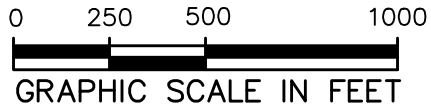
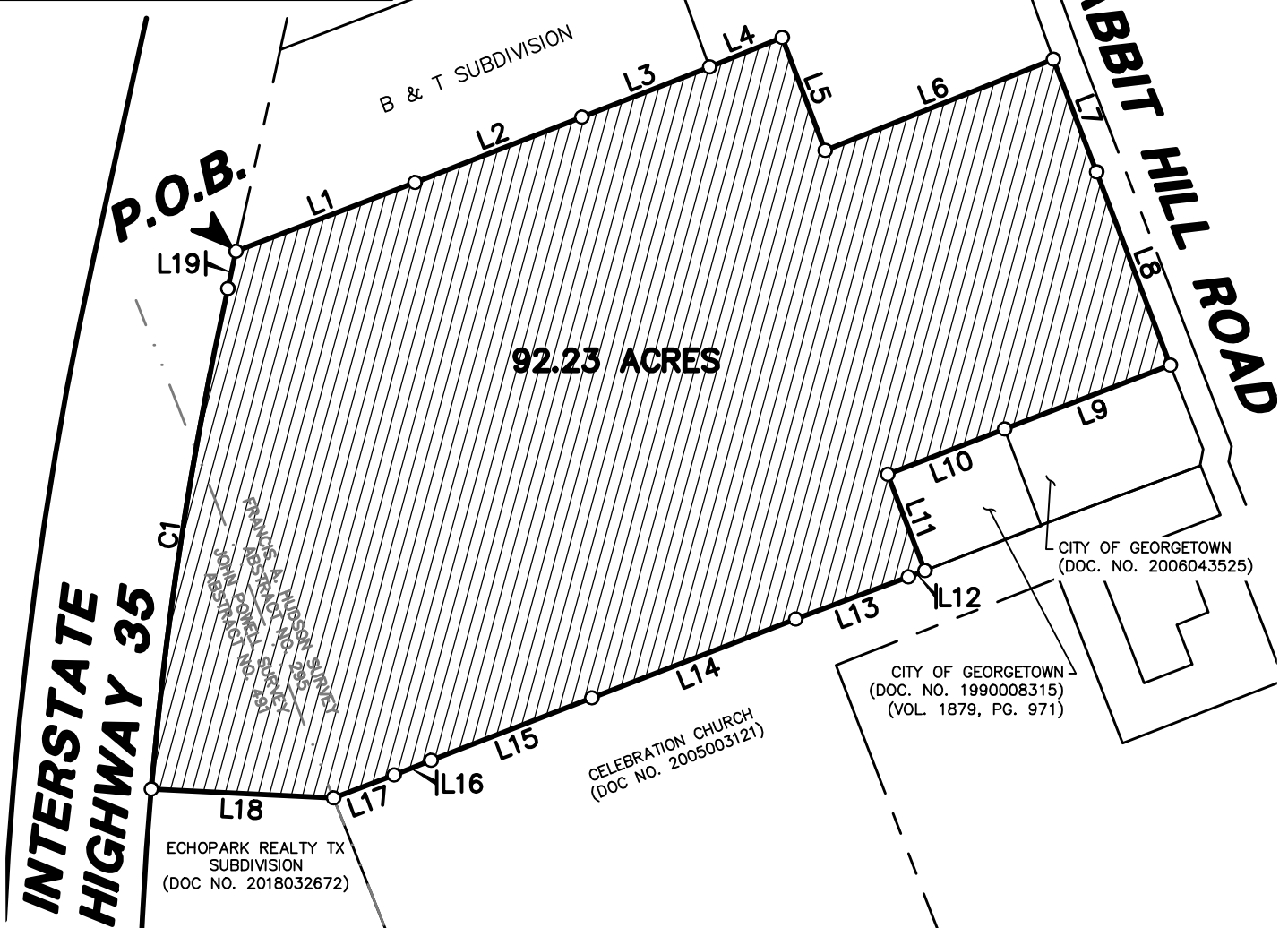


LEGEND	
---	ADJOINING PROPERTY LINE
—	SUBJECT PROPERTY LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
<b>P.O.B.</b>	POINT OF BEGINNING



S.V FOX AND MARGARET  
(DOC. NO. 2013083415)

**RABBIT HILL ROAD**



This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. The calls hereon represent the compilation and adjustment of deed data to form a closed polygon. They are not based on field measurements.

*Michael Jack Needham*

Michael Jack Needham  
Registered Professional  
Land Surveyor No. 5183



**92.23 ACRE TRACT**

LOCATED IN THE CITY OF GEORGETOWN  
AND BEING OUT OF THE FRANCIS A.  
HUDSON SURVEY, ABSTRACT NO. 295,  
AND THE JOHN POWELL SURVEY,  
ABSTRACT NO. 491,  
WILLIAMSON COUNTY, TEXAS.  
SHEET 1 OF 2



8701 N. MOPAC EXPRESSWAY, STE. 320  
AUSTIN, TX 78759 512.485.0831  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DJS	MJN	1"=500'	12/16/2021	5158-21.636

STATE OF TEXAS:  
 COUNTY OF WILLIAMSON:

**BOUNDARY DESCRIPTION of:**

**92.23 ACRES**, more or less, of land in Williamson County, Texas, being out of the F. A. Hudson Survey, Abstract 295, and the J. Powell Survey, Abstract 491, said 92.23 acres being:

- all of the 4.0 acres described in the deed to the W. D. Kelley Foundation recorded in Williamson County OPR document 2003034696;
- all of the 36.1651 acre and the 34.1118 acre tracts described in the deed to the W. D. Kelley Foundation recorded in Williamson County OPR document 2002001129 save and except the 0.761 acres described in the deed to the City of Georgetown recorded in OPR document 2009053424; and
- all of the 82.8658 acre tract described in said deed to the W. D. Kelley Foundation recorded in Williamson County OPR document 2002001129 lying north of the Echopark Realty TX Subdivision recorded in Williamson County OPR document 2018032672.

**BEGINNING** at the northwest corner of said 4.0 acre tract described in OPR document 2003034696 which is the southwest corner of the B & T Subdivision recorded in Plat Cabinet L, Slide 184.

**THENCE** N 68°59'09" E 557.31' along the north line of said 4.0 acre tract and the south line of said B & T Subdivision to the northeast corner of said 4.0 acre tract and the northwest corner of said 36.1651 acre tract described in OPR document 2002001129.

**THENCE** along the north line of said 36.1651 acre tract and the south line of said B & T Subdivision as follows:

- N 68°37'20" E 521.25' and
- N 68°32'38" E 398.96' to the southeast corner of said B & T Subdivision and a southwest corner of the Margaret E. Fox tract described in deed recorded in OPR document 2013083415.

**THENCE** along the common boundary between said 36.1651 acre tract and said Margaret E. Fox tract as follows:

- N 68°01'47" E 227.51';
- S 20°52'23" E 350.89'; and
- N 68°14'05" E 714.65' to the northwest corner of said 0.761 acre City of Georgetown tract described in OPR document 2009053424.

**THENCE** along the west boundary of said 0.761 acre City of Georgetown tract as follows:

- S 20°55'45" E 350.95'; and
- S 20°55'45" E 601.14' to the southwest corner of said 0.761 acre tract.

**THENCE** S 68°56'51" W 516.63' along the southerly boundary of said 34.1118 acre tract described in said deed recorded in OPR document 2002001129 and the north boundary of the City of Georgetown 3.83 acre tract described in deed recorded in OPR document 2006043525 to the northwest corner of said 3.83 acre tract and the northeast corner of the City of Georgetown 2.50 acre tract described in deed recorded in OPR document 199008315.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 68°59'09" E	557.31'
L2	N 68°37'20" E	521.25'
L3	N 68°32'38" E	398.96'
L4	N 68°01'47" E	227.51'
L5	S 20°52'23" E	350.89'
L6	N 68°14'05" E	714.65'
L7	S 20°55'45" E	350.95'
L8	S 20°55'45" E	601.14'
L9	S 68°56'51" W	516.63'
L10	S 68°50'50" W	364.43'
L11	S 21°09'53" E	300.31'
L12	S 69°15'06" W	51.68'
L13	S 69°27'06" W	350.00'
L14	S 68°54'36" W	634.99'
L15	S 68°46'06" W	501.34'
L16	S 68°20'36" W	115.88'
L17	S 69°11'36" W	188.35'
L18	N 87°11'32" E	530.55'
L19	N 12°27'10" E	111.29'

**THENCE** along the common boundary between said 34.1118 acre tract and said 2.50 acre tract as follows:

- S 68°50'50" W 364.43' to the northwest corner of said 2.50 acre tract and an interior corner of said 34.1118 acre tract; and
- S 21°09'53" E 300.31' to the southwest corner of said 2.50 acre tract and a southeast corner of said 34.1118 acre tract.

**THENCE** along the southerly boundary of said 34.1118 acre tract and the northerly boundary of the Celebration Church 49.86 acre tract described in deed recorded in OPR document 2005003121 as follows:

- S 69°15'06" W 51.68';
- S 69°27'06" W 350.00';
- S 68°54'36" W 634.99';
- S 68°46'06" W 501.34';
- S 68°20'36" W 115.88'; and
- S 69°11'36" W 188.35' to the southwest corner of said 34.1118 acre tract, the northwest corner of said 49.86 acre tract, and the northeast corner of the Echopark Realty TX Subdivision recorded in OPR document 2018032672.

**THENCE** N 87°11'32" W 530.55' along the north line of said Echopark Realty TX Subdivision and crossing said 82.8658 acre tract described in said OPR document 2002001129 to the east line of Interstate Highway 35.

**THENCE** along the east boundary of Interstate Highway 35 as follows:

- along a curve turning to the right with an arc length of 1,472.54', with a radius of 11,248.09', with a chord bearing of N 08°41'29" E, with a chord length of 1,471.49', to the end of said curve; and
- N 12°27'10" E 111.29' to the point of beginning, this tract containing 92.23 acres, more or less, as shown on the accompanying exhibit. The calls herein represent the compilation and adjustment of deed data to form a closed polygon. They are not based on field measurements.

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1472.54	11248.09	7.50	N8° 41' 29"E	1471.49

*Michael Jack Needham*  
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