

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

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of electric easement interests in and to those certain nine (9) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "B" (the "Property"), for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way roadway improvements and required utility adjustments ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, undertaken and/or completed bona fide good faith negotiations with the Owners of the Property and has failed to agree with the owners on the compensation and damages, if any, due to said Owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn certain property interests.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that upon completion of any bona fide offer requirements of Chapter 21 of the Texas Property Code, the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the Owners of any interest in, and the holders of any lien secured by the Property, a suit in eminent domain to acquire the property interests for the aforesaid Project purposes; and

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

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

Adopted this \_\_\_\_\_.

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Steven Snell  
Williamson County Judge

## Exhibit "A"

<b>Parcel</b>	<b>Owner</b>	<b>Legal Description</b>
321	JNK Properties 1, LTD	0.034 AC out of the Elijah D. Harmon Survey, Abstract No. 6; Williamson County, Texas
326	Heroway Crossing LLC	0.200 AC out of the Elijah D. Harmon Survey, Abstract No. 6; Williamson County, Texas
329	Charles Todd and Terry Lynn Hoskins	0.205 AC out of the Talbot Chambers Survey, Abstract No. 125; Williamson County, Texas
330	JNK Properties 1, LTD	0.193 AC out of the Elijah D. Harmon Survey, Abstract No. 6; Williamson County, Texas
331	Charles and Patricia Hoskins	0.10 AC out of the Talbot Chambers Survey, Abstract No. 125; Williamson County, Texas
332	Brian Olson, Charity M. Olson, Gergory Olson and Hattie E. Olson	0.220 AC out of the Talbot Chambers Survey, Abstract No. 125; Williamson County, Texas
334	Jack Scott Bradley, Amy L. Bradley and Brian Gregory Holmes	0.231 AC out of the Talbot Chambers Survey, Abstract No. 125; Williamson County, Texas
337	Heroway 15, LLC	0.281 AC out of the Talbot Chambers Survey, Abstract No. 125; Williamson County, Texas
339P1	TDW Development, LLC	0.070 AC out of the Talbot Chambers Survey, Abstract No. 125; Williamson County, Texas

**EXHIBIT B-1**

**County:** Williamson  
**Parcel:** 321 PEC  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 321 PEC**

METES & BOUNDS DESCRIPTION FOR A 0.034 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 19.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 7 AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT 7 BEING DESCRIBED IN DOCUMENT NUMBER 2004073628 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.034 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "WATSON" found at the southeast corner of the above described said JNK Tract 7, and at the southwest corner of a called 27.868 acre tract of land as conveyed to Heroway Crossing LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2020158793 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with an illegible cap found at the southwest corner of said JNK Tract 7, and at the southeast corner of a called 19.9973 acre tract of land described as Tract 6 as conveyed to JNK Properties 1, Ltd. by Contribution Deed recorded in Document Number 2021182868 of the Official Public Records of Williamson County, Texas, and described in Document Number 2004073246 of the Official Public Records of Williamson County, Texas, bears S 68°49'33" W a distance of 411.55 feet; Thence, with the east line of said JNK Tract 7 and the west line of said Heroway Tract, N 21°10'49" W a distance of 1,848.74 feet to a calculated point for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, 265.80 feet right of FM 2243 baseline station 141+59.23;

THENCE, leaving the west line of said Heroway Tract and over and across said JNK Tract 7 the following four (4) courses:

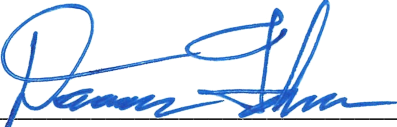
- 1) N 42°04'55" W a distance of 56.12 feet to a calculated point for an interior corner of the herein described tract, 216.00 feet right of FM 2243 baseline station 141+33.35;
- 2) S 75°22'22" W a distance of 44.98 feet to a calculated point for the southwest corner of the herein described tract, 216.00 feet right of FM 2243 baseline station 140+88.37;
- 3) N 14°37'40" W a distance of 15.00 feet to a calculated point for the northwest corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 140+88.37; and

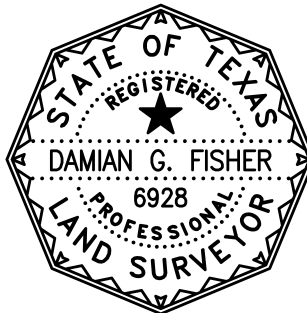
- 4) N 75°22'22" E a distance of 63.41 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,448.94, E: 3,085,391.31) set on the east line of said JNK Tract 7 and the west line of said Heroway Tract, for the northeast corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 141+51.78, from which a 3/8-inch iron rod found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated in Document Numbers 2023092228, 2024031814 & 2024038262 of the Official Public Records of Williamson County, Texas, at the northeast corner of said JNK Tract 7, and at the northwest corner of said Heroway Tract, bears N 21°10'49" W a distance of 191.29 feet;

THENCE, with the east line of said JNK Tract 7 and the west line of said Heroway Tract, S 21°10'49" E a distance of 65.23 feet to the **POINT OF BEGINNING** and containing 0.034 acre (1,466 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.

  
Damian G. Fisher RPLS Number 6928  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



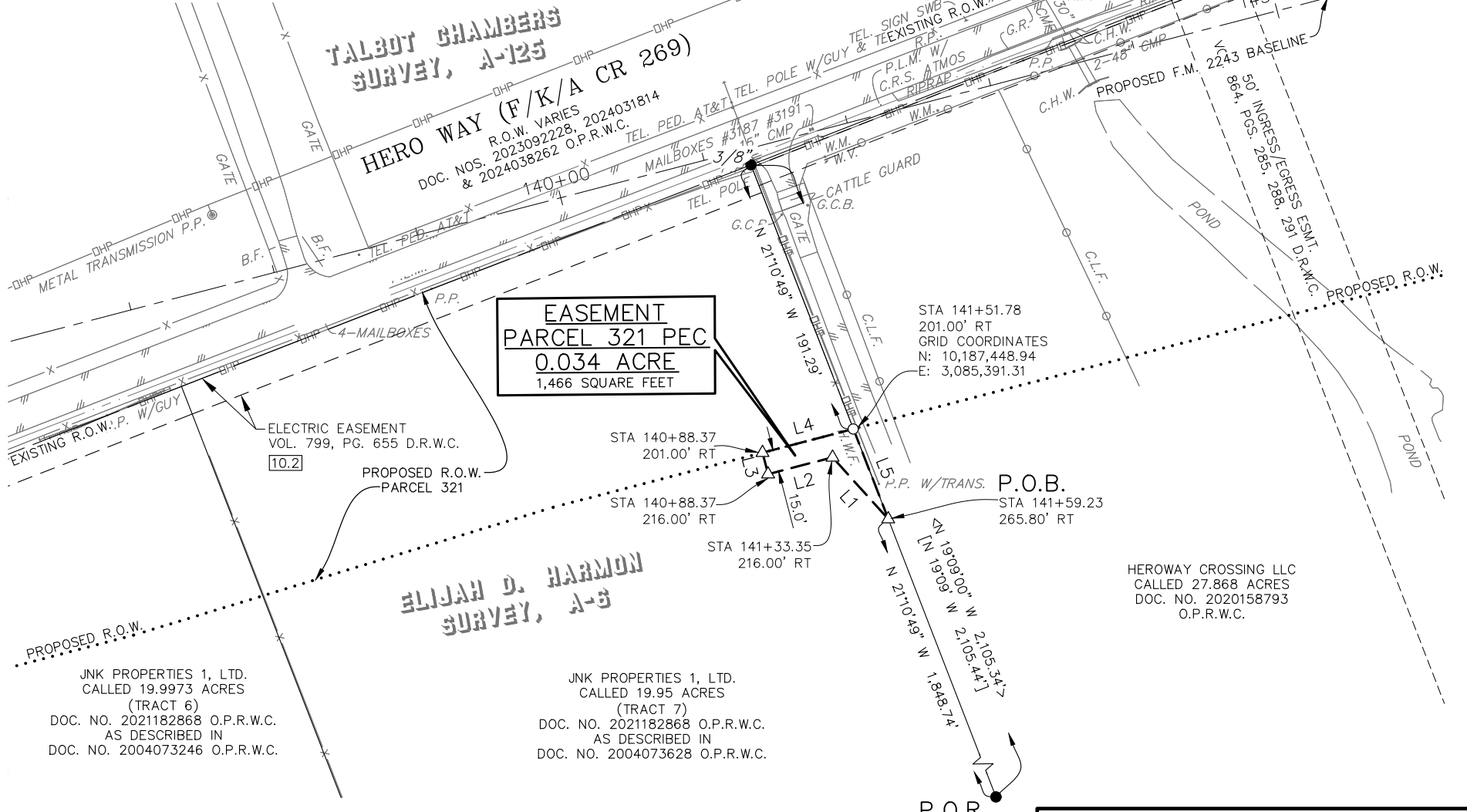
02/05/2025

Date

Client: Williamson County  
Date: February 5, 2025  
Project Number: 7473-00

\\bgeinc\data\TxC\Projects\County\_Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P321PEC\_EX1.dwg, 1/21/2025 11:12 AM, Stephen Barger

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**EASEMENT**  
**PARCEL 321 PEC**  
**0.034 ACRE**  
 1,466 SQUARE FEET

STA 141+51.78  
 201.00' RT  
 GRID COORDINATES  
 N: 10,187,448.94  
 E: 3,085,391.31

ELECTRIC EASEMENT  
 VOL. 799, PG. 655 D.R.W.C.  
 10.2  
 PROPOSED R.O.W.  
 PARCEL 321

STA 140+88.37  
 201.00' RT  
 STA 140+88.37  
 216.00' RT  
 STA 141+33.35  
 216.00' RT

P.O.B.  
 STA 141+59.23  
 265.80' RT

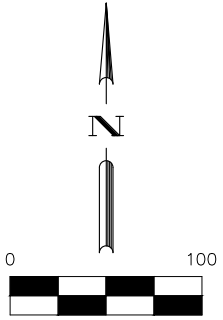
HEROWAY CROSSING LLC  
 CALLED 27.868 ACRES  
 DOC. NO. 2020158793  
 O.P.R.W.C.

JNK PROPERTIES 1, LTD.  
 CALLED 19.973 ACRES  
 (TRACT 6)  
 DOC. NO. 2021182868 O.P.R.W.C.  
 AS DESCRIBED IN  
 DOC. NO. 2004073246 O.P.R.W.C.

JNK PROPERTIES 1, LTD.  
 CALLED 19.95 ACRES  
 (TRACT 7)  
 DOC. NO. 2021182868 O.P.R.W.C.  
 AS DESCRIBED IN  
 DOC. NO. 2004073628 O.P.R.W.C.

## 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-183869, DATED EFFECTIVE DECEMBER 22, 2024 AND ISSUED ON JANUARY 2, 2025.





**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

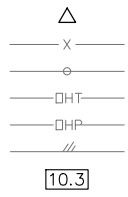
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### PARCEL PLAT SHOWING EASEMENT PARCEL 321 PEC 0.034 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 3 of 4
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**LEGEND**

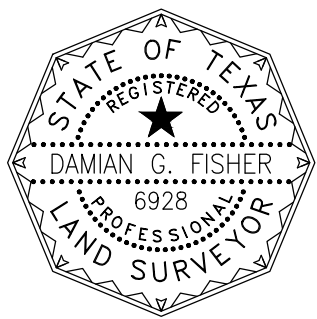
- B.F. BOARD FENCE
- C.H.W. CONCRETE HEADWALL
- C.L.F. CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.R.S. CATHODIC READING STATION
- DOC. DOCUMENT
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- G.C.B. GATE CONTROL BOX
- G.R. GUARD RAIL
- H.W.F. HOG WIRE FENCE
- NO. NUMBER
- NOS. NUMBERS
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- PED. PEDESTAL
- PG. PAGE
- P.L.M. PIPELINE MARKER
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.P. POWER POLE
- R.O.W. RIGHT-OF-WAY
- R.P. REFLECTOR POST
- TEL. TELEPHONE
- TRANS. TRANSFORMER
- VOL. VOLUME
- W.M. WATER METER
- W.V. WATER VALVE
- [ ] RECORD INFO FOR DOC. NO. 2004073628 O.P.R.W.C.
- < > RECORD INFO FOR DOC. NO. 2020158793 O.P.R.W.C.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"




10.3

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 42°04'55" W	56.12'
L2	S 75°22'22" W	44.98'
L3	N 14°37'40" W	15.00'
L4	N 75°22'22" E	63.41'
L5	S 21°10'49" E	65.23'

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.



02/05/2025

  
 \_\_\_\_\_  
 DAMIAN G. FISHER RPLS NO. 6928  
 BGE, INC.  
 101 WEST LOUIS HENNA BLVD., SUITE 400  
 AUSTIN, TEXAS 78728  
 TELEPHONE: (512) 879-0400  
 EMAIL: DFISHER@BGEINC.COM

**RESTRICTIVE COVENANT AND EASEMENT NOTES:**

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 653, PAGE 611 AND VOLUME 782, PAGE 891, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS AS DESCRIBED IN VOLUME 409, PAGE 383 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT,
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 655 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. 2010083088 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.5 NOTICE REGARDING ORDINANCE NO. 18-026-00 RECORDED IN DOCUMENT NO. 2018041030 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

 <b>BGE, Inc.</b> 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502			
<p><b>PARCEL PLAT SHOWING</b>  <b>EASEMENT PARCEL 321 PEC</b>  <b>0.034 ACRE</b>  <b>FM 2243</b>  <b>WILLIAMSON COUNTY, TEXAS</b></p>			
Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 4 of 4

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**EXHIBIT B-2**

**County:** Williamson  
**Parcel:** 326 PEC  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 326 PEC**

METES & BOUNDS DESCRIPTION FOR A 0.200 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A 27.868 ACRE TRACT OF LAND AS CONVEYED TO HEROWAY CROSSING LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2020158793 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.200 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "WATSON" found at the southwest corner of the above described Heroway Tract, and at the southeast corner of a called 19.95 acre tract of land described as Tract 7 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in Document Number 2021182868, and described in Document Number 2004073628, both of the Official Public Records of Williamson County, Texas; Thence, with the west line of said Heroway Tract and the east line of said JNK Tract 7, N 21°10'49" W a distance of 1,898.87 feet to a calculated point for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

THENCE, continuing with the west line of said Heroway Tract and the east line of said JNK Tract 7, N 21°10'49" W a distance of 15.10 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,448.94, E: 3,085,391.31) set for the northwest corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 141+51.78, from which a 3/8-inch iron rod found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated in Document Number 2023092228 of the Official Public Records of Williamson County, Texas, at the northwest corner of said Heroway Tract, and at the northeast corner of said JNK Tract 7, bears N 21°10'49" W a distance of 191.29 feet;

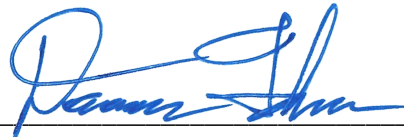
THENCE, leaving the east line of said JNK Tract 7 and over and across said Heroway Tract, N 75°22'22" E a distance of 580.14 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Heroway Tract and the west line of a called 26.931 acre tract of land described as Tract 5 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in Document Number 2021182868, and being described in Document Number 2004065021, both of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 147+31.92, from which a 1/2-inch iron rod found on the south right-of-way line of said Hero Way, at the northeast corner of said Heroway Tract, and at the northwest corner of said JNK Tract 5, bears N 21°12'00" W a distance of 259.44 feet;

THENCE, with the east line of said Heroway Tract and the west line of said JNK Tract 5, S 21°12'00" E a distance of 15.10 feet to a calculated point for the southeast corner of the herein described tract, from which a 1/2-inch iron rod found at the southeast corner of said Heroway Tract, and at the southwest corner of said JNK Tract 5, bears S 21°12'00" E a distance of 1,831.39 feet;

THENCE, leaving the west line of said JNK Tract 5 and over and across said Heroway Tract, S 75°22'22" W a distance of 580.15 feet to the **POINT OF BEGINNING** and containing 0.200 acre (8,702 square feet) of land, more or less.

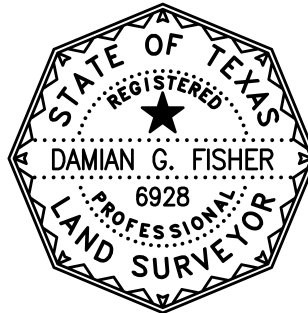
Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

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.



Damian G. Fisher RPLS Number 6928  
BGE, Inc.

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



01/23/2025

Date

Client: Williamson County  
Date: January 23, 2025  
Project Number: 7473-00

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HARMONY PUBLIC SCHOOLS  
REMAINDER OF A CALLED 27.992 ACRES  
(TRACT I)  
DOC. NO. 2021088010  
O.P.R.W.C.

**TALBOT CHAMBERS  
SURVEY, A-125**

**HERO WAY (F/K/A CR 269)**  
R.O.W. VARIES  
DOC. NO. 2023092228 O.P.R.W.C.

CHARLES TODD HOSKINS  
AND WIFE, TERRY HOSKINS  
CALLED 6.481 ACRES  
DOC. NO. 200400086  
O.P.R.W.C.

APPROXIMATE LOCATION  
OF ELEC. ESMT.  
VOL. 799, PG. 631  
D.R.W.C.

JNK PROPERTIES 1, LTD.  
CALLED 26.931 ACRES  
(TRACT 5)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004065021 O.P.R.W.C.

HEROWAY CROSSING LLC  
CALLED 27.868 ACRES  
DOC. NO. 2020158793  
O.P.R.W.C.

HEROWAY CROSSING LLC  
CALLED 27.868 ACRES  
DOC. NO. 2020158793  
O.P.R.W.C.

**EASEMENT  
PARCEL 326 PEC  
0.200 ACRE  
8,702 SQUARE FEET**

JNK PROPERTIES 1, LTD.  
CALLED 19.95 ACRES  
(TRACT 7)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004073628 O.P.R.W.C.

0.027 ACRE WITHIN EXISTING  
L.C.R.A. ELEC. EASEMENT

## LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 21°10'49" W	15.10'
L2	S 21°12'00" E	15.10'

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



**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 326 PEC  
0.200 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

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LEGEND

B.F.	BOARD FENCE
C.H.W.	CONCRETE HEADWALL
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.P.	FENCE POST
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
G.R.	GUARD RAIL
H.W.F.	HOG WIRE FENCE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR DOC. NO. 2020158793 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO. 2004073628 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2004065021 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

GENERAL NOTES:

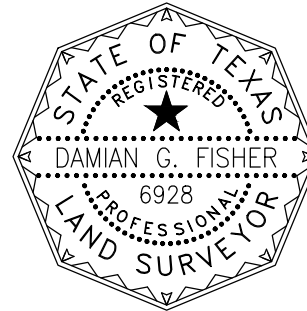
1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS 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-182269, DATED EFFECTIVE SEPTEMBER 22, 2024 AND ISSUED ON OCTOBER 1, 2024.

	<b>BGE, Inc.</b> 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502		
	Copyright 2025		
PARCEL PLAT SHOWING EASEMENT PARCEL 326 PEC 0.200 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	01/23/2025	4 of 5

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 653, PAGE 614, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1. INGRESS/EGRESS EASEMENT AS SET OUT IN VOLUME 864, PAGE 291 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2. ELECTRIC EASEMENT RIGHTS AS RESERVED IN VOLUME 653, PAGE 614 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. (NOT PLOTTABLE)
- 10.3. A CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS AS DESCRIBED IN VOLUME 409, PAGE 383 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT THE SUBJECT TRACT.
- 10.4. A WATER LINE EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AS DESCRIBED IN VOLUME 438, PAGE 522 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.5. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 516, PAGE 358 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.6. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 628 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 655 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.8. A PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF LEANDER AS DESCRIBED IN VOLUME 1909, PAGE 280 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.13. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.14. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES OF RECORD IN DOCUMENT NO. 2023095343 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.15. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES OF RECORD IN DOCUMENT NO. 2023097107 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. There are no visible encroachments, except as shown hereon.



*Damian G. Fisher* 01/23/2025  
 DAMIAN G. FISHER RPLS NO. 6928  
 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			Copyright 2025
	<b>PARCEL PLAT SHOWING</b> <b>EASEMENT PARCEL 326 PEC</b> <b>0.200 ACRE</b> <b>FM 2243</b> <b>WILLIAMSON COUNTY, TEXAS</b>			
Scale: 1"=100'	Job No.: 7473-00	Date: 01/23/2025	Page: 5 of 5	

**EXHIBIT B-3**

**County:** Williamson  
**Parcel:** 329 PEC  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 329 PEC**

METES & BOUNDS DESCRIPTION FOR A 0.205 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 6.481 ACRE TRACT OF LAND AS CONVEYED TO CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004000861 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.205 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the west line of the remainder of a called 13.371 acre tract of land as conveyed to Charles Hoskins and Patricia Hoskins by Warranty Deed with Vendor's Lien recorded in Document Number 2002036263 of the Official Public Records of Williamson County, Texas, at the northeast corner of the above described 6.481 acre Hoskins Tract, and at the southeast corner of a called 3.000 acre tract of land as conveyed to Denise Hoskins-Lewis and Andrew Lewis by Gift Deed recorded in Document Number 2003096590 of the Official Public Records of Williamson County, Texas; Thence, with the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, S 21°39'55" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at a distance of 507.35 feet, and continuing on for a total distance of 573.16 feet to a calculated point for the most easterly northeast corner and **POINT OF BEGINNING** of the herein described tract, 236.33 feet left of FM 2243 baseline station 150+93.11;

THENCE, continuing with the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, S 21°39'55" E a distance of 15.04 feet to a calculated point for the southeast corner of the herein described tract, 221.40 feet left of FM 2243 baseline station 150+94.95, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Number 2023092228 of the Official Public Records of Williamson County, Texas, at the southeast corner said 6.481 acre Hoskins Tract, and at the most southerly southwest corner of the remainder of said 13.371 acre Hoskins Tract, bears S 21°39'55" E a distance of 77.82 feet;

THENCE, leaving the west line of the remainder of said 13.371 acre Hoskins Tract and over and across said 6.481 acre Hoskins Tract, S 72°37'05" W a distance of 295.10 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,007.60, E: 3,085,915.55) set for an angle point, 207.22 feet left of FM 2243 baseline station 148+00.19;

THENCE, continuing over and across said 6.481 acre Hoskins Tract, S 75°22'23" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at a distance of 11.45 feet, and continuing on for a total distance of 132.58 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the north right-of-way line of said Hero Way and the west line of said 6.481 acre Hoskins Tract, at the northeast corner of a called 3.098 acre tract of land described as Parcel 325 as dedicated in said Document Number 2023092228 of the Official Public Records of Williamson County, Texas, and at the southeast corner of the remainder of a called 27.992 acre tract of land described as Tract I as conveyed to Harmony Public Schools by Special Warranty Deed recorded in Document Number 2021088010 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 207.22 feet left of FM 2243 baseline station 146+67.62, from which a 5/8-inch iron rod found on the north right-of-way line of said Hero Way, at the southwest corner of said 6.481 acre Hoskins Tract, and at the southeast corner of said Parcel 325, bears S 21°16'05" E a distance of 112.04 feet;

THENCE, leaving the north right-of-way line of said Hero Way, with the west line of said 6.481 acre Hoskins Tract and the east line of said Harmony Public Schools Tract, N 21°16'05" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" at a distance of 92.40 feet, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at a distance of 104.48 feet and continuing on for a total distance of 138.79 feet to a calculated point for the northwest corner of the herein described tract, 345.07 feet left of FM 2243 baseline station 146+51.57, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on east line of said Harmony Public Schools Tract, at the northwest corner of said 6.481 acre Hoskins Tract, and at the southwest corner said Hoskins-Lewis Tract, bears N 21°16'05" W a distance of 414.14 feet;

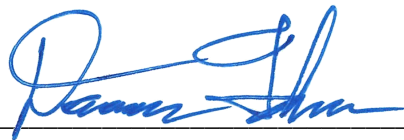
THENCE, leaving the east line of said Harmony Public Schools Tract and over and across said 6.481 acre Hoskins Tract the following four (4) courses:

- 1) N 68°43'55" E a distance of 20.00 feet to a calculated point for the most northerly northeast corner of the herein described tract, 347.38 feet left of FM 2243 baseline station 146+71.43;
- 2) S 21°16'05" E a distance of 126.01 feet to a calculated point for an interior corner of the herein described tract, 222.22 feet left of FM 2243 baseline station 146+86.00;

- 3) N 75°22'23" E a distance of 113.83 feet to a calculated angle point, 222.22 feet left of FM 2243 baseline station 147+99.83;
- 4) N 72°37'05" E a distance of 293.61 feet to the **POINT OF BEGINNING** and containing 0.205 acre (8,911 square feet) of land, more or less.

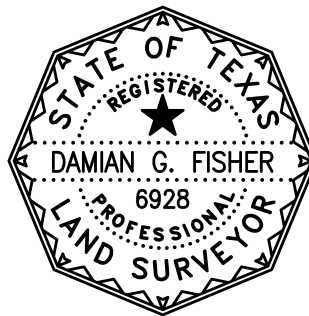
Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

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.



Damian G. Fisher RPLS Number 6928  
BGE, Inc.

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

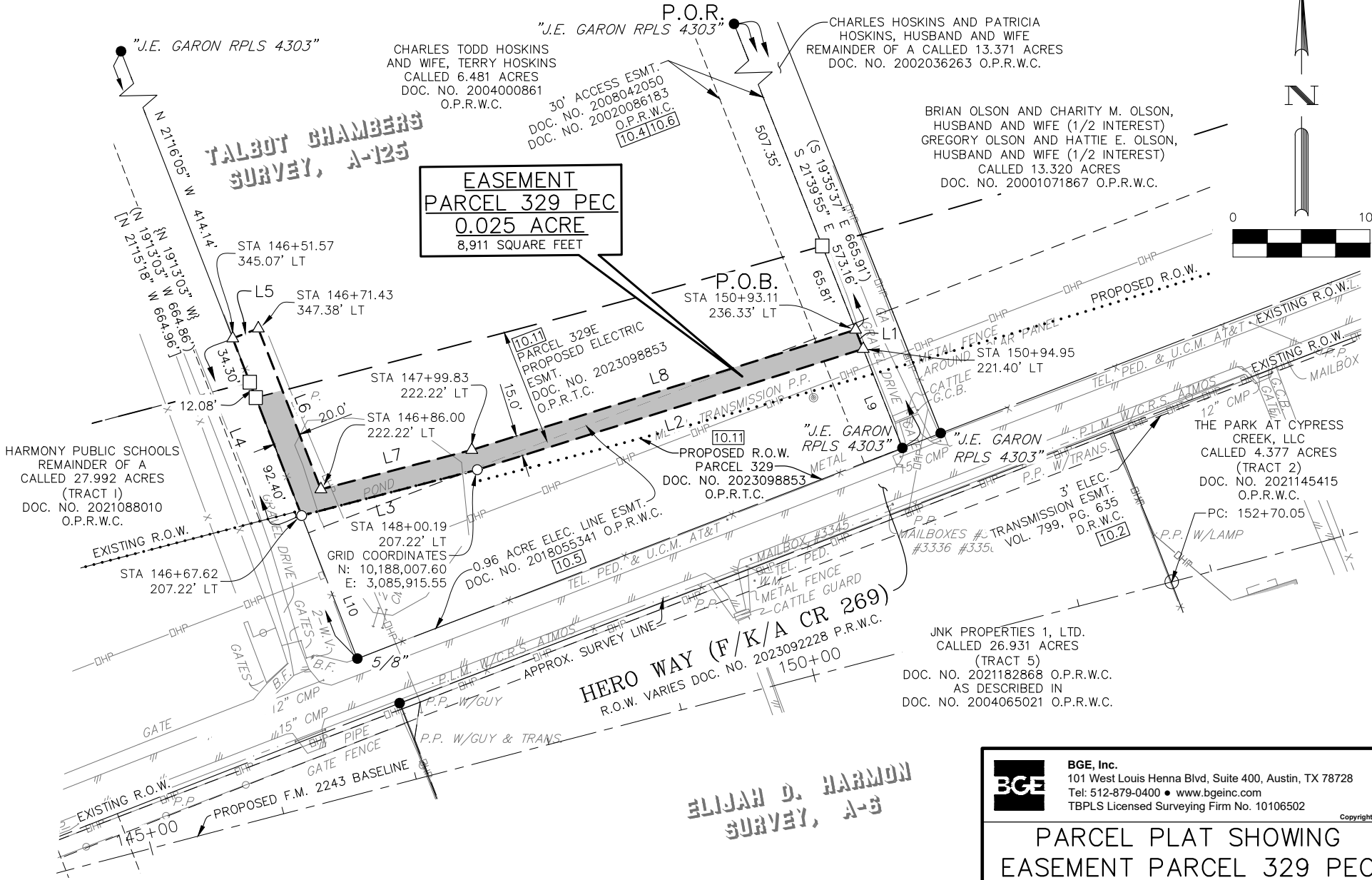


02/05/2025

Date

Client: Williamson County  
Date: February 5, 2025  
Project Number: 7473-00

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**EASEMENT**  
**PARCEL 329 PEC**  
**0.025 ACRE**  
**8,911 SQUARE FEET**

0.183 ACRE WITHIN EXISTING AND PROPOSED L.C.R.A. ELEC. EASEMENT

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

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

**PARCEL PLAT SHOWING**  
**EASEMENT PARCEL 329 PEC**  
**0.025 ACRE**  
**FM 2243**  
**WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 4 of 6
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LEGEND

- B.F. BOARD FENCE
- CMP CORRUGATED METAL PIPE
- C.R.S. CATHODIC READING STATION
- DOC. DOCUMENT
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- ELEC. ELECTRIC
- ESMT. EASEMENT
- G.C.B. GATE CONTROL BOX
- NO. NUMBER
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- PED. PEDESTAL
- P.L.M. PIPELINE MARKER
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.P. POWER POLE
- R.O.W. RIGHT-OF-WAY
- TEL. TELEPHONE
- TRANS. TRANSFORMER
- U.C.M. UNDERGROUND CABLE MARKER
- W.M. WATER METER
- W.V. WATER VALVE
- ( ) RECORD INFO FOR DOC. NO. 2004000861 O.P.R.W.C.
- [ ] RECORD INFO FOR DOC. NO. 2021088010 O.P.R.W.C.
- { } RECORD INFO FOR DOC. NO. 2002036263 O.P.R.W.C.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
- SET 1/2" IRON ROD W/CAP "BGE INC"
- △ CALCULATED POINT
- x— WIRE FENCE
- METAL FENCE
- HT— OVERHEAD TELEPHONE
- HP— OVERHEAD POWER
- //— EDGE OF ASPHALT
- 10.3 SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 21°39'55" E	15.04'
L2	S 72°37'05" W	295.10'
L3	S 75°22'23" W	132.58'
L5	N 68°43'55" E	20.00'
L6	S 21°16'05" E	126.01'
L7	N 75°22'23" E	113.83'
L8	N 72°37'05" E	293.61'
L9	S 21°39'55" E	77.82'
L10	S 21°16'05" E	112.04'

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PARCEL PLAT SHOWING EASEMENT PARCEL 329 PEC 0.025 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	02/05/2025	5 of 6

\\bgeinc\data\TxC\Projects\County-Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P329PEC\_EX1.dwg, 8/14/2022 10:59 AM, Stephen Barger

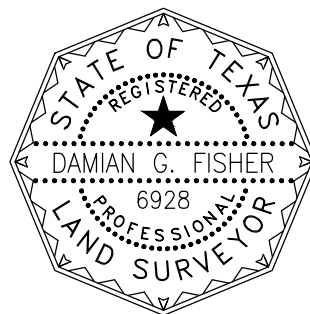
GENERAL NOTES:

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-183867, DATED EFFECTIVE DECEMBER 22, 2024 AND ISSUED ON DECEMBER 31, 2024.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 635, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT NO. 2008042050, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018055341, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 AN ACCESS EASEMENT ACROSS THE SUBJECT PROPERTY, AS DESCRIBED IN DOCUMENT NO. 2020086183 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.9 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083087, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.10 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-051-00 OF RECORD IN DOCUMENT NO. 2017011292, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.11 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES OF RECORD IN DOCUMENT NO. 2023098853 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

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.



*Damian G. Fisher* 02/05/2025  
 DAMIAN G. FISHER RPLS NO. 6928  
 BGE, INC.  
 101 WEST LOUIS HENNA BLVD., SUITE 400  
 AUSTIN, TEXAS 78728  
 TELEPHONE: (512) 879-0400  
 EMAIL: DFISHER@BGEINC.COM

BGE, Inc. 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502			
PARCEL PLAT SHOWING EASEMENT PARCEL 329 PEC 0.025 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 6 of 6

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**EXHIBIT B-4**

**County:** Williamson  
**Parcel:** 330 PEC  
**Highway:** FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 330 PEC

METES & BOUNDS DESCRIPTION FOR A 0.193 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 26.931 ACRE TRACT OF LAND DESCRIBED AS TRACT 5 AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NUMBER 2004065021 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS; SAID 0.193 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "BGE Inc" set on the east line of the above described JNK Tract 5, at the southwest corner of a called 1.988 acre tract of land described as Tract 1 as conveyed to the Park at Cypress Creek, LLC by Warranty Deed with Vendor's Lien recorded in Document Number 2021145415 of the Official Public Records of Williamson County, Texas, and at the northwest corner of a called 20.00 acre tract of land described as Tract 4 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868, and described in Document Number 2004065019, both of the Official Public Records of Williamson County, Texas, from which a 5/8-inch iron rod found at the southeast corner of said JNK Tract 5, and at the southwest corner of said JNK Tract 4, bears S 21°12'14" E a distance of 1,597.20 feet; Thence, with the east line of said JNK Tract 5 and the west line of said Park at Cypress Creek Tract 1, N 21°12'14" W a distance of 171.64 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving the west line of said Park at Cypress Creek Tract 1 and over and across said JNK Tract 5, S 75°22'22" W a distance of 560.94 feet to a calculated point on the west line of said JNK Tract 5 and the east line of a called 27.868 acre tract of land as conveyed to Heroway Crossing LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2020158793 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found at the southwest corner of said JNK Tract 5, and at the southeast corner of said Heroway Tract, bears S 21°12'00" E a distance of 1,831.39 feet;

THENCE, with the west line of said JNK Tract 5 and the east line of said Heroway Tract, N 21°12'00" W a distance of 15.10 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,595.42, E: 3,085,952.58) set for the northwest corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 147+31.92, from which a 1/2-inch iron rod found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated in Document Number 2023092228 of the Official Public Records of Williamson County, Texas, at the northwest corner of said JNK Tract 5, and at the northeast corner of said Heroway Tract, bears N 21°12'00" W a distance of 259.44 feet;

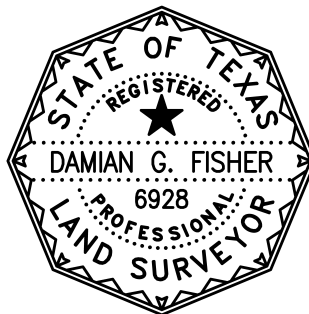
THENCE, leaving the east line of said Heroway Tract and over and across said JNK Tract 5, N 75°22'22" E a distance of 560.94 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the northwest corner of said Park at Cypress Creek Tract 1, and at the southwest corner of a called 4.377 acre tract of land described as Tract 2 as conveyed to the Park at Cypress Creek, LLC by said Warranty Deed with Vendor's Lien recorded in Document Number 2021145415 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 201.03 feet right of FM 2243 baseline station 152+92.43;

THENCE, with the east line of said JNK Tract 5 and the west line of said Park at Cypress Creek Tract 1, S 21°12'14" E a distance of 15.10 feet to the **POINT OF BEGINNING** and containing 0.193 acre (8,414 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 March 4, 2025 and are true and correct to the best of my knowledge. A sketch accompanies this description.

Damian G. Fisher RPLS Number 6928  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



04/01/2025

Date

Client: Williamson County  
Date: April 1, 2025  
Project Number: 7473-00

\\bgeinc\data\TXC\Projects\County-Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P330-PEC\_EX1.dwg, 8/16/2022 10:29 AM, Stephen Barger

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TALBOT CHAMBERS SURVEY, A-125**

CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS  
CALLED 6.481 ACRES  
DOC. NO. 2004000861  
O.P.R.W.C.

CHARLES HOSKINS AND PATRICIA HOSKINS, HUSBAND AND WIFE  
REMAINDER OF A CALLED 13.371 ACRES  
DOC. NO. 2002036263  
O.P.R.W.C.

METAL FENCE AROUND SOLAR PANELS  
BRIAN OLSON AND CHARITY M. OLSON, (1/2 INTEREST)  
AND HATTIE E. OLSON, (1/2 INTEREST)  
CALLED 13.320 ACRES  
DOC. NO. 2001071867 O.P.R.W.C.

**HERO WAY (F/K/A CR 269)**  
R.O.W. VARIES  
DOC. NO. 2023092228 O.P.R.W.C.

THE PARK AT CYPRESS CREEK, LLC  
CALLED 4.377 ACRES (TRACT 2)  
DOC. NO. 2021145415 O.P.R.W.C.  
PC: 152+70.05'

**10.2**  
15' P.U.E.  
VOL. 1899, PG. 588  
O.R.W.C.

**10.1**  
APPROXIMATE LOCATION OF ELEC. ESMT.  
VOL. 799, PG. 631  
D.R.W.C.

JNK PROPERTIES 1, LTD.  
CALLED 26.931 ACRES (TRACT 5)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004065021 O.P.R.W.C.

**EASEMENT  
PARCEL 330 PEC  
0.193 ACRE  
8,414 SQUARE FEET**

**10.1**  
APPROXIMATE LOCATION OF ELEC. ESMT.  
VOL. 799, PG. 631 D.R.W.C.

STA 147+31.92  
201.00' RT  
GRID COORDINATES  
N: 10,187,595.42  
E: 3,085,952.58

HEROWAY CROSSING LLC  
CALLED 27.868 ACRES  
DOC. NO. 2020158793  
O.P.R.W.C.

JNK PROPERTIES 1, LTD.  
CALLED 26.931 ACRES (TRACT 5)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004065021 O.P.R.W.C.

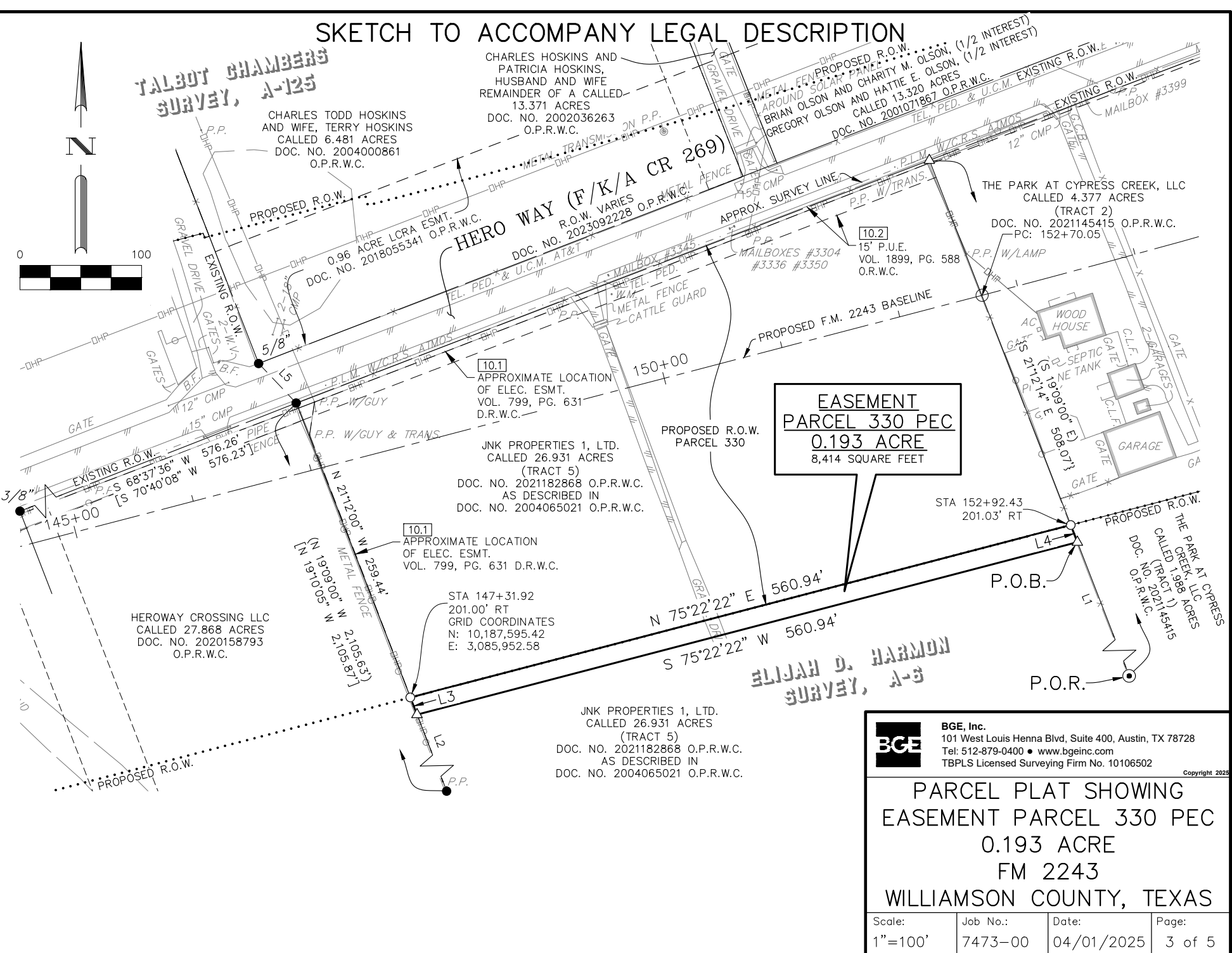
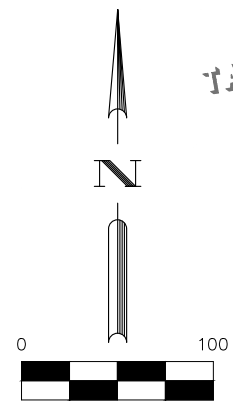
**ELIJAH D. HARMON SURVEY, A-5**

**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 330 PEC  
0.193 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 04/01/2025	Page: 3 of 5
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LEGEND

B.F.	BOARD FENCE
B.W.F.	BARBED WIRE FENCE
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.P.	FENCE POST
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR DOC. NO. 2004065021 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO. 2020158793 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2021145415 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 577"
⊙	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
<span style="border: 1px solid black; padding: 2px;">10.2</span>	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 21°12'14" W	171.64'
L2	S 21°12'00" E	1,831.39'
L3	N 21°12'00" W	15.10'
L4	S 21°12'14" E	15.10'
L5	N 43°32'37" W	44.78'

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	PARCEL PLAT SHOWING EASEMENT PARCEL 330 PEC 0.193 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 04/01/2025	Page: 4 of 5	

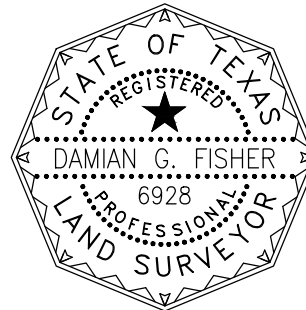
GENERAL NOTES:

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 NATIONAL INVESTORS TITLE INSURANCE COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-182267, DATED EFFECTIVE FEBRUARY 26, 2025 AND ISSUED ON MARCH 5, 2025.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 621, PAGE 17, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 631 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 A PUBLIC UTILITY EASEMENT GRANTED TO CITY OF LEANDER, TEXAS AS DESCRIBED IN VOLUME 1899, PAGE 588 OF THE OFFICIAL 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. 2010083088 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CITY OF LEANDER ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on March 4, 2025 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.



*Damian G. Fisher* 04/01/2025  
 DAMIAN G. FISHER RPLS NO. 6928  
 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			
PARCEL PLAT SHOWING EASEMENT PARCEL 330 PEC 0.193 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 04/01/2025	Page: 5 of 5

**EXHIBIT B-5**

**County:** Williamson  
**Parcel:** 331 PEC  
**Highway:** FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 331 PEC

METES & BOUNDS DESCRIPTION FOR A 0.010 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 13.371 ACRE TRACT OF LAND AS CONVEYED TO CHARLES HOSKINS AND PATRICIA HOSKINS BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2002036263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.010 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the west line of the remainder of the above described 13.371 acre Hoskins Tract, at the northeast corner of a called 6.481 acre tract of land as conveyed to Charles Todd Hoskins and wife, Terry Hoskins by Warranty Deed recorded in Document Number 2004000861 of the Official Public Records of Williamson County, Texas, and at the southeast corner of a called 3.000 acre tract of land as conveyed to Denise Hoskins-Lewis and Andrew Lewis by Gift Deed recorded in Document Number 2003096590 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on east line of the remainder of a called 27.992 acre tract of land described as Tract I as conveyed to Harmony Public Schools by Special Warranty Deed recorded in Document Number 2021088010 of the Official Public Records of Williamson County, Texas, at the northwest corner of said 6.481 acre Hoskins Tract, and at the southwest corner said Hoskins-Lewis Tract, bears S 68°44'26" W a distance of 422.03 feet; Thence, with the west line of the remainder of said 13.371 acre Hoskins Tract and the east line of said 6.481 acre Hoskins Tract, S 21°39'55" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at a distance of 507.35 feet, and continuing on for a total distance of 573.16 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,109.73, E: 3,086,191.59) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 236.33 feet left of FM 2243 baseline station 150+93.11;

THENCE, leaving the east line of said 6.481 acre Hoskins Tract and over and across said 13.371 acre Hoskins Tract, N 72°37'05" E a distance of 30.04 feet to a calculated point on the east line of said 13.371 acre Hoskins Tract and the west line of a called 13.320 acre tract of land as conveyed to Brian Olson and Charity M. Olson (1/2 interest) and Gregory Olson and Hattie E. Olson (1/2 interest) by Warranty Deed with Vendor's Lien recorded in Document Number 2001071867 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 237.77 feet left of FM 2243 baseline station 151+23.11;

THENCE, with the east line of said 13.371 acre Hoskins Tract and the west line of said Olson Tract, S 21°39'01" E a distance of 15.04 feet to a calculated point for the southeast corner of the herein described tract, 222.84 feet left of FM 2243 baseline station 151+24.95, which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the southeast corner of said 13.371 acre Hoskins Tract, and at the southwest corner of said Olson Tract, bears S 21°39'01" E a distance of 75.80 feet;

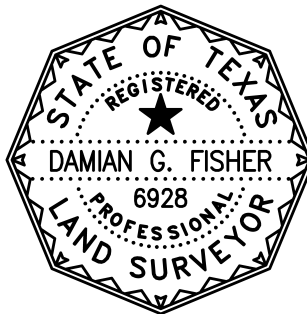
THENCE, leaving the west line of said Olson Tract and over and across said 13.371 acre Hoskins Tract, S 72°37'05" W a distance of 30.03 feet to a calculated point on the west line of the remainder of said 13.371 acre Hoskins Tract and the east line of said 6.481 acre Hoskins Tract, for the southwest corner of the herein described tract, 221.40 feet left of FM 2243 baseline station 150+94.95, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the most southerly southwest corner of the remainder of said 13.371 acre Hoskins Tract, and at the southeast corner said 6.481 acre Hoskins Tract, bears S 21°39'55" E a distance of 77.82 feet;

THENCE, with the west line of the remainder of said 13.371 acre Hoskins Tract and the east line of said 6.481 acre Hoskins Tract, N 21°39'55" W a distance of 15.04 feet to the **POINT OF BEGINNING** and containing 0.010 acre (451 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.

Damian G. Fisher RPLS Number 6928  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



02/05/2025

Date

Client: Williamson County  
Date: February 5, 2025  
Project Number: 7473-00

TALBOT CHAMBERS  
SURVEY, A-125

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**EASEMENT  
PARCEL 331 PEC  
0.010 ACRE  
451 SQUARE FEET**

CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS  
CALLED 6.481 ACRES  
DOC. NO. 2004000861 O.P.R.W.C.

P.O.R.  
"J.E. GARON  
RPLS 4303"

CHARLES HOSKINS AND PATRICIA  
HOSKINS, HUSBAND AND WIFE  
REMAINDER OF A  
CALLED 13.371 ACRES  
DOC. NO. 2002036263 O.P.R.W.C.

BRIAN OLSON AND CHARITY M. OLSON,  
HUSBAND AND WIFE (1/2 INTEREST)  
GREGORY OLSON AND HATTIE E. OLSON,  
HUSBAND AND WIFE (1/2 INTEREST)  
CALLED 13.320 ACRES  
DOC. NO. 2001071867 O.P.R.W.C.

P.O.B.  
STA 150+93.11  
236.33' LT  
GRID COORDINATES  
N: 10,188,109.73  
E: 3,086,191.59

30' ACCESS ESMT.  
DOC. NO. 2003096590  
DOC. NO. 2003096591  
O.P.R.W.C.  
[10.3]

PROPOSED ELEC ESMT.  
ELECTRIC LINE ESMT. 0.07 ACRE  
PARCEL 331E  
DOC. NO. 2018055342 O.P.R.W.C. [10.4]

ELECTRIC LINE ESMT.  
1.01 ACRE  
DOC. NO. 2018067188  
O.P.R.W.C.

J.E. GARON  
RPLS 4303"

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

PARCEL 331  
PROPOSED R.O.W.

THE PARK AT CYPRESS CREEK, LLC  
CALLED 4.377 ACRES  
(TRACT 2)  
DOC. NO. 2021145415 O.P.R.W.C.

JNK PROPERTIES 1, LTD.  
CALLED 26.931 ACRES  
(TRACT 5)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004065021 O.P.R.W.C.

ELIJAH D. HARMON  
SURVEY, A-3

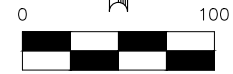


**BGE, Inc.**  
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10106502

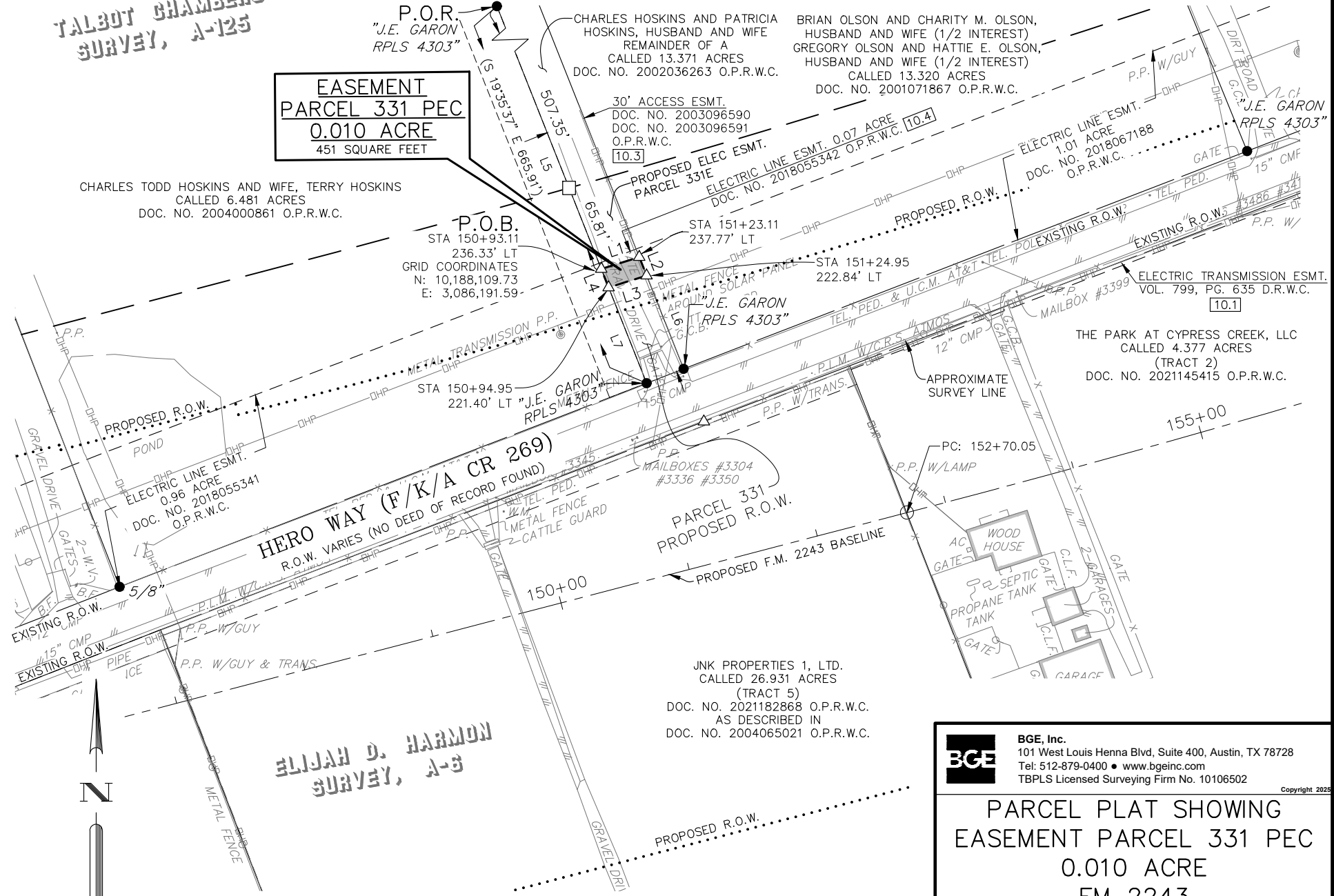
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**PARCEL PLAT SHOWING  
EASEMENT PARCEL 331 PEC  
0.010 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 3 of 5
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0.010 ACRE WITHIN EXISTING  
L.C.R.A. ELEC. EASEMENT



LEGEND

B.F.	BOARD FENCE
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR DOC. NO. 2004000861 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO. 2001071867 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2002036263 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
□	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
— x —	WIRE FENCE
— ○ —	METAL FENCE
— DHT —	OVERHEAD TELEPHONE
— DHP —	OVERHEAD POWER
— / —	EDGE OF ASPHALT
[10.3]	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 72°37'05" E	30.04'
L2	S 21°39'01" E	15.04'
L3	S 72°37'05" W	30.03'
L4	N 21°39'55" W	15.04'
L5	S 21°39'55" E	573.16'
L6	S 21°39'01" E	75.80'
L7	S 21°39'55" E	77.82'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	{S 19°35'37" E}	
	[S 19°35'37" E]	
L6	{S 19°35'37" E}	
	[S 19°35'37" E]	

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PARCEL PLAT SHOWING EASEMENT PARCEL 331 PEC 0.010 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	02/05/2025	4 of 5

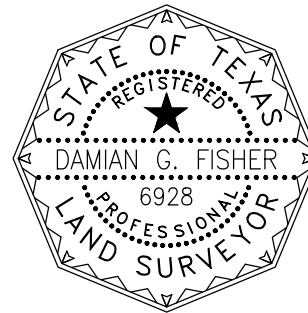
GENERAL NOTES:

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-183868, DATED EFFECTIVE DECEMBER 22, 2024 AND ISSUED ON JANUARY 2, 2025.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS DESCRIBED IN VOLUME 799, PAGE 635, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.3. AN ACCESS EASEMENT LOCATED ACROSS THE SUBJECT PROPERTY AS DESCRIBED IN DOCUMENT NOS. 2003096590 AND 2003096591 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 ELECTRIC LINE AERIAL EASEMENT AND RIGHT-OF-WAY EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2018055342, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083096 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. There are no visible encroachments, except as shown hereon.



*Damian G. Fisher* 02/05/2025  
 DAMIAN G. FISHER RPLS NO. 6928  
 BGE, INC.  
 101 WEST LOUIS HENNA BLVD., SUITE 400  
 AUSTIN, TEXAS 78728  
 TELEPHONE: (512) 879-0400  
 EMAIL: DFISHER@BGEINC.COM

	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			Copyright 2025
	PARCEL PLAT SHOWING EASEMENT PARCEL 331 PEC 0.10 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 5 of 5	

**EXHIBIT B-6**

**County:** Williamson  
**Parcel:** 332 PEC  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 332 PEC**

METES & BOUNDS DESCRIPTION FOR A 0.220 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 13.320 ACRE TRACT OF LAND AS CONVEYED TO BRIAN OLSON AND CHARITY M. OLSON (1/2 INTEREST) AND GREGORY OLSON AND HATTIE E. OLSON (1/2 INTEREST) BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2001071867 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.220 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found at the northeast corner of the above described Olson Tract, and at the northwest corner of a called 13.320 acre tract of land as conveyed to Jack Scott Bradley, Amy L. Bradley and Brian Gregory Holmes by Warranty Deed with Vendor's Lien recorded in Document Number 2000068029 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with cap stamped "RJ Surveying" found at the northeast corner of said Bradley and Holmes Tract, bears N 68°57'46" E a distance of 445.24 feet; Thence, with the east line of said Olson Tract and the west line of said Bradley and Holmes Tract, S 22°13'25" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" at a distance of 1,162.59 feet, pass a 5/8-inch iron rod with cap stamped "SAM LLC" at a distance of 1,191.58 feet and continuing on for a total distance of 1,247.78 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 233.84 feet left of FM 2243 baseline station 155+89.54;

THENCE, continuing with the east line of said Olson Tract and the west line of said Bradley and Holmes Tract, S 22°13'25" E a distance of 15.03 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,221.60, E: 3,086,669.90) set at the beginning of a non-tangent curve to the right, for the southeast corner of the herein described tract, 218.89 feet left of FM 2243 baseline station 155+91.10, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the southeast corner of said Olson Tract, and at the southwest corner of said Bradley and Holmes Tract, bears S 22°13'25" E a distance of 24.76 feet;

THENCE, leaving the west line of said Bradley and Holmes Tract and over and across said Olson Tract, along said curve to the right, an arc distance of 457.31 feet, having a radius of 11,053.00 feet, a central angle of 02°22'14" and a chord which bears S 72°43'14" W a distance of 457.28 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the west line of said Olson Tract and the east line of the remainder of a called 13.371 acre tract of land as conveyed to Charles Hoskins and Patricia Hoskins by Warranty Deed with Vendor's Lien recorded in Document Number 2002036263 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 202.62 feet left of FM 2243 baseline station 151+27.44, which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southwest corner of said Olson Tract, and at the southeast corner of said 13.371 acre Hoskins Tract, bears S 21°39'01" E a distance of 55.43 feet;

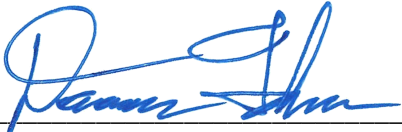
THENCE, with the west line of said Olson Tract and the east line of said 13.371 acre Hoskins Tract, N 21°39'01" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at a distance of 100.48 feet, and continuing on for a total distance of 151.02 feet to a calculated point for the northwest corner of the herein described tract, 352.51 feet left of FM 2243 baseline station 151+08.97;

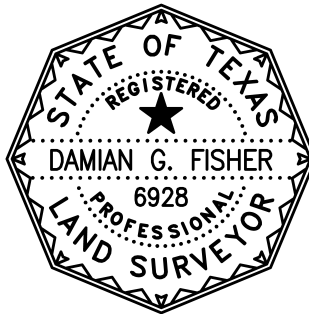
THENCE, leaving the east line of said 13.371 acre Hoskins Tract and over and across said Olson Tract the following three (3) courses:

- 1) N 68°20'59" E a distance of 20.00 feet to a calculated point for an exterior corner of the herein described tract, 354.95 feet left of FM 2243 baseline station 151+28.82;
- 2) S 21°39'01" E a distance of 137.88 feet to a calculated point at the beginning of a non-tangent curve to the left, for an interior corner of the herein described tract, 218.11 feet left of FM 2243 baseline station 151+45.68; and
- 3) Along said curve to the left, an arc distance of 437.07 feet, having a radius of 11,038.00 feet, a central angle of 02°16'08" and a chord which bears N 72°40'29" E a distance of 437.05 feet to the **POINT OF BEGINNING** and containing 0.220 acre (9,597 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.

  
Damian G. Fisher RPLS Number 6928  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



02/05/2025

Date

Client: Williamson County  
Date: February 5, 2025  
Project Number: 7473-00

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CHARLES HOSKINS AND PATRICIA HOSKINS, HUSBAND AND WIFE  
REMAINDER OF A CALLED 13.371 ACRES  
DOC. NO. 2002036263 O.P.R.W.C.

BRIAN OLSON AND CHARITY M. OLSON, HUSBAND AND WIFE (1/2 INTEREST)  
GREGORY OLSON AND HATTIE E. OLSON, HUSBAND AND WIFE (1/2 INTEREST)  
CALLED 13.320 ACRES  
DOC. NO. 2001071867 O.P.R.W.C.

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

**TALBOT CHAMBERS SURVEY, A-125**

**EASEMENT  
PARCEL 332 PEC  
0.220 ACRE  
9,597 SQUARE FEET**

CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS  
CALLED 6.481 ACRES  
DOC. NO. 2004000861 O.P.R.W.C.

ELEC. LINE ESMT.  
0.07 ACRE  
DOC. NO. 2018055342 O.P.R.W.C.

STA 151+27.44  
202.62' LT

ELECTRIC LINE ESMT.  
0.96 ACRE  
DOC. NO. 2018055341 O.P.R.W.C.

"J.E. GARON RPLS 4303"

"J.E. GARON RPLS 4303"

PARCEL 332  
PROPOSED R.O.W.

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

THE PARK AT CYPRESS CREEK, LLC  
CALLED 4.377 ACRES  
(TRACT 2)  
DOC. NO. 2021145415 O.P.R.W.C.

**ELIJAH D. HARMON SURVEY, A-8**

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

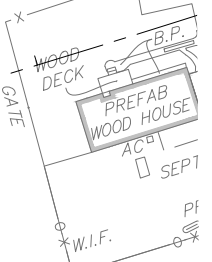
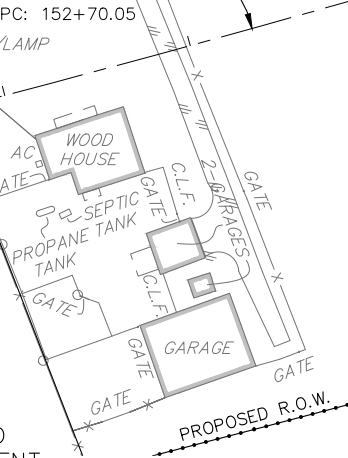
**PARCEL PLAT SHOWING  
EASEMENT PARCEL 332 PEC  
0.220 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 3 of 5
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0.197 ACRE WITHIN EXISTING AND PROPOSED L.C.R.A. ELEC. EASEMENT

JNK PROPERTIES 1, LTD.  
CALLED 26.931 ACRES  
(TRACT 5)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004065021 O.P.R.W.C.



\\bgeinc\data\TC\Projects\County-Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P332PEC\_EX1.dwg, 8/8/2023 10:32 AM, Stephen Barger

LEGEND

BLDG.	BUILDING
B.P.	BRICK PAVERS
B.W.F.	BARBED WIRE FENCE
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.M.	ELECTRIC METER
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
S.R.W.	STONE RETAINING WALL
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.I.F.	WROUGHT IRON FENCE
W.M.	WATER METER
( )	RECORD INFO FOR DOC. NO. 2000068029 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO. 2001071867 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2002036263 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
□	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
///	EDGE OF ASPHALT
[10.3]	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 22°13'25" E	15.03'
L2	N 21°39'01" W	151.02'
L3	N 68°20'59" E	20.00'
L4	S 21°39'01" E	137.88'
L5	S 22°13'25" E	1,247.78'
L6	S 22°13'25" E	24.76'
L7	S 21°39'01" E	55.43'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	{N 19°35'37" W}	
	[N 19°35'37" W]	
L7	{S 19°35'37" E}	
	[S 19°35'37" E]	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	457.31'	11,053.00'	2°22'14"	S 72°43'14" W	457.28'
C2	437.07'	11,038.00'	2°16'08"	N 72°40'29" E	437.05'

	<b>BGE, Inc.</b> 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502			Copyright 2025
	PARCEL PLAT SHOWING EASEMENT PARCEL 332 PEC 0.220 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 4 of 5	

\\bgeinc\data\TXC\Projects\County\_Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P332PEC\_EX1.dwg, 8/8/2023 10:32 AM, Stephen Barger

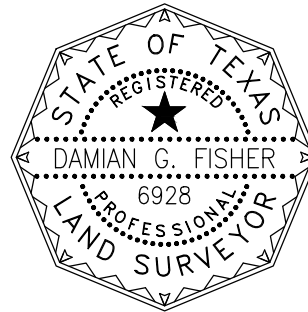
GENERAL NOTES:

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-183865, DATED EFFECTIVE DECEMBER 18, 2024 AND ISSUED ON DECEMBER 30, 2024.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 635 AND VOLUME 799, PAGE 641 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC LINE EASEMENT AND RIGHT OF WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018067188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083083 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. There are no visible encroachments, except as shown hereon.



*Damian G. Fisher* 02/05/2025  
 DAMIAN G. FISHER RPLS NO. 6928  
 BGE, INC.  
 101 WEST LOUIS HENNA BLVD., SUITE 400  
 AUSTIN, TEXAS 78728  
 TELEPHONE: (512) 879-0400  
 EMAIL: DFISHER@BGEINC.COM

**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 332 PEC  
 0.220 ACRE  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 5 of 5
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**EXHIBIT B-7**

**County:** Williamson  
**Parcel:** 334 PEC  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 334 PEC**

METES & BOUNDS DESCRIPTION FOR A 0.231 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 13.320 ACRE TRACT OF LAND AS CONVEYED JACK SCOTT BRADLEY, AMY L. BRADLEY AND BRIAN GREGORY HOLMES BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2000068029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.231 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found at the northwest corner of above described Bradley and Holmes Tract, and at the northeast corner of a called 13.320 acre tract of land as conveyed to Brian Olson and Charity Olson by Warranty Deed with Vendor's Lien recorded in Document Number 2001071867 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with cap stamped "RJ Surveying" found at the northeast corner of said Bradley and Holmes Tract, bears N 68°57'46" E a distance of 445.24 feet; Thence, with the west line of said Bradley and Holmes Tract and the east line of said Olson Tract, S 22°13'25" E a distance of 1,090.58 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 390.22 feet left of FM 2243 baseline station 155+72.98;

THENCE, leaving the east line of said Olson Tract and over and across said Bradley and Holmes Tract the following six (6) courses:

- 1) N 67°49'13" E a distance of 20.00 feet to a calculated point for an exterior corner of the herein described tract, 392.25 feet left of FM 2243 baseline station 155+93.66;
- 2) S 22°13'25" E a distance of 158.48 feet to a calculated point at the beginning of a non-tangent curve to the left, for an interior corner of the herein described tract, 234.56 feet left of FM 2243 baseline station 156+10.04;
- 3) Along said curve to the left, an arc distance of 388.15 feet, having a radius of 11,038.00 feet, a central angle of 02°00'53" and a chord which bears N 70°25'44" E a distance of 388.13 feet to a calculated point of tangency, 247.76 feet left of FM 2243 baseline station 160+07.27;
- 4) N 69°25'18" E a distance of 15.13 feet to a calculated point for an interior corner of the herein described tract, 248.23 feet left of FM 2243 baseline station 160+22.77;

- 5) N 22°31'56" W a distance of 4.00 feet to a calculated point for an exterior corner of the herein described tract, 252.23 feet left of FM 2243 baseline station 160+22.50; and
- 6) N 69°25'18" E a distance of 33.35 feet to a calculated point on the east line of said Bradley and Holmes Tract and the west line of the remainder of Tract 4 of KITTIE HILL ACRES, a subdivision as recorded in Cabinet F, Slides 45 and 46 of the Plat Records of Williamson County, Texas, as conveyed to Heroway 15 LLC by Warranty Deed with Vendor's Lien recorded in Document Number 2022033215 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 253.20 feet left of FM 2243 baseline station 160+56.67, from which a 1/2-inch iron rod found on the east line of said Bradley and Holmes Tract, at the northwest corner of said Tract 4, bears N 22°42'00" W a distance of 325.75 feet;

THENCE, with the east line of said Bradley and Holmes Tract and the west line of Tract 4, S 22°42'00" E a distance of 15.01 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,378.76, E: 3,087,098.52) set on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Number 2023098898 of the Official Public Records of Williamson County, Texas, at the southwest corner of the remainder of said Tract 4, and at the northwest corner of a called 0.325 acre tract of land described as Parcel 337 as dedicated in said Document Number 2023098898 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, 238.22 feet left of FM 2243 baseline station 160+57.66, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southeast corner of said Bradley and Holmes Tract, and at the southwest corner of said Parcel 337, bears S 22°42'00" E a distance of 16.41 feet;

THENCE, leaving the north right-of-way line of said Hero Way and over and across said Bradley and Holmes Tract the following four (4) courses:

- 1) S 69°25'18" W a distance of 18.38 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 237.70 feet left of FM 2243 baseline station 160+38.85;
- 2) S 22°31'56" E a distance of 4.00 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 233.71 feet left of FM 2243 baseline station 160+39.11;
- 3) S 69°25'18" W a distance of 30.65 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, 232.76 feet left of FM 2243 baseline station 160+07.76; and

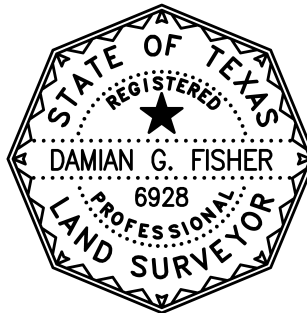
- 4) Along said curve to the right, an arc distance of 407.76 feet, having a radius of 11,053.00 feet, a central angle of 02°06'49" and a chord which bears S 70°28'42" W a distance of 407.73 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said Bradley and Holmes Tract and the east line of said Olson Tract, for the southwest corner of the herein described tract, 218.89 feet left of FM 2243 baseline station 155+91.10, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southwest corner of said Bradley and Holmes Tract, and at the southeast corner of said Olson Tract, bears S 22°13'25" E a distance of 24.76 feet;

THENCE, with the west line of said Bradley and Holmes Tract and the east line of said Olson Tract, N 22°13'25" W, pass a 5/8-inch iron rod with cap stamped "SAM LLC" found at a distance of 71.23 feet, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at a distance of 100.22 feet, and continuing on for a total distance of 172.23 feet to the **POINT OF BEGINNING** and containing 0.231 acre (10,068 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.

Damian G. Fisher RPLS Number 6928  
 BGE, Inc.  
 101 West Louis Henna Blvd., Suite 400  
 Austin, TX 78728  
 Telephone: 512-879-0400  
 TBPELS Licensed Surveying Firm Number 10106502



02/05/2025

Date

Client: Williamson County  
 Date: February 5, 2025  
 Project Number: 7473-00

\\bgeinc\data\TCX\Projects\County\_Williamson\7473-00\_RM\_2243\06\_Survey\04\_Final\Drawings\7473-00\_P334PEC\_EX1.dwg, 8/16/2022 1:24 PM, Stephen Barger

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

SEE DETAIL "A"  
SHEET 5

**EASEMENT  
PARCEL 334 PEC  
0.231 ACRE  
10,068 SQUARE FEET**

**TALBOT CHAMBERS  
SURVEY, A-125**

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

REMAINDER OF  
TRACT 4  
**KITTE HILL ACRES  
CAB. F. SLIDES 45-46  
P.R.W.C.**

REMAINDER OF A  
20' P.E.C. ELEC. ESMT.  
VOL. 799, PG. 641  
D.R.W.C.

BRIAN OLSON AND  
CHARITY M. OLSON,  
HUSBAND AND WIFE  
(1/2 INTEREST)  
GREGORY OLSON AND  
HATTIE E. OLSON,  
HUSBAND AND WIFE  
(1/2 INTEREST)  
CALLED 13.320 ACRES  
DOC. NO. 2001071867  
O.P.R.W.C.

**P.O.B.**  
STA 155+72.98  
390.22' LT

ELCE. LINE ESMT.  
1.01 ACRE  
DOC. NO. 2018067188  
O.P.R.W.C.

PARCEL 334E  
PROPOSED ELEC. ESMT.  
DOC. NO. 2024044767  
O.P.R.T.C.

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

STA 160+22.50  
252.23' LT  
STA 160+22.77  
248.23' LT  
STA 160+07.27  
247.76' LT

STA 160+56.67  
253.20' LT  
STA 160+57.66  
238.22' LT  
GRID COORDINATES  
N: 10,188,378.76  
E: 3,087,098.52

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

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

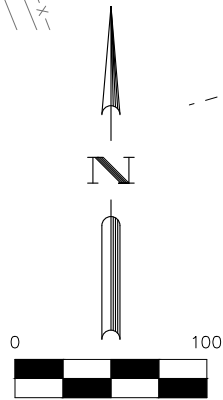
JNK PROPERTIES 1, LTD.  
CALLED 33.834 ACRES  
(TRACT 1)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004028572 O.P.R.W.C.

THE PARK AT CYPRESS CREEK, LLC  
CALLED 4.377 ACRES  
(TRACT 2)  
DOC. NO. 2021145415 O.P.R.W.C.

3' ELEC. ESMT.  
VOL. 799, PG. 635 D.R.W.C.

**HERO WAY (F/K/A CR 269)**  
R.O.W. VARIES  
DOC. NO. 2023098898 O.P.R.W.C.

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



0.152 ACRE WITHIN EXISTING AND  
PROPOSED L.C.R.A. ELEC. EASEMENT



**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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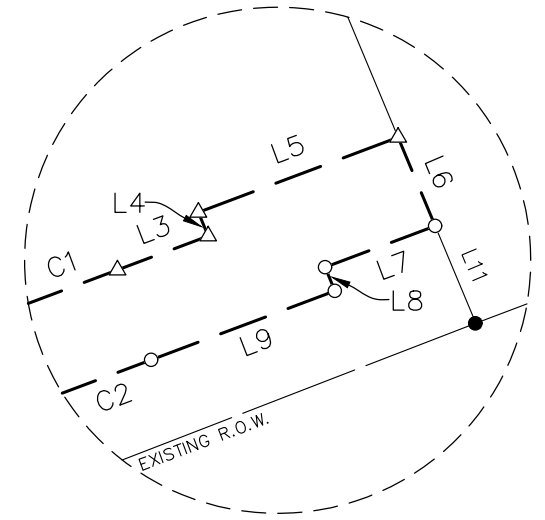
**PARCEL PLAT SHOWING  
EASEMENT PARCEL 334 PEC  
0.231 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 4 of 6
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**LEGEND**


BLDG.	BUILDING
B.P.	BRICK PAVERS
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.C.R.	ELECTRIC CONDUIT RISER
ELEC.	ELECTRIC
E.M.	ELECTRIC METER
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
H.W.F.	HOG WIRE FENCE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
S.R.W.	STONE RETAINING WALL
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
W.W.	WATER WELL
( )	RECORD INFO FOR DOC. NO. 2000068029 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO. 2001071867 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2018067187 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
□	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
<span style="border: 1px solid black; padding: 2px;">10.3</span>	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 67°49'13" E	20.00'
L2	S 22°13'25" E	158.48'
L3	N 69°25'18" E	15.13'
L4	N 22°31'56" W	4.00'
L5	N 69°25'18" E	33.35'
L6	S 22°42'00" E	15.01'
L7	S 69°25'18" W	18.38'
L8	S 22°31'56" E	4.00'
L9	S 69°25'18" W	30.65'
L11	S 22°42'00" E	16.41'
L12	S 22°13'25" E	24.76'



DETAIL "A"  
N.T.S.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	388.15'	11,038.00'	2°00'53"	N 70°25'44" E	388.13'
C2	407.76'	11,053.00'	2°06'49"	S 70°28'42" W	407.73'



**BGE, Inc.**  
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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 334 PEC  
 0.231 ACRE  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 5 of 6
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\\bgeinc\data\TxC\Projects\County\_Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P334PEC\_EX1.dwg, 8/16/2022 1:24 PM, Stephen Barger

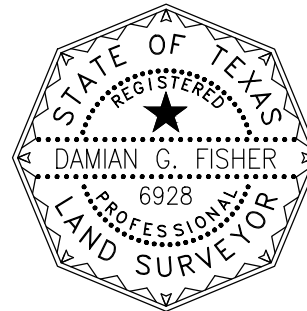
GENERAL NOTES:

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-183866, DATED EFFECTIVE DECEMBER 22, 2024 AND ISSUED ON DECEMBER 31, 2024.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 635 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 AN ELECTRIC TRANSMISSION LINE GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 641 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC LINE AERIAL EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018067187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083081 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.6 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES OF RECORD IN DOCUMENT NO. 2024044767 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. There are no visible encroachments, except as shown hereon.



*Damian G. Fisher* 02/05/2025

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AUSTIN, TEXAS 78728  
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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING  
EASEMENT PARCEL 334 PEC  
0.231 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 02/05/2025	Page: 6 of 6
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**EXHIBIT B-8**

**County:** Williamson  
**Parcel:** 337 PEC  
**Highway:** FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 337 PEC

METES & BOUNDS DESCRIPTION FOR A 0.281 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF TRACT 4 OF KITTIE HILL ACRES, A SUBDIVISION AS RECORDED IN CABINET F, SLIDES 45 AND 46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO HEROWAY 15 LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022033215 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.281 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod found on the east line of a called 13.320 acre tract of land as conveyed to Jack Scott Bradley, Amy L. Bradley and Brian Gregory Holmes by Warranty Deed with Vendor's Lien recorded in Document Number 2000068029 of the Official Public Records of Williamson County, Texas, at the northwest corner of the above described Tract 4, from which a leaning 1/2-inch iron rod found on the west right-of-way line of Winding Oak Drive (50 feet wide) as dedicated by said KITTIE HILL ACRES, at the northeast corner of said Tract 4, bears N 70°36'15" E a distance of 704.17 feet; Thence, with the west line of said Tract 4 and the east line of said Bradley and Holmes Tract, S 22°42'00" E a distance of 325.75 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 253.20 feet left of FM 2243 baseline station 160+56.67;

THENCE, leaving the east line of said Bradley and Holmes Tract and over and across said Tract 4, N 69°25'18" E a distance of 812.33 feet to a calculated point on the west right-of-way line of said Winding Oak Drive, for the northeast corner of the herein described tract, 257.00 feet left of FM 2243 baseline station 168+76.01;

THENCE, with the west right-of-way line of said Winding Oak Drive and the east line of said Tract 4, S 39°34'43" E a distance of 15.86 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,665.87, E: 3,087,863.25) set at the intersection with the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Numbers 2023087245 and 2023098898, both of the Official Public Records of Williamson County, Texas, at the southeast corner of the remainder of said Tract 4, and at the northeast corner of a called 0.325 acre tract of land described as Parcel 337 as dedicated in said Document Number 2023098898 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, 242.00 feet left of FM 2243 baseline station 168+81.17, from which a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the intersection of the east right-of-way line of said Winding Oak Drive and the north right-of-way line of said Hero Way, at the northwest corner of a called 0.176 acre tract of land described as Parcel 338 as dedicated in said Document Number 2023087245 of the Official Public Records of Williamson County, Texas, bears N 73°39'14" E a distance of 54.18 feet;

THENCE, with the north right-of-way line of said Hero Way and the south line of the remainder of said Tract 4, S 69°25'18" W a distance of 816.94 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Bradley and Holmes Tract, at the southwest corner of the remainder of said Tract 4, and at the northwest corner of said Parcel 337, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southeast corner of said Bradley and Holmes Tract, and at the southwest corner of said Parcel 337, bears S 22°42'00" E a distance of 16.41 feet;

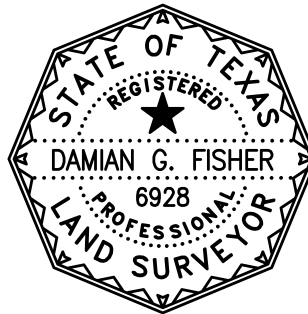
THENCE, leaving the north right-of-way line of said Hero Way with the west line of said Tract 4 and the east line of said Bradley and Holmes Tract, N 22°42'00" W a distance of 15.01 feet to the **POINT OF BEGINNING** and containing 0.281 acre (12,220 square feet) of land, more or less.

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.



Damian G. Fisher RPLS Number 6928  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



04/21/2025

Date

Client: Williamson County  
Date: April 21, 2025  
Project Number: 7473-00

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TALBOT CHAMBERS SURVEY, A-125**

**WINDING OAK DRIVE**  
 CAB. F. SLIDES 45 & 46  
 REMAINDER OF TRACT 5 AND TRACT 6  
 AMENDED TRACT 5 AND TRACT 6  
 CAB. X. SLIDES 378-379  
 P.R.W.C.

**EASEMENT  
 PARCEL 337 PEC  
 0.281 ACRE  
 12,220 SQUARE FEET**

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

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

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

REMAINDER  
 OF TRACT 4

10.4  
 0.105 ACRE D.E.  
 DOC. NO. 2023098898  
 O.P.R.W.C.

10.3  
 REMAINDER OF A 20'  
 P.E.C. ELEC. ESMT.  
 VOL. 799, PG. 641  
 D.R.W.C.

P.O.B.  
 STA 160+56.67  
 253.20' LT

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

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

PROPOSED R.O.W.  
 S 68°48'59" W 456.49'  
 (S 70°55'19" W 456.48')

"J.E. GARON  
 RPLS 4303"

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

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

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

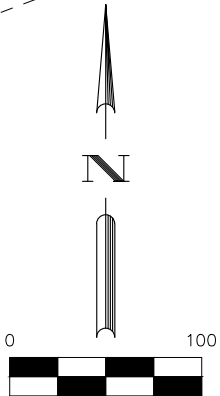
**HERO WAY (F/K/A CR 269)**  
 R.O.W. VARIES  
 DOC. NOS. 2023087245 & 2023098898 O.P.R.W.C.

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

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

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

0.048 ACRE WITHIN EXISTING  
 P.E.C. ELEC. EASEMENT



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**PARCEL PLAT SHOWING  
 EASEMENT PARCEL 337 PEC  
 0.281 ACRE  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 04/21/2025	Page: 3 of 5
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LEGEND

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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 39°34'43" E	15.86'
L2	N 22°42'00" W	15.01'
L3	N 73°39'14" E	54.18'
L4	S 22°42'00" E	16.41'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	{S 37°24' E}	

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	Copyright 2025		
<p><b>PARCEL PLAT SHOWING</b>  <b>EASEMENT PARCEL 337 PEC</b>  <b>0.281 ACRE</b>  <b>FM 2243</b>  <b>WILLIAMSON COUNTY, TEXAS</b></p>			
Scale: 1"=100'	Job No.: 7473-00	Date: 04/21/2025	Page: 4 of 5

\\bgeinc\data\TXC\Projects\County-Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P337PEC\_EX1.dwg, 10/4/2024 11:16 AM, Stephen Barger

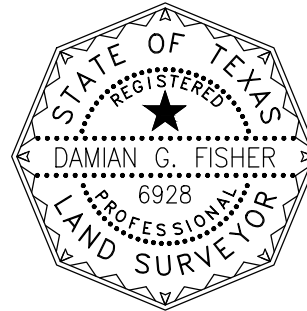
GENERAL NOTES:

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-182754, DATED EFFECTIVE FEBRUARY 27, 2025 AND ISSUED ON MARCH 5, 2025.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45, PLAT RECORDS, AND VOLUME 2135, PAGE 290, OFFICIAL RECORDS; DOCUMENT NO. 2015018800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 TERMS, CONDITIONS, PROVISIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS AS SET OUT IN VOLUME 2135, PAGE 290, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A DRAINAGE EASEMENT AWARDED TO WILLIAMSON COUNTY, TEXAS, IN THAT CERTAIN JUDGEMENT IN ABSENCE OF OBJECTIONS ISSUED IN CAUSE NO. 23-0967-CC3, COUNTY COURT AT LAW NO. 3, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2023098898 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2010083091, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, NOT PLOTTABLE.

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.



*Damian G. Fisher* 04/21/2025

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PARCEL PLAT SHOWING  
EASEMENT PARCEL 337 PEC  
0.281 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS

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**EXHIBIT B-9**

**County:** Williamson  
**Parcel:** 339 PEC  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 339 PEC**

METES & BOUNDS DESCRIPTION FOR A 0.070 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACT 9, KITTIE HILL ACRES, A SUBDIVISION AS RECORDED IN CABINET F, SLIDES 45 AND 46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO TDW DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023071363 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.070 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod found on the west line of the above described Tract 9 and the east line of Tract 5 of AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6, a subdivision as recorded in Cabinet X, Slides 378 and 379 of the Plat Records of Williamson County, Texas, as conveyed to Zoomers Investment Group LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021055330 of the Official Public Records of Williamson County, Texas, at the northeast corner of original Tract 5 of said KITTIE HILL ACRES, from which a 1/2-inch iron rod found on the west line of Tract 8 of said KITTIE HILL ACRES, at the northeast corner of said Tract 5, bears N 20°59'09" W a distance of 226.19 feet; Thence, with the west line of said Tract 9 and the east line of said Tract 5, S 21°01'05" E a distance of 390.61 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 253.00 feet left of FM 2243 baseline station 173+84.46;

THENCE, leaving the east line of said Tract 5 and over and across said Tract 9 the following five (5) courses:

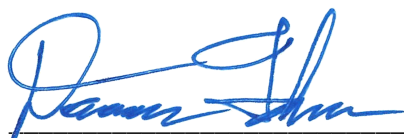
- 1) N 69°25'18" E a distance of 106.22 feet to a calculated point for the beginning of a non-tangent curve to the right, 253.00 feet left of FM 2243 baseline station 174+90.68;
- 2) Along said curve to the right, an arc distance of 113.63 feet, having a radius of 8,162.00 feet, a central angle of 00°47'52" and a chord which bears N 69°50'47" E a distance of 113.63 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northeast corner of the herein described tract, 252.16 feet left of FM 2243 baseline station 176+04.31;
- 3) Along said curve to the right, an arc distance of 38.36 feet, having a radius of 1,320.00 feet, a central angle of 01°39'54" and a chord which bears S 47°06'09" W a distance of 38.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,903.42, E: 3,088,508.49) set at the beginning of a non-tangent curve to the left, for the southeast corner of the herein described tract, 237.59 feet left of FM 2243 baseline station 175+68.82;

- 4) Along said curve to the left, an arc distance of 78.15 feet, having a radius of 8,147.00 feet, a central angle of 00°32'59" and a chord which bears S 69°43'20" W a distance of 78.15 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 238.00 feet left of FM 2243 baseline station 174+90.68; and
  
- 5) S 69°25'18" W a distance of 106.10 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Number 2023087245 of the Official Public Records of Williamson County, Texas, and the west line of said Tract 9, at the southeast corner of the remainder of said Tract 5, and at the northeast corner of a called 0.176 acre tract of land described as Parcel 338 as dedicated in said Document Number 2023087245 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 238.00 feet left of FM 2243 baseline station 173+84.58, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southwest corner of said Tract 9, and at the southeast corner of said Parcel 338, bears S 21°01'05" E a distance of 19.19 feet;

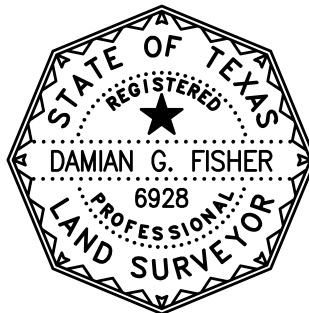
THENCE, leaving the north right-of-way line of said Hero Way, with the west line of said Tract 9 and the east line of said Tract 5, N 21°01'05" W a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.070 acre (3,035 square feet) of land, more or less.

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.



Damian G. Fisher RPLS Number 6928  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



04/01/2025

Date

Client: Williamson County  
Date: April 1, 2025  
Project Number: 7473-00

\\bgeinc\data\TxC\Projects\County\_Williamson\7473-00\_RM\_2243\06\_Survey\04\_Finals\Drawings\7473-00\_P339PEC\_EX1.dwg, 9/8/2023 2:02 PM, Stephen Barger

**TALBOT CHAMBERS SURVEY, A-125**

AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6 CAB. F. SLIDES 378 & 379 P.R.W.C.

TRACT 9

10.3  
20' B.S.L.  
VOL. 1872, PG. 482  
O.R.W.C.

TDW DEVELOPMENT, LLC  
TRACT 9  
DOC. NO. 2023071363  
O.P.R.W.C.

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

TDW DEVELOPMENT LLC  
TRACT 10  
DOC. NO. 2022013182 O.P.R.W.C.

10.1  
10' ROAD WIDENING ESMT.  
CAB. F. SLIDES 45-46  
P.R.W.C.

**EASEMENT  
PARCEL 339 PEC  
0.070 ACRE  
3,035 SQUARE FEET**

ZOOMERS INVESTMENT GROUP LLC  
TRACT 5  
DOC. NO. 2021055330  
O.P.R.W.C.

P.O.B.  
STA 173+84.46  
253.00' LT

STA 174+90.68  
253.00' LT

STA 176+04.31  
252.16' LT

50' B.L.  
VOL. 1872, PG. 482  
O.R.W.C.

STA 175+68.82  
237.59' LT  
GRID COORDINATES  
N: 10,188,903.42  
E: 3,088,508.49

STA 174+90.68  
238.00' LT

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

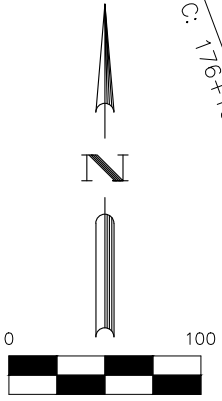
JNK PROPERTIES 1, LTD.  
CALLED 60.000 ACRES  
(TRACT 2)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2003078335 O.P.R.W.C.

**HERO WAY (F/K/A CR 269)**  
R.O.W. VARIES  
DOC. NO. 2023087245 O.P.R.W.C.

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

JNK PROPERTIES 1, LTD.  
CALLED 60.000 ACRES  
(TRACT 2)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2003078335 O.P.R.W.C.

0.001 ACRE WITHIN EXISTING P.E.C. ELEC. EASEMENT



**BGE, Inc.**  
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**PARCEL PLAT SHOWING  
EASEMENT PARCEL 339 PEC  
0.070 ACRE  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 04/01/2025	Page: 3 of 5
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LEGEND

CAB.	CABINET
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.R.	GUARD RAIL
M.H.	MANHOLE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
SAN.	SANITARY
S.L.V.	SANITARY LINE VENT
T.R.W.	TIMBER RETAINING WALL
VOL.	VOLUME
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR CAB. X, SLIDES 378-379 P.R.W.C.
{ }	RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 577"
△	CALCULATED POINT
—x—	WIRE FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
[10.9]	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.63'	8,162.00'	0°47'52"	N 69°50'47" E	113.63'
C2	38.36'	1,320.00'	1°39'54"	S 47°06'09" W	38.36'
C3	78.15'	8,147.00'	0°32'59"	S 69°43'20" W	78.15'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 20°59'09" W	226.19'
L2	N 69°25'18" E	106.22'
L3	S 69°25'18" W	106.10'
L4	S 21°01'05" E	19.19'
L5	N 21°01'05" W	15.00'



**BGE, Inc.**  
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PARCEL PLAT SHOWING  
 EASEMENT PARCEL 339 PEC  
 0.070 ACRE  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 04/01/2025	Page: 4 of 5
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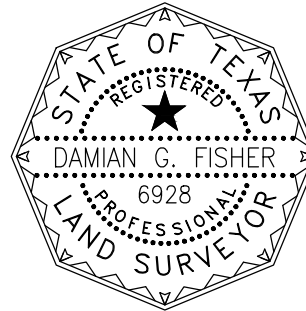
GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-183533, DATED EFFECTIVE FEBRUARY 26, 2025 AND ISSUED ON MARCH 5, 2025.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45, PLAT RECORDS, AND VOLUME 1872, PAGE 482, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBERS 2015078669 AND 2016096986, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 AIR SPACE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1872, PAGE 482 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. (BLANKET)
- 10.3 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 1872, PAGE 482 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 AN ELECTRIC TRANSMISSION EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.8 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083086 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. There are no visible encroachments, except as shown hereon.



04/01/2025

*Damian G. Fisher*

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 BGE, INC.  
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 TELEPHONE: (512) 879-0400

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	<p>PARCEL PLAT SHOWING          EASEMENT PARCEL 339 PEC          0.070 ACRE          FM 2243          WILLIAMSON COUNTY, TEXAS</p>			
Scale:	Job No.:	Date:	Page:	
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