

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY DOCUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF ROUND ROCK AND THE CITY OF GEORGETOWN

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

This Interlocal Agreement by and between the City of Round Rock and the City of Georgetown (“**Agreement**”) is entered into as of this ____ day of _____, 2024 (the “**Effective Date**”) by and between the City of Round Rock, Texas, a Texas home-rule municipal corporation (“**Round Rock**”), and the City of Georgetown, a Texas home-rule municipal corporation (“**Georgetown**”).

BACKGROUND:

WHEREAS, Chapter 791 of the Texas Government Code, entitled the “Interlocal Cooperation Act”, allows local governments to contract with one another to perform governmental functions and services; and

WHEREAS, Round Rock is the holder of two (2) water line easement recorded under Document Number 2002072796 and Document Number 2020133862 of the Official Public Records of Williamson County, Texas (the “**Round Rock Water Line Easements**”) containing a water line and related facilities therein (the “**Round Rock Water Line Facilities**”), the terms of which Round Rock Water Line Easements provide, in pertinent part, that the grantor of such water line easements “will not convey any other easement or conflicting rights within the...” area “covered by this grant... without the express written consent of Grantee, which consent shall not be unreasonably withheld”; and

WHEREAS, the boundaries of the Round Rock Water Line Easements are further described and depicted on Exhibit “A” and Exhibit “B” attached hereto (the “**Round Rock Water Line Easement Areas**”); and

WHEREAS, Georgetown has requested Round Rock’s consent to cross the Round Rock Water Line Easement Areas and the Round Rock Water Line Facilities, for Georgetown’s placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of electric utility and telecommunication lines and related facilities (the “**Georgetown Electric Facilities**”), and has correspondingly requested a grant of

an electric easement (the “**Georgetown Electric Easement**”) from AMFP IV TX Commercial LLC – CH1 Lot 2 Series, a Texas limited liability company; and

WHEREAS, the boundaries of the Georgetown Electric Easement are further described and depicted on Exhibit “C” attached hereto (the “**Georgetown Electric Easement Area**”); and

WHEREAS, Georgetown has also requested Round Rock’s consent to cross the Round Rock Water Line Easement Areas and the Round Rock Water Line Facilities, for Georgetown’s placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a wastewater system and lines and related facilities (the “**Georgetown Wastewater Facilities**”), and a wastewater easement (the “**Georgetown Wastewater Easement**”) has correspondingly been dedicated to Georgetown on the plat recorded under County Clerk’s File Number 2020145589, Official Public Records of Williamson County, Texas; and

WHEREAS, the boundaries of the Georgetown Wastewater Easement are further described and depicted on Exhibit “D” attached hereto (the “**Georgetown Wastewater Easement Area**”); and

WHEREAS, Round Rock is willing to consent to (i) the Georgetown Electric Easement and the Georgetown Wastewater Easement and Georgetown’s related rights to place, construct, operate, repair, maintain, replace, upgrade, rebuild, relocate and/or remove the Georgetown Electric Facilities and Georgetown Wastewater Facilities therein, and (ii) the Georgetown Electric Easement, the Georgetown Wastewater Easement, the Georgetown Electric Facilities, and the Georgetown Wastewater Facilities crossing the Round Rock Water Line Easement Areas and the Round Rock Water Line Facilities, as specifically described and shown on the attached drawings marked as Exhibit “E”, but in order to ensure that Round Rock can continue to safely and efficiently carry out the purposes of the Round Rock Water Line Easements, Round Rock has requested that Georgetown agree to the terms set forth herein; and

WHEREAS, Round Rock and Georgetown are agreeable to such terms.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Round Rock and Georgetown agree as follows:

1. Construction and Crossing of the Water Line Easement Areas. Round Rock agrees to allow Georgetown to place, construct, operate, repair, maintain, replace, upgrade, rebuild and/or remove the Georgetown Electric Facilities and the Georgetown Wastewater Facilities in the location described and shown on the attached drawings, marked as Exhibit “F”. As long as Georgetown places, constructs, operates, repairs, maintains, replaces, upgrades, rebuilds and/or removes the Georgetown Electric Facilities and the Georgetown Wastewater Facilities in such location, Round Rock shall not require, or otherwise force, Georgetown to

move or relocate the Georgetown Electric Facilities or the Georgetown Wastewater Facilities from such location. Poles, manholes, boxes and vaults shall not be permitted within the Round Rock Water Line Easement Areas. Round Rock also consents to the grant of the Georgetown Electric Easement by AMFP IV TX Commercial LLC – CH1 Lot 2 Series in the form attached hereto as Exhibit “G” and the dedication of the Georgetown Wastewater Easement pursuant to the plat recorded under County Clerk’s File Number 2020145589, Official Public Records of Williamson County, Texas, subject to, and in accordance with, the terms and provisions set forth herein.

2. Maintenance of the Georgetown Electric Facilities and the Georgetown Wastewater Facilities. Georgetown may not relocate, modify, redesign, or enlarge the Georgetown Electric Facilities within the Round Rock Water Line Easement Areas or the Georgetown Wastewater Facilities within the Round Rock Water Line Easement Areas; provided, however that ordinary maintenance and repairs may be made to the Georgetown Electric Facilities and the Georgetown Wastewater Facilities within the Round Rock Water Line Easement Areas without the consent of the Round Rock so long as such maintenance and repairs are performed in such a manner as to maintain the Georgetown Electric Facilities and the Georgetown Wastewater Facilities as shown on Exhibit “F” hereto (such ordinary maintenance or repairs which meet the foregoing conditions being “**Routine Maintenance**”). Georgetown shall at all times conduct all of its activities within the Georgetown Electric Easement Area and the Georgetown Wastewater Easement Area in a manner that does not interfere with or prevent Round Rock’s use of the Round Rock Water Line Easements. If at any time Round Rock, in its sole, but reasonable, discretion, determines that the safety, operation or maintenance of the Round Rock Water Line Facilities is adversely affected or impeded by the Georgetown Electric Facilities or the Georgetown Wastewater Facilities, Round Rock shall notify Georgetown, and Georgetown shall promptly take any and all necessary action to protect the Round Rock Water Line Facilities, as applicable, from such adverse condition. If Georgetown causes damage to the Round Rock Water Line Facilities, Georgetown shall be solely responsible for the costs of repair.

3. No Other Encroachments Permitted. Except as expressly permitted in the preceding paragraphs, no other encroachments shall be permitted within the Round Rock Water Line Easement Areas.

4. Maintenance of Georgetown Electric Facilities and Georgetown Wastewater Facilities. Georgetown, at Georgetown’s sole expense, shall maintain and operate the Georgetown Electric Facilities and the Georgetown Wastewater Facilities, and Round Rock will not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of the Georgetown Electric Facilities or the Georgetown Wastewater Facilities.

5. Entire Agreement. This Agreement contains the entire agreement of the parties hereto regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter.

6. Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the parties hereto.

7. Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected, and this Agreement will be construed as if the invalid portion had never been contained herein.

8. Governing Law. The parties expressly agree that this Agreement is governed by and will be construed and enforced in accordance with Texas law without respect to Texas' choice of law rules.

9. Notices. Any notices given under this Agreement will be effective if (i) forwarded to a party hereto by hand-delivery; (ii) transmitted to a party hereto by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the party indicated below:

Georgetown: City of Georgetown
Attn: City Manager
P.O. Box 409
Georgetown, Texas 78627
Phone: (512) 930-3723

Round Rock: City of Round Rock
Attn: City Manager
221 E. Main Street
Round Rock, Texas 78664
Phone: (512) 218-5401

10. Cooperation. The parties hereto agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

11. Payments from Current Revenue. Any payments required to be made by a party under this Agreement will be paid from current revenues and or other funds lawfully available to the party for such purpose.

12. Independent Relationship. Each party hereto, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose.

13. No Third Party Beneficiaries. This Agreement is entered into for the sole and exclusive benefit of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer or shall be construed as conferring any rights, benefits, remedies, or claims upon any other person or entity.

14. Paragraph Headings. The paragraph headings are inserted for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any section thereof.

15. Successors and Assigns. This Agreement shall bind and inure to the benefit the parties hereto and their respective successors and permitted assigns, as applicable.

14. Counterparts. This Agreement may be executed in one or more counterparts, all of which together shall constitute the same instrument.

[Signature Pages Follow]

City of Round Rock, Texas,
a Texas home-rule municipal corporation

By: _____
Craig Morgan, Mayor

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20____, by Craig Morgan, Mayor of City of Round Rock, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

ATTEST:

Meagan Spinks, City Clerk

City of Georgetown,
a Texas home-rule municipal corporation

By: _____
David Morgan, City Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20____, by David Morgan, City Manager of City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

ATTEST:

Robyn Densmore, City Secretary

APPROVED AS TO FORM:

Skye Masson, City Attorney

EXHIBIT “A”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

DESCRIPTION

FOR A 2.142 ACRE WATERLINE EASEMENT OUT OF THE J. PATTERSON SURVEY, ABSTRACT NO. 502, AND THE FRANCIS A. HUDSON SURVEY, ABSTRACT NO. 295, IN WILLIAMSON COUNTY, TEXAS, SAID EASEMENT BEING A PORTION OF THAT CALLED 185 ACRE TRACT CONVEYED TO C. A. BARTON, ET. AL., BY DEED RECORDED VOLUME 319 ON PAGE 524 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE an iron rod found for the most northerly southeast corner of that called 82.8658 Acre tract of land conveyed to William D. Kelley Charitable Trust by Deed recorded as Document No. 9873761 of the Official Records of said county, same being the northeast corner of that called 0.50 Acre tract of land conveyed to Capitol City Oil Company by deed recorded in Volume 1939, Page 37 of the Official Records of said county, and said point being on the west line of said 185 Acre tract;

THENCE with the west line of said 185 Acre tract, and the east line of said 82.8658 Acre tract, N 20°45'46" W for a distance of 345.36 feet to the most northerly southwest corner and **POINT OF BEGINNING** hereof;

THENCE continuing with the west line of said 185 Acre tract, and the east line of said 82.8658 Acre tract, N 20°45'46" W a distance of 20.00 feet to the northwest corner hereof;

THENCE departing said line, through the interior of said 185 Acre tract, the following eleven (11) courses and distances:

- 1) N 67°57'36" E a distance of 35.01 feet to an angle point hereof,
- 2) S 20°45'46" E a distance of 253.66 feet to an angle point hereof,
- 3) N 69°00'52" E a distance of 87.96 feet to an angle point hereof,
- 4) S 21°07'08" E a distance of 259.85 feet to an angle point hereof,
- 5) N 68°34'41" E a distance of 828.00 feet to an angle point hereof,
- 6) N 21°25'19" W a distance of 10.00 feet to an angle point hereof,
- 7) N 68°34'41" E a distance of 148.00 feet to an angle point hereof,
- 8) S 21°25'19" E a distance of 10.00 feet to an angle point hereof,
- 9) N 68°34'41" E a distance of 1557.68 feet to an angle point hereof,
- 10) N 23°48'00" E a distance of 62.92 feet to an angle point hereof, and
- 11) N 68°48'00" E a distance of 51.70 feet to a point on the east line of said 185 Acre tract, same being the west line of County Road 116, for the northeast corner hereof;

THENCE with the east line of said 185 Acre tract, and the west line of said County Road 116, S 21°17'31" E a distance of 25.00 feet to a point for the most northerly southeast corner hereof;

THENCE departing said line, through the interior of said 185 Acre tract, the following seven (7) courses and distances:

- 1) S 68°48'00" W a distance of 41.38 feet to an angle point hereof,
- 2) S 23°48'00" W a distance of 69.96 feet to an angle point hereof,

Exhibit "A"
Page 1 of 5

- 3) S 68°34'41" W a distance of 2559.10 feet to a point on east line of that called 0.696 Acre tract of land conveyed to the City of Round Rock by deed recorded in Volume 547, Page 122 of the Deed records of said county for an angle point hereof;
- 4) with the east line of said 0.696 Acre tract, N 21°07'08" W a distance of 270.00 feet to a point for the northeast corner of said 0.696 Acre tract, and an angle point hereof;
- 5) with the north line of said 0.696 Acre tract, S 69°00'52" W a distance of 88.09 feet to a point for an angle point hereof,
- 6) departing the north line of said 0.696 Acre tract, N 20°45'46" W a distance of 253.29 feet to an angle point hereof, and
- 7) S 67°57'36" W a distance of 15.00 feet to the POINT OF BEGINNING and containing 2.142 Acres of land more or less.

All bearings are grid bearings based on the Texas State Plane Coordinate System, Central Zone, NAD83, per GPS Survey Performed in July, 2001.

BAKER-AICKLEN & ASSOCIATES, INC.
203 E. Main Street, Suite 201
Round Rock, TX 78664

Lawrence A. Hunt
Lawrence A. Hunt
R.P.L.S. #4328

7/02/02
REV SURVEY NAMES

W:\PROJECTS\HDR\WESTINGHOUSE\EASEMENTS\DOC\BARTON-ESMT.doc

285-716-20



Unofficial Document

Exhibit "A"
Page 2 of 5

EXHIBIT " A "

County: Williamson
 Project: Chapel Hill
 Half AVO: 33984.06

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 9/29/2020

EASEMENT

BEING A DESCRIPTION OF 0.086 ACRE OF LAND (APPROX. 3767 SQUARE FEET), BEING OUT OF AND A PORTION OF THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PORTION OF THE CALLED 12.40 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), OUT OF AND A PORTION OF THE 3.74 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911, O.P.R.W.C.T., AND OUT OF AND A PORTION OF THE CALLED 1.708 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020011100, O.P.R.W.C.T., SAID 0.086 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the existing north right-of-way line of Westinghouse Road (R.O.W. width varies) at the most southerly common corner of the called 0.696 acre tract of land conveyed to City of Round Rock, Texas in Volume 547, Page 122 of the Deed Records of Williamson County, Texas and the remainder of the called 10.01 acre tract of land conveyed to Bill Nations (2/3 interest) MLL Horizon Investments, LLC (1/3 interest), having Texas State Plane NAD83 (Central Zone) Grid coordinates of N=10184162.44 and E=3129150.41;

THENCE North 68°33'41" East, with the existing north right-of-way line of Westinghouse Road, being the south line of the remainder of the said 10.01 acre tract, a distance of 702.92 feet to a 1/2-inch iron rod with "Half" cap set at the southwest corner of the said 1.708 acre tract, being the southeast corner of the remainder of the said 10.01 acre tract, being a corner in the proposed northerly right-of-way line of Westinghouse Road;

THENCE North 21°26'19" West, with the proposed north right-of-way line of Westinghouse Road, being the common line of the said 1.708 acre and the remainder of the said 10.01 acre tract, a distance of 13.59 feet to the 1/2-inch iron rod with "Half" cap set at a corner in the proposed north right-of-way line of Westinghouse Road, being the southwest corner of Lot 1, Block A of the proposed Chapel Hill Subdivision Section One;

THENCE North 21°26'19" West, leaving the proposed north right-of-way line of Westinghouse Road, with the common line of the said 1.708 acre and the remainder of the said 10.01 acre tract, being the west line of Lot 1, Block A of said proposed Chapel Hill Subdivision Section One, a distance of 14.95 feet to a calculated point in the north line of the remaining portion of a called 2.142 acre Waterline Easement recorded in Document No. 2002072796, O.P.R.W.C.T. for the **POINT OF BEGINNING** and southwest corner of the herein described tract of land, having Texas State Plane NAD83 (Central Zone) Grid coordinates of N=10184388.83 and E=3129648.88;

EXHIBIT " A "

County: Williamson
 Project: Chapel Hill
 Halff AVO: 33984.06

Page 2 of 4
 9/29/2020

THENCE North 21°26'19" West, with the common line of the said 1.708 acre and the remainder of the said 10.01 acre tract, being the west line of Lot 1, Block A of said proposed Chapel Hill Subdivision Section One, a distance of 15.00 feet to a calculated point in the south line of a proposed 15 foot wide proposed Public Utility Easement to be dedicated in said proposed proposed Chapel Hill Subdivision Section One, for the northwest corner of the herein described tract of land, from which a 1/2-inch iron rod with "Halff" cap set at point of curvature in said common line, and west line of Lot 1, Block A of said proposed Chapel Hill Subdivision Section One bears North 21°26'19" West, a distance of 154.61 feet;

THENCE North 69°31'43" East, with the south line of the said proposed Public Utility Easement, over and across Lots 1 and 2, Block A of said proposed Chapel Hill Subdivision Section One, over and across the said 1.708 acre tract and the said 3.74 acre tract and the said 12.40 acre tract, a distance of 301.42 feet to a calculated point at a northwesterly corner of the remainder of the said 2.142 acre Waterline Easement, for the northeast corner of the herein described tract of land;

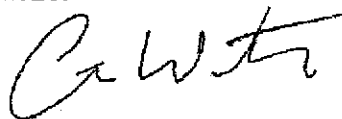
THENCE South 21°25'19" East, continuing over and across said Lot 2, Block A of said proposed Chapel Hill Subdivision Section One, and the said 12.40 acre tract, with a westerly line of the remainder of the said 2.142 acre Waterline Easement, a distance of 10.00 feet to a calculated point at a corner in the north line of the said 2.142 acre Waterline Easement for the southeast corner of the herein described tract of land;

THENCE South 68°34'41" West, continuing over and across Lots 2 and 1, Block A, and the said 12.40 acre tract, the said 3.74 acre tract and the said 1.708 acre tract, with a northerly line of the remainder of the said 2.142 acre Waterline Easement, a distance of 301.37 feet to the **POINT OF BEGINNING** and containing 0.086 acre of land, more or less, within these metes and bounds.

NOTES:

All bearing shown hereon are based upon Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00012.

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 on the ground under my direction and supervision between the months of April 2019 and June 2020.



09/29/2020

 Curtis Wayne Watts, R.P.L.S. Date
 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

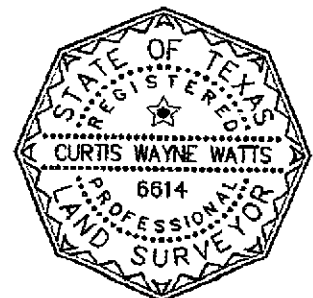


EXHIBIT “B”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

SKETCH TO ACCOMPANY DESCRIPTION

FRANCIS A. HUDSON A-295

J. PATTERSON A-502

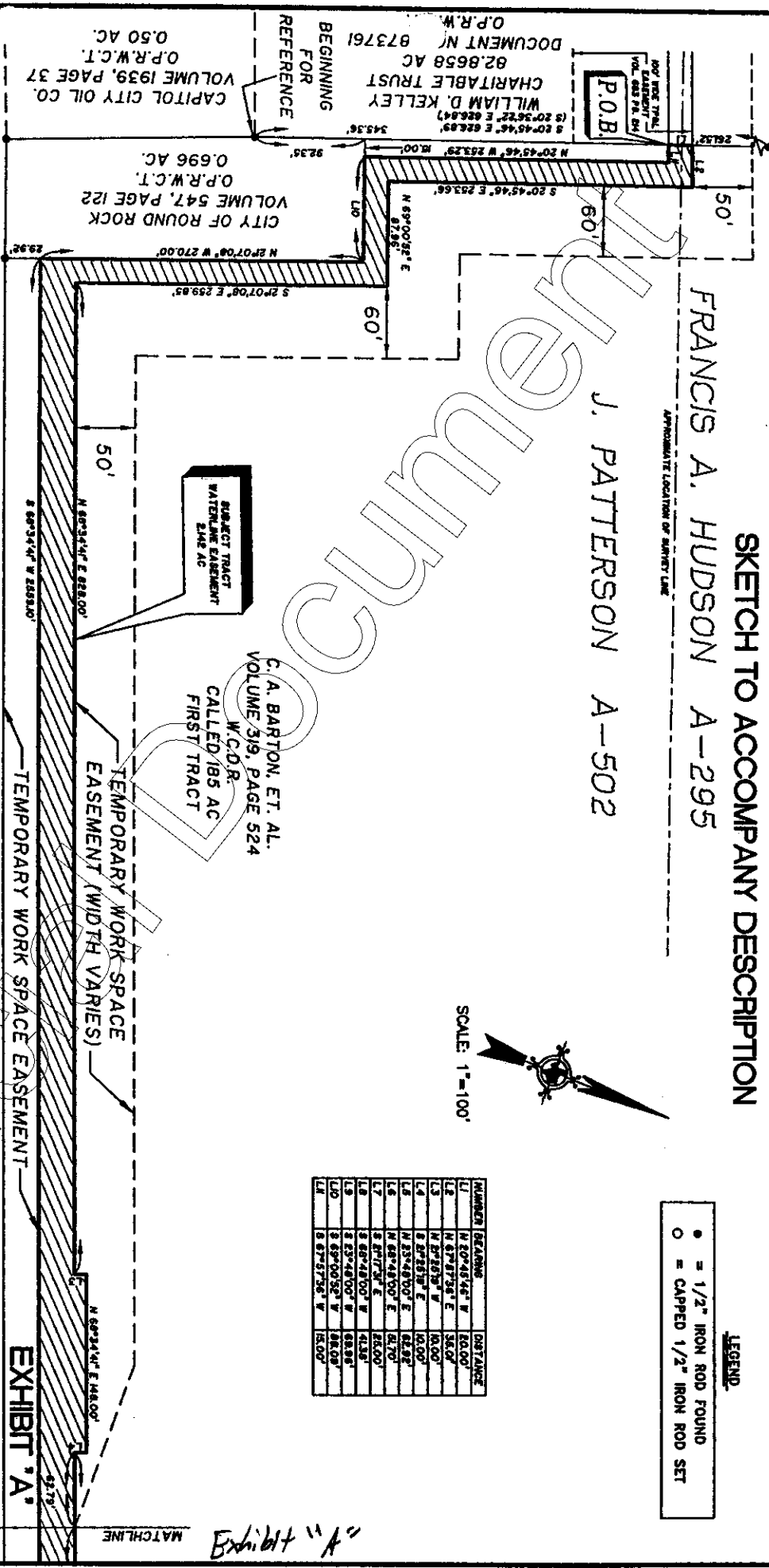
APPROXIMATE LOCATION OF SURVEY LINE

LEGEND
 ● = 1/2" IRON ROD FOUND
 ○ = CAPPED 1/2" IRON ROD SET



SCALE: 1"=100'

NUMBER	BEARING	DISTANCE
L1	N 10°45'46" W	80.00'
L2	N 67°47'54" E	56.00'
L3	N 87°28'27" W	100.00'
L4	S 87°28'27" E	52.00'
L5	N 83°48'00" E	82.92'
L6	N 88°48'00" E	41.70'
L7	S 87°17'30" W	35.00'
L8	S 88°48'00" W	41.88'
L9	S 83°48'00" W	88.88'
L10	S 87°00'52" W	88.00'
L11	S 87°31'36" W	83.00'



CR III WESTINGHOUSE RD.

EXHIBIT 'A'

PAGE 1 OF 3

MAY 1, 2002 - REVISED PROPOSED WATERLINE EASEMENT AND TEMPORARY WORK SPACE EASEMENT BOUNDARIES.

BY: C.C.W./TJR
 JOB No.: 285-716-20
 PLOT DATE: MAY 1, 2002

File: W:\PROJECTS\HDR\WESTINGHOUSE\EASEMENTS\DWG\ESMT-BARTON.DWG

Baker-Aicklen & Associates, Inc.
 Engineers/Surveyors

RECORDERS MEMORANDUM
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Exhibit "A"

Page 3 of 5

SKETCH TO ACCOMPANY DESCRIPTION

LEGEND

- = 1/2" IRON ROD FOUND
- = CAPPED 1/2" IRON ROD SET

J. PATTERSON A-502

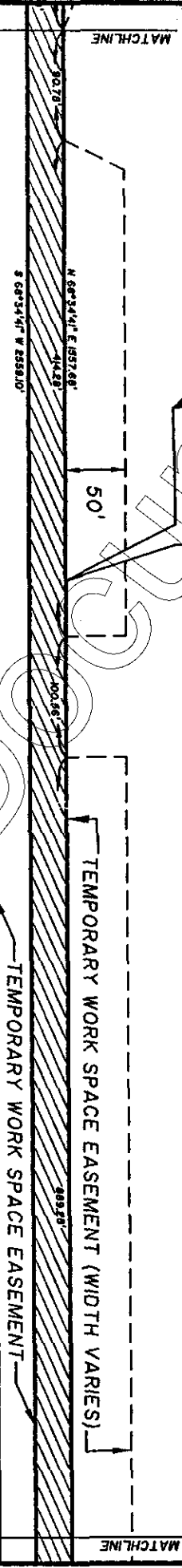
C. A. BARTON, ET. AL.
VOLUME 319, PAGE 524

W.C.D.R.
CALLED 185 AC
FIRST TRACT

SCALE: 1"=100'



SUBJECT TRACT
WATERLINE EASEMENT
2885 AC



CR III WESTINGHOUSE RD.

MAY 1, 2002 - REVISED PROPOSED WATERLINE
EASEMENT AND TEMPORARY WORK SPACE
EASEMENT BOUNDARIES.

BY: C.C.W./TUR
JOB No. 285-716-20
PLOT DATE: MAY 1, 2002

File: W:\PROJECTS\HDR\WESTINGHOUSE EASEMENTS\DWG\ESMT-BARTON.DWG



EXHIBIT 'A'
PAGE 2 OF 3

RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

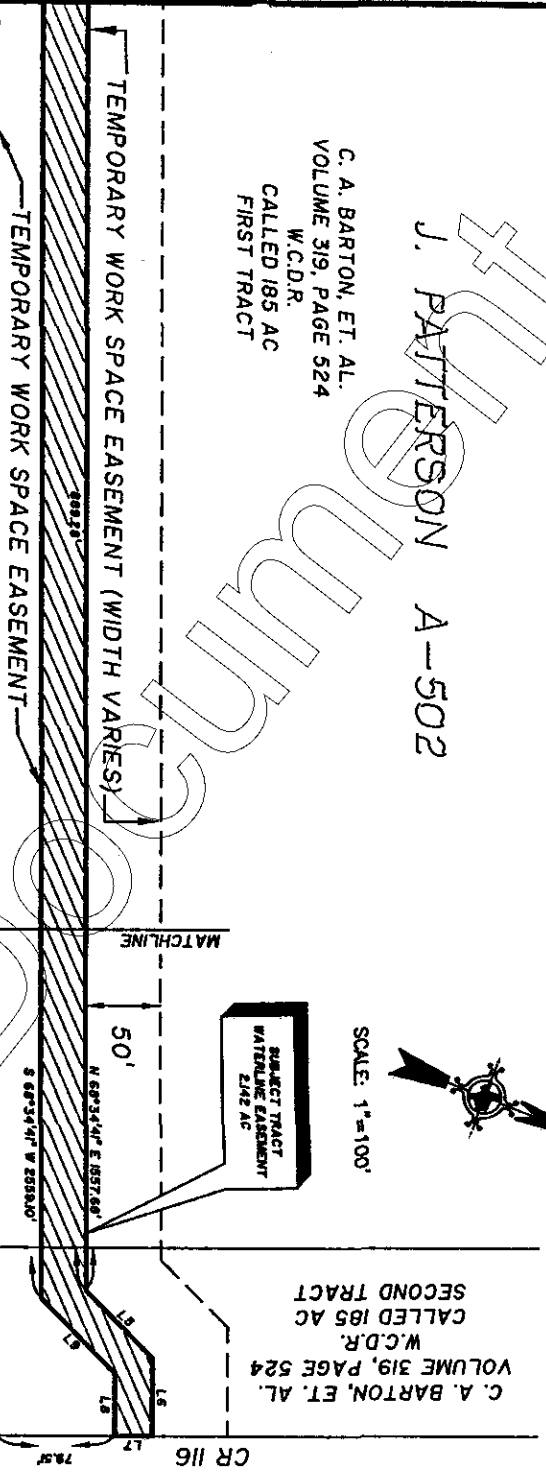
SKETCH TO ACCOMPANY DESCRIPTION

- LEGEND**
- = 1/2" IRON ROD FOUND
 - = CAPPED 1/2" IRON ROD SET

J. PATTERSON A-502

C. A. BARTON, ET. AL.
VOLUME 319, PAGE 524
W.C.D.R.
CALLED 185 AC
FIRST TRACT

SCALE: 1"=100'



NUMBER	BEARING	DISTANCE
L1	N 20°45'45" W	20.00'
L2	N 87°57'25" E	35.00'
L3	N 87°57'25" W	10.00'
L4	S 20°45'45" E	10.00'
L5	N 23°46'00" E	61.70'
L6	N 87°48'00" E	54.70'
L7	S 87°57'25" E	25.00'
L8	S 87°48'00" W	42.50'
L9	S 83°48'00" W	68.56'
L10	S 83°00'30" W	64.00'
L11	S 87°57'25" W	18.00'

MAY 1, 2002 - REVISED PROPOSED WATERLINE EASEMENT AND TEMPORARY WORK SPACE EASEMENT BOUNDARIES.

BY: C.C.W./TJP
JOB No. 285-716-20
PLOT DATE: MAY 1, 2002



EXHIBIT 'A'
PAGE 3 OF 3

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

Exhibit "A"
Page 5 of 5

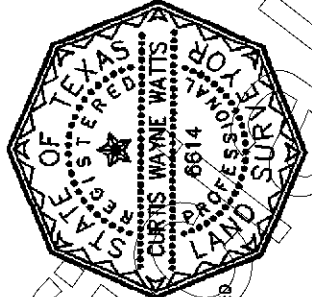
33984 CALD SURVEY 239984.06 NATIONALS WILE

SCALE: 1" = 100'
GRAPHIC SCALE



- LEGEND
- 1/2" IRON ROD FOUND (OR AS NOTED)
 - 1/2" IRON ROD WITH "FOREST" GAP FOUND
 - △ CALCULATED POINT
 - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - D.R.W.C.T.
 - O.P.R.W.C.T.
 - P.O.B.
 - P.O.C.
 - () RECORD INFORMATION ON SURVEY PERFORMED BY HALFF ASSOCIATES AUGUST 2019
 - () RECORD INFORMATION

J. S. PATTERSON SURVEY, ABSTRACT NO. 502
APPROX. SURVEY LINE FOR LINE/CURVE TABLES
SEE SHEET 4 OF 4
LOT 1, BLOCK A
PROPOSED CHAPEL HILL SUBDIVISION SECTION ONE



C. Watts

AMFP IV CHAPEL HILL LLC, A TEXAS LIMITED LIABILITY COMPANY CALLED (3.74 ACRES) DOC. NO. 2020010911 O.P.R.W.C.T.
FRANCIS A. HUDSON SURVEY, SECTION NO. 1, ABSTRACT NO. 295
AMFP IV CHAPEL HILL LLC, A TEXAS LIMITED LIABILITY COMPANY CALLED (1.708 ACRES) DOC. NO. 2020011100 O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
REMAINDER OF CALLED (0.696 ACRES) VOLUME 547, PAGE 122 D.R.W.C.T.

BILL NATIONS (2/3 INTEREST) AND MILL HORIZON INVESTMENTS, LLC (1/3 INTEREST) REM. OF CALLED (10.01 ACRES) DOC. NO. 2019005509 O.P.R.W.C.T.

REM. OF (2.142 ACRE) WATERLINE EASEMENT DOC. NO. 2002072796 O.P.R.W.C.T.

P.O.B. GRID COORD. N 10184388.83 E 3129648.88

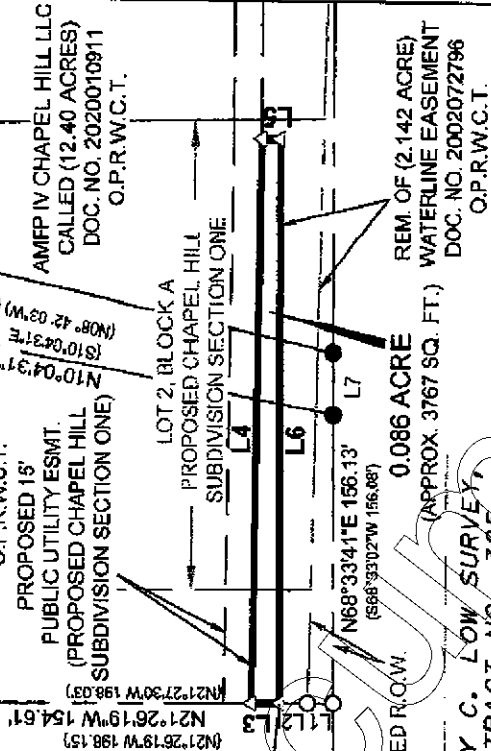
P.O.C. GRID COORD. N 10184162.44 E 3129150.41

WESTINGHOUSE ROAD (R.O.W. WIDTH VARIES) APPROX. SURVEY LINE

DAVID W. HAMBY AND TERI K. HAMBY
REMAINDER OF (CALLED 3.002 ACRES) DOCUMENT NO. 2005038945 O.P.R.W.C.T.

NOVAK WESTINGHOUSE, LP
REMAINDER OF (CALLED 76.27165 ACRES) DOCUMENT NO. 2014073667 O.P.R.W.C.T.

BARNEY C. LOW SURVEY, ABSTRACT NO. 385
PROPOSED R.O.W.
0.086 ACRE (APPROX. 3767 SQ. FT.) WATERLINE EASEMENT DOC. NO. 2002072796 O.P.R.W.C.T.



Project No.: 33984.006
Issued: 09/29/2020
33984.006 AMFP WLE
03 of 04

EASEMENT
CHAPEL HILL PROJECT
WILLIAMSON COUNTY, TEXAS

9500 ANSBURG BLVD., BLDG. F, SUITE 120
AUSTIN, TEXAS 78729
TBRELS SURVEYING FIRM # 1022807
TEL (512) 777-4850
FAX (512) 262-8111

33984-CA-00161 SURVEY 2/23/1984, DE NATIONS WLE

CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C1	230.00'	41°27'37"	166.43'	N00°42'31"W	162.82'
	{230.00'}	{41°27'37"}	{166.43'}	{N00°42'31"W}	{162.82'}
	(230.00')	(41°27'25')	(166.42')	(N00°42'20"W)	(162.81')

LINE	BEARING	DISTANCE
L1	N21°26'19"W	13.59'
L2	N21°26'19"W	14.95'
L3	N21°26'19"W	15.00'
L4	N69°31'43"E	301.42'
L5	S21°26'19"E	10.00'
L6	S68°34'41"W	301.37'
L7	S68°33'41"W	33.20'
	{S69°56'07"W}	{33.05'}

THE ADDRESSMENT BY THE SURVEYOR OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY G.F. NO. 41461 HAVING AN EFFECTIVE DATE OF AUGUST 3, 2020 AND A DATE OF ISSUANCE OF AUGUST 13, 2020, AND THE ADDRESSMENT BY THE SURVEYOR OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY G.F. NO. 41462 HAVING AN EFFECTIVE DATE OF AUGUST 6, 2020 AND A DATE OF ISSUANCE OF AUGUST 13, 2020, WAS PROVIDED BY SEPARATE TITLE COMMITMENT ADDRESSMENT LETTER. SCHEDULE B ITEMS THAT CAN BE PLOTTED AND ARE WITHIN THE VICINITY OF THE PROPOSED EASEMENT ARE SHOWN.

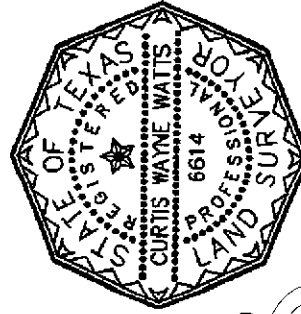
THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE 4203, BASED ON MULTIPLE, REPEATED GPS OBSERVATIONS.

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00012
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0



09/29/2020

Project No.: 33984.006
Issued: 09/29/2020
33984.006 AMFP WLE
04 of 04

EASEMENT
CHAPEL HILL PROJECT
WILLIAMSON COUNTY, TEXAS

HALFF
 5100 AMFIBLER BLVD., BLDG. F, SUITE 425
 AUSTIN, TEXAS 78725
 TEL: (512) 777-5600
 FAX: (512) 352-8141

EXHIBIT “C”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

0.099 ACRE
CHAPEL HILL - PHASE 1
CITY OF GEORGETOWN ELECTRIC EASEMENT

FN. NO. 23-137 (ABB)
OCTOBER 2, 2023
JOB NO. 222012278

DESCRIPTION

A 0.099 ACRE TRACT OF LAND OUT OF THE JAMES S. PATTERSON SURVEY ABSTRACT NO. 502, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 2, BLOCK A, FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020145589 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 2 CONVEYED TO AMFP IV TX COMMERCIAL LLC - CHI LOT 2 SERIES BY DEED OF RECORD IN DOCUMENT NO. 2020157687 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.099 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with an illegible cap found in the northerly right-of-way line of Westinghouse Road (R.O.W. varies), being the common southerly corner of Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section Two, a subdivision of record in Document No. 2023022114 of said Official Public Records and said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the southwesterly corner hereof;

THENCE, leaving the northerly line of Westinghouse Road, along the easterly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section Two, being the westerly and northerly lines of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the westerly and northerly lines hereof, the following two (2) courses and distances:

- 1) N21°28'43"W, a distance of 186.17 feet to a 1/2 inch iron rod with "STANTEC" cap set at the point of curvature of a tangent curve to the right for the northwesterly corner hereof;
- 2) Along said tangent curve to the right, having a radius of 144.93 feet, a central angle of 68°10'50", an arc length of 172.47 feet, and a chord which bears, N12°36'43"E, a distance of 162.47 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap set in the northerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One bears along a curve to the right, having a radius of 144.93 feet, a central angle of 32°13'20", an arc length of 81.51 feet, and a chord which bears, N62°48'48"E, a distance of 80.44 feet;

THENCE, leaving the southerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section Two, over and across said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the easterly line hereof, the following three (3) courses and distances:

- 1) S23°41'59"W, a distance of 93.72 feet to the point of curvature of a tangent curve to the left;
- 2) Along said tangent curve to the left, having a radius of 32.50 feet, a central angle of 45°10'42", an arc length of 25.63 feet, and a chord which bears, S01°06'38"W, a distance of 24.97 feet to the point of tangency of said curve;
- 3) S21°28'43"E, a distance of 232.05 feet to a point in the northerly line of Westinghouse Road, being the southerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the southeasterly corner hereof;

THENCE, S70°12'32"W, along the northerly line of Westinghouse Road, being the southerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, a distance of 15.01 feet to the **POINT OF BEGINNING**, containing an area of 0.099 acre (4,333 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

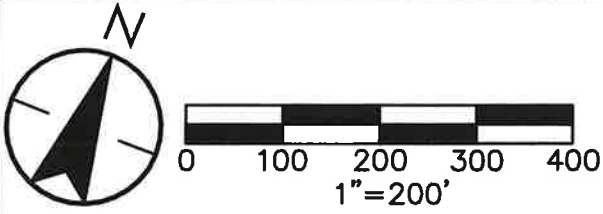
Austin B. Burklund
AUSTIN B. BURKLUND
R.P.L.S. NO. 6879
STATE OF TEXAS
TBPELS # 10194230
austin.burklund@stantec.com

10/4/23
Date



CELEBRATION CHURCH
DOC. NO. 2005003123

59.56 AC.
CELEBRATION CHURCH
DOC. NO. 2005003124



LOT 1

LOT 2

BLOCK A
FINAL PLAT OF CHAPEL HILL
SUBDIVISION SECTION TWO
DOC. NO. 2023022114

FRANCIS A.
HUDSON SURVEY
SECTION NO. 1,
ABSTRACT NO. 295

0.099 ACRES

(4,333 SQ. FT.)
CITY OF GEORGETOWN
ELECTRIC EASEMENT

APPROXIMATE LOCATION OF SURVEY LINE

REMAINDER OF 10.01 AC.
BILL NATIONS (2/3
INTERESTS) AND MLL
HORIZONS INVESTMENTS,
L.L.C. (1/3 INTERESTS)
DOC. NO. 2019005509

LOT 3

BLOCK A
FINAL PLAT OF CHAPEL
HILL SUBDIVISION
SECTION ONE
DOC. NO. 2020145589

LOT 4

LOT 2

AMFP IV TX
COMMERCIAL LLC -
CHI LOT 2 SERIES
DOC. NO. 2020157687

JAMES S.
PATTERSON SURVEY
ABSTRACT No. 502

P.O.B.

WESTINGHOUSE ROAD

(R.O.W. VARIES)

FN NO. 23-137(ABB)

OCTOBER 2023 222012278

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2023/10/02 8:24 AM By: Burklund, Austin



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPELS # F-6324; # 10194230
www.stantec.com



Client/Project
DUKE COMPANIES
CHAPEL HILL PHASE I

Figure No.
SHEET 1 OF 2

Title
CITY OF GEORGETOWN
ELECTRIC EASEMENT



VICINITY MAP
N.T.S.

LEGEND

- _{CAP} 1/2" IRON ROD WITH ILLEGIBLE CAP FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N21°28'45"W	186.17'
L2	S23°41'59"W	93.72'
L3	S21°28'43"E	232.05'
L4	S70°12'32"W	15.01'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	172.47'	144.93'	68°10'50"	N12°36'43"E	162.47'
C2	81.51'	144.93'	32°13'20"	N62°48'48"E	80.44'
C3	25.63'	32.50'	45°10'42"	S01°06'38"W	24.97'

FN NO. 23-137(ABB)

OCTOBER 2023 222012278

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2023/10/02 8:24 AM By: Burklund, Austin



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Austin, TX 78723
TBPELS # F-6324; # 10194230
www.stantec.com



Client/Project
DUKE COMPANIES
CHAPEL HILL PHASE I

Figure No.
SHEET 2 OF 2

Title
CITY OF GEORGETOWN
ELECTRIC EASEMENT

EXHIBIT “D”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

OWNERS: AMFP IV CHAPEL HILL, LLC,
a Texas limited liability company
Benjamin L. Friedman, President

ACREAGE: 28.814 ACRES

AGENT: ROBERT W. SCHOLZ, P.E.
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TX. 78729

SURVEYOR & ENGINEER: HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TX. 78729
TBPELS SURVEYING FIRM #10029607
TBPELS ENGINEERING FIRM #312
(512) 777-4600 PHONE
(512) 252-8141 FAX

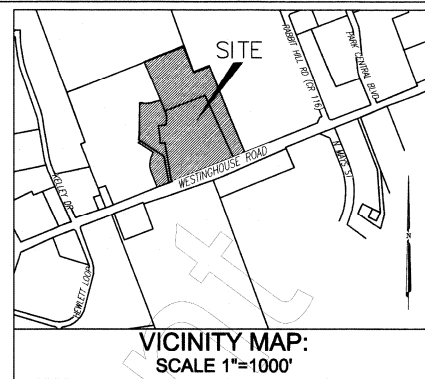
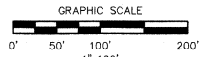
SHEET INDEX

SHEET 1 SURVEY/LOT LAYOUT

SHEET 2 NOTES/METES AND BOUNDS DESC. LINE AND CURVE DATA

SHEET 3 CERTIFICATIONS/APPROVAL BLOCKS

SEE SHEET 2 FOR LINE/CURVE TABLES



SUBMITTAL DATE: June 22, 2020

TOTAL NUMBER OF LOTS: 4

TOTAL NUMBER OF BLOCKS: 1

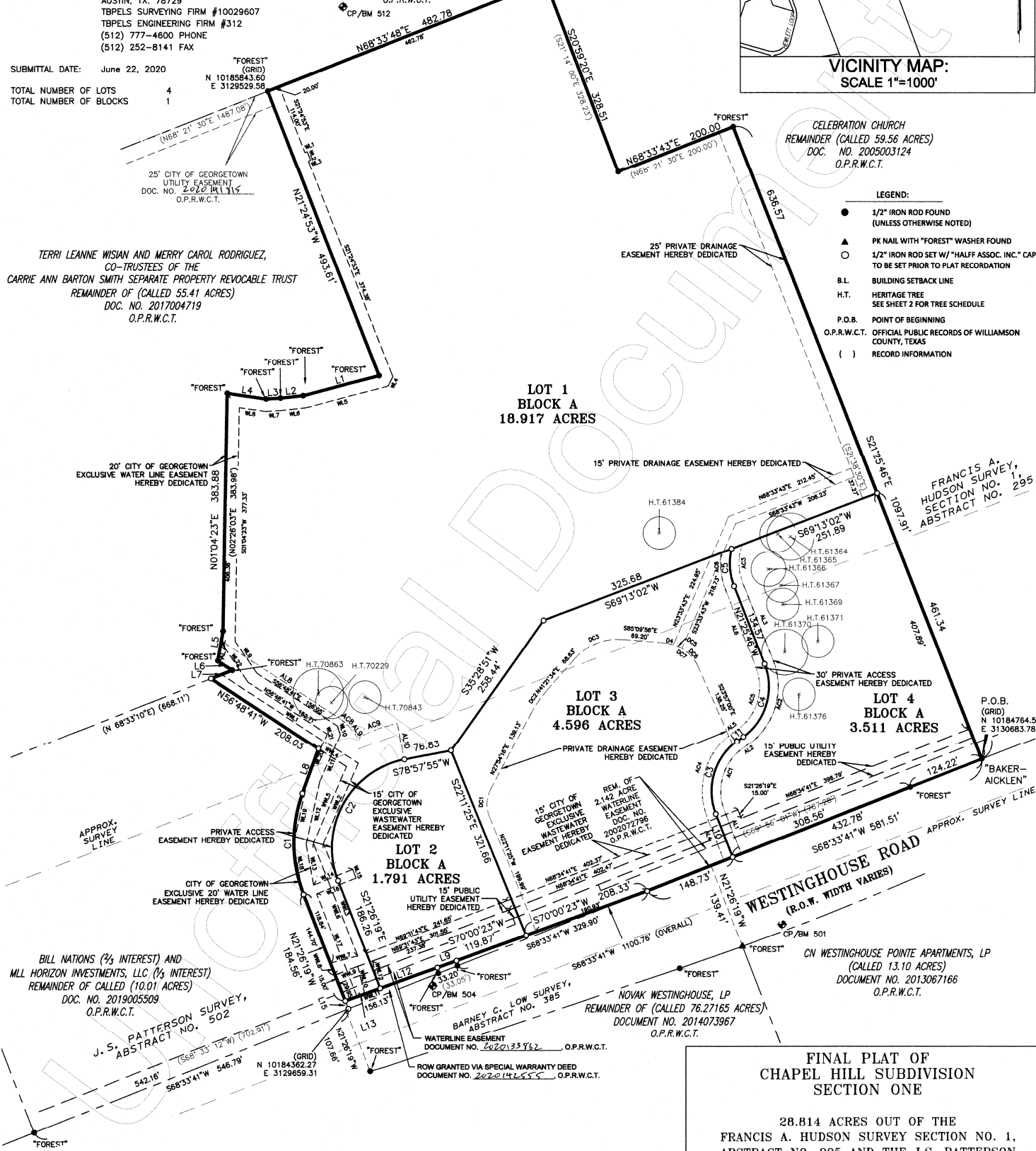
CELEBRATION CHURCH
(CALLED 49.86 ACRES)
DOC. NO. 2005003122
DOC. NO. 2005003123
O.P.R.W.C.T.

(GRID)
N 10186020.02
E 3129978.91

TERRI LEANNE WISIAN AND MERRY CAROL RODRIGUEZ,
CO-TRUSTEES OF THE
CARRIE ANN BARTON SMITH SEPARATE PROPERTY REVOCABLE TRUST
REMAINDER OF (CALLED 55.41 ACRES)
DOC. NO. 2017004719
O.P.R.W.C.T.

CELEBRATION CHURCH
REMAINDER (CALLED 59.56 ACRES)
DOC. NO. 2005003124
O.P.R.W.C.T.

- LEGEND:**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ▲ PK NAIL WITH "FOREST" WASHER FOUND
 - 1/2" IRON ROD SET W/ "HALFF ASSOC. INC." CAP TO BE SET PRIOR TO PLAT RECORDATION
 - B.L. BUILDING SETBACK LINE
 - H.T. HERITAGE TREE SEE SHEET 2 FOR TREE SCHEDULE
 - P.O.B. POINT OF BEGINNING
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION



BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12B. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET. SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012. VERTICAL DATUM - NAVD88, GEOID 12.

CONTROL POINTS (BENCHMARKS NOTED BY BM)	GRID		SURFACE		ELEVATION	TYPE
	NORTHING	EASTING	NORTHING	EASTING		
101	10184027.22	3129039.50	10185249.30	3129414.98	835.78	1/2 IRON ROD WITH HALFF TRAVERSE CAP SET
501/BM	10184498.24	3130360.79	10185720.38	3130736.44	870.51	MAG NAIL IN SIDEWALK SET
504/BM	10184399.31	3129795.79	10185621.44	3130171.37	851.77	MAG NAIL IN CURB INLET SET
512/BM	10185979.06	3129651.29	10187201.38	3130026.85	944.66	COTTON SPINDLE SET

FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE

28.814 ACRES OUT OF THE FRANCIS A. HUDSON SURVEY SECTION NO. 1, ABSTRACT NO. 295 AND THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502

HALFF

9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TBPELS SURVEYING FIRM #10029607
TBPELS ENGINEERING FIRM #312
TEL (512) 777-4600
FAX (512) 252-8141

2020-40-FP
PAGE 1 OF 3

Doc # 2020145589

GENERAL NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER, GEORGETOWN UTILITY SYSTEMS, WASTEWATER, GEORGETOWN UTILITY SYSTEMS, AND ELECTRIC, GEORGETOWN UTILITY SYSTEMS.
- ALL STRUCTURES/OBSTACLES ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0486, EFFECTIVE DATE OF SEPTEMBER 28, 2008.
- ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
- ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
- A 15-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/89 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
- THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
- ALL INDIVIDUAL LOTS CONTAINING HERITAGE TREES ARE CONFIGURED AND DESIGNED SO THAT THE LOT IS DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREES ORZ.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT OF THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE CITY AND/OR COUNTY MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
- THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON NOVEMBER 15, 2018. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

DESCRIPTION OF 28.814 ACRES OF LAND (APPROX. 1,255,155 SQUARE FEET), BEING OUT OF AND A PORTION OF THE FRANCIS A. HUDSON SURVEY, SECTION NO. 3, ABSTRACT NO. 295, AND THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502 IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF THE CALLED 12.40 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), THE REMAINING PORTION OF THE 3.74 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911, O.P.R.W.C.T., ALL OF THE CALLED 11.05 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911, O.P.R.W.C.T., AND THE REMAINING PORTION OF THE CALLED 1.708 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 202001100, O.P.R.W.C.T.; SAID 28.814 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "Baker-Aicklen" cap found in the existing north right-of-way line of Westinghouse Road (right-of-way width varies) for the southeast corner of the said 11.05 acre tract and the southeast corner of the herein described tract of land, being the southwest corner of the remainder of a called 59.56 acre tract of land conveyed to Celebration Church in Document No. 2005003124, O.P.R.W.C.T.;

THENCE South 68°33'41" West, with the existing north right-of-way line of Westinghouse Road, being the south lines of the said 11.05 acre tract, the said 12.40 acre tract and the said 3.74 acre tract and the south line of the said 1.708 acre tract, at a distance of 124.22 feet passing a 1/2-inch iron rod with "Forest" cap found at a common corner of the said 11.05 acre tract and the said 12.40 acre tract, at an additional distance of 308.56 feet passing a 1/2-inch iron rod with "Hallif" cap set, in, in a distance of 583.51 feet to a 1/2-inch iron rod with "Hallif" cap set at the intersection with the proposed north right-of-way line of Westinghouse Road;

THENCE over and across the said 12.40 acre tract, the said 3.74 acre tract and the said 1.708 acre tract, the following five (5) courses and distances:

- South 70°00'23" West, a distance of 208.33 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°00'23" West, a distance of 119.87 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°00'06" West, a distance of 32.98 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°11'09" West, a distance of 98.21 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°11'09" West, a distance of 60.02 feet to a 1/2-inch iron rod with "Hallif" cap set in the west line of the said 1.708 acre tract, being the east line of the said remaining portion of 10.01 acre tract;

THENCE with the west lines of the said 1.708 acre tract and the said 3.74 acre tract, being the east line of the said remaining portion of 10.01 acre tract, the following four (4) courses and distances:

- North 21°26'19" West, a distance of 184.56 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set for point of curvature;
- With said curve, to the right, having a radius of 230.00 feet, a delta angle of 41°27'37", an arc length of 166.43 feet and a chord which bears North 00°42'31" West, a distance of 162.82 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set for endpoint of said curve;
- North 20°01'18" East, a distance of 76.94 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set;
- North 56°48'41" West, a distance of 208.03 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set for the northwest corner of the said 1.708 acre tract, being the northeast corner of the said remaining portion of 10.01 acre tract, being in the southerly line of the remaining portion of a called 55.41 acre tract of land conveyed to Terri Leanne Wislan and Merry Carol Rodriguez, Co-Trustees of the Carrie Ann Barton Smith Separate Property Revocable Trust, in an Executor's Special Warranty Distribution Deed dated January 5, 2017, recorded in Document No. 2017004719, O.P.R.W.C.T.;

THENCE North 68°33'05" East, with the northerly line of the said 1.708 acre tract, in part being the southerly line of the said 55.41 acre tract, a distance of 36.79 feet to a 1/2-inch iron rod with "Forest" cap found for common corner of the said 1.708 acre tract and the remaining portion of the said 55.41 acre tract, being in a westerly line of the said 3.74 acre tract;

THENCE with the westerly and northerly lines of the said 3.74 acre tract, being the southerly and easterly lines of the said remaining portion of 55.41 acre tract, the following seven (7) courses and distances:

- North 56°48'41" West, a distance of 27.68 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- North 10°03'04" East, a distance of 48.72 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- North 01°04'23" East, a distance of 383.88 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- South 81°48'44" East, a distance of 63.59 feet to 1/2-inch iron rod with "Forest" cap found for common corner;
- North 86°53'31" East, a distance of 23.37 feet to 1/2-inch iron rod with "Forest" cap found for common corner;
- North 83°53'00" East, a distance of 36.77 feet to 1/2-inch iron rod with "Forest" cap found for common corner;
- North 75°24'27" East, a distance of 127.18 feet to 1/2-inch iron rod with "Forest" cap found for the northeast corner of the said 3.74 acre tract, being a common corner with the remaining portion of the said 55.41 acre tract, being in a westerly line of the said 11.05 acre tract;

THENCE North 21°24'53" West, with the westerly lines of the said 11.05 acre tract, being easterly lines of the remainder of the said 55.41 acre tract, a distance of 493.61 feet to a 1/2-inch iron rod with "Forest" cap found in the south line of a called 49.86 acre tract of land conveyed to Celebration Church in Document No. 2005003122 and 2005003123, O.P.R.W.C.T., being the common corner of the said remaining portion of the 55.41 acre tract, and the said 11.05 acre tract, for the northwest corner of the herein described tract of land;

THENCE North 68°33'48" East, with the north line of the said 11.05 acre tract, being the south line of the said 49.86 acre tract, a distance of 482.78 feet to a 1/2-inch iron rod found in the west line of the said 59.56 acre tract for the northeast corner of the said 11.05 acre tract and northeast corner of the herein described tract of land, being also the southeast corner of the said 49.86 acre tract;

THENCE with the common lines of the said 11.05 acre tract and said 59.56 acre tract, the following three (3) courses and distances:

- South 20°59'20" East, a distance of 328.51 feet to a 1/2-inch iron rod found for common corner;
- North 68°33'43" East, a distance of 200.00 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- South 21°25'46" East, a distance of 1097.91 feet to the POINT OF BEGINNING and containing 28.814 ACRES of land, more or less, within these metes and bounds.

*P.C.Z. PEDESTRIAN CLEAR ZONE PER CHAPTER 12 APPENDIX OF CITY OF GEORGETOWN U.D.C.

STREET SUMMARY				
STREET NAME	CLASSIFICATION	R.O.W.	SPEED LIMIT	P.C.Z.
WESTINGHOUSE ROAD	EXISTING MAJOR ARTERIAL	EXISTING (VARIES) FUTURE 135 FT	50 MPH	6' MIN.

TREE SCHEDULE				
KEY	TREE #	SIZE (INDIVIDUAL TRUNKS)	HALF CRITICAL ROOT ZONE (IN FEET)	SPECIES
HT	H 61364	38"	19'	LIVE OAK
HT	H 61365	29"	14.5'	LIVE OAK
HT	H 61366	28" (21" 14")	14'	LIVE OAK
HT	H 61367	27" (19" 16")	13.5'	LIVE OAK
HT	H 61369	26"	13'	LIVE OAK
HT	H 61370	37"	18.5'	LIVE OAK
HT	H 61371	26"	13'	LIVE OAK
HT	H 61376	26" (18" 16")	13'	LIVE OAK
HT	H 61384	26"	13'	LIVE OAK
M1	H 70229	26"	13'	LIVE OAK
HT	H 70843	26"	13'	ELM
HT	H 70863	41" (28" 26")	20.5'	LIVE OAK
HT	H 71014	28" (20" 15")	14'	LIVE OAK 20 15

PROPOSED ACCESS EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
AC1	112.11'	85.00'	75°34'13"	N16°21'20"E	104.16'
AC2	151.68'	115.00'	75°34'13"	N16°21'20"E	140.92'
AC3	63.28'	85.00'	42°39'16"	N00°06'08"W	61.83'
AC4	151.68'	115.00'	75°34'13"	N16°21'20"E	140.92'
AC5	112.11'	85.00'	75°34'13"	N16°21'20"E	104.16'
AC6	80.80'	115.00'	50°17'36"	N08°16'58"W	80.10'
AC7	25.72'	80.00'	118°28'17"	S47°38'02"E	25.61'
AC8	67.77'	205.00'	18°56'24"	N69°29'43"E	67.46'

PROPOSED DRAINAGE EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	46.51'	53.20'	50°05'40"	S02°51'25"W	45.05'
DC2	43.21'	184.00'	13°27'19"	S34°37'55"W	43.11'
DC3	87.48'	93.73'	53°28'30"	S68°05'49"W	84.34'
DC4	13.40'	64.00'	115°59'52"	N79°10'00"W	13.38'
DC5	15.03'	64.00'	13°27'35"	N66°26'17"W	15.00'
DC6	39.94'	64.00'	35°45'30"	N41°49'45"W	39.30'
DC7	68.38'	64.00'	61°12'56"	N54°33'28"W	65.17'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	166.43'	230.00'	41°27'37"	162.82'	N 00°42'31" W
C2	254.10'	145.00'	100°24'14"	222.81'	S 28°45'48" W
C3	131.90'	100.00'	75°34'13"	122.54'	N 16°21'20" E
C4	131.90'	100.00'	75°34'13"	122.54'	N 16°21'20" E
C5	61.64'	100.00'	35°18'59"	60.67'	N 03°46'16" W

LINE DATA				
LINE #	BEARING	DISTANCE		
L1	N 75°24'27" E	127.18'	(L1)	N 76°46'05" E 127.08'
L2	N 83°52'59" E	36.77'	(L2)	N 85°14'57" E 36.75'
L3	N 86°53'31" E	23.37'	(L3)	N 88°25'27" E 23.38'
L4	S 81°48'44" E	63.59'	(L4)	S 80°32'10" E 63.59'
L5	N 10°03'04" E	48.72'	(L5)	N 11°17'17" E 48.72'
L6	N 56°48'41" W	27.68'	(L6)	N 56°48'04" W 27.63'
L7	N 68°33'05" E	36.79'		
L8	N 20°01'18" E	76.94'		
L9	S 70°00'06" W	32.98'		
L10	N 21°25'46" W	75.00'		
L11	N 54°08'27" E	12.75'		
L12	S 70°11'09" W	98.21'		
L13	S 70°11'09" W	60.02'		
L14	S 68°33'41" W	60.02'		
L15	N 21°26'19" W	13.59'		

PROPOSED WASTEWATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WW1	S56°48'41"E	284.14'
WW2	S23°37'24"W	140.50'
WW3	S21°26'51"E	190.57'
WW4	S56°48'41"E	54.07'
WW5	S23°37'24"W	134.03'
WW6	S21°26'51"E	198.67'
WW7	S75°43'00"W	45.38'
WW8	S21°26'19"E	20.77'
WW9	N69°31'43"E	39.03'
WW10	S14°17'00"E	45.59'
WW11	N70°11'09"E	25.12'
WW12	N14°17'00"W	45.88'

PROPOSED ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N21°25'46"W	75.00'
AL2	N54°08'27"E	12.75'
AL3	N21°25'46"W	134.57'
AL4	N21°25'46"W	75.00'
AL5	N54°08'27"E	12.75'
AL6	N21°25'46"W	134.57'
AL7	N10°03'04"E	32.62'
AL8	S56°48'41"E	227.24'
AL9	S38°23'23"E	19.82'
AL10	S11°02'05"E	60.00'

PROPOSED WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N68°35'07"E	4.00'
WL2	S21°24'53"E	15.00'
WL3	S68°35'07"W	4.00'
WL4	S26°32'59"W	16.83'
WL5	S75°24'27"W	138.60'
WL6	S83°52'59"W	38.78'
WL7	S86°53'31"W	25.87'
WL8	N81°48'44"W	42.91'
WL9	S34°18'41"E	62.19'
WL10	S16°37'30"E	14.96'
WL11	S23°33'41"W	82.90'
WL12	S12°18'41"W	103.19'
WL13	S10°11'19"E	67.10'
WL14	N68°33'41"E	67.93'
WL15	S21°26'19"E	15.00'
WL16	S68°33'41"W	68.50'
WL17	S21°26'19"E	178.28'
WL18	N10°11'19"W	75.06'
WL19	N12°18'41"E	109.14'
WL20	N23°33'41"E	77.55'
WL21	N16°37'30"W	0.32'
WL22	N34°18'41"W	72.55'

FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE

28.814 ACRES OUT OF THE FRANCIS A. HUDSON SURVEY SECTION NO. 1, ABSTRACT NO. 295 AND THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502



800 AMBERGOLDEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78726
TEL: 512-777-4800
FAX: 512-252-6141

Doc# 2020145589

STATE OF NEW YORK {
COUNTY OF NEW YORK {
KNOW ALL MEN BY THESE PRESENTS

I, AMFP IV CHAPEL HILL LLC, SOLE OWNER OF THE CERTAIN 28.814 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2020010911, DOCUMENT NO. 2020010912 AND DOCUMENT NO. 2020011100 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF November, 2020

BY: B. Friedman
BENJAMIN L. FRIEDMAN, PRESIDENT
AMFP IV CHAPEL HILL LLC, A TEXAS LIMITED LIABILITY COMPANY
C/O ABACUS CAPITAL GROUP
100 PARK AVENUE, SUITE #3500
NEW YORK, NY 10017
(212) 203-4960

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Sofia Nelson
SOFA NELSON, PLANNING DIRECTOR
DATE 11-17-2020

THIS SUBDIVISION TO BE KNOWN AS "FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE" HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE 3rd DAY OF November, 2020 A.D.

Erceel Brashear
ERCEL BRASHEAR, CHAIRMAN
DATE 11/12/2020

Chere Heintzmann
CHERE HEINTZMANN, SECRETARY
DATE 11-09-2020

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Glen Holcomb
GLEN HOLCOMB, BUILDING OFFICIAL
CITY OF GEORGETOWN
DATE 11-16-2020

STATE OF New York {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

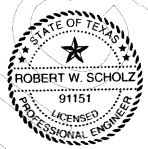
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BENJAMIN L. FRIEDMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF November, 2020

Michael A. Aidelman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS New York
MY COMMISSION EXPIRES ON: June 16, 2024

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, ROBERT W. SCHOLZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.
THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 3rd DAY OF November, 2020

Robert W. Scholz
ROBERT W. SCHOLZ
LICENSED PROFESSIONAL ENGINEER NO. 91151
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPELS, ENGINEERING FIRM #312
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729



STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF November, 2020 A.D., AT 8:21 O'CLOCK, A.M., AND DULY RECORDED THIS THE 1st DAY OF November, 2020 A.D., AT 8:27 O'CLOCK, A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2020145589.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda M. McKee
Brenda M. McKee DEPUTY



STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, CURTIS WAYNE WATTS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 4th DAY OF November, 2020.

Curtis Wayne Watts
CURTIS WAYNE WATTS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6614
HALFF ASSOCIATES, INC., TBPELS FIRM #10029607
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729 512-777-4600



FINAL PLAT OF
CHAPEL HILL SUBDIVISION
SECTION ONE

28.814 ACRES OUT OF THE
FRANCIS A. HUDSON SURVEY SECTION NO. 1,
ABSTRACT NO. 295 AND THE J.S. PATTERSON
SURVEY, ABSTRACT NO. 502

HALFF

9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TBPELS SURVEYING FIRM #10029607
TBPELS ENGINEERING FIRM #312
TEL (512) 777-4600
FAX (512) 250-8111

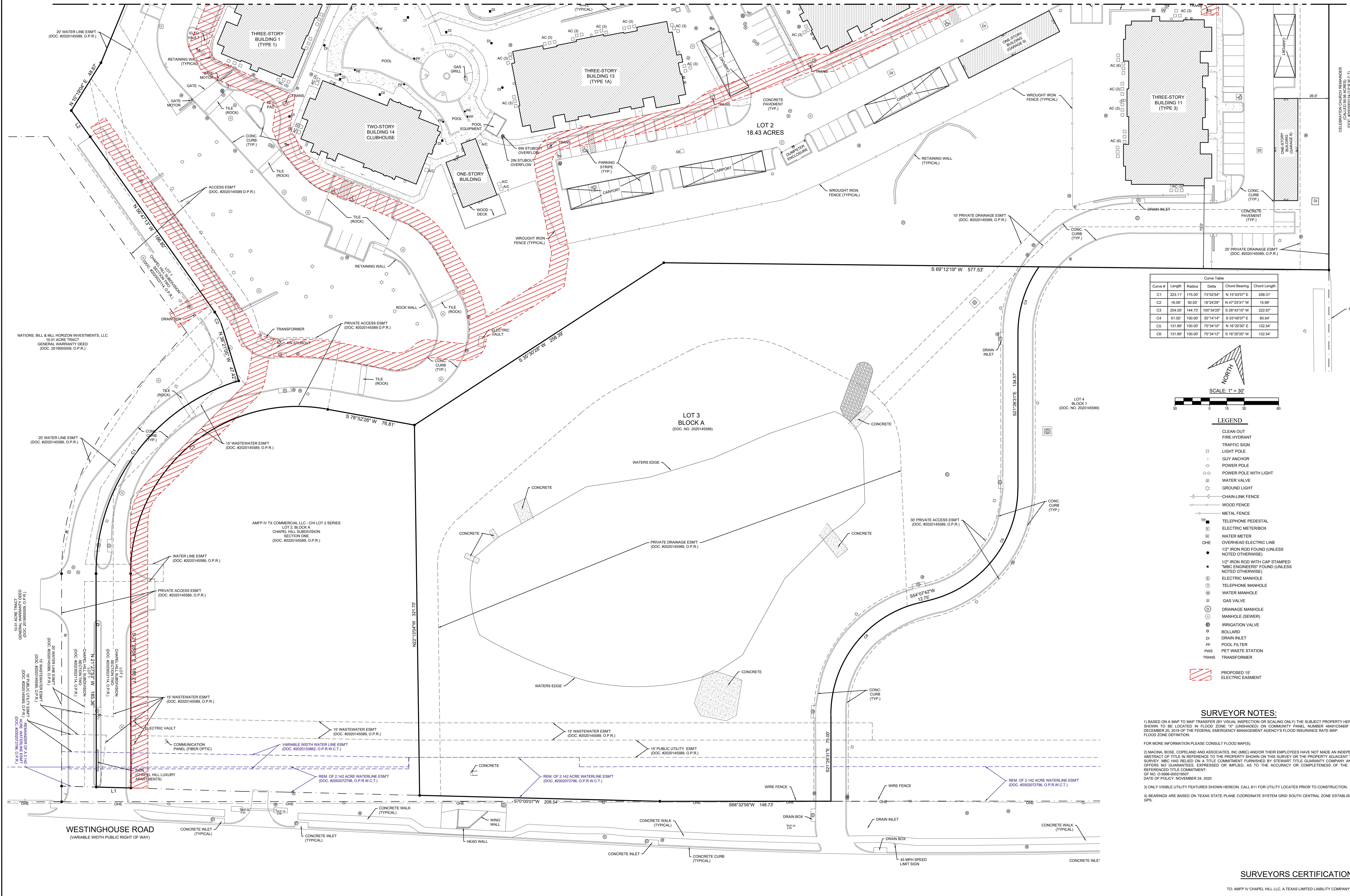
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PAGE 3 OF 3

Doc# 2020145589

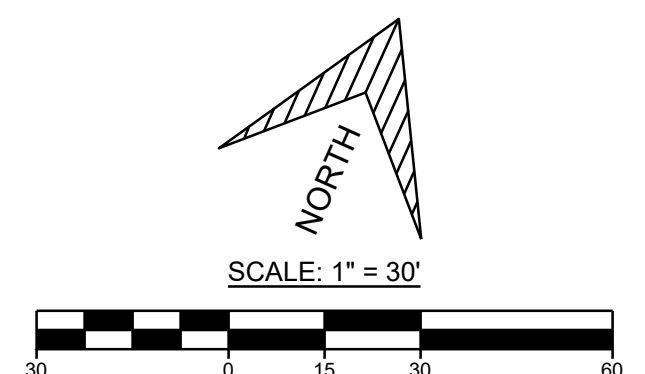
EXHIBIT “E”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	223.11	175.00	73°02'54"	N 15°03'57" E	208.31
C2	16.06	50.00	18°24'29"	N 47°23'31" W	15.99
C3	254.05	144.73	190°34'25"	S 28°43'10" W	222.67
C4	61.50	100.00	35°14'14"	S 03°49'37" E	60.54
C5	131.89	100.00	75°34'10"	N 16°20'39" E	122.54
C6	131.89	100.00	75°34'12"	S 16°20'35" W	122.54



- LEGEND**
- CLEAN OUT
 - FIRE HYDRANT
 - TRAFFIC SIGN
 - LIGHT POLE
 - GUY ANCHOR
 - POWER POLE
 - POWER POLE WITH LIGHT
 - WATER VALVE
 - GROUND LIGHT
 - CHAIN-LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - TELEPHONE PEDESTAL
 - ELECTRIC METER/BOX
 - WATER METER
 - OVERHEAD ELECTRIC LINE
 - 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
 - 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" FOUND (UNLESS NOTED OTHERWISE)
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - WATER MANHOLE
 - GAS VALVE
 - DRAINAGE MANHOLE
 - MANHOLE (SEWER)
 - IRRIGATION VALVE
 - BOLLARD
 - DRAIN INLET
 - POOL FILTER
 - PWS
 - PET WASTE STATION
 - TRANS
 - PROPOSED 15' ELECTRIC EASEMENT

SURVEYOR NOTES:

- 1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48491C0485F DATED DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION.
- 2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT. DATE OF POLICY: NOVEMBER 24, 2020.
- 3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
- 4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

SURVEYORS CERTIFICATION:

TO: AMFP IV CHAPEL HILL, A TEXAS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11, AND 13 OF TABLE A OF THE RULES.

THE FIELD SURVEY WAS COMPLETED ON 02-28-2023.

PRELIMINARY

THIS DOCUMENT IS PRELIMINARY FOR THE PURPOSE OF INTERIM REVIEW AND IT IS NOT INTENDED FOR OFFICIAL FILING OR RECORDING.

JOEL CHRISTIAN JOHNSON
5578
REGISTERED SURVEYOR

JOEL CHRISTIAN JOHNSON
JOHNSON@MBCENGINEERS.COM

R.P.L.S. NO. 5578

REVISIONS:	DATE	No.	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY OF:

LOT 2, CHAPEL HILL SUBDIVISION SECTION 2, ACCORDING TO PLAT RECORDED IN DOCUMENT NUMBER 2023022144, AND LOT 3, BLOCK A, CHAPEL HILL SUBDIVISION SECTION ONE, ACCORDING TO PLAT RECORDED IN DOCUMENT NUMBER 2020145589, BOTH OF THE MAP AND PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

mbc ENGINEERS

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN: GG
DRAWN: GG
CHECKED: 08-03-2023
DATE: 08-03-2023
JOB NO: WLL-33435
SHT: 1 OF 2

ADDRESS:
401 WESTINGHOUSE ROAD
GEORGETOWN, TEXAS

SEE TITLE COMMITMENT SCHEDULE B EXCEPTIONS ON SHEET 2 OF 2.

EXHIBIT “F”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

0.099 ACRE
CHAPEL HILL - PHASE 1
CITY OF GEORGETOWN ELECTRIC EASEMENT

FN. NO. 23-137 (ABB)
OCTOBER 2, 2023
JOB NO. 222012278

DESCRIPTION

A 0.099 ACRE TRACT OF LAND OUT OF THE JAMES S. PATTERSON SURVEY ABSTRACT NO. 502, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 2, BLOCK A, FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020145589 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 2 CONVEYED TO AMFP IV TX COMMERCIAL LLC - CHI LOT 2 SERIES BY DEED OF RECORD IN DOCUMENT NO. 2020157687 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.099 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with an illegible cap found in the northerly right-of-way line of Westinghouse Road (R.O.W. varies), being the common southerly corner of Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section Two, a subdivision of record in Document No. 2023022114 of said Official Public Records and said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the southwesterly corner hereof;

THENCE, leaving the northerly line of Westinghouse Road, along the easterly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section Two, being the westerly and northerly lines of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the westerly and northerly lines hereof, the following two (2) courses and distances:

- 1) N21°28'43"W, a distance of 186.17 feet to a 1/2 inch iron rod with "STANTEC" cap set at the point of curvature of a tangent curve to the right for the northwesterly corner hereof;
- 2) Along said tangent curve to the right, having a radius of 144.93 feet, a central angle of 68°10'50", an arc length of 172.47 feet, and a chord which bears, N12°36'43"E, a distance of 162.47 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap set in the northerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One bears along a curve to the right, having a radius of 144.93 feet, a central angle of 32°13'20", an arc length of 81.51 feet, and a chord which bears, N62°48'48"E, a distance of 80.44 feet;

THENCE, leaving the southerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section Two, over and across said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the easterly line hereof, the following three (3) courses and distances:

- 1) S23°41'59"W, a distance of 93.72 feet to the point of curvature of a tangent curve to the left;
- 2) Along said tangent curve to the left, having a radius of 32.50 feet, a central angle of 45°10'42", an arc length of 25.63 feet, and a chord which bears, S01°06'38"W, a distance of 24.97 feet to the point of tangency of said curve;
- 3) S21°28'43"E, a distance of 232.05 feet to a point in the northerly line of Westinghouse Road, being the southerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, for the southeasterly corner hereof;

THENCE, S70°12'32"W, along the northerly line of Westinghouse Road, being the southerly line of said Lot 2, Block A, Final Plat of Chapel Hill Subdivision Section One, a distance of 15.01 feet to the **POINT OF BEGINNING**, containing an area of 0.099 acre (4,333 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

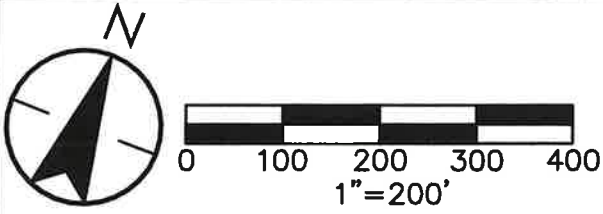
Austin B. Burklund
AUSTIN B. BURKLUND
R.P.L.S. NO. 6879
STATE OF TEXAS
TBPELS # 10194230
austin.burklund@stantec.com

10/4/23
Date



CELEBRATION CHURCH
DOC. NO. 2005003123

59.56 AC.
CELEBRATION CHURCH
DOC. NO. 2005003124



LOT 1

LOT 2

BLOCK A
FINAL PLAT OF CHAPEL HILL
SUBDIVISION SECTION TWO
DOC. NO. 2023022114

FRANCIS A.
HUDSON SURVEY
SECTION NO. 1,
ABSTRACT NO. 295

0.099 ACRES

(4,333 SQ. FT.)

CITY OF GEORGETOWN
ELECTRIC EASEMENT

APPROXIMATE LOCATION OF SURVEY LINE

REMAINDER OF 10.01 AC.
BILL NATIONS (2/3
INTERESTS) AND MLL
HORIZONS INVESTMENTS,
L.L.C. (1/3 INTERESTS)
DOC. NO. 2019005509

LOT 3

BLOCK A
FINAL PLAT OF CHAPEL
HILL SUBDIVISION
SECTION ONE
DOC. NO. 2020145589

LOT 4

LOT 2

AMFP IV TX
COMMERCIAL LLC -
CHI LOT 2 SERIES
DOC. NO. 2020157687

JAMES S.
PATTERSON SURVEY
ABSTRACT No. 502

P.O.B.

WESTINGHOUSE ROAD

(R.O.W. VARIES)

FN NO. 23-137(ABB)

OCTOBER 2023 222012278

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2023/10/02 8:24 AM By: Burklund, Austin



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPELS # F-6324; # 10194230
www.stantec.com



Client/Project
DUKE COMPANIES
CHAPEL HILL PHASE I

Figure No.
SHEET 1 OF 2

Title
CITY OF GEORGETOWN
ELECTRIC EASEMENT



VICINITY MAP
N.T.S.

LEGEND

- _{CAP} 1/2" IRON ROD WITH ILLEGIBLE CAP FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N21°28'45"W	186.17'
L2	S23°41'59"W	93.72'
L3	S21°28'43"E	232.05'
L4	S70°12'32"W	15.01'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	172.47'	144.93'	68°10'50"	N12°36'43"E	162.47'
C2	81.51'	144.93'	32°13'20"	N62°48'48"E	80.44'
C3	25.63'	32.50'	45°10'42"	S01°06'38"W	24.97'

FN NO. 23-137(ABB)

OCTOBER 2023 222012278

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2023/10/02 8:24 AM By: Burklund, Austin



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TBPELS # F-6324; # 10194230
www.stantec.com



Client/Project
**DUKE COMPANIES
CHAPEL HILL PHASE I**

Figure No.
SHEET 2 OF 2

Title
**CITY OF GEORGETOWN
ELECTRIC EASEMENT**

OWNERS: AMFP IV CHAPEL HILL, LLC,
a Texas limited liability company
Benjamin L. Friedman, President

ACREAGE: 28.814 ACRES

AGENT: ROBERT W. SCHOLZ, P.E.
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TX. 78729

SURVEYOR & ENGINEER: HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TX. 78729
TBPELS SURVEYING FIRM #10029607
TBPELS ENGINEERING FIRM #312
(512) 777-4600 PHONE
(512) 252-8141 FAX

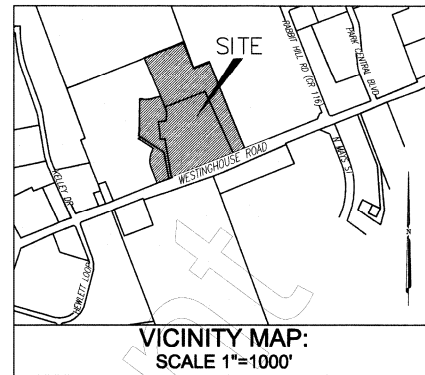
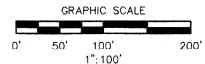
SHEET INDEX

SHEET 1 SURVEY/LOT LAYOUT

SHEET 2 NOTES/METES AND BOUNDS DESC. LINE AND CURVE DATA

SHEET 3 CERTIFICATIONS/APPROVAL BLOCKS

SEE SHEET 2 FOR LINE/CURVE TABLES



SUBMITTAL DATE: June 22, 2020

TOTAL NUMBER OF LOTS: 4

TOTAL NUMBER OF BLOCKS: 1

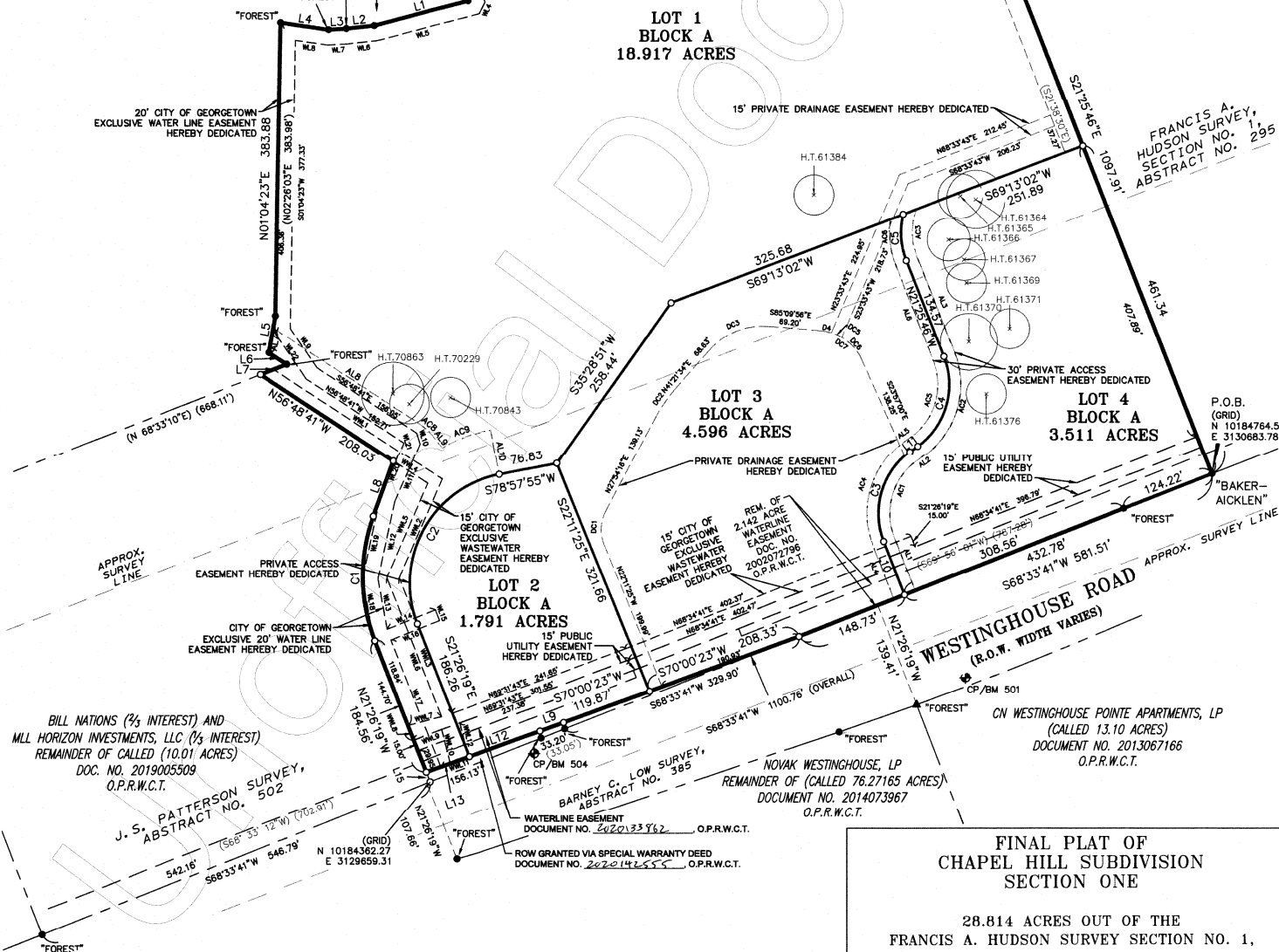
CELEBRATION CHURCH
(CALLED 49.86 ACRES)
DOC. NO. 2005003122
DOC. NO. 2005003123
O.P.R.W.C.T.

(GRID)
N 10186020.02
E 3129978.91

TERRI LEANNE WISIAN AND MERRY CAROL RODRIGUEZ,
CO-TRUSTEES OF THE
CARRIE ANN BARTON SMITH SEPARATE PROPERTY REVOCABLE TRUST
REMAINDER OF (CALLED 55.41 ACRES)
DOC. NO. 2017004719
O.P.R.W.C.T.

CELEBRATION CHURCH
REMAINDER (CALLED 59.56 ACRES)
DOC. NO. 2005003124
O.P.R.W.C.T.

- LEGEND:**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ▲ PK NAIL WITH "FOREST" WASHER FOUND
 - 1/2" IRON ROD SET W/ "HALFF ASSOC. INC." CAP TO BE SET PRIOR TO PLAT RECORDATION
 - B.L. BUILDING SETBACK LINE
 - H.T. HERITAGE TREE SEE SHEET 2 FOR TREE SCHEDULE
 - P.O.B. POINT OF BEGINNING
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION



BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12B. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET. SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012. VERTICAL DATUM - NAVD88, GEOID 12.

CONTROL POINTS (BENCHMARKS NOTED BY BM)	GRID		SURFACE		ELEVATION	TYPE
	NORTHING	EASTING	NORTHING	EASTING		
101	10184027.22	3129039.50	10185249.30	3129414.98	835.78	1/2" IRON ROD WITH HALFF TRAVERSE CAP SET
501/BM	10184498.24	3130360.79	10185720.38	3130736.44	870.51	MAG NAIL IN SIDEWALK SET
504/BM	10184399.31	3129795.79	10185621.44	3130171.37	851.77	MAG NAIL IN CURB INLET SET
512/BM	10185979.06	3129651.29	10187201.38	3130026.85	944.66	COTTON SPINDLE SET

FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE

28.814 ACRES OUT OF THE FRANCIS A. HUDSON SURVEY SECTION NO. 1, ABSTRACT NO. 295 AND THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502

HALFF

9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TBPELS SURVEYING FIRM #10029607
TBPELS ENGINEERING FIRM #312
TEL (512) 777-4600
FAX (512) 252-8141

2020-40-FP
PAGE 1 OF 3

Doc # 2020145589

GENERAL NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER, GEORGETOWN UTILITY SYSTEMS, WASTEWATER, GEORGETOWN UTILITY SYSTEMS, AND ELECTRIC, GEORGETOWN UTILITY SYSTEMS.
- ALL STRUCTURES/OBSTACLES ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48481C0486, EFFECTIVE DATE OF SEPTEMBER 28, 2008.
- ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
- ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
- A 15-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/89 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
- THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
- ALL INDIVIDUAL LOTS CONTAINING HERITAGE TREES ARE CONFIGURED AND DESIGNED SO THAT THE LOT IS DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREES ORZ.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT OF THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE CITY AND/OR COUNTY MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
- THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON NOVEMBER 15, 2018. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

DESCRIPTION OF 28.814 ACRES OF LAND (APPROX. 1,255,155 SQUARE FEET), BEING OUT OF AND A PORTION OF THE FRANCIS A. HUDSON SURVEY, SECTION NO. 3, ABSTRACT NO. 295, AND THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502 IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF THE CALLED 12.40 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), THE REMAINING PORTION OF THE 3.74 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911, O.P.R.W.C.T., ALL OF THE CALLED 11.05 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 2020010911, O.P.R.W.C.T., AND THE REMAINING PORTION OF THE CALLED 1.708 ACRE TRACT OF LAND CONVEYED TO AMFP IV CHAPEL HILL LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2020, RECORDED IN DOCUMENT NO. 202001100, O.P.R.W.C.T.; SAID 28.814 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "Baker-Aicklen" cap found in the existing north right-of-way line of Westinghouse Road (right-of-way width varies) for the southeast corner of the said 11.05 acre tract and the southeast corner of the herein described tract of land, being the southwest corner of the remainder of a called 59.56 acre tract of land conveyed to Celebration Church in Document No. 2005003124, O.P.R.W.C.T.;

THENCE South 68°33'41" West, with the existing north right-of-way line of Westinghouse Road, being the south lines of the said 11.05 acre tract, the said 12.40 acre tract and the said 3.74 acre tract and the south line of the said 1.708 acre tract, at a distance of 124.22 feet passing a 1/2-inch iron rod with "Forest" cap found at a common corner of the said 11.05 acre tract and the said 12.40 acre tract, at an additional distance of 308.56 feet passing a 1/2-inch iron rod with "Hallif" cap set, in, in a distance of 583.51 feet to a 1/2-inch iron rod with "Hallif" cap set at the intersection with the proposed north right-of-way line of Westinghouse Road;

THENCE over and across the said 12.40 acre tract, the said 3.74 acre tract and the said 1.708 acre tract, the following five (5) courses and distances:

- South 70°00'23" West, a distance of 208.33 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°00'23" West, a distance of 119.87 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°00'06" West, a distance of 32.98 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°11'09" West, a distance of 98.21 feet to a 1/2-inch iron rod with "Hallif" cap set;
- South 70°11'09" West, a distance of 60.02 feet to a 1/2-inch iron rod with "Hallif" cap set in the west line of the said 1.708 acre tract, being the east line of the said remaining portion of 10.01 acre tract;

THENCE with the west lines of the said 1.708 acre tract and the said 3.74 acre tract, being the east line of the said remaining portion of 10.01 acre tract, the following four (4) courses and distances:

- North 21°26'19" West, a distance of 184.56 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set for point of curvature;
- With said curve, to the right, having a radius of 230.00 feet, a delta angle of 41°27'37", an arc length of 166.43 feet and a chord which bears North 00°42'31" West, a distance of 162.82 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set for endpoint of said curve;
- North 20°01'18" East, a distance of 76.94 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set;
- North 56°48'41" West, a distance of 208.03 feet to a 1/2-inch iron rod with cap stamped "Hallif Associates" set for the northwest corner of the said 1.708 acre tract, being the northeast corner of the said remaining portion of 10.01 acre tract, being in the southerly line of the remaining portion of a called 55.41 acre tract of land conveyed to Terri Leanne Wislan and Merry Carol Rodriguez, Co-Trustees of the Carrie Ann Barton Smith Separate Property Revocable Trust, in an Executor's Special Warranty Distribution Deed dated January 5, 2017, recorded in Document No. 2017004719, O.P.R.W.C.T.;

THENCE North 68°33'05" East, with the northerly line of the said 1.708 acre tract, in part being the southerly line of the said 55.41 acre tract, a distance of 36.79 feet to a 1/2-inch iron rod with "Forest" cap found for common corner of the said 1.708 acre tract and the remaining portion of the said 55.41 acre tract, being in a westerly line of the said 3.74 acre tract;

THENCE with the westerly and northerly lines of the said 3.74 acre tract, being the southerly and easterly lines of the said remaining portion of 55.41 acre tract, the following seven (7) courses and distances:

- North 56°48'41" West, a distance of 27.68 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- North 10°03'04" East, a distance of 48.72 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- North 01°04'23" East, a distance of 383.88 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- South 81°48'44" East, a distance of 63.59 feet to 1/2-inch iron rod with "Forest" cap found for common corner;
- North 86°53'31" East, a distance of 23.37 feet to 1/2-inch iron rod with "Forest" cap found for common corner;
- North 83°53'00" East, a distance of 36.77 feet to 1/2-inch iron rod with "Forest" cap found for common corner;
- North 75°24'27" East, a distance of 127.18 feet to 1/2-inch iron rod with "Forest" cap found for the northeast corner of the said 3.74 acre tract, being a common corner with the remaining portion of the said 55.41 acre tract, being in a westerly line of the said 11.05 acre tract;

THENCE North 21°24'53" West, with the westerly lines of the said 11.05 acre tract, being easterly lines of the remainder of the said 55.41 acre tract, a distance of 493.61 feet to a 1/2-inch iron rod with "Forest" cap found in the south line of a called 49.86 acre tract of land conveyed to Celebration Church in Document No. 2005003122 and 2005003123, O.P.R.W.C.T., being the common corner of the said remaining portion of the 55.41 acre tract, and the said 11.05 acre tract, for the northwest corner of the herein described tract of land;

THENCE North 68°33'48" East, with the north line of the said 11.05 acre tract, being the south line of the said 49.86 acre tract, a distance of 482.78 feet to a 1/2-inch iron rod found in the west line of the said 59.56 acre tract for the northeast corner of the said 11.05 acre tract and northeast corner of the herein described tract of land, being also the southeast corner of the said 49.86 acre tract;

THENCE with the common lines of the said 11.05 acre tract and said 59.56 acre tract, the following three (3) courses and distances:

- South 20°59'20" East, a distance of 328.51 feet to a 1/2-inch iron rod found for common corner;
- North 68°33'43" East, a distance of 200.00 feet to a 1/2-inch iron rod with "Forest" cap found for common corner;
- South 21°25'46" East, a distance of 1097.91 feet to the POINT OF BEGINNING and containing 28.814 ACRES of land, more or less, within these metes and bounds.

*P.C.Z. PEDESTRIAN CLEAR ZONE PER CHAPTER 12 APPENDIX OF CITY OF GEORGETOWN U.D.C.

STREET SUMMARY				
STREET NAME	CLASSIFICATION	R.O.W.	SPEED LIMIT	P.C.Z.
WESTINGHOUSE ROAD	EXISTING MAJOR ARTERIAL	EXISTING (VARIES) FUTURE 135 FT	50 MPH	6' MIN.

TREE SCHEDULE				
KEY	TREE #	SIZE (INDIVIDUAL TRUNKS)	HALF CRITICAL ROOT ZONE (IN FEET)	SPECIES
HT	H 61364	38"	19'	LIVE OAK
HT	H 61365	29"	14.5'	LIVE OAK
HT	H 61366	28" (21" 14")	14'	LIVE OAK
HT	H 61367	27" (19" 16")	13.5'	LIVE OAK
HT	H 61369	26"	13'	LIVE OAK
HT	H 61370	37"	18.5'	LIVE OAK
HT	H 61371	26"	13'	LIVE OAK
HT	H 61376	26" (18" 16")	13'	LIVE OAK
HT	H 61384	26"	13'	LIVE OAK
M1	H 70229	26"	13'	LIVE OAK
HT	H 70843	26"	13'	ELM
HT	H 70863	41" (28" 26")	20.5'	LIVE OAK
HT	H 71014	28" (20" 15")	14'	LIVE OAK 20 15

PROPOSED ACCESS EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
AC1	112.11'	85.00'	75°34'13"	N16°21'20"E	104.16'
AC2	151.68'	115.00'	75°34'13"	N16°21'20"E	140.92'
AC3	63.28'	85.00'	42°39'16"	N00°06'08"W	61.83'
AC4	151.68'	115.00'	75°34'13"	N16°21'20"E	140.92'
AC5	112.11'	85.00'	75°34'13"	N16°21'20"E	104.16'
AC6	80.80'	115.00'	50°17'36"	N08°16'58"W	80.10'
AC7	25.72'	80.00'	118°28'17"	S47°38'02"E	25.61'
AC8	67.77'	205.00'	18°56'24"	N69°29'43"E	67.46'

PROPOSED DRAINAGE EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	46.51'	53.20'	50°05'40"	S02°51'25"W	45.05'
DC2	43.21'	184.00'	13°27'19"	S34°37'55"W	43.11'
DC3	87.48'	93.73'	53°28'30"	S68°05'49"W	84.34'
DC4	13.40'	64.00'	115°59'52"	N79°10'00"W	13.38'
DC5	15.03'	64.00'	13°27'35"	N66°26'17"W	15.00'
DC6	39.94'	64.00'	35°45'30"	N41°49'45"W	39.30'
DC7	68.38'	64.00'	61°12'56"	N54°33'28"W	65.17'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	166.43'	230.00'	41°27'37"	162.82'	N 00°42'31" W
C2	254.10'	145.00'	100°24'14"	222.81'	S 28°45'48" W
C3	131.90'	100.00'	75°34'13"	122.54'	N 16°21'20" E
C4	131.90'	100.00'	75°34'13"	122.54'	N 16°21'20" E
C5	61.64'	100.00'	35°18'59"	60.67'	N 03°46'16" W

LINE DATA				
LINE #	BEARING	DISTANCE		
L1	N 75°24'27" E	127.18'	(L1)	N 76°46'05" E 127.08'
L2	N 83°52'59" E	36.77'	(L2)	N 85°14'57" E 36.75'
L3	N 86°53'31" E	23.37'	(L3)	N 88°25'27" E 23.38'
L4	S 81°48'44" E	63.59'	(L4)	S 80°32'10" E 63.59'
L5	N 10°03'04" E	48.72'	(L5)	N 11°17'17" E 48.72'
L6	N 56°48'41" W	27.68'	(L6)	N 56°48'04" W 27.63'
L7	N 68°33'05" E	36.79'		
L8	N 20°01'18" E	76.94'		
L9	S 70°00'06" W	32.98'		
L10	N 21°25'46" W	75.00'		
L11	N 54°08'27" E	12.75'		
L12	S 70°11'09" W	98.21'		
L13	S 70°11'09" W	60.02'		
L14	S 68°33'41" W	60.02'		
L15	N 21°26'19" W	13.59'		

PROPOSED WASTEWATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WW1	S56°48'41"E	284.14'
WW2	S23°37'24"W	140.50'
WW3	S21°26'51"E	190.57'
WW4	S56°48'41"E	54.07'
WW5	S23°37'24"W	134.03'
WW6	S21°26'51"E	198.67'
WW7	S75°43'00"W	45.38'
WW8	S21°26'19"E	20.77'
WW9	N69°31'43"E	39.03'
WW10	S14°17'00"E	45.59'
WW11	N70°11'09"E	25.12'
WW12	N14°17'00"W	45.88'

PROPOSED ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N21°25'46"W	75.00'
AL2	N54°08'27"E	12.75'
AL3	N21°25'46"W	134.57'
AL4	N21°25'46"W	75.00'
AL5	N54°08'27"E	12.75'
AL6	N21°25'46"W	134.57'
AL7	N10°03'04"E	32.62'
AL8	S56°48'41"E	227.24'
AL9	S38°23'23"E	19.82'
AL10	S11°02'05"E	60.00'

PROPOSED WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N68°35'07"E	4.00'
WL2	S21°24'53"E	15.00'
WL3	S68°35'07"W	4.00'
WL4	S26°32'59"W	16.83'
WL5	S75°24'27"W	138.60'
WL6	S83°52'59"W	38.78'
WL7	S86°53'31"W	25.87'
WL8	N81°48'44"W	42.91'
WL9	S34°18'41"E	62.19'
WL10	S16°37'30"E	14.96'
WL11	S23°33'41"W	82.90'
WL12	S12°18'41"W	103.19'
WL13	S10°11'19"E	67.10'
WL14	N68°33'41"E	67.93'
WL15	S21°26'19"E	15.00'
WL16	S68°33'41"W	68.50'
WL17	S21°26'19"E	178.28'
WL18	N10°11'19"W	75.06'
WL19	N12°18'41"E	109.14'
WL20	N23°33'41"E	77.55'
WL21	N16°37'30"W	0.32'
WL22	N34°18'41"W	72.55'

FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE

28.814 ACRES OUT OF THE FRANCIS A. HUDSON SURVEY SECTION NO. 1, ABSTRACT NO. 295 AND THE J.S. PATTERSON SURVEY, ABSTRACT NO. 502



800 AMBERGOLDEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78726
TEL: 512-777-4800
FAX: 512-252-6141

Doc# 2020145589

STATE OF NEW YORK {
COUNTY OF NEW YORK {
KNOW ALL MEN BY THESE PRESENTS

I, AMFP IV CHAPEL HILL LLC, SOLE OWNER OF THE CERTAIN 28.814 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2020010911, DOCUMENT NO. 2020010912 AND DOCUMENT NO. 2020011100 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF November, 2020

BY: B. Friedman
BENJAMIN L. FRIEDMAN, PRESIDENT
AMFP IV CHAPEL HILL LLC, A TEXAS LIMITED LIABILITY COMPANY
C/O ABACUS CAPITAL GROUP
100 PARK AVENUE, SUITE #3500
NEW YORK, NY 10017
(212) 203-4960

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Sofia Nelson
SOFA NELSON, PLANNING DIRECTOR
11-17-2020
DATE

THIS SUBDIVISION TO BE KNOWN AS "FINAL PLAT OF CHAPEL HILL SUBDIVISION SECTION ONE" HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE 3rd DAY OF November, 2020 A.D.

Erce Brashear
ERCEL BRASHEAR, CHAIRMAN
11/12/2020
DATE
Chere Heintzmann
CHERE HEINTZMANN, SECRETARY
11-09-2020
DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Glen Holcomb
GLEN HOLCOMB, BUILDING OFFICIAL
CITY OF GEORGETOWN
11-16-2020
DATE

STATE OF New York {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

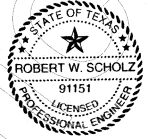
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BENJAMIN L. FRIEDMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF November, 2020

Michael A. Aidelman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS - New York
MY COMMISSION EXPIRES ON: June 16, 2024

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, ROBERT W. SCHOLZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.
THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 29th DAY OF November, 2020

Robert W. Scholz
ROBERT W. SCHOLZ
LICENSED PROFESSIONAL ENGINEER NO. 91151
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPELS, ENGINEERING FIRM #312
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729



STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF November, 2020 A.D., AT 8:21 O'CLOCK, A.M., AND DULY RECORDED THIS THE 19th DAY OF November, 2020 A.D., AT 8:27 O'CLOCK, A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2020145589.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda M. McKee
Brenda M. McKee DEPUTY



STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, CURTIS WAYNE WATTS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 4th DAY OF November, 2020.

Curtis Wayne Watts
CURTIS WAYNE WATTS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6614
HALFF ASSOCIATES, INC., TBPELS FIRM #10029607
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729 512-777-4600



FINAL PLAT OF
CHAPEL HILL SUBDIVISION
SECTION ONE

28.814 ACRES OUT OF THE
FRANCIS A. HUDSON SURVEY SECTION NO. 1,
ABSTRACT NO. 295 AND THE J.S. PATTERSON
SURVEY, ABSTRACT NO. 502

HALFF

9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TBPELS SURVEYING FIRM #10029607
TBPELS ENGINEERING FIRM #312
TEL (512) 777-4600
FAX (512) 250-8111

2020-40-FP
PAGE 3 OF 3

Doc# 2020145589

EXHIBIT “G”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

ELECTRIC EASEMENT

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

§

This Electric Easement Agreement (this “Agreement”) is made on the ____ day of _____, 202__, at Georgetown, Texas, between AMFP IV TX Commercial LLC – CH1 Lot 2 Series, a Texas limited liability company, whose address is 3610-2 North Josey, Suite 223, Carrollton, Texas 75007 (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as “Grantee”).

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the “Easement”) for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of electric utility and telecommunication lines and related facilities (collectively, the “Facilities”) on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and depicted by sketch in **Exhibit B**, each attached hereto and made a part hereof for all purposes (the “Easement Area”).

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Easement Area; and (3) the right to remove from the Easement Area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor’s heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee’s successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that neither Grantor nor any of Grantor's heirs, personal representatives, successors, or assigns shall convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

[Signatures on the following pages]

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

GRANTOR:

AMFP IV TX Commercial LLC, - CH1 Lot 2 Series
a Texas limited liability company

By: _____
Benjamin Friedman, President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2024, by Benjamin Friedman, as President of AMFP IV TX Commercial LLC – CH1 Lot 2 Series, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

GRANTEE:

City of Georgetown,
a Texas home-rule municipal corporation

By: _____
David Morgan, City Manager

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2024, by David Morgan, as City Manager of the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:
City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627