

ORDINANCE NO. 99-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, CLOSING PUBLIC HEARING; LEVYING ASSESSMENTS FOR THE COST AND MAINTENANCE OF CERTAIN IMPROVEMENTS TO BE PROVIDED IN THE GEORGETOWN VILLAGE PUBLIC IMPROVEMENT DISTRICT NO. 1; FIXING LIENS AND CHARGES AGAINST PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING A DATE FOR, AND A METHOD OF, COLLECTION; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 372 of the Local Government Code and Resolution No. 990223-N approved by the City Council on February 23, 1999, the City Council authorized the creation of the Georgetown Village Public Improvement District No. 1 (the "District"); and

WHEREAS, pursuant to Chapter 372 of the Local Government Code, the statutory notice of a public hearing on April 13, 1999 to consider the levy of the proposed reassessments on real property within the District was accomplished; and

WHEREAS, after notice was provided as required by Chapter 372 of the Local Government Code, the City Council of the City of Georgetown on March 23, 1999, held a public hearing to consider the levy of the proposed assessments on property within the District, heard and passed on any objections to the proposed assessments and closed the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this resolution implements the following Centur Plan Elements:

- Growth & Physical Development Policy 7.0 of the Century Plan - Policy Plan Element, which states: "Georgetown's land uses support economic, cultural and social activities for all residents, businesses and organizations; and the City's development process encourages new and infill development"; and

- Finance Policy 5.0 of the Century Plan - Policy Plan Element, which states: "All municipal operations are conducted in an efficient business-like manner and sufficient financial resources for both short-term and long-term needs are provided.";

and further finds that the adoption of this ordinance is not inconsistent or in conflict with any other Century Plan Policies, as required by Section 2.03 of the Administrative Chapter of the Policy Plan.

SECTION 2. The action of the City Council closing the April 13, 1999 public hearing in these proceedings is hereby ratified and confirmed.

SECTION 3. The City Council hereby approves the Assessment Plan (the "Assessment Plan") attached hereto as Exhibit "A".

SECTION 4. The City Council finds that the assessments as set forth in the Assessment Plan attached hereto as Exhibit "A" should be made and levied against the respective parcels of property within the District and against the owners thereof, and are substantially in proportion to the benefits to the respective parcels of property by means of improvements in the District for which such assessments are levied, and establish substantial justice and equality and uniformity between the respective owners to the respective properties and between all parties concerned considering the benefits received and burdens imposed, and further finds that in each case the property assessed is specially benefitted by means of the said improvements in the District, and further finds that the apportionment of the cost of the services is in accordance with the law in force in this City and State and the proceedings of the City heretofore had with reference to the formation of the District and the imposition of the assessments for said improvements are in all respects valid and regular.

SECTION 5. There shall be and is hereby levied and assessed against the parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the assessments as listed in Exhibit "A" attached hereto and made a part hereof.

SECTION 6. The assessments above mentioned and assessed against the said parcels of property and the owners thereof, plus penalties and interest as stated in Section 33.01 et seq of the Texas Tax Code, V.A.T.S., together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a first, prior and superior lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first and paramount lien thereon, superior to all other liens and claims except State, County, School District and city ad valorem taxes.

SECTION 7. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, including penalties and interest authorized in Section 6 above, costs and attorney's fees, shall be enforced by suit in any Court having jurisdiction or by lien foreclosure or both.

SECTION 8. All assessments levied are a personal liability and charge against the real and true owners of the premises described notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

SECTION 10. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

SECTION 11. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

SECTION 12. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

READ and APPROVED on first reading this the 13th day of April, 1999.

READ, APPROVED and ADOPTED on second reading this 20th day of April, 1999.

THE CITY OF GEORGETOWN:

By: Leo Wood
LEO WOOD, Mayor

APPROVED AS TO FORM:

Marianne Landers Banks
Marianne Landers Banks
City Attorney

ATTEST:

Sandra D. Lee
Sandra D. Lee, City Secretary

**GEORGETOWN VILLAGE PUBLIC IMPROVEMENT ASSESSMENT DISTRICT
ASSESSMENT/SERVICE PLAN**

Chapter 372 of the Local Government Code of the State of Texas, known as the "Public Improvement District Assessment Act" (the "Act"), authorizes and defines the formation of the Public Improvement District in the State of Texas.

In compliance with the requirements outlined in the Act, the Assessment/ Service Plan for the District is defined herein.

Section 1. General Nature of the Proposed Improvements

After analyzing the improvements authorized by the Act, it has been determined that the following improvements (the "Improvements") which are allowed by the Act will be of special benefit to the property described herein within the District; the acquisition, construction, operation, repair and maintenance of parks, recreational facilities, alleyways, lighting, landscaping and related improvements.

The services to be provided in the District, in addition to those described above, shall consist of those necessary for the administration and operation of the District, including collection of assessments.

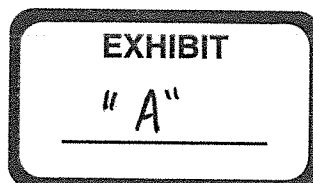
Section 2. Assessment Plan.

After analyzing the assessment methods allowed by the Act, it has been determined that a Maintenance Assessment, as herein described, based on the annual, assessed value of each lot, including improvements, is fair and equitable and is the most reasonable means of allocating the costs of the services to be provided annually on behalf of the District.

Additionally, it has been determined that the Capital Improvement Assessment, as herein described, a one-time assessment of \$1,000 per lot Assessment, is fair and equitable and is the most reasonable means of allocating the costs of acquiring, constructing and financing of capital improvements.

Section 3. District Boundaries

The boundaries of the District are as shown in the map and field notes attached hereto as Exhibit "A".



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Section 4. Annual Costs of District Improvements

The annual costs for the District improvements are as estimated in Exhibit "B", attached hereto. The City shall not be responsible for any District costs as listed in said Exhibit "B".

Section 5. Levy of Assessments to Pay costs of Operation and Administration of District.

It has been determined that assessments should be levied as follows:

An annual Maintenance Assessment of \$0.20 per \$100 valuation for each lot within the District.

A Capital Improvement Assessment of \$1,000 per lot, a one-time assessment payment due upon recordation of a final plat. The \$1,000 Capital Improvement Assessment shall be paid by the subdivider of each lot previously recorded before the effective date of the Order levying assessments.

Pursuant to Section 372.015(d) of the Act, the amount of assessment for each property owner may be adjusted following the annual review of the service plan.

Section 6. Lien for Collection of Assessments.

Pursuant to Section 372.018(b) of the Act, the assessments, with interest, the expense of collection, and reasonable attorney's fees, are a first and prior lien against the property assessed, superior to all other liens and claims, except ad valorem tax liens. The lien is effective from the date of the ordinance levying the assessment and may be enforced by the governing body in the same manner as that an ad valorem tax lien against real property may be enforced by the governing body, including the collection of penalties, interest and attorney's fees.

GEORGETOWN I.S.D.
603 LAKEWAY DR.
GEORGETOWN, TX.
78628-2843

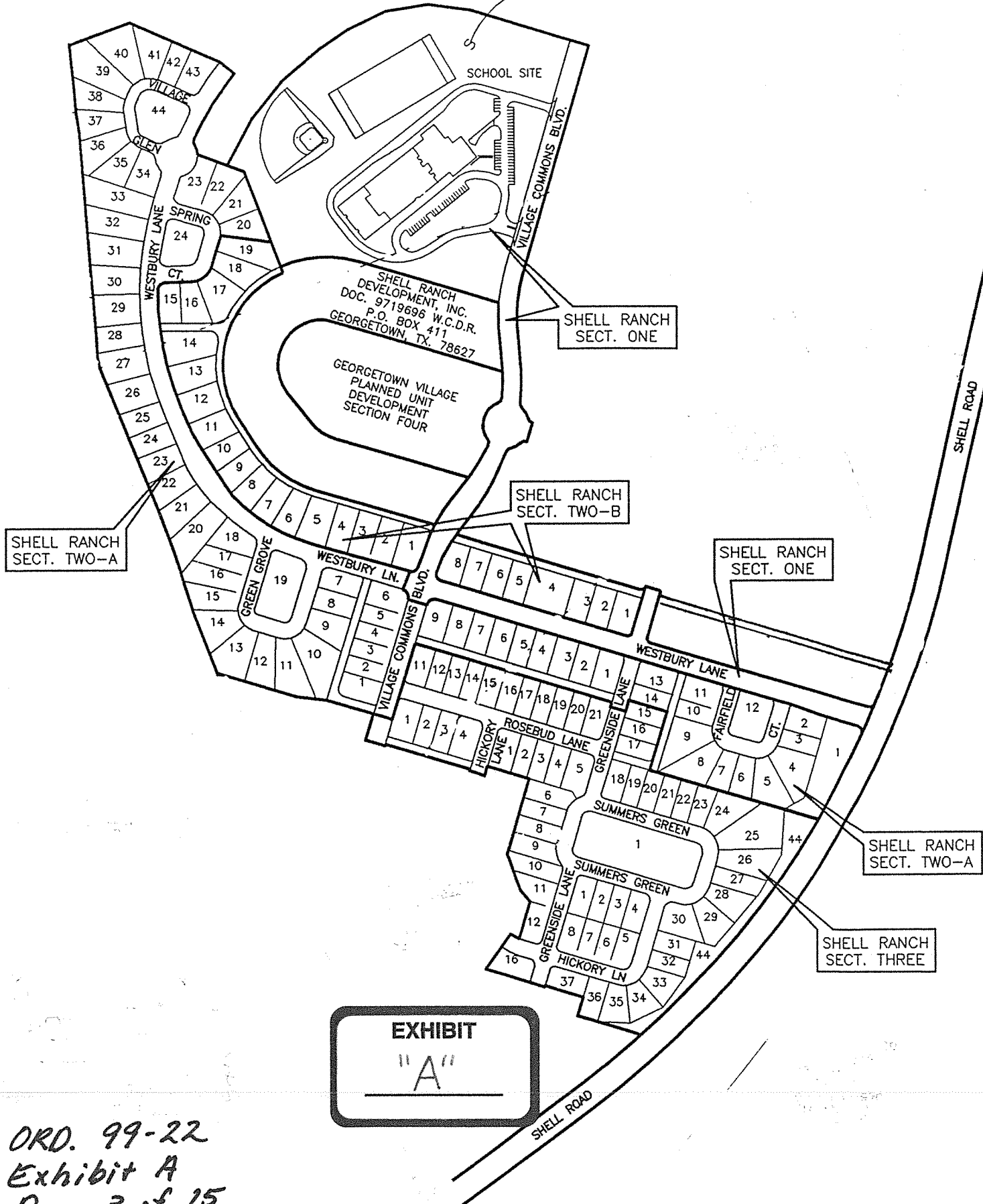


EXHIBIT
"A"

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STATE OF TEXAS §
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FIELDNOTE DESCRIPTION of a 32.0976 acre tract of land out of and a part of the Joseph Fish Survey No. 232 and the Leroy B. Lord Survey No. 407, Williamson County, Texas, and being a part of that 42.775 acre tract conveyed to Rosemary Shell Tanner by deed of record in Volume 1872, Page 708 of the Williamson County Official Deed Records, and that 195.137 acre tract conveyed to Joy Shell Adkins by deed of record in Volume 1872, Page 708 of the Williamson County Official Deed Records; said 32.0976 acre tract, being all of proposed Shell Ranch, Section One, a subdivision not yet recorded, and a portion of proposed Shell Ranch, Section Two, a subdivision not yet recorded, is more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the curving westerly right-of-way line of Shell Road (80' R.O.W.), said point being the northeasterly corner of said 42.775 acre tract and the southeasterly corner of said 195.137 acre tract, and from which, a 1/2" iron rod found bears N64°35'57"W, a distance of 0.44 feet;

THENCE, leaving the southeasterly corner of the said 195.137 acre tract, along the curving westerly right-of-way line of Shell Road, being the easterly line of said 42.775 acre tract, with a curve to the right having a radius of 2760.00 feet, a central angle of 09°13'08", a chord which bears S26°16'33"W a distance of 443.61 feet, for an arc distance of 444.08 feet to a 1/2" iron rod set; :

THENCE, leaving the westerly right-of-way line of Shell Road, being the easterly line of said 42.775 acre tract, over and across said 42.775 acre tract, the following eight (8) courses:

- 1) N73°24'28"W, a distance of 550.37 feet to a 1/2" iron rod set;
- 2) N16°35'32"E, a distance of 184.00 feet to a 1/2" iron rod set;
- 3) N73°24'28"W, a distance of 125.00 feet to a 1/2" iron rod set;
- 4) S16°35'32"W, a distance of 30.00 feet to a 1/2" iron rod set;
- 5) N73°24'28"W, a distance of 50.00 feet to a 1/2" iron rod set;
- 6) N16°35'32"E, a distance of 10.00 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 7) With said curve to the left having a radius of 5.00 feet, a central angle of 90°00'00", a chord which bears N28°24'28"W a distance of 7.07 feet, for an arc distance of 7.85 feet to a 1/2" iron rod set for the point of tangency;
- 8) N73°24'28"W, passing at a distance of 332.92 feet a point on the common line between said 42.775 acre tract and said 195.137 acre tract, from which a 1/2" iron rod found for the common westerly corner of said 42.775 acre tract and said 195.137 acre tract bears S46°04'10"W, a distance of 916.49 feet, and continuing over and across said 195.137 acre tract for a total distance of 635.00 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;

THENCE, continuing over and across said 195.137 acre tract, the following forty-eight (48) courses:

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- 1) With said curve to the left having a radius of 5.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $S61^{\circ}35'32''W$ a distance of 7.07 feet, for an arc distance of 7.85 feet to a 1/2" iron rod set;
- 2) $N73^{\circ}24'28''W$, a distance of 60.00 feet to a 1/2" iron rod set;
- 3) $N16^{\circ}35'32''E$, a distance of 130.00 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 4) With said curve to the left having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $N28^{\circ}24'28''W$ a distance of 35.36 feet, for an arc distance of 39.27 feet to a 1/2" iron rod set;
- 5) $N21^{\circ}46'06''E$, a distance of 60.25 feet to a 1/2" iron rod set on a curve to the left;
- 6) With said curve to the left having a radius of 20.00 feet, a central angle of $87^{\circ}44'48''$, a chord which bears $N62^{\circ}43'08''E$ a distance of 27.72 feet, for an arc distance of 30.63 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 7) With said curve to the right having a radius of 500.00 feet, a central angle of $03^{\circ}09'16''$, a chord which bears $N20^{\circ}25'22''E$ a distance of 27.52 feet, for an arc distance of 27.53 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 8) With said curve to the left having a radius of 490.00 feet, a central angle of $03^{\circ}41'49''$, a chord which bears $N20^{\circ}09'06''E$ a distance of 31.61 feet, for an arc distance of 31.62 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 9) With said curve to the right having a radius of 496.00 feet, a central angle of $20^{\circ}25'04''$, a chord which bears $N28^{\circ}30'43''E$ a distance of 175.82 feet, for an arc distance of 176.75 feet to a 1/2" iron rod set for the point of tangency;
- 10) $N38^{\circ}43'15''E$, a distance of 70.75 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 11) With a curve to the left having a radius of 490.00 feet, a central angle of $06^{\circ}14'09''$, a chord which bears $N35^{\circ}36'11''E$ a distance of 53.30 feet, for an arc distance of 53.33 feet to a 1/2" iron rod set for the point of tangency;
- 12) $N32^{\circ}29'06''E$, a distance of 34.10 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 13) With said curve to the left having a radius of 440.00 feet, a central angle of $05^{\circ}47'41''$, a chord which bears $N29^{\circ}35'15''E$ a distance of 44.48 feet, for an arc distance of 44.50 feet to a 1/2" iron rod set for the point of compound curvature of a curve to the left;
- 14) With said curve to the left having a radius of 20.00 feet, a central angle of $62^{\circ}40'57''$, a chord which bears $N04^{\circ}39'04''W$ a distance of 20.81 feet, for an arc distance of 21.88 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;

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- 15) With said curve to the right having a radius of 73.00 feet, a central angle of $105^{\circ}06'50''$, a chord which bears $N16^{\circ}33'53''E$ a distance of 115.92 feet, for an arc distance of 133.92 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 16) With said curve to the left having a radius of 20.00 feet, a central angle of $62^{\circ}40'56''$, a chord which bears $N37^{\circ}46'50''E$ a distance of 20.81 feet, for an arc distance of 21.88 feet to a 1/2" iron rod set for the point of compound curvature of a curve to the left;
- 17) With said curve to the left having a radius of 440.00 feet, a central angle of $11^{\circ}17'37''$, a chord which bears $N00^{\circ}47'34''E$ a distance of 86.59 feet, for an arc distance of 86.73 feet to a 1/2" iron rod set for the point of tangency;
- 18) $N04^{\circ}51'15''W$, a distance of 124.78 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;
- 19) With said curve to the right having a radius of 500.00 feet, a central angle of $09^{\circ}22'12''$, a chord which bears $N00^{\circ}10'09''W$ a distance of 81.68 feet, for an arc distance of 81.77 feet to a 1/2" iron rod set;
- 20) $N73^{\circ}24'28''W$, a distance of 450.94 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 21) With said curve to the left having a radius of 356.21 feet, a central angle of $39^{\circ}30'17''$, a chord which bears $S86^{\circ}41'05''W$ a distance of 240.77 feet, for an arc distance of 245.60 feet to a 1/2" iron rod set;
- 22) $N21^{\circ}07'20''W$, a distance of 314.09 feet to a 1/2" iron rod set;
- 23) $N69^{\circ}00'51''W$, a distance of 55.21 feet to a 1/2" iron rod set;
- 24) $N28^{\circ}07'13''E$, a distance of 160.69 feet to a 1/2" iron rod set;
- 25) $N38^{\circ}54'05''E$, a distance of 149.37 feet to a 1/2" iron rod set;
- 26) $N49^{\circ}40'57''E$, a distance of 149.37 feet to a 1/2" iron rod set;
- 27) $N55^{\circ}04'23''E$, a distance of 103.97 feet to a 1/2" iron rod set;
- 28) $N63^{\circ}39'34''E$, a distance of 132.88 feet to a 1/2" iron rod set;
- 29) $N80^{\circ}49'57''E$, a distance of 132.88 feet to a 1/2" iron rod set;
- 30) $S81^{\circ}59'40''E$, a distance of 132.88 feet to a 1/2" iron rod set;
- 31) $S73^{\circ}24'28''E$, a distance of 390.02 feet to a 1/2" iron rod set;
- 32) $S16^{\circ}35'32''W$, a distance of 736.38 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 33) With said curve to the left having a radius of 440.00 feet, a central angle of $21^{\circ}26'47''$, a chord which bears $S05^{\circ}52'09''W$ a distance of 163.74 feet, for an arc distance of 164.70 feet to a 1/2" iron rod set for the point of tangency;

RECORDERS MEMORANDUM

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- 34) S04°51'15"E, a distance of 124.78 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;
- 35) With said curve to the right having a radius of 500.00 feet, a central angle of 12°19'17", a chord which bears S01°18'24"W a distance of 107.32 feet, for an arc distance of 107.52 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 36) With said curve to the left having a radius of 20.00 feet, a central angle of 53°02'35", a chord which bears S19°03'16"E a distance of 17.86 feet, for an arc distance of 18.52 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 37) With said curve to the right having a radius of 73.00 feet, a central angle of 29°39'17", a chord which bears S30°44'56"E a distance of 37.36 feet, for an arc distance of 37.78 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 38) With said curve to the left having a radius of 20.00 feet, a central angle of 57°28'37", a chord which bears S44°39'38"E a distance of 19.23 feet, for an arc distance of 20.06 feet to a 1/2" iron rod set;
- 39) S16°36'04"W, a distance of 60.00 feet to a 1/2" iron rod set;
- 40) With a curve to the left having a radius of 20.00 feet, a central angle of 57°28'39", a chord which bears S77°51'45"W a distance of 19.23 feet, for an arc distance of 20.06 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 41) With said curve to the right having a radius of 73.00 feet, a central angle of 29°34'56", a chord which bears S63°54'53"W a distance of 37.27 feet, for an arc distance of 37.69 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 42) With said curve to the left having a radius of 20.00 feet, a central angle of 53°02'36", a chord which bears S52°11'03"W a distance of 17.86 feet, for an arc distance of 18.52 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 43) With said curve to the right having a radius of 500.00 feet, a central angle of 01°35'43", a chord which bears S26°27'37"W a distance of 13.92 feet, for an arc distance of 13.92 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 44) With said curve to the left having a radius of 490.00 feet, a central angle of 05°12'12", a chord which bears S24°39'22"W a distance of 44.48 feet, for an arc distance of 44.50 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 45) With said curve to the right having a radius of 496.00 feet, a central angle of 15°12'44", a chord which bears S29°39'38"W a distance of 131.30 feet, for an arc distance of 131.69 feet to a 1/2" iron rod set for the point of tangency;
- 46) S37°16'00"W, a distance of 106.98 feet to a 1/2" iron rod set for the beginning of a non-tangent curve to the left;

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- 47) With said curve to the left having a radius of 5.00 feet, a central angle of $88^{\circ}51'59''$, a chord which bears $S28^{\circ}58'28''E$ a distance of 7.00 feet, for an arc distance of 7.76 feet to a 1/2" iron rod set for the point of tangency;
- 48) $S73^{\circ}24'28''E$, passing at a distance of 477.21 feet a point on the common line between said 42.775 acre tract and said 195.137 acre tract, from which a 1/2" iron rod found for an angle point in the common line between said 42.775 acre tract and said 195.137 acre tract bears $N46^{\circ}04'10''E$, a distance of 56.06 feet, and continuing over and across said 42.775 acre tract for a total distance of 596.63 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;

THENCE, continuing over and across said 42.775 acre tract, the following four (4) courses:

- 1) With said curve to the left having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $N61^{\circ}35'32''E$ a distance of 21.21 feet, for an arc distance of 23.56 feet to a 1/2" iron rod set;
- 2) $S73^{\circ}24'28''E$, a distance of 50.00 feet to a 1/2" iron rod set;
- 3) With a curve to the left having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $S28^{\circ}24'28''E$ a distance of 21.21 feet, for an arc distance of 23.56 feet to a 1/2" iron rod set for the point of tangency;
- 4) $S73^{\circ}24'28''E$, passing at a distance of 143.12 feet a point on the common line between said 42.775 acre tract and said 195.137 acre tract, and continuing over and across said 195.137 acre tract for a total distance of 741.59 feet to a 1/2" iron rod set on a curve to the right in the curving westerly right-of-way line of Shell Road, being the easterly line of said 195.137 acre tract;

THENCE, along the westerly right-of-way line of Shell Road, being the easterly line of said 195.137 acre tract, with said curve to the right having a radius of 2760.00 feet, a central angle of $01^{\circ}54'32''$, a chord which bears $S20^{\circ}42'43''W$ a distance of 91.95 feet, for an arc distance of 91.95 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 32.0976 acres of land area.

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14th day of April, 1997.



Gregory A. Way
GREGORY A. WAY
Registered Professional Land Surveyor
No. 4567 - State of Texas

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EXHIBIT "A"

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 36.1820 acre tract of land out of and a part of the Joseph Fish Survey No. 232 and the Leroy B. Lord Survey No. 407, Williamson County, Texas, being a portion of that 195.137 acre tract conveyed to Joy Shell Adkins by deed of record in Volume 1872, Page 708 of the Williamson County Official Deed Records; said 36.1820 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northwesterly corner of that 226.68 acre tract conveyed to Campbell - Georgetown #1 Limited Partnership by deed of record in Volume 1678, Page 9 of the Williamson County Official Deed Records, said iron rod being an angle point in the westerly line of said 195.137 acre tract;

THENCE, N11°20'42"W, leaving the northwesterly corner of the said 226.68 acre tract, along the westerly line of said 195.137 acre tract, a distance of 30.33 feet to a 60d nail found for the common southeasterly corner of Lot 15 and Lot 16 of Chaparro Estates, a subdivision of record in Cabinet D, Slide 276 of the Williamson County Official Plat Records;

THENCE, continuing along the westerly line of said 195.137 acre tract, being the easterly line of said Lot 16, the following six (6) courses:

- 1) N04°16'54"W, a distance of 51.69 feet to a ½" iron rod found for an angle point;
- 2) N04°10'36"W, a distance of 134.75 feet to a ½" iron rod found for the southeasterly corner of that 1.02 acre tract conveyed to the Estate of Jonas Shell by deed of record in Volume 1148, Page 798 of the Williamson County Official Deed Records;
- 3) N05°21'26"W, along the easterly line of said 1.02 acre tract, a distance of 54.78 feet to a ½" iron rod found for the northeasterly corner of said 1.02 acre tract;
- 4) N04°49'41"W, a distance of 127.71 feet to a 60d nail found for an angle point;
- 5) N04°33'47"W, a distance of 329.22 feet to a tree found for an angle point;
- 6) N08°29'08"W, a distance of 62.12 feet to a ½" iron rod found for the common easterly corner of said Lot 16 and Lot 17 of said Chapparo Estates;

THENCE, continuing along the westerly line of said 195.137 acre tract, being the easterly line of said Lot 17, the following two (2) course::

- 1) N04°02'15"W, a distance of 60.40 feet to a 60d nail found for an angle point;
- 2) N05°58'02"W, a distance of 149.23 feet to a ½" iron rod set for the northwesterly corner hereof, from which a 60d nail found for an angle point in the westerly line of said 195.137 acre tract bears: N05°58'02"W, a distance of 136.65 feet;

THENCE, leaving the westerly line of said 195.137 acre tract, being the easterly line of said Lot 17, over and across said 195.137 acre tract, the following thirty-two (32) courses:

- 1) N70°00'59"E, a distance of 195.42 feet to a 1/2" iron rod set;
- 2) S66°15'47"E, a distance of 300.70 feet to a 1/2" iron rod set;
- 3) S51°02'35"E, a distance of 56.00 feet to a 1/2" iron rod set on a curve to the left;

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

- 4) With said curve to the left having a radius of 922.00 feet, a central angle of $14^{\circ}34'01''$, a chord which bears $S31^{\circ}40'24''W$ a distance of 233.78 feet, for an arc distance of 234.41 feet to a 1/2" iron rod set for the point of compound curvature of a curve to the left;
- 5) With said curve to the left having a radius of 20.00 feet, a central angle of $56^{\circ}14'36''$, a chord which bears $S03^{\circ}43'54''E$ a distance of 18.85 feet, for an arc distance of 19.63 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 6) With said curve to the right having a radius of 65.00 feet, a central angle of $28^{\circ}09'17''$, a chord which bears $S17^{\circ}46'34''E$ a distance of 31.62 feet, for an arc distance of 31.94 feet to a 1/2" iron rod set;
- 7) $S69^{\circ}00'51''E$, a distance of 151.86 feet to a 1/2" iron rod set;
- 8) $S21^{\circ}07'20''E$, a distance of 314.09 feet to a 1/2" iron rod set on a curve to the right;
- 9) With said curve to the right having a radius of 356.21 feet, a central angle of $39^{\circ}30'17''$, a chord which bears $N86^{\circ}41'05''E$ a distance of 240.77 feet, for an arc distance of 245.60 feet to a 1/2" iron rod set for the point of tangency;
- 10) $S73^{\circ}24'28''E$, a distance of 450.94 feet to a 1/2" iron rod set on a curve to the left;
- 11) With said curve to the left having a radius of 500.00 feet, a central angle of $09^{\circ}22'12''$, a chord which bears $S00^{\circ}10'09''E$ a distance of 81.68 feet, for an arc distance of 81.77 feet to a 1/2" iron rod set for the point of tangency;
- 12) $S04^{\circ}51'15''E$, a distance of 124.78 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;
- 13) With said curve to the right having a radius of 440.00 feet, a central angle of $11^{\circ}17'37''$, a chord which bears $S00^{\circ}47'34''W$ a distance of 86.59 feet, for an arc distance of 86.73 feet to a 1/2" iron rod set for the point of compound curvature of a curve to the right;
- 14) With said curve to the right having a radius of 20.00 feet, a central angle of $62^{\circ}40'56''$, a chord which bears $S37^{\circ}46'50''W$ a distance of 20.81 feet, for an arc distance of 21.88 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 15) With said curve to the left having a radius of 73.00 feet, a central angle of $105^{\circ}06'50''$, a chord which bears $S16^{\circ}33'53''W$ a distance of 115.92 feet, for an arc distance of 133.92 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 16) With said curve to the right having a radius of 20.00 feet, a central angle of $62^{\circ}40'57''$, a chord which bears $S04^{\circ}39'04''E$ a distance of 20.81 feet, for an arc distance of 21.88 feet to a 1/2" iron rod set for the point of compound curvature of a curve to the right;
- 17) With said curve to the right having a radius of 440.00 feet, a central angle of $05^{\circ}47'41''$, a chord which bears $S29^{\circ}35'16''W$ a distance of 44.48 feet, for an arc distance of 44.50 feet to a 1/2" iron rod set for the point of tangency;
- 18) $S32^{\circ}29'06''W$, a distance of 34.10 feet to a 1/2" iron rod set for the point of curvature of a curve to the right; EXHIBIT "A"

RECORDERS MEMORANDUM
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- 19) With said curve to the right having a radius of 490.00 feet, a central angle of $06^{\circ}14'09''$, a chord which bears $S35^{\circ}36'11''W$ a distance of 53.30 feet, for an arc distance of 53.33 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;
- 20) $S38^{\circ}43'15''W$, a distance of 70.75 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 21) With said curve to the left having a radius of 496.00 feet, a central angle of $20^{\circ}25'04''$, a chord which bears $S23^{\circ}30'43''W$ a distance of 175.82 feet, for an arc distance of 176.75 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 22) With said curve to the right having a radius of 490.00 feet, a central angle of $03^{\circ}41'49''$, a chord which bears $S20^{\circ}09'06''W$ a distance of 31.61 feet, for an arc distance of 31.62 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the left;
- 23) With said curve to the left having a radius of 500.00 feet, a central angle of $03^{\circ}09'16''$, a chord which bears $S20^{\circ}25'22''W$ a distance of 27.52 feet, for an arc distance of 27.53 feet to a 1/2" iron rod set for the point of reverse curvature of a curve to the right;
- 24) With said curve to the right having a radius of 20.00 feet, a central angle of $87^{\circ}44'48''$, a chord which bears $S62^{\circ}43'08''W$ a distance of 27.72 feet, for an arc distance of 30.63 feet to a 1/2" iron rod set;
- 25) $S21^{\circ}46'06''W$, a distance of 60.25 feet to a 1/2" iron rod set on a curve to the right;
- 26) With said curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $S28^{\circ}24'28''E$ a distance of 35.36 feet, for an arc distance of 39.27 feet to a 1/2" iron rod set for the point of tangency;
- 27) $S16^{\circ}35'32''W$, a distance of 130.00 feet to a calculated point;
- 28) $S73^{\circ}24'28''E$, a distance of 60.00 feet to a 1/2" iron rod set;
- 29) $S16^{\circ}35'32''W$, a distance of 240.00 feet to a 1/2" iron rod set;
- 30) $N73^{\circ}24'28''W$, a distance of 210.00 feet to a 1/2" iron rod set;
- 31) $N83^{\circ}04'29''W$, a distance of 92.15 feet to a 1/2" iron rod set;
- 32) $N73^{\circ}24'28''W$, a distance of 256.29 feet to a 1/2" iron rod set in the westerly line of said 195.137 acre tract, being the easterly line of said 226.68 acre tract, and from which, a 1/2" iron rod found in the common line between said 195.137 acre tract and said 226.68 acre tract bears $S20^{\circ}58'04''E$, a distance of 677.89 feet;

THENCE, along the westerly line of said 195.137 acre tract, being the easterly line of said 226.68 acre tract, the following four (4) courses:

- 1) $N20^{\circ}58'04''W$, a distance of 212.39 feet to a 60d nail found for an angle point;
- 2) $N17^{\circ}15'30''W$, a distance of 187.14 feet to a 60d nail found for an angle point;
- 3) $N19^{\circ}52'26''W$, a distance of 136.37 feet to a 60d nail found for an angle point;

RECORDERS MEMORANDUM

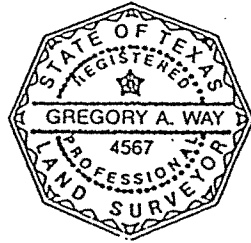
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EXHIBIT "A"

- 4) N22°04'38"W, a distance of 477.20 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 36.1820 acre tract of land area.

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 24 day of April, 1997.



Gregory A. Way
GREGORY A. WAY
Registered Professional Land Surveyor
No. 1999 - State of Texas

Doc# 9719697
Pages: 32
Date : 05-02-1997
Time : 04:32:23 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 71.00

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
This is to certify that this document was FILED and
RECORDED in the Official Public Records of
Williamson County, Texas on the date and time
stamped thereon.



Elaine Bizzell
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

EXHIBIT " A "

ORD. 99-22 Exhibit A Page 12 of 15

STATE OF TEXAS

COUNTY OF TRAVIS

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FIELDNOTE DESCRIPTION of a 17.7368 acre tract of land out of and a part of the Joseph Fish Survey No. 232, Williamson County, Texas, being a portion of that 42.775 acre tract conveyed to Rosemary Shell Tanner by deed of record in Volume 1872, Page 708 of the Williamson County Deed Records, and of that 195.137 acre tract conveyed to Joy Shell Adkins by deed of record in Volume 1872, Page 708 of said Deed Records; said 17.7368 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the curving westerly right-of-way line of Shell Road (80' R.O.W.) as dedicated by deed of record in Volume 1751, Page 872 of said Deed Records, same being the easterly line of said 42.775 acre tract, said iron rod being the southeasterly corner of said 32.0976 acre tract;

THENCE, leaving the southerly line of said 32.0976 acre tract, along the curving westerly right-of-way line of Shell Road, being the easterly line of said 42.775 acre tract, with a curve to the right having a radius of 2760.00 feet, a central angle of 18°04'14", a chord which bears S39°55'14"W a distance of 866.87 feet, for an arc distance of 870.48 feet to a 1/2" iron rod set for the southeasterly corner hereof, from which a calculated point, being the point of tangency of said curve to the right, bears with said curve to the right having a radius of 2760.00 feet, a central angle of 05°12'35", a chord which bears S51°33'38"W a distance of 250.87 feet, for an arc distance of 250.95 feet, and from said point of tangency a 1/2" iron rod found bears S29°36'35"E, a distance of 0.26 feet;

THENCE, leaving the curving westerly line of Shell Road, being the easterly line of said 42.775 acre tract, over and across said 42.775 acre tract, the following sixteen (16) courses:

- 1) N73°24'28"W, a distance of 207.09 feet to a 1/2" iron rod set for an angle point;
- 2) N16°35'32"E, a distance of 60.00 feet to a 1/2" iron rod set for an angle point;
- 3) N73°24'28"W, a distance of 125.00 feet to a 1/2" iron rod set for an angle point;
- 4) S16°35'32"W, a distance of 5.00 feet to a 1/2" iron rod set for an angle point;

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EXHIBIT A
S&D 28-35

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- 13) S16°35'32"W, a distance of 30.00 feet to a ½" iron rod set for an angle point;
- 14) N73°24'28"W, a distance of 50.00 feet to a ½" iron rod set for the beginning of a curve to the left;
- 15) With said curve to the left having a radius of 5.00 feet, a central angle of 90°00'00", a chord which bears N28°24'28"W a distance of 7.07 feet, for an arc distance of 7.85 feet to a ½" iron rod set for the point of tangency;
- 16) N73°24'28"W, a distance of 146.62 feet to a calculated point in the northwesterly line of said 42.775 acre tract, being the southeasterly line of said 195.137 acre tract, from which a ½" iron rod found for the common westerly corner of said 42.775 acre tract and said 195.137 acre tract bears S46°04'10"W, a distance of 543.16 feet;

THENCE, leaving the common line between said 42.775 acre tract and said 195.137 acre tract, over and across said 195.137 acre tract, the following four (4) courses:

- 1) N73°24'28"W, a distance of 118.38 feet to a ½" iron rod set for the point of curvature of a curve to the left;
- 2) With said curve to the left having a radius of 5.00 feet, a central angle of 90°00'00", a chord which bears S61°35'32"W a distance of 7.07 feet, for an arc distance of 7.85 feet to a ½" iron rod set;
- 3) N73°24'28"W, a distance of 60.00 feet to a ½" iron rod set for an angle point;
- 4) N16°35'32"E, a distance of 85.00 feet to a ½" iron rod found in the southerly line of that 36.1820 acre tract conveyed to Shell Ranch Development, Inc. by deed of record in Document No. 9719696 of said Deed Records, from which a ½" iron rod found for an angle point in the southerly line of said 36.1820 acre tract bears N73°24'28"W, a distance of 150.00 feet;

THENCE, along the southerly and easterly lines of said 36.1820 acre tract, the following two (2) courses:

- 1) S73°24'28"E, a distance of 60.00 feet to a ½" iron rod found for an angle point;
- 2) N16°35'32"E, a distance of 240.00 feet to a ½" iron rod found for an angle point;

6/26/97
S. J. M. H.
D.M. 68-25

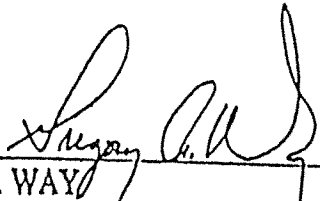
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- 3) With said curve to the right having a radius of 5.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $S28^{\circ}24'28''E$ a distance of 7.07 feet, for an arc distance of 7.85 feet to a $\frac{1}{2}$ " iron rod found for the point of tangency;
- 4) $S16^{\circ}35'32''W$, a distance of 10.00 feet to a $\frac{1}{2}$ " iron rod found for an angle point;
- 5) $S73^{\circ}24'28''E$, a distance of 50.00 feet to a $\frac{1}{2}$ " iron rod found for an angle point;
- 6) $N16^{\circ}35'32''E$, a distance of 30.00 feet a $\frac{1}{2}$ " iron rod found for an angle point;
- 7) $S73^{\circ}24'28''E$, a distance of 125.00 feet to a $\frac{1}{2}$ " iron rod found for an angle point;
- 8) $S16^{\circ}35'32''W$, a distance of 184.00 feet to a $\frac{1}{2}$ " iron rod found for an angle point;
- 9) $S73^{\circ}24'28''E$, a distance of 550.37 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 17.7368 acre tract of land area.

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 23rd day of October, 1997.




GREGORY A. WAY
Registered Professional Land Surveyor
No. 4567 - State of Texas

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Exhibit "B"

GEORGETOWN VILLAGE PUBLIC IMPROVEMENT DISTRICT
ESTIMATED ANNUAL COSTS

PID IMPROVEMENTS

ANNUAL ESTIMATE

Alleys

Repair, maintenance and
replacement of alleys \$8,234

Landscaping

Mowing, landscape maintenance 20,148
(General grounds maintenance)

Hardscape replacement- benches, etc. 445

Plant replacement
- current cost \$43,335 1994
- future costs \$42,000 1932
(No street trees included)

Nature Trails - maintenance 920
(Includes walkway around
perimeter and trails in
parks)

Other Items

Irrigation Maintenance
6 hrs/ week @ \$20/hr 5740

Sign Maintenance
25 hrs/ year @ \$20/hr 460

Sign Replacement - one park markers 460

Lighting Maintenance
25 hrs/ year @ \$20/hr 460

Light Replacement	460
Gazebo Maintenance	230
Pool Usage Fee	5,000

Utilities

Water	11,049
Electricity	
Two Street Lights	165
Other lights	230

Administrative

Costs to administer annual fee assessment and collection	2760
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Total Estimated Annual Costs	\$60,530
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