

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street , Round Rock, TX 78664-5246

Phone 512-738-8740 (D,) fax 512-255-8986

erik@scrllaw.com

April 3, 2025

RULE 11 CONDEMNATION SETTLEMENT AGREEMENT

R. Matthew Molash
Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218

Re: Williamson County, Texas v. CSM-Mason Family, LP, Cause No. 23- 1256-CC5,
County Court at Law No. 5, Williamson County, Texas (the "Condemnation
Proceedings") (Hero Way Project, Parcels 209, 209D part 1, and 209D part 2).

Dear Mr. Molash:

This letter is a Rule 11 Settlement Agreement (the "Letter Agreement") between Williamson County, Texas ("County") and CSM-Mason Family, LP ("CSM") (CSM and County, the "Parties") for the settlement of the matters at issue in the Condemnation Proceedings. The terms of this Agreement and the settlement reached are as follows:

The County agrees to pay **SEVEN MILLION SIX HUNDRED AND THREE THOUSAND TWO HUNDRED AND THIRTY-NINE AND NO/100 DOLLARS (\$7,603,239.00)** in complete settlement of any and all claims for compensation that have been made, or which could have been made, in the Condemnation Proceedings, including claims for compensation for both the property interests to be acquired, damages (if any) to any remaining property, and costs to cure in connection with the County's acquisition of the property interests described in Exhibits "A," "B-1," and "B-2" attached hereto and incorporated herein (the "Property Interests").

The County agrees that within seven (7) days following the execution of this Letter Agreement by the County and counsel for CSM, the County shall file an amended petition in the form described in Exhibit "C" (the "Amended Petition") to reflect the updated property descriptions of the Property Interests the County is acquiring in the settlement of the Condemnation Proceedings.

In addition, within seven (7) days of filing the Amended Petition, the Parties agree to file an Agreed Final Judgment, in the form attached as Exhibit "D," which Agreed Final Judgment awards to CSM the total sum of **SEVEN MILLION SIX HUNDRED AND THREE THOUSAND TWO HUNDRED AND THIRTY-NINE AND NO/100 DOLLARS (\$7,603,239.00)**. CSM acknowledges that County previously deposited **THREE MILLION TWO HUNDRED SEVENTY- FIVE THOUSAND FIFTY-FIVE AND NO/100 DOLLARS (\$3,275,055.00)** into

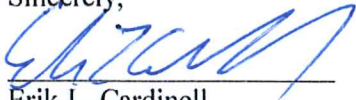
the registry of the Court, leaving a balance of **FOUR MILLION THREE HUNDRED TWENTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$4,328,184.00)** owed by the County to CSM.

County agrees to pay to CSM the remaining balance due to CSM of **FOUR MILLION THREE HUNDRED TWENTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$4,328,184.00)** within sixty (60) days of final execution and entry of the Agreed Final Judgment. As provided in the form of Agreed Final Judgment, each party agrees to pay their own fees and costs.

In addition to the foregoing, County hereby confirms and agrees that, as part of the settlement of the Condemnation Proceeding and as a condition to CSM accepting the monetary compensation outlined above, CSM will retain access to both the north and south remainder parcels through and across the Property Interests until such time as the County has constructed new roadways adjacent to each of the remainder parcels and CSM has access from such newly constructed roadways into each of the remainder parcels. In the event it is necessary for the County to remove or close the existing gate into the property located at the northeast corner of the CSM property or any parts of the internal roads accessed from that gate, the County will provide a suitable alternative access gate and road(s), of like manner and kind, for CSM's use in a location as close to the existing gate and existing road(s) as reasonably possible.

If this letter correctly sets forth the terms of our agreement and the settlement reached between County and CSM, please indicate by having the appropriate persons execute this letter in the space indicated below and return it to my attention.

Sincerely,



Erik L. Cardinell
Sheets & Crossfield, PLLC
Counsel for Williamson County, Texas

AGREED AND ACCEPTED:



R. Matthew Molash

Counsel for CSM-Mason Family, LP

Date: April 3, 2025

AGREED AND ACCEPTED:
WILLIAMSON COUNTY, TEXAS

By: _____

Its: _____

Date: _____

EXHIBIT A TO RULE 11

EXHIBIT _____

County: Williamson
Parcel: 209
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 209

METES & BOUNDS DESCRIPTION FOR A 36.029 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.029 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 5/8-inch iron rod found on the curving south right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, at the northeast corner of said CSM-Mason remainder Tract and at the northwest corner of a called 89.41 acre tract of land as conveyed to Amelia Valdez, Anita Martinez and Irene Torrez by Probate Orders recorded in Document Numbers 2012066513 and 2012067088, both of the Official Public Records of Williamson County, Texas, and described in Volume 457, Page 595 of the Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the left, an arc distance of 412.62 feet, having a radius of 1,949.86 feet, a central angle of 12°07'29" and a chord which bears N 75°35'18" E a distance of 411.86 feet;

THENCE, with the east line of said CSM-Mason Tract and the west line of said Valdez, Martinez and Torrez Tract, S 21°40'36" E a distance of 303.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,739.06, E: 3,096,434.97) set for the southeast corner of the herein described tract, 175.00 feet right of FM 2243 baseline station 254+70.53, from which a 1/2-inch iron rod with cap stamped "RJ Surveying" found on the east line of said CSM-Mason Tract, at the southwest corner of said Valdez, Martinez and Torrez Tract, bears S 21°40'36" E a distance of 1,347.02 feet;

THENCE, departing the west line of said Valdez, Martinez and Torrez Tract, over and across said CSM-Mason Tract, S 76°53'04" W a distance of 384.25 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of curvature of a curve to the right, 180.62 feet right of FM 2243 baseline station 250+94.60;

THENCE, continuing over and across said CSM-Mason Tract, along said curve to the right, an arc distance of 1,600.05 feet, having a radius of 5,047.00 feet, a central angle of 18°09'52" and a chord which bears S 85°58'01" W a distance of 1,593.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.19 feet right of FM 2243 baseline station 235+61.91;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 785.42 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.00 feet right of FM 2243 baseline station 227+78.58;

THENCE, continuing over and across said CSM-Mason Tract, N 85°48'08" W a distance of 187.82 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 258.15 feet right of FM 2243 baseline station 225+91.09;

THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 31.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

THENCE, continuing over and across said CSM-Mason Tract, N 71°05'21" W a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 392.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder tract, for the southwest corner of the herein described tract, 264.00 feet right of FM 2243 baseline station 220+71.34, from which a TXDOT Type I concrete monument found on the southeast right-of-way of said FM 2243, bears S 34°00'38" W a distance of 1,317.81 feet;

THENCE, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 260.65 feet to a calculated point at the beginning of a non-tangent curve to the right;

THENCE, continuing with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, along said curve to the right, an arc distance of 792.49 feet, having a radius of 1,105.92 feet, a central angle of 41°03'27" and a chord which bears N 54°31'52" E a distance of 775.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the most northerly corner of the herein described tract, 499.12 feet left of FM 2243 baseline station 227+53.92, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the right an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears S 85°29'31" E a distance of 736.45 feet;

THENCE, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 215.29 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 1,288.63 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of Georgetown and Leander Public Road (right-of-way varies) (unimproved) (no deed of record found) as referenced in Deed recorded in Volume 147, Page 112 of the Deed Records of Williamson County, Texas, for an angle point, 254.49 feet left of FM 2243 baseline station 240+76.14;

THENCE, with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 68°45'06" E a distance of 11.60 feet to an 18-inch cedar fence post found for an angle point, 250.51 feet left of FM 2243 baseline station 240+87.62;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 82°27'50" E a distance of 23.43 feet to a 10-inch cedar fence post found for an angle point, 247.82 feet left of FM 2243 baseline station 241+12.12;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 87°48'47" E a distance of 41.95 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the left, 246.63 feet left of FM 2243 baseline station 241+56.28;

THENCE, departing the south right-of-way line of said Georgetown and Leander Public Road, over and across said CSM-Mason Tract, along said curve to the left, an arc distance of 380.49 feet, having a radius of 3,933.00 feet, a central angle of 05°32'35" and a chord which bears S 89°51'04" E a distance of 380.34 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, for the beginning of a non-tangent curve to the left, 232.47 feet left of FM 2243 baseline station 245+55.54;

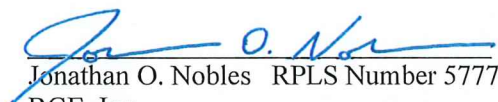
THENCE, with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 139.48 feet, having a radius of 1,472.39 feet, a central angle of 05°25'39" and a chord which bears S 88°43'50" E a distance of 139.42 feet to a TXDOT Type I concrete monument found for an angle point;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, N 88°35'53" E a distance of 472.90 feet to a TXDOT Type I concrete monument found for the beginning of a non-tangent curve to the left;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 235.50 feet, having a radius of 1,949.86 feet, a central angle of 06°55'13" and a chord which bears N 85°06'39" E a distance of 235.36 feet to the **POINT OF BEGINNING** and containing 36.029 acres 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 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105284 O.P.R.W.C.

ASA M. BROWN
SURVEY, A-35

JOHN T. BURSH
SURVEY, A-140

MILTON HICKS
SURVEY, A-237

AMELIA VALDEZ, ANITA MARTINEZ
& IRENE TORREZ CALLED 89.41 ACRES
DOC. NOS. 2012066513 & 2012067088 O.P.R.W.C.
AS DESCRIBED IN VOL. 457, PG. 595 D.R.W.C.

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:
1" = 100'

Job No.:	7473-00
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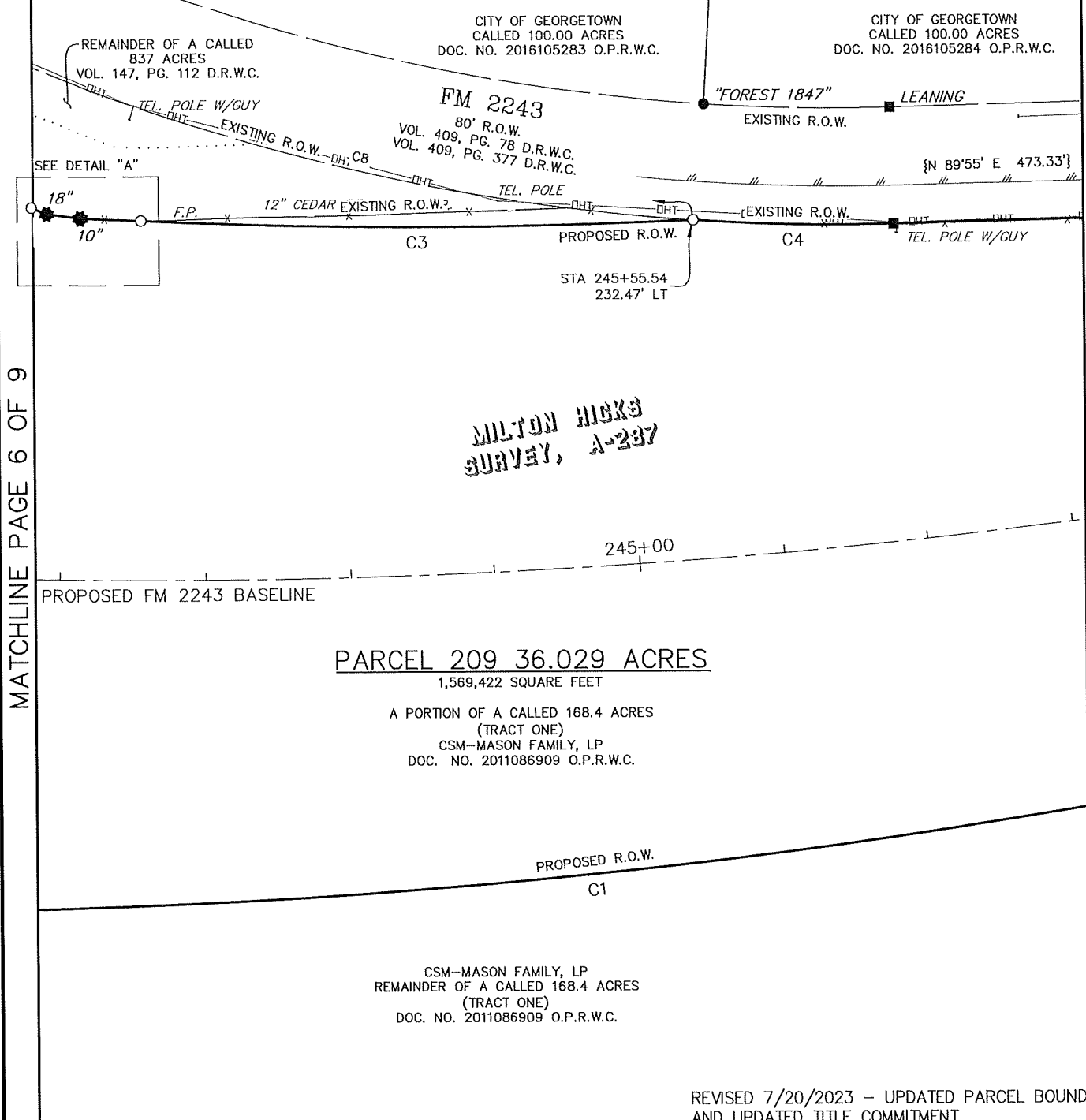
Date: 09/20/2022

Page:

MATCHLINE PAGE 5 OF 9



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

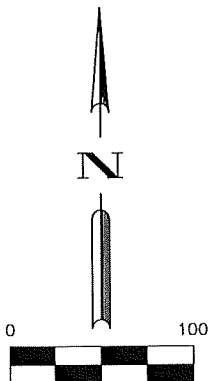
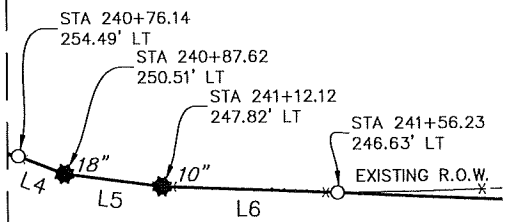


MATCHLINE PAGE 6 OF 9

MATCHLINE PAGE 4 OF 9

DETAIL "A" N.T.S.

GEORGETOWN AND LEANDER PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 5 of 10
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

"FOREST 1847"

FM 2243
VOL. 409, PG. 78 D.R.W.C.
VOL. 409, PG. 377 D.R.W.C.

GEORGETOWN AND LEANDER
PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)

REMAINDER OF A
CALLED 837 ACRES
VOL. 147, PG. 112
D.R.W.C.

S 82°24'01" E 1,288.63'
PROPOSED R.O.W.

18" CEDAR
10" CL
STA 240+76.14
254.49' LT

MILTON HICKS
SURVEY, A-237

PC: 235+19.62
235+00

PROPOSED FM 2243 BASELINE

240+00

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

N 82°24'00" W 785.42'

PROPOSED R.O.W.

C1

STA 235+61.91
247.19' RT

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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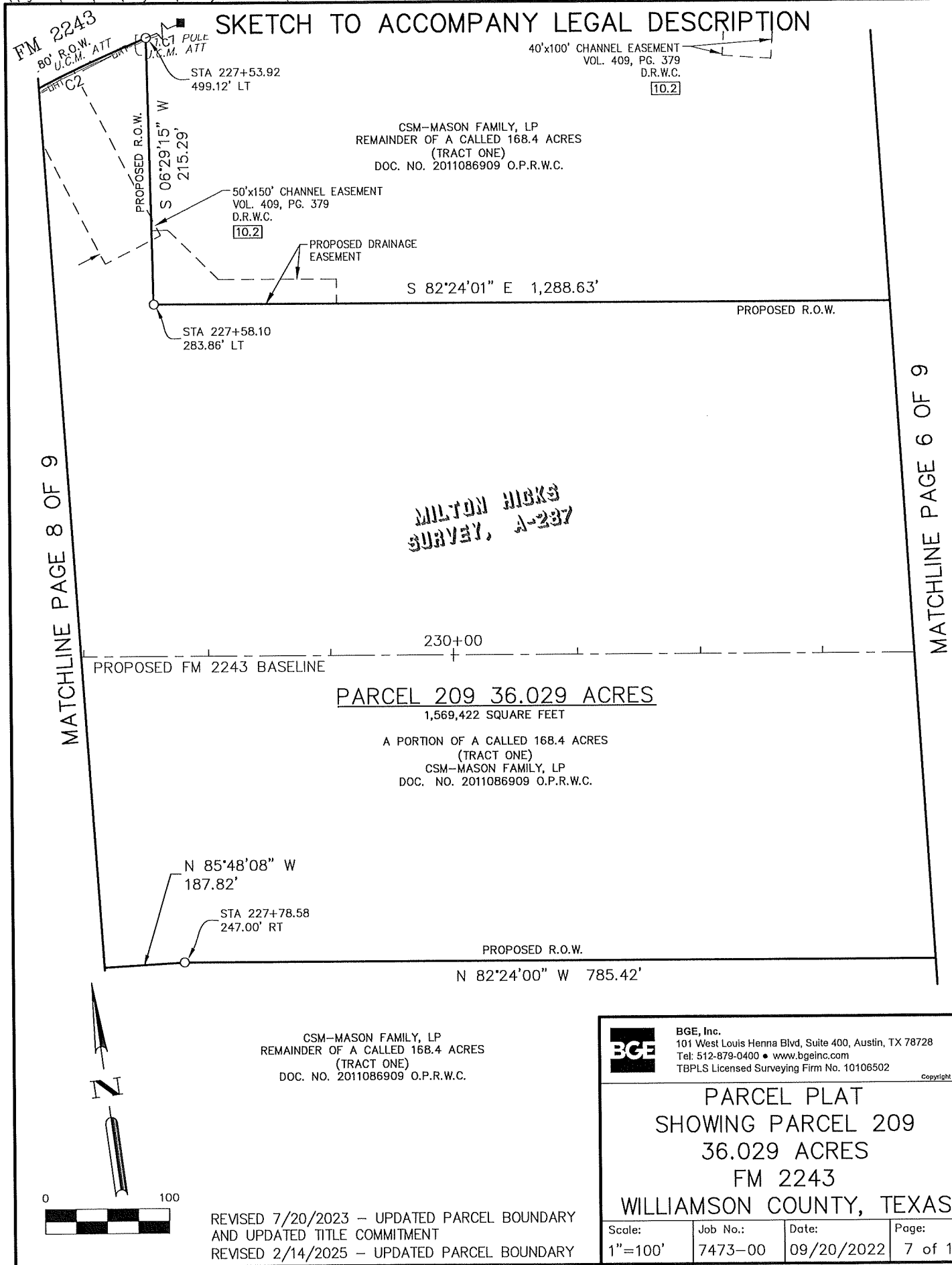
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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	6 of 10

MATCHLINE PAGE 7 OF 9

MATCHLINE PAGE 5 OF 9



MATCHLINE PAGE 8 OF 9

MATCHLINE PAGE 6 OF 9

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DANIEL T. SACCONI
CALLED 2.0000 ACRES
DOC. NO. 2017036082
O.P.R.W.C.

RICHARD CANTU & SALLY CANTU
CALLED 11.955 ACRES
DOC. NO. 2020025709 O.P.R.W.C.

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

MATCHLINE PAGE 7 OF 9



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SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLAMSON COUNTY, TEXAS

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REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



LEGEND

CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
F.P.	FENCE POST
M.H.	MANHOLE
NO.	NUMBER
NOS.	NUMBERS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.W.	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2011086909 O.P.R.W.C.
[]	RECORD INFO FOR DOC. VOL. 457, PG. 595 D.R.W.C.
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
■	FOUND TDDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
⊗	CEDAR FENCE POST
⊙	FOUND 3/8" IRON PIPE (UNLESS OTHERWISE NOTED)
—X—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—H—	EDGE OF ASPHALT
10.2	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,600.05'	5,047.00'	18°09'52"	S 85°58'01" W	1,593.36'
C2	792.49'	1,105.92'	41°03'27"	N 54°31'52" E	775.64'
C3	380.49'	3,933.00'	5°32'35"	S 89°51'04" E	380.34'
C4	139.48'	1,472.39'	5°25'39"	S 88°43'50" E	139.42'
C5	235.50'	1,949.86'	6°55'13"	N 85°06'39" E	235.36'
C6	412.62'	1,949.86'	12°07'29"	N 75°35'18" E	411.86'
C7	750.78'	1,105.92'	38°53'48"	S 85°29'31" E	736.45'
C8	511.99'	1,472.39'	19°55'24"	S 76°03'19" E	509.41'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C2}		{1,105.92'}			
{C4}		{1,472.39'}			
{C5}		{1,949.86'}			
{C6}		{1,949.86'}			
{C7}		{1,105.92'}			
{C8}		{1,472.39'}			

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 07°36'00" W	31.36'
L2	N 71°05'21" W	130.07'
L3	S 34°00'38" W	1,317.81'
L4	S 68°45'06" E	11.60'
L5	S 82°27'50" E	23.43'
L6	S 87°48'47" E	41.95'
L7	S 21°40'36" E	1,347.02'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
(L6)	(EAST)	

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	9 of 10

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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.



02/14/2025


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

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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

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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 10 of 10
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EXHIBIT B-1

TO RULE 11

EXHIBIT _____

Page 1 of 4

County: Williamson
Parcel: 209D Part 1
Highway: FM 2243



METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.334 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.334 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 TXDOT Type I concrete monument found on the southeast right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and the northwest line of the above described CSM-Mason remainder Tract, from which a 1/2-inch iron rod with cap stamped "Stanley Consultants" found on the southeast right-of-way line of said FM 2243, bears along a curve to the right, an arc distance of 224.86 feet, having a radius of 5,769.58 feet, a central angle of 02°13'59" and a chord which bears S 35°16'39" W a distance of 224.85 feet; Thence, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 1,317.81 feet to a calculated point; Thence, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 82°24'00" E a distance of 317.59 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,678.36, E: 3,093,304.70) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 264.00 feet right of FM 2243 baseline station 223+88.93;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'00" E a distance of 74.62 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, S 71°05'21" E a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

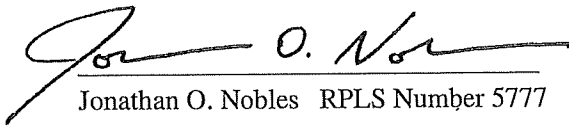
THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 54.49 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 202.16 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 07°36'00" E a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.334 acre (14,546 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

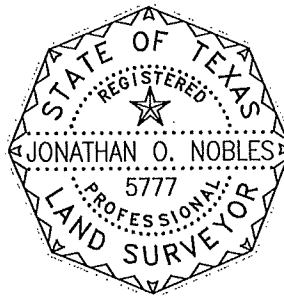
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502

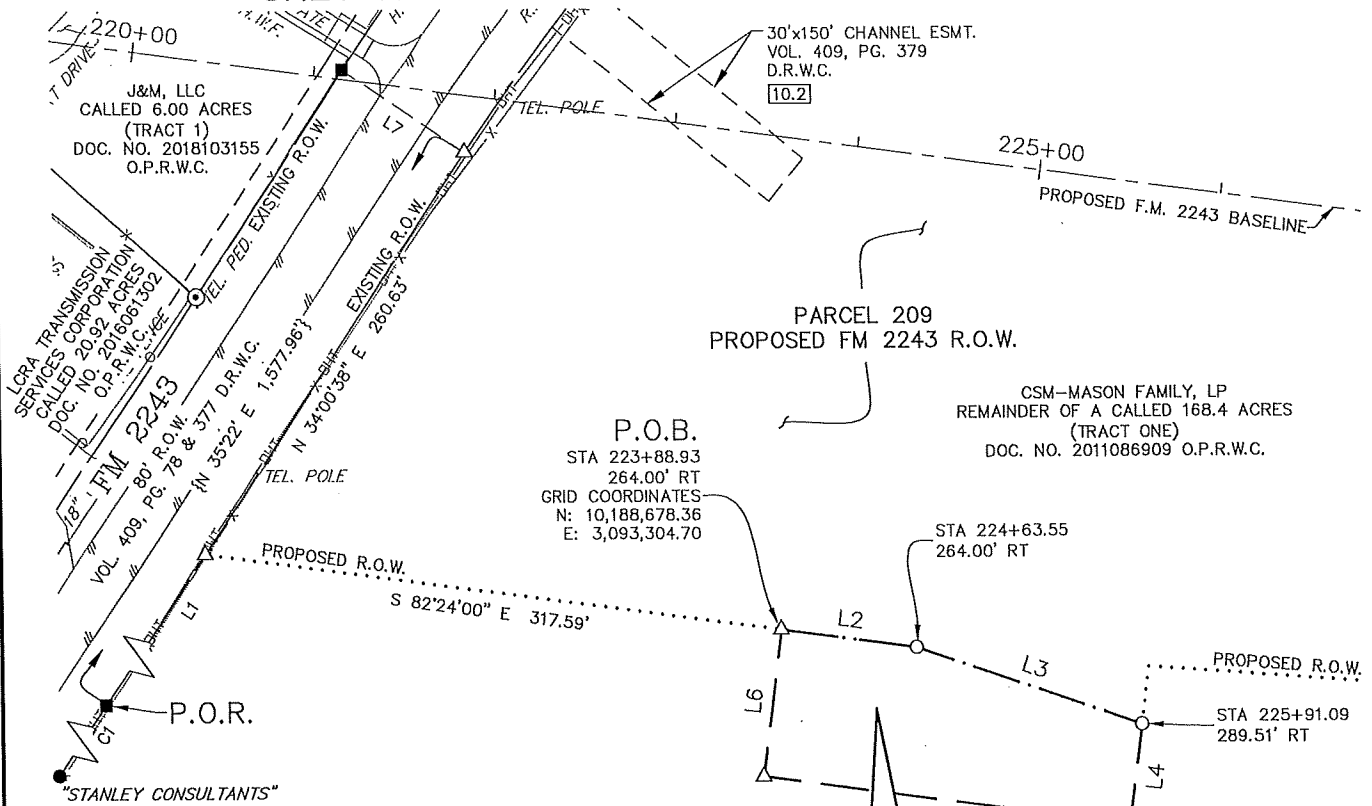


07/20/2023

Date

Client:	Williamson County
Date:	September 20, 2022
Revised:	July 20, 2023
Project Number:	7473-00

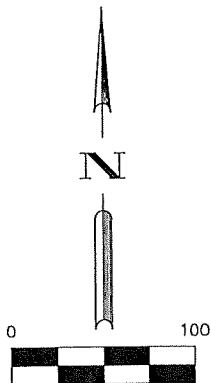
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

EASEMENT PARCEL 209D PART 1
0.334 ACRE
14,546 SQUARE FEET
A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

MILTON HICKS
SURVEY, A-287



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION



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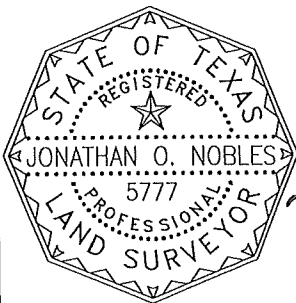
PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	3 of 4

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
H.W.F.	HOG WIRE FENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
VOL.	VOLUME
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C. FOUND TYPE I TXDOT CONCRETE MONUMENT
■	FOUND 3/8" IRON PIPE
⊙	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—o—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

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.



07/20/2023

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

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 34°00'38" E	1,317.81'
L2	S 82°24'00" E	74.62'
L3	S 71°05'21" E	130.07'
L4	S 07°36'00" W	54.49'
L5	N 82°24'00" W	202.16'
L6	N 07°36'00" E	80.00'
L7	N 55°59'22" W	80.00'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.86'	5,769.58'	2°13'59"	S 35°16'39" W	224.85'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{5,769.58'}			

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY & ADDED TITLE COMMITMENT INFORMATION



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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 4

EXHIBIT B-2

TO RULE 11

EXHIBIT _____

B-2

Page 1 of 4

County: Williamson
Parcel: 209D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.099 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.099 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 TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and on the north line of the above described CSM-Mason remainder Tract; Thence, with the south right-of-way line of said FM 2243 and the north line of said CSM-Mason remainder Tract, along a curve to the left, an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears N 85°29'31" W a distance of 736.45 feet to a set 1/2-inch iron rod with cap stamped "WILCO ROW 5777"; Thence, departing the south right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 155.54 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,231.89, E: 3,093,749.77) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 343.60 feet left of FM 2243 baseline station 227+56.94;

THENCE, continuing over and across said CSM-Mason Tract, S 83°30'45" E a distance of 13.00 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 57.11 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 96.29 feet to a calculated point for the northeast corner of the herein described tract;

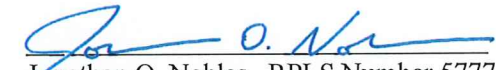
THENCE, continuing over and across said CSM-Mason Tract, S 07°35'59" W a distance of 20.00 feet to a calculated point for the southeast corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 229+07.00;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'01" W a distance of 148.90 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southwest corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, N 06°29'15" E a distance of 59.75 feet to the **POINT OF BEGINNING** and containing 0.099 acre (4,300 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 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

\\bjegine\data\TXC\Projects\County=Williamson\473-00-RM 2243-06-Survey\04-Finals\Drawings\473-00-P209D P2 EX1.dwg, 2/14/2025 2:41 PM, Andre Hienner

LEGEND

DOC. DOCUMENT
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
E.M. ELECTRIC METER
ESMT. EASEMENT
F.H. FIRE HYDRANT
F.O.M. FIBER OPTIC MARKER
G.R. GUARD RAIL
M.H. MANHOLE
NO. NUMBER
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

PED. PEDESTAL
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
R.O.W. RIGHT-OF-WAY
S.R.W. STONE RETAINING WALL
S.V. SPRINKLER VALVE
TEL. TELEPHONE
TRANS. TRANSFORMER
T.V. TELEVISION
U.C.M. UNDERGROUND CABLE MARKER
VOL. VOLUME
W.M. WATER METER
W.W. WATER WELL

RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C. FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) FOUND TYPE I TXDOT CONCRETE MONUMENT SET 1/2-INCH IRON ROD W/CAP "WILCO ROW 5777" CALCULATED POINT

WIRE FENCE
OVERHEAD TELEPHONE
EDGE OF ASPHALT

NUMBER	BEARING	DISTANCE
L1	S 83°30'45" E	13.00'
L2	S 37°57'23" E	57.11'
L3	S 82°24'01" E	96.29'
L4	S 07°35'59" W	20.00'
L5	N 82°24'01" W	148.90'
L6	N 06°29'15" E	59.75'



02/14/2025
Jonathan O. Nobles
JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400

GENERAL NOTES:

- 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
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- 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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	750.78'	1,105.92'	38°53'48"	N 85°29'31" W	736.45'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{1,105.92'}			

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. There are no visible encroachments, except as shown hereon.

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY & ADDED TITLE COMMITMENT INFORMATION
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P2
0.099 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'
Job No.: 7473-00
Date: 09/20/2022
Page: 4 of 4

EXHIBIT C TO RULE 11

CAUSE NO. 23-1256-CC5

WILLIAMSON COUNTY, TEXAS
Condemnor

V.

CSM-MASON FAMILY, LP
Condemnee

§ IN THE COUNTY COURT

§

§

§ AT LAW NO. 5

§

§

§ WILLIAMSON COUNTY, TEXAS

PLAINTIFF'S FIRST AMENDED PETITION FOR CONDEMNATION

Williamson County, Texas, identified herein as “Plaintiff” or “Condemnor,” files this First Amended Petition seeking condemnation, and in support thereof shows the following:

I.

Discovery in this case shall be conducted pursuant to Level 2 of Rule 190.3 of the Texas Rules of Civil Procedure.

II.

Plaintiff, Williamson County, Texas, is empowered by the legislature and the Constitution of the State of Texas to exercise the right of eminent domain for the purpose of acquiring property according to the Constitution and laws of the State of Texas.

III.

Plaintiff has determined that there exists a public need and necessity to acquire, for the purpose of promoting the public safety in its roadways and the roadways of the State of Texas, and for constructing, reconstructing, widening, and/or maintaining of improvements to the Hero Way/RM 2243 roadway improvements and related public utility adjustments (the “Project”), fee simple title interest in and to approximately 36.029 acres (Parcel 209) of land located in Williamson County, Texas (the “R.O.W”) and more

particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated fully herein, excluding all the oil, gas, and sulfur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulfur, of ingress or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same.

Plaintiff has further determined that there exists a public need and necessity to acquire for the completion of the Project, drainage easement interests in and tracts of land land being approximately 0.334 acres (Parcel 209D pt 1) and 0.099 acres (Parcel 209D pt 2) of land located in Williamson County, Texas, (the "Drainage Easements"), and more particularly described by metes and bounds in Exhibit "B," which are attached hereto and incorporated fully herein.

The Drainage Easement interest rights sought to be acquired herein are more particularly described in further detail in the proposed Drainage Easement document as set out in Exhibit "C" attached hereto, and for no other purpose.

Collectively the R.O.W. and Drainage Easements may be referred to herein as the "Property".

IV.

The Property interests referred to in Paragraph III will be used for purposes for which Plaintiff possesses the power of eminent domain, namely, constructing, reconstructing, widening, and/or maintaining the proposed Project improvements and related drainage, utility relocation, driveway access reconnection, and to perform associated public use and purposes, in Williamson County, Texas. Plaintiff has found and determined that it is necessary and convenient to make the above-described improvements on the Property to be acquired, and Plaintiff has found and determined that

it is necessary to acquire fee simple title and/or easement interests in and to the Property, the same to be paid for by Plaintiff, with such property interests thereto vesting in Plaintiff, for the purposes set forth in this paragraph of this Petition, through these proceedings in eminent domain.

V.

The owner of the land referred to in Paragraph III, as far as known to Condemnor, are:

Fee Owner:

CSM-MASON FAMILY, LP
Carolyn D. Meihaus
Registered Agent
7515 Stone Cliff Circle
Austin, Texas 78731

w/ copy to or be serving:

Matt Molash
Shupe Ventura, PLLC
9406 Biscayne Blvd
Dallas, Texas 75218
T: 817-405-9939
E: matt.molash@svlandlaw.com
Attorney for Condemnee

VI.

Condemnor and Condemnee have been unable to agree upon the value of the land and the damages to the remaining property, if any, despite good faith negotiations and a bona fide offer to acquire the property voluntarily from the owner as provided by Texas Property Code Section 21.0113. All fee owners of the property sought to be acquired herein have been provided with a copy of the Landowner's Bill of Rights pursuant to the requirements of Texas Property Code Section 21.0112.

VII.

WHEREFORE, Plaintiff requests the Court to name, designate, and appoint three (3) disinterested property owners residing in Williamson County, Texas, as Special Commissioners, to assess the compensation for this acquisition in accordance with the law. Upon trial of this cause Condemnor requests that it be awarded the property interests sought in the Property, that the amount of compensation be assessed and apportioned if possible, and that Condemnor be granted such other and further relief to which it may be justly entitled.

Respectfully submitted,

SHEETS & CROSSFIELD, PLLC

309 East Main Street

Round Rock, Texas 78664

(512) 255-8877

By: /s/ Erik Cardinell

Erik Cardinell

SBN: 00796304

erik@scrrlaw.com

Adam Hill

SBN: 24115847

adam@scrrlaw.com

Don Childs

SBN: 00795056

don@scrrlaw.com

ATTORNEYS FOR PLAINTIFF

AMENDED PETITION EXHIBIT A

EXHIBIT _____

County: Williamson
Parcel: 209
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 209

METES & BOUNDS DESCRIPTION FOR A 36.029 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.029 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 5/8-inch iron rod found on the curving south right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, at the northeast corner of said CSM-Mason remainder Tract and at the northwest corner of a called 89.41 acre tract of land as conveyed to Amelia Valdez, Anita Martinez and Irene Torrez by Probate Orders recorded in Document Numbers 2012066513 and 2012067088, both of the Official Public Records of Williamson County, Texas, and described in Volume 457, Page 595 of the Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the left, an arc distance of 412.62 feet, having a radius of 1,949.86 feet, a central angle of 12°07'29" and a chord which bears N 75°35'18" E a distance of 411.86 feet;

THENCE, with the east line of said CSM-Mason Tract and the west line of said Valdez, Martinez and Torrez Tract, S 21°40'36" E a distance of 303.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,739.06, E: 3,096,434.97) set for the southeast corner of the herein described tract, 175.00 feet right of FM 2243 baseline station 254+70.53, from which a 1/2-inch iron rod with cap stamped "RJ Surveying" found on the east line of said CSM-Mason Tract, at the southwest corner of said Valdez, Martinez and Torrez Tract, bears S 21°40'36" E a distance of 1,347.02 feet;

THENCE, departing the west line of said Valdez, Martinez and Torrez Tract, over and across said CSM-Mason Tract, S 76°53'04" W a distance of 384.25 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of curvature of a curve to the right, 180.62 feet right of FM 2243 baseline station 250+94.60;

THENCE, continuing over and across said CSM-Mason Tract, along said curve to the right, an arc distance of 1,600.05 feet, having a radius of 5,047.00 feet, a central angle of 18°09'52" and a chord which bears S 85°58'01" W a distance of 1,593.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.19 feet right of FM 2243 baseline station 235+61.91;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 785.42 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.00 feet right of FM 2243 baseline station 227+78.58;

THENCE, continuing over and across said CSM-Mason Tract, N 85°48'08" W a distance of 187.82 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 258.15 feet right of FM 2243 baseline station 225+91.09;

THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 31.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

THENCE, continuing over and across said CSM-Mason Tract, N 71°05'21" W a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 392.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder tract, for the southwest corner of the herein described tract, 264.00 feet right of FM 2243 baseline station 220+71.34, from which a TXDOT Type I concrete monument found on the southeast right-of-way of said FM 2243, bears S 34°00'38" W a distance of 1,317.81 feet;

THENCE, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 260.65 feet to a calculated point at the beginning of a non-tangent curve to the right;

THENCE, continuing with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, along said curve to the right, an arc distance of 792.49 feet, having a radius of 1,105.92 feet, a central angle of 41°03'27" and a chord which bears N 54°31'52" E a distance of 775.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the most northerly corner of the herein described tract, 499.12 feet left of FM 2243 baseline station 227+53.92, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the right an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears S 85°29'31" E a distance of 736.45 feet;

THENCE, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 215.29 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 1,288.63 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of Georgetown and Leander Public Road (right-of-way varies) (unimproved) (no deed of record found) as referenced in Deed recorded in Volume 147, Page 112 of the Deed Records of Williamson County, Texas, for an angle point, 254.49 feet left of FM 2243 baseline station 240+76.14;

THENCE, with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 68°45'06" E a distance of 11.60 feet to an 18-inch cedar fence post found for an angle point, 250.51 feet left of FM 2243 baseline station 240+87.62;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 82°27'50" E a distance of 23.43 feet to a 10-inch cedar fence post found for an angle point, 247.82 feet left of FM 2243 baseline station 241+12.12;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 87°48'47" E a distance of 41.95 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the left, 246.63 feet left of FM 2243 baseline station 241+56.28;

THENCE, departing the south right-of-way line of said Georgetown and Leander Public Road, over and across said CSM-Mason Tract, along said curve to the left, an arc distance of 380.49 feet, having a radius of 3,933.00 feet, a central angle of 05°32'35" and a chord which bears S 89°51'04" E a distance of 380.34 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, for the beginning of a non-tangent curve to the left, 232.47 feet left of FM 2243 baseline station 245+55.54;

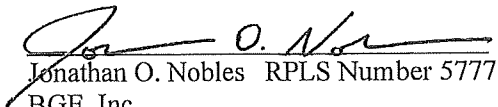
THENCE, with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 139.48 feet, having a radius of 1,472.39 feet, a central angle of 05°25'39" and a chord which bears S 88°43'50" E a distance of 139.42 feet to a TXDOT Type I concrete monument found for an angle point;

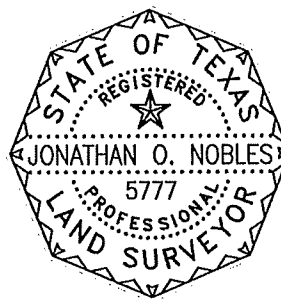
THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, N 88°35'53" E a distance of 472.90 feet to a TXDOT Type I concrete monument found for the beginning of a non-tangent curve to the left;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 235.50 feet, having a radius of 1,949.86 feet, a central angle of 06°55'13" and a chord which bears N 85°06'39" E a distance of 235.36 feet to the **POINT OF BEGINNING** and containing 36.029 acres 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 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105284 O.P.R.W.C.

AAA M. BROWN
SURVEY, A-35

EXISTING R.O.W.

"FOREST 1847"

FM 2243

80' R.O.W.
VOL. 409, PG. 78 D.R.W.C.
VOL. 409, PG. 377 D.R.W.C.

EXISTING R.O.W. N 88°35'53" E 472.90'
TEL. POLE

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

MILTON HICKS
SURVEY, A-237

AMELIA VALDEZ, ANITA MARTINEZ
& IRENE TORREZ CALLED 89.41 ACRES
DOC. NOS. 2012066513 & 2012067088 O.P.R.W.C.
AS DESCRIBED IN VOL. 457, PG. 595 D.R.W.C.

PROPOSED R.O.W.

S 76°53'04" W 384.25'

PROPOSED R.O.W.

C1

STA 250+94.60
180.62' RT

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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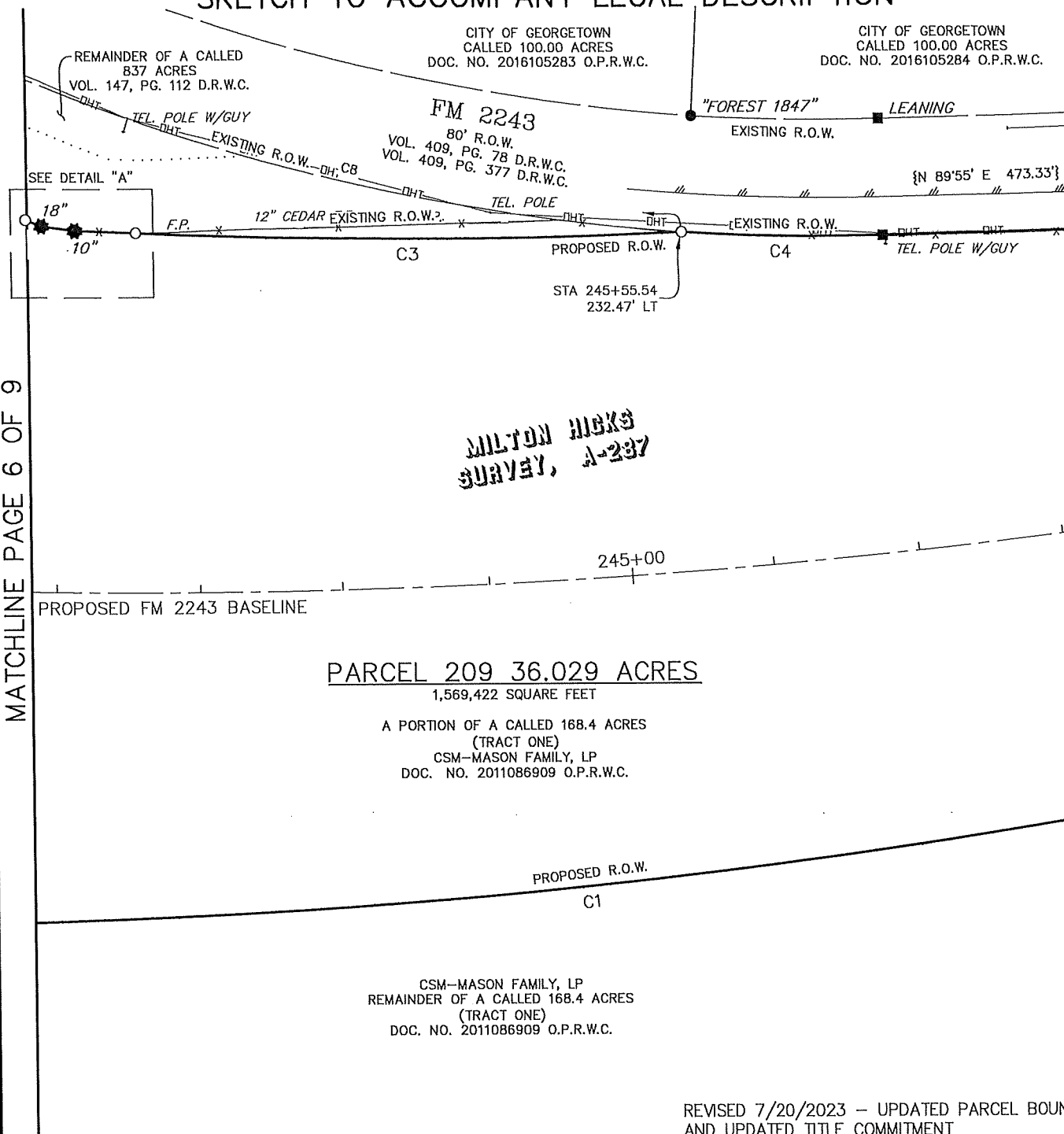
PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 10

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

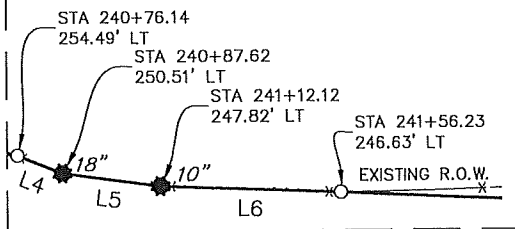
MATCHLINE PAGE 6 OF 9

MATCHLINE PAGE 4 OF 9



DETAIL "A" N.T.S.

GEORGETOWN AND LEANDER PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY

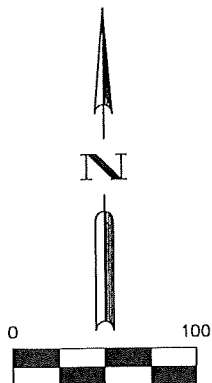


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SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLAMSON COUNTY, TEXAS

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

"FOREST 1847"
FM 2243

EXISTING R.O.W.
VOL. 80' R.O.W.
VOL. 409, PG. 78 D.R.W.C.
VOL. 409, PG. 377 D.R.W.C.
DHT
PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)
H.W.F.

S 82°24'01" E 1,288.63'
PROPOSED R.O.W.

REMAINDER OF A
CALLED 837 ACRES
VOL. 147, PG. 112
D.R.W.C.
18" CEDAR
10" C&G
STA 240+76.14
254.49' LT

MILTON HICKS
SURVEY, A-237

PC: 235+19.62
235+00

PROPOSED FM 2243 BASELINE

240+00

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

N 82°24'00" W 785.42'

PROPOSED R.O.W.

C1

STA 235+61.91
247.19' RT

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	6 of 10

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MATCHLINE PAGE 5 OF 9

FM 2243
80' R.O.W. ATT
U.C.M. ATT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

40'x100' CHANNEL EASEMENT
VOL. 409, PG. 379
D.R.W.C.
10.2

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

50'x150' CHANNEL EASEMENT
VOL. 409, PG. 379
D.R.W.C.
10.2

PROPOSED DRAINAGE
EASEMENT

S 82°24'01" E 1,288.63'

PROPOSED R.O.W.

STA 227+58.10
283.86' LT

PROPOSED R.O.W.
S 06°29'15" W
215.29'

STA 227+53.92
499.12' LT

MILTON HICKS
SURVEY, A-237

230+00

PROPOSED FM 2243 BASELINE

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

N 85°48'08" W
187.82'

STA 227+78.58
247.00' RT

PROPOSED R.O.W.

N 82°24'00" W 785.42'

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



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**PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243**

WILLIAMSON COUNTY, TEXAS

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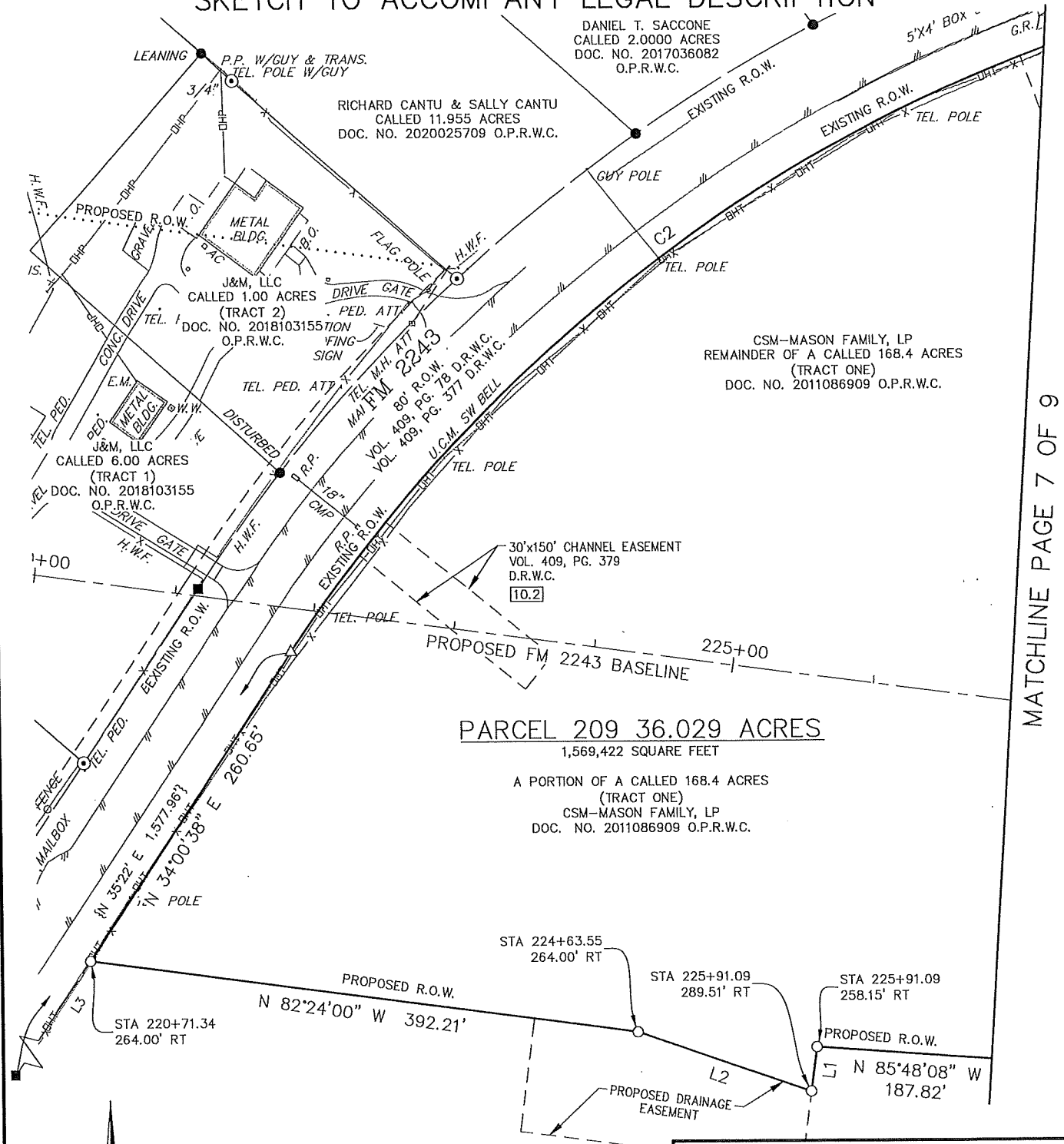
REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



MATCHLINE PAGE 8 OF 9

MATCHLINE PAGE 6 OF 9

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MATCHLINE PAGE 7 OF 9

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 8 of 10
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REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY

LEGEND

CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
F.P.	FENCE POST
M.H.	MANHOLE
NO.	NUMBER
NOS.	NUMBERS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.W.	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2011086909 O.P.R.W.C.
[]	RECORD INFO FOR DOC. VOL. 457, PG. 595 D.R.W.C.
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
■	FOUND TDDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
⊗	CEDAR FENCE POST
⊙	FOUND 3/8" IRON PIPE (UNLESS OTHERWISE NOTED)
—X—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.2	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,600.05'	5,047.00'	18°09'52"	S 85°58'01" W	1,593.36'
C2	792.49'	1,105.92'	41°03'27"	N 54°31'52" E	775.64'
C3	380.49'	3,933.00'	5°32'35"	S 89°51'04" E	380.34'
C4	139.48'	1,472.39'	5°25'39"	S 88°43'50" E	139.42'
C5	235.50'	1,949.86'	6°55'13"	N 85°06'39" E	235.36'
C6	412.62'	1,949.86'	12°07'29"	N 75°35'18" E	411.86'
C7	750.78'	1,105.92'	38°53'48"	S 85°29'31" E	736.45'
C8	511.99'	1,472.39'	19°55'24"	S 76°03'19" E	509.41'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C2}		{1,105.92'}			
{C4}		{1,472.39'}			
{C5}		{1,949.86'}			
{C6}		{1,949.86'}			
{C7}		{1,105.92'}			
{C8}		{1,472.39'}			

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 07°36'00" W	31.36'
L2	N 71°05'21" W	130.07'
L3	S 34°00'38" W	1,317.81'
L4	S 68°45'06" E	11.60'
L5	S 82°27'50" E	23.43'
L6	S 87°48'47" E	41.95'
L7	S 21°40'36" E	1,347.02'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
(L6)	(EAST)	

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 9 of 10
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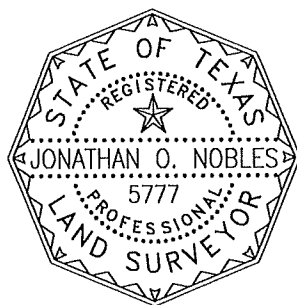
GENERAL NOTES:

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

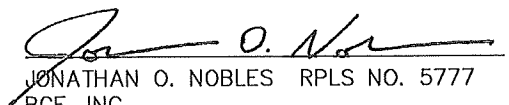
RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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.



02/14/2025


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

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 10 of 10
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AMENDED PETITION
EXHIBIT B

EXHIBIT _____

County: Williamson
Parcel: 209D Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.334 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.334 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 TXDOT Type I concrete monument found on the southeast right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and the northwest line of the above described CSM-Mason remainder Tract, from which a 1/2-inch iron rod with cap stamped "Stanley Consultants" found on the southeast right-of-way line of said FM 2243, bears along a curve to the right, an arc distance of 224.86 feet, having a radius of 5,769.58 feet, a central angle of 02°13'59" and a chord which bears S 35°16'39" W a distance of 224.85 feet; Thence, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 1,317.81 feet to a calculated point; Thence, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 82°24'00" E a distance of 317.59 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,678.36, E: 3,093,304.70) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 264.00 feet right of FM 2243 baseline station 223+88.93;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'00" E a distance of 74.62 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, S 71°05'21" E a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

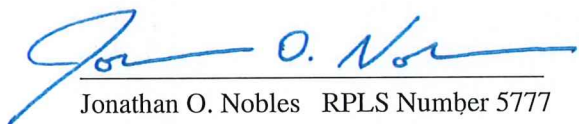
THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 54.49 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 202.16 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 07°36'00" E a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.334 acre (14,546 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

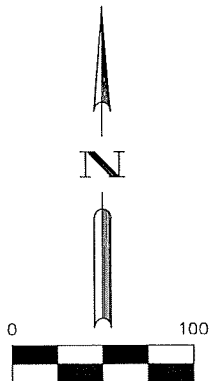
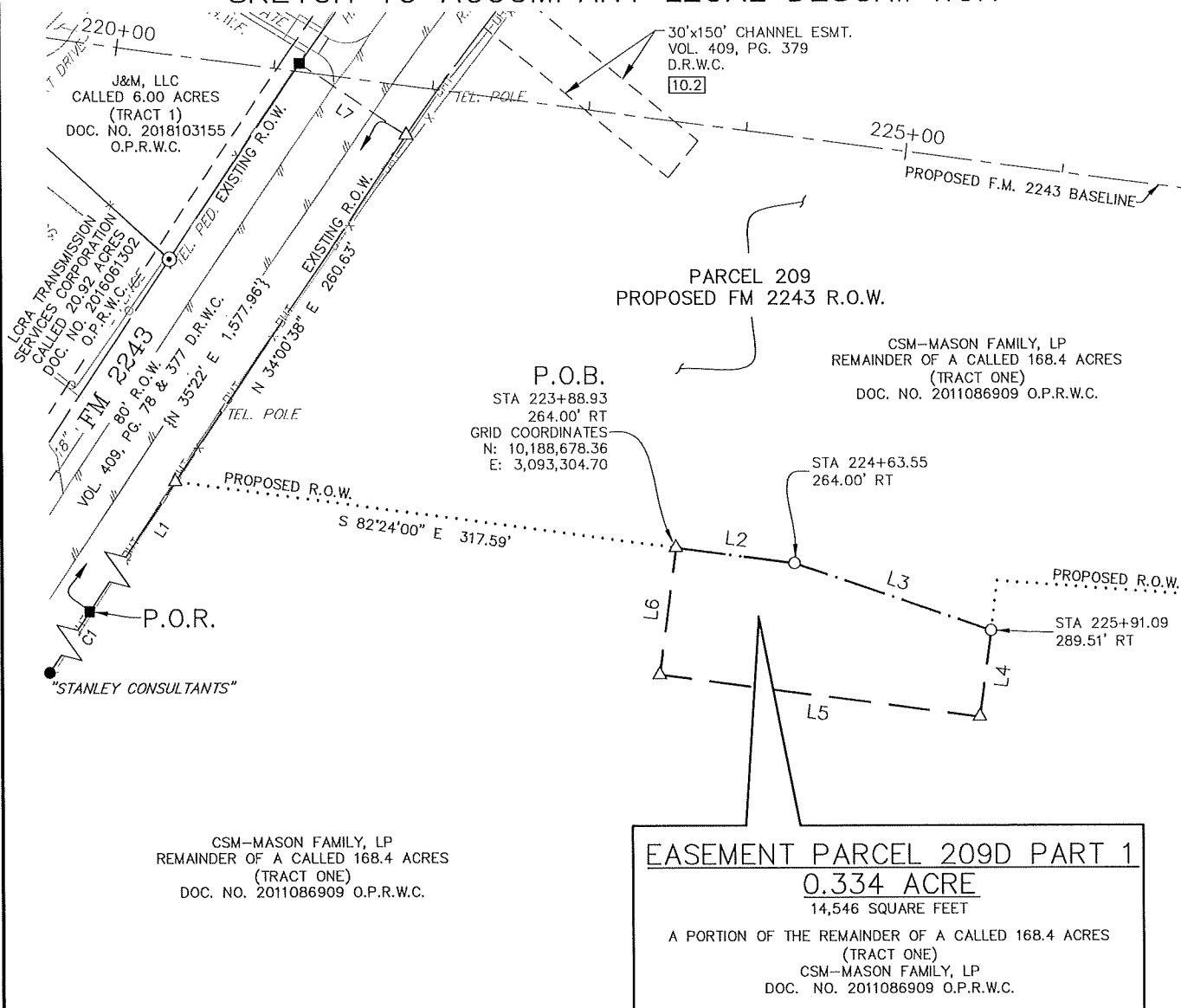


07/20/2023

Date

Client:	Williamson County
Date:	September 20, 2022
Revised:	July 20, 2023
Project Number:	7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY & ADDED TITLE COMMITMENT INFORMATION



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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	3 of 4

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
H.W.F.	HOG WIRE FENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
VOL.	VOLUME
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
■	FOUND TYPE I TXDOT CONCRETE MONUMENT
⊙	FOUND 3/8" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—e—	METAL FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

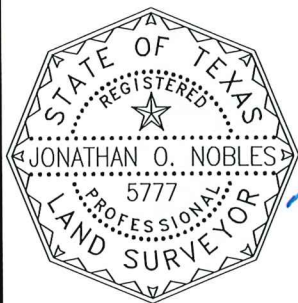
GENERAL NOTES:

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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.



07/20/2023

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

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 34°00'38" E	1,317.81'
L2	S 82°24'00" E	74.62'
L3	S 71°05'21" E	130.07'
L4	S 07°36'00" W	54.49'
L5	N 82°24'00" W	202.16'
L6	N 07°36'00" E	80.00'
L7	N 55°59'22" W	80.00'

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.86'	5,769.58'	2°13'59"	S 35°16'39" W	224.85'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{5,769.58'}			



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

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 4 of 4
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EXHIBIT _____

County: Williamson
Parcel: 209D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.099 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.099 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 TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and on the north line of the above described CSM-Mason remainder Tract; Thence, with the south right-of-way line of said FM 2243 and the north line of said CSM-Mason remainder Tract, along a curve to the left, an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears N 85°29'31" W a distance of 736.45 feet to a set 1/2-inch iron rod with cap stamped "WILCO ROW 5777"; Thence, departing the south right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 155.54 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,231.89, E: 3,093,749.77) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 343.60 feet left of FM 2243 baseline station 227+56.94;

THENCE, continuing over and across said CSM-Mason Tract, S 83°30'45" E a distance of 13.00 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 57.11 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 96.29 feet to a calculated point for the northeast corner of the herein described tract;

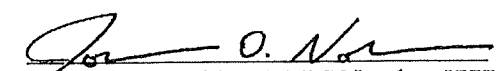
THENCE, continuing over and across said CSM-Mason Tract, S 07°35'59" W a distance of 20.00 feet to a calculated point for the southeast corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 229+07.00;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'01" W a distance of 148.90 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southwest corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, N 06°29'15" E a distance of 59.75 feet to the **POINT OF BEGINNING** and containing 0.099 acre (4,300 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 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

LEGEND

DOC. DEED RECORDS OF WILLIAMSON COUNTY
ELECTRIC METER
EASEMENT
FIRE HYDRANT
FIBER OPTIC MARKER
GUARD RAIL
MANHOLE
NUMBER
OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY
PEDESTAL
PAGE
POINT OF BEGINNING
POINT OF REFERENCE
RIGHT-OF-WAY
STONE RETAINING WALL
SPRINKLER VALVE
TELEPHONE
TRANSFORMER
TELEVISION
UNDERGROUND CABLE MARKER
VOLUME
WATER METER
WATER WELL
RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP
DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
FOUND TYPE I TXDOT CONCRETE MONUMENT
SET 1/2-INCH IRON ROD W/CAP "WILCO ROW 5777"
CALCULATED POINT
WIRE FENCE
OVERHEAD TELEPHONE
EDGE OF ASPHALT

DOC.
D.R.W.C.
E.M.
ESMT.
F.H.
F.O.M.
G.R.
M.H.
NO.
O.P.R.W.C.
PED.
PG.
P.O.B.
P.O.R.
R.O.W.
S.R.W.
S.V.
TEL.
TRANS.
T.V.
U.C.M.
VOL.
W.M.
W.W.
{ }

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

CURVE TABLE

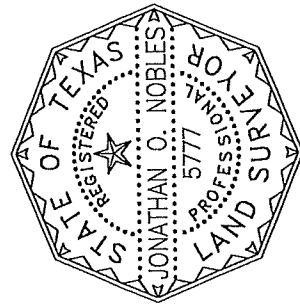
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	750.78'	1,105.92'	38°53'48"	N 85°29'31" W	736.45'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{1,105.92'}			

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. There are no visible encroachments, except as shown hereon.

NUMBER	BEARING	DISTANCE
L1	S 83°30'45" E	13.00'
L2	S 37°57'23" E	57.11'
L3	S 82°24'01" E	96.29'
L4	S 07°35'59" W	20.00'
L5	N 82°24'01" W	148.90'
L6	N 06°29'15" E	59.75'



02/14/2025

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

BGE
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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502
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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P2
0.099 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY

Scale: 1"=100'
Job No.: 7473-00
Date: 09/20/2022
Page: 4 of 4

AMENDED PETITION

EXHIBIT C

NONEXCLUSIVE DRAINAGE EASEMENT

Hero Way

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

That **CSM-MASON FAMILY, LP** ("Grantor"), under threat of a pending condemnation proceeding and in partial settlement of such proceeding, without warranty of title, and subject to the exceptions, reservations, and limitations herein, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor, receipt of which consideration is hereby acknowledged, grants and conveys to **WILLIAMSON COUNTY, TEXAS** ("Grantee") and its Permitted Assigns (as defined below) a nonexclusive, perpetual easement interest in, on, over, upon and across the following property (the "Easement Areas"):

Part One

All of that certain 0.334-acre tract of land out of the Milton Hicks Survey, Abstract No. 287, Williamson County, Texas, being further described by metes and bounds in Exhibit "B-1" attached hereto and incorporated herein (Parcel 209D1); and

Part Two

All of that certain 0.099-acre tract of land out of the Milton Hicks Survey, Abstract No. 287, Williamson County, Texas, being further described by metes and bounds in Exhibit "B-2" attached hereto and incorporated herein (Parcel 209D2); and

The easement rights herein granted shall be used solely for the purposes of: (i) opening, constructing, and maintaining a permanent drainage way and/or channel, along with any related structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities across, upon, in, and along the Easement Areas; and (ii) the right and privilege at all times of the Grantee and Grantee's agents, employees, and representatives of ingress and egress across the Easement Areas for the purpose of making any improvements, modifications or repairs which Grantee deems necessary and related to the purposes set forth in (i) above.

The easement rights herein granted shall also include the right of Grantee to trim, cut, fell and remove from the Easement Areas all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Easement Areas, but only such as necessary to carry out the purposes of the easement rights set out above.

Grantor reserves to itself and its successors and assigns all rights to make use of the Easement Areas that do not unreasonably interfere with the easement rights and purposes granted to Grantee herein. Without limiting the foregoing, Grantor can cross the Easement Areas with

driveways, roads, sidewalks, alleys, trails and utilities and install other improvements that do not unreasonably interfere with the easement rights and purposes granted to Grantee herein, all subject to Grantee's approval, which approval will not be unreasonably conditioned, delayed, or denied.

GRANTEE REPRESENTS AND AGREES THAT GRANTEE IS TAKING ITS RIGHTS IN THE EASEMENT AREAS "AS IS, WHERE IS AND WITH ALL FAULTS" AND WITHOUT ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE EASEMENT PROPERTY, GRANTOR'S REMAINING PROPERTY, OR ACCESS THERETO, WHETHER EXPRESS, STATUTORY, IMPLIED OR OTHERWISE. GRANTEE DISCLAIMS ANY WARRANTIES AND REPRESENTATIONS, EXPRESS, STATUTORY, IMPLIED, OR OTHERWISE, REGARDING THE SUITABILITY OF THE EASEMENT PROPERTY FOR GRANTEE'S INTENDED USES, AND GRANTEE REPRESENTS AND WARRANTS TO GRANTOR THAT GRANTEE IS RELYING SOLELY ON ITS OWN INDEPENDENT INSPECTIONS TO DETERMINE SUCH SUITABILITY. Grantee expressly acknowledges and agrees that: (i) dangerous conditions, risks and hazards may exist on the Easement Areas, including, but not limited to uneven terrain, holes, snakes, dangerous wildlife, trespassers, and livestock; and (ii) entry on to the Easement Areas exposes Grantee and Grantee's agents, representatives, employees, contractors, and subcontractors and property, to the dangers and perils associated thereon including personal injury, property damage, and even death. Prior to commencing any work on, in, under, and/or through the Easement Areas, Grantee shall complete a proper inspection and survey to locate all existing pipelines, oil and gas infrastructure, utilities, and all other surface and subsurface improvements (collectively "Other Facilities") in or near the Easement Areas and to avoid any interference with such Other Facilities. Without limiting the foregoing, Grantee waives all claims against Grantor for any unknown or subsurface conditions and assumes liability therefor.

To the extent allowed by law, Grantee shall indemnify Grantor, and Grantor's partners, representatives, successors, and assigns, against any loss and damage which shall be caused by the exercise of the easement rights herein granted and for any wrongful or negligent act or omission of Grantee's agents or Grantee's employees acting in the course of their employment with Grantee. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted scope of this easement.

Grantee may assign this easement agreement to the State of Texas or to any other governmental entity that will operate and maintain the drainage improvements permitted by this Easement Agreement ("Permitted Assigns"), provided, however, any such assignment will not relieve Grantee of any responsibility for acts or omissions occurring before such assignment. By accepting an assignment of this Easement Agreement, the assignees agree to be bound by the terms of this Easement Agreement.

This grant is made without warranty of title of any kind (express, implied, statutory, or arising by use of any word or phrase) and is made subject to: (i) any easements, restrictions,

GRANTEE WILLIAMSON COUNTY, TEXAS

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 202__ by {name}, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

EXHIBIT _____

County: Williamson
Parcel: 209D Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.334 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.334 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 TXDOT Type I concrete monument found on the southeast right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and the northwest line of the above described CSM-Mason remainder Tract, from which a 1/2-inch iron rod with cap stamped "Stanley Consultants" found on the southeast right-of-way line of said FM 2243, bears along a curve to the right, an arc distance of 224.86 feet, having a radius of 5,769.58 feet, a central angle of 02°13'59" and a chord which bears S 35°16'39" W a distance of 224.85 feet; Thence, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 1,317.81 feet to a calculated point; Thence, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 82°24'00" E a distance of 317.59 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,678.36, E: 3,093,304.70) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 264.00 feet right of FM 2243 baseline station 223+88.93;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'00" E a distance of 74.62 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, S 71°05'21" E a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

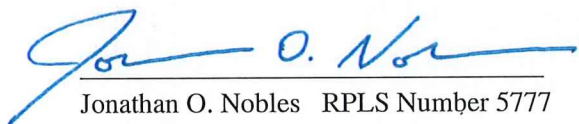
THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 54.49 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 202.16 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 07°36'00" E a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.334 acre (14,546 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

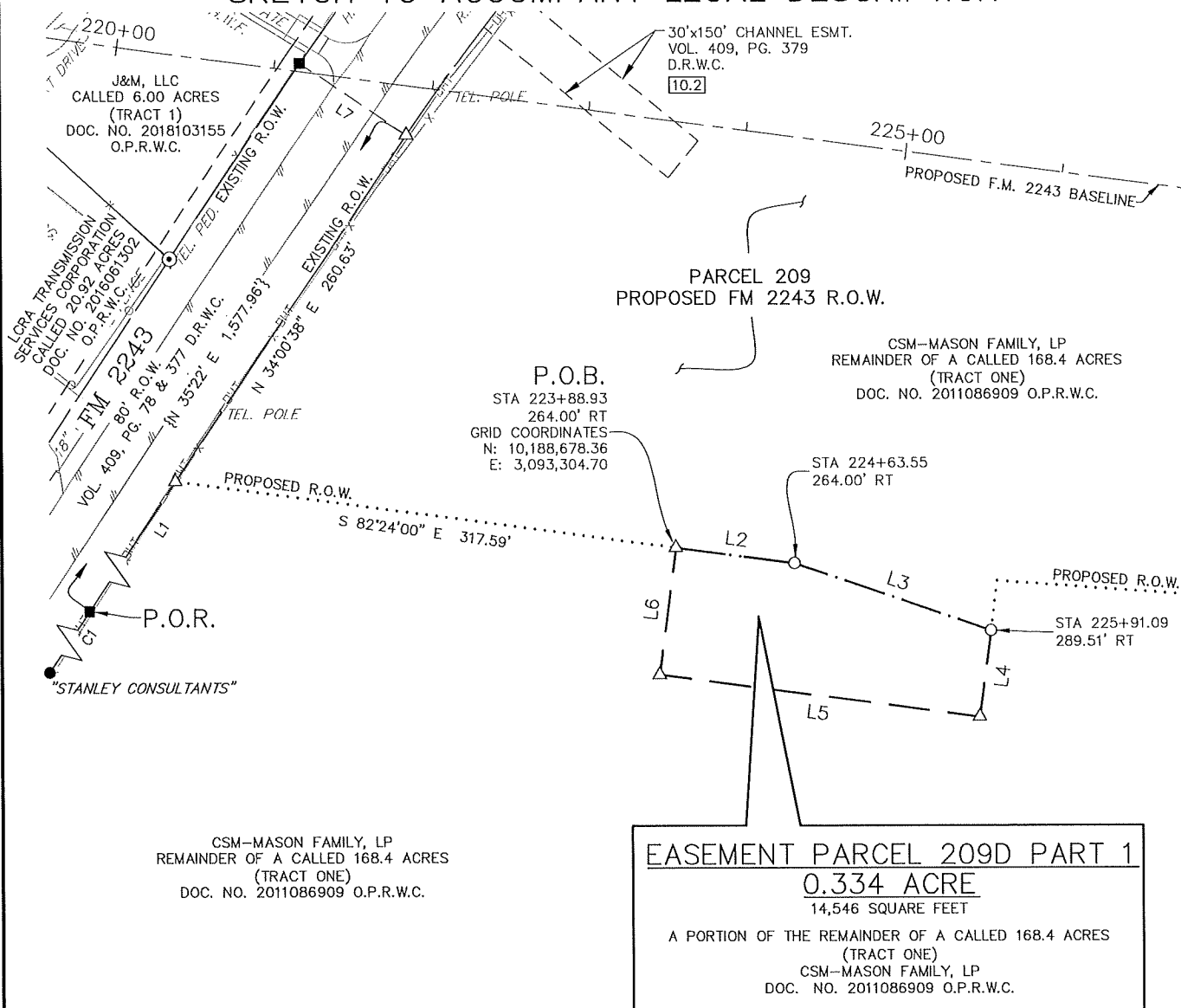


07/20/2023

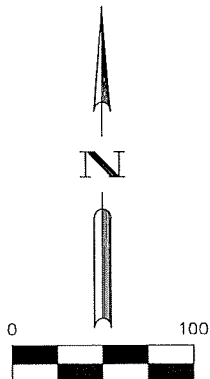
Date

Client:	Williamson County
Date:	September 20, 2022
Revised:	July 20, 2023
Project Number:	7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MILTON HICKS
SURVEY, A-297



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	3 of 4

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
H.W.F.	HOG WIRE FENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
VOL.	VOLUME
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
■	FOUND TYPE I TXDOT CONCRETE MONUMENT
⊙	FOUND 3/8" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—e—	METAL FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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.



07/20/2023

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

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 34°00'38" E	1,317.81'
L2	S 82°24'00" E	74.62'
L3	S 71°05'21" E	130.07'
L4	S 07°36'00" W	54.49'
L5	N 82°24'00" W	202.16'
L6	N 07°36'00" E	80.00'
L7	N 55°59'22" W	80.00'

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.86'	5,769.58'	2°13'59"	S 35°16'39" W	224.85'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{5,769.58'}			



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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 4 of 4
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EXHIBIT _____

County: Williamson
Parcel: 209D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.099 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.099 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 TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and on the north line of the above described CSM-Mason remainder Tract; Thence, with the south right-of-way line of said FM 2243 and the north line of said CSM-Mason remainder Tract, along a curve to the left, an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears N 85°29'31" W a distance of 736.45 feet to a set 1/2-inch iron rod with cap stamped "WILCO ROW 5777"; Thence, departing the south right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 155.54 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,231.89, E: 3,093,749.77) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 343.60 feet left of FM 2243 baseline station 227+56.94;

THENCE, continuing over and across said CSM-Mason Tract, S 83°30'45" E a distance of 13.00 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 57.11 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 96.29 feet to a calculated point for the northeast corner of the herein described tract;

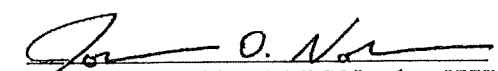
THENCE, continuing over and across said CSM-Mason Tract, S 07°35'59" W a distance of 20.00 feet to a calculated point for the southeast corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 229+07.00;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'01" W a distance of 148.90 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southwest corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, N 06°29'15" E a distance of 59.75 feet to the **POINT OF BEGINNING** and containing 0.099 acre (4,300 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.

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Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

LEGEND

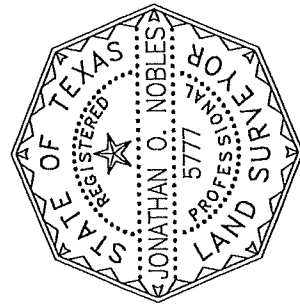
DOC. DOCUMENT
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
E.M. ELECTRIC METER
EASMT. EASEMENT
F.H. FIRE HYDRANT
F.O.M. FIBER OPTIC MARKER
G.R. GUARD RAIL
M.H. MANHOLE
NO. NUMBER
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

PED. PEDESTAL
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
R.O.W. RIGHT-OF-WAY
S.R.W. STONE RETAINING WALL
S.V. SPRINKLER VALVE
TEL. TELEPHONE
TRANS. TRANSFORMER
T.V. TELEVISION
U.C.M. UNDERGROUND CABLE MARKER
VOL. VOLUME
W.M. WATER METER
W.W. WATER WELL
{ }

RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP
DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
FOUND TYPE I TXDOT CONCRETE MONUMENT
SET 1/2-INCH IRON ROD W/CAP "WILCO ROW 5777"
CALCULATED POINT

WIRE FENCE
OVERHEAD TELEPHONE
EDGE OF ASPHALT

LINE TABLE	
NUMBER	BEARING
L1	S 83°30'45" E 13.00'
L2	S 37°57'23" E 57.11'
L3	S 82°24'01" E 96.29'
L4	S 07°35'59" W 20.00'
L5	N 82°24'01" W 148.90'
L6	N 06°29'15" E 59.75'



02/14/2025
Jonathan O. Nobles
JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400

GENERAL NOTES:

- 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
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- 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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	750.78'	1,105.92'	38°53'48"	N 85°29'31" W	736.45'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{1,105.92'}			

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. There are no visible encroachments, except as shown hereon.

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY & ADDED TITLE COMMITMENT INFORMATION
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502
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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P2
0.099 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'
Job No.: 7473-00
Date: 09/20/2022
Page: 4 of 4

EXHIBIT D TO RULE 11

CAUSE NO. 23-1256-CC5

WILLIAMSON COUNTY, TEXAS
Condemnor

V.

CSM-MASON FAMILY, LP
Condemnee

§ IN THE COUNTY COURT

§

§

§ AT LAW NO. FIVE

§

§

§ WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

The parties to this lawsuit have agreed to compromise and settle the issues in this lawsuit and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit,

IT IS THEREFORE **ORDERED, ADJUDGED, AND DECREED** that fee simple interest in approximately 36.029 acres of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit “A” which exhibit is attached hereto and incorporated herein for all purposes, be and hereby is vested in and to **WILLIAMSON COUNTY, TEXAS** for constructing, reconstructing, realigning, widening, and/or maintaining improvements to the Hero Way roadway improvement project, and to perform associated public use and purposes.

It is further **ORDERED, ADJUDGED, AND DECREED** that drainage easement interests in approximately 0.334 acres (Parcel 209D pt 1) and 0.099 acres (Parcel 209D pt 2) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibits “B-1” and “B-2” (which exhibits are attached hereto and incorporated herein for all purposes), be and hereby is vested in and to **WILLIAMSON COUNTY, TEXAS**, on the terms described in Exhibit “C” (which exhibit is attached hereto and incorporated herein for all purposes)

for constructing, reconstructing, realigning, widening, and/or maintaining improvements to the drainage easement interest rights described in Exhibit C.

It is further **ORDERED, ADJUDGED, AND DECREED** that in complete satisfaction of any and all claims which have been made, or which could have been made in this litigation, including claims for compensation for both the property interests to be acquired and damages (if any) to any remaining property of **CSM-MASON FAMILY, LP** ("CSM"), that CSM shall recover from **WILLIAMSON COUNTY, TEXAS** the total sum of **SEVEN MILLION SIX HUNDRED THREE THOUSAND TWO HUNDRED AND THIRTY-NINE AND NO/100 DOLLARS (\$7,603,239.00)**.

It is further **ORDERED, ADJUDGED, AND DECREED** that on November 17, 2023, an Award of Special Commissioners was filed with the court in the amount of **THREE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND FIFTY-FIVE and No/100 (\$3,275,055.00)** and the parties agree that the additional sum of **FOUR MILLION THREE HUNDRED TWENTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$4,328,184.00)** has **NOT** been deposited with the court pursuant to the written Award of Special Commissioners, leaving a total balance due from **WILLIAMSON COUNTY, TEXAS** to **CSM** of **FOUR MILLION THREE HUNDRED TWENTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$4,328,184.00)**, and such remaining balance shall be paid by **WILLIAMSON COUNTY, TEXAS** to **CSM-MASON FAMILY, LP** by check or warrant made payable to **CSM-MASON FAMILY, LP** and made available for pick-up by **CSM-MASON FAMILY, LP** or its attorney of record in this case no later than sixty (60) days of execution and entry of this Final Agreed Judgment to avoid paying interest. If the remaining balance of **FOUR MILLION THREE HUNDRED TWENTY-EIGHT**

THOUSAND ONE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$4,328,184.00)

is not paid within (60) days of execution and entry of this Agreed Final Judgment, then the post-judgment interest at the statutory rate will accrue on the unpaid balance until paid.

It is further **ORDERED, ADJUDGED, AND DECREED** that the Clerk of the Court shall immediately remit to **CSM-MASON FAMILY, LP** the funds deposited into the registry of the Court in this case by Williamson County, Texas in the sum of **THREE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND FIFTY-FIVE and No/100 (\$3,275,055.00)**, plus any interest earned on that amount, and less any administrative fee charge by the Clerk in connection with the distribution of such funds, by making a check in the foregoing amount available for pick-up by **CSM-MASON FAMILY, LP** or its attorney of record in this case.

Williamson County, Texas discloses that CSM, or CSM's successors, or assigns, may in the future have the repurchase rights provided for in Texas Property Code Chapter 21, Subchapter E.

It is further **ORDERED, ADJUDGED, AND DECREED** that all costs be assessed against Condemnor.

This Agreed Final Judgment fully and finally disposes of all claims, parties, and issues in this lawsuit.

SIGNED this _____ day of April 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Erik L. Cardinell

Adam H. Hill

State Bar No. 24115847

adam@scrrlaw.com

Erik Cardinell

State Bar No. 00796304

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(512) 255-8877

(512) 255-8986 (fax)

Sheets & Crossfield, P.L.L.C.

309 East Main Street

Round Rock, Texas 78664

Attorneys for Condemnor

AGREED AS TO SUBSTANCE AND FORM:

/s/

R. Matthew Molash

State Bar No. 14255300

T: 817-405-9939

E: Matt.molash@svlandlaw.com

of SHUPE VENTURA, PLLC

9406 Biscayne Blvd.

Dallas, Texas 75218

Attorney for CSM-Mason Family, LP

WILLIAMSON COUNTY

County Judge

AGREED JUDGMENT EXHIBIT A

EXHIBIT _____

County: Williamson
 Parcel: 209
 Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 209

METES & BOUNDS DESCRIPTION FOR A 36.029 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.029 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 5/8-inch iron rod found on the curving south right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, at the northeast corner of said CSM-Mason remainder Tract and at the northwest corner of a called 89.41 acre tract of land as conveyed to Amelia Valdez, Anita Martinez and Irene Torrez by Probate Orders recorded in Document Numbers 2012066513 and 2012067088, both of the Official Public Records of Williamson County, Texas, and described in Volume 457, Page 595 of the Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the left, an arc distance of 412.62 feet, having a radius of 1,949.86 feet, a central angle of 12°07'29" and a chord which bears N 75°35'18" E a distance of 411.86 feet;

THENCE, with the east line of said CSM-Mason Tract and the west line of said Valdez, Martinez and Torrez Tract, S 21°40'36" E a distance of 303.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,739.06, E: 3,096,434.97) set for the southeast corner of the herein described tract, 175.00 feet right of FM 2243 baseline station 254+70.53, from which a 1/2-inch iron rod with cap stamped "RJ Surveying" found on the east line of said CSM-Mason Tract, at the southwest corner of said Valdez, Martinez and Torrez Tract, bears S 21°40'36" E a distance of 1,347.02 feet;

THENCE, departing the west line of said Valdez, Martinez and Torrez Tract, over and across said CSM-Mason Tract, S 76°53'04" W a distance of 384.25 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of curvature of a curve to the right, 180.62 feet right of FM 2243 baseline station 250+94.60;

THENCE, continuing over and across said CSM-Mason Tract, along said curve to the right, an arc distance of 1,600.05 feet, having a radius of 5,047.00 feet, a central angle of 18°09'52" and a chord which bears S 85°58'01" W a distance of 1,593.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.19 feet right of FM 2243 baseline station 235+61.91;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 785.42 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.00 feet right of FM 2243 baseline station 227+78.58;

THENCE, continuing over and across said CSM-Mason Tract, N 85°48'08" W a distance of 187.82 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 258.15 feet right of FM 2243 baseline station 225+91.09;

THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 31.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

THENCE, continuing over and across said CSM-Mason Tract, N 71°05'21" W a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 392.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder tract, for the southwest corner of the herein described tract, 264.00 feet right of FM 2243 baseline station 220+71.34, from which a TXDOT Type I concrete monument found on the southeast right-of-way of said FM 2243, bears S 34°00'38" W a distance of 1,317.81 feet;

THENCE, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 260.65 feet to a calculated point at the beginning of a non-tangent curve to the right;

THENCE, continuing with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, along said curve to the right, an arc distance of 792.49 feet, having a radius of 1,105.92 feet, a central angle of 41°03'27" and a chord which bears N 54°31'52" E a distance of 775.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the most northerly corner of the herein described tract, 499.12 feet left of FM 2243 baseline station 227+53.92, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the right an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears S 85°29'31" E a distance of 736.45 feet;

THENCE, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 215.29 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 1,288.63 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of Georgetown and Leander Public Road (right-of-way varies) (unimproved) (no deed of record found) as referenced in Deed recorded in Volume 147, Page 112 of the Deed Records of Williamson County, Texas, for an angle point, 254.49 feet left of FM 2243 baseline station 240+76.14;

THENCE, with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 68°45'06" E a distance of 11.60 feet to an 18-inch cedar fence post found for an angle point, 250.51 feet left of FM 2243 baseline station 240+87.62;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 82°27'50" E a distance of 23.43 feet to a 10-inch cedar fence post found for an angle point, 247.82 feet left of FM 2243 baseline station 241+12.12;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 87°48'47" E a distance of 41.95 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the left, 246.63 feet left of FM 2243 baseline station 241+56.28;

THENCE, departing the south right-of-way line of said Georgetown and Leander Public Road, over and across said CSM-Mason Tract, along said curve to the left, an arc distance of 380.49 feet, having a radius of 3,933.00 feet, a central angle of 05°32'35" and a chord which bears S 89°51'04" E a distance of 380.34 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, for the beginning of a non-tangent curve to the left, 232.47 feet left of FM 2243 baseline station 245+55.54;

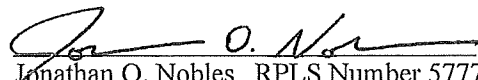
THENCE, with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 139.48 feet, having a radius of 1,472.39 feet, a central angle of 05°25'39" and a chord which bears S 88°43'50" E a distance of 139.42 feet to a TXDOT Type I concrete monument found for an angle point;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, N 88°35'53" E a distance of 472.90 feet to a TXDOT Type I concrete monument found for the beginning of a non-tangent curve to the left;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 235.50 feet, having a radius of 1,949.86 feet, a central angle of 06°55'13" and a chord which bears N 85°06'39" E a distance of 235.36 feet to the **POINT OF BEGINNING** and containing 36.029 acres 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.
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Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106500



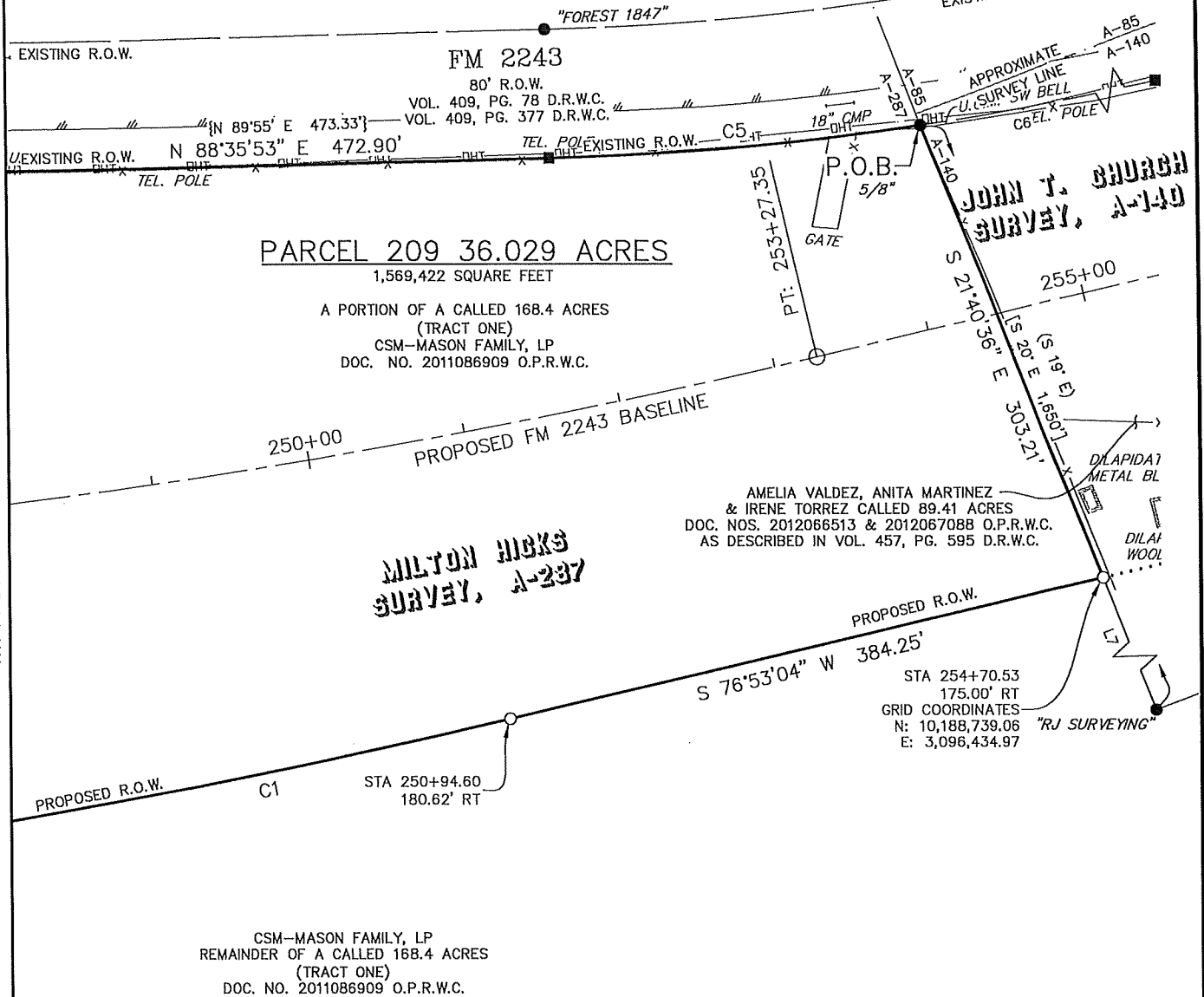
02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105284 O.P.R.W.C.

**ASA M. BROWN
SURVEY, A-35**



MATCHLINE PAGE 5 OF 9



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



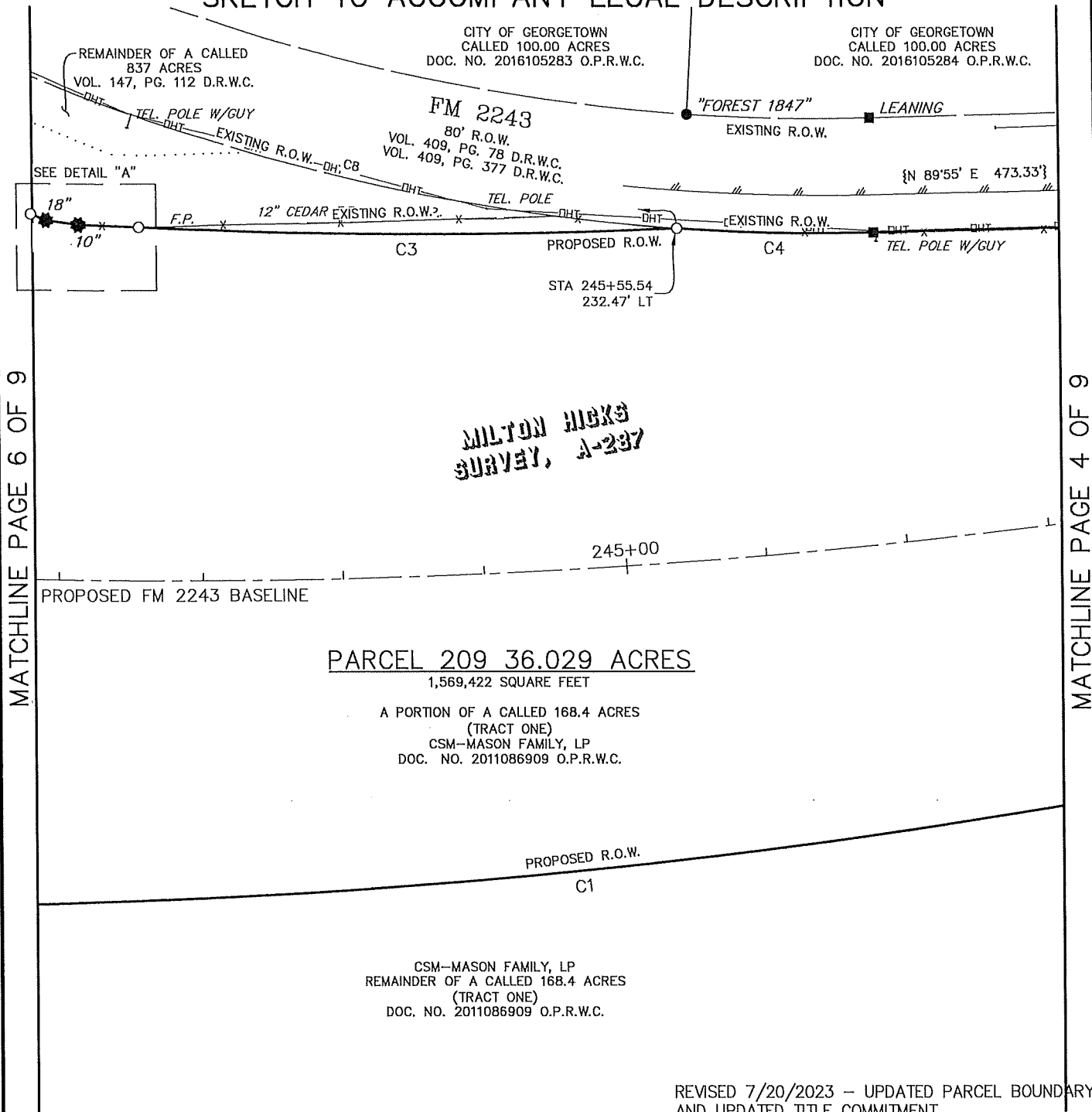
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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 10

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

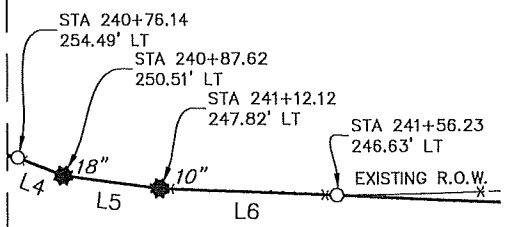


MATCHLINE PAGE 6 OF 9

MATCHLINE PAGE 4 OF 9

DETAIL "A" N.T.S.

GEORGETOWN AND LEANDER PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243

WILLAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 5 of 10
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

"FOREST 1847"

FM 2243

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

EXISTING R.O.W.

GEORGETOWN AND LEANDER
PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)

EXISTING R.O.W.

VOL. 409, PG. 78 D.R.W.C.
VOL. 409, PG. 377 D.R.W.C.

REMAINDER OF A
CALLED 837 ACRES
VOL. 147, PG. 112
D.R.W.C.

S 82°24'01" E 1,288.63'
PROPOSED R.O.W.

18" CEDAR
10" C.C.
STA 240+76.14
254.49' LT

MILTON HICKS
SURVEY, A-237

PC: 235+19.62

235+00

PROPOSED FM 2243 BASELINE

240+00

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

N 82°24'00" W 785.42'

PROPOSED R.O.W.

C1

STA 235+61.91
247.19' RT

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	6 of 10

MATCHLINE PAGE 7 OF 9

MATCHLINE PAGE 5 OF 9

FM 2243
80' R.O.W.
U.C.M. ATT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

40'x100' CHANNEL EASEMENT
VOL. 409, PG. 379
D.R.W.C.
[10.2]

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

50'x150' CHANNEL EASEMENT
VOL. 409, PG. 379
D.R.W.C.
[10.2]

PROPOSED DRAINAGE
EASEMENT

S 82°24'01" E 1,288.63'

PROPOSED R.O.W.

STA 227+58.10
283.86' LT

PROPOSED R.O.W.
S 06°29'15" W
215.29'

STA 227+53.92
499.12' LT

MILTON HICKS
SURVEY, A-237

230+00

PROPOSED FM 2243 BASELINE

PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

N 85°48'08" W
187.82'

STA 227+78.58
247.00' RT

PROPOSED R.O.W.

N 82°24'00" W 785.42'

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243

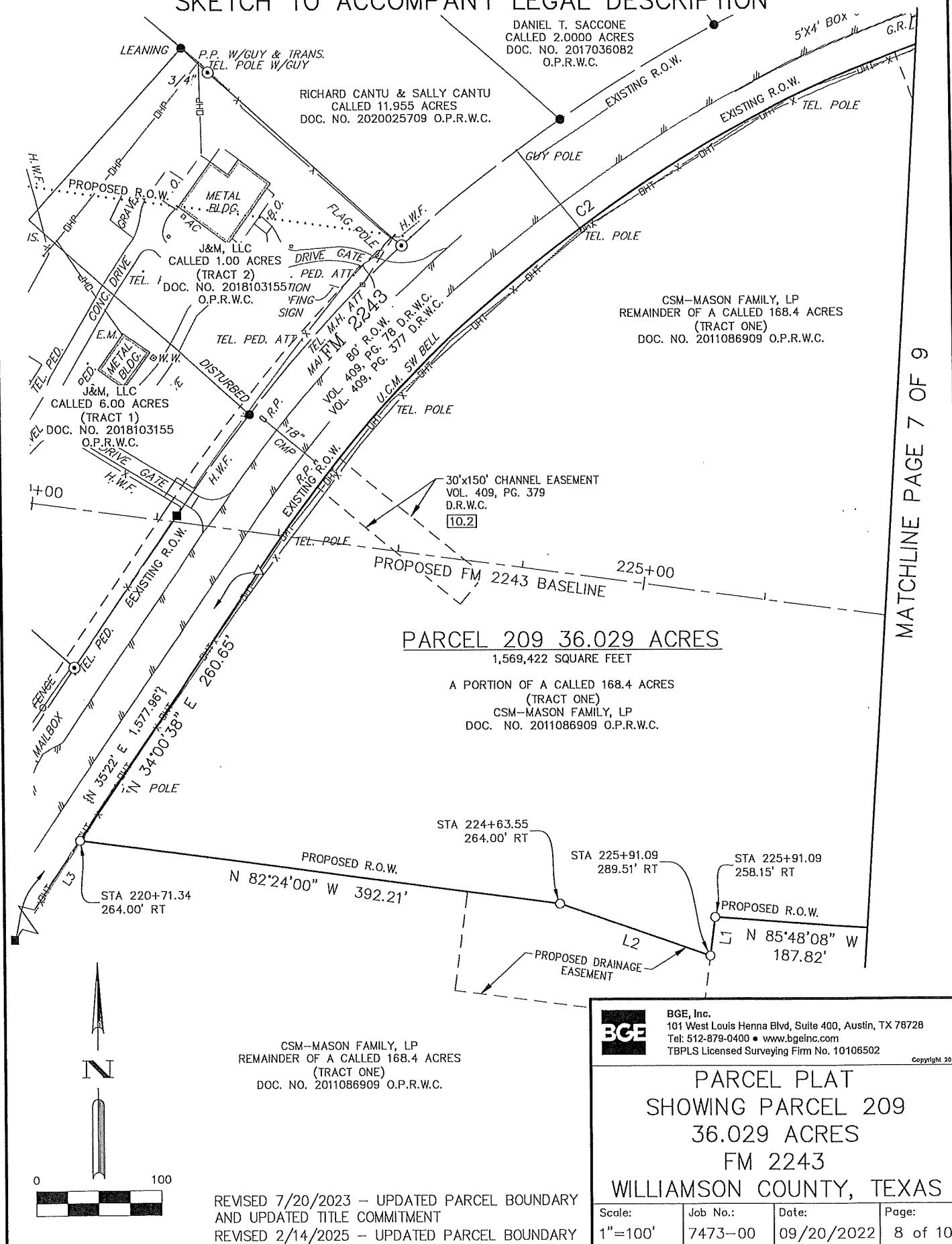
WILLIAMSON COUNTY, TEXAS

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MATCHLINE PAGE 6 OF 9

MATCHLINE PAGE 8 OF 9

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PARCEL 209 36.029 ACRES

1,569,422 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	8 of 10

LEGEND

CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
F.P.	FENCE POST
M.H.	MANHOLE
NO.	NUMBER
NOS.	NUMBERS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.W.	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2011086909 O.P.R.W.C.
[]	RECORD INFO FOR DOC. VOL. 457, PG. 595 D.R.W.C.
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
■	FOUND TDDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
✱	CEDAR FENCE POST
⊙	FOUND 3/8" IRON PIPE (UNLESS OTHERWISE NOTED)
—X—	WIRE FENCE
—○—	METAL FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.2	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,600.05'	5,047.00'	18°09'52"	S 85°58'01" W	1,593.36'
C2	792.49'	1,105.92'	41°03'27"	N 54°31'52" E	775.64'
C3	380.49'	3,933.00'	5°32'35"	S 89°51'04" E	380.34'
C4	139.48'	1,472.39'	5°25'39"	S 88°43'50" E	139.42'
C5	235.50'	1,949.86'	6°55'13"	N 85°06'39" E	235.36'
C6	412.62'	1,949.86'	12°07'29"	N 75°35'18" E	411.86'
C7	750.78'	1,105.92'	38°53'48"	S 85°29'31" E	736.45'
C8	511.99'	1,472.39'	19°55'24"	S 76°03'19" E	509.41'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C2}		{1,105.92'}			
{C4}		{1,472.39'}			
{C5}		{1,949.86'}			
{C6}		{1,949.86'}			
{C7}		{1,105.92'}			
{C8}		{1,472.39'}			

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 07°36'00" W	31.36'
L2	N 71°05'21" W	130.07'
L3	S 34°00'38" W	1,317.81'
L4	S 68°45'06" E	11.60'
L5	S 82°27'50" E	23.43'
L6	S 87°48'47" E	41.95'
L7	S 21°40'36" E	1,347.02'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
(L6)	(EAST)	

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	9 of 10

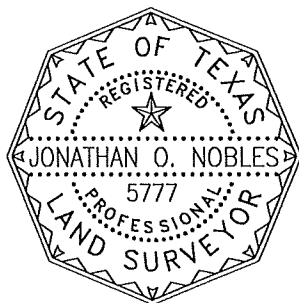
GENERAL NOTES:

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

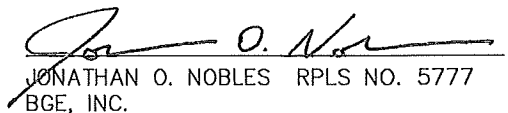
RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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.



02/14/2025


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

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
AND UPDATED TITLE COMMITMENT

REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY



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PARCEL PLAT
SHOWING PARCEL 209
36.029 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 10 of 10
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AGREED JUDGMENT

EXHIBIT B-1

EXHIBIT _____

County: Williamson
Parcel: 209D Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.334 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.334 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 TXDOT Type I concrete monument found on the southeast right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and the northwest line of the above described CSM-Mason remainder Tract, from which a 1/2-inch iron rod with cap stamped "Stanley Consultants" found on the southeast right-of-way line of said FM 2243, bears along a curve to the right, an arc distance of 224.86 feet, having a radius of 5,769.58 feet, a central angle of 02°13'59" and a chord which bears S 35°16'39" W a distance of 224.85 feet; Thence, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 1,317.81 feet to a calculated point; Thence, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 82°24'00" E a distance of 317.59 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,678.36, E: 3,093,304.70) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 264.00 feet right of FM 2243 baseline station 223+88.93;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'00" E a distance of 74.62 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, S 71°05'21" E a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

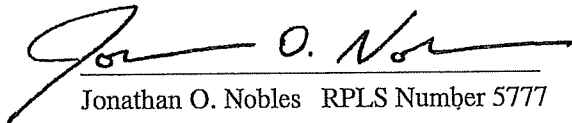
THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 54.49 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 202.16 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 07°36'00" E a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.334 acre (14,546 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.



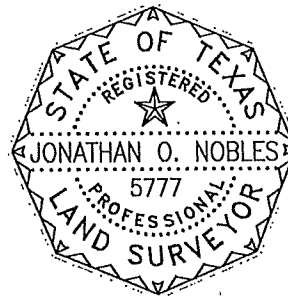
Jonathan O. Nobles RPLS Number 5777
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502

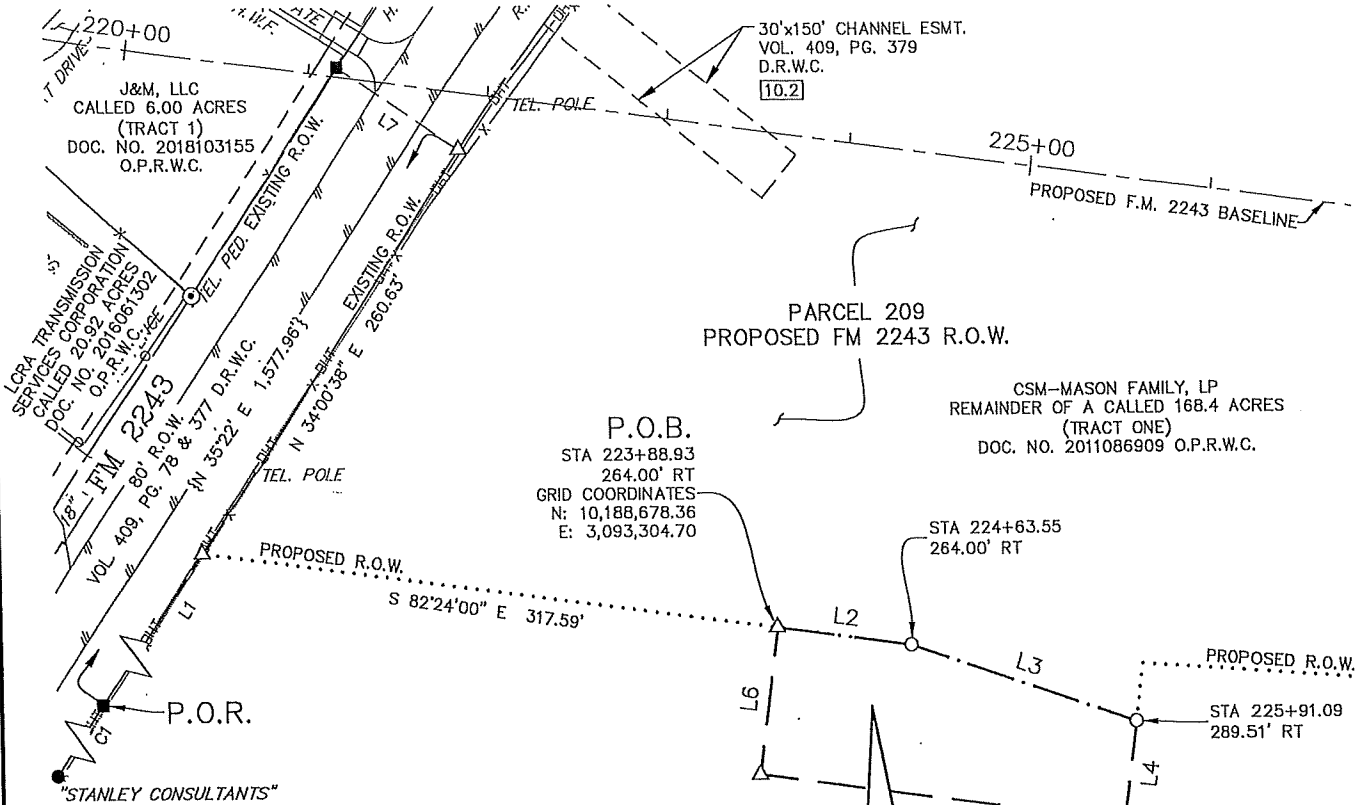


07/20/2023

Date

Client: Williamson County
Date: September 20, 2022
Revised: July 20, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

EASEMENT PARCEL 209D PART 1

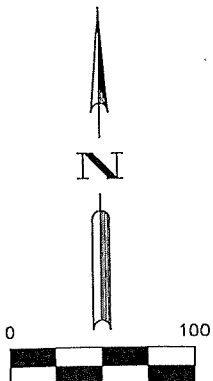
0.334 ACRE

14,546 SQUARE FEET

A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)

CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

**MILTON HICKS
SURVEY, A-237**



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION



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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 3 of 4
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LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
H.W.F.	HOG WIRE FENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
VOL.	VOLUME
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
■	FOUND TYPE I TXDOT CONCRETE MONUMENT
⊙	FOUND 3/8" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—o—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

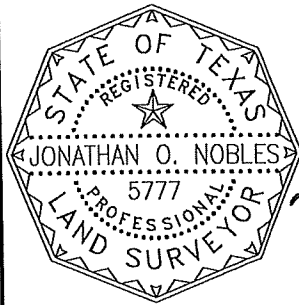
GENERAL NOTES:

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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.



07/20/2023

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

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 34°00'38" E	1,317.81'
L2	S 82°24'00" E	74.62'
L3	S 71°05'21" E	130.07'
L4	S 07°36'00" W	54.49'
L5	N 82°24'00" W	202.16'
L6	N 07°36'00" E	80.00'
L7	N 55°59'22" W	80.00'

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.86'	5,769.58'	2°13'59"	S 35°16'39" W	224.85'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{5,769.58'}			



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

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 4

AGREED JUDGMENT EXHIBIT B-2

EXHIBIT _____

County: Williamson
Parcel: 209D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.099 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.099 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 TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and on the north line of the above described CSM-Mason remainder Tract; Thence, with the south right-of-way line of said FM 2243 and the north line of said CSM-Mason remainder Tract, along a curve to the left, an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears N 85°29'31" W a distance of 736.45 feet to a set 1/2-inch iron rod with cap stamped "WILCO ROW 5777"; Thence, departing the south right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 155.54 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,231.89, E: 3,093,749.77) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 343.60 feet left of FM 2243 baseline station 227+56.94;

THENCE, continuing over and across said CSM-Mason Tract, S 83°30'45" E a distance of 13.00 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 57.11 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 96.29 feet to a calculated point for the northeast corner of the herein described tract;

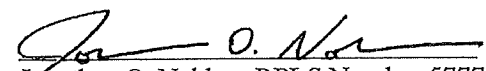
THENCE, continuing over and across said CSM-Mason Tract, S 07°35'59" W a distance of 20.00 feet to a calculated point for the southeast corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 229+07.00;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'01" W a distance of 148.90 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southwest corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, N 06°29'15" E a distance of 59.75 feet to the **POINT OF BEGINNING** and containing 0.099 acre (4,300 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.

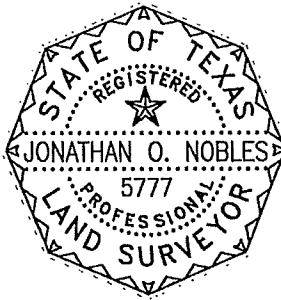
I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.


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 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105283 O.P.R.W.C.

FM 2243

VOL. 409, PG. 78 D.R.W.C.
VOL. 409, PG. 377 D.R.W.C.

40'x100' CHANNEL ESMT.
VOL. 409, PG. 379
D.R.W.C.

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011085909 O.P.R.W.C.

..... PROPOSED R.O.W.

CSM-MASON FAMILY, L
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

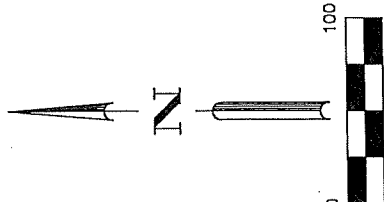
PARCEL 209
PROPOSED FM 2243 R.O.W.

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel. 512-879-0400 • www.bgeinc.com
TBPI'S | licensed Surveying Firm No. 10106502

PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P2
0.099 ACRE
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	3 of 4



LEGEND

- DOC.

D.R.W.C.

E.M.

ESMT.

F.H.

F.O.M.

G.R.

M.H.

NO.

O.P.R.W.C.

PED.

PG.

P.O.B.

P.O.R.

R.O.W.

S.R.W.

S.V.

TEL.

TRANS.

T.V.

U.C.M.

VOL.

W.M.

W.W.

{ }
- DOCUMENT

DEED RECORDS OF WILLIAMSON COUNTY

ELECTRIC METER

EASEMENT

FIRE HYDRANT

FIBER OPTIC MARKER

GUARD RAIL

MANHOLE

NUMBER

OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

PEDESTAL

PAGE

POINT OF BEGINNING

POINT OF REFERENCE

RIGHT-OF-WAY

STONE RETAINING WALL

SPRINKLER VALVE

TELEPHONE

TRANSFORMER

TELEVISION

UNDERGROUND CABLE MARKER

VOLUME

WATER METER

WATER WELL

RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C. FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) FOUND TYPE 1 TXDOT CONCRETE MONUMENT SET 1/2-INCH IRON ROD W/CAP "WILCO ROW 5777" CALCULATED POINT

WIRE FENCE

OVERHEAD TELEPHONE

EDGE OF ASPHALT

GENERAL NOTES:

- 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
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- 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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

CURVE TABLE

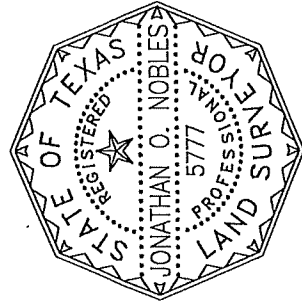
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	750.78'	1,105.92'	38°53'48"	N 85°29'31" W	736.45'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{1,105.92'}			

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. There are no visible encroachments, except as shown hereon.

NUMBER	BEARING	DISTANCE
L1	S 83°30'45" E	13.00'
L2	S 37°57'23" E	57.11'
L3	S 82°24'01" E	96.29'
L4	S 07°35'59" W	20.00'
L5	N 82°24'01" W	148.90'
L6	N 06°29'15" E	59.75'



02/14/2025

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



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

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P2
0.099 ACRE
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale: 1"=100' Job No.: 7473-00 Date: 09/20/2022 Page: 4 of 4

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY & ADDED TITLE COMMITMENT INFORMATION
REVISED 2/14/2025 - UPDATED PARCEL BOUNDARY

AGREED JUDGMENT EXHIBIT C

NONEXCLUSIVE DRAINAGE EASEMENT

Hero Way

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

That **CSM-MASON FAMILY, LP** ("Grantor"), under threat of a pending condemnation proceeding and in partial settlement of such proceeding, without warranty of title, and subject to the exceptions, reservations, and limitations herein, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor, receipt of which consideration is hereby acknowledged, grants and conveys to **WILLIAMSON COUNTY, TEXAS** ("Grantee") and its Permitted Assigns (as defined below) a nonexclusive, perpetual easement interest in, on, over, upon and across the following property (the "Easement Areas"):

Part One

All of that certain 0.334-acre tract of land out of the Milton Hicks Survey, Abstract No. 287, Williamson County, Texas, being further described by metes and bounds in Exhibit "B-1" attached hereto and incorporated herein (Parcel 209D1); and

Part Two

All of that certain 0.099-acre tract of land out of the Milton Hicks Survey, Abstract No. 287, Williamson County, Texas, being further described by metes and bounds in Exhibit "B-2" attached hereto and incorporated herein (Parcel 209D2); and

The easement rights herein granted shall be used solely for the purposes of: (i) opening, constructing, and maintaining a permanent drainage way and/or channel, along with any related structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities across, upon, in, and along the Easement Areas; and (ii) the right and privilege at all times of the Grantee and Grantee's agents, employees, and representatives of ingress and egress across the Easement Areas for the purpose of making any improvements, modifications or repairs which Grantee deems necessary and related to the purposes set forth in (i) above.

The easement rights herein granted shall also include the right of Grantee to trim, cut, fell and remove from the Easement Areas all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Easement Areas, but only such as necessary to carry out the purposes of the easement rights set out above.

Grantor reserves to itself and its successors and assigns all rights to make use of the Easement Areas that do not unreasonably interfere with the easement rights and purposes granted to Grantee herein. Without limiting the foregoing, Grantor can cross the Easement Areas with

driveways, roads, sidewalks, alleys, trails and utilities and install other improvements that do not unreasonably interfere with the easement rights and purposes granted to Grantee herein, all subject to Grantee's approval, which approval will not be unreasonably conditioned, delayed, or denied.

GRANTEE REPRESENTS AND AGREES THAT GRANTEE IS TAKING ITS RIGHTS IN THE EASEMENT AREAS "AS IS, WHERE IS AND WITH ALL FAULTS" AND WITHOUT ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE EASEMENT PROPERTY, GRANTOR'S REMAINING PROPERTY, OR ACCESS THERETO, WHETHER EXPRESS, STATUTORY, IMPLIED OR OTHERWISE. GRANTEE DISCLAIMS ANY WARRANTIES AND REPRESENTATIONS, EXPRESS, STATUTORY, IMPLIED, OR OTHERWISE, REGARDING THE SUITABILITY OF THE EASEMENT PROPERTY FOR GRANTEE'S INTENDED USES, AND GRANTEE REPRESENTS AND WARRANTS TO GRANTOR THAT GRANTEE IS RELYING SOLELY ON ITS OWN INDEPENDENT INSPECTIONS TO DETERMINE SUCH SUITABILITY. Grantee expressly acknowledges and agrees that: (i) dangerous conditions, risks and hazards may exist on the Easement Areas, including, but not limited to uneven terrain, holes, snakes, dangerous wildlife, trespassers, and livestock; and (ii) entry on to the Easement Areas exposes Grantee and Grantee's agents, representatives, employees, contractors, and subcontractors and property, to the dangers and perils associated thereon including personal injury, property damage, and even death. Prior to commencing any work on, in, under, and/or through the Easement Areas, Grantee shall complete a proper inspection and survey to locate all existing pipelines, oil and gas infrastructure, utilities, and all other surface and subsurface improvements (collectively "Other Facilities") in or near the Easement Areas and to avoid any interference with such Other Facilities. Without limiting the foregoing, Grantee waives all claims against Grantor for any unknown or subsurface conditions and assumes liability therefor.

To the extent allowed by law, Grantee shall indemnify Grantor, and Grantor's partners, representatives, successors, and assigns, against any loss and damage which shall be caused by the exercise of the easement rights herein granted and for any wrongful or negligent act or omission of Grantee's agents or Grantee's employees acting in the course of their employment with Grantee. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted scope of this easement.

Grantee may assign this easement agreement to the State of Texas or to any other governmental entity that will operate and maintain the drainage improvements permitted by this Easement Agreement ("Permitted Assigns"), provided, however, any such assignment will not relieve Grantee of any responsibility for acts or omissions occurring before such assignment. By accepting an assignment of this Easement Agreement, the assignees agree to be bound by the terms of this Easement Agreement.

This grant is made without warranty of title of any kind (express, implied, statutory, or arising by use of any word or phrase) and is made subject to: (i) any easements, restrictions,

reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Easement Areas; and (ii) visible and apparent encumbrances whether or not of record. The easement rights granted to Grantee herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the Easement Areas that unreasonably interfere with the purpose or function of any improvements or modifications placed in the Easement Areas in accordance with the terms of this Easement Agreement or the maintenance of the surface of the Easement Areas by Grantor for the conveyance of stormwater drainage in accordance with the terms of this Easement Agreement, without the express written consent of Grantee, which consent shall not be unreasonably withheld, delayed, or conditioned.

EXECUTED on this the ____ day of _____, 2025.

GRANTOR CSM-MASON FAMILY, LP

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS	§
	§
COUNTY OF WILLIAMSON	§

This instrument was acknowledged before me on this the ____ day of _____, 202____ by {name}, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

GRANTEE WILLIAMSON COUNTY, TEXAS

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 202__ by {name}, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

EXHIBIT _____

County: Williamson
Parcel: 209D Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.334 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.334 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 TXDOT Type I concrete monument found on the southeast right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and the northwest line of the above described CSM-Mason remainder Tract, from which a 1/2-inch iron rod with cap stamped "Stanley Consultants" found on the southeast right-of-way line of said FM 2243, bears along a curve to the right, an arc distance of 224.86 feet, having a radius of 5,769.58 feet, a central angle of 02°13'59" and a chord which bears S 35°16'39" W a distance of 224.85 feet; Thence, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 1,317.81 feet to a calculated point; Thence, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 82°24'00" E a distance of 317.59 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,678.36, E: 3,093,304.70) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 264.00 feet right of FM 2243 baseline station 223+88.93;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'00" E a distance of 74.62 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+63.55;

THENCE, continuing over and across said CSM-Mason Tract, S 71°05'21" E a distance of 130.07 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 289.51 feet right of FM 2243 baseline station 225+91.09;

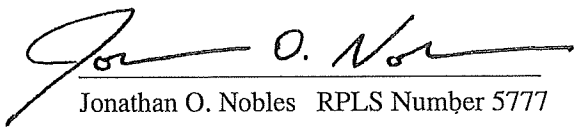
THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 54.49 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 202.16 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 07°36'00" E a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.334 acre (14,546 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

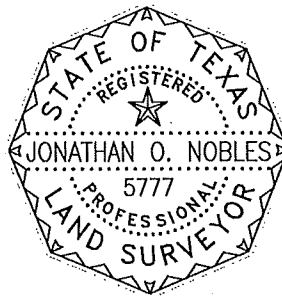
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502

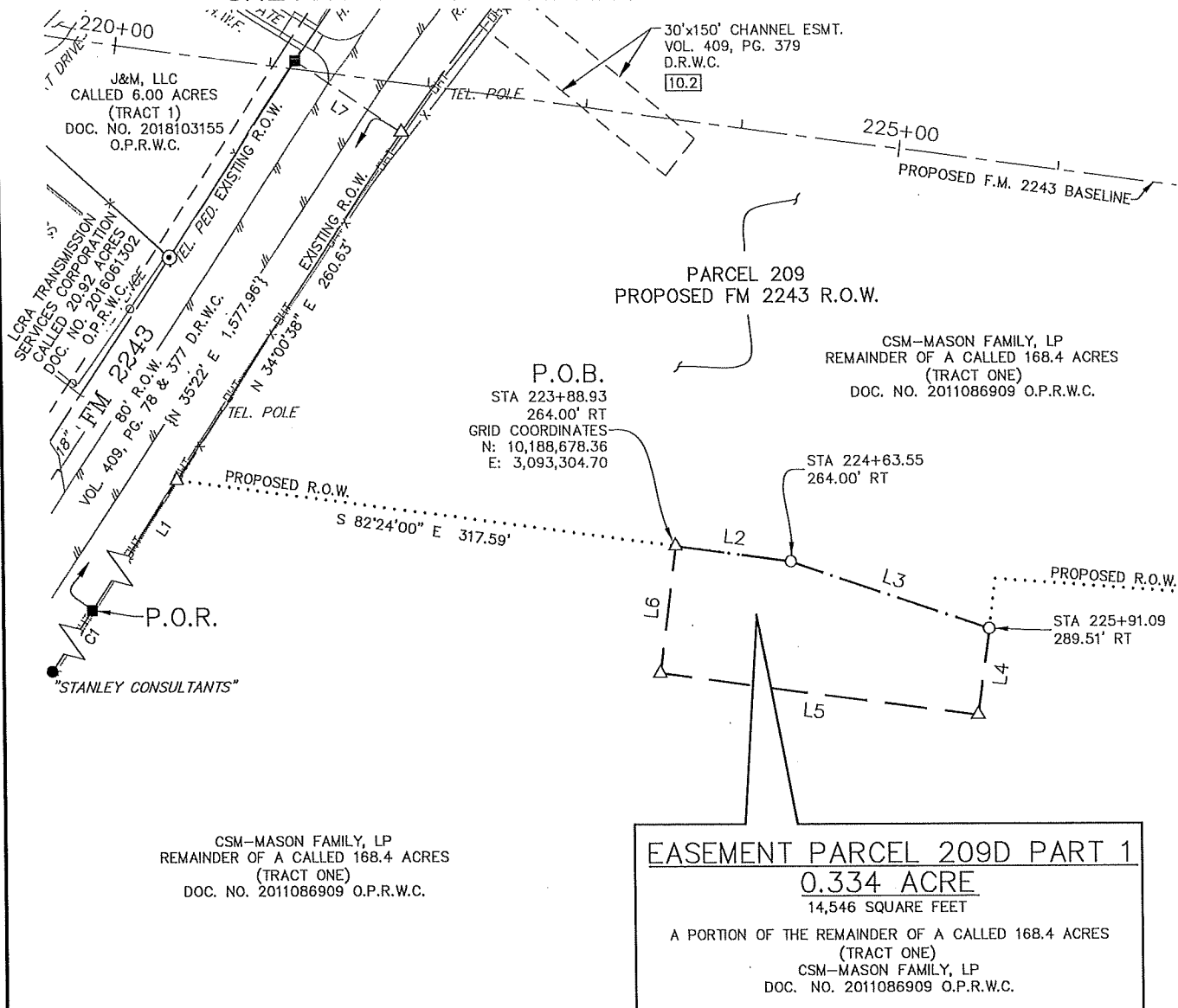


07/20/2023

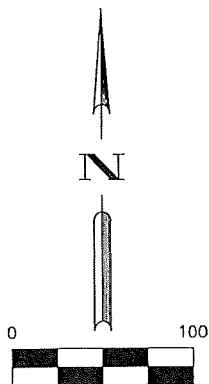
Date

Client:	Williamson County
Date:	September 20, 2022
Revised:	July 20, 2023
Project Number:	7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MILTON HICKS
SURVEY, A-237



REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION



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

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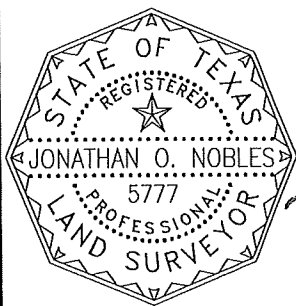
PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 3 of 4
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LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
H.W.F.	HOG WIRE FENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
VOL.	VOLUME
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C. FOUND TYPE I TXDOT CONCRETE MONUMENT
■	FOUND 3/8" IRON PIPE
⊙	FOUND 1/2" IRON ROD
●	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
○	CALCULATED POINT
△	WIRE FENCE
—x—	METAL FENCE
—o—	OVERHEAD TELEPHONE
—DHT—	OVERHEAD POWER
—DHP—	EDGE OF ASPHALT
—//—	

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.



07/20/2023

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

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-163580, DATED EFFECTIVE JULY 13, 2023 AND ISSUED ON JULY 20, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 34°00'38" E	1,317.81'
L2	S 82°24'00" E	74.62'
L3	S 71°05'21" E	130.07'
L4	S 07°36'00" W	54.49'
L5	N 82°24'00" W	202.16'
L6	N 07°36'00" E	80.00'
L7	N 55°59'22" W	80.00'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.86'	5,769.58'	2°13'59"	S 35°16'39" W	224.85'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{5,769.58'}			

REVISED 7/20/2023 - UPDATED PARCEL BOUNDARY
& ADDED TITLE COMMITMENT INFORMATION



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

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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.334 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 4

EXHIBIT _____

County: Williamson
Parcel: 209D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.099 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.099 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 TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and on the north line of the above described CSM-Mason remainder Tract; Thence, with the south right-of-way line of said FM 2243 and the north line of said CSM-Mason remainder Tract, along a curve to the left, an arc distance of 750.78 feet, having a radius of 1,105.92 feet, a central angle of 38°53'48" and a chord which bears N 85°29'31" W a distance of 736.45 feet to a set 1/2-inch iron rod with cap stamped "WILCO ROW 5777"; Thence, departing the south right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 155.54 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,231.89, E: 3,093,749.77) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 343.60 feet left of FM 2243 baseline station 227+56.94;

THENCE, continuing over and across said CSM-Mason Tract, S 83°30'45" E a distance of 13.00 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 57.11 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 96.29 feet to a calculated point for the northeast corner of the herein described tract;

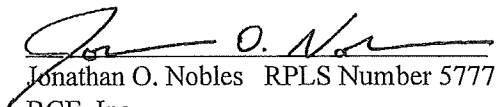
THENCE, continuing over and across said CSM-Mason Tract, S 07°35'59" W a distance of 20.00 feet to a calculated point for the southeast corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 229+07.00;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'01" W a distance of 148.90 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southwest corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+58.10;

THENCE, continuing over and across said CSM-Mason Tract, N 06°29'15" E a distance of 59.75 feet to the **POINT OF BEGINNING** and containing 0.099 acre (4,300 square feet) of land, more or less.

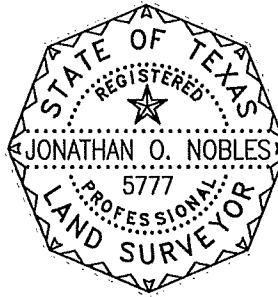
Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

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 10106500



02/14/2025
Date

Client: Williamson County
Date: September 20, 2022
Revised: February 14, 2025
Project Number: 7473-00

LEGEND

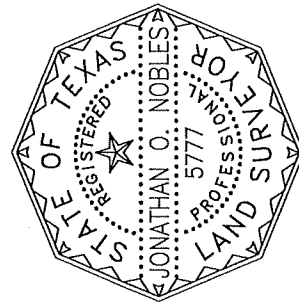
DOC. DOCUMENT
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
E.M. ELECTRIC METER
E.SMT. EASEMENT
F.H. FIRE HYDRANT
F.O.M. FIBER OPTIC MARKER
G.R. GUARD RAIL
M.H. MANHOLE
NO. NUMBER
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

PED. PEDESTAL
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
R.O.W. RIGHT-OF-WAY
S.R.W. STONE RETAINING WALL
S.V. SPRINKLER VALVE
TEL. TELEPHONE
TRANS. TRANSFORMER
T.V. TELEVISION
U.C.M. UNDERGROUND CABLE MARKER
VOL. VOLUME
W.M. WATER METER
W.W. WATER WELL

RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C. FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) FOUND TYPE 1 TXDOT CONCRETE MONUMENT SET 1/2-INCH IRON ROD W/CAP "WILCO ROW 5777" CALCULATED POINT

WIRE FENCE
OVERHEAD TELEPHONE
EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 83°30'45" E	13.00'
L2	S 37°57'23" E	57.11'
L3	S 82°24'01" E	96.29'
L4	S 07°35'59" W	20.00'
L5	N 82°24'01" W	148.90'
L6	N 06°29'15" E	59.75'



02/14/2025
Jonathan O. Nobles
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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CURVE TABLE

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C1	750.78'	1,105.92'	38°53'48"	N 85°29'31" W	736.45'

RECORD CURVE TABLE

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{C1}		{1,105.92'}			

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. There are no visible encroachments, except as shown hereon.

REVISED 7/20/2023 – UPDATED PARCEL BOUNDARY & ADDED TITLE COMMITMENT INFORMATION
REVISED 2/14/2025 – UPDATED PARCEL BOUNDARY



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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P2
0.099 ACRE
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 4