

# **Notice of Meeting of the Governing Body of the City of Georgetown, Texas October 22, 2019**

The Georgetown City Council will meet on October 22, 2019 at 3:30 PM at City Council Chambers, 510 W 9th Street Georgetown, TX 78626

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

## **Legislative Regular Agenda**

- A **First Public Hearing** for the **annexation** of approximately **80.79 acres** of the **City-owned right-of-way** situated in part in the Joseph Thompson Survey, Abstract No. 608, in part in the John Powell Survey, Abstract No. 491, and in part of the Lewis J. Dyches Survey, Abstract No. 180, to be known as the **Southwest Bypass** (2019-7-ANX) -- Sofia Nelson, CNU-A, Planning Director

## **Adjournment**

## **Certificate of Posting**

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
City Council Special Meeting  
October 22, 2019

**SUBJECT:**

**First Public Hearing** for the **annexation** of approximately **80.79 acres** of the **City-owned right-of-way** situated in part in the Joseph Thompson Survey, Abstract No. 608, in part in the John Powell Survey, Abstract No. 491, and in part of the Lewis J. Dyches Survey, Abstract No. 180, to be known as the **Southwest Bypass** (2019-7-ANX) -- Sofia Nelson, CNU-A, Planning Director

**ITEM SUMMARY:**

**Overview:**

The City of Georgetown ("City") is the sole owner of approximately 80.79 acres of right-of-way in the southwestern portion of the City's Extra-Territorial Jurisdiction (ETJ), upon which the City and County are jointly constructing the Southwest Bypass, a future City roadway. The City desires to annex the right-of-way into the city limits, so that the City can maintain operate the roadway when it opens, in accordance with various existing agreements.

HB 347 of the 2019 Texas Legislature removed many of the annexation powers of municipalities. However, pursuant to Section 43.1055 of the Local Government Code, the City may still annex right-of-way into the city limits upon request of the owner of the right-of-way. The annexation of right-of-way under Section 43.1055 triggers the non-consent annexation procedures of Subchapter C-1 of the Local Government Code, including the requirement of two public hearings before a municipality may institute annexation proceedings, the requirement that the annexation must be completed within 90 days after the date the proceedings are instituted, and the requirement that City Staff prepare a service plan for the area to be annexed before annexation. Furthermore, under Section 43.054 of the Local Government Code, the area to be annexed must be 1,000 feet in width at its narrowest point unless the annexation is initiated upon the written petition of the owner(s) of the area to be annexed. This Resolution serves as the written petition of the owner of the area to be annexed, as well as the request of the owner of the right-of-way for annexation.

In addition, the annexation of the Southwest Bypass Right-of-Way would cause the area identified in Exhibit "C" attached to the Resolution to be entirely surrounded by the City of Georgetown, but it would not include the area within the municipality. Under Section 43.057 of the Local Government Code, if a proposed annexation would cause an area to be entirely surrounded by the annexing municipality but would not include the area within the municipality, the City Council must find, before completing the annexation, that surrounding the area is in the public interest. The area identified in Exhibit C is subject to an existing Industrial District Agreement between the City and the owner, and the construction of the Southwest Bypass and annexation of this right-of-way is in furtherance of said agreement. Accordingly, Staff recommends that it is in the public interest to annex this right-of-way and surround the area identified in Exhibit C.

City Staff has been directed to prepare a service plan for the area to be annexed in accordance with Section 43.056 of the Local Government Code, and the City Secretary has been directed to commence the publication of notices of two public hearings and place upon the City Council Agendas the consideration of the passage of an ordinance annexing said area into the city limits in accordance with State Law. The tentative schedule for said hearings and ordinance consideration shall be as follow, but in no event shall the annexation be completed any later than December 31, 2019:

**Meeting Schedule:**

- September 24, 2019: City Council Resolution - COMPLETED
- October 22, 2019: 1st Public Hearing at City Council Meeting @ 3pm - TODAY
- October 22, 2019: 2nd Public Hearing at City Council Meeting @ 6pm
- November 26, 2019: 1st Reading of Ordinance at City Council Meeting
- December 10, 2019: 2nd Reading of Ordinance at City Council Meeting

No action is required with today's public hearing.

**Public Comments:**

As required by the Unified Development Code, all public entities were notified and a legal notice advertising the public

hearings was placed in the Sun Newspaper (October 10, 2019). To date, staff has not received any public comment.

**FINANCIAL IMPACT:**

The City will incur the maintenance obligations of the roadway in accordance with existing agreements and authorizations.

**SUBMITTED BY:**

Chelsea Irby, Senior Planner

**ATTACHMENTS:**

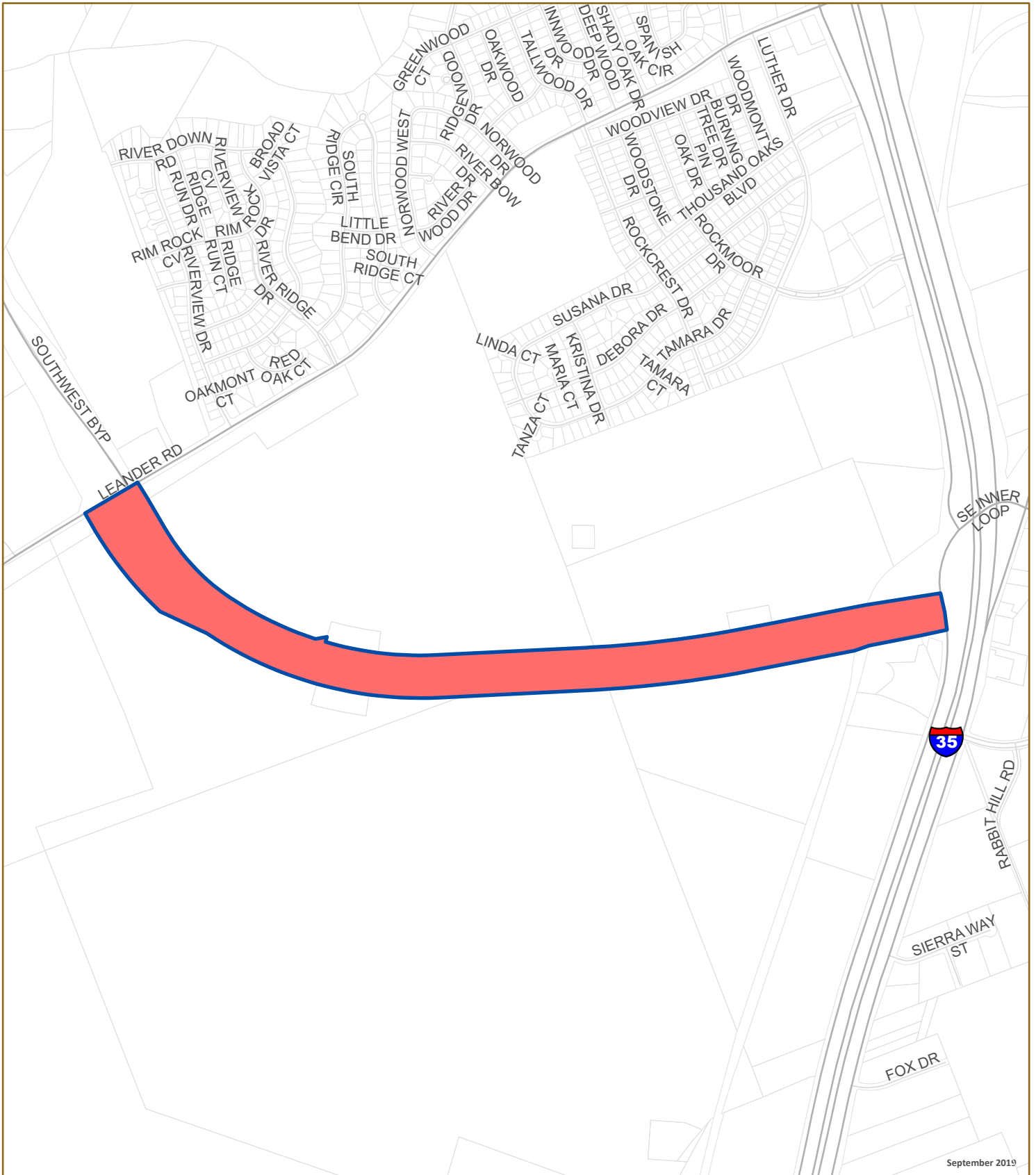
Exhibit A - Location Map


Exhibit B - Metes and Bounds

Exhibit C - City Limits

Draft Service Plan

Exhibit A  
Location Map



 Proposed Annex Areas



0 2 4  
Miles

EXHIBIT  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.058 ACRE (2,526 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 895.98 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO TEXAS CRUSHED STONE CO., RECORDED IN DOCUMENT NO. 2011013402, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.058 ACRE (2,526 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped "INLAND 4933" set, being in the common existing northerly right-of-way (R.O.W.) line of Southwest Bypass (400' R.O.W. width), and the southerly boundary line of the northerly remainder portion of said 895.98 acre remainder tract; the grid coordinates of said point for this description being determined as Northing=10193526.20, Easting=3123028.50, Texas State Plane Coordinate System, Central Zone No. 4203 (TXSPC Zone 4203), same being the southwesterly corner and **POINT OF BEGINNING** of the herein described tract and from which a 1/2" iron rod with plastic cap stamped "INLAND 4933" set, for a point of compound curvature in said common line, bears along a curve to the right, having a delta angle of 15°48'36", a radius of 3,205.00 feet, an arc length of 884.37 feet, and a chord which bears N 64°13'00" W for a distance of 881.57 feet;

- 1) **THENCE**, departing said existing R.O.W. line, through the interior of the northerly portion of said 895.98 acre remainder tract, **N 80°14'33" E** for a distance of **111.10** feet to a 1/2" iron rod with plastic cap stamped "INLAND 4933" set, in the westerly boundary line of that called 2.241 acre tract (Exhibit "A" and Exhibit "D" Parcel 1-E) of land described in Special Warranty Deed to the City of Georgetown recorded in Document No. 2016109507 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;
- 2) **THENCE**, with the westerly boundary line of said 2.241 acre tract, **S 16°05'27" W** for a distance of **50.00** feet to the calculated southwesterly corner of said 2.241 acre tract, same being the common line of said northerly remainder portion of the 895.98 acre remainder tract, and said northerly R.O.W. line of Southwest Bypass, for the southeasterly corner of the herein described tract;
- 3) **THENCE**, departing said 2.241 acre tract, with said common line, along a curve to the right, having a delta angle of **01°47'16"**, a radius of **3,205.00** feet, an arc length of **100.00** feet, and a chord which bears **N 73°00'56" W** for a distance of **100.00** feet to the **POINT OF BEGINNING**, containing 0.058 acres (2,526 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

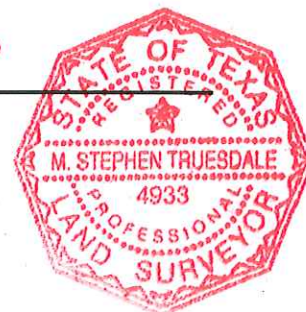
THE STATE OF TEXAS           §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS         §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*29 Nov 2018*  
Date





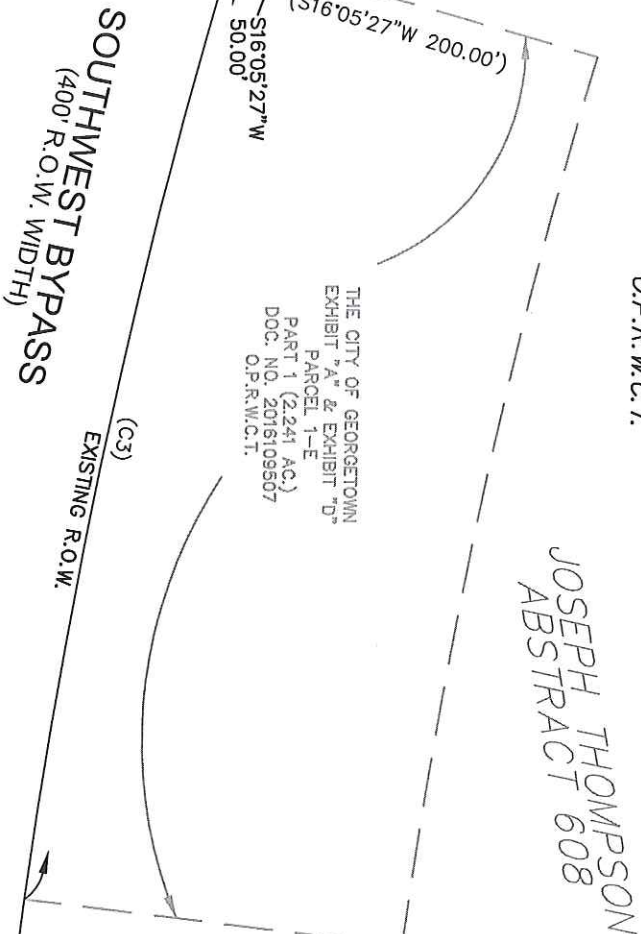
# LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD W/PLASTIC CAP SET STAMPED "INLAND 4933"
- ( ) RECORD INFO
- BREAK LINE
- P.O.B. POINT OF BEGINNING
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS

# EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15°48'36"	3205.00'	884.37'	881.57'	N64°13'00"W
C2	01°47'16"	3205.00'	100.00'	100.00'	N73°00'56"W
(C3)	(09°00'23")	(3205.00')	(503.79')	(503.28')	(N78°24'45"W)

TEXAS CRUSHED STONE COMPANY  
REMAINDER OF 895.98 ACRES  
DOC. NO. 2011013402  
O.P.R.W.C.T.



1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.

STATE OF TEXAS  
COUNTY OF WILLAMSON

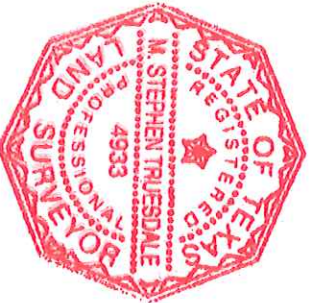
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLAMSON COUNTY, TEXAS.

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
DATE

INLAND GEODETICS, LLC  
FIRM REG. NO. 100591-00  
1504 CHISHOLM TRAIL RD.  
ROUND ROCK, TX 78681

PARCEL 1, PART 2  
TEXAS CRUSHED  
STONE CO.



PARCEL 1, PART 2  
TEXAS CRUSHED  
STONE CO.

PAGE 2 OF 2

INLAND  
GEODETICS, LLC  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

Deed Report

Tue Nov 27 15:17:58 2018

Deed Name: PARCEL 1-PART 2-SKETCH

Starting Coordinates: Northing 10195688.40, Easting 3122822.85

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 73°00'56" W	100.00	CURVE R	3205.00	100.00	1°47'16"	50.01	
			Rad-In: N 16°05'26" E Rad-Out: N 17°52'42" E				
N 80°14'33" E	111.10	LINE					
S 16°05'27" W	50.00	LINE					

Ending Coordinates: Northing 10195688.40, Easting 3122822.85

Area: 2525.52 S.F., 0.0580 Acres

Total Perimeter Distance> 261.10

Closure Error Distance> 0.0038 Error Bearing> N 76°01'16" E

Closure Precision> 1 in 69564.3

Deed Report

Tue Nov 27 15:19:49 2018

Deed Name: PARCEL 1-PART 2-DESC

Starting Coordinates: Northing 10196308.19, Easting 3122834.52

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 73°00'56" W	100.00	CURVE R	3205.00	100.00	1°47'16"	50.01	
			Rad-In: N 16°05'26" E Rad-Out: N 17°52'42" E				
N 80°14'33" E	111.10	LINE					
S 16°05'27" W	50.00	LINE					

Ending Coordinates: Northing 10196308.19, Easting 3122834.52

Area: 2525.52 S.F., 0.0580 Acres

Total Perimeter Distance> 261.10

Closure Error Distance> 0.0038 Error Bearing> N 76°01'16" E

Closure Precision> 1 in 69564.3



EXHIBIT \_\_\_\_\_

PROPERTY DESCRIPTION

DESCRIPTION OF A 51.515 ACRE (2,243,977 SQUARE FOOT), TRACT OF LAND SITUATED IN PART THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608 AND IN PART THE JOHN POWELL SURVEY, ABSTRACT NO. 491 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 895.98 ACRE TRACT OF LAND, CONVEYED TO TEXAS CRUSHED STONE CO., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011013402, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 51.515 ACRE (2,243,977 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a TxDOT type I concrete marker found for a point of curvature in the existing southeasterly right-of-way (R.O.W.) line of F.M. 2243 (80' R.O.W. width), the grid coordinates of said point for this description being determined as Northing=10194457.37, Easting=3120541.87, Texas State Plane Coordinate System, Central Zone No. 4203 (TXSPC Zone 4203), being in the northwesterly boundary line of said 895.98 acre tract;

THENCE, with said common R.O.W. / boundary line, along a curve to the right, having a radius of 11419.19 feet, a delta of 01°57'02", an arc length of 388.75 feet, and a chord which bears N 58°34'20" E, a distance of 388.73 feet to a TxDOT type I concrete marker found for a point of tangency;

THENCE, continuing with said common R.O.W. / boundary line, N 59°34'08" E for a distance of 19.40 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", the grid coordinates of said point for this description being determined as Northing=10194669.68, Easting=3120890.24, TXSPC Zone 4203, being in the proposed southwesterly R.O.W. line of Southwest Bypass (R.O.W. width varies), for the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing the proposed southwesterly R.O.W. line of said Southwest Bypass, continuing with said common R.O.W. / boundary line, **N 59°34'08" E** for a distance of **575.44** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", in the proposed northeasterly R.O.W. line of said Southwest Bypass, for the northwest corner of the herein described tract;

**THENCE**, departing said common R.O.W. / boundary line, through the interior of said 895.98 acre tract, with the proposed northeasterly and northerly R.O.W. line of said Southwest Bypass, the following five (5) courses:

- 2) **S 30°25'52" E** for a distance of **470.40** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the left;
- 3) Along said curve to the left, having a radius of **1,984.39** feet, a delta angle of **25°52'50"**, an arc length of **896.35** feet, and a chord which bears **S 43°22'17" E**, for a distance of **888.75** feet, to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for a point of compound curvature;
- 4) Along said curve to the left, having a radius of **3,205.00** feet, a delta angle of **36°31'19"**, an arc length of **2042.96** feet, and a chord which bears **S 74°34'22" E**, for a distance of **2008.55** feet, to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933" to a point of tangency;
- 5) **N 87°09'59" E** for a distance of **1401.65** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the left;
- 6) Along said curve to the left, having a radius of **10,550.00** feet, a delta angle of **0°12'52"**, an arc length of **39.49** feet, and a chord which bears **N 87°03'33" E**, for a distance of **39.49** feet, to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", being in the westerly boundary line of that called 175.62 acre tract of land (Tract 1) conveyed to Texas Crushed Stone Co., by instrument recorded in Volume 744, Page 516, of the Deed Records of Williamson County, Texas, same being the easterly boundary line of said 895.98 acre tract, for the northeast corner of the herein described tract, and from which a 1/2" iron rod found in said easterly boundary line, being the southwest corner of that called 137.86 acre tract of land conveyed to W. M. Laubach, by instrument recorded in Volume 329, Page 194, of the Deed Records of Williamson County, Texas, same being the northwest corner of said 175.62 acre tract bears, N 20°07'58" W at a distance of 782.22 feet;

- 7) **THENCE**, departing the proposed northerly R.O.W. line of said Southwest Bypass, with the common boundary line of said 175.62 acre tract and said 895.98 acre tract **S 20°07'58" E** for a distance of **417.75** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", in the proposed southerly R.O.W. line of said Southwest Bypass, for the southeast corner of the herein described tract;

**THENCE**, departing said common boundary line, through the interior of said 895.98 acre tract, with the proposed southerly and southwesterly R.O.W. line of said Southwest Bypass the following five (5) courses:

- 8) Along a curve to the right, having a radius of **10,950.00** feet, a delta angle of **0°51'24"**, an arc length of **163.72** feet, and a chord which bears **S 86°44'17" W**, for a distance of **163.72** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933" for a point of tangency;
- 9) **S 87°09'59" W** for a distance of **1401.65** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933" for the beginning of a curve to the right;
- 10) Along said curve to the right, having a radius of **3,605.00** feet, a delta angle of **36°31'19"**, an arc length of **2297.93** feet, and a chord which bears **N 74°34'22" W**, a distance of **2259.23** feet, to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933" for a point of non-tangency;
- 11) **N 64°57'50" W** for a distance of **484.22** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933" for the beginning of a non-tangent curve to the right;
- 12) Along said curve to the right, having a radius of **3,500.00** feet, a delta angle of **18°25'54"**, an arc length of **1125.92** feet, and a chord which bears **N 37°36'34" W**, for a distance of **1121.07** feet, to the **POINT OF BEGINNING**, containing 51.515 acres (2,243,977 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, L.P.  
Firm Registration No. 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681  
512-238-1200

*5 OCT 2012*  
Date



# EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

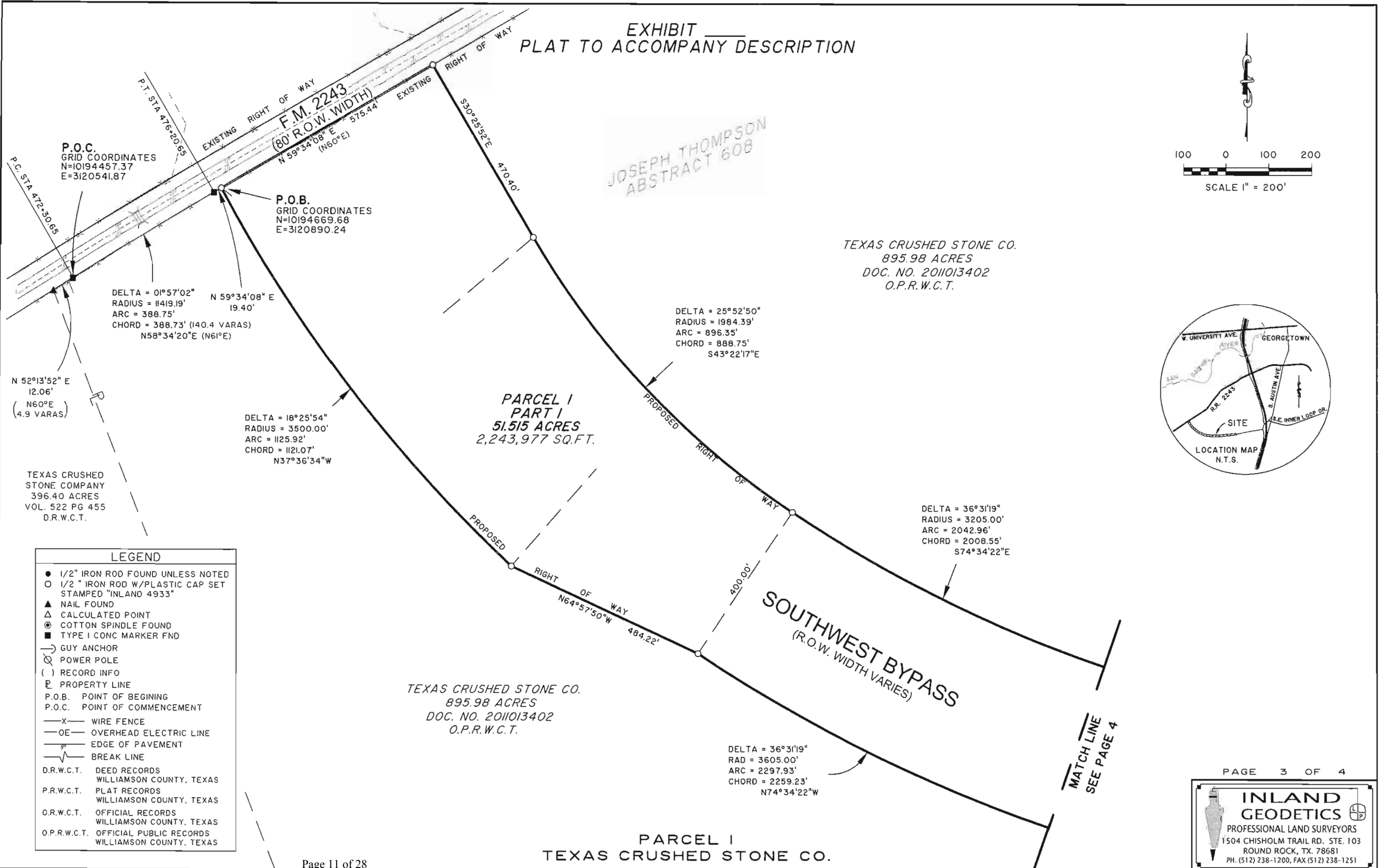
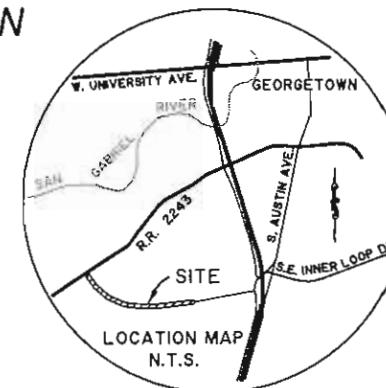


EXHIBIT  
PLAT TO ACCOMPANY DESCRIPTION

TEXAS CRUSHED STONE CO.  
895.98 ACRES  
DOC. NO. 2011013402  
O.P.R.W.C.T.



W. M. LAUBACH  
137.86 ACRES  
VOL. 329 PG. 194  
D.R.W.C.T.

LEWIS J. DYCHES  
ABSTRACT 180

DELTA = 00°12'52"  
RADIUS = 10,550.00'  
ARC = 39.49'  
CHORD = 39.49'  
N87°03'33"E

TEXAS CRUSHED  
STONE CO.  
(TRACT I)  
175.62 ACRES  
VOL. 744 PG. 516  
D.R.W.C.T.

LOWER COLORADO  
RIVER AUTHORITY  
VOL. 603 PG. 314  
D.R.W.C.T.

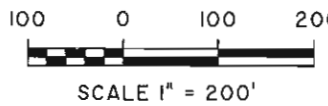
DELTA = 00°51'24"  
RADIUS = 10,950.00'  
ARC = 163.72'  
CHORD = 163.72'  
S86°44'17"W

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD W/PLASTIC CAP SET STAMPED "INLAND 4933"
- ▲ NAIL FOUND
- △ CALCULATED POINT
- ⊙ COTTON SPINDLE FOUND
- TYPE 1 CONC MARKER FND
- GUY ANCHOR
- POWER POLE
- ( ) RECORD INFO
- P PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- X— WIRE FENCE
- OE— OVERHEAD ELECTRIC LINE
- EDGE OF PAVEMENT
- BREAK LINE
- O.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

PAGE 4 OF 4

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251



SEE PAGE 3  
MATCH LINE

SOUTHWEST BYPASS  
(R.O.W. WIDTH VARIES)

DELTA = 36°31'19"  
RADIUS = 3205.00'  
ARC = 2042.96'  
CHORD = 2008.55'  
S74°34'22"E

DELTA = 36°31'19"  
RADIUS = 3605.00'  
ARC = 2297.93'  
CHORD = 2259.23'  
N74°34'22"W

TEXAS CRUSHED STONE CO.  
895.98 ACRES  
DOC. NO. 2011013402  
O.P.R.W.C.T.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

*M. Stephen Truesdale* 5 OCT 2012

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LP  
FIRM REG. NO. 100591-00  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX 78681



PARCEL 1  
TEXAS CRUSHED STONE CO.

- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
  - 2) THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 120067128 P, ISSUED BY STEWART TITLE COMPANY, EFFECTIVE DATE 08/29/2012, ISSUE DATE 09/05/2012.
- SCHEDULE B:
11. EASEMENT TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 309, PAGE 396, O.R.W.C.T. DOES NOT AFFECT.
  12. 100' WIDE EASEMENT TO LOWER COLORADO RIVER AUTHORITY (L.C.R.A.), RECORDED IN VOLUME 336, PAGE 48, O.R.W.C.T. DOES NOT AFFECT.
  13. CHANNEL EASEMENT TO STATE OF TEXAS, RECORDED IN VOLUME 409, PAGE 78, D.R.W.C.T. DOES NOT AFFECT.
  14. PIPELINE EASEMENT TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 851, PAGE 815, D.R.W.C.T. AND SUPPLEMENTAL PIPELINE RIGHT-OF-WAY AGREEMENT, RECORDED IN VOLUME 2230, PAGE 215, O.R.W.C.T. DOES NOT AFFECT.
  15. 100' WIDE EASEMENT TO LOWER COLORADO RIVER AUTHORITY (L.C.R.A.), RECORDED IN VOLUME 603, PAGE 314, O.R.W.C.T. AFFECTS AS SHOWN.
  16. CONTRACT AND AGREEMENT WITH CITY OF GEORGETOWN, RECORDED IN VOLUME 1515, PAGE 297, O.R.W.C.T. AMENDMENT RECORDED IN DOCUMENT NO. 9547979, O.R.W.C.T. SUBJECT TO.
  17. ACCESS EASEMENT TO L.C.R.A., RECORDED IN VOLUME 2253, PAGE 131, O.R.W.C.T. DOES NOT AFFECT.
  18. EASEMENT TO L.C.R.A., RECORDED IN VOLUME 2253, PAGE 177, O.R.W.C.T. DOES NOT AFFECT.
  19. EASEMENT TO CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2008089437, O.P.R.W.C.T., DOES NOT AFFECT.
  20. UTILITY EASEMENT TO CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2009029384, O.P.R.W.C.T. DOES NOT AFFECT.
  21. TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN INDUSTRIAL DISTRICT AGREEMENT, BY AND BETWEEN TEXAS CRUSHED STONE AND CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2011022308, O.P.R.W.C.T., SUBJECT TO.
- 3) THERE MAY BE OTHER INSTRUMENTS OF RECORD UNKNOWN TO THE UNDERSIGNED THAT MAY AFFECT THIS TRACT.



EXHIBIT \_\_\_\_\_

PROPERTY DESCRIPTION

DESCRIPTION OF A 4.594 ACRE (200,131 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 895.98 ACRE TRACT OF LAND, CONVEYED TO TEXAS CRUSHED STONE CO., BY INSTRUMENT RECORDED IN DOC. NO. 2011013402, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.594 ACRE (200,131 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS PART 1 CONTAINING 2.241 ACRES (97,616 SQUARE FEET), AND PART 2 CONTAINING 2.353 ACRES (102,515 SQUARE FEET) BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1 (2.241 ACRE 97,616 SQUARE FOOT)**

**COMMENCING** at a 1/2" iron rod found, in the easterly boundary line of said 895.98 acre tract, being the northwest corner of that called 175.62 acre tract (Tract I) conveyed to Texas Crushed Stone Co., by instrument recorded in Volume 744, Page 516, of the Deed Records of Williamson County, Texas, same being the southwest corner of that called 137.86 acre tract of land conveyed to W. M. Laubach by instrument recorded in Volume 329, Page 194, of the Deed Records of Williamson County, Texas, the grid coordinates of said point for this description being determined as Northing=10194180.99, Easting=3125340.68, Texas State Plane Coordinate System, Central Zone No. 4203 (TXSPC Zone 4203);

THENCE, with the common boundary line of said 895.98 acre tract and said 175.62 acre tract, S 20°07'58" E for a distance of 782.22 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", being in the proposed northerly right-of-way (R.O.W.) line of Southwest Bypass (400' R.O.W. width);

THENCE, departing said common boundary line, through the interior of said 895.98 acre tract, with said proposed northerly R.O.W. line, the following three (3) courses:

Along said curve to the right, having a delta angle of 00°12'52", a radius of 10,550.00 feet, an arc length of 39.49 feet, and a chord which bears S 87°03'33" W for a distance of 39.49 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for a point of tangency;

S 87°09'59" W for a distance of 1401.65 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the right;

Along said curve to the right, having a delta angle of 09°55'05", a radius of 3,205 feet, an arc length of 554.79 feet, and a chord which bears N 87°52'29" W for a distance of 554.10 feet to a calculated point for the southeast corner and the **POINT OF BEGINNING** of the herein described tract, the grid coordinates of said point for this description being determined as Northing=10193395.91, Easting=3123617.07, TXSPC Zone 4203;



- 1) **THENCE**, continuing through the interior of said 895.98 acre tract, with said proposed northerly R.O.W. line, along a curve to the right, having a delta angle of **09°00'23"**, a radius of **3,205.00** feet, an arc length of **503.79** feet, and a chord which bears **N 78°24'45" W** for a distance of **503.28** feet to a calculated point, for the southwest corner of the herein described tract;

**THENCE**, departing said proposed northerly R.O.W. line, and continuing through the interior of said 895.98 acre tract, the following three (3) courses:

- 2) **N 16°05'27" E** for a distance of **200.00** feet to a calculated point for the northwest corner of the herein described tract;
- 3) Along said curve to the left, having a delta angle of **09°00'23"**, a radius of **3,005.00** feet, an arc length of **472.36** feet, and a chord which bears **S 78°24'45" E** for a distance of **471.87** feet to a calculated point, for the northeast corner of the herein described tract;
- 4) **S 07°05'04" W** for a distance of **200.00** feet to the **POINT OF BEGINNING**, containing 2.241 acres (97,616 square feet) of land, more or less.

## **PART 2 (2.353 ACRE 102,515 SQUARE FOOT)**

**COMMENCING** at a 1/2" iron rod found, in the easterly boundary line of said 895.98 acre tract, being the northwest corner of that called 175.62 acre tract (Tract I) conveyed to Texas Crushed Stone Co., by instrument recorded in Volume 744, Page 516, of the Deed Records of Williamson County, Texas, same being the southwest corner of that called 137.86 acre tract of land conveyed to W. M. Laubach by instrument recorded in Volume 329, Page 194, of the Deed Records of Williamson County, Texas, the grid coordinates of said point for this description being determined as Northing=10194180.99, Easting=3125340.68, TXSPC Zone 4203;

**THENCE**, with the common boundary line of said 895.98 acre tract and said 175.62 acre tract, **S 20°07'58" E** at a distance of 782.22 feet pass a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", being in the proposed northerly right-of-way (R.O.W.) line of Southwest Bypass (400' R.O.W. width), and continuing for a total distance of 1199.97 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", in the proposed southerly R.O.W. line of said Southwest Bypass;

**THENCE**, departing said common boundary line, and through the interior of said 895.98 acre tract, with said proposed southerly R.O.W. line, the following three (3) courses:

Along a curve to the right, having a delta angle of **00°51'24"**, a radius of 10,950.00 feet, an arc length of 163.72 feet, and a chord which bears **S 86°44'17" W** for a distance of 163.72 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for a point of tangency;

**S 87°09'59" W** for a distance of 1401.65 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the right;

Along said curve to the right, having a delta angle of **10°30'40"**, a radius of 3,605.00 feet, an arc length of 661.34 feet, and a chord which bears **N 87°34'41" W** for a distance of 660.41 feet to a calculated point, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract, the grid coordinates of said point for this description being determined as Northing=10193003.81, Easting=3123530.75, TXSPC Zone 4203;

**THENCE**, departing said proposed southerly R.O.W. line, and continuing through the interior of said 895.98 acre tract, the following three (3) courses:


- 1) **S 07°36'08" W** for a distance of **200.00** feet to a calculated point for the southeast corner of the herein described tract;
- 2) Along a curve to the right, having a delta angle of **07°55'43"**, a radius of **3,805.00** feet, an arc length of **526.54** feet, and a chord which bears **N 78°21'44" W** for a distance of **526.12** feet to a calculated point for the southwest corner of the herein described tract;
- 3) **N 15°36'13" E** for a distance of **200.00** feet to a calculated point in said proposed southerly R.O.W. line for the northwest corner of the herein described tract;
- 4) **THENCE**, with said proposed southerly R.O.W. line, and continuing through the interior of said 895.98 acre tract, along said curve to the left, having a delta angle of **07°55'29"**, a radius of **3,605.00** feet, an arc length of **498.61** feet, and a chord which bears **S 78°21'37" E** for a distance of **498.21** feet to the **POINT OF BEGINNING**, containing 2.353 acres (102,515 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

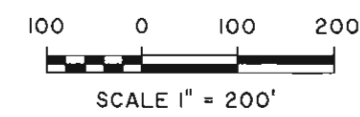
  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, L.P.  
Firm Registration No. 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681  
512-238-1200

  
Date



# EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

TEXAS CRUSHED STONE CO.  
895.98 ACRES  
DOC. NO. 2011013402  
O.P.R.W.C.T.



W. M. LAUBACH  
137.86 ACRES  
VOL. 329 PG. 194  
D.R.W.C.T.

P.O.C.  
PARCEL I-E PARTS 1 AND 2  
GRID COORDINATES  
N=10194180.99  
E=3125340.68

LEWIS J. DYCHES  
ABSTRACT 180

TEXAS CRUSHED  
STONE CO.  
(TRACT I)  
175.62 ACRES  
VOL. 744 PG. 516  
D.R.W.C.T.

DELTA = 00°12'52"  
RADIUS = 10,550.00'  
ARC = 39.49'  
CHORD = 39.49'  
S87°03'33"W

**SOUTHWEST BYPASS**  
(400' R.O.W. WIDTH)

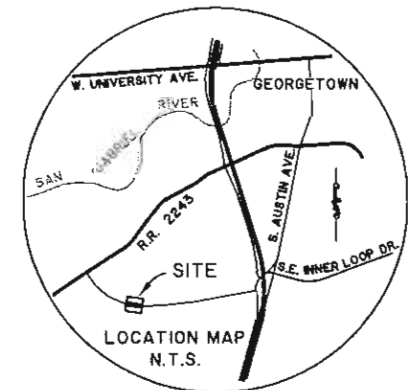
LOWER COLORADO  
RIVER AUTHORITY  
VOL. 685 PG. 314  
D.R.W.C.T.

DELTA = 00°51'24"  
RADIUS = 10,950.00'  
ARC = 163.72'  
CHORD = 163.72'  
S86°44'17"W

JOHN POWELL  
ABSTRACT 491

## LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD W/PLASTIC CAP SET STAMPED "INLAND 4933"
- ▲ NAIL FOUND
- △ CALCULATED POINT
- ⊙ COTTON SPINDLE FOUND
- TYPE I CONC MARKER FND
- GUY ANCHOR
- POWER POLE
- ( ) RECORD INFO
- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- X— WIRE FENCE
- OE— OVERHEAD ELECTRIC LINE
- EDGE OF PAVEMENT
- BREAK LINE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



PAGE 4 OF 4

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251



**PARCEL I-E PARTS 1 & 2**  
**TEXAS CRUSHED STONE CO.**

DELTA = 09°00'23"  
RADIUS = 3005.00'  
ARC = 472.36'  
CHORD = 471.87'  
S78°24'45"E

**PARCEL I-E PART 1**  
**2.241 ACRES**  
**97,616 SQ.FT.**

DELTA = 09°55'05"  
RADIUS = 3205.00'  
ARC = 554.79'  
CHORD = 554.10'  
N87°52'29"W

P.O.B.  
**PARCEL I-E PART 1**  
GRID COORDINATES  
N=10193395.91  
E=3123617.07

DELTA = 07°55'29"  
RADIUS = 3605.00'  
ARC = 498.61'  
CHORD = 498.21'  
S78°21'37"E

**PARCEL I-E PART 2**  
**2.353 ACRES**  
**102,515 SQ.FT.**

P.O.B.  
**PARCEL I-E PART 2**  
GRID COORDINATES  
N=10193003.81  
E=3123530.75

DELTA = 10°30'40"  
RAD = 3605.00'  
ARC = 661.34'  
CHORD = 660.41'  
N87°34'41"W

DELTA = 07°55'43"  
RAD = 3805.00'  
ARC = 526.54'  
CHORD = 526.12'  
N78°21'44"W

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

*M. Stephen Truesdale* 5 OCT 2012

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LP  
FIRM REG. NO. 100591-00  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX 78681

EXHIBIT \_\_\_\_\_

PROPERTY DESCRIPTION

DESCRIPTION OF A 23.012 ACRE (1,002,420 SQUARE FOOT), TRACT OF LAND SITUATED IN THE LEWIS J. DYCHES SURVEY, ABSTRACT NO. 180 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 175.62 ACRE TRACT (TRACT I) OF LAND, AND A PORTION OF THAT CALLED 4.00 ACRE TRACT (TRACT II) OF LAND, CONVEYED TO TEXAS CRUSHED STONE CO., BY INSTRUMENT RECORDED IN VOLUME 744, PAGE 516, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 23.012 ACRE (1,002,420 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod found in the easterly boundary line of that called 895.98 acre tract of land conveyed to Texas Crushed Stone Co., by instrument recorded in Document No. 2011013402 of the Official Public Records of Williamson County, Texas, same being the southwest corner of that called 137.86 acre tract of land conveyed to W. M. Laubach by instrument recorded in Volume 329, Page 194, of the Deed Records of Williamson County, Texas, same being the northwest corner of said 175.62 acre tract, the grid coordinates of said point for this description being determined as Northing=10194180.99, Easting=3125340.68, Texas State Plane Coordinate System, Central Zone No. 4203 (TXSPC Zone 4203);

**THENCE**, with the common boundary line of said 895.98 acre tract and said 175.62 acre tract, S 20°07'58" E for a distance of 782.22 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", at a point in the proposed northerly right-of-way (R.O.W.) line of Southwest Bypass (400' R.O.W. width), for the northwest corner and the **POINT OF BEGINNING** of the herein described tract, the grid coordinates of said point for this description being determined as Northing=10193446.67, Easting=3125609.88, TXSPC Zone 4203;

**THENCE**, departing said common boundary line, through the interior of said 175.62 acre tract and said 4.00 acre tract, with said proposed northerly R.O.W. line the following two (2) courses:

- 1) Along a curve to the left, having a delta angle of **07°57'12"**, a radius of **10,550.00** feet, an arc length of **1464.45** feet, and a chord which bears **N 82°58'31" E** for a distance of **1463.27** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for a point of tangency;
- 2) **N 78°59'55" E**, passing at a distance of 469.28 feet, the calculated intersection with the northwesterly boundary line of said 4.00 acre tract, and from which said calculated point, a 1/2" iron rod found, being the most northerly corner of said 4.00 acre tract bears, **N 34°05'01" E** at a distance of 114.17 feet, passing at a distance of 627.89 feet, the calculated intersection with the northeasterly boundary line of said 4.00 acre tract, and from which said calculated point, a 1/2" iron rod found, being the most easterly corner of said 4.00 acre tract, bears **S 54°58'09" E** at a distance of 305.57 feet, for a total distance of **1149.57** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", in the existing westerly R.O.W. line of the Georgetown Railroad (R.O.W. width varies), same being the easterly boundary line of said 175.62 acre tract, for the northeast corner of the herein described tract;

**THENCE**, departing the proposed northerly R.O.W. line of said Southwest Bypass, with said existing westerly R.O.W. line, same being the easterly boundary line of said 175.62 acre tract, the following two (2) courses:

- 3) **S 9°22'23" W** for a distance of **349.37** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the right;
- 4) Along said curve to the right, having a delta angle of **0°46'45"**, a radius of **5,699.65** feet, an arc length of **77.52** feet, and a chord which bears **S 09°45'45" W** for a distance of **77.52** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", in the proposed southerly ROW line of said Southwest Bypass, being the southeast corner of the herein described tract;

**THENCE**, departing said existing westerly R.O.W. line, through the interior of said 175.62 acre tract and said 4.00 acre tract, with the southerly proposed R.O.W. line of said Southwest Bypass, the following two (2) courses:



- 5) **S 78°59'55" W**, passing at a distance of 340.95 feet, the calculated intersection with the southeasterly boundary line of said 4.00 acre tract, and from which said calculated point, a 1/2" iron rod found, being the most southerly corner of said 4.00 acre tract bears, **S 34°04'20" W** at a distance of 162.20 feet, passing at a distance of 566.49 feet the calculated intersection with the southwesterly boundary line of said 4.00 acre tract, and from which said calculated point, a 1/2" iron rod found, being the most westerly corner of said 4.00 acre tract bears, **N 55°01'25" W** at a distance of 258.36 feet, for a total distance of **1000.45** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the right;
- 6) Along said curve to the right, having a delta angle of **07°18'40"**, a radius of **10,950.00** feet, an arc length of **1397.24** feet, and a chord which bears **S 82°39'15" W** for a distance of **1396.30** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", being in the common boundary line of said 895.98 acre tract and said 175.62 acre tract;
- 7) **THENCE** departing the southerly ROW line of said Southwest Bypass, with said common boundary line, **N 20°07'58" W** for a distance of **417.75** feet to the **POINT OF BEGINNING**, containing 23.012 acres (1,002,420 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

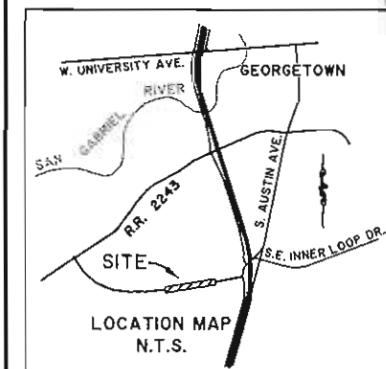
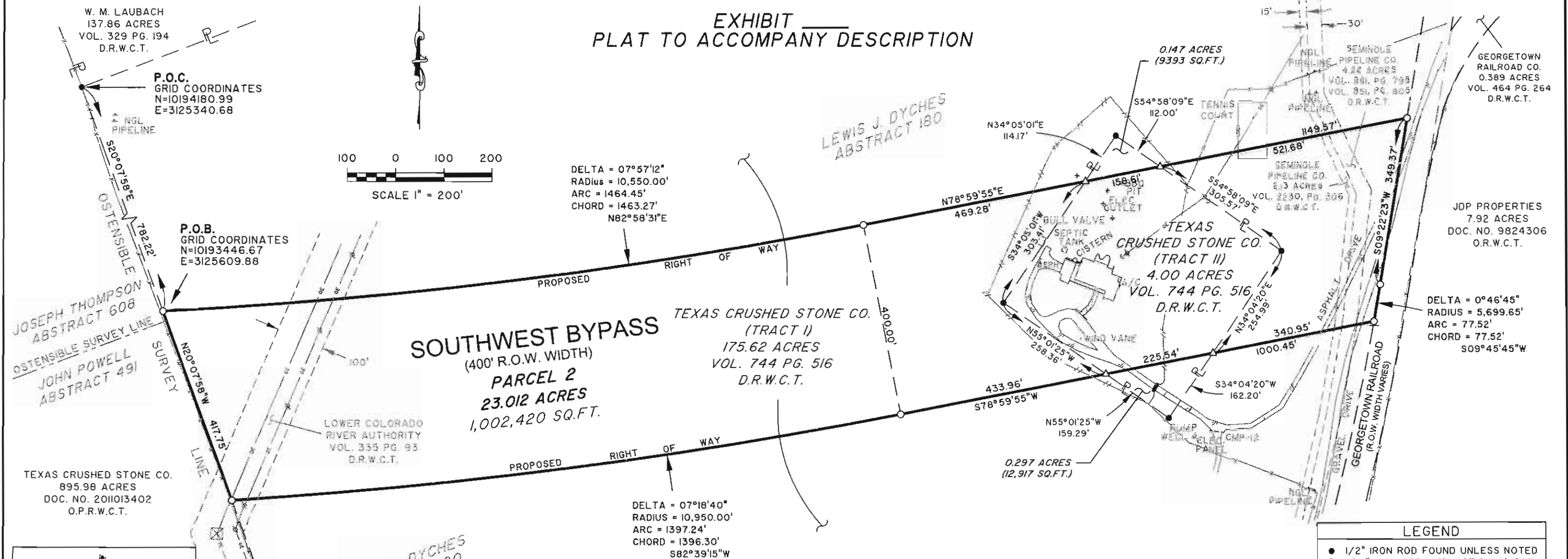
M. Stephen Truesdale  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, L.P.  
Firm Registration No. 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681  
512-238-1200

5 OCT 2012  
Date





# EXHIBIT PLAT TO ACCOMPANY DESCRIPTION



STATE OF TEXAS  
COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

**M. Stephen Truesdale**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LP  
FIRM REG. NO. 100591-00  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX 78681



## NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
- 2) THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 120066871 F, ISSUED BY STEWART TITLE COMPANY, EFFECTIVE DATE MAY 26, 2012, ISSUE DATE JUNE 5, 2012.

## SCHEDULE B:

11. EASEMENT TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 302, PAGE 112, D.R.W.C.T. FROM IT'S DESCRIPTION, CAN NOT BE LOCATED.
12. EASEMENT TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 302, PAGE 113, D.R.W.C.T. FROM IT'S DESCRIPTION, CAN NOT BE LOCATED.
13. EASEMENT TO LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 335, PAGE 93, D.R.W.C.T. AFFECTS AS SHOWN.
14. EASEMENT TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 364, PAGE 345, D.R.W.C.T. FROM IT'S DESCRIPTION, CAN NOT BE LOCATED.
15. EASEMENT TO LESTER L. IHMS AND WIFE, JANET IHMS, RECORDED IN VOLUME 461, PAGE 493, D.R.W.C.T. DOES NOT AFFECT.
16. EASEMENT TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 467, PAGE 404, D.R.W.C.T. DOES NOT AFFECT.
17. EASEMENT TO STATE OF TEXAS, RECORDED IN VOLUME 466, PAGE 382, D.R.W.C.T. DOES NOT AFFECT.
18. EASEMENT TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 489, PAGE 281, D.R.W.C.T. DOES NOT AFFECT.
20. EASEMENT TO SEMINOLE PIPELINE CO., RECORDED IN VOLUME 851, PAGE 795, D.R.W.C.T., AND AS MODIFIED BY INSTRUMENT RECORDED IN VOLUME 2230, PAGE 206, O.R.W.C.T. AFFECTS AS SHOWN.
21. EASEMENT TO SEMINOLE PIPELINE CO., RECORDED IN VOLUME 851, PAGE 805, O.R.W.C.T. AFFECTS AS SHOWN.
22. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN INDUSTRIAL DISTRICT AGREEMENT, BY AND BETWEEN TEXAS CRUSHED STONE AND GEORGETOWN RAILROAD, INC. AND THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2011022308, O.P.R.W.C.T. SUBJECT TO.
23. CONTRACT AND AGREEMENT, BY AND BETWEEN TEXAS CRUSHED STONE AND GEORGETOWN RAILROAD, INC., AND THE CITY OF GEORGETOWN, RECORDED IN VOLUME 1515, PAGE 304, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND SECOND AMENDED AGREEMENT, RECORDED IN DOCUMENT NO. 9547978, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. SUBJECT TO.
24. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT, BY AND BETWEEN CITY OF ROUND ROCK, GEORGETOWN RAILROAD COMPANY, INC. AND TEXAS CRUSHED STONE COMPANY, RECORDED IN DOCUMENT NO. 2002046116, O.P.R.W.C.T. DOES NOT AFFECT.

3) THERE MAY BE OTHER INSTRUMENTS OF RECORD UNKNOWN TO THE UNDERSIGNED THAT MAY AFFECT THIS TRACT.

**PARCEL 2**  
**TEXAS CRUSHED STONE CO.**

## LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD W/PLASTIC CAP SET STAMPED "INLAND 4933"
- ▲ NAIL FOUND
- △ CALCULATED POINT
- ⊙ COTTON SPINDLE FOUND
- TYPE I CONC MARKER FND
- GUY ANCHOR
- ⊗ POWER POLE
- ( ) RECORD INFO
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINING
- P.O.C. POINT OF COMMENCEMENT
- X— WIRE FENCE
- OE— OVERHEAD ELECTRIC LINE
- E— EDGE OF PAVEMENT
- B— BREAK LINE
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

EXHIBIT \_\_\_\_

PROPERTY DESCRIPTION

DESCRIPTION OF A 1.611 ACRE (70,156 SQUARE FOOT), TRACT OF LAND SITUATED IN THE LEWIS J. DYCHES SURVEY, ABSTRACT NO. 180 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 175.62 ACRE TRACT (TRACT I) OF LAND, CONVEYED TO TEXAS CRUSHED STONE CO., BY INSTRUMENT RECORDED IN VOLUME 744, PAGE 516, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.611 ACRE (70,156 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod found in the easterly boundary line of that 895.98 acre tract of land conveyed to Texas Crushed Stone Co., by instrument recorded in Document No. 2011013402 of the Official Public Records of Williamson County, Texas, being the southwest corner of that called 137.86 acre tract of land conveyed to W. M. Laubach by instrument recorded in Volume 329, Page 194, of the Deed Records of Williamson County, Texas, same being the northwest corner of said 175.62 acre tract, the grid coordinates of said point for this description being determined as Northing=10194180.99, Easting=3125340.68, Texas State Plane Coordinate System, Central No. Zone 4203 (TXSPC Zone 4203);

**THENCE**, with the common boundary line of said 895.98 acre tract and said 175.62 acre tract, S 20°07'58" E for a distance of 782.22 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", being in the proposed northerly right-of-way (R.O.W.) line of Southwest Bypass (400' R.O.W. width);

**THENCE**, departing said common boundary line, through the interior of said 175.62 acre tract, with said proposed northerly R.O.W. line, along a curve to the left, having a delta angle of 07°08'38", a radius of 10,550.00 feet, an arc length of 1315.44 feet, and a chord which bears N 83°22'48" E for a distance of 1314.58 feet to a calculated point, for the southwest corner and the **POINT OF BEGINNING** of the herein described tract, the grid coordinates of said point for this description being determined as Northing=10193598.20, Easting=3126915.52, TXSPC Zone 4203;

**THENCE**, departing said proposed northerly R.O.W. line, and continuing through the interior of said 175.62 acre tract, the following three (3) courses:

- 1) **N 10°51'01" W** for a distance of **175.00** feet to a calculated point for the northwest corner of the herein described tract;
- 2) **N 79°08'59" E** for a distance of **400.00** feet to a calculated point for the northeast corner of the herein described tract;

- 3) **S 10°51'01" E** for a distance of **175.00** feet to a calculated point, being in said proposed northerly R.O.W. line, for the southeast corner of the herein described tract; and from which a 1/2" iron rod found, being the most northerly corner of that called 4.00 acre tract (Tract II) of land conveyed to Texas Crushed Stone Co., by instrument recorded in Volume 744, Page 516, of the Deed Records of Williamson County, Texas bears, N 78°59'55" E at a distance of 218.29 feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", in the northwesterly boundary line of said 4.00 acre tract, and N 34°05'01" E with said northwesterly boundary line, at a distance of 114.17 feet;

**THENCE**, continuing through the interior of said 175.62 acre tract, with said proposed northerly R.O.W. line, the following two (2) courses:

- 4) **S 78°59'55" W** for a distance of **250.99** feet to a 1/2" iron rod with plastic cap set, stamped "INLAND 4933", for the beginning of a curve to the right;
- 5) Along said curve to the right, having a delta angle of **0°48'33"**, a radius of **10,550.00** feet, an arc length of **149.01** feet, and a chord which bears **S 79°24'12" W** for a distance of **149.01** feet to the **POINT OF BEGINNING**, containing 1.611 acres (70,156 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, L.P.  
Firm Registration No. 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681  
512-238-1200

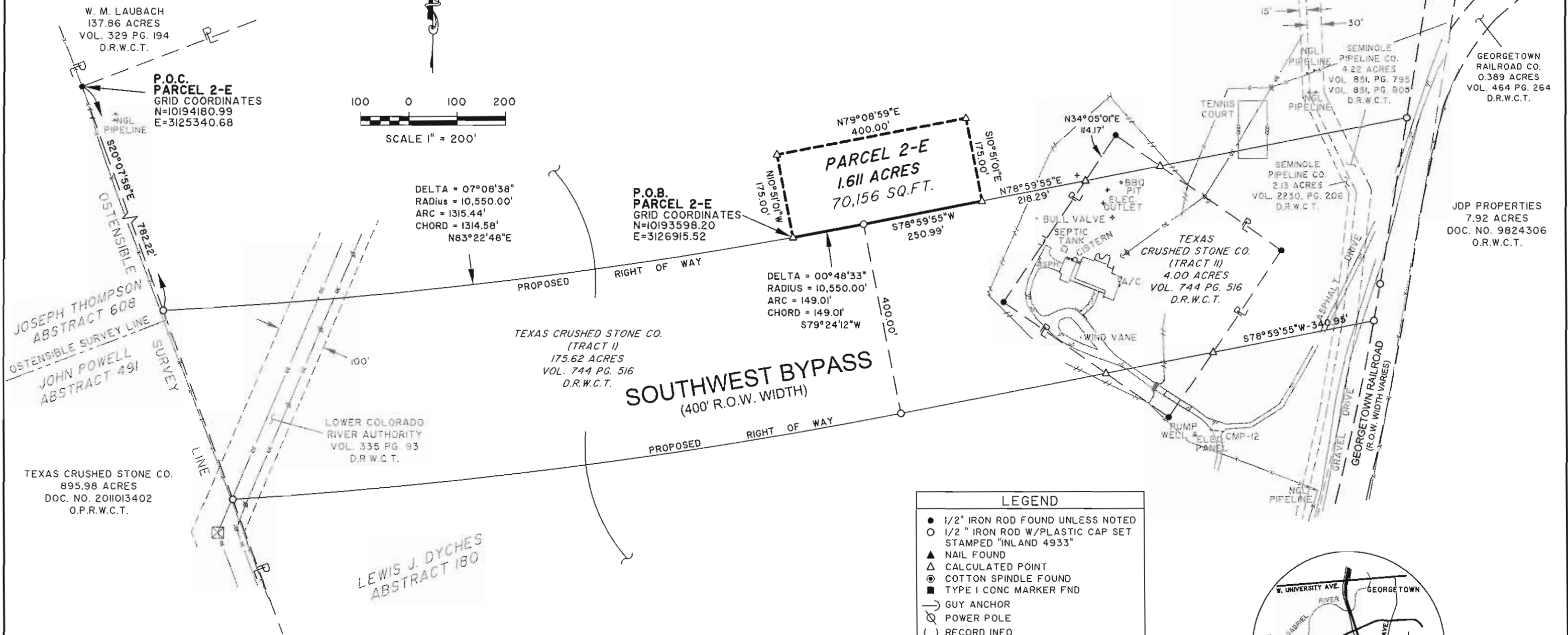
*5 OCT 2012*

Date





# EXHIBIT PLAT TO ACCOMPANY DESCRIPTION



STATE OF TEXAS  
COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

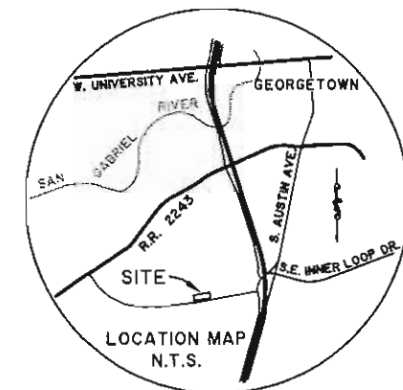
*M. Stephen Truesdale* 5 OCT 2012

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, L.P.  
FIRM REG. NO. 100591-00  
1504 CHISHOLM TRAIL RD. SUITE 103  
ROUND ROCK, TX 78681



PARCEL 2-E  
TEXAS CRUSHED STONE CO.

LEGEND	
●	1/2" IRON ROD FOUND UNLESS NOTED
○	1/2" IRON ROD W/PLASTIC CAP SET STAMPED "INLAND 4933"
▲	NAIL FOUND
△	CALCULATED POINT
⊙	COTTON SPINDLE FOUND
■	TYPE I CONC MARKER FND
—	GUY ANCHOR
—	POWER POLE
( )	RECORD INFO
—	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC LINE
—	EDGE OF PAVEMENT
—	BREAK LINE
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



PAGE 3 OF 3

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

### Area to be Surrounded by City Limits





## **Exhibit C**

**CITY OF GEORGETOWN**  
**ANNEXATION SERVICE PLAN**  
**AREA: SOUTHWEST BYPASS**  
**(IH-35 TO FM 2243)**  
**COUNCIL DISTRICT: No. 2**  
**DATE: DECEMBER 10, 2019**

### **I. INTRODUCTION**

This Service Plan (the “Plan”) is made by the City of Georgetown, Texas (“City”) pursuant to Sections 43.056(b)-(o) and 43.065 of the Texas Local Government Code (“LGC”). This Plan relates to the annexation into the City of the land shown on Exhibit “A” to this Service Plan, which is referred to as “Southwest Bypass (IH-35 to FM 2243)”. The provisions of this Plan were made available for public inspection and explained to the public at the two public hearings held by the City on October 22, 2019 in accordance with Section 43.056(j) of the LGC.

### **II. TERM OF SERVICE PLAN**

Pursuant to Section 43.056(l) of the LGC, this Plan shall be in effect for a ten-year period commencing on the effective date of the ordinance approving the annexation. Renewal of the Plan shall be at the discretion of the City Council and must be accomplished by Ordinance.

### **III. INTENT**

It is the intent of the City to provide municipal services in accordance with the timetables required by the LGC. The City reserves the rights guaranteed to it by the LGC to amend this Plan if the City Council determines that changed conditions, subsequent occurrences, or any other legally sufficient circumstances exist under the LGC or other Texas laws that make this Plan unworkable, obsolete, or unlawful.

### **IV. CATEGORIZATION OF MUNICIPAL SERVICES**

The municipal services described herein are categorized by those services which are (1) available to the annexed area immediately upon annexation; (2) those services which will be available to the annexed area within 2½ years from the effective date of the annexation; and (3) those services for which capital improvements are needed and which will be available within 4½ years from the effective date of the annexation based upon a schedule for construction of such improvements as set forth herein.

For the purposes of this Plan, “provision of services” includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract, in whole or in part, and may include duties on the part of a private landowner with regard to such services.

In addition, in accordance with Section 43.056(g) of the LGC, if before annexation the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the same

being provided by the City to other areas within the City limits, this Plan shall be construed to allow for the provision to the annexed area of a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected in the annexed area.

## **V. SERVICES TO BE PROVIDED UPON ANNEXATION**

- 1. 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.
- 2. Police** – The City’s Police Department will provide protection and law enforcement services.
- 3. Planning and Development, Building Permits, and Inspections Services** - 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.
- 4. 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.
- 5. 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.
- 6. Library** – Upon annexation, library privileges will be available to anyone residing in the annexed area
- 7. 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.
- 8. 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.

- 9. 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.
- 10. Solid Waste Services**– The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
- 11. Code Compliance**– The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
- 12. Animal Control Services** – Upon annexation, the City shall provide animal control services in the annexed area.
- 13. 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
- 14. Health and Safety Regulations** – The provisions of the City Code of Ordinances relating to health and safety regulations (including but not limited to Fire Prevention Code; Fireworks; Food Sanitation; Noise Control; Nuisances; Junked Motor Vehicles; and Smoking in Public Places) shall apply in the annexed area.
- 15. Regulations Pertaining to Peace, Morals and Welfare** -- The provisions of the City Code of Ordinances relating to peace, morals and welfare (including but not limited to Housing Discrimination; Weapons; and Enforcement of Other Miscellaneous Violations) shall apply in the annexed area.

## **VI. SERVICES TO BE PROVIDED WITHIN 4½ YEARS OF ANNEXATION; CAPITAL IMPROVEMENTS PROGRAM**

- 1. In General** – The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary for services that are provided directly by the City.
- 2. Water and Wastewater Services**– Water and wastewater services are only provided to occupied lots that have been legally subdivided and platted or are otherwise a legal lot, and that are located within the boundaries of the City's authorized service areas. Further, existing residences in the annexed area that were served by a functioning onsite sewer system (septic system) shall continue to use such private system for wastewater services in conformance with the City Code of Ordinances. Existing non-residential establishments in the annexed area may continue to use an onsite sewer system (septic system) for sewage disposal in conformance with the City Code of Ordinances. Upon the

Development of any property in the annexed area, the provisions of the UDC shall apply. The City shall have no obligation to extend water or wastewater service to any part of the annexed area that is within the service area of another water or wastewater utility. For annexed areas located within the City's authorized service areas, the City shall, subject to the terms and conditions of this Plan, extend water and wastewater service in accordance with the service extension ordinances, policies, and standards that are summarized in Section X of this Plan, which may require that the property owner or developer of a newly developed tract install water and wastewater lines. The extension of water and wastewater services will be provided in accordance with the policies summarized in Section X of this Plan and with any applicable construction and design standards manuals adopted by the City.

3. **Water and Wastewater Capital Improvements Schedule** – Because of the time required to design and construct the necessary water and wastewater facilities to serve the annexed area, certain services cannot be reasonably provided within 2½ years of the effective date of annexation. Therefore, , the City shall implement a program, which will be initiated after the effective date of the annexation and include the acquisition or construction of capital improvements necessary for providing water and wastewater services to the area. The following schedule for improvements is proposed: construction will commence within 2 ½ years from the effective date of annexation and will be substantially complete within 4 ½ years from the effective date of annexation. However, the provisions of Section VII of this Plan shall apply to the schedule for completion of all capital improvements. In addition, the acquisition or construction of the improvements shall be accomplished by purchase, lease, or other contract or by the City succeeding to the powers, duties, assets, and obligations of a conservation and reclamation district as authorized or required by law.
4. **Roads and Streets** – No road or street related capital improvements are necessary at this time. Future extension of roads or streets and installation of traffic control devices will be governed by the City's Comprehensive Plan, the City's Overall Transportation Plan, the City's Capital Improvements Plan; the City's regular or non-impact fee Capital Improvements Program, and any applicable City ordinances, policies, and procedures, which may require that the property owner or developer install roads and streets at the property owner's or developer's expense. It is anticipated that the developer of new subdivisions in the area will install street lighting in accordance with the City's standard policies and procedures. Provision of street lighting will be in accordance with the City's street lighting policies.
5. **Capital Improvements for Other Municipal Services** – No capital improvements are necessary at this time to provide municipal Police; Fire Protection; Emergency Medical Services; Solid Waste Collection; Public Parks, Playgrounds, or Swimming Pools; Public Buildings or Facilities; or Library Services. The annexed area will be included in the City's future planning for new or expanded capital improvements and evaluated on the same basis and in accordance with the same standards as similarly situated areas of the City.

## **VII. FORCE MAJEURE AND SCHEDULE EXTENSIONS**

1. Certain events, described as Force Majeure Events in this Plan, are those over which the City has no control. Force Majeure Events shall include, but not be limited to, acts of God; terrorism or acts of a public enemy; war; blockages; riots; strikes; epidemics; forces of nature including landslides, lightening, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes; arrest and restraint of government; explosions; collisions, and all other inabilities of the City, whether similar to those enumerated or otherwise, which are not within the control of the City. Any deadlines or other provisions of this Plan that are affected by a Force Majeure Event shall be automatically extended to account for delays caused by such Force Majeure Event.
2. In accordance with Section 43.056(e) of the LGC, this Plan and the schedules for capital improvements necessary to provide full municipal services to the annexed area may be amended by the City to extend the period for construction if the construction is proceeding with all deliberate speed. The construction of the improvements shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices. However, the City does not violate this Plan if the construction process is interrupted for any reason by circumstances beyond the direct control of the City.

## **VIII. AMENDMENTS**

Pursuant to the provisions of Section 43.056(k) of the LGC, on approval by the City Council, the Plan is a contractual obligation that is not subject to amendment or repeal except as provided by state law. Section 43.056(k) of the LGC provides that if the City Council determines, after public hearings, that changed conditions or subsequent occurrences make the Plan unworkable or obsolete, the City Council may amend the Plan to conform to the changed conditions or subsequent occurrences. An amended Plan must provide for services that are comparable to or better than those established in the Plan before amendment. Before any Plan amendments are adopted, the City Council must provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.063 of the LGC.

## **IX. FEES**

The City may impose a fee for any municipal service in the area annexed if the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

## **X. WATER AND WASTEWATER SERVICE EXTENSION POLICIES**

The policies and regulations related to water and wastewater utility extensions that are included in the City Code of Ordinances, the Unified Development Code, the City's Construction and Specifications Manual, Drainage Manual, and other published policies and technical manuals, as the same may be amended from time to time, shall control the extension of water and wastewater services to the annexed area.