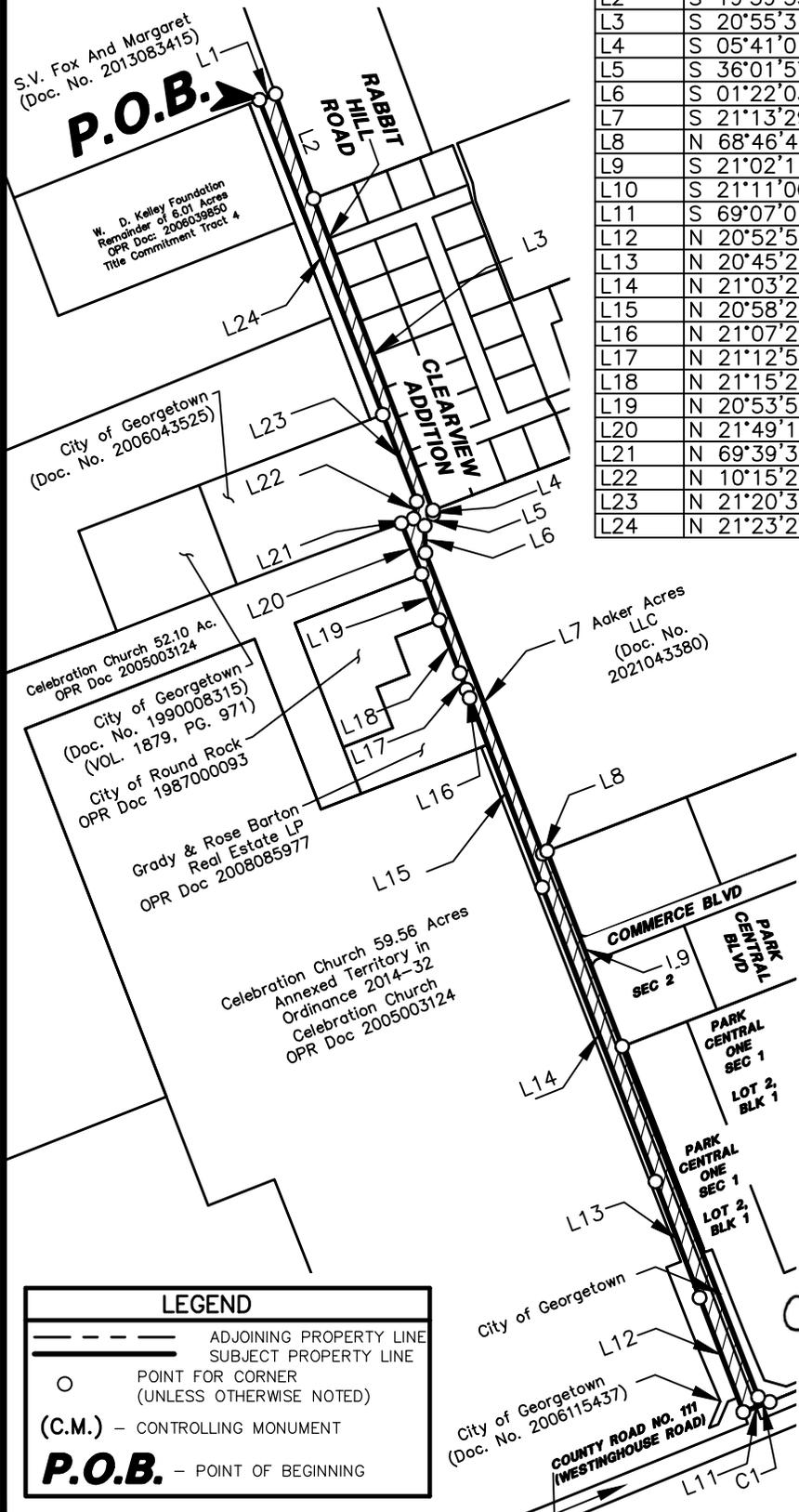


0 250 500 1000

GRAPHIC SCALE IN FEET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.76'	35.70'	S 66°45'31" E	91°06'43"

LINE	BEARING	DISTANCE
L1	N 70°00'07" E	48.09'
L2	S 19°59'53" E	313.63'
L3	S 20°55'31" E	940.80'
L4	S 05°41'01" E	10.59'
L5	S 36°01'57" W	40.45'
L6	S 01°22'03" E	76.17'
L7	S 21°13'29" E	907.76'
L8	N 68°46'49" E	15.00'
L9	S 21°02'11" E	589.77'
L10	S 21°11'00" E	1059.23'
L11	S 69°07'01" W	79.81'
L12	N 20°52'59" W	345.87'
L13	N 20°45'29" W	349.71'
L14	N 21°03'29" W	888.16'
L15	N 20°58'29" W	571.09'
L16	N 21°07'29" W	25.02'
L17	N 21°12'59" W	50.19'
L18	N 21°15'29" W	160.34'
L19	N 20°53'54" W	138.98'
L20	N 21°49'13" W	154.29'
L21	N 69°39'35" E	36.68'
L22	N 10°15'24" E	49.40'
L23	N 21°20'35" W	262.50'
L24	N 21°23'25" W	952.71'



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.

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



Michael Jack Needham
 Michael Jack Needham
 Registered Professional
 Land Surveyor No. 5183

LEGEND

--- ADJOINING PROPERTY LINE
 - - - SUBJECT PROPERTY LINE

○ POINT FOR CORNER
 (UNLESS OTHERWISE NOTED)

(C.M.) - CONTROLLING MONUMENT

P.O.B. - POINT OF BEGINNING

3.879 ACRE TRACT

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

Pacheco Koch 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
LHR	MJN	1"=500'	12/31/2021	5158-21.636

M:\DWG-51\5158-21.636\DWG\SURVEY C3D 2018\EXHIBITS\5158-21.636EX1.DWG

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BOUNDARY DESCRIPTION of:

3.879 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 3.879 acres being a portion of Rabbit Hill Road also known as County Road 116.

BEGINNING at the northeast corner of a 6.01 acre tract described in OPR document 2006039850.

THENCE N 70°00'07" E 48.09' crossing said Rabbit Hill Road to the west line of a 5.08 acre tract described in the deed to Lookout Ridge LLC recorded in OPR document 2016053347.

THENCE S 19°59'53" E 313.63' along the east line of said Rabbit Hill Road and the west line of said 5.08 acre tract to the northwest corner of the Clearview Addition being recorded as document 1971001250.

THENCE S 20°55'31" E 940.80' along the east line of said Rabbit Hill Road and the west line of said Clearview Addition to the southwest corner of said Clearview Addition.

THENCE along the east line of Rabbit Hill Road and the west line of the 35.298 acre tract described in the deed to Acker Acres LLC recorded in OPR document 2021043380 as follows:

S 05°41'01" E 10.59'; S 36°01'57" W 40.45'; S 01°22'03" E 76.17'; & S 21°13'29" E 907.76' to the southwest corner of said 35.298 acre tract and the northwest corner of Park Central One Section 2 Subdivision recorded as document 1997025683.

THENCE N 68°46'49" E 15.00' along the south line of said 35.298 acre tract and the north line of said Park Central One Section 2 to the northwest corner of Lot 1 of Block A thereof.

THENCE S 21°02'11" E 589.77' along the east line of Rabbit Hill Road as dedicated by the Park Central One Section 2 plat to the southwest corner of Lot 2 of Block B of said Section 2 and the northwest corner of Lot 2 of Park Central One Section 1 recorded as document 1988036444.

THENCE along the east line of Rabbit Hill Road as dedicated by the Park Central One Section 1 plat as follows:

S 21°11'00" E 1,059.23' to the beginning of a curve and along said curve turning to the left with **an arc length of 39.76'**, with a radius of **25.00'**, with a chord bearing of **S 66°45'31" E**, with a chord length of **35.70'**, to the north line of Westinghouse Road also known as County Road 111.

THENCE S 69°07'01" W 79.81' along the north line of said Westinghouse Road to the east line of the 59.56 acre tract described in deed to Celebration Church in OPR document 2005003124.

THENCE along the west line of said Rabbit Hill Road and the east line of said 59.56 acre tract and the east line of the Grady and Rose Barton Real Estate LP tract described in OPR document 2008085977 as follows:

N 20°52'59" W 345.87'; N 20°45'29" W 349.71'; N 21°03'29" W 888.16'; N 20°58'29" W 571.09'; N 21°07'29" W 25.02'; N 21°12'59" W 50.19'; & N 21°15'29" W 160.34' to a southeast corner of the City of Round Rock tract described in OPR document 1987000093.

THENCE N 20°53'54" W 138.98' along the west line of Rabbit Hill Road and the east line of said City of Round Rock tract to the northeast corner thereof, said corner also being a southeast corner of the 52.10 acre Celebration Church tract described in OPR document 2005003124.

THENCE N 21°49'13" W 154.29' along the west line of said Rabbit Hill Road and the east line of said 52.10 acre tract to the northeast corner thereof and the south line of the City of Georgetown tract described in OPR document 2006043525.

THENCE along the boundary of said City of Georgetown tract and the west line of said Rabbit Hill Road as follows: **N 69°39'35" E 36.68'; N 10°15'24" E 49.40'; N 21°20'35" W 262.50'** to the northeast corner of said tract and the southeast corner of the 34.1118 acre tract described in OPR document 2002001129.

THENCE N 21°23'25" W 952.71' along the west line of said Rabbit Hill Road and the east line of said 34.1118 and the 36.1651 acre tracts described in said OPR document 200201129 to the point of beginning, this tract having an area of 3.879 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.

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



Michael Jack Needham, RPLS 5183
12/31/2021
Pacheco Koch
Firm # LS-10008000

