINE OF SAID 22.93 ACRES TRACT, A DISTANCE OF 493.03 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "PAPE DAWSON" FOUND IN THE NORTHEAST BOUNDARY LINE OF LOT 49, BLOCK W, VIZCAYA PHASE 4E, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2020049908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AT A WEST CORNER OF SAID LOT 71, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 15°22'03" WEST, ALONG THE EAST BOUNDARY LINE OF SAID VIZCAYA, PHASE 4E AND THE EAST LINE OF VIZCAYA, PHASE 7A, AT 33.72 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "PAPE DAWSON" FOUND FOR A LINE MARKER, AT A DISTANCE OF 273.76 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "PAPE DAWSON" FOUND FOR A LINE MARKER, AND AT A DISTANCE OF 1556.54 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "PAPE DAWSON" FOUND FOR A LINE MARKER, IN ALL A DISTANCE OF 1559.61 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WESTINGHOUSE ROAD, FOR THE WEST CORNER OF SAID 22.93 ACRES TRACT AND THIS TRACT;

THENCE, NORTH 68°09'28" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WESTINGHOUSE ROAD AND THE NORTHWEST BOUNDARY LINE OF SAID 22.93 ACRES TRACT, A DISTANCE OF 251.47 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 22.933 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. AN ANNEXATION BOUNDARY EXHIBIT WAS PREPARED IN CONJUNCTION WITH THIS METES & BOUNDS LEGAL 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 CONVEY OR ESTABLISH INTERESTS 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.



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EXHIBIT "A"
METES & BOUNDS LEGAL DESCRIPTION OF
TRACT 3 - 22.933 ACRES
BEING OUT OF THE
JOSEPH MOTT SURVEY, ABSTRACT 427
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

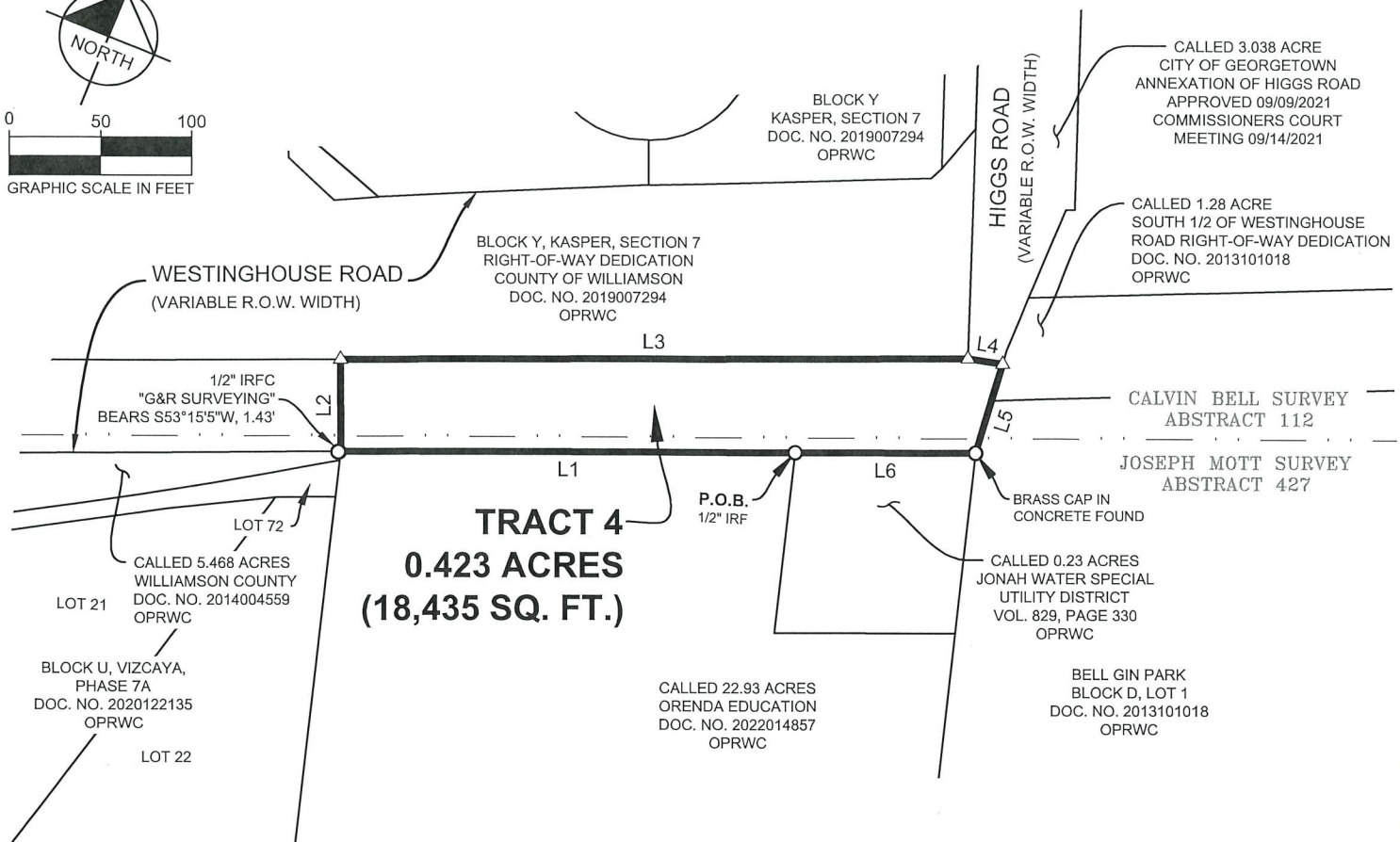
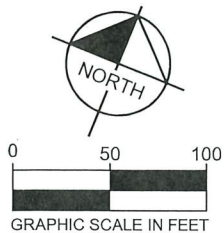
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
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LEGEND:

PKNF = PK NAIL FOUND
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
OPRWC = OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY
△ = CALCULATED POINT

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER PROPERTY LINE
	GLO SURVEY LINE

LINE TABLE

NO.	BEARING	LENGTH
L1	S68°09'28"W	251.47'
L2	N22°03'22"W	50.66'
L3	N67°56'38"E	347.34'
L4	N76°46'28"E	19.75'
L5	S04°44'11"E	51.32'
L6	S68°11'09"W	100.11'

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES AND BOUNDS LEGAL DESCRIPTION WAS CREATED IN CONJUNCTION WITH THIS BOUNDARY EXHIBIT.

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 CONVEY OR ESTABLISH INTERESTS 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.

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.

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EXHIBIT "B" ANNEXATION EXHIBIT OF TRACT 4 - 0.423 ACRES

BEING OUT OF THE
JOSEPH MOTT SURVEY, ABSTRACT 427 AND
THE CALVIN BELL SURVEY, ABSTRACT 112
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	TJR	MMII	6/30/2022	069282902	2 OF 2

METES AND BOUNDS LEGAL DESCRIPTION:

TRACT 4 - 0.423 ACRE

BEING A 0.423 ACRES (18,435 SQ. FT.) TRACT OF LAND SITUATED IN THE CALVIN BELL SURVEY, ABSTRACT 112 AND THE JOSEPH MOTT SURVEY, ABSTRACT 427, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF WESTINGHOUSE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), RECORDING INFORMATION UNKNOWN, OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WESTINGHOUSE ROAD, AT THE WEST CORNER OF A CALLED 0.23 ACRE TACT OF LAND DESCRIBED TO JONAH WATER SPECIAL UTILITY DISTRICT AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 829, PAGE 330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THE NORTH CORNER OF A CALLED 22.93 ACRE TRACT OF LAND DESCRIBED TO ORENDA EDUCATION AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022014857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER IN THE SOUTHEAST BOUNDARY LINE OF THIS TRACT;

THENCE, SOUTH 68°09'28" WEST, A DISTANCE OF 251.47 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WESTINGHOUSE ROAD, AT THE WEST CORNER OF SAID 22.93 ACRE TRACT AND THE NORTH CORNER OF A CALLED 5.468 ACRE TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2014004559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTH CORNER OF THIS TRACT; WHENCE A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" BEARS SOUTH 53°15'05" WEST, A DISTANCE OF 1.43 FEET;

THENCE, NORTH 22°03'22" WEST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTINGHOUSE ROAD, OVER AND ACROSS SAID WESTINGHOUSE ROAD, A DISTANCE OF 50.66 FEET TO A POINT IN THE SOUTHEAST BOUNDARY LINE OF A RIGHT-OF-WAY DEDICATION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2019007294 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 67°56'38" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 347.34 FEET TO A POINT AT THE EAST CORNER OF SAID RIGHT-OF-WAY DEDICATION AND THE SOUTH CORNER OF A CALLED 3.038 ACRES TRACT OF LAND, A PORTION OF HIGGS ROAD ANNEXED TO THE CITY OF GEORGETOWN APPROVED ON 09/09/2021 AS SHOWN ON THE COMMISSIONERS COURT MINUTES FROM 09/14/2021, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 76°46'28" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID 3.038 ACRE TRACT, A DISTANCE OF 19.75 FEET TO A POINT IN THE SOUTH LINE OF SAID 3.038 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF A CALLED 1.28 ACRES SOUTH 1/2 OF WESTINGHOUSE ROAD RIGHT-OF-WAY DEDICATION AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2013101018 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AT THE EAST CORNER OF SAID 3.038 ACRES TRACT, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 04°44'11" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 1.28 ACRES TRACT AND THE SOUTHWEST BOUNDARY LINE OF BELL GIN PARK BLOCK D, LOT 1, A LEGAL SUBDIVISION AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2013101018 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A DISTANCE OF 51.32 FEET TO A BRASS CAP IN CONCRETE FOUND IN THE SOUTHWEST BOUNDARY LINE OF SAID LOT 1, AT THE NORTH CORNER OF SAID 0.23 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 68°11'09" WEST, DEPARTING THE SOUTHWEST BOUNDARY LINE OF SAID BELL GIN PARK, ALONG THE NORTH LINE OF SAID 0.23 ACRE TRACT AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WESTINGHOUSE ROAD A DISTANCE OF 100.11 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.423 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. AN ANNEXATION BOUNDARY EXHIBIT WAS PREPARED IN CONJUNCTION WITH THIS METES & BOUNDS LEGAL DESCRIPTION.

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EXHIBIT "B"
METES & BOUNDS LEGAL DESCRIPTION OF
TRACT 4 - 0.423 ACRES
BEING OUT OF THE
JOSEPH MOTT SURVEY, ABSTRACT 427 AND
THE CALVIN BELL SURVEY, ABSTRACT 112
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