

## REAL ESTATE CONTRACT

Hero Way/RM 2243

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **JAY HARVEY, AKA JAY CRAIG HARVEY** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

### **ARTICLE I PURCHASE AND SALE**

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

Fee simple interest in and to all of that 5.05 acre tract of land known as Lot 4, Highmeadow Estates Phase One, a subdivision as recorded in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas, as conveyed to Jay Harvey and Michelle Harvey by General Warranty Deed recorded in Volume 2669, Page 162 of the Official Public Records of Williamson County, Texas (**Parcel 220**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title, and interest of Seller in and to adjacent streets, alleys, or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

### **ARTICLE II PURCHASE PRICE**

#### Purchase Price

2.01. The Purchase Price for the Property described in Exhibit A shall be the sum of **TWO MILLION THIRTY-FOUR THOUSAND SEVEN HUNDRED NINETY-SIX and 00/100 Dollars (\$2,034,796.00)**. The amount of **ONE MILLION ONE HUNDRED NINETY-NINE THOUSAND ONE HUNDRED FIVE AND NO/100 DOLLARS (\$1,199,105.00)** was previously paid to Condemnee pursuant to that certain Possession and Use Agreement executed by the parties and recorded as Document No. 2023087651 in the Official Public Records of Williamson County, Texas. Therefore, the remaining amount owed by the County is the amount of **EIGHT HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED NINETY-ONE AND 00/100 DOLLARS (\$835,691.00)**.

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

**ARTICLE III  
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

**ARTICLE IV  
REPRESENTATIONS AND WARRANTIES  
OF SELLER**

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property described further in Exhibit "A" attached hereto is being conveyed to Purchaser under threat of condemnation.

**ARTICLE V  
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Texas National Title Company before January 1, 2026, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the Contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the portion of the Property described in Exhibit A, and all free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable.
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted.
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable.
- (c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable"; and

- (d) that such other documents required from Seller are prepared at no cost to Seller and do not require Seller to make any additional representations, indemnifications, or promises to Purchaser, the Title Company, or any other person except as otherwise specifically provided in this contract.
- (4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price and Additional Compensation, if any.

Prorations

5.04. General real estate taxes for the then-current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Special Warranty Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively as incurred.

**ARTICLE VI  
BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

**ARTICLE VII  
BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made, then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII  
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter within.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10. This Contract shall be effective as of the date it is approved by the Williamson County Commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11. This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

**SELLER:**

JAY HARVEY AKA JAY CRAIG HARVEY

By: Jay Harvey

Address: 8924 Joachim Ln.

Name: 

Astoria, TX 78217

Date: 12/2/2025

**PURCHASER:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Steven Snell  
County Judge

Address: 710 Main Street, Suite 101  
Georgetown, Texas 78626

Date: \_\_\_\_\_

**EXHIBIT A**

**County:** Williamson  
**Parcel:** 220  
**Highway:** FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 220

METES & BOUNDS DESCRIPTION FOR A 4.773 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 4, HIGHMEADOW ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO JAY HARVEY AND WIFE, MICHELLE HARVEY BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 9503320 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.773 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 1/2-inch iron rod found on the curving east right-of-way line of Creekview Circle (60 feet wide) as dedicated by said HIGHMEADOW ESTATES PHASE ONE, at the southwest corner of the above described Lot 4 and the northwest corner of Lot 5 of said HIGHMEADOW ESTATE PHASE ONE, as conveyed to Roy L. Kuchera and Alice F. Kuchera by General Warranty Deed recorded in Document Number 9731852 of the Official Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east right-of-way line of said Creekview Circle and the west line of said Lot 4, along a curve to the left, an arc distance of 49.34 feet, having a radius of 60.00 feet, a central angle of 47°06'58" and a chord which bears N 30°00'57" W a distance of 47.96 feet to a 1/2-inch iron rod found at the most westerly corner of said Lot 4 and the southeast corner of Lot 3 of said HIGHMEADOW ESTATES PHASE ONE, for the most westerly corner of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of said Creekview Circle, at the southwest corner of said Lot 3 and the southeast corner of Lot 2 of said HIGHMEADOW ESTATES PHASE ONE, bears along a curve to the left, an arc distance of 62.31 feet, having a radius of 60.00 feet, a central angle of 59°30'13" and a chord which bears N 83°19'32" W a distance of 59.55 feet;

THENCE, departing the east right-of-way line of said Creekview Circle, with the northwest line of said Lot 4 and the southeast line of said Lot 3, N 38°30'44" E a distance of 701.03 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,374.64, E: 3,090,721.85) set at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract, 228.33 feet left of FM 2243 baseline station 197+71.67, from which a 1/2-inch iron rod found at the most northerly corner of said Lot 4, and at an interior corner of said Lot 3, bears N 38°30'44" E a distance of 120.83 feet;

THENCE, departing the southeast line of said Lot 3, over and across said Lot 4, along said curve to the right, an arc distance of 37.92 feet, having a radius of 8,147.00 feet, a central angle of  $00^{\circ}16'00''$  and a chord which bears  $N 86^{\circ}05'56'' E$  a distance of 37.92 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 228.62 feet left of FM 2243 baseline station 198+08.44;

THENCE, continuing over and across said Lot 4,  $N 39^{\circ}58'40'' E$  a distance of 15.22 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the beginning of a non-tangent curve to the right, for an exterior corner of the herein described tract, 239.70 feet left of FM 2243 baseline station 198+18.55;

THENCE, continuing over and across said Lot 4, along said curve to the right, an arc distance of 106.75 feet, having a radius of 8,158.00 feet, a central angle of  $00^{\circ}44'59''$  and a chord which bears  $N 86^{\circ}40'51'' E$  a distance of 106.75 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the northeast line of said Lot 4 and the southwest line of said Lot 3, for an exterior corner of the herein described tract, 240.59 feet left of FM 2243 baseline station 199+21.89;

THENCE, with the northeast line of said Lot 4 and the southwest line of said Lot 3,  $S 46^{\circ}48'12'' E$  a distance of 26.48 feet to a calculated point on the west line of a called 95.096 acre tract of land as conveyed to Roy Kuchera and wife, Alice Kuchera by General Warranty Deed recorded in Volume 2640, Page 64 of the Official Records of Williamson County, Texas, at the most easterly common corner of said Lot 4 and said Lot 3, for an exterior corner of the herein described tract;

THENCE, with the east line of said Lot 4 and the west line of said Kuchera 95.096 acre Tract, the following five (5) courses:

- 1)  $S 43^{\circ}06'36'' W$  a distance of 29.68 feet to a 1/2-inch iron rod found for an angle point;
- 2)  $S 03^{\circ}49'08'' W$  a distance of 120.28 feet to a 1/2-inch iron rod found for an angle point;
- 3)  $S 25^{\circ}01'14'' E$  a distance of 156.53 feet to a 1/2-inch iron rod found for an angle point;
- 4)  $S 08^{\circ}58'40'' W$  a distance of 126.85 feet to a 1/2-inch iron rod found for an angle point; and
- 5)  $S 11^{\circ}43'38'' E$  a distance of 73.82 feet to a calculated point at the southeast corner of said Lot 4, and at the northeast corner of said Lot 5, for the southeast corner of the herein described tract;

THENCE, with the south line of said Lot 4 and the north line of said Lot 5,  $S 79^{\circ}48'37'' W$  a distance of 80.56 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the left, 271.09 feet right of FM 2243 baseline station 198+71.36;

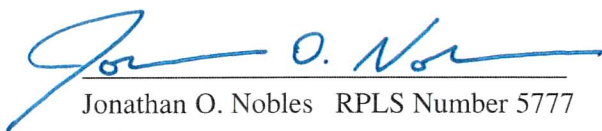
THENCE, departing the north line of said Lot 5, over and across said Lot 4, along said curve to the left, an arc distance of 286.65 feet, having a radius of 8,053.00 feet, a central angle of 02°02'22" and a chord which bears S 86°03'50" W a distance of 286.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the left, 270.78 feet right of FM 2243 baseline station 195+73.65;

THENCE, continuing over and across said Lot 4, along said curve to the left, an arc distance of 86.57 feet, having a radius of 1,011.00 feet, a central angle of 04°54'22" and a chord which bears S 58°39'42" W a distance of 86.54 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the south line of said Lot 4 and the north line of said Lot 5, for an angle point, 308.51 feet right of FM 2243 baseline station 194+92.55;

THENCE, with the south line of said Lot 4 and the north line of said Lot 5, S 79°48'37" W a distance of 182.85 feet to the **POINT OF BEGINNING** and containing 4.773 acres (207,912 square feet) of land, more or less.

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

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



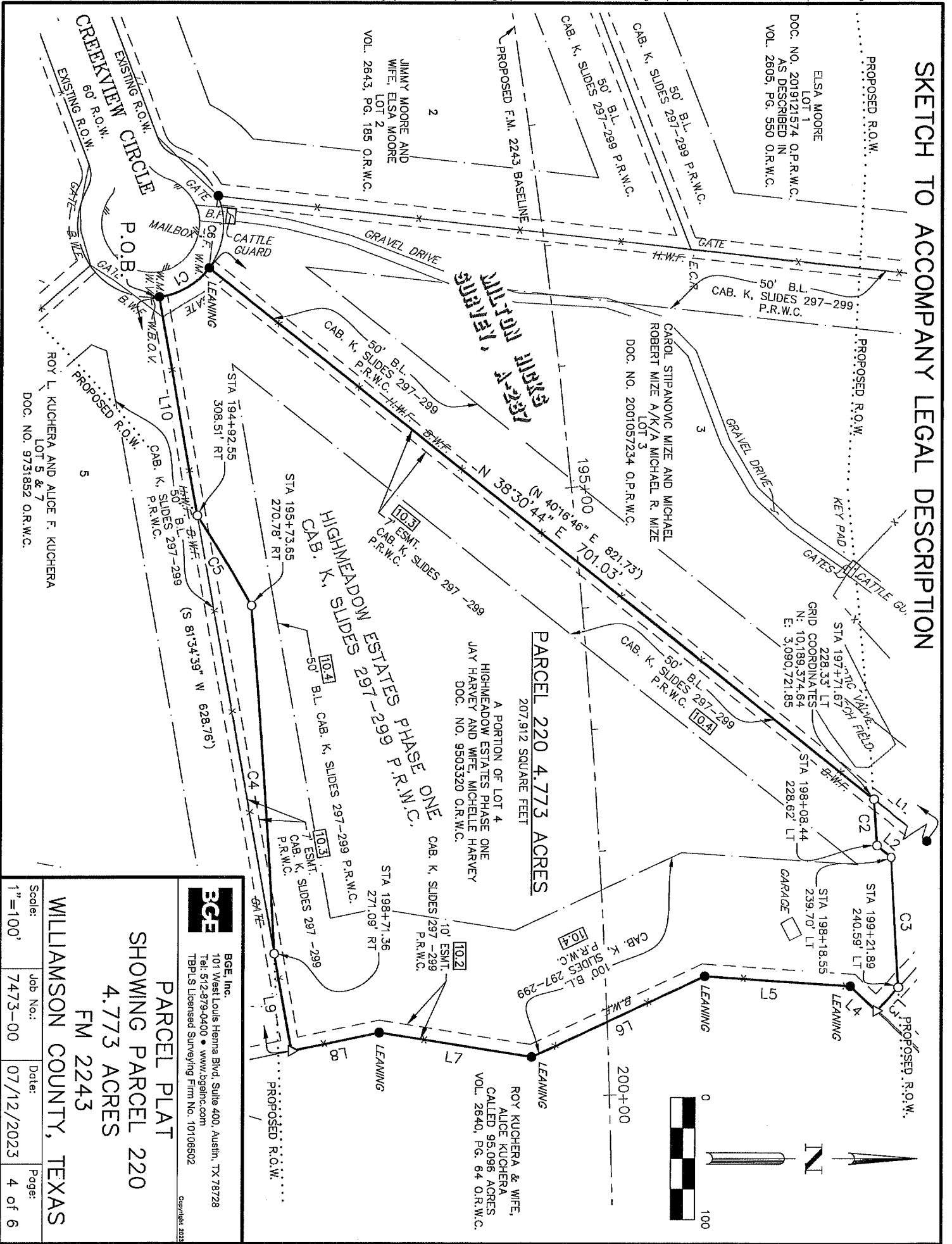
Jonathan O. Nobles RPLS Number 5777  
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



07/12/2023  
Date

Client: Williamson County  
Date: July 12, 2023  
Revised: July 12, 2023  
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PROPOSED R.O.W.  
 ELSA MOORE  
 LOT 1  
 DOC. NO. 2019121574 O.P.R.W.C.  
 AS DESCRIBED IN  
 VOL. 2605, PG. 550 O.R.W.C.

JIMMY MOORE AND WIFE, ELSA MOORE  
 VOL. 2643, PG. 185 O.R.W.C.

CAROL STIPANOVIC MIZE AND MICHAEL ROBERT MIZE A/K/A MICHAEL R. MIZE  
 LOT 3  
 DOC. NO. 2001057234 O.P.R.W.C.

PARCEL 220 4.773 ACRES  
 207,912 SQUARE FEET  
 A PORTION OF LOT 4  
 HIGHMEADOW ESTATES PHASE ONE  
 JAY HARVEY AND WIFE, MICHELLE HARVEY  
 DOC. NO. 9503320 O.R.W.C.

ROY KUCHERA & WIFE,  
 ALICE KUCHERA  
 CALLED 95.096 ACRES  
 VOL. 2640, PG. 64 O.R.W.C.

ROY L. KUCHERA AND ALICE F. KUCHERA  
 LOT 5 & 7  
 DOC. NO. 9731852 O.R.W.C.

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

**PARCEL PLAT**  
 SHOWING PARCEL 220  
 4.773 ACRES  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'  
 Job No.: 7473-00  
 Date: 07/12/2023  
 Page: 4 of 6

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 38°30'44" E	120.83'
L2	N 39°58'40" E	15.22'
L3	S 46°48'12" E	26.48'
L4	S 43°06'36" W	29.68'
L5	S 03°49'08" W	120.28'
L6	S 25°01'14" E	156.53'
L7	S 08°58'40" W	126.85'
L8	S 11°43'38" E	73.82'
L9	S 79°48'37" W	80.56'
L10	S 79°48'37" W	182.85'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L3)	(S 45°02'10" E)	
(L4)	(S 44°57'50" W)	(30.00')
[L4]	[S 44°57'50" W]	
(L5)	(S 05°33'44" W)	(120.18')
[L5]	[S 05°33'44" W]	[120.18']
(L6)	(S 23°00'10" E)	(156.65')
[L6]	[S 23°00'10" E]	[156.65']
(L7)	(S 10°35'27" W)	(126.48')
[L7]	[S 10°35'27" W]	[126.48']
(L8)	(S 09°55'02" E)	(73.47')
[L8]	[S 09°55'02" E]	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	49.34'	60.00'	47°06'58"	N 30°00'57" W	47.96'
C2	37.92'	8,147.00'	0°16'00"	N 86°05'56" E	37.92'
C3	106.75'	8,158.00'	0°44'59"	N 86°40'51" E	106.75'
C4	286.65'	8,053.00'	2°02'22"	S 86°03'50" W	286.64'
C5	86.57'	1,011.00'	4°54'22"	S 58°39'42" W	86.54'
C6	62.31'	60.00'	59°30'13"	N 83°19'32" W	59.55'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C1)	(49.34')	(60.00')	(47°07'03")	(N 28°04'28.3" W)	(47.96')
(C6)	(62.41')	(60.00')	(59°36'07")	(N 81°26'03.2" W)	(59.64')

**LEGEND**

- B.F. BOARD FENCE
- B.W.F. BARBED WIRE FENCE
- DOC. DOCUMENT
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- E.C.R. ELECTRIC CONDUIT RISER
- ELEC. ELECTRIC
- ESMT. EASEMENT
- G.P. GATE POST
- H.W.F. HOG WIRE FENCE
- 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.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- W.B.O.V. WATER BLOW-OFF VALVE
- W.M. WATER METER
- W.V. WATER VALVE
- ( ) RECORD INFO FOR CAB. K, SLIDES 297-299 P.R.W.C.
- ( ) RECORD INFO FOR VOL. 2640, PG. 64 O.R.W.C.
- ( ) FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ( ) SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
- CALCULATED POINT
- △ WIRE FENCE
- x BOARD FENCE
- BOARD FENCE
- EDGE OF ASPHALT



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**PARCEL PLAT**  
 SHOWING PARCEL 220  
 4.773 ACRES  
 FM 2243

WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 07/12/2023	Page: 5 of 6
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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-166520, DATED EFFECTIVE JUNE 26, 2023 AND ISSUED ON JULY 3, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET K, SLIDES 297-299, PLAT RECORDS, VOLUME 2378, PAGE 823, OFFICIAL RECORDS, DOCUMENT NO(S) 2015081209 AND 2016021909, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, VOLUME 703, PAGE 200, VOLUME 709, PAGE 702, VOLUME 714, PAGE 690, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 A 10 FOOT WIDE EASEMENT OF UNDETERMINED USE RESERVED ALONG EACH SIDE OF ALL REAR LOT LINES, AS STATED ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 A 7 FOOT WIDE EASEMENT OF UNDETERMINED USE RESERVED ALONG EACH SIDE OF ALL REAR LOT LINES, AS STATED ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 A PRIVATE ROADWAY EASEMENT GRANTED TO OWNER OF SUBJECT PROPERTY AS DESCRIBED IN VOLUME 703, PAGE 206, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.6 AN UNDERGROUND TELECOMMUNICATIONS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 570, PAGE 702, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.7 A PUBLIC UTILITY EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2003114402, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.9 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-042-00 OF RECORD IN DOCUMENT NO. 2017011287, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

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



07/12/2023

*Jonathan O. Nobles*  
 JONATHAN O. NOBLES RPLS NO. 5777  
 BGE, INC.  
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**PARCEL PLAT**  
 SHOWING PARCEL 220  
 4.773 ACRES  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

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