

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

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to those certain tracts of land being 9.276 acres and 2.227 acres (Parcel 42 parts 1 and 2) as described by metes and bounds in Exhibits "A & B" owned by **CDJ & LEE, LLC** for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan Extension roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

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

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

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

BE IT FURTHER RESOLVED 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

**County:** Williamson  
**Parcel:** 42 Part 1 – CDJ & LEE, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 9.276 ACRE (404,059 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181, AND THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, BOTH LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CDJ & LEE, LLC, RECORDED IN DOCUMENT NO. 2018010126 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 9.276 ACRE (404,059 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rebar found for the Southwest corner of said 57.74 acre tract and the common Northerly Northwest re-entrant corner of the remainder of a called 132.00 acre tract of land described in a Special Warranty Deed to Keith Benton Brandon, recorded in Document No. 2006018831 of said O.P.R.W.C.T.;

THENCE North 20°45'55" West, with the West line of said 57.74 acre tract and the common Easterly line of the remainder of said 132.00 acre tract, a distance of 172.26 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 135.79 feet Right of Ronald Reagan Baseline Station 809+07.24 (GRID COORDINATES: N=10,238,422.54, E=3,086,043.09), for the **POINT OF BEGINNING** of the herein described tract;

1) THENCE **North 20°45'55" West**, continuing with the West line of said 57.74 acre tract and the common Easterly line of the remainder of said 132.00 acre tract, a distance of **95.71** feet to a 1/2-inch rebar found\*\* in the existing South Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable width ROW), for the Northwest corner of said 57.74 acre tract and a common Northeast corner of the remainder of said 132.00 acre tract, 41.76 feet Right of Ronald Reagan Baseline Station 809+25.11;

THENCE, with the existing South ROW line of Ronald Reagan Boulevard and the common North line of said 57.74 acre tract, the following eight (8) courses and distances:

- 2) **North 58°39'03" East**, a distance of **2,810.91** feet to a 1/2-inch rebar found, 50.28 feet Right of Ronald Reagan Baseline Station 837+36.00;
- 3) **South 31°56'18" East**, a distance of **5.00** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 55.27 feet Right of Ronald Reagan Baseline Station 837+36.04;
- 4) **North 58°46'34" East**, a distance of **119.98** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 55.90 feet Right of Ronald Reagan Baseline Station 838+56.02;
- 5) **North 31°22'13" West**, a distance of **5.00** feet to a 1/2-inch rebar with cap stamped "C EVENS CONTROL" found, 50.90 feet Right of Ronald Reagan Baseline Station 838+56.03;
- 6) **North 58°39'07" East**, a distance of **1,010.62** feet to a 1/2-inch rebar found, 53.96 feet Right of Ronald Reagan Baseline Station 848+66.74;



**County:** Williamson  
**Parcel:** 42 Part 1 – CDJ & LEE, LLC  
**Highway:** Ronald Reagan Boulevard

- 7) Along a curve to the **Right**, having a radius of **8,450.00** feet, an arc length of **558.52** feet, a delta angle of **03°47'13"**, and a chord which bears **North 60°31'44" East** a distance of **558.42** feet to a Calculated Point, 61.83 feet Right of Ronald Reagan Baseline Station 854+27.44;
- 8) **South 27°03'51" East**, a distance of **10.00** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 71.82 feet Right of Ronald Reagan Baseline Station 854+27.08; and
- 9) **North 62°44'49" East**, a distance of **89.32** feet to a Calculated Point, 74.48 feet Right of Ronald Reagan Baseline Station 855+16.82;

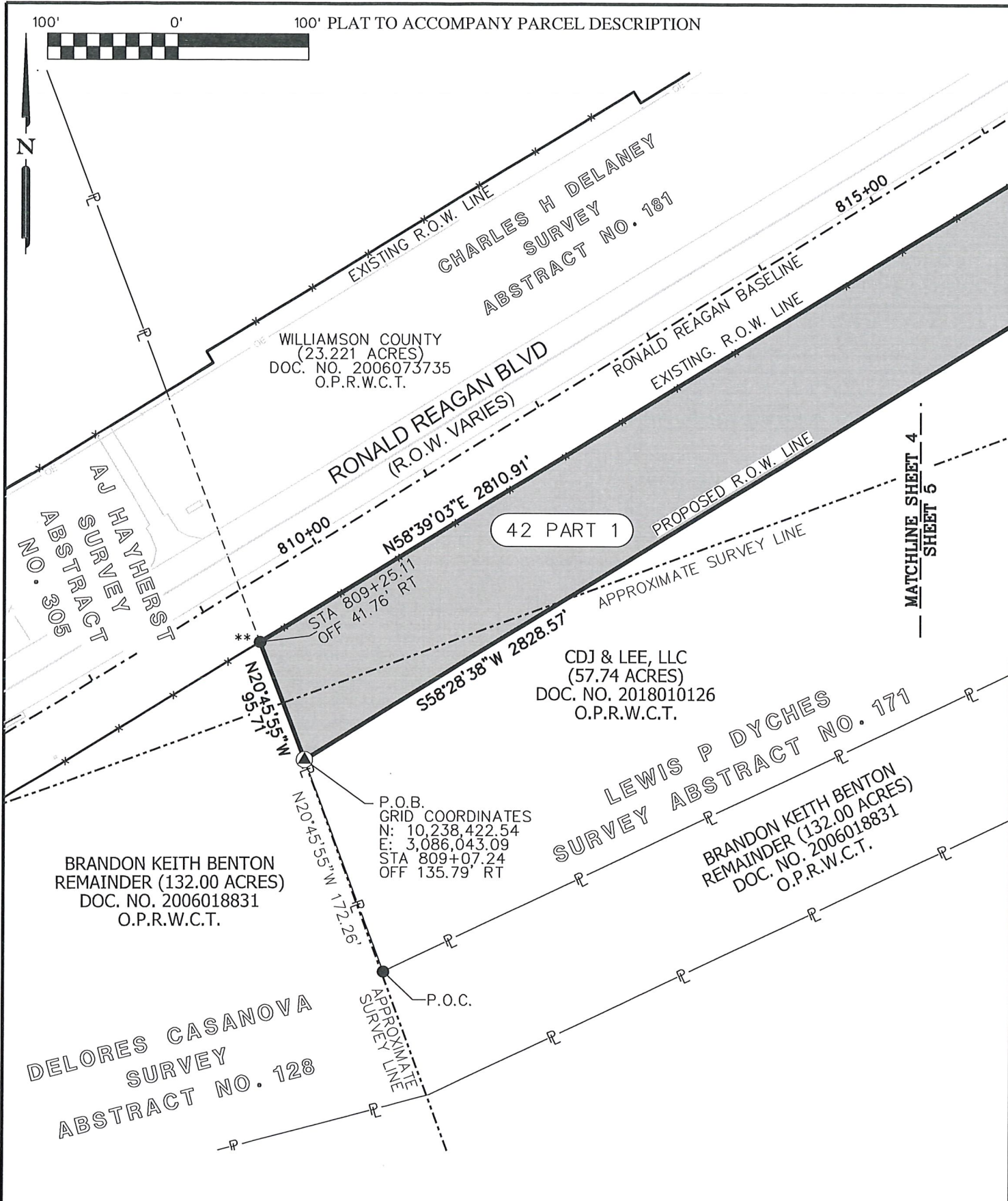
THENCE over and across said 57.74 acre tract, the following eight (8) courses and distances:

- 10) **South 17°40'43" East**, a distance of **81.45** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 154.40 feet Right of Ronald Reagan Baseline Station 855+00.97;
- 11) **South 62°59'13" West**, a distance of **76.03** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 151.77 feet Right of Ronald Reagan Baseline Station 854+24.15;
- 12) Along a curve to the **Left**, having a radius of **5,570** feet, an arc length of **577.85** feet, a delta angle of **05°56'38"**, and a chord which bears **South 61°14'49" West** a distance of **577.59** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 135.79 feet Right of Ronald Reagan Baseline Station 848+40.78;
- 13) **South 58°28'38" West**, a distance of **984.95** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 135.79 feet Right of Ronald Reagan Baseline Station 838+55.84;
- 14) **South 31°23'45" East**, a distance of **29.83** feet to a 1/2-inch rebar with cap stamped "PBS&J" found\*\*, 165.62 feet Right of Ronald Reagan Baseline Station 838+55.77;
- 15) **South 58°38'55" West**, a distance of **120.04** feet to a 1/2-inch rebar with cap stamped "PBS&J" found\*\*, 165.26 feet Right of Ronald Reagan Baseline Station 837+35.73;
- 16) **North 31°21'42" West**, a distance of **29.47** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 135.79 feet Right of Ronald Reagan Baseline Station 837+35.81; and





100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
 TBPELS FIRM NO. 10001800  
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

PARCEL 42  
 PART 1  
 9.276 ACRES  
 404,059 Sq. Ft.

SCALE  
 1" = 100'

PROJECT  
 RONALD REAGAN

COUNTY  
 WILLIAMSON

SHEET 4 OF 12

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



GRAPHIC SCALE

N

WILLIAMSON COUNTY  
(23.221 ACRES)  
DOC. NO. 2006073735  
O.P.R.W.C.T.

EXISTING R.O.W. LINE

RONALD REAGAN BLVD  
(R.O.W. VARIES)

820+00  
RONALD REAGAN BASELINE  
EXISTING R.O.W. LINE

823+00

PROPOSED R.O.W. LINE

42 PART 1

CDJ & LEE, LLC  
(57.74 ACRES)  
DOC. NO. 2018010126  
O.P.R.W.C.T.

N58°39'03"E 2810.91'

S58°28'38"W 2828.57'  
CHARLES H DELANEY  
SURVEY  
ABSTRACT NO. 181

APPROXIMATE SURVEY LINE

LEWIS P DYCHES  
SURVEY ABSTRACT NO. 171

KEITH BENTON BRANDON  
REMAINDER (132.00 ACRES)  
DOC. NO. 2006018831  
O.P.R.W.C.T.

MATCHLINE SHEET 4  
SHEET 5

MATCHLINE SHEET 5  
SHEET 6



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

PARCEL 42  
PART 1  
9.276 ACRES  
404,059 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

SHEET 5 OF 12

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



GRAPHIC SCALE



WILLIAMSON COUNTY  
(23.221 ACRES)  
DOC. NO. 2006073735  
O.P.R.W.C.T.

RONALD REAGAN BLVD  
(R.O.W. VARIES)

823+00  
RONALD REAGAN  
BASELINE

825+00  
EXISTING. R.O.W. LINE

PROPOSED R.O.W. LINE

42 PART 1

N58°39'03"E 2810.91'

S58°28'38"W 2828.57'

CDJ & LEE, LLC  
(57.74 ACRES)  
DOC. NO. 2018010126  
O.P.R.W.C.T.

MATCHLINE SHEET 6  
SHEET 7

MATCHLINE SHEET 5  
SHEET 6

CHARLES H DELANEY  
SURVEY  
ABSTRACT NO. 181

LEWIS P DYCHES  
SURVEY ABSTRACT NO. 171

KEITH BENTON BRANDON  
REMAINDER (132.00 ACRES)  
DOC. NO. 2006018831  
O.P.R.W.C.T.

APPROXIMATE SURVEY LINE



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

PARCEL 42  
PART 1  
9.276 ACRES  
404,059 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

SHEET 6 OF 12

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



GRAPHIC SCALE

WILLIAMSON COUNTY  
(23.221 ACRES)  
DOC. NO. 2006073735  
O.P.R.W.C.T.

EXISTING R.O.W. LINE

RONALD REAGAN BLVD  
(R.O.W. VARIES)

RONALD REAGAN  
BASELINE

EXISTING R.O.W. LINE

835+00



830+00

N58°39'03"E 2810.91'

42 PART 1

PROPOSED R.O.W. LINE

S58°28'38"W 2828.57'

MATCHLINE SHEET 7  
SHEET 8

CDJ & LEE, LLC  
(57.74 ACRES)  
DOC. NO. 2018010126  
O.P.R.W.C.T.

MATCHLINE SHEET 6  
SHEET 7

CHARLES H DELANEY  
SURVEY  
ABSTRACT NO. 181

LEWIS P DYCHES  
SURVEY ABSTRACT NO. 171

APPROXIMATE SURVEY LINE

KEITH BENTON BRANDON  
REMAINDER (132.00 ACRES)  
DOC. NO. 2006018831  
O.P.R.W.C.T.



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

PARCEL 42  
PART 1  
9.276 ACRES  
404,059 Sq. Ft.

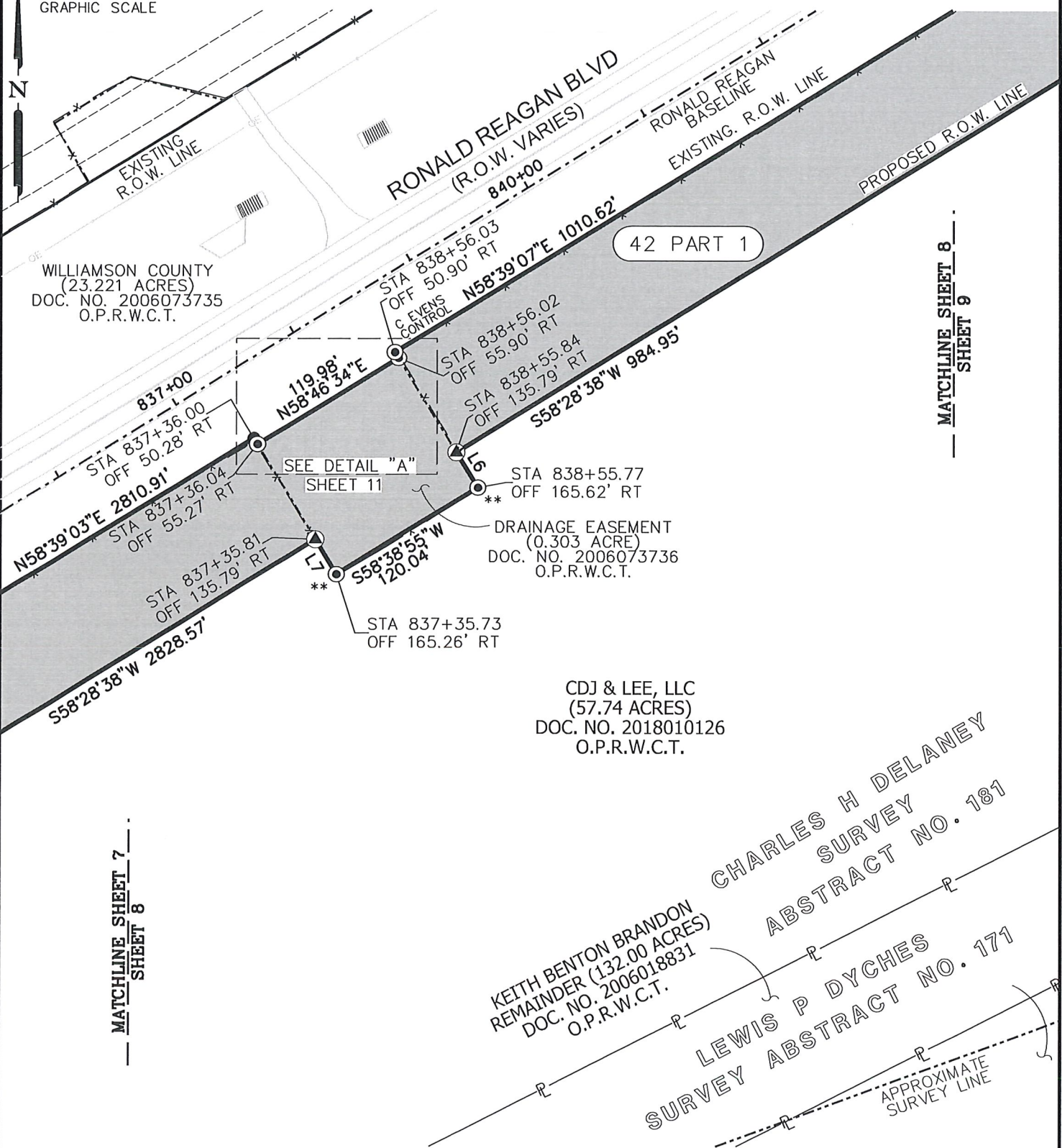
SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

SHEET 7 OF 12

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION

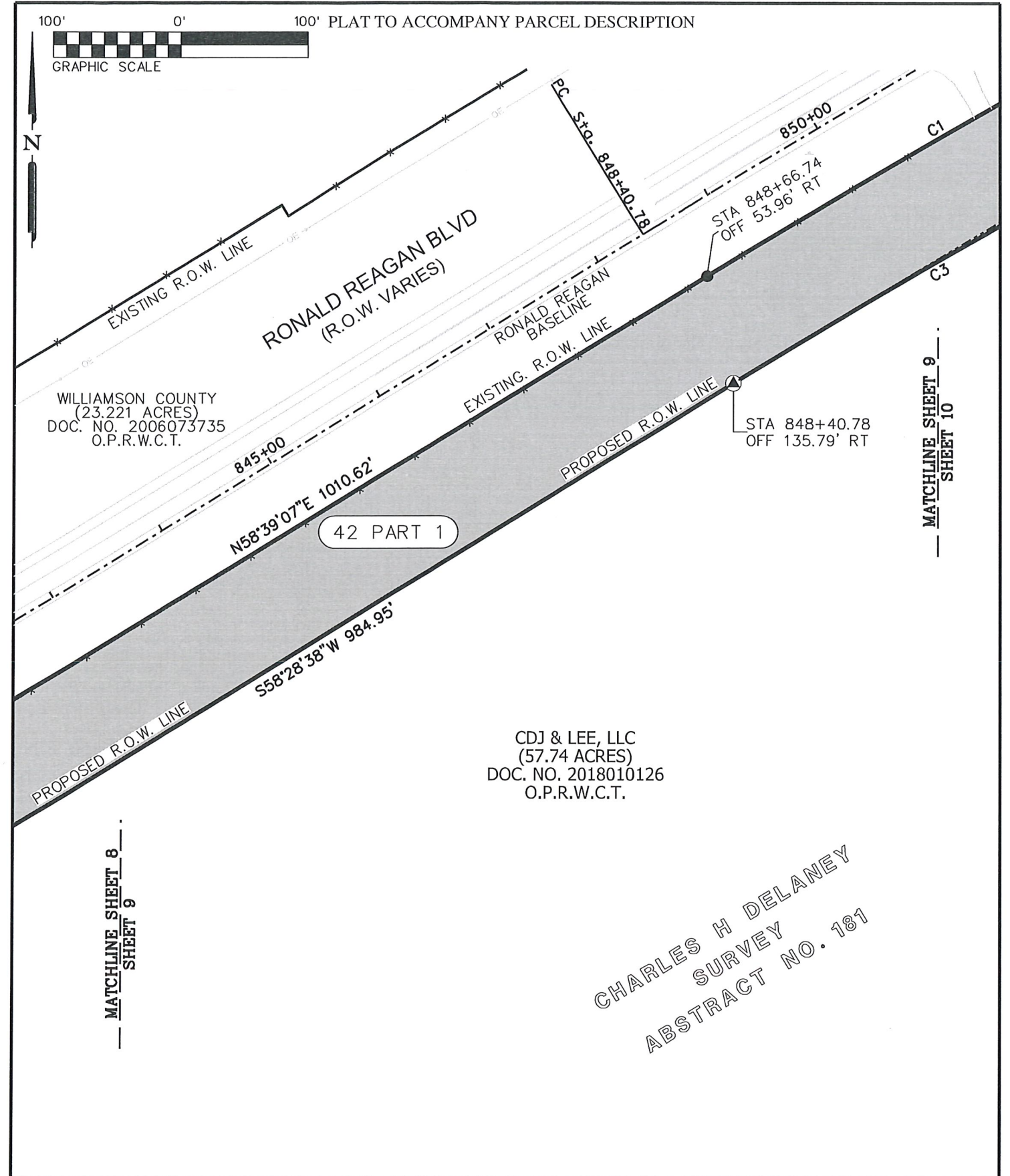


MATCHLINE SHEET 7  
SHEET 8

MATCHLINE SHEET 8  
SHEET 9

\*\*TO BE REPLACED WITH A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"


 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF  <b>CDJ &amp; LEE, LLC</b>		08/21/2025  PARCEL 42 PART 1 9.276 ACRES 404,059 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

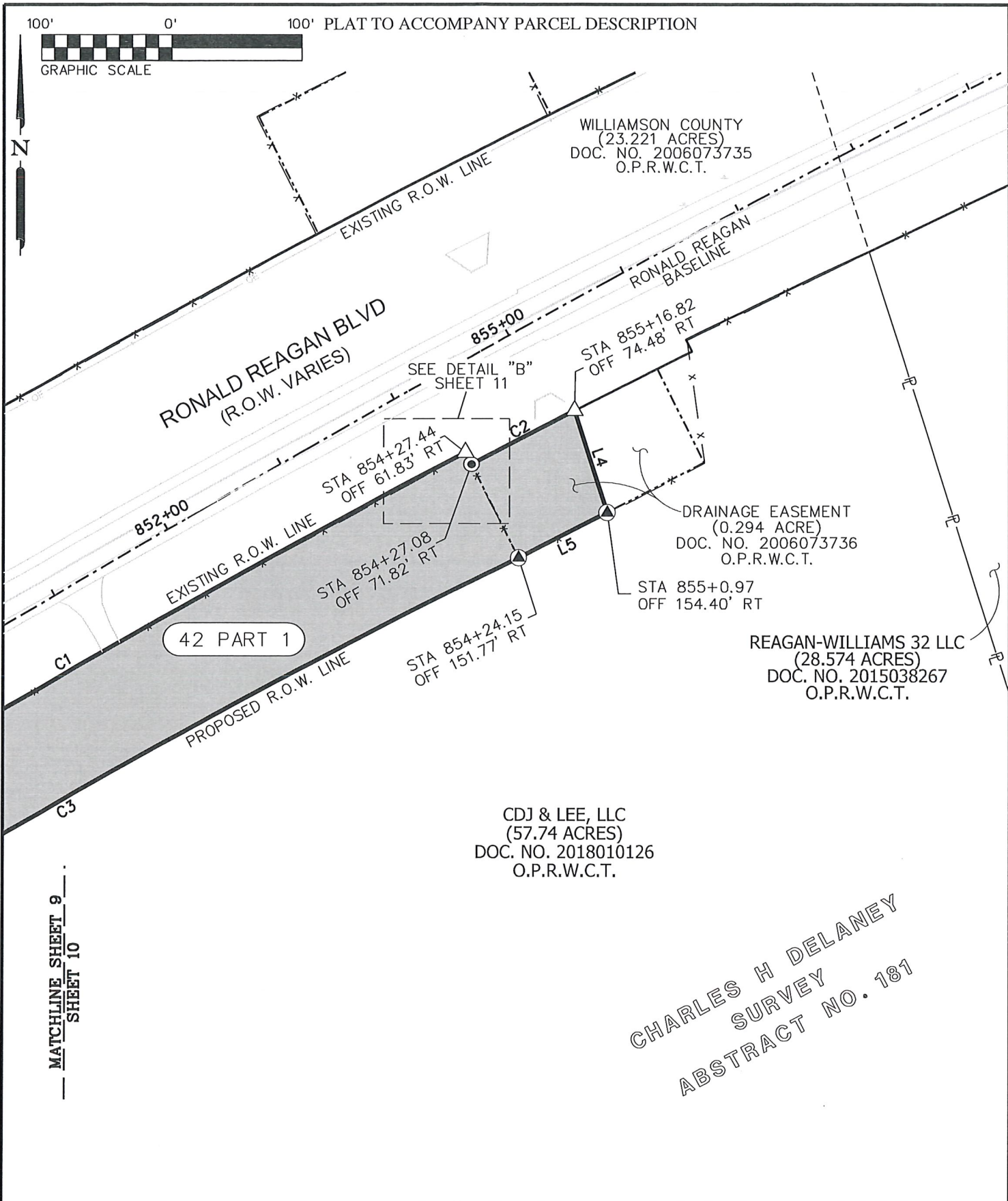


WILLIAMSON COUNTY  
(23.221 ACRES)  
DOC. NO. 2006073735  
O.P.R.W.C.T.

CDJ & LEE, LLC  
(57.74 ACRES)  
DOC. NO. 2018010126  
O.P.R.W.C.T.

CHARLES H DELANEY  
SURVEY  
ABSTRACT NO. 181

 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF  CDJ & LEE, LLC		08/21/2025  PARCEL 42 PART 1 9.276 ACRES 404,059 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON



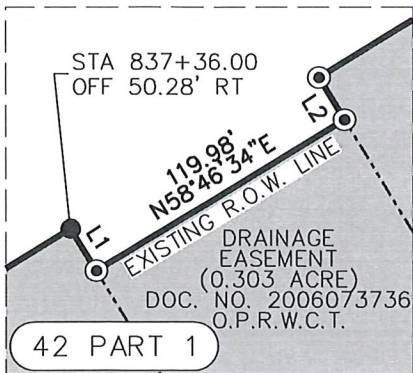
**LSI LANDESIGN SERVICES, INC.**  
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF		
CDJ & LEE, LLC		
SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

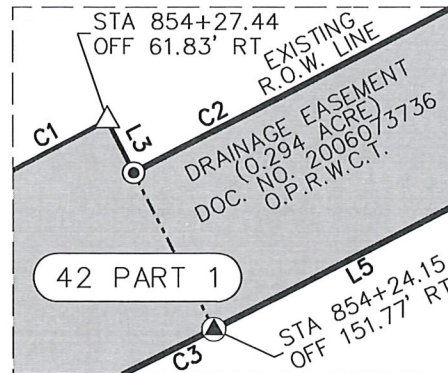
08/21/2025  
PARCEL 42  
PART 1  
9.276 ACRES  
404,059 Sq. Ft.  
SHEET 10 OF 12

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S31° 56'18"E	5.00'
L2	N31° 22'13"W	5.00'
L3	S27° 03'51"E	10.00'
L4	S17° 40'43"E	81.45'
L5	S62° 59'13"W	76.03'
L6	S31° 23'45"E	29.83'
L7	N31° 21'42"W	29.47'



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	03° 47'13"	8,450.00'	558.52'	N60° 31'44"E 558.42'
C2	00° 36'20"	8450.00'	89.32'	N62° 44'49"E 89.32'
C3	05° 56'38"	5,570.00'	577.85'	S61° 14'49"W 577.59'

NOTES:

- BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].
- DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED PBS&J (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P — PROPERTY LINE
- - - - SURVEY LINE

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 8/21/2025  
FRANK W. FUNK DATE  
RPLS 6803



CALLED  
57.74 ACRES  
2,515,154 Sq. Ft.

REMAINDER  
48.464 ACRES  
2,111,095 Sq. Ft.



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

PARCEL 42  
PART 1  
9.276 ACRES  
404,059 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

SHEET 11 OF 12

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY  
 GF NO. T-189504  
 ISSUED: AUGUST 05, 2025  
 EFFECTIVE DATE: JULY 30, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.3 THROUGH 10.9 ARE NOT A SURVEY MATTER.

- 10: 1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
(MAY AFFECT. UNABLE TO LOCATED BASED ON DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 10. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (NOTED HEREON)

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025  
 PARCEL 42  
 PART 1  
 9.276 ACRES  
 404,059 Sq. Ft.  
 SHEET 12 OF 12



SCALE  
 1" = 100'

PROJECT  
 RONALD REAGAN

COUNTY  
 WILLIAMSON

**County:** Williamson  
**Parcel:** 42 Part 2 – CDJ & LEE, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT B  
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.227 ACRE (97,018 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CDJ & LEE, LLC, RECORDED IN DOCUMENT NO. 2018010126 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.227 ACRE (97,018 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch rebar found in the existing North Right-of-Way (ROW) line of County Road 247 (60' wide ROW), for the Southeast corner of said 57.74 acre tract;

THENCE North  $17^{\circ}41'11''$  West, with the East line of said 57.74 acre tract and the common existing North ROW line of said County Road 247, then the West line of Lot 8, Block E, WADE CROSSING PHASE 1, a subdivision of record in Cabinet T, Slide 61-65 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), and then with the West line of a called 28.574 acre tract of land described in a Special Warranty Deed to Reagan-Williams 32, LLC, recorded in Document No. 2015038267 of said O.P.R.W.C.T., a distance of 476.45 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed South ROW line of Ronald Reagan Boulevard (Grid Coordinates: N= 10,240,601.96, E= 3,090,294.17), 475.34 feet Right of Ronald Reagan Baseline Station 857+00.54, for the **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across said 57.74 acre tract, with the proposed South ROW line of said Ronald Reagan Boulevard, the following two (2) courses and distances:

- 1) **South  $72^{\circ}19'17''$  West**, a distance of **251.58** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 427.89 feet Right of Ronald Reagan Baseline Station 854+45.29; and
- 2) **North  $17^{\circ}40'43''$  West**, at a distance of 278.88 feet, passing a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, and continuing for a total distance of **360.33** feet to a Calculated Point in the existing South ROW line of Ronald Reagan Boulevard (Variable width ROW) and the common North line of said 57.74 acre tract, 74.48 feet Right of Ronald Reagan Baseline Station 855+16.82, from which a 1/2-inch rebar with cap stamped "PBS&J" found in the existing South ROW line of said Ronald Reagan Boulevard and the common North line of said 57.74 acre tract, bears along a curve to the Left, having a radius of 8,450.00 feet, an arc length of 89.32 feet, a delta angle of  $00^{\circ}36'20''$ , and a chord which bears South  $62^{\circ}44'49''$  West a distance of 89.32 feet;

THENCE, with the existing South ROW line of said Ronald Reagan Boulevard and the common North line of said 57.74 acre tract, the following four (4) courses and distances:

- 3) Along a curve to the **Right**, having a radius of **8,450.00** feet, an arc length of **100.69** feet, a delta angle of  **$00^{\circ}40'58''$** , and a chord which bears **North  $63^{\circ}23'28''$  East** a distance of **100.69** feet to a Calculated Point, 77.93 feet Right of Ronald Reagan Baseline Station 856+17.99;



**County:** Williamson  
**Parcel:** 42 Part 2 – CDJ & LEE, LLC  
**Highway:** Ronald Reagan Boulevard

- 4) **North 27°07'11" West**, a distance of **10.00** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 67.93 feet Right of Ronald Reagan Baseline Station 856+18.21;
- 5) Along a curve to the **Right**, having a radius of **8,450.00** feet, an arc length of **120.87** feet, a delta angle of **00°49'10"**, and a chord which bears **North 64°08'32" East** a distance of **120.87** feet to a Calculated Point, 72.69 feet Right of Ronald Reagan Baseline Station 857+39.59; and
- 6) **North 65°09'23" East**, a distance of **34.33** feet to a 1/2-inch rebar with a cap stamped "RPLS 2218" found for the Northeast corner of said 57.74 acre tract and the common Northwest corner of said 28.574 acre tract, 74.47 feet Right of Ronald Reagan Baseline Station 857+74.06;
- 7) THENCE **South 17°41'11" East**, with the East line of said 57.74 acre tract and the common West line of said 28.574 acre tract, a distance of **407.30** feet to the **POINT OF BEGINNING** and containing 2.227 acres (97,018 Square feet) of land, more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

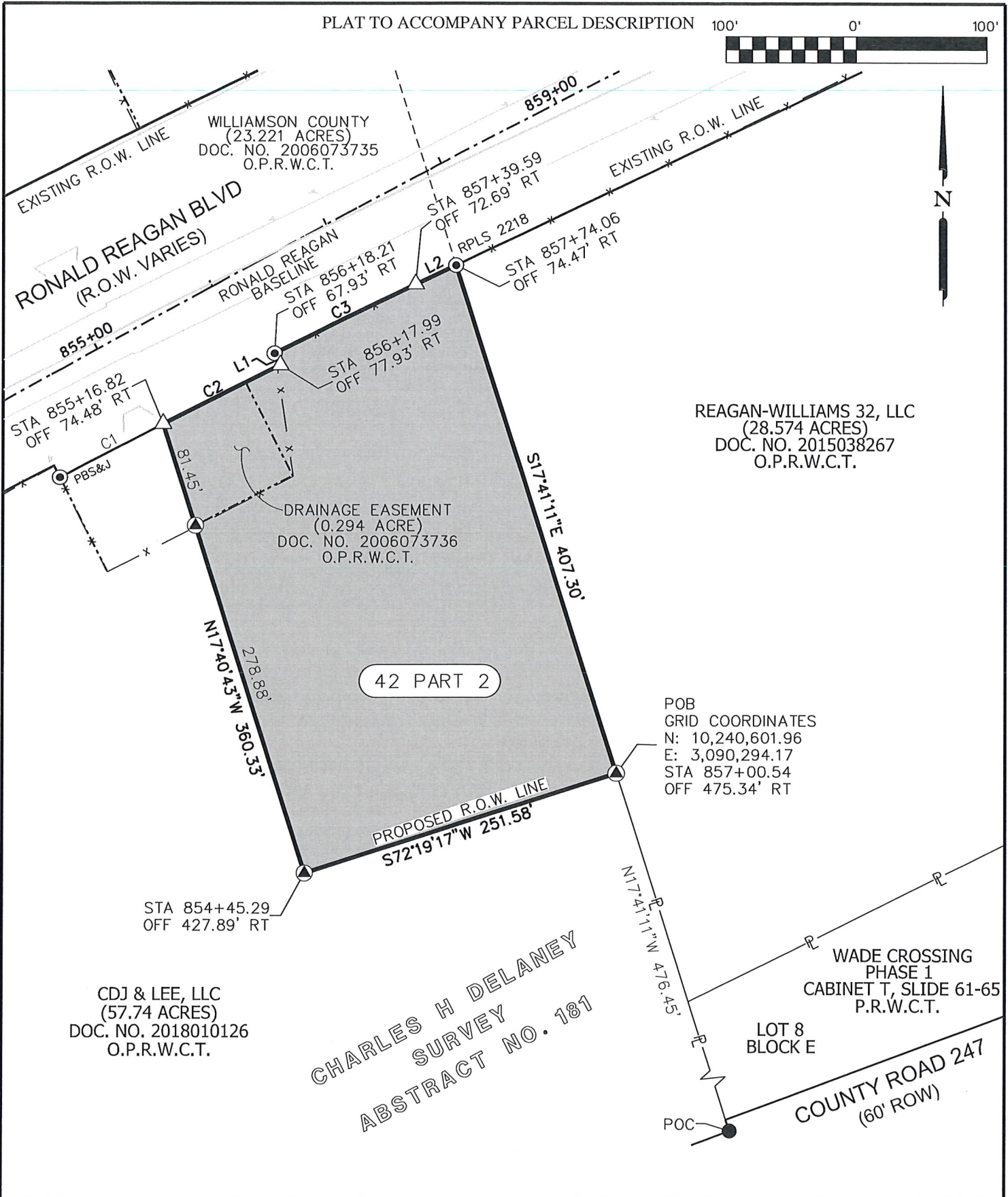
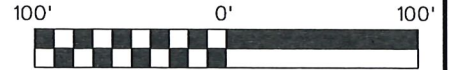
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 08/21/2025

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

PARCEL 42  
PART 2

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

2.227 ACRES  
97,018 Sq. Ft.  
SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	N27° 07'11"W	10.00'
L2	N65° 09'23"E	34.33'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00° 36'20"	8,450.00'	89.32'	S62° 44'49"W 89.32'
C2	00° 40'58"	8,450.00'	100.69'	N63° 23'28"E 100.69'
C3	00° 49'10"	8,450.00'	120.87'	N64° 08'32"E 120.87'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].
2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 5/8-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED PBS&J (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 08/21/2025  
FRANK W. FUNK DATE  
RPLS 6803



CALLED 57.74 ACRES 2,515,154 Sq. Ft.
REMAINDER 55.513 ACRES 2,418,136 Sq. Ft.

PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025  
PARCEL 42  
PART 2



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
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RONALD REAGAN

COUNTY  
WILLIAMSON

2,227 ACRES  
97,018 Sq. Ft.  
SHEET 4 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY  
 GF NO. T-189505  
 ISSUED: AUGUST 05, 2025  
 EFFECTIVE DATE: JULY 30, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.3 THROUGH 10.9 ARE NOT A SURVEY MATTER.

- 10: 1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
 (MAY AFFECT. UNABLE TO LOCATED BASED ON DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 10. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (NOTED HEREON)



PARCEL PLAT SHOWING PROPERTY OF

CDJ & LEE, LLC

08/21/2025

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SHEET 5 OF 5