

ORDINANCE NO. \_\_\_\_\_

**An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation of certain territory consisting of 54.527 acres, more or less, in the Lewis J. Dyches Survey 2 Abstract No. 180 and the Frances A Hudson Survey Abstract No. 295, including approximately 26.527 acres of right-of-way of FM 1460; repealing Ordinance No. 2022-49; amending part of the Official Zoning Map to rezone 20.19 acres out of the Lewis J. Dyches Survey 2 Abstract No. 180 to the Public Facility (PF) zoning district; amending the Official Zoning Map to zone 7.81 acres out of the Lewis J. Dyches Survey 2 Abstract No. 180 and the Frances A. Hudson Survey, Abstract No. 295 to the Public Facility (PF) zoning, upon annexation; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**

Whereas, Harmony Public Schools, the owner of the 28 acres described in **Exhibit B-1** attached hereto and incorporated herein (the "Property"), has requested annexation of the Property by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

Whereas, a 20.19-acre portion of the Property, as depicted in **Exhibit A** attached hereto and incorporated herein (the "Existing Property"), lies within the city limits of the City of Georgetown, Texas, and is currently zoned Industrial (IN) and Business Park (BP); and

Whereas, a 7.81-acre portion of the Property, as depicted in **Exhibit A** (the "ETJ Property"), lies within the extraterritorial jurisdiction of the City of Georgetown, Texas, and is therefore not zoned; and

Whereas, the ETJ Property is contiguous to the right-of-way of FM 1460, a State highway that is contiguous and runs parallel to the City of Georgetown's boundaries, particularly the approximately 26.527-acre portion as described and depicted in **Exhibit B-2** attached hereto and incorporated herein (the "FM 1460 ROW"); and

Whereas, the application also requests an amendment of the Official Zoning Map, adopted on the 12<sup>th</sup> day of June, 2012, for the specific Zoning District classification of the Existing Property, being a rezoning from Industrial (IN) and Business Park (BP) to Public Facility (PF), and requests an initial Zoning District classification for the ETJ Property, upon annexation, of Public Facility (PF); and

Whereas, the Planning and Zoning Commission, at a meeting on May 17, 2022, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Existing Property and initial zoning of the ETJ Property; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, City staff provided notice of the annexation of the Property and the FM 1460 ROW to the Texas Department of Transportation on May 25, 2022 in accordance with Chapter 43 of the Texas Local Government Code, and as of the date of this ordinance the State of Texas has not submitted a written objection to the annexation of the FM 1460 ROW; and

Whereas, on June 28, 2022, the City Council of the City of Georgetown, Texas, adopted Ordinance 2022-49, which inadvertently omitted the language necessary to annex the ETJ Property and the FM 1460 ROW and a legal description of Existing Property, so the City Council now desires to repeal Ordinance 2022-49 and replace it with this Ordinance;

**Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:**

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The City Council of the City of Georgetown, Texas, hereby repeals Ordinance 2022-49, dated June 28, 2022. As of the effective date of this Ordinance, Ordinance 2022-49 shall have no force and effect.

Section 3. The City Council of the City of Georgetown hereby annexes into the city limits 54.527 acres in the L.J. Dyches Survey 2 Abstract No. 180 and the Frances A. Hudson Survey, Abstract No. 295, as shown in **Exhibit A** and as described in **Exhibits B-1 and B-2** of this ordinance, being the Property and the FM 1460 ROW. The Property is hereby included in City Council District 7, as it is adjacent to Council District 7 and no other City Council District. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. The Official Zoning Map, as well as the Zoning District classification(s) for the Property is hereby amended to rezone the approximately 20.19-acres of the Existing Property to Public Facility (PF) and to provide initial zoning of the ETJ Property, upon annexation, of Public Facility (PF), in accordance with **Exhibit A** (Location Map) and **Exhibit B-1** (Legal Description) attached hereto and incorporated herein by reference.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as **Exhibit C** and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 7. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 23<sup>rd</sup> day of August 2022.

APPROVED AND ADOPTED on Second Reading on the 13<sup>th</sup> day of September 2022.

THE CITY OF GEORGETOWN:

ATTEST:

\_\_\_\_\_  
Josh Schroeder  
Mayor

\_\_\_\_\_  
Robyn Densmore, TRMC  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Skye Masson  
City Attorney

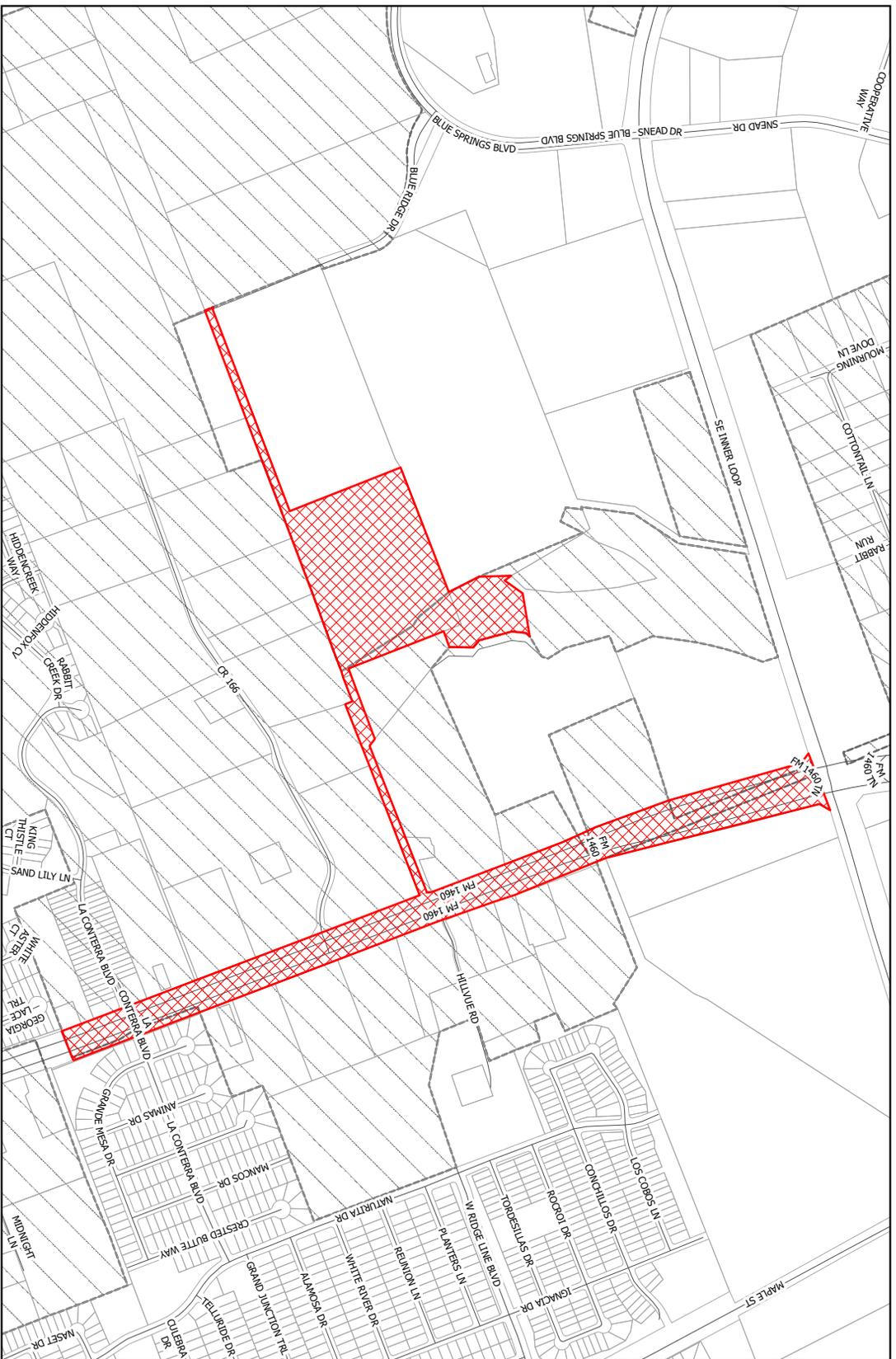


# LOCATION

2022-2-ANX

Exhibit A

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ







County: Williamson  
 Project: Harmony Georgetown  
 Halff AVO: 45902.001

Page 1 of 3  
 December 14, 2021

**A METES AND BOUNDS DESCRIPTION OF 22.000 ACRES (APPROX. 958,319 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THE CALLED 130.0393 ACRE TRACT CONVEYED TO LONGHORN JUNCTION LAND AND CATTLE COMPANY IN A GENERAL WARRANTY DEED DATED JANUARY 13, 2010 AND RECORDED IN DOCUMENT NO. 2010002544 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 22.000 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 3/4-inch iron pipe found in the northeast line of a called 94.1189 acre tract of land conveyed to Williamson County, Texas in Document No. 2001021470, O.P.R.W.C.T., being the most southerly corner of the said 130.0393 acre tract and northwest corner of a called 5.10 acre tract of land designated as Lot 4 and conveyed to Lookout Ridge, LLC in Document No. 2016053347, O.P.R.W.C.T., being the most southerly corner of the Future Blue Ridge Drive R.O.W., a 0.8614 acre tract of land surveyed by Halff Associates July 01, 2021 (not yet recorded at the time of this description);

**THENCE** North 68°51'56" East, with the southeasterly line of the said 130.0393 acre LHJ tract, being the southeast line of the proposed Blue Ridge Drive R.O.W. 0.8614 acre tract, being the northwest line of Lot 4, as designated in said Document No. 2016053347, O.P.R.W.C.T., a distance of 46.78 feet to a 1/2-inch iron rod with "Halff" cap set at the most easterly corner of said 0.8614 acre tract, for the **POINT OF BEGINNING** and most southerly corner of the herein described tract of land;

**THENCE** North 21°22'53" West, over and across the said 130.0393 acre LHJ tract, with the northeasterly line of the said 0.8614 acre future Blue Ridge Drive right-of-way line, a distance of 74.75 feet to a 1/2-inch iron rod with "Halff" cap set in the southwest line of a called 24.500 acre tract of land conveyed to Springbrook Partners, LP in Document No. 2020031098, O.P.R.W.C.T., being the west line of a 0.0143 acre tract of land to be dedicated as right-of-way in the Proposed Final Plat at Springbrook Partners LP at Longhorn Junction (not yet recorded);

**THENCE** with the southerly, southeasterly and northeasterly lines of the said 24.500 acre Springbrook Partners LP tract, being lines of the remainder of the said 130.0393 acre LHJ tract the following four (4) courses and distances:

1. with a curve to the left, having a radius of 25.00 feet, a delta angle of 89°46'59", an arc length of 39.18 feet, and a chord which bears South 66°16'14" East, a distance of 35.29 feet to a 1/2-inch iron rod with "Halff" cap set ;
2. North 68°50'45" East, a distance of 954.46 feet to a 1/2-inch iron rod with "Halff" cap set ;
3. North 69°19'07" East, a distance of 418.12 feet to a 1/2-inch iron rod with "Halff" cap set for the most easterly corner of the said 24.500 acre Springbrook Partners LP tract;
4. North 21°22'54" West, a distance of 767.67 feet to a 1/2-inch iron rod with "Halff" cap set in the southeast line of Lot 1, Block A of Project Lonestar, a subdivision of record in Cabinet CC, Slides 349-351 of the Plat Records of Williamson County, Texas, duly recorded in Document No. 2007003177, O.P.R.W.C.T., for the most northerly corner of the said 24.500 acre Springbrook Partners LP tract;

**THENCE** North 68°46'04" East, with the southeasterly line of Lot 1, Block A of said Project Lonestar, being a common line of the remainder of the said 130.0393 acre LHJ tract, at a distance of 857.61 feet passing a 1/2-inch iron rod with "Half" cap set at the most easterly corner of Lot 1, Block A of said Project Lonestar, continuing over and across the remainder of the said 130.0393 acre LHJ tract, in all, a distance of 1080.20 feet to a 1/2-inch iron rod with "Half" cap set for the most northerly corner of the herein described tract of land;

**THENCE** South 21°13'56" East, continuing over and across the remainder of the said 130.0393 acre LHJ tract, a distance of 829.99 feet to a 1/2-inch iron rod set in the southeast line of the said 130.0393 acre tract, being the northwest line of a called 7.277 acre tract of land conveyed to Celeste H. Lamberth and Dennis D. Lamberth in Document No. 2004064883, O.P.R.W.C.T. for the most easterly corner of the herein described tract of land, same being South 68°53'54" West, a distance of 161.83 feet from a 1/2-inch iron rod found at the most northerly corner of the said 7.277 acre Lamberth tract, being a common corner with the said 130.0393 acre tract;

**THENCE** with the southeasterly line of the remainder of the said 130.0393 acre LHJ tract, being the northwesterly lines of the said 7.277 acre Lamberth tract the following two (2) courses and distances:

1. South 68°53'54" West, a distance of 144.76 feet to a 1/2-inch iron rod with "Half" cap set;
2. South 69°58'07" West, a distance of 200.56 feet to a 1/2-inch iron rod found for the most northerly common of the said 7.277 acre Lamberth tract and a called 3.05 acre tract of land conveyed to Terrie Hahn and Werner Hahn in Volume 2338, Page 802 of the Official Records of Williamson County, Texas;

**THENCE** South 69°46'12" West, with the common line of the remainder of the said 130.0393 acre LHJ tract and the said 3.05 acre Hahn tract, a distance of 185.95 feet to a 1/2-inch iron rod found for the most northerly common of the said 3.05 acre Hahn tract of land and a called 6.856 acre tract of land conveyed to Johnny J. Standford in Volume 1594, Page 735 of the Deed Records of Williamson County, Texas;

**THENCE** with the common line of the remainder of the said 130.0393 acre LHJ tract and the said 6.856 acre Standford tract, the following two (2) courses and distances:

1. South 69°56'15" West, a distance of 96.33 feet to a calculated point, from which a cotton spindle found bears North 66°20'18" West, a distance of 0.44 feet, and also from which a found 1/2-inch iron rod bears South 23°05'37" West, a distance of 1.0 feet;
2. South 69°00'37" West, a distance of 284.45 feet to a 1/2-inch iron rod with "Half" cap set for the most northerly common corner of the said 6.856 acre Standford tract and a called 10.09 acre tract of land conveyed to William L. Mitchell and wife, Evelyn B. Mitchell in Volume 701, Page 823 of the Deed Records of Williamson County, Texas;

**THENCE** with the common line of the remainder of the said 130.0393 acre LHJ tract and the said 10.09 acre Mitchell tract, the following two (2) courses and distances:

1. South 69°16'01" West, a distance of 174.97 feet to a 1/2-inch iron rod found;

County: Williamson  
Project: Harmony Georgetown  
Half AVO: 45902.001

Page 3 of 3  
December 14, 2021

2. South 69°17'00" West, a distance of 409.26 feet to a 1/2-inch iron rod found for the most northerly common corner of the said 10.09 acre Mitchell tract and a called 5.10 acre tract of land designated as Lot 1 and conveyed to Lookout Ridge, LLC in Document No. 2016053347, O.P.R.W.C.T. ;

**THENCE** South 68°51'56" West, continuing with the southeasterly line of the remainder of the said 130.0393 acre LHJ tract, being the northwest lines of Lots 1-4, as designated in said Document No. 2016053347, O.P.R.W.C.T. a distance of 979.36 feet to the **POINT OF BEGINNING** and containing 22.000 acres of land, more or less, within these metes and bounds.

**NOTES:**

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.  
Last date of Field Survey: December 13, 2021.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

December 14, 2021

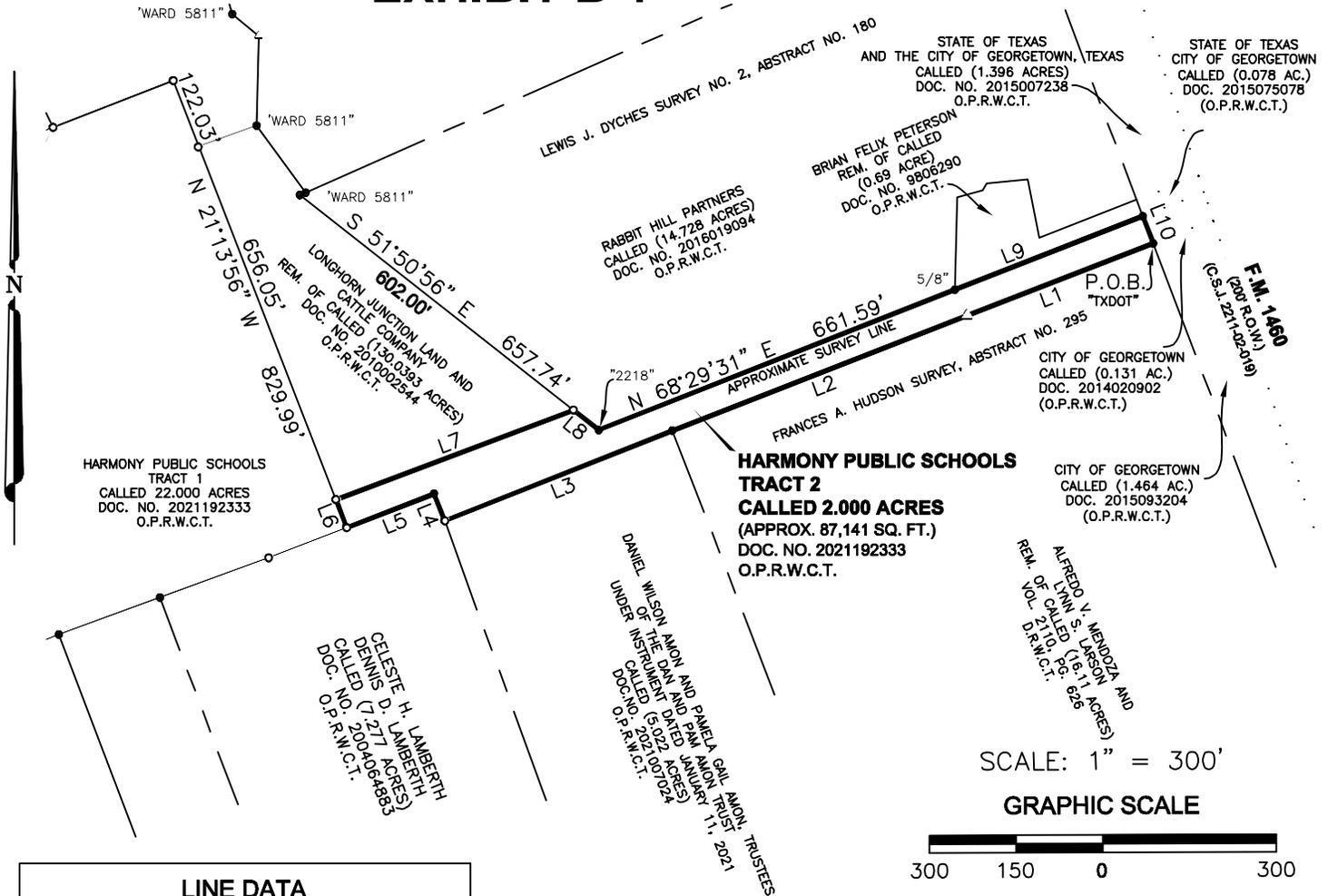
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Curtis Wayne Watts, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Halff Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglenn Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600

Date



# EXHIBIT B-1



LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 68°47'47" W	346.73'
L2	S 68°39'59" W	546.27'
L3	S 68°24'22" W	423.35'
L4	N 21°45'54" W	49.79'
L5	S 68°53'54" W	161.83'
L6	N 21°13'56" W	51.91'
L7	N 69°19'07" E	439.14'
L8	S 51°50'56" E	55.74'
L9	N 68°36'17" E	349.48'
L10	S 21°18'15" E	50.59'

NOTE: BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2001). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0.0. UNITS: U.S. SURVEY FEET. LAST DATE OF FIELD SURVEY: FEBRUARY 25, 2022.

- LEGEND:
- ▲ CALCULATED POINT
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" IRON ROD FOUND W/ "HALFF ASSOC. INC." CAP
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



*Marvin L. Mardock*  
 MARVIN L. MARDOCK RPLS 5008



SKETCH TO ACCOMPANY DESCRIPTION OF A 2.00 ACRE (APPROXIMATELY 87,141 SQ. FT.) TRACT OF LAND IN THE LEWIS J. DYCHES SURVEY No. 2, ABSTRACT No. 180 AND THE FRANCES A. HUDSON SURVEY, ABSTRACT No. 295 IN WILLIAMSON COUNTY, TEXAS. 02/25/2022

Project No.: 45902.001  
 Issued: 02/25/2022  
 SV-45902.001-LEGAL-TRACT 2.DWG  
 02 OF 02

EXHIBIT "B□1"

County: Williamson  
Project: Harmony Georgetown TRACT 2  
Half AVO: 45902.001

Page 1 of 3  
February 25, 2022

**A METES AND BOUNDS DESCRIPTION OF 2.000 ACRES (APPROX. 87,141 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, AND THE FRANCES A. HUDSON SURVEY, ABSTRACT NO. 295, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF TRACT 2, A CALLED 2.000 ACRE TRACT OF LAND CONVEYED UNTO HARMONY PUBLIC SCHOOL, A TEXAS NON-PROFIT CORPORATION IN A SPECIAL WARRANTY DEED DATED DECEMBER 16, 2021 AND RECORDED IN DOCUMENT NO. 2021192333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 2.000 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with "TxDOT" aluminum cap found in the west right-of-way line of F.M. 1460 (200' right-of-way width as shown on TxDOT C.S.J. 2211-02-019), being the most westerly common corner of a called 0.131 acre tract of land conveyed to the City of Georgetown in Document No. 2014020902, O.P.R.W.C.T., and a called 1.464 acre tract of land conveyed to City of Georgetown in Document No. 2015093204, O.P.R.W.C.T. being the most easterly corner of the said 2.000 acre Harmony Public School Tract 2, also being the most northerly corner of the remainder of a called 16.11 acre tract of land conveyed to Alfredo V. Mendoza and Lynn S. Larson in Volume 2110, Page 626, of the Deed Records of Williamson County, Texas (D.R.W.C.T.), for the most easterly corner of the herein described tract of land;

**THENCE** with the southeasterly line of the said 2.000 acre Harmony Public School Tract 2, being the northwest lines of the said 16.11 acre Mendoza/ Larson tract, the following two (2) courses and distances:

1. South 68°47'47" West, a distance of 346.73 feet to a point in existing fence line;
2. South 68°39'59" West, a distance of 546.27 feet to a 1/2-inch iron rod found at the most northerly common corner of the said 16.11 acre Mendoza/ Larson tract and a called 5.022 acre tract of land conveyed to Daniel Wilson Amon and Pamela Gail Amon, Trustees of the Dan and Pam Amon Trust under Instrument dated January 11, 2021, recorded under Document No. 2021007024, O.P.R.W.C.T.;

**THENCE** South 68°24'22" West, with the southeasterly line of the said 2.000 acre Harmony Public School Tract 2, being the northwest line of the said 5.022 acre Amon tract, a distance of 423.35 feet to a 1/2-inch iron rod with "Half" cap set for a southerly corner of the said 2.000 acre Harmony Public School Tract 2, being the most westerly corner of the said 5.022 acre Amon tract, being a point in the northeast line of a called 7.277 acre tract of land conveyed to Celeste H. Lamberth and Dennis D. Lamberth in Document No. 2004064883, O.P.R.W.C.T. ;

**THENCE** North 21°45'54" West, with the common line of the said 2.000 acre Harmony Public School Tract 2 and the said 7.277 acre Lamberth tract, a distance of 49.79 feet to a 1/2-inch iron rod found in existing fence line for the most northerly corner of the said 7.277 acre Lamberth tract;

**THENCE** South 68°53'54" West, with the southeasterly line of the said 2.000 acre Harmony Public School Tract 2, being the northwesterly line of the said 7.277 acre Lamberth tract, a distance of 161.83 feet to a 1/2-inch iron rod with "Half" cap set for the common corner of said Tract 2 and Tract 1, a called 22.000 acre tract of land conveyed unto Harmony Public School by said Special Warranty Deed recorded in Doc. 2021192333, O.P.R.W.C.T., from which a 1/2-inch iron rod found at the most westerly corner of the said 7.277 acre Lamberth tract bears South 68°53'54" West, a distance of 144.76 and South 69°58'07" West, a distance of 200.56 feet;

**THENCE** North 21°13'56" West leaving the northwesterly line of the said 7.277 acre Lamberth tract, with the common line of said Harmony Public School Tract 1 and said Harmony Public School Tract 2, a distance of 51.91 feet to a 1/2-inch iron rod with "Half" cap set for the most northwest corner of the said 2.000 acre Harmony Public School Tract 2 on the easterly line of the remainder of the called 130.0393 acre tract conveyed to Longhorn Junction Land and Cattle Company in a General Warranty Deed dated January 13, 2010 and recorded in Document No. 2010002544 of the O.P.R.W.C.T.;

**THENCE** North 69°19'07" East, a distance of 439.14 feet to a 1/2-inch iron rod with "Half" cap set for an angle point of said Harmony Public School Tract 2 in the southwest line of a called 14.728 acre tract of land conveyed to Rabbit Hill Partners in Document No. 2016019094, O.P.R.W.C.T., being in a northeasterly line of the remainder of the said 130.0393 acre LHJ tract, same being South 51°50'56" East, a distance of 602.00 feet from a 1/2-inch iron rod found at the most westerly corner of the said 14.728 acre Rabbit Hills Partners tract, being a common corner of the remainder of the said 130.0393 acre LHJ tract;

**THENCE** South 51°50'56" East, with the southwest line of the said 14.728 acre Rabbit Hill Partners tract, being a common line with said 2.000 acre Harmony Public School Tract 2, a distance of 55.74 feet to a 1/2-inch iron rod with "2218" cap found at the most southerly corner of the said 14.728 acre Rabbit Hill Partners tract, being a common corner with the said 2.000 acre Harmony Public School Tract 2;

**THENCE** North 68°29'31" East, with the southeast line of the said 14.728 acre Rabbit Hill Partners tract, being a common line with the said 2.000 acre Harmony Public School Tract 2, a distance of 661.59 feet to a 5/8-inch iron rod found at the most southerly corner of the remainder of a called 0.69 acre tract of land conveyed to Brian Felix Peterson in Document No. 9806290, O.P.R.W.C.T.;

**THENCE** North 68°36'17" East, with the common line of the said 2.000 acre Harmony Public School Tract 2 and the said 0.69 acre Brian Felix Peterson tract, a distance of 349.48 feet to a 1/2-inch iron rod found in the west right-of-way line of F.M. 1460, at the northeast corner of said 2.000 acre Harmony Public School Tract 2, being the east corner of the remainder of the said 0.69 acre Peterson tract, being also the most westerly common corner of a called 0.078 acre tract of land conveyed to the State of Texas and City of Georgetown in Document No. 2015075078, O.P.R.W.C.T. and the said 0.131 acre City of Georgetown tract;

County: Williamson  
Project: Harmony Georgetown TRACT 2  
Half AVO: 45902.001

Page 3 of 3  
February 25, 2022

**THENCE** South 21°18'15" East, with the west right-of-way line of F.M. 1460, being the west line of the said 0.131 acre City of Georgetown tract, being also the east line of said 2.000 acre Harmony Public School Tract 2, a distance of 50.59 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.  
Last date of Field Survey: February 25, 2022.

Compiled by  
Halff Associates, Inc., TBPELS Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729 512-777-4600



02-25-2022

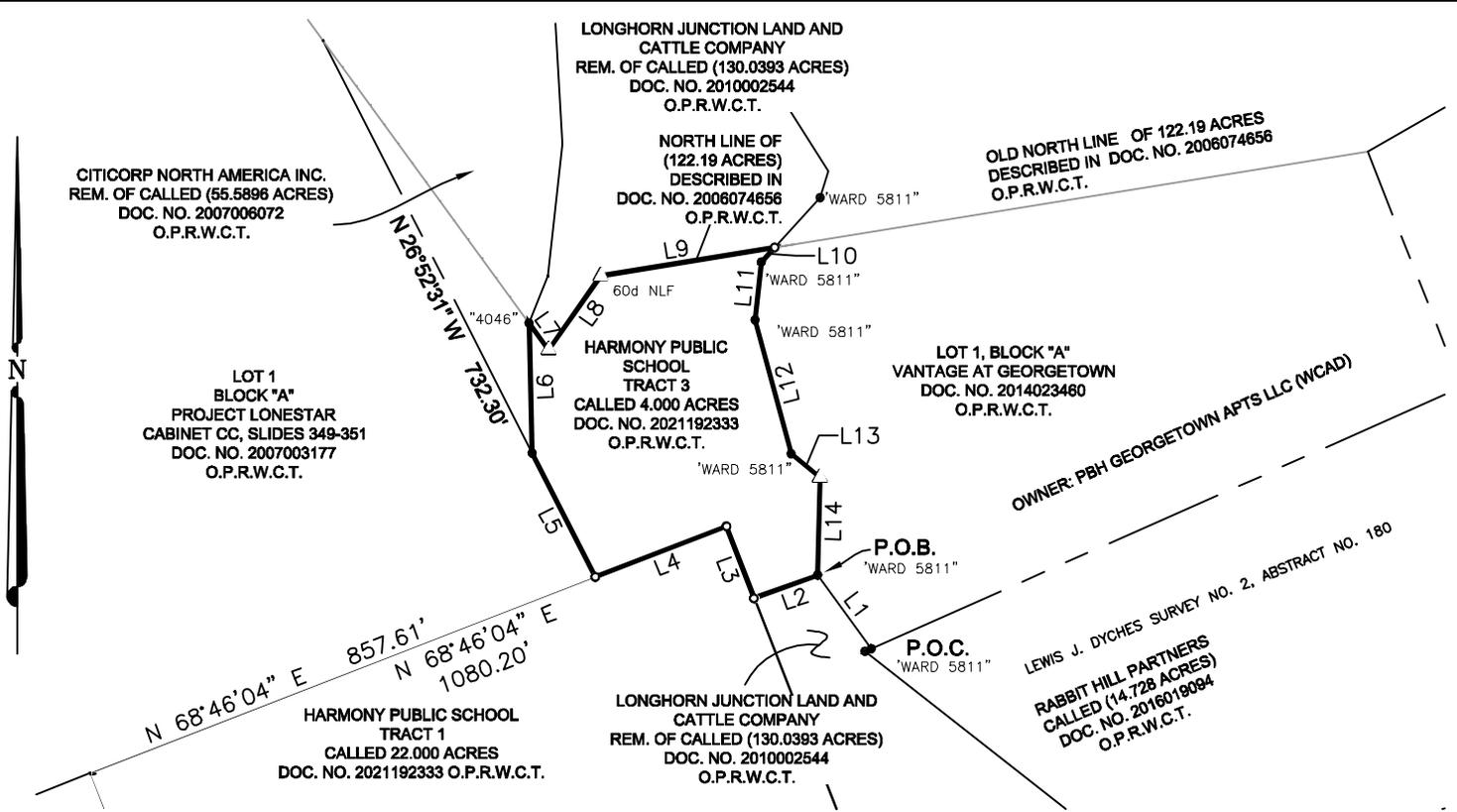
Marvin L. Mardock, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5008

Date

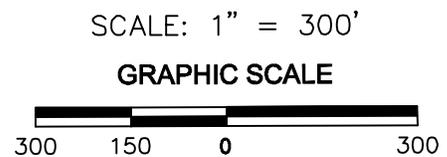


Description to accompany sketch SV-45902.001-LEGAL-TRACT 2.DWG  
Dated 02/25/2022

# EXHIBIT B-1



LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 36°06'45" W	143.78'
L2	S 70°13'46" W	106.81'
L3	N 21°13'57" W	122.03'
L4	S 68°46'04" W	222.59'
L5	N 26°52'33" W	220.13'
L6	N 01°28'18" W	205.73'
L7	S 36°03'01" E	52.35'
L8	N 35°01'49" E	143.23'
L9	N 80°46'29" E	279.18'
L10	S 42°23'24" W	31.32'
L11	S 06°12'43" W	92.00'
L12	S 15°08'46" E	219.43'
L13	S 50°31'24" E	58.98'
L14	S 01°15'24" W	154.88'



NOTE: BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2001). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0.0. UNITS: U.S. SURVEY FEET. LAST DATE OF FIELD SURVEY: FEBRUARY 25, 2022.

- LEGEND:
- ▲ CALCULATED POINT
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" IRON ROD FOUND W/ "HALFF ASSOC. INC." CAP
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



*Marvin L. Mardock*  
MARVIN L. MARDOCK RPLS 5008

13620 BRIARWICK DRIVE, SUITE 100  
AUSTIN, TEXAS 78729  
TBEPL'S SURVEYING FIRM #10029607  
TEL (512) 777-4800  
FAX (512) 252-8141

SKETCH TO ACCOMPANY DESCRIPTION OF A 4.00 ACRE (APPROXIMATELY 174,240 SQ. FT.) TRACT OF LAND IN THE LEWIS J. DYCHES SURVEY No. 2, ABSTRACT 180 IN WILLIAMSON COUNTY, TEXAS.  
02/25/2022

Project No.: 45902.001
Issued: 02/25/2022
SV-45902.001-LEGAL-TRACT 3.DWG
02 OF 02

EXHIBIT "B□1"

County: Williamson  
Project: Harmony Georgetown TRACT 3  
Half AVO: 45902.001

Page 1 of 3  
February 25, 2022

**A METES AND BOUNDS DESCRIPTION OF 4.000 ACRES (APPROX. 174,240 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF TRACT 3, A CALLED 4.000 ACRE TRACT CONVEYED UNTO HARMONY PUBLIC SCHOOL, A TEXAS NON-PROFIT CORPORATION IN A SPECIAL WARRANTY DEED DATED DECEMBER 16, 2021 AND RECORDED IN DOCUMENT NO. 2021192333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 4.000 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod with "Ward 5811" cap found at the most southerly corner of Lot 1, Block A of Vantage at Georgetown, a subdivision of record in Document No. 2014023460, O.P.R.W.C.T., being a point in the northwest line of a called 14.728 acre tract of land conveyed to Rabbit Hill Partners in Document No. 2016019094, O.P.R.W.C.T.;

**THENCE** North 36°06'45" West, with a southwesterly line of Lot 1, Block A of said Vantage at Georgetown, being a common line with the remainder of the called 130.0393 acre tract conveyed to Longhorn Junction Land and Cattle Company in a General Warranty Deed recorded in Document No. 2010002544, O.P.R.W.C.T., a distance of 143.78 feet to a 1/2-inch iron rod with "Ward 5811" cap found at a southwesterly corner of Lot 1, Block "A" of said Vantage at Georgetown for the **POINT OF BEGINNING** and the southeasterly corner of said Harmony Public School Tract 3;

**THENCE** South 70°13'46" West with the southerly line of said Tract 3, over and across the remainder of the said 130.0393 acre LHJ tract, a distance of 106.81 feet to a 1/2-inch iron rod with "Half" cap set for a southerly corner of said Harmony Public School Tract 3 on the easterly line of Harmony Public School Tract 1, a called 22.000 acre tract of land conveyed unto Harmony Public School recorded in said Special Warranty Deed recorded in Document No. 2021192333, O.P.R.W.C.T.;

Thence with the common line of said Harmony Public School Tract 1 the following two (2) courses and distances:

1. North 21°13'57" West, a distance of 122.03 feet to a 1/2-inch iron rod with "Half" cap set for the northeast corner of said Harmony Public School Tract 1 and an angle corner of said Harmony Public School Tract 3;
2. South 68°46'04" West with the northerly line of said Harmony Public School Tract 1, a distance of 222.59 feet to a 1/2-inch iron rod with "Half" cap set for the southwest corner of Harmony Public School Tract 3 at the most easterly corner of Lot 1, Block A of Project Lonestar, a subdivision of record in Cabinet CC, Slides 349-351 of the Plat Records of Williamson County, Texas, duly recorded in Document No. 2007003177 of the Official Public Records of Williamson County, Texas, being a common corner with Harmony Public School Tract 3, for a southwesterly corner of the herein described tract of land;

**THENCE** North 26°52'33" West, with the southeasterly and northeasterly lines of Lot 1, Block A of said Project Lonestar, and the westerly line of said Harmony Public School Tract 3, a distance of 220.13 feet to a 1/2-inch iron rod found for the most southerly corner of the remainder of the called 55.5896 acre tract of land conveyed to Citicorp North America Inc. in Document No. 2007006072, O.P.R.W.C.T., from which a 1/2-inch iron rod found at a northerly common corner of Lot 1, Block A of said Project Lonestar and a corner of the remainder of the said 55.5896 acre Citicorp North America tract, being also in the northerly line of an old 122.19 acre tract described in Document No. 2006074656, O.P.R.T.C.T., bears North 26°52'33" West, a distance of 732.29 feet;

**THENCE** North 01°28'18" West, leaving the northeast line of Lot 1, Block A of said Project Lonestar, with a common line of the said 55.5896 acre Citicorp North America Inc. tract, and the said Harmony Public School Tract 3, a distance of 205.73 feet to a 1/2-inch iron rod with "4046" cap found at a common corner of both, also being at a point in the north line of the old 122.19 acre tract;

**THENCE** leaving the common line of the said 55.5896 acre Citicorp North America Inc. tract, and the said 130.0393 acre LHJ tract, over and across the remainder of the said 130.0393 acre LHJ tract, with the old northerly line of the said 122.19 acre tract, the following three (3) courses and distances:

1. South 36°03'01" East, a distance of 52.35 feet to a calculated point;
2. North 35°01'49" East, at a distance of 1.34 feet passing an old 4-inch Railroad tie post fence corner, continuing with general line of the fence, in all, a distance of 143.23 feet to a 60d nail found at base of fence corner;
3. North 80°46'29" East, a distance of 279.18 feet to a 1/2-inch iron rod with "Half" cap set in a westerly line of Lot 1, Block A of Vantage at Georgetown, a subdivision of record in Document No. 2014023460, O.P.R.W.C.T., being the easterly line of the remainder of the said 130.0393 acre LHJ tract, for the most northerly corner of the herein described tract of land, from which a 1/2-inch iron rod found at an angle point in the west line of Lot 1, Block A of said Vantage at Georgetown, being an angle point in the east line of the remainder of the said 130.0393 acre LHJ tract bears North 42°23'24" East, a distance of 106.92 feet;

**THENCE** with the common lines of the remainder of the said 130.0393 acre LHJ tract and Lot 1, Block A of Vantage at Georgetown, the following five (5) courses and distances:

1. South 42°23'24" West, a distance of 31.32 feet to a 1/2-inch iron rod with "Ward 5811" cap found;
2. South 06°12'43" West, a distance of 92.00 feet to a 1/2-inch iron rod with "Ward 5811" cap found;
3. South 15°08'46" East, a distance of 219.43 feet to a 1/2-inch iron rod with "Ward 5811" cap found;
4. South 50°31'24" East, a distance of 58.98 feet to a 1/2-inch iron rod with "Ward 5811" cap found;

County: Williamson  
Project: Harmony Georgetown TRACT 3  
Half AVO: 45902.001

Page 3 of 3  
February 25, 2022

5. South 01°15'24" West, a distance of 154.88 feet to the **POINT OF BEGINNING** and containing 4.000 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.

Last date of Field Survey: February 25, 2022.

Compiled by  
Half Associates, Inc., TBPELS Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729 512-777-4600



02-25-2022

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Marvin L. Mardock, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5008

Date

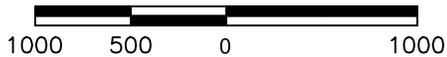


Description to accompany sketch SV-45902.001-LEGAL-TRACT 3.DWG  
Dated 02/25/2022

# EXHIBIT B-2



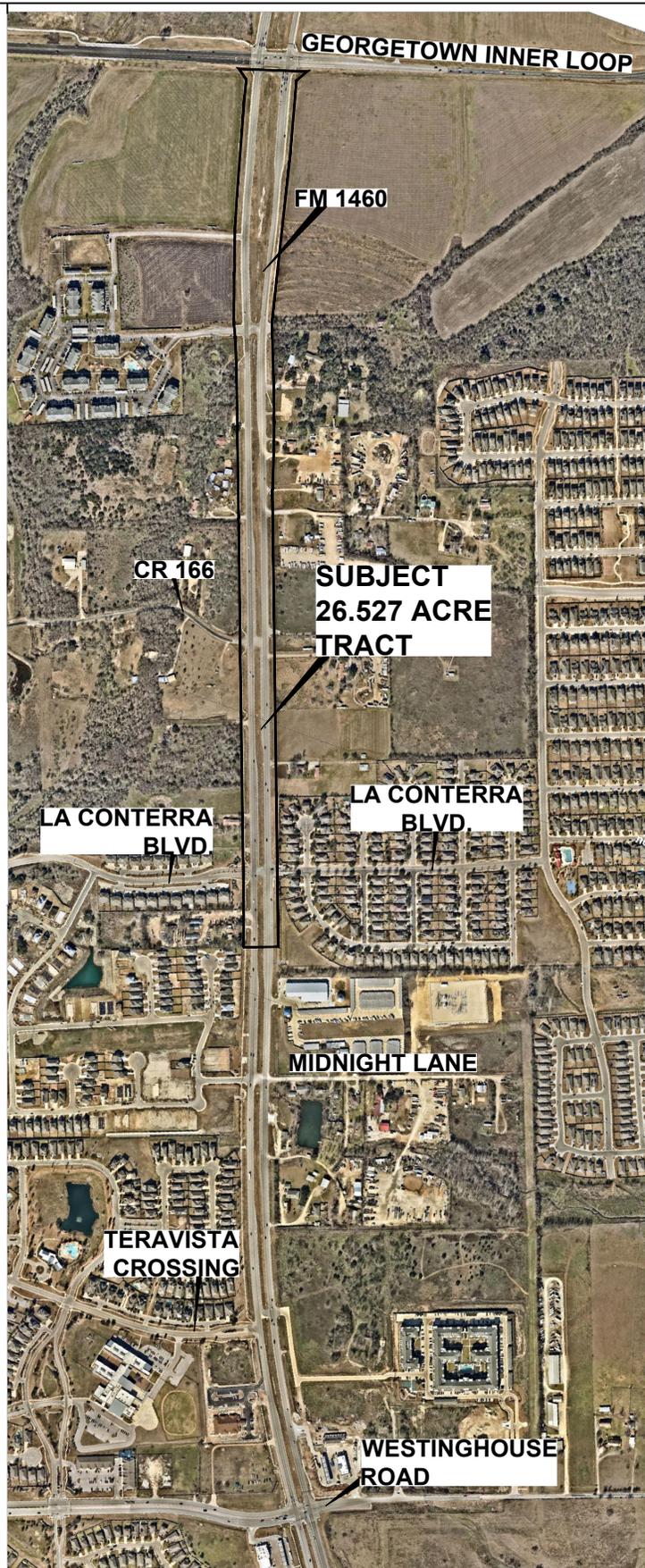
SCALE: 1" = 1000'  
GRAPHIC SCALE



BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0,0. UNITS: U.S. SURVEY FEET.

*Curtis Watts*

04/18/2022



9500 AMBERGLEN BLVD  
BLDG. F, STE. 125  
AUSTIN, TEXAS 78729  
TEL (512) 777-4600  
FAX (512) 252-8141  
TBPLS FIRM NO. 10029607

LOCATION MAP FOR A 26.527 ACRE PORTION OF THE F.M. 1460 RIGHT-OF-WAY (RIGHT-OF-WAY WIDTH VARIES), BEING OUT OF THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, THE FRANCES A. HUDSON SURVEY, ABSTRACT NO. 295 IN WILLIAMSON COUNTY, TEXAS.

Project No.: 45902.003

Issued: 04/18/2022

45902.003 LOCATION MAP

# EXHIBIT B-2

SCALE: 1" = 300'

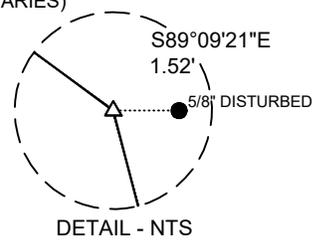
GRAPHIC SCALE



### LEGEND

- △ CALCULATED POINT
- 1/2" REBAR FOUND (OR AS NOTED)
- TXDOT 1/2" REBAR WITH "TXDOT" CAP FOUND (OR AS NOTED)
- FOREST 1/2" REBAR WITH "FOREST SURVEYING" CAP FOUND
- ⊕ COTTON SPINDLE FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ MAG NAIL WITH "FOREST" WASHER FOUND
- C.S.J. CONTROL-SECTION-JOB
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- TX.D.O.T. TX.D.O.T. TEXAS DEPARTMENT OF TRANSPORTATION
- [ ] RECORD INFORMATION TX.D.O.T. C.S.J. 2211-02-019

REM. OF LOT 1, BLOCK A  
1460 AND INNER LOOP SUBDIVISION  
DOC. NO. 2013064930  
O.P.R.W.C.T.



**26.527 ACRES**

(APPROX. 1,155,527 SQ. FT.)

GEORGETOWN RAILROAD CO  
REM. OF (236.41 ACRES)  
VOL. 1638, PG. 369  
D.R.W.C.T.

MARTA C. AVERY  
(51.068 ACRES) DESCRIBED IN  
DOC. NO. 2005031263  
DOC. NO. 2021038922  
O.P.R.W.C.T.

CENTURY CHARITIES INC  
(9.782 ACRES)  
DOC. NO. 2014103319  
O.P.R.W.C.T.

DOMINGO BARRAGAN  
(1.995 ACRES)  
DOC. NO. 2008034216  
O.P.R.W.C.T.

BRIAN F PETERSON & PEGGY T PETERSON  
REM. OF (14.728 ACRES) DESCRIBED IN  
VOL. 319, PG. 39, D.R.W.C.T.  
DOC. NO. 2019050916, O.P.R.W.C.T.

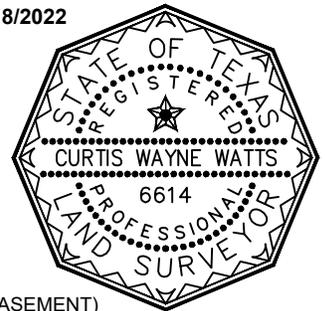
BRIAN FELIX PETERSON  
REM. OF (0.69 ACRE)  
DOC. NO. 9806290  
O.P.R.W.C.T.

TAYLOR ACRES  
CAB G SLIDE 253  
P.R.W.C.T.

HILLVUE ROAD  
(20' ROADWAY EASEMENT)  
OWNERSHIP UNDETERMINED  
VOL. 361, PG. 335, D.R.W.C.T.

*C.W.W.*

04/18/2022



MATCH SHEET 08 OF 11  
MATCH SHEET 09 OF 11

MATCH SHEET XX OF XX  
MATCH SHEET XX OF XX



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TBPLS FIRM NO. 10029607

BEING 26.527 ACRES OF LAND (APPROX. 1,155,527 SQ. FT.)  
OUT OF THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180  
AND THE FRANCES A. HUDSON SURVEY, ABSTRACT NO. 295  
WILLIAMSON COUNTY, TEXAS

Project No.: 45902.003

Issued: 04/18/2022

45902.003 ANNEX

08 of 11

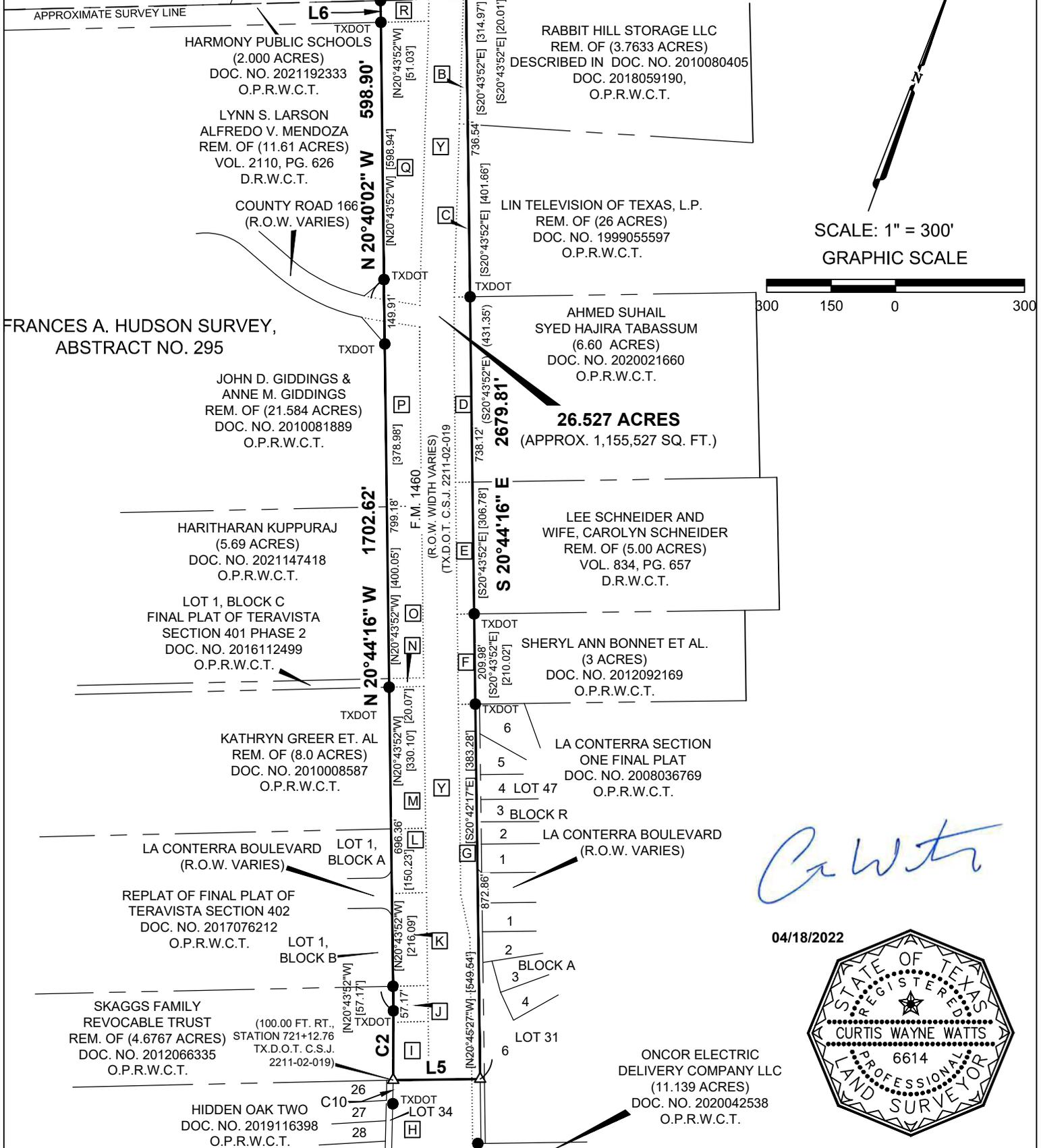
**EXHIBIT B-2**

MATCH SHEET 08 OF 11

MATCH SHEET 09 OF 11

MATCH SHEET XX OF XX

MATCH SHEET XX OF XX

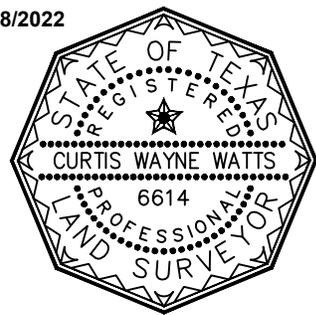


SCALE: 1" = 300'  
GRAPHIC SCALE



*C. Watts*

04/18/2022



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Project No.: 45902.003
Issued: 04/18/2022
45902.003 ANNEX
<b>09 of 11</b>

# EXHIBIT B-2

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 30°19'50" W	79.94'
L2	S 15°07'45" E	475.58'
L3	S 21°29'36" E	415.95'
L4	S 17°59'51" E	236.30'
L5	S 69°15'44" W	202.23'
L6	N 21°18'16" W	50.59'
L7	N 20°43'07" W	534.18'
L8	N 20°48'38" W	338.06'
L9	N 23°59'40" W	31.04'
L10	N 23°55'51" W	101.96'
L11	N 19°19'00" W	285.88'
L13	N 15°33'18" W	554.87'
L14	N 53°32'56" W	76.26'
L15	N 72°24'56" E	398.58'

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C1	5769.58'	3°18'42"	333.49'	S 19°56'35" E	333.44'
C2	5950.00'	1°33'07"	161.18'	N 19°56'47" W	161.17'
C3	2500.00'	3°33'13"	155.06'	N 22°35'08" W	155.03'
C4	4391.00'	1°50'56"	141.69'	N 19°59'02" W	141.68'
C5	4391.00'	1°18'03"	99.69'	N 18°07'53" W	99.68'
C6	4391.00'	0°26'26"	33.77'	N 18°33'42" W	33.77'
C7	4391.00'	0°51'36"	65.92'	N 17°54'40" W	65.91'
C8	5056.00'	2°25'49"	214.46'	N 16°51'30" W	214.44'
C9	4391.00'	1°33'19"	119.19'	N 14°49'58" W	119.18'
C10	5950.00'	0°31'54"	55.21'	N 18°54'17" W	55.21'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	(S30°18'03"W)	(79.79')
L2	(S15°07'30"E)	(475.54')
L3	(S21°30'52"E)	[343.64' +10.79']
L4	(S18°11'52"E)	[47.9' +[156.17'] +[32.09']
L9	[N24°16'53"W]	[31.28']
L10	[N24°16'53"W]	[102.01']
L11	[N19°18'38"W]	[285.72']
L14	[N53°30'27"W]	[76.26']

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C1	[5769.58']				
C2	[5950.00']				
C3	[2500.00']	[03°33'01"]	[154.91']	[N22°30'22"W]	[154.88']
C4	[4391.00']				
C5	[5056.00']	[02°25'49"]	[214.46']	[N16°44'26"W]	[214.44']
C6	[4391.00']	[01°33'29"]	[119.40']	[N14°44'17"W]	[119.40']
C7	[4391.00']				
C8	[4391.00']				
C10	[4391.00']				

*C. Watts*

04/18/2022



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Project No.: 45902.003  
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45902.003 ANNEX

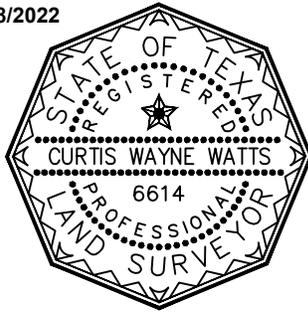
- |   |  |   |
|---|--|---|
| <p><b>A</b> THE STATE OF TEXAS<br/>PARCEL 207 PART 2<br/>(2.924 ACRES)<br/>DOC. NO. 2013117955<br/>O.P.R.W.C.T.</p>                   | <p><b>J</b> THE CITY OF GEORGETOWN<br/>PARCEL 227 PART 1<br/>0.153 ACRES (6,681 SQ. FT.)<br/>DOC. NO.2013029286<br/>O.P.R.W.C.T.</p>       | <p><b>S</b> STATE OF TEXAS<br/>CITY OF GEORGETOWN<br/>PARCEL 215 (0.078 AC.)<br/>DOC. 2015075078<br/>(O.P.R.W.C.T.)</p>   |
| <p><b>B</b> THE CITY OF GEORGETOWN<br/>PARCEL 217<br/>(0.096 ACRES)<br/>DOC. NO. 2013033711<br/>O.P.R.W.C.T.</p>                      | <p><b>K</b> THE CITY OF GEORGETOWN<br/>PARCEL 224 PART 3<br/>0.397 ACRES<br/>(17,305 SQ. FT.)<br/>DOC. NO. 2012103511<br/>O.P.R.W.C.T.</p> | <p><b>T</b> STATE OF TEXAS<br/>CITY OF GEORGETOWN<br/>PARCEL 212 (1.396 ACRES)<br/>DOC. NO. 2015007238<br/>O.P.R.W.C.T.</p>   |
| <p><b>C</b> THE CITY OF GEORGETOWN<br/>PARCEL 219<br/>(0.268 ACRES)<br/>DOC. NO. 2013009336<br/>O.P.R.W.C.T.</p>                      | <p><b>L</b> THE CITY OF GEORGETOWN<br/>PARCEL 224 PART 2<br/>0.276 ACRES (12,002 SQ. FT.)<br/>DOC. NO. 2012103511<br/>O.P.R.W.C.T.</p>     | <p><b>U</b> STATE OF TEXAS<br/>CITY OF GEORGETOWN<br/>PARCEL 211 (1.705 ACRES)<br/>DOC. NO. 2015004774<br/>O.P.R.W.C.T.</p>   |
| <p><b>D</b> THE CITY OF GEORGETOWN<br/>PARCEL 220<br/>(0.393 ACRES)<br/>DOC. NO. 2013042631<br/>O.P.R.W.C.T.</p>                      | <p><b>M</b> THE STATE OF TEXAS<br/>PARCEL 225<br/>0.606 ACRES (26,412 SQ. FT.)<br/>DOC. NO. 2014028865<br/>O.P.R.W.C.T.</p>                | <p><b>V</b> CITY OF GEORGETOWN<br/>PARCEL 209 PART 1 (1.896 ACRES)<br/>DESCRIBED AS 3.610 ACRES,<br/>SAVE AND EXCEPT 1.714 ACRES<br/>DOC. NO. 2014020902<br/>O.P.R.W.C.T.</p>   |
| <p><b>E</b> THE STATE OF TEXAS<br/>PARCEL 223 PART 1<br/>(0.282 ACRES)<br/>DOC. NO. 2014066915<br/>O.P.R.W.C.T.</p>                   | <p><b>N</b> THE CITY OF GEORGETOWN<br/>PARCEL 224 PART 1<br/>0.037 ACRES (1,606 SQ. FT.)<br/>DOC. NO. 2012103511<br/>O.P.R.W.C.T.</p>      | <p><b>W</b> CITY OF GEORGETOWN<br/>(1.714 ACRES)<br/>DOC. NO. 2013104973<br/>O.P.R.W.C.T.</p>   |
| <p><b>F</b> THE STATE OF TEXAS<br/>PARCEL 223 PART 2<br/>(0.193 ACRES)<br/>DOC. NO. 2014066915<br/>O.P.R.W.C.T.</p>                   | <p><b>O</b> THE STATE OF TEXAS<br/>PARCEL 222<br/>(0.735 ACRE)<br/>DOC. NO. 2014086475<br/>O.P.R.W.C.T.</p>                                | <p><b>X</b> THE CITY OF GEORGETOWN<br/>PARCEL 213 (0.008 ACRES)<br/>DOC. NO. 2012103512<br/>O.P.R.W.C.T.</p>  |
| <p><b>G</b> R.O.W. DEDICATED IN<br/>LA CONTERRA SECTION ONE<br/>DOC. NO. 2008036769<br/>O.P.R.W.C.T.</p>                              | <p><b>P</b> THE STATE OF TEXAS<br/>THE CITY OF GEORGETOWN<br/>PARCEL 221<br/>(0.811 AC.)<br/>DOC. 2016010450<br/>(O.P.R.W.C.T.)</p>        | <p><b>Y</b> PARCELS CONVEYED TO THE STATE OF TEXAS<br/>COMPRISING THE PRECEDING F.M. 1460 RIGHT-OF-WAY<br/>(80' R.O.W.), REFERENCED ON TX.D.O.T. C.S.J.<br/>2211-02-019 FROM THE SOUTHEAST RIGHT-OF-WAY LINE<br/>OF GEORGETOWN INNER LOOP TO APPROXIMATE<br/>STATION 721+12.76 AND INCLUDES PORTIONS OF THE<br/>(0.946 ACRE) IN VOL. 432, PG. 444, D.R.W.C.T.; THE (0.816<br/>ACRE) IN VOL. 480, PG. 428, D.R.W.C.T. AND THE (0.257<br/>ACRE) IN VOL. 430, PG. 441, D.R.W.C.T., AND ALSO<br/>INCLUDES ALL OF THE (0.012 ACRE) IN VOL. 430, PG. 433,<br/>D.R.W.C.T.; THE (1.275 ACRE) IN VOL. 430, PG. 15,<br/>D.R.W.C.T.; THE (0.117 ACRE) IN VOL. 432, PG. 18,<br/>D.R.W.C.T.; THE (0.250 ACRE) IN VOL. 430, PG. 476,<br/>D.R.W.C.T.; THE (0.395 ACRE) IN VOL. 430, PG. 439,<br/>D.R.W.C.T., AND THE (0.989 ACRE) IN VOL. 430, PG. 447,<br/>D.R.W.C.T.</p> |
| <p><b>H</b> THE CITY OF GEORGETOWN<br/>PARCEL 101<br/>(2.574 AC)<br/>DOC NO. 2014034929<br/>O.P.R.W.C.T.</p>                          | <p><b>Q</b> STATE OF TEXAS<br/>CITY OF GEORGETOWN<br/>PARCEL 218<br/>(1.464 AC.)<br/>DOC. 2015093204<br/>(O.P.R.W.C.T.)</p>                | <p><b>04/18/2022</b></p>     |
| <p><b>I</b> THE CITY OF GEORGETOWN<br/>PARCEL 227 PART 2<br/>0.250 ACRES (10,896 SQ. FT.)<br/>DOC. NO.2013029286<br/>O.P.R.W.C.T.</p> | <p><b>R</b> THE CITY OF GEORGETOWN<br/>PARCEL 209 PART 2<br/>(0.131 ACRES)<br/>DOC. NO. 2013109746<br/>O.P.R.W.C.T.</p>                    |   |

EXHIBIT B-2

County: Williamson  
Project: Harmony Georgetown  
Half AVO: 45902.003

Page 1 of 11  
April 18, 2022

**BEING 26.527 ACRES OF LAND (APPROXIMATELY 1,155,526 SQ. FT.) OUT OF THE EXISTING FARM-TO-MARKET (F.M.) ROAD 1460 RIGHT-OF-WAY (R.O.W. VARIES), REFERENCED ON TEXAS DEPARTMENT OF TRANSPORTATION (TX.D.O.T.) RIGHT-OF-WAY PLAN FOR F.M. 1460, CONTROL-SECTION-JOB (C.S.J.) NO. 2211-02-019, BEING OUT OF THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180 AND THE FRANCES A. HUDSON SURVEY, ABSTRACT NO. 295 WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE FOLLOWING TRACTS OF LAND CONVEYED TO THE STATE OF TEXAS: PARCEL 207 - PART 2, (2.924 ACRES) IN DOC. NO. 2013117955, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); PARCEL 222 (0.735 ACRE) IN DOC. NO. 2014086475, O.P.R.W.C.T.; PARCEL 223 - PART 1, (0.282 ACRES) IN DOC. NO. 2014066915, O.P.R.W.C.T.; PARCEL 223 PART 2 - (0.193 ACRES) IN DOC. NO. 2014066915, O.P.R.W.C.T.; PARCEL 225 - (0.606 ACRES) IN DOC. NO. 2014028865, O.P.R.W.C.T.; THE PARCELS COMPRISING THE PRECEDING F.M. 1460 (80' R.O.W.), REFERENCED ON TX.D.O.T. CONTROL-SECTION-JOB (C.S.J.) NO. 2211-02-019 FROM THE SOUTHEAST RIGHT-OF-WAY LINE OF GEORGETOWN INNER LOOP (RIGHT-OF-WAY WIDTH VARIES) TO APPROXIMATE STATION 721+12.76 AND INCLUDES PORTIONS OF THE (0.946 ACRE) IN VOL. 432, PG. 444, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.); THE (0.816 ACRE) IN VOL. 480, PG. 428, D.R.W.C.T. AND THE (0.257 ACRE) IN VOL. 430, PG. 441, D.R.W.C.T., AND ALSO INCLUDES ALL OF THE (0.012 ACRE) IN VOL. 430, PG. 433, D.R.W.C.T.; THE (1.275 ACRE) IN VOL. 430, PG. 15, D.R.W.C.T.; THE (0.117 ACRE) IN VOL. 432, PG. 18, D.R.W.C.T.; THE (0.250 ACRE) IN VOL. 430, PG. 476, D.R.W.C.T.; THE (0.395 ACRE) IN VOL. 430, PG. 439, D.R.W.C.T. , AND THE (0.989 ACRE) IN VOL. 430, PG. 447, D.R.W.C.T.; ALSO BEING ALL OF THE FOLLOWING TRACTS OF LAND CONVEYED TO THE CITY OF GEORGETOWN: PARCEL 101 (2.574 AC) IN DOC NO. 2014034929, O.P.R.W.C.T.; PARCEL 209-PART 1 (1.896 ACRES) DESCRIBED AS 3.610 ACRES, SAVE AND EXCEPT 1.714 ACRES IN DOC. NO. 2013109746, O.P.R.W.C.T.; PARCEL 209-PART 2 (0.131 ACRE) IN DOC. NO. 2014020902, O.P.R.W.C.T.; PARCEL 213 (0.008 ACRES) IN DOC. NO. 2012103512, O.P.R.W.C.T.; PARCEL 217 (0.096 ACRES) IN DOC. NO. 2013033711, O.P.R.W.C.T.; PARCEL 219 (0.268 ACRES) IN DOC. NO. 2013009336, O.P.R.W.C.T.; PARCEL 220 (0.393 ACRES) IN DOC. NO. 2013042631, O.P.R.W.C.T.; PARCEL 224-PART 1 (0.037 ACRES IN DOC. NO. 2012103511, O.P.R.W.C.T.; PARCEL 224-PART 2 (0.276 ACRES) IN DOC. NO. 2012103511, O.P.R.W.C.T.; PARCEL 224-PART 3 (0.397 ACRES) IN DOC. NO. 2012103511, O.P.R.W.C.T.; PARCEL 227-PART 1 (0.153 ACRES) IN DOC. NO.2013029286, O.P.R.W.C.T.; PARCEL 227-PART 2 (0.250 ACRES) IN DOC. NO.2013029286, O.P.R.W.C.T.; (1.714 ACRES) IN DOC. NO. 2013104973, O.P.R.W.C.T.; ALSO BEING ALL OF THE FOLLOWING TRACTS OF LAND CONVEYED TO THE CITY OF GEORGETOWN AND THE STATE OF TEXAS: PARCEL 221 (0.811 AC.) IN DOC. 2016010450, O.P.R.W.C.T.; PARCEL 218 (1.464 AC.) IN DOC. 2015093204, O.P.R.W.C.T.; PARCEL 215 (0.078 AC.) IN DOC. 2015075078, O.P.R.W.C.T.; PARCEL 212 (1.396 ACRES) IN DOC. NO. 2015007238, O.P.R.W.C.T.; PARCEL 211 (1.705 ACRES) IN DOC. NO. 2015004774, O.P.R.W.C.T.; ALSO BEING A PORTION OF THE RIGHT-OF-WAY DEDICATED IN LA CONTERRA SECTION ONE IN DOCUMENT NO. 2008036769, O.P.R.W.C.T.; THE SAID 26.527 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 5/8-inch iron rod with "TxDOT" cap found at the intersection of the south right-of-way line of Georgetown Inner Loop and the easterly right-of-way line of F.M. 1460, at the northeast corner of the said Parcel 207, Part 2, being the northwest corner of the remainder of a called 236.41 acre tract of land conveyed to Georgetown Railroad Company in Volume 1638, Page 369, D.R.W.C.T. for the northeast corner of the herein described tract of land;

**THENCE** with the east right-of-way line of F.M. 1460, being the east lines of the said Parcel 207-Part 2, being also the west lines of the remainder of the said 236.41 acre Georgetown Railroad Company tract, the following three (3) courses and distances:

1. South 30°19'50" West, a distance of 79.94 feet to a 5/8-inch iron rod with "TxDOT" cap found;
2. South 15°07'45" East, a distance of 475.58 feet to a 5/8-inch iron rod with "TxDOT" cap found;
3. South 13°43'26" East, a distance of 945.79 feet to a calculated point at the most westerly common corner of the said 236.41 acre Georgetown Railroad Company tract and the called 51.068 acre tract of land conveyed to Marta C. Avery described in Document No. 2005031263 and recorded in Document No. 2021038922, O.P.R.W.C.T., at the most southerly corner of said Parcel 207-Part 2, same being in the east line of the preceding 80 foot F.M. 1460 right-of-way;

**THENCE** with the east right-of-way line of F.M. 1460, being the west lines of the said 51.068 acre Avery tract, a 9.782 acre tract of land conveyed to Century Charities Inc in Document No. 2014103319, O.P.R.W.C.T., a 1.995 acre tract of land conveyed to Domingo Barragan in Document No. 2008034216, O.P.R.W.C.T. and Lots 1-3 of Taylor Acres, a subdivision of record in Cabinet G, Slide 253 of the Plat Records of Williamson County, Texas, the following three (3) courses and distances

1. South 21°29'36" East, a distance of 415.95 feet to a cotton spindle found at the most westerly common corner of the said 9.782 acre Century Charities Inc. tract and the said 1.995 acre Barragan tract;
2. with a curve to the right, at an arc distance of 240.23 feet passing a 1/2-inch iron rod found at the most westerly common of the said 1.995 acre Barragan tract and Lot 1 of said Taylor Acres, continuing, in all, said total curve having a radius of 5769.58 feet, a delta angle of 03°18'42", an arc length of 333.49 feet, and a chord which bears South 19°56'35" East, a distance of 333.44 feet;
3. South 17°59'51" East, at a distance of 204.14 passing at a 1/2-inch iron rod found at the most westerly common corner of said Lots 2-3 of Taylor Acres, in all a distance of 236.30 feet to a mag nail found at the north corner of said Parcel 213, a 0.008 acre tract of land conveyed to the City of Georgetown in Document No. 2012103512, O.P.R.W.C.T., for an angle point hereof;

**THENCE** South 20°44'16" East, with the east right-of-way line F.M. 1460, being the east lines of said Parcel 213; said Parcel 217; said Parcel 219; said Parcel 220; said Parcel 223-Part 1; Parcel 223-Part 2; said R.O.W. dedicated along F.M. 1460 in La Conterra Section One, the said east right-of-way line F.M. 1460 also being the west lines of the remainder of Lot 3 of said Taylor Acres; Hillvue Road right-of-way, a 20 foot wide roadway easement described in Volume 361, Page 335, D.R.W.C.T.; the remainder of the 3.7633 acre tract of land described in Document No. 2010080405, O.P.R.W.C.T., conveyed to Rabbit Hill Storage LLC in Document No. 2018059190, O.P.R.W.C.T.; the remainder of

the 26 acre tract of land conveyed to Lin Television of Texas, L.P. in Document No. 1999055597, O.P.R.W.C.T.; the 6.60 acres conveyed to Ahmed Suhail and Syed Hajira Tabassum in Document No. 2020021660, O.P.R.W.C.T.; the remainder of the 5.00 acre tract of land conveyed to Lee Schneider and wife, Carolyn Schneider and Volume 834, Page 657, D.R.W.C.T.; the remainder of the 3 acres conveyed to Sheryl Ann Bonnet et al in Document No. 2012092169, O.P.R.W.C.T.; Lot 47, Block R of said La Conterra Section One; the west right-of-way of La Conterra Boulevard; Lot 31, Block A of said La Conterra Section One; at a distance of 122.31 feet passing a mag nail found at the intersection with the west line of said Hillvue Road, at an additional distance of 736.54 feet passing a 1/2-inch iron rod with TxDOT cap found at the most westerly common corner of the remainder of the said 26 acre Lin Television tract and the said 6.60 acre Suhail/Tabassum tract, being the most easterly common corner of said Parcel 219 and said Parcel 220, at an additional 738.12 feet passing a 1/2-inch iron rod with "TxDOT" cap found at the most westerly common corner of the remainder of the said Schneider 5.00 acre tract and the 3.00 acre tract of land conveyed to Sheryl Ann Bonnet et al. in Document No. 2012092169, O.P.R.W.C.T., being the most easterly common corner of said Parcels 223- Parts 1 and 2, at an additional 209.98 feet passing a 1/2-inch iron rod with "TxDOT" cap found passing the most westerly common corner of the said 3 acre Bonnet tract and Lot 47, Block R of said La Conterra Section One, being the most easterly common corner of said Parcel 223-Part 2 and the right-of-way dedicated in said La Conterra Section One, in all, a distance of 2679.81 feet to a calculated point in the west line of Lot 31, Block A of said La Conterra Section One for the southeast corner of the herein described tract of land;

**THENCE** South 69°15'44" West, leaving the east right-of-way of F.M. 1460, being the east line of the said R.O.W. dedicated along F.M. 1460 in La Conterra Section One, over and across the F.M. 1460 right-of-way, a distance of 202.23 feet to a calculated point in the curving west right-of-way line of F.M. 1460, referenced as being 100.00 feet right of Station 721+12.76 of Tx.D.O.T. C.S.J. 2211-02-019, at the most easterly common corner of the 4.6767 acre tract of land conveyed to Skaggs Family Revocable Trust in Document No. 2012066355, O.P.R.W.C.T. and the Lot 34 of Hidden Oak Two, a subdivision of record in Document No. 2019116398, O.P.R.W.C.T., for the southwest corner of the herein described tract of land, from which a 1/2-inch iron rod with "TxDOT" cap found in the west right-of-way line of F.M. 1460, being the east line of Lot 34 of said Hidden Oak Two, bears with said curve to the right, having a radius of 5950.00 feet, an delta angle of 00°31'54", an arc length of 55.21 feet and a chord which bears North 18°54'17" West, a distance of 55.21 feet;

**THENCE** with the west right-of-way line of F.M. 1460, being the west lines of the said Parcel 227-Part 2; Parcel 227-Part 2; Parcel 224-Part 3; Parcel 224-Part 2; Parcel 225; Parcel 224-Part 1; Parcel 222; Parcel 221; Parcel 218; Parcel 209-Part 2; Parcel 215; Parcel 212; Parcel 211; Parcel 209 Part 1; the said 1.714 acre City of Georgetown tract, the said west right-of-way line F.M. 1460 also being the east lines of the said 4.6767 acre Skaggs tract; Lot 1, Block B of the Replat of Final Plat of Teravista Section 402, a subdivision of record in Document No. 2017076212, O.P.R.W.C.T. ; the westerly portion of La Conterra Boulevard right-of-way; Lot 1, Block A of said Replat of Final Plat of Teravista Section 402; the remainder of the 8.0 acre tract of conveyed to Kathryn Greer, et al in Document No. 2010008587, O.P.R.W.C.T.; Lot 1, Block C of the Final Plat of Teravista Section 401 Phase 2, a subdivision of record in Document No. 2016112499, O.P.R.W.C.T.; the 5.69 acre tract of land conveyed to Haritharan Kuppuraj in Document No. 2021147418, O.P.R.W.C.T.; the remainder of the 21.584 acre tract of land conveyed to John D. Giddings & Anne M. Giddings in Document No. 2010081889, O.P.R.W.C.T.; the County Road 166 right-of-way line; the remainder of the 11.61 acre tract of land

conveyed to Lynn S. Larson and Alfredo V. Mendoza in Volume 2110, Page 626, D.R.W.C.T.; the 2.000 acre tract of land conveyed to Harmony Public Schools in Document No. 2021192333, O.P.R.W.C.T.; the remainder of the 0.69 acre tract of land conveyed to Brian Felix Peterson in Document No. 9806290, O.P.R.W.C.T.; the remainder of 14.728 acre tract of land described in Volume 319, Page 39, D.R.W.C.T. and conveyed to Brian F. Peterson & Peggy T. Peterson in Document No. 2019050916, O.P.R.W.C.T.; the 3.425 acre tract of conveyed to 2080 Investment Group LLC in Document No. 2021109413, O.P.R.W.C.T.; Lot 1, Block "A" of Vantage Georgetown, a subdivision of record in Document No. 2014023460, O.P.R.W.C.T.; the remainder of a 130.0393 acre tract of land conveyed to Longhorn Junction Land and Cattle Company in Document No. 2010002544, O.P.R.W.C.T.; the remainder of Lot 1, Block A of 1460 and Inner Loop Subdivision, a subdivision of record in Document No. 2013064930, O.P.R.W.C.T., the following sixteen (16) courses and distances:

1. with a curve to the left, having a radius of 5950.00 feet, a delta angle of  $01^{\circ}33'07''$ , an arc length of 161.18 feet, and a chord which bears North  $19^{\circ}56'47''$  West, a distance of 161.17 feet to a 1/2-inch iron rod with "TxDOT" cap found for endpoint of said curve;
2. North  $20^{\circ}44'16''$  West, at a distance of 57.17 feet passing a 1/2-inch iron rod found at the most easterly common corner of the remainder of the said Skaggs 4.6767 acre tract and Lot 1, Block B of the said Replat of Final Plat of Teraviata Section 402, being the most westerly common corner of said Parcel 227-Part 1 and Parcel 224-Part 3, at an additional distance of 696.36 feet passing a 1/2-inch iron rod with "TxDOT" cap at the most easterly common corner of the remainder of the said 8.0 acre Greer tract and Lot 1, Block C of said Teravista Section 401, Phase 2, being the most westerly common corner of said Parcel 225 and Parcel 224-Part 1, at an additional distance of 799.18 feet passing a 1/2-inch iron rod with "TxDOT" cap found at the intersection with the south right-of-way line of County Road 166, being the northeast corner of the remainder of the said 21.584 acre Giddings tract, in all, a distance of 1702.62 feet to a 1/2-inch iron rod with "TxDOT" cap found at the intersection with the north line of the County Road 166 right-of-way line, being the southeast corner of the remainder of the said 11.61 acre Larson/Mendoza tract, being also in the west line of said Parcel 221;
3. North  $20^{\circ}40'02''$  West, a distance of 598.90 feet to a 1/2-inch iron rod with "TxDOT" cap found at the most easterly common corner of the said 11.61 acre Larson/Mendoza tract and the said 2.000 acre Harmony Public School tract, being the most westerly common corner of said Parcels 218 and 209-Part 2;
4. North  $21^{\circ}18'16''$  West, a distance of 50.59 feet to a 1/2-inch iron rod with "TxDOT" cap found at the most easterly common corner of the said 2.000 acre Harmony Public School tract and the remainder of the 0.69 acre tract of land conveyed to Brian Felix Peterson in Document No. 9806290, O.P.R.W.C.T., being the most westerly common corner of said Parcel 209-Part 2 and said Parcel 215;
5. North  $20^{\circ}43'07''$  West, at a distance of 96.80 feet passing a 1/2-inch iron rod with "TxDOT" cap found, in all, a distance of 534.18 feet to a 1/2-inch iron pipe found at the most easterly common corner of the remainder of the said 14.728 acre Peterson tract and the 3.425 acre tract of land conveyed to 2080 Investment Group LLC in Document No. 2021109413, O.P.R.W.C.T., being the most westerly common corner of said Parcels 212 and 211;
6. North  $20^{\circ}48'38''$  West, a distance of 338.06 feet to a calculated point of a curve to the left;
7. with a curve to the left, having a radius of 2500.00 feet, a delta angle of  $03^{\circ}33'13''$ , an arc length of 155.06 feet, and a chord which bears North  $22^{\circ}35'08''$  West, a distance of 155.03 feet to a 1/2-inch iron rod with "TxDOT" cap found for endpoint of said curve;

8. North 23°59'40" West, a distance of 31.04 feet to a 5/8-inch iron rod with "TxDOT" cap found at the most easterly common corner of the Lot 1, Block "A" of said Vantage at Georgetown and the said 3.425 acre 2080 Investment Group tract, being the most westerly common corner of said Parcel 211 and Parcel 209 Part 1;
9. North 23°55'51" West, a distance of 101.96 feet to a 5/8-inch iron rod with "TxDOT" cap found at an angle point in the east line of the remainder of the said 130.0393 acre Longhorn Junction Land and Cattle Company tract;
10. North 19°19'00" West, a distance of 285.88 feet to a 5/8-inch iron rod with "TxDOT" cap found at an angle point in the east line of the remainder of the said 130.0393 acre Longhorn Junction Land and Cattle Company tract for the point of curvature of a curve to the right;
11. with said curve to the right, having a radius of 4391.00 feet, a delta angle of 01°50'56", an arc length of 141.69 feet, and a chord which bears North 19°59'02" West, a distance of 141.68 feet to a 5/8-inch iron rod with "TxDOT" cap found at an angle point in the east line of the remainder of the said 130.0393 acre Longhorn Junction Land and Cattle Company tract for point of curvature of a curve to the right;
12. with a curve to the right, at arc length of 33.77 feet passing a 1/2-inch iron rod found, in all, the total curve having a radius of 4391.00 feet, a delta angle of 01°18'03", an arc length of 99.69 feet, and a chord which bears North 18°07'53" West, a distance of 99.68 feet to a calculated point for the most easterly common corner of the remainder of the said 130.0393 acre Longhorn Junction Land and Cattle Company tract and Lot 1, Block A of said 1460 and Inner Loop Subdivision, same being the most westerly common corner of said Parcel 209-Part 1 and the said 1.714 acre City of Georgetown tract, being the point of compound curvature of a curve to the right;
13. with a compound curve to the right, having a radius of 5056.00 feet, a delta angle of 02°25'49", an arc length of 214.46 feet, and a chord which bears North 16°51'30" West, a distance of 214.44 feet to a 5/8-inch iron rod with "TxDOT" found for endpoint of said curve;
14. North 15°33'18" West, a distance of 554.87 feet to a 5/8-inch iron rod with "TxDOT" found for point of curvature of a curve to the right;
15. with a curve to the right, having a radius of 4391.00 feet, a delta angle of 01°33'19", an arc length of 119.19 feet, and a chord which bears North 14°49'58" West, a distance of 119.18 feet to a calculated point, from which a 5/8-inch disturbed iron rod found bears South 89°09'21" East, a distance of 1.52 feet;
16. North 53°32'56" West, a distance of 76.26 feet to a calculated point in the south right-of-way line of Georgetown Inner Loop;

**THENCE** North 72°24'56" East, with the common line of the south right-of-way line of Georgetown Inner Loop and north line of the FM 1460 right-of-way, a distance of 398.58 feet to the **POINT OF BEGINNING** and containing 26.527 acres of land, more or less, within these metes and bounds.

**NOTES:**

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.

Last date of Field Survey: April 11, 2022.

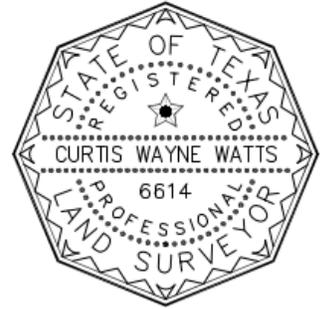
County: Williamson  
Project: Harmony Georgetown  
Half AVO: 45902.001

Page 6 of 11  
April 18, 2022

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



April 18, 2022



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Curtis Wayne Watts, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Halff Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600

Date

**EXHIBIT C**

**MUNICIPAL SERVICES AGREEMENT  
BETWEEN THE CITY OF GEORGETOWN, TEXAS  
AND HARMONY PUBLIC SCHOOLS**

This Municipal Services Agreement ("Agreement") is entered into on the 12 day of April, 2022 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and Harmony Public Schools ("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 south of SE Inner Loop and west of FM 1460, which consists of approximately 28 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 -2- 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

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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.

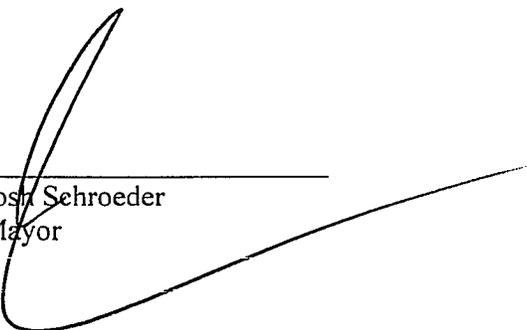
- d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
  - e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department 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*  
Skye Masson  
City Attorney

Attest:

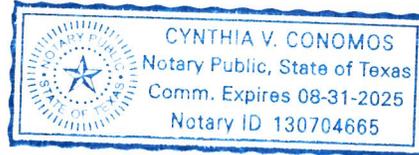
*Karen Frost*  
Robyn Densmore, TRMC  
City Secretary *Deputy*

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

This instrument was acknowledged before me on the 12<sup>th</sup> day of April, 2022, by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

By: *Cynthia Conomos*

Notary Public, State of Texas

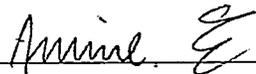


(OWNER 1)

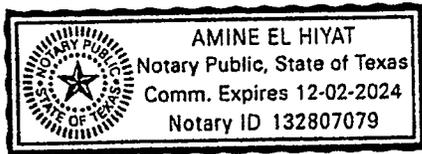
By:   
\_\_\_\_\_  
Nihat Bayhan  
Deputy Superintendent of Harmony Public Schools

State of Texas §  
County of HARRIS §

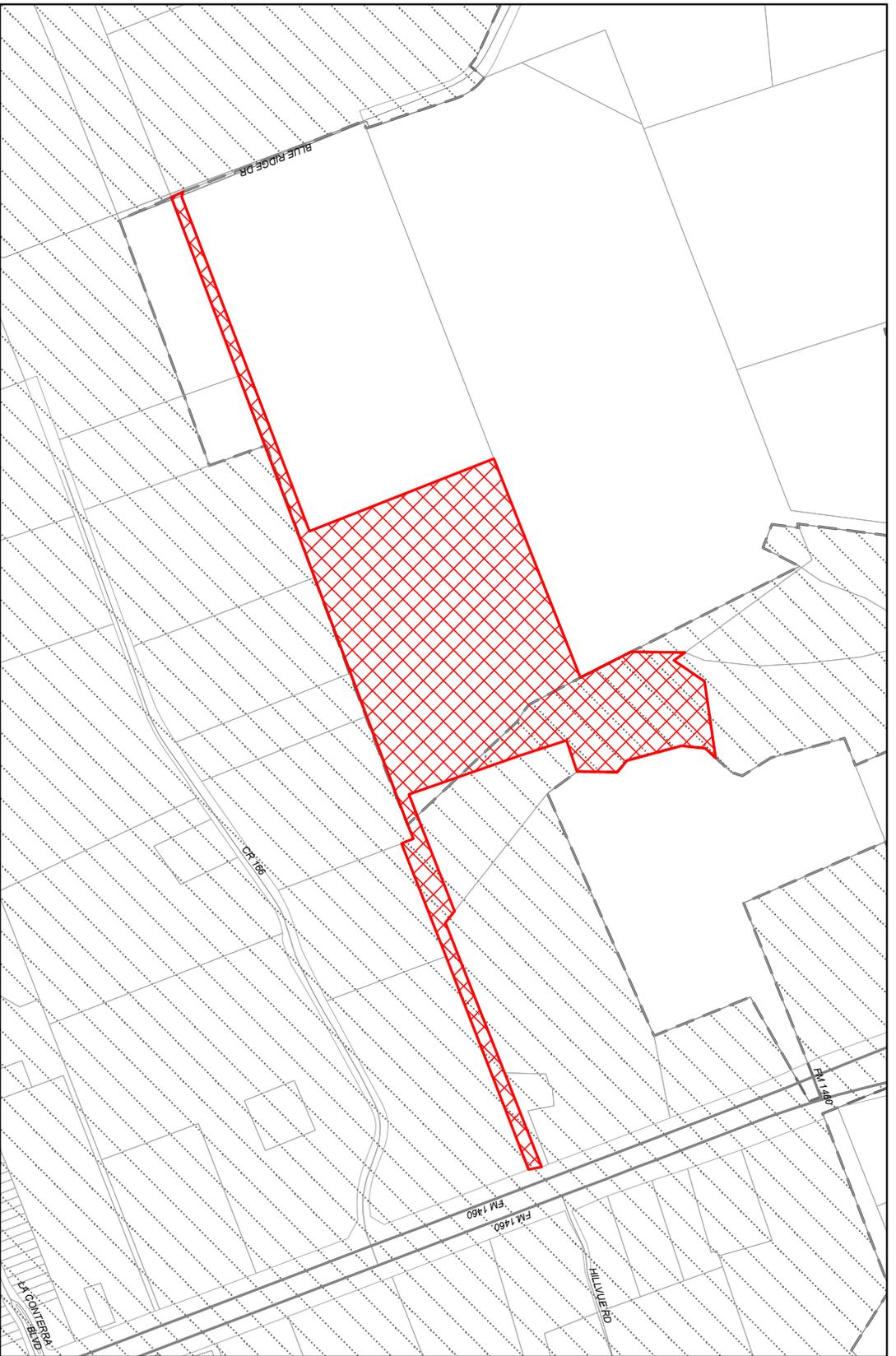
This instrument was acknowledged before me on the 22 day of March, 2022, by Nihat Bayhan, Deputy Superintendent of Harmony Public Schools on behalf of said Harmony Public Schools .

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

Notary Public, State of Texas



**EXHIBIT A**



# LOCATION

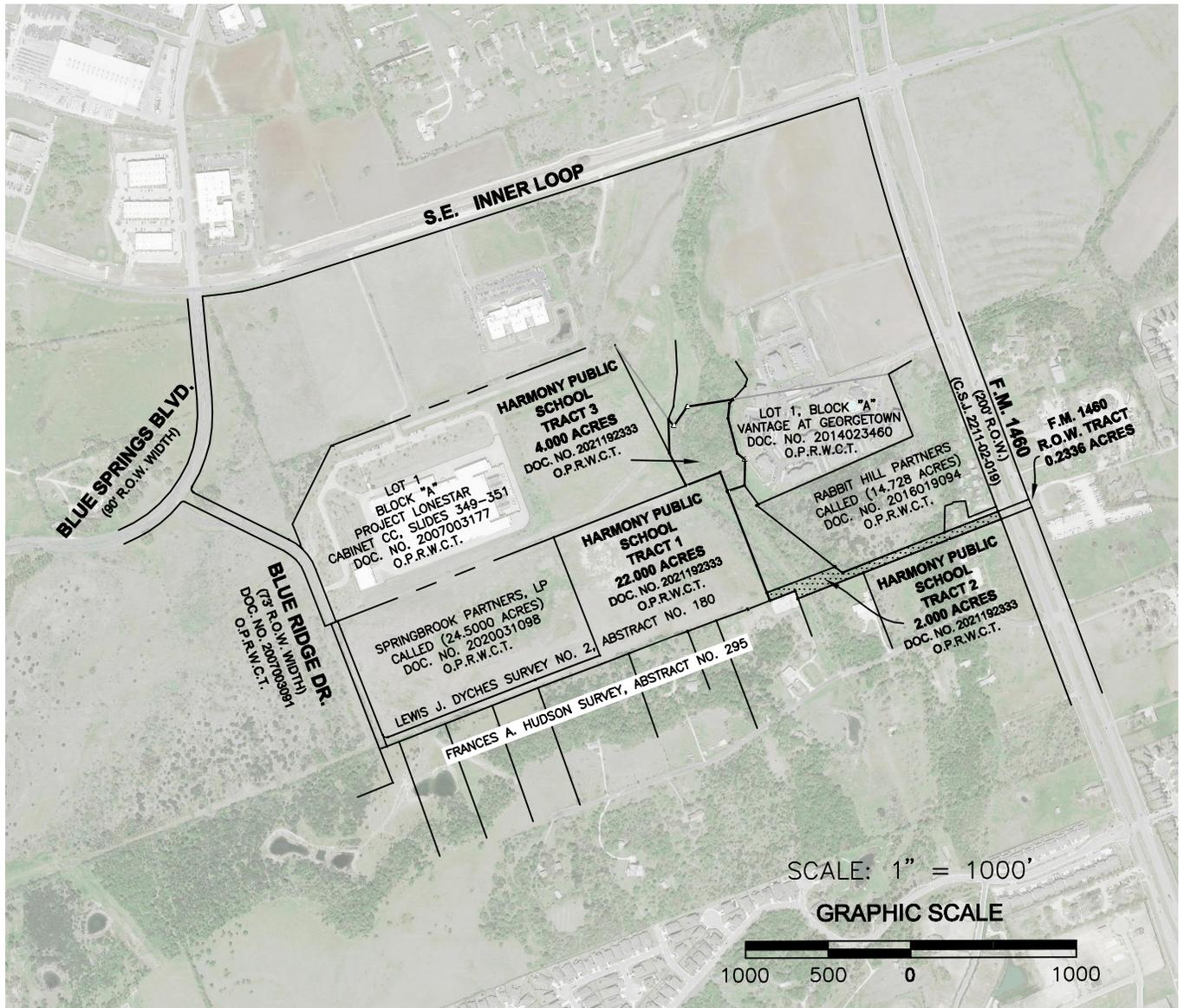
2022-2-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



WILLIAMSON COUNTY, TEXAS  
 LEWIS J. DYCHES SURVEY No. 2, ABSTRACT 180 AND  
 THE FRANCES A. HUDSON SURVEY, ABSTRACT 295



13620 BRIARWICK, SUITE 100  
 AUSTIN, TEXAS 78729  
 TBPEL'S SURVEYING FIRM #10029607  
 TEL (512) 777-4800  
 FAX (512) 252-8141

LOCATION MAP FOR TRACT 2, A 2.00 ACRE (APPROXIMATELY 87,141 SQ. FT.) TRACT OF LAND IN THE LEWIS J. DYCHES SURVEY No. 2, ABSTRACT 180 AND THE FRANCES A. HUDSON SURVEY, ABSTRACT No. 295 IN WILLIAMSON COUNTY, TEXAS.

Project No.: 45902.001  
 Issued: 02/25/2022  
 SV-42902.001-LEGAL-TRACT 2.DWG



EXHIBIT "A"

County: Williamson  
Project: Harmony Georgetown  
Halff AVO: 45902.001

Page 1 of 3  
December 14, 2021

**A METES AND BOUNDS DESCRIPTION OF 22.000 ACRES (APPROX. 958,319 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THE CALLED 130.0393 ACRE TRACT CONVEYED TO LONGHORN JUNCTION LAND AND CATTLE COMPANY IN A GENERAL WARRANTY DEED DATED JANUARY 13, 2010 AND RECORDED IN DOCUMENT NO. 2010002544 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 22.000 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 3/4-inch iron pipe found in the northeast line of a called 94.1189 acre tract of land conveyed to Williamson County, Texas in Document No. 2001021470, O.P.R.W.C.T., being the most southerly corner of the said 130.0393 acre tract and northwest corner of a called 5.10 acre tract of land designated as Lot 4 and conveyed to Lookout Ridge, LLC in Document No. 2016053347, O.P.R.W.C.T., being the most southerly corner of the Future Blue Ridge Drive R.O.W., a 0.8614 acre tract of land surveyed by Halff Associates July 01, 2021 (not yet recorded at the time of this description);

**THENCE** North 68°51'56" East, with the southeasterly line of the said 130.0393 acre LHJ tract, being the southeast line of the proposed Blue Ridge Drive R.O.W. 0.8614 acre tract, being the northwest line of Lot 4, as designated in said Document No. 2016053347, O.P.R.W.C.T., a distance of 46.78 feet to a 1/2-inch iron rod with "Halff" cap set at the most easterly corner of said 0.8614 acre tract, for the **POINT OF BEGINNING** and most southerly corner of the herein described tract of land;

**THENCE** North 21°22'53" West, over and across the said 130.0393 acre LHJ tract, with the northeasterly line of the said 0.8614 acre future Blue Ridge Drive right-of-way line, a distance of 74.75 feet to a 1/2-inch iron rod with "Halff" cap set in the southwest line of a called 24.500 acre tract of land conveyed to Springbrook Partners, LP in Document No. 2020031098, O.P.R.W.C.T., being the west line of a 0.0143 acre tract of land to be dedicated as right-of-way in the Proposed Final Plat at Springbrook Partners LP at Longhorn Junction (not yet recorded);

**THENCE** with the southerly, southeasterly and northeasterly lines of the said 24.500 acre Springbrook Partners LP tract, being lines of the remainder of the said 130.0393 acre LHJ tract the following four (4) courses and distances:

1. with a curve to the left, having a radius of 25.00 feet, a delta angle of 89°46'59", an arc length of 39.18 feet, and a chord which bears South 66°16'14" East, a distance of 35.29 feet to a 1/2-inch iron rod with "Halff" cap set ;
2. North 68°50'45" East, a distance of 954.46 feet to a 1/2-inch iron rod with "Halff" cap set ;
3. North 69°19'07" East, a distance of 418.12 feet to a 1/2-inch iron rod with "Halff" cap set for the most easterly corner of the said 24.500 acre Springbrook Partners LP tract;
4. North 21°22'54" West, a distance of 767.67 feet to a 1/2-inch iron rod with "Halff" cap set in the southeast line of Lot 1, Block A of Project Lonestar, a subdivision of record in Cabinet CC, Slides 349-351 of the Plat Records of Williamson County, Texas, duly recorded in Document No. 2007003177, O.P.R.W.C.T., for the most northerly corner of the said 24.500 acre Springbrook Partners LP tract;

**THENCE** North 68°46'04" East, with the southeasterly line of Lot 1, Block A of said Project Lonestar, being a common line of the remainder of the said 130.0393 acre LHJ tract, at a distance of 857.61 feet passing a 1/2-inch iron rod with "Half" cap set at the most easterly corner of Lot 1, Block A of said Project Lonestar, continuing over and across the remainder of the said 130.0393 acre LHJ tract, in all, a distance of 1080.20 feet to a 1/2-inch iron rod with "Half" cap set for the most northerly corner of the herein described tract of land;

**THENCE** South 21°13'56" East, continuing over and across the remainder of the said 130.0393 acre LHJ tract, a distance of 829.99 feet to a 1/2-inch iron rod set in the southeast line of the said 130.0393 acre tract, being the northwest line of a called 7.277 acre tract of land conveyed to Celeste H. Lamberth and Dennis D. Lamberth in Document No. 2004064883, O.P.R.W.C.T. for the most easterly corner of the herein described tract of land, same being South 68°53'54" West, a distance of 161.83 feet from a 1/2-inch iron rod found at the most northerly corner of the said 7.277 acre Lamberth tract, being a common corner with the said 130.0393 acre tract;

**THENCE** with the southeasterly line of the remainder of the said 130.0393 acre LHJ tract, being the northwesterly lines of the said 7.277 acre Lamberth tract the following two (2) courses and distances:

1. South 68°53'54" West, a distance of 144.76 feet to a 1/2-inch iron rod with "Half" cap set;
2. South 69°58'07" West, a distance of 200.56 feet to a 1/2-inch iron rod found for the most northerly common of the said 7.277 acre Lamberth tract and a called 3.05 acre tract of land conveyed to Terrie Hahn and Werner Hahn in Volume 2338, Page 802 of the Official Records of Williamson County, Texas;

**THENCE** South 69°46'12" West, with the common line of the remainder of the said 130.0393 acre LHJ tract and the said 3.05 acre Hahn tract, a distance of 185.95 feet to a 1/2-inch iron rod found for the most northerly common of the said 3.05 acre Hahn tract of land and a called 6.856 acre tract of land conveyed to Johnny J. Standford in Volume 1594, Page 735 of the Deed Records of Williamson County, Texas;

**THENCE** with the common line of the remainder of the said 130.0393 acre LHJ tract and the said 6.856 acre Standford tract, the following two (2) courses and distances:

1. South 69°56'15" West, a distance of 96.33 feet to a calculated point, from which a cotton spindle found bears North 66°20'18" West, a distance of 0.44 feet, and also from which a found 1/2-inch iron rod bears South 23°05'37" West, a distance of 1.0 feet;
2. South 69°00'37" West, a distance of 284.45 feet to a 1/2-inch iron rod with "Half" cap set for the most northerly common corner of the said 6.856 acre Standford tract and a called 10.09 acre tract of land conveyed to William L. Mitchell and wife, Evelyn B. Mitchell in Volume 701, Page 823 of the Deed Records of Williamson County, Texas;

**THENCE** with the common line of the remainder of the said 130.0393 acre LHJ tract and the said 10.09 acre Mitchell tract, the following two (2) courses and distances:

1. South 69°16'01" West, a distance of 174.97 feet to a 1/2-inch iron rod found;

County: Williamson  
Project: Harmony Georgetown  
Half AVO: 45902.001

Page 3 of 3  
December 14, 2021

2. South 69°17'00" West, a distance of 409.26 feet to a 1/2-inch iron rod found for the most northerly common corner of the said 10.09 acre Mitchell tract and a called 5.10 acre tract of land designated as Lot 1 and conveyed to Lookout Ridge, LLC in Document No. 2016053347, O.P.R.W.C.T. ;

**THENCE** South 68°51'56" West, continuing with the southeasterly line of the remainder of the said 130.0393 acre LHJ tract, being the northwest lines of Lots 1-4, as designated in said Document No. 2016053347, O.P.R.W.C.T. a distance of 979.36 feet to the **POINT OF BEGINNING** and containing 22.000 acres of land, more or less, within these metes and bounds.

**NOTES:**

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.  
Last date of Field Survey: December 13, 2021.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

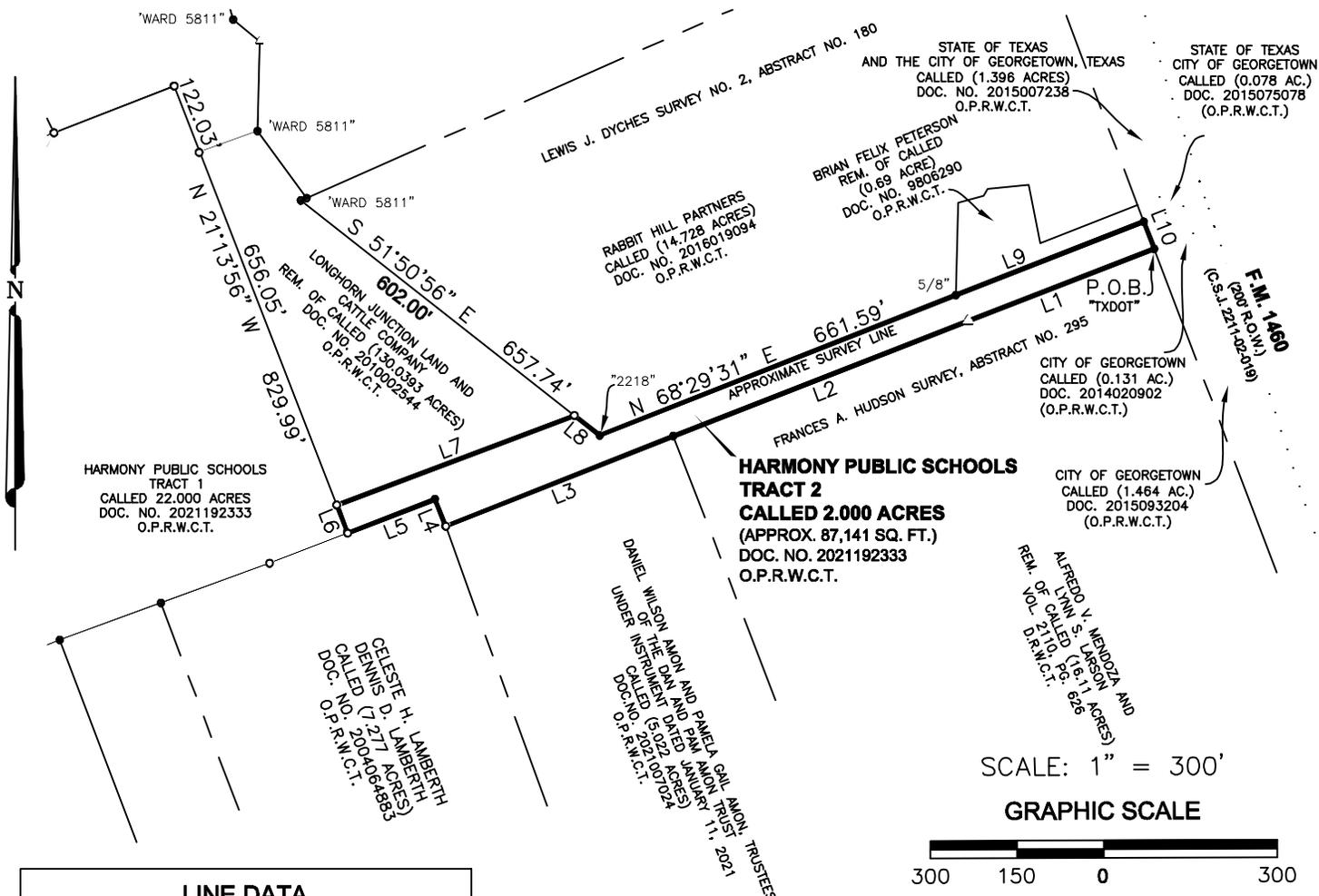
December 14, 2021

---

Curtis Wayne Watts, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Halff Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglenn Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600

Date

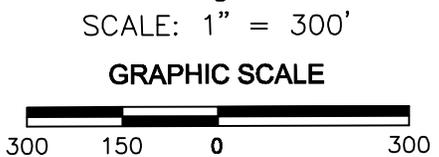




LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 68°47'47" W	346.73'
L2	S 68°39'59" W	546.27'
L3	S 68°24'22" W	423.35'
L4	N 21°45'54" W	49.79'
L5	S 68°53'54" W	161.83'
L6	N 21°13'56" W	51.91'
L7	N 69°19'07" E	439.14'
L8	S 51°50'56" E	55.74'
L9	N 68°36'17" E	349.48'
L10	S 21°18'15" E	50.59'

NOTE: BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2001). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0.0. UNITS: U.S. SURVEY FEET. LAST DATE OF FIELD SURVEY: FEBRUARY 25, 2022.

- LEGEND:
- ▲ CALCULATED POINT
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" IRON ROD FOUND W/ "HALFF ASSOC. INC." CAP
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



*Marvin L. Mardock*  
 MARVIN L. MARDOCK RPLS 5008



SKETCH TO ACCOMPANY DESCRIPTION OF A 2.00 ACRE (APPROXIMATELY 87,141 SQ. FT.) TRACT OF LAND IN THE LEWIS J. DYCHES SURVEY No. 2, ABSTRACT No. 180 AND THE FRANCES A. HUDSON SURVEY, ABSTRACT No. 295 IN WILLIAMSON COUNTY, TEXAS. 02/25/2022

Project No.: 45902.001  
 Issued: 02/25/2022  
 SV-45902.001-LEGAL-TRACT 2.DWG  
 02 OF 02

EXHIBIT "A"

County: Williamson  
Project: Harmony Georgetown TRACT 2  
Half AVO: 45902.001

Page 1 of 3  
February 25, 2022

**A METES AND BOUNDS DESCRIPTION OF 2.000 ACRES (APPROX. 87,141 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, AND THE FRANCES A. HUDSON SURVEY, ABSTRACT NO. 295, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF TRACT 2, A CALLED 2.000 ACRE TRACT OF LAND CONVEYED UNTO HARMONY PUBLIC SCHOOL, A TEXAS NON-PROFIT CORPORATION IN A SPECIAL WARRANTY DEED DATED DECEMBER 16, 2021 AND RECORDED IN DOCUMENT NO. 2021192333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 2.000 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with "TxDOT" aluminum cap found in the west right-of-way line of F.M. 1460 (200' right-of-way width as shown on TxDOT C.S.J. 2211-02-019), being the most westerly common corner of a called 0.131 acre tract of land conveyed to the City of Georgetown in Document No. 2014020902, O.P.R.W.C.T., and a called 1.464 acre tract of land conveyed to City of Georgetown in Document No. 2015093204, O.P.R.W.C.T. being the most easterly corner of the said 2.000 acre Harmony Public School Tract 2, also being the most northerly corner of the remainder of a called 16.11 acre tract of land conveyed to Alfredo V. Mendoza and Lynn S. Larson in Volume 2110, Page 626, of the Deed Records of Williamson County, Texas (D.R.W.C.T.), for the most easterly corner of the herein described tract of land;

**THENCE** with the southeasterly line of the said 2.000 acre Harmony Public School Tract 2, being the northwest lines of the said 16.11 acre Mendoza/ Larson tract, the following two (2) courses and distances:

1. South 68°47'47" West, a distance of 346.73 feet to a point in existing fence line;
2. South 68°39'59" West, a distance of 546.27 feet to a 1/2-inch iron rod found at the most northerly common corner of the said 16.11 acre Mendoza/ Larson tract and a called 5.022 acre tract of land conveyed to Daniel Wilson Amon and Pamela Gail Amon, Trustees of the Dan and Pam Amon Trust under Instrument dated January 11, 2021, recorded under Document No. 2021007024, O.P.R.W.C.T.;

**THENCE** South 68°24'22" West, with the southeasterly line of the said 2.000 acre Harmony Public School Tract 2, being the northwest line of the said 5.022 acre Amon tract, a distance of 423.35 feet to a 1/2-inch iron rod with "Half" cap set for a southerly corner of the said 2.000 acre Harmony Public School Tract 2, being the most westerly corner of the said 5.022 acre Amon tract, being a point in the northeast line of a called 7.277 acre tract of land conveyed to Celeste H. Lamberth and Dennis D. Lamberth in Document No. 2004064883, O.P.R.W.C.T. ;

**THENCE** North 21°45'54" West, with the common line of the said 2.000 acre Harmony Public School Tract 2 and the said 7.277 acre Lamberth tract, a distance of 49.79 feet to a 1/2-inch iron rod found in existing fence line for the most northerly corner of the said 7.277 acre Lamberth tract;

**THENCE** South 68°53'54" West, with the southeasterly line of the said 2.000 acre Harmony Public School Tract 2, being the northwesterly line of the said 7.277 acre Lamberth tract, a distance of 161.83 feet to a 1/2-inch iron rod with "Half" cap set for the common corner of said Tract 2 and Tract 1, a called 22.000 acre tract of land conveyed unto Harmony Public School by said Special Warranty Deed recorded in Doc. 2021192333, O.P.R.W.C.T., from which a 1/2-inch iron rod found at the most westerly corner of the said 7.277 acre Lamberth tract bears South 68°53'54" West, a distance of 144.76 and South 69°58'07" West, a distance of 200.56 feet;

**THENCE** North 21°13'56" West leaving the northwesterly line of the said 7.277 acre Lamberth tract, with the common line of said Harmony Public School Tract 1 and said Harmony Public School Tract 2, a distance of 51.91 feet to a 1/2-inch iron rod with "Half" cap set for the most northwest corner of the said 2.000 acre Harmony Public School Tract 2 on the easterly line of the remainder of the called 130.0393 acre tract conveyed to Longhorn Junction Land and Cattle Company in a General Warranty Deed dated January 13, 2010 and recorded in Document No. 2010002544 of the O.P.R.W.C.T.;

**THENCE** North 69°19'07" East, a distance of 439.14 feet to a 1/2-inch iron rod with "Half" cap set for an angle point of said Harmony Public School Tract 2 in the southwest line of a called 14.728 acre tract of land conveyed to Rabbit Hill Partners in Document No. 2016019094, O.P.R.W.C.T., being in a northeasterly line of the remainder of the said 130.0393 acre LHJ tract, same being South 51°50'56" East, a distance of 602.00 feet from a 1/2-inch iron rod found at the most westerly corner of the said 14.728 acre Rabbit Hills Partners tract, being a common corner of the remainder of the said 130.0393 acre LHJ tract;

**THENCE** South 51°50'56" East, with the southwest line of the said 14.728 acre Rabbit Hill Partners tract, being a common line with said 2.000 acre Harmony Public School Tract 2, a distance of 55.74 feet to a 1/2-inch iron rod with "2218" cap found at the most southerly corner of the said 14.728 acre Rabbit Hill Partners tract, being a common corner with the said 2.000 acre Harmony Public School Tract 2;

**THENCE** North 68°29'31" East, with the southeast line of the said 14.728 acre Rabbit Hill Partners tract, being a common line with the said 2.000 acre Harmony Public School Tract 2, a distance of 661.59 feet to a 5/8-inch iron rod found at the most southerly corner of the remainder of a called 0.69 acre tract of land conveyed to Brian Felix Peterson in Document No. 9806290, O.P.R.W.C.T.;

**THENCE** North 68°36'17" East, with the common line of the said 2.000 acre Harmony Public School Tract 2 and the said 0.69 acre Brian Felix Peterson tract, a distance of 349.48 feet to a 1/2-inch iron rod found in the west right-of-way line of F.M. 1460, at the northeast corner of said 2.000 acre Harmony Public School Tract 2, being the east corner of the remainder of the said 0.69 acre Peterson tract, being also the most westerly common corner of a called 0.078 acre tract of land conveyed to the State of Texas and City of Georgetown in Document No. 2015075078, O.P.R.W.C.T. and the said 0.131 acre City of Georgetown tract;

County: Williamson  
Project: Harmony Georgetown TRACT 2  
Half AVO: 45902.001

Page 3 of 3  
February 25, 2022

**THENCE** South 21°18'15" East, with the west right-of-way line of F.M. 1460, being the west line of the said 0.131 acre City of Georgetown tract, being also the east line of said 2.000 acre Harmony Public School Tract 2, a distance of 50.59 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.  
Last date of Field Survey: February 25, 2022.

Compiled by  
Halff Associates, Inc., TBPELS Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729 512-777-4600



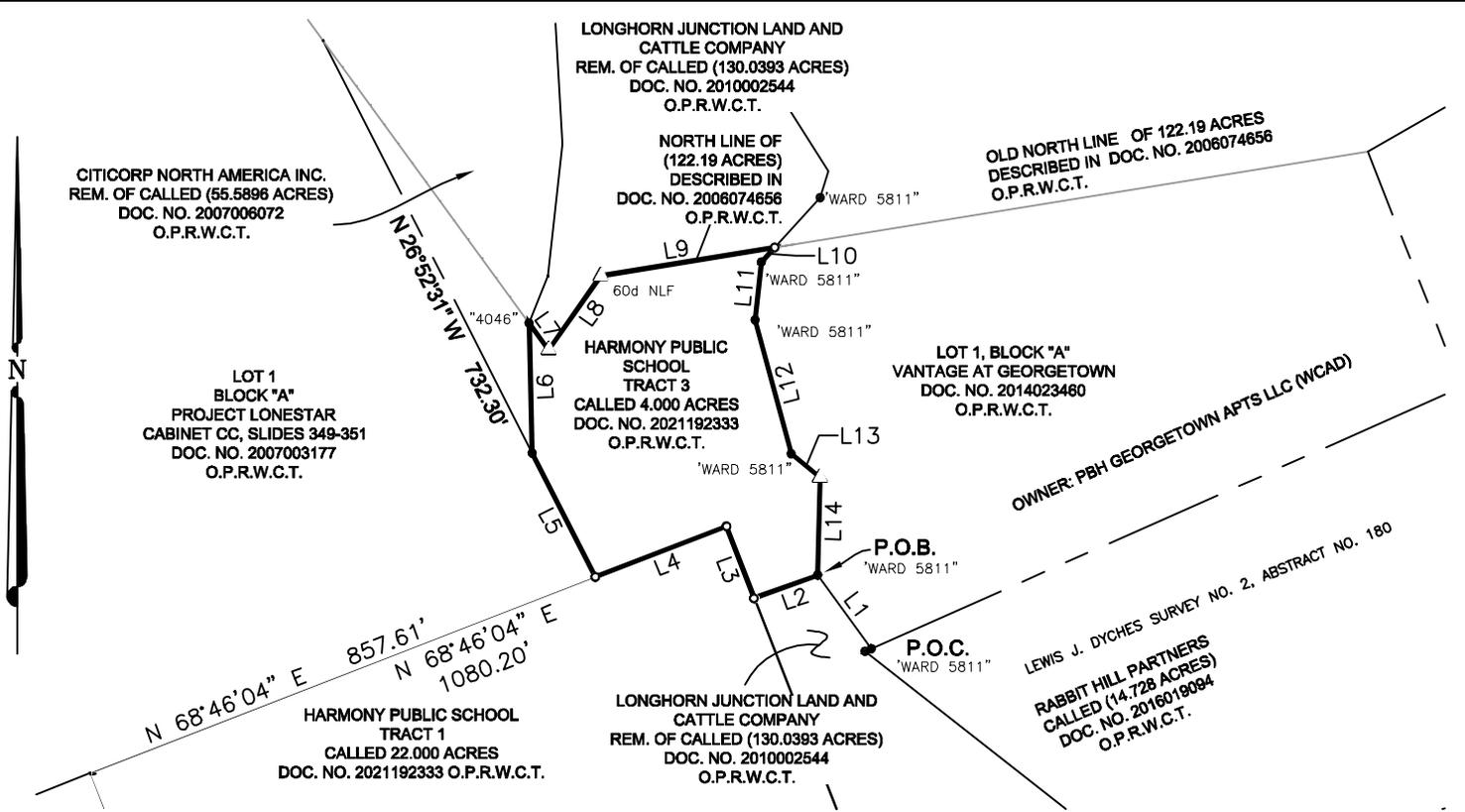
02-25-2022

Marvin L. Mardock, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5008

Date



Description to accompany sketch SV-45902.001-LEGAL-TRACT 2.DWG  
Dated 02/25/2022



**LINE DATA**

LINE #	BEARING	DISTANCE
L1	N 36°06'45" W	143.78'
L2	S 70°13'46" W	106.81'
L3	N 21°13'57" W	122.03'
L4	S 68°46'04" W	222.59'
L5	N 26°52'33" W	220.13'
L6	N 01°28'18" W	205.73'
L7	S 36°03'01" E	52.35'
L8	N 35°01'49" E	143.23'
L9	N 80°46'29" E	279.18'
L10	S 42°23'24" W	31.32'
L11	S 06°12'43" W	92.00'
L12	S 15°08'46" E	219.43'
L13	S 50°31'24" E	58.98'
L14	S 01°15'24" W	154.88'

SCALE: 1" = 300'

**GRAPHIC SCALE**



NOTE: BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2001). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0.0. UNITS: U.S. SURVEY FEET. LAST DATE OF FIELD SURVEY: FEBRUARY 25, 2022.

- LEGEND:
- ▲ CALCULATED POINT
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" IRON ROD FOUND W/ "HALFF ASSOC. INC." CAP
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



*Marvin L. Mardock*

MARVIN L. MARDOCK RPLS 5008

13620 BRIARWICK DRIVE, SUITE 100  
AUSTIN, TEXAS 78729  
TBEPLS SURVEYING FIRM #10029607  
TEL (512) 777-4800  
FAX (512) 252-8141

SKETCH TO ACCOMPANY DESCRIPTION OF A 4.00 ACRE (APPROXIMATELY 174,240 SQ. FT.) TRACT OF LAND IN THE LEWIS J. DYCHES SURVEY No. 2, ABSTRACT 180 IN WILLIAMSON COUNTY, TEXAS.  
02/25/2022

Project No.: 45902.001

Issued: 02/25/2022

SV-45902.001-LEGAL-TRACT 3.DWG

02 OF 02

EXHIBIT "A"

County: Williamson  
Project: Harmony Georgetown TRACT 3  
Half AVO: 45902.001

Page 1 of 3  
February 25, 2022

**A METES AND BOUNDS DESCRIPTION OF 4.000 ACRES (APPROX. 174,240 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF TRACT 3, A CALLED 4.000 ACRE TRACT CONVEYED UNTO HARMONY PUBLIC SCHOOL, A TEXAS NON-PROFIT CORPORATION IN A SPECIAL WARRANTY DEED DATED DECEMBER 16, 2021 AND RECORDED IN DOCUMENT NO. 2021192333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 4.000 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod with "Ward 5811" cap found at the most southerly corner of Lot 1, Block A of Vantage at Georgetown, a subdivision of record in Document No. 2014023460, O.P.R.W.C.T., being a point in the northwest line of a called 14.728 acre tract of land conveyed to Rabbit Hill Partners in Document No. 2016019094, O.P.R.W.C.T.;

**THENCE** North 36°06'45" West, with a southwesterly line of Lot 1, Block A of said Vantage at Georgetown, being a common line with the remainder of the called 130.0393 acre tract conveyed to Longhorn Junction Land and Cattle Company in a General Warranty Deed recorded in Document No. 2010002544, O.P.R.W.C.T., a distance of 143.78 feet to a 1/2-inch iron rod with "Ward 5811" cap found at a southwesterly corner of Lot 1, Block "A" of said Vantage at Georgetown for the **POINT OF BEGINNING** and the southeasterly corner of said Harmony Public School Tract 3;

**THENCE** South 70°13'46" West with the southerly line of said Tract 3, over and across the remainder of the said 130.0393 acre LHJ tract, a distance of 106.81 feet to a 1/2-inch iron rod with "Half" cap set for a southerly corner of said Harmony Public School Tract 3 on the easterly line of Harmony Public School Tract 1, a called 22.000 acre tract of land conveyed unto Harmony Public School recorded in said Special Warranty Deed recorded in Document No. 2021192333, O.P.R.W.C.T.;

Thence with the common line of said Harmony Public School Tract 1 the following two (2) courses and distances:

1. North 21°13'57" West, a distance of 122.03 feet to a 1/2-inch iron rod with "Half" cap set for the northeast corner of said Harmony Public School Tract 1 and an angle corner of said Harmony Public School Tract 3;
2. South 68°46'04" West with the northerly line of said Harmony Public School Tract 1, a distance of 222.59 feet to a 1/2-inch iron rod with "Half" cap set for the southwest corner of Harmony Public School Tract 3 at the most easterly corner of Lot 1, Block A of Project Lonestar, a subdivision of record in Cabinet CC, Slides 349-351 of the Plat Records of Williamson County, Texas, duly recorded in Document No. 2007003177 of the Official Public Records of Williamson County, Texas, being a common corner with Harmony Public School Tract 3, for a southwesterly corner of the herein described tract of land;

**THENCE** North 26°52'33" West, with the southeasterly and northeasterly lines of Lot 1, Block A of said Project Lonestar, and the westerly line of said Harmony Public School Tract 3, a distance of 220.13 feet to a 1/2-inch iron rod found for the most southerly corner of the remainder of the called 55.5896 acre tract of land conveyed to Citicorp North America Inc. in Document No. 2007006072, O.P.R.W.C.T., from which a 1/2-inch iron rod found at a northerly common corner of Lot 1, Block A of said Project Lonestar and a corner of the remainder of the said 55.5896 acre Citicorp North America tract, being also in the northerly line of an old 122.19 acre tract described in Document No. 2006074656, O.P.R.T.C.T., bears North 26°52'33" West, a distance of 732.29 feet;

**THENCE** North 01°28'18" West, leaving the northeast line of Lot 1, Block A of said Project Lonestar, with a common line of the said 55.5896 acre Citicorp North America Inc. tract, and the said Harmony Public School Tract 3, a distance of 205.73 feet to a 1/2-inch iron rod with "4046" cap found at a common corner of both, also being at a point in the north line of the old 122.19 acre tract;

**THENCE** leaving the common line of the said 55.5896 acre Citicorp North America Inc. tract, and the said 130.0393 acre LHJ tract, over and across the remainder of the said 130.0393 acre LHJ tract, with the old northerly line of the said 122.19 acre tract, the following three (3) courses and distances:

1. South 36°03'01" East, a distance of 52.35 feet to a calculated point;
2. North 35°01'49" East, at a distance of 1.34 feet passing an old 4-inch Railroad tie post fence corner, continuing with general line of the fence, in all, a distance of 143.23 feet to a 60d nail found at base of fence corner;
3. North 80°46'29" East, a distance of 279.18 feet to a 1/2-inch iron rod with "Half" cap set in a westerly line of Lot 1, Block A of Vantage at Georgetown, a subdivision of record in Document No. 2014023460, O.P.R.W.C.T., being the easterly line of the remainder of the said 130.0393 acre LHJ tract, for the most northerly corner of the herein described tract of land, from which a 1/2-inch iron rod found at an angle point in the west line of Lot 1, Block A of said Vantage at Georgetown, being an angle point in the east line of the remainder of the said 130.0393 acre LHJ tract bears North 42°23'24" East, a distance of 106.92 feet;

**THENCE** with the common lines of the remainder of the said 130.0393 acre LHJ tract and Lot 1, Block A of Vantage at Georgetown, the following five (5) courses and distances:

1. South 42°23'24" West, a distance of 31.32 feet to a 1/2-inch iron rod with "Ward 5811" cap found;
2. South 06°12'43" West, a distance of 92.00 feet to a 1/2-inch iron rod with "Ward 5811" cap found;
3. South 15°08'46" East, a distance of 219.43 feet to a 1/2-inch iron rod with "Ward 5811" cap found;
4. South 50°31'24" East, a distance of 58.98 feet to a 1/2-inch iron rod with "Ward 5811" cap found;

County: Williamson  
Project: Harmony Georgetown TRACT 3  
Half AVO: 45902.001

Page 3 of 3  
February 25, 2022

5. South 01°15'24" West, a distance of 154.88 feet to the **POINT OF BEGINNING** and containing 4.000 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.

Last date of Field Survey: February 25, 2022.

Compiled by  
Half Associates, Inc., TBPELS Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729 512-777-4600



02-25-2022

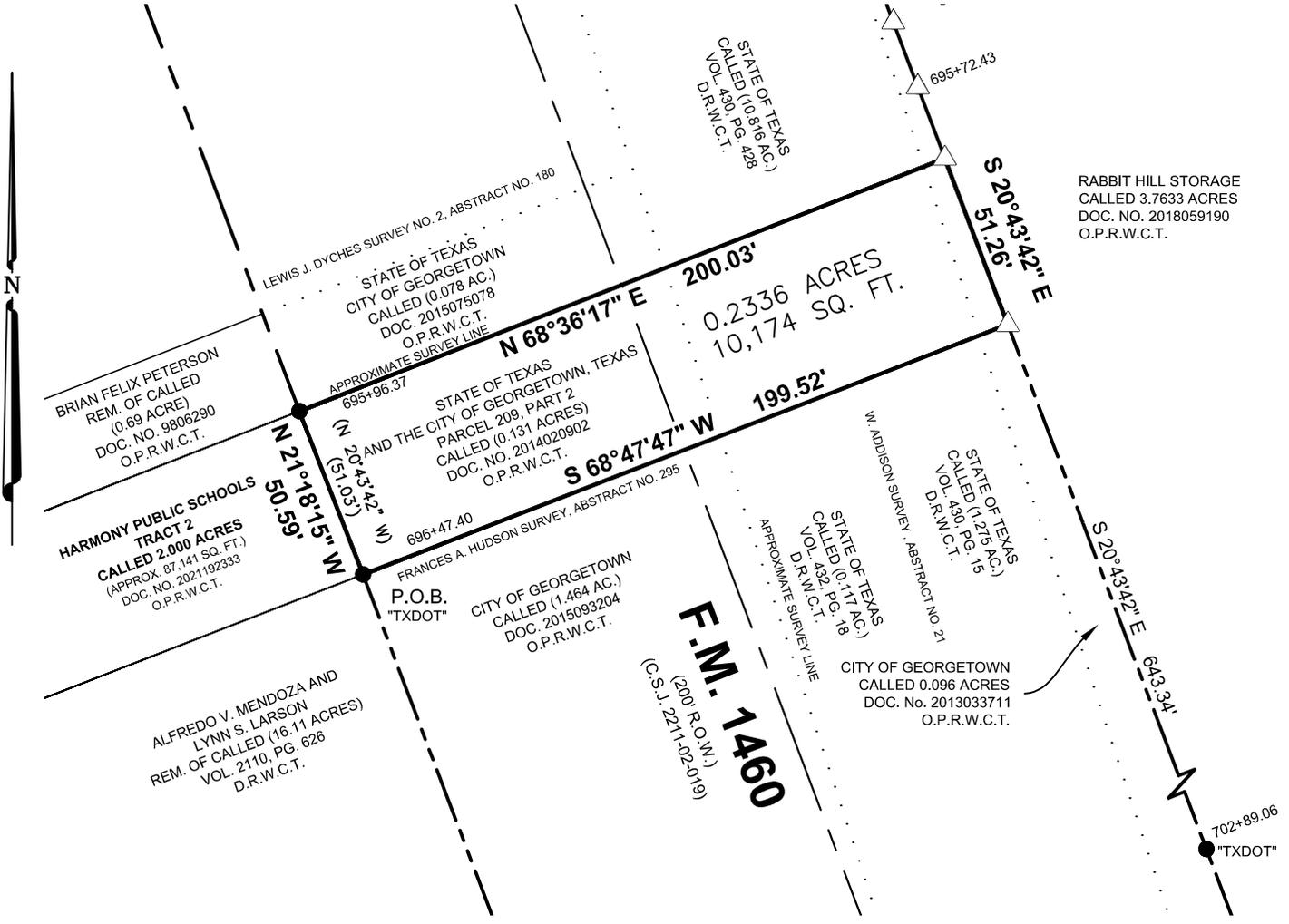
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Marvin L. Mardock, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5008

Date



Description to accompany sketch SV-45902.001-LEGAL-TRACT 3.DWG  
Dated 02/25/2022



RABBIT HILL STORAGE  
CALLED 3.7633 ACRES  
DOC. NO. 2018059190  
O.P.R.W.C.T.

NOTE: BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2001). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0.0. UNITS: U.S. SURVEY FEET. LAST DATE OF FIELD SURVEY: FEBRUARY 25, 2022.

LEGEND:

- ▲ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND W/ "HALFF ASSOC. INC." CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- (XXXXXX) RECORD BRNG AND DISTANCE

SCALE: 1" = 50'

GRAPHIC SCALE



*Marvin L. Mardock*

MARVIN L. MARDOCK, RPLS 5008



13620 BRIARWICK DRIVE, SUITE 100  
AUSTIN, TEXAS 78729  
TBPELS SURVEYING FIRM #10029607  
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SKETCH TO ACCOMPANY DESCRIPTION OF A 0.2336 ACRE (APPROXIMATELY 10,174 SQ. FT.) TRACT OF LAND IN THE LEWIS J. DYCHES SURVEY No. 2, ABSTRACT No. 180, THE FRANCES A. HUDSON SURVEY, ABSTRACT No. 295 AND IN THE WILLIAM ADDISON SURVEY, ABSTRACT No. 21, IN WILLIAMSON COUNTY, TEXAS. 2/25/2022

Project No.: 45902.001  
Issued: 02/25/2022  
SV-45902.001-LEGAL-1460 R.O.W.DWG  
**02 OF 02**

EXHIBIT "A"

County: Williamson  
Project: Harmony Georgetown FM 1460 R.O.W. TRACT  
Half AVO: 45902.001

Page 1 of 2  
February 25, 2022

**A METES AND BOUNDS DESCRIPTION OF 0.2336 ACRES (APPROX. 10,174 SQ. FT.) IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, THE FRANCES A. HUDSON SURVEY, ABSTRACT NO. 295 AND THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF PARCEL 209, PART 2, CALLED 0.131 ACRES CONVEYED UNTO THE CITY OF GEORGETOWN BY DEED RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2014020902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), BEING A PORTION OF THE CALLED 0.117 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 432, PAGE 18 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE CALLED 1.275 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 430, PAGE 15, D.R.W.C.T., TOGETHER WITH A PORTION OF THE CALLED 0.096 ACRE TRACT OF LAND CONVEYED UNTO THE CITY OF GEORGETOWN RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2013033711, O.P.R.W.C.T., AS SHOWN ON THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY F.M. 1460 MAP CSJ:2211-02-019. SAID 0.2336 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with "TxDOT" aluminum cap found in the west right-of-way line of F.M. 1460 (200' right-of-way width as shown on TxDOT C.S.J. 2211-02-019), being the most westerly common corner of a called 0.131 acre tract of land conveyed to the City of Georgetown in Document No. 2014020902, O.P.R.W.C.T., and a called 1.464 acre tract of land conveyed to City of Georgetown in Document No. 2015093204, O.P.R.W.C.T. being the southeast corner of Tract 2, a called 2.000 acre tract of land conveyed unto Harmony Public School, recorded in County Clerk's Document No. 2021192333, O.P.R.W.C.T, also being the most northerly corner of the remainder of a called 16.11 acre tract of land conveyed unto Alfredo V. Mendoza and Lynn S. Larson in Volume 2110, Page 626, of the Deed Records of Williamson County, Texas (D.R.W.C.T.), for the southwest corner of the herein described tract of land;

**THENCE** North 21°18'15" West, with the common line of the said Harmony Public School Tract 2 and the westerly right-of-way line of said F.M. 1460, for a distance of 50.59 feet to a 1/2-inch iron rod found for the northeast corner of said Tract 2 and being the southeast corner of the remainder of the called 0.69 acre tract of land conveyed unto Brian Felix Peterson by deed recorded in County Clerk's Document No. 9806290, O.P.R.W.C.T., being the southwest corner of the called 0.078 acre tract conveyed unto the State of Texas and the City of Georgetown recorded in County Clerk's Doc. No. 2015075078, O.P.R.W.C.T. and being the northwest corner of said Parcel 209, Part 2 and of the herein described tract of land;

**THENCE** North 68°36'17" East, departing the westerly right-of-way line of said F.M. 1460 over and across said right-of-way, for a distance of 200.03 feet to a calculated point on the easterly right-of-way line if said F.M.1460 on the easterly line of said 0.096 acre City of Georgetown tract of land on the westerly line of the called 3.7633 acre tract of land conveyed unto Rabbit Hill Storage by deed recorded in County Clerk's Doc. No.2018059190, O.P.R.W.C.T, for the northeast corner of the herein described tract of land;

**THENCE** South 20°43'42" East with the common line of said Rabbit Hill Storage tract and said 0.096 City of Georgetown tract of land being the easterly right-of-way line of said F.M. 1460, for a distance of 51.26 feet to a calculated point for the southeast corner of the herein described tract of land from which a 1/2-inch iron rod with "TxDOT" aluminum cap found for reference bears South 20°43'42" East, a distance of 643.34 feet;

County: Williamson  
Project: Harmony Georgetown FM 1460 R.O.W. TRACT  
Half AVO: 45902.001

Page 2 of 2  
February 25, 2022

**THENCE** South 68°47'47" West, departing said easterly right-of-way line over and across said right-of-way, for a distance of 199.52 feet to the **POINT OF BEGINNING** and containing 0.2336 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet.

Last date of Field Survey: February 25, 2022.

Compiled by  
Half Associates, Inc., TBPELS Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
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02-25-2022

Marvin L. Mardock, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5008

Date



Description to accompany sketch SV-45902.001-LEGAL-1460 R.O.W..DWG  
Dated 02/25/2022