

**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 4.035 acres (Parcel 205) and 5.012 acres (Parcel 205-2) described by metes and bounds in Exhibits "A & B" owned by **JIMMY AND ELSA MOORE** 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:** 205 Part 1  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 205 PART 1**

METES & BOUNDS DESCRIPTION FOR A 4.035 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 1 OF HIGHMEADOW ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 1 AS CONVEYED TO ELSA MOORE BY AFFIDAVIT OF HEIRSHIP RECORDED IN DOCUMENT NUMBER 2019121574 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2605, PAGE 550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.035 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 on the east right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by Document Numbers 2003082332, 2003062377 and 2019092213, all of the Official Public Records of Williamson County, Texas, at the northwest corner of the above described Lot 1, and at the southwest corner of a called 4.007 acre tract of land as conveyed to Sairam Ventures LLC by General Warranty Deed with Vendor's Lien recorded in Document Number 2019092211 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found at the most southerly corner of a called 0.105 acre tract of land described as Parcel 27 as dedicated for right-of-way purposes in said Document Number 2019092213 of the Official Public Records of Williamson County, Texas, bears N 22°54'43" W a distance of 23.51 feet;

THENCE, with the north line of said Lot 1 and the south line of said Sairam Ventures Tract, N 69°07'40" E a distance of 275.65 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,349.42, E: 3,089,782.20) set at the beginning of a non-tangent curve to the left, for a northerly corner of the herein described tract, 320.52 feet left of FM 2243 baseline station 188+69.40, from which a 1-inch iron pipe found at the southeast corner of said Sairam Ventures Tract, bears N 69°07'40" E a distance of 407.56 feet;

THENCE, departing the south line of said Sairam Ventures Tract, over and across said Lot 1, along said curve to the left, an arc distance of 51.81 feet, having a radius of 1,011.00 feet, a central angle of 02°56'11" and a chord which bears S 68°49'36" E a distance of 51.81 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 293.30 feet left of FM 2243 baseline station 189+11.70;

THENCE, continuing over and across said Lot 1, N 83°14'19" E a distance of 286.80 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 280.69 feet left of FM 2243 baseline station 191+87.40;

THENCE, continuing over and across said Lot 1, N 88°15'32" E a distance of 84.80 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 271.62 feet left of FM 2243 baseline station 192+68.64;

THENCE, continuing over and across said Lot 1, S 86°55'12" E a distance of 84.94 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Lot 1 and the west line of Lot 3 of said HIGHMEADOW ESTATES PHASE ONE, for the northeast corner of the herein described tract, 256.39 feet left of FM 2243 baseline station 193+49.29, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1, and at the northwest corner of said Lot 3, bears N 06°18'54" E a distance of 188.54 feet;

THENCE, with the east line of said Lot 1 and the west line of said Lot 3, S 06°18'54" W a distance of 140.52 to a 1/2-inch iron rod found at the southeast corner of said Lot 1, and at the northeast corner of Lot 2 of said HIGHMEADOW ESTATES PHASE ONE, for the southeast corner of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of Creekview Circle (60 feet wide) as dedicated by said plat of HIGHMEADOW ESTATES PHASE ONE, at the southeast corner of said Lot 2, and at the southwest corner of said Lot 3, bears S 06°18'54" W a distance of 392.17 feet;

THENCE, departing the west line of said Lot 3, with the south line of said Lot 1 and the north line of said Lot 2, S 68°38'57" W a distance of 686.11 feet to a 1/2-inch iron rod found on the east right-of-way line of said Ronald W Reagan Boulevard, at the southwest corner of said Lot 1, and at the northwest corner of said Lot 2, for the southwest corner of the herein described tract, from which a MAG nail found on the east right-of-way line of said Ronald W Reagan Boulevard, at the northwest corner of a called 0.016 acre tract of land described as Parcel 25A as dedicated for right-of-way purposes and recorded in Document Number 2003062377 of the Official Public Records of Williamson County, Texas, bears S 20°46'42" E a distance of 312.14 feet;

THENCE, with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of said Lot 1, N 20°49'05" W a distance of 297.62 feet to the **POINT OF BEGINNING** and containing 4.035 acres (175,750 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.

**PRELIMINARY**  
**This document shall not be**  
**recorded for any purpose.**

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

\_\_\_\_\_  
 Date

Client: Williamson County  
 Date: March 17, 2023  
 Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PRELIMINARY  
PENDING FINAL  
REVIEW

SAIRAM VENTURES LLC  
CALLED 4.007 ACRES  
DOC. NO. 2019092211 O.P.R.W.C.

3F FORTUNE  
INVESTMENTS LLC  
CALLED 15.436 ACRES  
DOC. NO. 2021097292  
O.P.R.W.C.

PARCEL 205 PART 1  
4.035 ACRES  
175,750 SQUARE FEET

A PORTION OF LOT 1 OF  
HIGHMEADOW ESTATES PHASE ONE  
ELSA MOORE  
DOC. NO. 2019121574 O.P.R.W.C.  
AND VOL. 2605, PG. 550 O.R.W.C.

ELSA MOORE  
LOT 1  
DOC. NO. 2019121574 O.P.R.W.C.  
AND VOL. 2605, PG. 550 O.R.W.C.

ELSA MOORE  
REMAINDER OF LOT 2  
DOC. NO. 2019121574 O.P.R.W.C.  
AND VOL. 2643, PG. 185 O.R.W.C.

MILTON HICKS  
SURVEY, A-237

HIGHMEADOW ESTATES  
PHASE ONE  
CAB. K, SLIDES  
297-299 P.R.W.C.

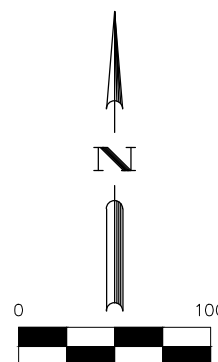


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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT  
SHOWING PARCEL 205 PART 1  
4.035 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

|         |          |            |        |
|---------|----------|------------|--------|
| Scale:  | Job No.: | Date:      | Page:  |
| 1"=100' | 7473-00  | 03/17/2023 | 3 of 4 |



## LEGEND

|            |   |
|------------|---|
| B.F.       | BOARD FENCE   |
| B.L.       | BUILDING LINE   |
| B.W.F.     | BARBED WIRE FENCE   |
| C.O.       | CLEAN OUT   |
| DOC.       | DOCUMENT  |
| D.R.W.C.   | DEED RECORDS OF WILLIAMSON COUNTY   |
| E.C.R.     | ELECTRIC CONDUIT RISER  |
| ELEC.      | ELECTRIC  |
| E.M.       | ELECTRIC METER  |
| ESMT.      | EASEMENT  |
| F.O.M.     | FIBER OPTIC MARKER  |
| G.P.       | GATE POST   |
| H.W.F.     | HOG WIRE FENCE  |
| M.H.       | MANHOLE   |
| NO.        | NUMBER  |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY                                |
| O.R.W.C.   | OFFICIAL RECORDS OF WILLIAMSON COUNTY                                       |
| PG.        | PAGE  |
| P.L.M.     | PIPELINE MARKER   |
| P.O.B.     | POINT OF BEGINNING  |
| P.P.       | POWER POLE  |
| P.U.E.     | PUBLIC UTILITY EASEMENT   |
| RCP        | REINFORCED CONCRETE PIPE  |
| R.O.W.     | RIGHT-OF-WAY  |
| R.P.       | REFLECTOR POST  |
| S.N.S.     | STREET NAME SIGN  |
| S.R.W.     | STONE RETAINING WALL  |
| S.S.       | STOP SIGN   |
| S.V.       | SPRINKLER VALVE   |
| TEL.       | TELEPHONE   |
| TRANS.     | TRANSFORMER   |
| VOL.       | VOLUME  |
| W.B.O.V.   | WATER BLOW-OFF VALVE  |
| W.F.       | WATER FAUCET  |
| W.M.       | WATER METER   |
| W.V.       | WATER VALVE   |
| W.W.       | WATER WELL  |
| ( )        | RECORD INFO FOR CAB. K, SLIDES 297-299 P.R.W.C.                             |
| [ ]        | RECORD INFO FOR DOC. NOS. 2003082332, 2003062377<br>& 2019092213 O.P.R.W.C. |
| { }        | RECORD INFO FOR DOC. NO. 2019092211 O.P.R.W.C.                              |
| ●          | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)                                |
| ▲          | FOUND MAG NAIL  |
| ⊙          | FOUND 1" IRON PIPE  |
| ○          | SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"                                    |
| △          | CALCULATED POINT  |
| —x—        | WIRE FENCE  |
| —○—        | METAL FENCE   |
| —DHT—      | OVERHEAD TELEPHONE  |
| —DHP—      | OVERHEAD POWER  |
| —//—       | EDGE OF ASPHALT   |

## LINE TABLE

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 22°54'43" W | 23.51'   |
| L2     | N 88°15'32" E | 84.80'   |
| L3     | S 86°55'12" E | 84.94'   |

## CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS    | DELTA    | CHORD BEARING | CHORD DISTANCE |
|--------|------------|-----------|----------|---------------|----------------|
| C1     | 51.81'     | 1,011.00' | 2°56'11" | S 68°49'36" E | 51.81'         |

## 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. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

PRELIMINARY  
PENDING FINAL  
REVIEW



**BGE, Inc.**  
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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT  
SHOWING PARCEL 205 PART 1  
4.035 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Scale:<br>1"=100' | Job No.:<br>7473-00 | Date:<br>03/17/2023 | Page:<br>4 of 4 |
|-------------------|---------------------|---------------------|-----------------|

**EXHIBIT B**

**County:** Williamson  
**Parcel:** 205 Part 2  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 205 PART 2**

METES & BOUNDS DESCRIPTION FOR A 5.012 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THE REMAINDER OF LOT 2 OF HIGHMEADOW ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 2 AS CONVEYED TO ELSA MOORE BY AFFIDAVIT OF HEIRSHIP RECORDED IN DOCUMENT NUMBER 2019121574 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2643, PAGE 185 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.012 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 on the north right-of-way line of Creekview Circle (60 feet wide) as dedicated by said plat of HIGHMEADOW ESTATES PHASE ONE, at the southeast corner of the above described Lot 2, and at the southwest corner of Lot 3 of said HIGHMEADOW ESTATES PHASE ONE, at the beginning of a non-tangent curve to the left, for the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found at the southeast corner of said Lot 3, and at the most westerly corner of Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, bears along a curve to the right, an arc distance of 62.31 feet, having a radius of 60.00 feet, a central angle of 59°30'13" and a chord which bears S 83°19'32" E a distance of 59.55 feet;

THENCE, with the north right-of-way line of said Creekview Circle and the south line of said Lot 2, the following three (3) courses:

- 1) Along said curve to the left, an arc distance of 49.61 feet, having a radius of 60.00 feet, a central angle of 47°22'34" and a chord which bears S 43°14'04" W a distance of 48.21 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the right;
- 2) Along said curve to the right, an arc distance of 21.59 feet, having a radius of 25.00 feet, a central angle of 49°28'12" and a chord which bears S 44°26'17" W a distance of 20.92 feet to a 1/2-inch iron rod found for an angle point; and

- 3) S 69°14'25" W a distance of 395.22 feet to a calculated point at the intersection with the east right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by Document Numbers 2003082332, 2003062377 and 2003114403, all of the Official Public Records of Williamson County, Texas, at the southeast corner of a called 0.022 acre tract of land described as Parcel 25B as dedicated for right-of-way purposes in said Document Number 2003062377 of the Official Public Records of Williamson County, Texas, at the most southerly southwest corner of the remainder of said Lot 2, for the most southerly southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of the remainder of said Lot 2, N 21°13'30" W a distance of 10.31 feet to a 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found at an interior corner of the remainder of said Lot 2, for an interior corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of the remainder of said Lot 2, N 65°54'44" W a distance of 70.30 feet to a MAG nail found at the most westerly southwest corner of the remainder of said Lot 2, and at the northwest corner of a called 0.016 acre tract of land described as Parcel 25A as dedicated for right-of-way purposes in said Document Number 2003062377 of the Official Public Records of Williamson County, Texas, for the most westerly southwest corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of said Lot 2, N 20°46'42" W a distance of 312.14 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 2, and at the southwest corner of Lot 1 of said HIGMEADOW ESTATES PHASE ONE, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found on the east right-of-way line of said Ronald W Reagan Boulevard, at the northwest corner of the above described Lot 1, and at the southwest corner of a called 4.007 acre tract of land as conveyed to Sairam Ventures LLC by General Warranty Deed with Vendor's Lien recorded in Document Number 2019092211 of the Official Public Records of Williamson County, Texas, bears N 20°49'05" W a distance of 297.62 feet;

THENCE, departing the east right-of-way line of said Ronald W Reagan Boulevard, with the north line of said Lot 2 and the south line of said Lot 1, N 68°38'57" E a distance of 686.11 feet to a 1/2-inch iron rod found on the west line of said Lot 3, at the northeast corner of said Lot 2, and at the southeast corner of said Lot 1, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1, and at the northwest corner of said Lot 3, bears N 06°18'54" E a distance of 329.07 feet;



THENCE, with the east line of said Lot 2 and the west line of said Lot 3, S 06°18'54" W a distance of 392.17 feet to the **POINT OF BEGINNING** and containing 5.012 acres (218,339 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.

**PRELIMINARY**  
**This document shall not be  
recorded for any purpose.**

Jonathan O. Nobles RPLS Number 5777

\_\_\_\_\_  
Date

BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

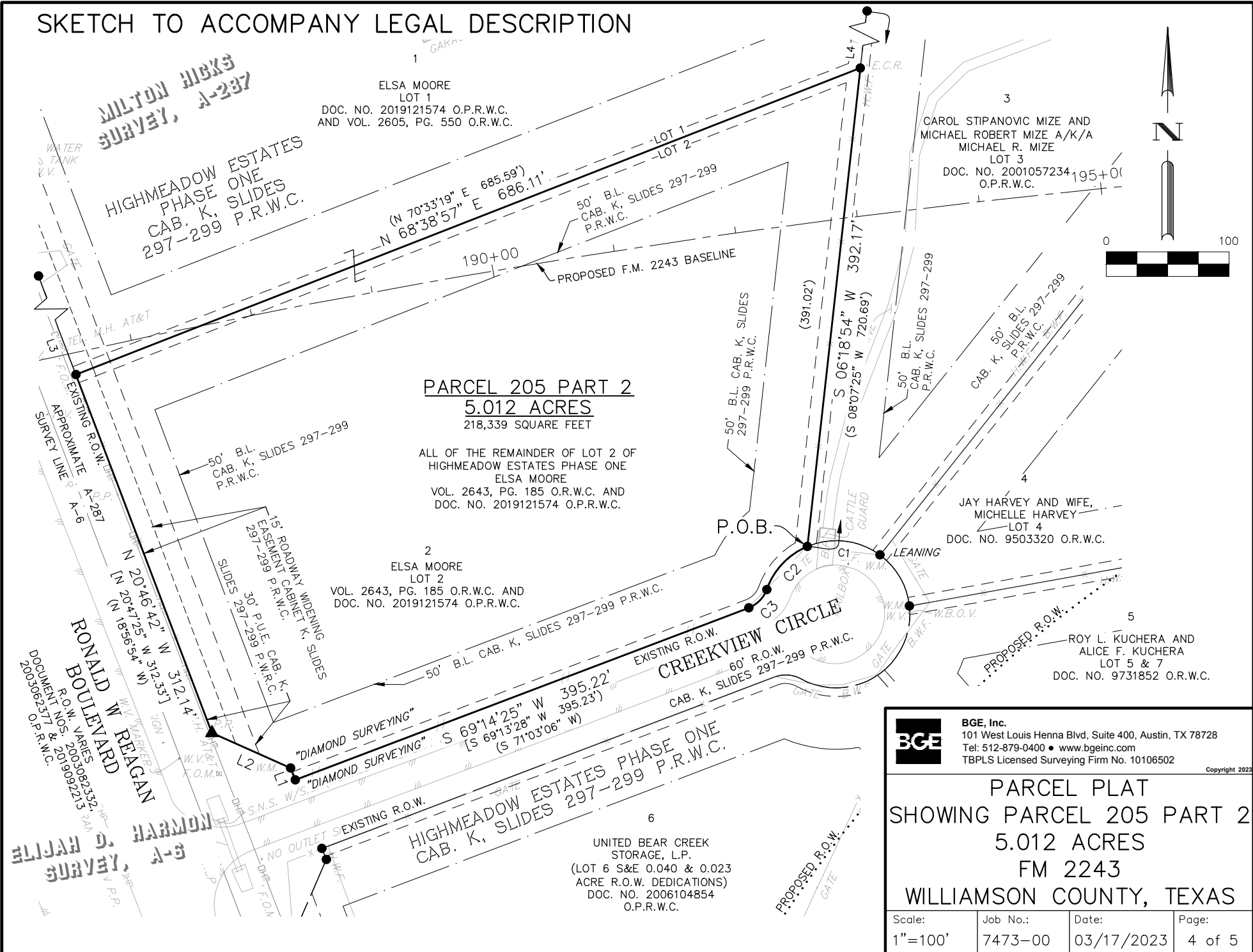
TBPELS Licensed Surveying Firm Number 10106502

Client: Williamson County

Date: March 17, 2023

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**BGE, Inc.**  
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT  
SHOWING PARCEL 205 PART 2  
5.012 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Scale:<br>1"=100' | Job No.:<br>7473-00 | Date:<br>03/17/2023 | Page:<br>4 of 5 |
|-------------------|---------------------|---------------------|-----------------|

## LEGEND

|            |  |
|------------|--|
| B.F.       | BOARD FENCE  |
| B.L.       | BUILDING LINE  |
| B.W.F.     | BARBED WIRE FENCE  |
| C.O.       | CLEAN OUT  |
| DOC.       | DOCUMENT   |
| D.R.W.C.   | DEED RECORDS OF WILLIAMSON COUNTY  |
| E.C.R.     | ELECTRIC CONDUIT RISER   |
| ELEC.      | ELECTRIC   |
| E.M.       | ELECTRIC METER   |
| ESMT.      | EASEMENT   |
| F.O.M.     | FIBER OPTIC MARKER   |
| G.P.       | GATE POST  |
| H.W.F.     | HOG WIRE FENCE   |
| M.H.       | MANHOLE  |
| NO.        | NUMBER   |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY                             |
| O.R.W.C.   | OFFICIAL RECORDS OF WILLIAMSON COUNTY                                    |
| PG.        | PAGE   |
| P.L.M.     | PIPELINE MARKER  |
| P.O.B.     | POINT OF BEGINNING   |
| P.P.       | POWER POLE   |
| P.U.E.     | PUBLIC UTILITY EASEMENT  |
| RCP        | REINFORCED CONCRETE PIPE   |
| R.O.W.     | RIGHT-OF-WAY   |
| R.P.       | REFLECTOR POST   |
| S.N.S.     | STREET NAME SIGN   |
| S.R.W.     | STONE RETAINING WALL   |
| S.S.       | STOP SIGN  |
| S.V.       | SPRINKLER VALVE  |
| TEL.       | TELEPHONE  |
| TRANS.     | TRANSFORMER  |
| VOL.       | VOLUME   |
| W.B.O.V.   | WATER BLOW-OFF VALVE   |
| W.F.       | WATER FAUCET   |
| W.M.       | WATER METER  |
| W.V.       | WATER VALVE  |
| W.W.       | WATER WELL   |
| ( )        | RECORD INFO FOR CAB. K, SLIDES 297-299 P.R.W.C.                          |
| [ ]        | RECORD INFO FOR DOC. NOS. 2003082332, 2003062377 & 2019092213 O.P.R.W.C. |
| ●          | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)                             |
| ▲          | FOUND MAG NAIL   |
| ⊙          | FOUND 1" IRON PIPE   |
| ○          | SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"                                 |
| △          | CALCULATED POINT   |
| —x—        | WIRE FENCE   |
| —○—        | METAL FENCE  |
| —DHT—      | OVERHEAD TELEPHONE   |
| —DHP—      | OVERHEAD POWER   |
| —//—       | EDGE OF ASPHALT  |

## LINE TABLE

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 21°13'30" W | 10.31'   |
| L2     | N 65°54'44" W | 70.30'   |
| L3     | N 20°49'05" W | 297.62'  |
| L4     | N 06°18'54" E | 329.07'  |

## RECORD LINE TABLE

| NUMBER | BEARING         | DISTANCE  |
|--------|-----------------|-----------|
| [L1]   | [N 21°13'30" W] | [10.46']  |
| [L2]   | [N 66°12'02" W] | [70.32']  |
| (L3)   | (N 18°56'54" W) | (297.80') |
| (L4)   | (N 08°07'25" W) | (329.67') |

## CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
|--------|------------|--------|-----------|---------------|----------------|
| C1     | 62.31'     | 60.00' | 59°30'13" | S 83°19'32" E | 59.55'         |
| C2     | 49.61'     | 60.00' | 47°22'34" | S 43°14'04" W | 48.21'         |
| C3     | 21.59'     | 25.00' | 49°28'12" | S 44°26'17" W | 20.92'         |

## RECORD CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS   | DELTA       | CHORD BEARING     | CHORD DISTANCE |
|--------|------------|----------|-------------|-------------------|----------------|
| (C1)   | (62.41')   | (60.00') | (59°36'07") | (S 81°26'03.2" E) | (59.64')       |
| (C2)   | (49.63')   | (60.00') | (47°23'34") | (S 45°04'06" W)   | (48.23')       |
| (C3)   | (21.68')   | (25.00') | (49°40'47") | (S 46°12'43" W)   | (21.00')       |

## 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. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

PRELIMINARY  
PENDING FINAL  
REVIEW



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PARCEL PLAT  
SHOWING PARCEL 205 PART 2  
5.012 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Scale:<br>1"=100' | Job No.:<br>7473-00 | Date:<br>03/17/2023 | Page:<br>5 of 5 |
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