

LOCATION MAP

1"=2,000'

EXHIBIT OF

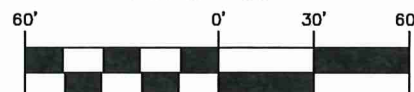
A 0.245 ACRE OR 10,679 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, (TRACT FIVE: PARCEL ONE), CONVEYED TO WOLF LAKES, LP, RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OUT OF A UTILITY EASEMENT, CONVEYED TO THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2005082794 OF SAID OFFICIAL PUBLIC RECORDS.

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



1 inch = 60'



MATCHLINE - SEE SHEET 2 OF 3

LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS
DOC. DOCUMENT
NO. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
VOL. FOUND
I.R. IRON ROD
FD. I.R. WITH YELLOW PAPE-DAWSON
CAP (UNLESS NOTED OTHERWISE)

WOLF RANCH PARKWAY
(VARIABLE WIDTH RIGHT OF WAY)
(A CALLED 5.722 ACRE TRACT)
DOC NO. 2005082790 (O.P.R.)

0.245 ACRES
(10,679 SQUARE FEET)

GEORGETOWN UTILITY EASEMENT
DOC. NO. 2005082794 (O.P.R.)

REMNANT PORTION OF
TRACT FIVE, PARCEL ONE,
A CALLED 202.149 ACRE TRACT
OWNER: WOLF LAKES, LP
DOC. NO. 2013096286 (O.P.R.)

JOSEPH P. PULSIFER SURVEY
ABSTRACT NO. 498

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°47'54"W	50.49'
L2	N02°14'36"W	19.86'
L3	N01°16'48"E	44.00'
L4	N46°16'30"E	15.17'
L5	S01°16'48"W	54.86'
L6	S02°14'36"E	15.57'
L7	S44°47'54"E	57.96'
L8	N87°21'56"W	15.83'

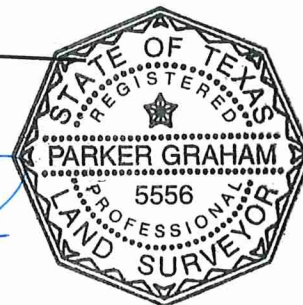
FD. I.R.(ALL COUNTY)
P.O.C.
S87°21'56"E
13.30'

P.O.B.
MEMORIAL DRIVE
(COUNTY ROAD 265 E)
(VARIABLE WIDTH RIGHT OF WAY)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Parker Graham



SHEET 1 OF 3

JULY 28, 2022

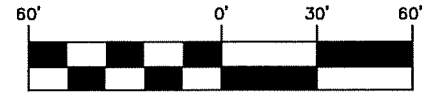
JOB No.: 51124-00

EXHIBIT OF

A 0.245 ACRE OR 10,679 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, (TRACT FIVE: PARCEL ONE), CONVEYED TO WOLF LAKES, LP, RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OUT OF A UTILITY EASEMENT, CONVEYED TO THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2005082794 OF SAID OFFICIAL PUBLIC RECORDS.



1 inch = 60'



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
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MATCHLINE - SEE SHEET 3 OF 3

WOLF RANCH PARKWAY
(VARIABLE WIDTH RIGHT OF WAY)
(A CALLED 5.722 ACRE TRACT)
DOC NO. 2005082790 (O.P.R.)

C3

C6

GEORGETOWN UTILITY EASEMENT
DOC. NO. 2005082794 (O.P.R.)

0.245 ACRES
(10,679 SQUARE FEET)

REMNANT PORTION OF
TRACT FIVE, PARCEL ONE,
A CALLED 202.149 ACRE TRACT
OWNER: WOLF LAKES, LP
DOC. NO. 2013096286 (O.P.R.)

JOSEPH P. PULSIFER SURVEY
ABSTRACT NO. 498

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	984.50'	7°39'17"	N06°04'14"W	131.43'	131.53'
C2	921.50'	5°50'57"	N06°58'24"W	94.03'	94.07'
C3	1959.00'	12°01'14"	N01°57'42"E	410.25'	411.00'
C4	2041.00'	6°41'31"	N04°37'34"E	238.25'	238.39'
C5	2051.96'	6°41'31"	S04°37'34"W	239.53'	239.67'
C6	1948.04'	12°01'14"	S01°57'42"W	407.95'	408.70'
C7	910.61'	5°50'57"	S06°58'24"E	92.92'	92.96'
C8	995.50'	7°39'17"	S06°04'14"E	132.90'	133.00'

LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS
DOC. DOCUMENT
NO. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
VOL. FOUND
I.R. IRON ROD
FD. I.R. WITH YELLOW PAPE--DAWSON
CAP (UNLESS NOTED OTHERWISE)

MATCHLINE - SEE SHEET 1 OF 3



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028601

JULY 28, 2022

JOB No.:

SHEET 2 OF 3

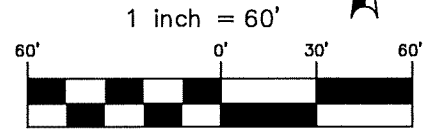
51124-00

EXHIBIT OF

A 0.245 ACRE OR 10,679 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, (TRACT FIVE: PARCEL ONE), CONVEYED TO WOLF LAKES, LP, RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OUT OF A UTILITY EASEMENT, CONVEYED TO THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2005082794 OF SAID OFFICIAL PUBLIC RECORDS.

NOTES:

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2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
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WOLF LAKES VILLAGE
SECTION 1, PHASES 1 & 2
DOC. NO. 2021171737 (O.P.R.)
LEGACY CROSSING
(70' RIGHT OF WAY)

WOLF RANCH PARKWAY
(VARIABLE WIDTH RIGHT OF WAY)
(A CALLED 5.722 ACRE TRACT)
DOC NO. 2005082790 (O.P.R.)

S46°17'40"W
12.72'

GEORGETOWN UTILITY EASEMENT
DOC. NO. 2005082794 (O.P.R.)

REMANT PORTION OF
TRACT FIVE, PARCEL ONE,
A CALLED 202.149 ACRE TRACT
OWNER: WOLF LAKES, LP
DOC. NO. 2013096286 (O.P.R.)

JOSEPH P. PULSIFER SURVEY
ABSTRACT NO. 498

0.245 ACRES
(10,679 SQUARE FEET)

LEGEND:

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OF WILLIAMSON COUNTY, TEXAS
DOC. DOCUMENT
NO. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
VOL. FOUND
I.R. IRON ROD
FD. I.R. WITH YELLOW PAPE-DAWSON
CAP (UNLESS NOTED OTHERWISE)

MATCHLINE - SEE SHEET 2 OF 3

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

JULY 28, 2022

JOB No.:

SHEET 3 OF 3

51124-00

FIELD NOTES

FOR

A 0.245 ACRE OR 10,679 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, (TRACT FIVE: PARCEL ONE), CONVEYED TO WOLF LAKES, LP, RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OUT OF A UTILITY EASEMENT, CONVEYED TO THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2005082794 OF SAID OFFICIAL PUBLIC RECORDS. SAID 0.245 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING, at an iron rod with cap marked "All County" found on the north right-of-way line of Memorial Drive, (County Road 265 E), a variable width right-of-way, said point being the southeast terminus of Wolf Ranch Parkway, (a called 5.722 acre tract), a variable width right-of-way, recorded in Document No. 2005082790 of the said Official Public Records, same being the southwest corner of said Utility Easement, and same being the southwest corner of the Remnant Portion of said 202.149 acre tract;

THENCE S 87°21'56" E, departing the southeast terminus of said Wolf Ranch Parkway, with the north right-of-way line of said Memorial Drive, same being the south boundary line of said Utility Easement and the Remnant Portion of said 202.149 acre tract, a distance of **13.30 feet** to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, departing the north right-of-way line of said Memorial Drive, through the interior of said Utility Easement and the Remnant Portion of said 202.149 acre tract, the following seven (7) courses and distances:

1. **N 44°47'54" W**, a distance of **50.49 feet** to a calculated angle point hereof,
2. **N 02°14'36" W**, a distance of **19.86 feet** to a calculated angle point of tangent curvature hereof,
3. along the arc of a curve to the left, having a **radius of 984.50 feet**, a **central angle of 07°39'17"**, a **chord bearing and distance of N 06°04'14" W, 131.43 feet**, an **arc length of 131.53 feet** to a calculated point of reverse curvature hereof,
4. along the arc of a curve to the right, having a **radius of 921.50 feet**, a **central angle of 05°50'57"**, a **chord bearing and distance of N 06°58'24" W, 94.03 feet**, an **arc length of 94.07 feet** to a calculated point of compound curvature hereof,

5. along the arc of a curve to the right, having a radius of 1959.00 feet, a central angle of 12°01'14", a chord bearing and distance of N 01°57'42" E, 410.25 feet, an arc length of 411.00 feet to a calculated point of reverse curvature hereof,
6. along the arc of a curve to the left, having a radius of 2041.00 feet, a central angle of 06°41'31", a chord bearing and distance of N 04°37'34" E, 238.25 feet, an arc length of 238.39 feet to a calculated point of non-tangency hereof, and
7. N 01°16'48" E, a distance of 44.00 feet to a calculated point on the south right-of-way line of Legacy Crossing, a 70 foot right-of-way of Wolf Lakes Village Section 1, Phase 1 & 2, a subdivision according to the plat recorded in Document No. 2021171737 of said Official Public Records, same being the north boundary line of the Remnant Portion of said 202.149 acre tract for the northwest corner hereof, from which a ½" iron with yellow cap marked "Pape-Dawson" found on the east right of way line of said Wolf Ranch Parkway, said point being the southwest terminus of said Legacy Crossing, and same being the northwest corner of the Remnant Portion of said 202.149 acre tract, bears S 46°17'40" W, a distance of 12.72 feet,

THENCE N 46°16'30" E, continuing through the interior of said Utility Easement, with the south boundary line of Legacy Crossing, same being the north boundary line of the Remnant Portion of said 202.149 acre, a distance of **15.17 feet** to a calculated point on the east line of said Utility Easement for the northeast corner hereof;

THENCE, departing the south right-of-way line of said Legacy Crossing, with the east line of said Utility Easement, through the interior of the Remnant Portion of said 202.149 acre tract, the following seven (7) courses and distances:

1. S 01°16'48" W, a distance of 54.86 feet to a calculated angle point of tangent curvature hereof,
2. along the arc of a curve to the right, having a radius of 2051.96 feet, a central angle of 06°41'31", a chord bearing and distance of S 04°37'34" W, 239.53 feet, an arc length of 239.67 feet to a calculated point of reverse curvature hereof,
3. along the arc of a curve to the left, having a radius of 1948.04 feet, a central angle of 12°01'14", a chord bearing and distance of S 01°57'42" W, 407.95 feet, an arc length of 408.70 feet to a calculated point of compound curvature hereof,
4. along the arc of a curve to the left, having a radius of 910.61 feet, a central angle of 05°50'57", a chord bearing and distance of S 06°58'24" E, 92.92 feet, an arc length of 92.96 feet to a calculated point of reverse curvature hereof,

5. along the arc of a curve to the right, having a radius of 995.50 feet, a central angle of 07°39'17", a chord bearing and distance of S 06°04'14" E, 132.90 feet, an arc length of 133.00 feet to a calculated point of non-tangency hereof,
6. S 02°14'36" E, a distance of 15.57 feet to a calculated angle point hereof, and
7. S 44°47'54" E, a distance of 57.96 feet to a calculated point on the north right-of-way line of said Memorial Drive, same being the south boundary line of the Remnant Portion of said 202.149 acre tract, and same being the southeast corner of said Utility Easement for the southeast corner hereof,

THENCE N 87°21'56" W, with the north right-of-way line of said Memorial Drive, same being the south boundary line of said Utility Easement and the Remnant Portion of said 202.149 acre tract, a distance of 15.83 feet to the POINT OF BEGINNING, and containing 0.245 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc. under Job No. 51124-00.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 28, 2022
JOB No.: 51124-00
DOC.ID.: H:\Survey\CIVIL\51124-00\Easements\Word\51124-00_0.245Ac_VACA_PUEsmt.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

