

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 0.325 acres (Parcel 337) and 0.105 acres for a drainage easement described by metes and bounds in Exhibits "A & B" owned by **HEROWAY 15 LLC** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A & B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 337
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 337

METES & BOUNDS DESCRIPTION FOR A 0.325 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACT 4 OF KITTIE HILL ACRES, A SUBDIVISION AS RECORDED IN CABINET F, SLIDES 45 AND 46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO HEROWAY 15 LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022033215 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.325 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of reference found) and the west right-of-way line of Winding Oak Drive (50 feet wide) as dedicated by said KITTIE HILL ACRES, at the southeast corner of the above described Tract 4, for the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found at the intersection of the north right-of-way line of said Hero Way and the east right-of-way line of said Winding Oak Drive, at the southwest corner of Tract 5 of AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6, a subdivision as recorded in Cabinet X, Slides 378 and 379 of the Plat Records of Williamson County, Texas, as conveyed to Zoomers Investment Group LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021055330 of the Official Public Records of Williamson County, Texas, bears N 69°44'01" E a distance of 52.73 feet;

THENCE, with the north right-of-way line of said Hero Way and the south line of said Tract 4, S 69°50'36" W a distance of 406.44 feet to a calculated angle point;

THENCE, continuing with the north right-of-way line of said Hero Way and the south line of said Tract 4, S 69°26'36" W a distance of 416.65 feet to a 1/2-inch iron rod found at the southwest corner of said Tract 4, and the southeast corner of a called 13.320 acre tract of land as conveyed to Jack Scott Bradley, Amy L. Bradley and Brian Gregory Holmes by Warranty Deed with Vendor's Lien recorded in Document Number 2000068029 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southwest corner of said Bradley and Holmes Tract, and the southeast corner of a called 13.320 acre tract of land as conveyed to Brian Olson and Charity M. Olson (1/2 interest) and Gregory Olson and Hattie E. Olson (1/2 interest) by Warranty Deed with Vendor's Lien recorded in Document Number 2001071867 of the Official Public Records of Williamson County, Texas, bears S 68°48'59" W a distance of 456.49 feet;

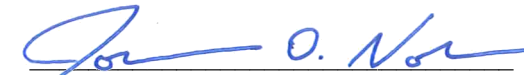
THENCE, with the west line of said Tract 4 and the east line of said Bradley and Holmes Tract, N 22°42'00" W a distance of 16.41 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,378.76, E: 3,087,098.52) set for the northwest corner of the herein described tract, 238.22 feet left of FM 2243 baseline station 160+57.66, from which a 1/2-inch iron rod found on the east line of said Bradley and Homes Tract, at the northwest corner of said Tract 4, bears N 22°42'00" W a distance of 340.76 feet;

THENCE, over and across said Tract 4, N 69°25'18" E a distance of 816.94 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Tract 4 and the west right-of-way line of said Winding Oak Drive, for the northeast corner of the herein described tract, 242.00 feet left of FM 2243 baseline station 168+81.17;

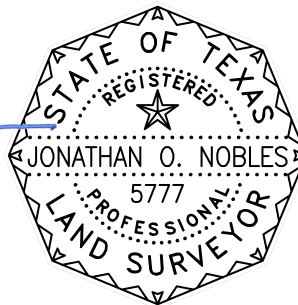
THENCE, with the east line of said Tract 4 and the west right-of-way line of said Winding Oak Drive, S 39°34'43" E a distance of 20.68 feet to the **POINT OF BEGINNING** and containing 0.325 acre (14,146 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS Number 5777
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502



4/6/2023

Date

Client: Williamson County
Date: April 6, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TALBOT CHAMBERS
SURVEY, A-125**

WINDING OAK DRIVE
AMENDED PLAT KITTIE HILL
ACRES TRACT 5 AND TRACT 6
CAB. F. SLIDES 578-579
CAB. X. P.R.W.C.

PARCEL 337 0.325 ACRE

14,146 SQUARE FEET

A PORTION OF TRACT 4, KITTIE HILL ACRES
HEROWAY 15 LLC
DOC. NO. 2022033215 O.P.R.W.C.

HEROWAY 15 LLC
(TRACT 3)
DOC. NO. 2022033215 O.P.R.W.C.

HEROWAY 15 LLC
(TRACT 4)
DOC. NO. 2022033215 O.P.R.W.C.

KITTIE HILL ACRES
CAB. F. SLIDES 45-46
P.R.W.C.

TRACT 4

PROPOSED
DRAINAGE EASEMENT

10.4
20' ELEC. ESMT.
VOL. 799, PG. 641
D.R.W.C.

STA 160+57.66
238.22' LT
GRID COORDINATES
N: 10,188,378.76
E: 3,087,098.52

JACK SCOTT BRADLEY,
AMY L BRADLEY AND
BRIAN GREGORY HOLMES
CALLED 13.320 ACRES
DOC. NO. 2000068029
O.P.R.W.C.

0.52 ACRE ELEC.
LINE ESMT.
DOC. NO. 2018067187
O.P.R.W.C.

PROPOSED R.O.W. 456.49'
EXISTING R.O.W. 456.48'

S 68°48'59" W 456.49'
S 70°55'19" W 456.48'

EXISTING R.O.W. 5/8" "SAM"

"J.E. GARON
RPLS 4303"

JNK PROPERTIES 1, LTD.
CALLED 33.834 ACRES
(TRACT 1)

DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN

DOC. NO. 2004028572 O.P.R.W.C.

0.25 ACRE ELEC. LINE ESMT.
DOC. NO. 2018088934
O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 1.00 ACRES
(TRACT 8)

DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN

DOC. NO. 2004077519 O.P.R.W.C.

HERO WAY (F/K/A CR 269)
R.O.W. VARIES (NO DEED OF RECORD FOUND)

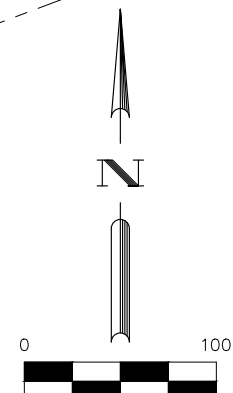
JNK PROPERTIES 1, LTD.
CALLED 33.834 ACRES
(TRACT 1)

DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN

DOC. NO. 2004028572 O.P.R.W.C.
165+00

4.39 ACRE ELEC. LINE ESMT.
(PART 2)
DOC. NO. 2018088935
O.P.R.W.C.

**ELIJAH D. HARMON
SURVEY, A-3**



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TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT SHOWING
PARCEL 337
0.325 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS**


Scale: 1"=100'	Job No.: 7473-00	Date: 04/06/2023	Page: 3 of 5
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LEGEND

B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ESMT.	EASEMENT
G.P.	GATE POST
G.R.	GUARD RAIL
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
S.N.S.	STREET NAME SIGN
S.S.	STOP SIGN
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2000068029 O.P.R.W.C.
{ }	RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	OVERHEAD POWER
—///—	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 22°42'00" W	16.41'
L2	S 39°34'43" E	20.68'
L3	N 69°44'01" E	52.73'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	{S 37°24' E}	
L3	{N 71°46' E}	{52.94'}

 BGE, Inc. 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502			
PARCEL PLAT SHOWING PARCEL 337 0.325 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 04/06/2023	Page: 4 of 5

G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P337_EX1.dwg, 12/1/2022 7:47 AM, Damian Fisher

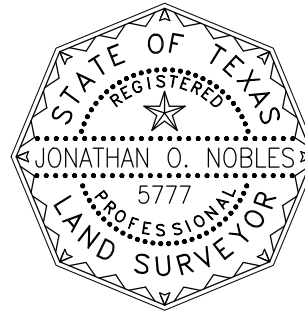
GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-166072, DATED EFFECTIVE MARCH 28, 2023 AND ISSUED ON APRIL 4, 2023.

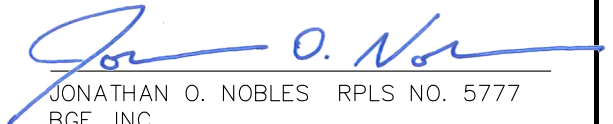
RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45, PLAT RECORDS, AND VOLUME 2135, PAGE 290, OFFICIAL RECORDS; DOCUMENT NO. 2015018800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, VOLUME 2302, PAGE 583, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT TRACT.
- 10.2 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 TERMS, CONDITIONS, PROVISIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS AS SET OUT IN VOLUME 2135, PAGE 290, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS AS SET OUT IN VOLUME 2302, PAGE 583, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 AN ELECTRIC EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2010083091, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, NOT PLOTTABLE.
- 10.8 TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 10-026-00 RECORDED IN DOCUMENT NO. 2011003227, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. The property has access to a public roadway and there are no visible encroachments, except as shown hereon.



4/6/2023


JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 337
0.325 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	04/06/2023	5 of 5

EXHIBIT B

County: Williamson
Parcel: 337D
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 337D

METES & BOUNDS DESCRIPTION FOR A 0.105 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACT 4 OF KITTIE HILL ACRES, A SUBDIVISION AS RECORDED IN CABINET F, SLIDES 45 AND 46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO HEROWAY 15 LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022033215 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.105 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of reference found) and the west right-of-way line of Winding Oak Drive (50 feet wide) as dedicated by said KITTIE HILL ACRES, at the southeast corner of the above described Tract 4, from which a 1/2-inch iron rod found at the intersection of the north right-of-way line of said Hero Way and the east right-of-way line of said Winding Oak Drive, at the southwest corner of Tract 5 of AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6, a subdivision as recorded in Cabinet X, Slides 378 and 379 of the Plat Records of Williamson County, Texas, as conveyed to Zoomers Investment Group LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021055330 of the Official Public Records of Williamson County, Texas, bears N 69°44'01" E a distance of 52.73 feet; Thence, with the north right-of-way line of said Hero Way and the south line of said Tract 4, S 69°50'36" W a distance of 360.72 feet to a calculated point; Thence, departing the north right-of-way line of said Hero Way, over and across said Tract 4, N 20°09'24" W a distance of 16.90 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,541.51, E: 3,087,532.01) for the southeast corner and **POINT OF BEGINNING** of the herein described tract, 242.00 feet left of FM 2243 baseline station 165+27.32;

THENCE, continuing over and across said Tract 4, S 69°25'18" W a distance of 126.79 feet to a calculated point for the southwest corner of the herein described tract, 242.00 feet left of FM 2243 baseline station 164+00.53;

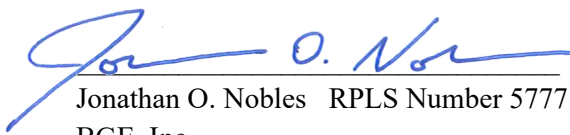
THENCE, continuing over and across said Tract 4, N 58°02'31" W a distance of 45.36 feet to a calculated point for the northwest corner of the herein described tract;

THENCE, continuing over and across said Tract 4, N 69°25'18" E a distance of 126.79 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Tract 4, S 58°02'31" E a distance of 45.36 feet to the **POINT OF BEGINNING** and containing 0.105 acre (4,565 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203.
All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS Number 5777
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502



4/6/2023

Date

Client: Williamson County
Date: April 6, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TALBOT CHAMBERS
SURVEY, A-125**

WINDING OAK DRIVE
AMENDED TRACT 5 AND TRACT 6
ACRES TRACT 5 SLIDES 378-379
CAB. X, SLIDES 378-379
P.R.W.C.

HEROWAY 15 LLC
(TRACT 3)
DOC. NO. 2022033215 O.P.R.W.C.

HEROWAY 15 LLC
(TRACT 4)
DOC. NO. 2022033215 O.P.R.W.C.

KITTIE HILL ACRES
CAB. F, SLIDES 45-46
P.R.W.C.

EASEMENT PARCEL 337D
0.105 ACRE
4,565 SQUARE FEET

A PORTION OF TRACT 4, KITTIE HILL ACRES
HEROWAY 15 LLC
DOC. NO. 2022033215 O.P.R.W.C.

TRACT 4

10' ROAD WIDENING ESMT.
CAB. F, SLIDES 45-46
P.R.W.C.

**PARCEL 337
PROPOSED
FM 2243 R.O.W.**

P.O.B.
STA 165+27.32
242.00' LT
GRID COORDINATES
N: 10,188,541.51
E: 3,087,532.01

20' ELEC. ESMT.
VOL. 799, PG. 641
D.R.W.C.

50' B.L.
VOL. 2135, PG. 290
O.R.W.C.

JACK SCOTT BRADLEY,
AMY L BRADLEY AND
BRIAN GREGORY HOLMES
CALLED 13.320 ACRES
DOC. NO. 2000068029
O.P.R.W.C.

0.52 ACRE ELEC.
LINE ESMT.
DOC. NO. 2018067187
O.P.R.W.C.

"J.E. GARON
RPLS 4303"

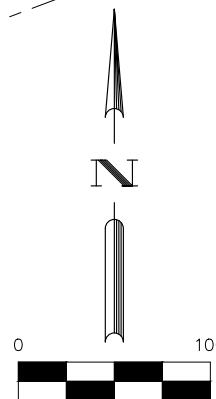
JNK PROPERTIES 1, LTD.
CALLED 33.834 ACRES
(TRACT 1)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004028572 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 1.00 ACRES
(TRACT 8)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004077519 O.P.R.W.C.

HERO WAY (F/K/A CR 269)
R.O.W. VARIES (NO DEED OF RECORD FOUND)

JNK PROPERTIES 1, LTD.
CALLED 33.834 ACRES
(TRACT 1)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004028572 O.P.R.W.C.
165+00

**ELIJAH D. HARMON
SURVEY, A-3**



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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT SHOWING
EASEMENT PARCEL 337D
0.105 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 04/06/2023	Page: 3 of 5
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LEGEND

B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ESMT.	EASEMENT
G.P.	GATE POST
G.R.	GUARD RAIL
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
S.N.S.	STREET NAME SIGN
S.S.	STOP SIGN
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2000068029 O.P.R.W.C.
{ }	RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
— x —	WIRE FENCE
— DHT —	OVERHEAD TELEPHONE
— DHP —	OVERHEAD POWER
— // —	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 69°44'01" E	52.73'
L2	N 20°09'24" W	16.90'
L3	S 69°25'18" W	126.79'
L4	N 58°02'31" W	45.36'
L5	N 69°25'18" E	126.79'
L6	S 58°02'31" E	45.36'



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
 EASEMENT PARCEL 337D
 0.105 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 04/06/2023	Page: 4 of 5
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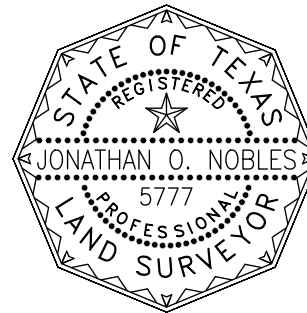
GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-166072, DATED EFFECTIVE MARCH 28, 2023 AND ISSUED ON APRIL 4, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45, PLAT RECORDS, AND VOLUME 2135, PAGE 290, OFFICIAL RECORDS; DOCUMENT NO. 2015018800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, VOLUME 2302, PAGE 583, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT TRACT.
- 10.2 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 TERMS, CONDITIONS, PROVISIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS AS SET OUT IN VOLUME 2135, PAGE 290, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS AS SET OUT IN VOLUME 2302, PAGE 583, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 AN ELECTRIC EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2010083091, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, NOT PLOTTABLE.
- 10.8 TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 10-026-00 RECORDED IN DOCUMENT NO. 2011003227, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. The property has access to a public roadway and there are no visible encroachments, except as shown hereon.



4/6/2023

Jonathan O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
 BGE, INC.
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