

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

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 13.635 acres (Parcel 206-3), 0.382 acres (Parcel 206D-3.1) and 0.003 acres (Parcel 206D-3.2) for drainage easements described by metes and bounds in Exhibits "A-C" owned by **ROY KUCHERA AND ALICE KUCHERA** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

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

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

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

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

Adopted this Mar 22, 2023.

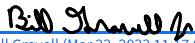

Bill Gravell (Mar 22, 2023 11:17 CDT)
Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 206 Part 3
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 206 PART 3

METES & BOUNDS DESCRIPTION FOR A 13.635 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION 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; SAID 13.635 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 at an interior corner on the west line of said Kuchera Tract, at the most easterly corner of Lot 3 of 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 Carol Stipanovic Mize and Michael Robert Mize a/k/a Michael R. Mize by General Warranty Deed recorded in Document Number 2001057234 of the Official Public Records of Williamson County, Texas; Thence, with the west line of said Kuchera Tract and the east line of said Lot 3, S 43°06'36" W a distance of 131.55 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,396.92, E: 3,090,914.03) set at the beginning of a non-tangent curve to the right, for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 240.94 feet left of FM 2243 baseline station 199+58.74;

THENCE, over and across said Kuchera Tract, along said curve to the right, an arc distance of 324.30 feet, having a radius of 8,158.00 feet, a central angle of 02°16'39" and a chord which bears N 88°27'43" E a distance of 324.28 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 244.47 feet left of FM 2243 baseline station 202+72.59;

THENCE, continuing over and across said Kuchera Tract, S 01°37'29" W a distance of 11.01 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 interior corner of the herein described tract, 233.47 feet left of FM 2243 baseline station 202+72.35;

THENCE, continuing over and across said Kuchera Tract, along said curve to the right, an arc distance of 525.94 feet, having a radius of 8,147.00 feet, a central angle of $03^{\circ}41'56''$ and a chord which bears $S 88^{\circ}33'09'' E$ a distance of 525.85 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the northeast line of said Kuchera Tract and southwest line of a called 20.92 acre tract of land as conveyed to LCRA Transmission Services Corporation by General Warranty Deed recorded in Document Number 2016061302 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 241.43 feet left of FM 2243 baseline station 207+81.68, from which a 1/2-inch iron rod found on the northeast line of said Kuchera Tract, at the most westerly corner of said LCRA Tract, bears $N 47^{\circ}56'04'' W$ a distance of 350.48 feet;

THENCE, with the northeast line of said Kuchera Tract and southwest line of said LCRA Tract, $S 47^{\circ}56'04'' E$ a distance of 850.01 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southeast corner of the herein described tract, 252.00 feet right of FM 2243 baseline station 214+68.87, from which a disturbed 1/2-inch iron rod found on the north right-of-way line of FM 2243 (80' wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, at the most easterly corner of said Kuchera Tract and the most southerly corner of said LCRA Tract, bears $S 47^{\circ}56'04'' E$ a distance of 468.57 feet;

THENCE, over and across said Kuchera Tract, $N 82^{\circ}24'00'' W$ a distance of 71.32 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 left, 251.99 feet right of FM 2243 baseline station 213+97.55;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 1,396.51 feet, having a radius of 8,053.00 feet, a central angle of $09^{\circ}56'09''$ and a chord which bears $N 87^{\circ}22'05'' W$ a distance of 1,394.76 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said Kuchera Tract and the east line of Lot 5 of said HIGHMEADOW ESTATES PHASE ONE, for the southwest corner of the herein described tract, 270.91 feet right of FM 2243 baseline station 199+56.06, from which a leaning 1/2-inch iron rod found at an angle point on the west line of said Kuchera Tract, and at the most easterly corner of said Lot 5 bears $S 11^{\circ}43'38'' E$ a distance of 62.12 feet;

THENCE, with the west line of said Kuchera Tract and partially with the east line of said Lot 5 and the east line of Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, $N 11^{\circ}43'38'' W$ a distance of 84.56 feet to a leaning 1/2-inch iron rod found for an angle point;

THENCE, with the west line of said Kuchera Tract and the east line of said Lot 4, the following three (3) courses:

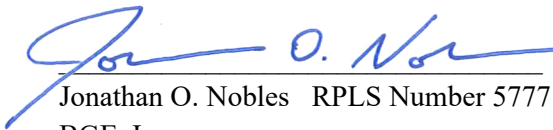
- 1) $N 08^{\circ}58'40'' E$ a distance of 126.85 feet to a leaning 1/2-inch iron rod found for an angle point;
- 2) $N 25^{\circ}01'14'' W$ a distance of 156.53 feet to a leaning 1/2-inch iron rod found for an angle point; and

- 3) N 03°49'08" E a distance of 120.28 feet to a leaning 1/2-inch iron rod found for an angle point;

THENCE, continuing with the west line of said Kuchera Tract and partly with the east lines of said Lot 4 and Lot 3, N 43°06'36" E, a distance of 57.07 feet to the **POINT OF BEGINNING** and containing 13.635 acres of land, more or less.

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

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


Jonathan O. Nobles RPLS Number 5777

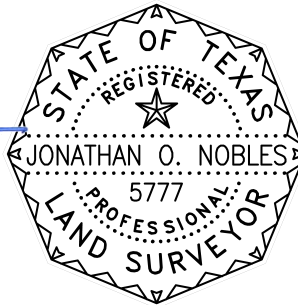
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



11/17/2022

Date

Client: Williamson County
Revised: November 17, 2022
Date: August 5, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**MILTON HICKS
SURVEY, A-237**

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

PTIC VALVE
PTIC-LEECH FIELD
50' B.L.
CAB. K, SLIDES 297-299 P.R.W.C.
VOL. 2378, PG. 823 O.R.W.C.

PROPOSED R.O.W.

GARAGE

10' ESMT.
CAB. K, SLIDES 297-299
P.R.W.C.

PROPOSED F.M. 2243 BASELINE

JAY HARVEY AND WIFE,
MICHELLE HARVEY
LOT 4
DOC. NO. 9503320
O.R.W.C.

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

100' B.L.
CAB. K, SLIDES 297-299 P.R.W.C.
VOL. 2378, PG. 823 O.R.W.C.

PROPOSED R.O.W.

7' ESMT.
CAB. K, SLIDES 297-299
P.R.W.C.

10' ESMT.
CAB. K, SLIDES 297-299
P.R.W.C.

50' ESMT.
CAB. K, SLIDES 297-299
P.R.W.C.
VOL. 2378, PG. 823
O.R.W.C.

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

100' B.L.
CAB. K, SLIDES 297-299 P.R.W.C.
VOL. 2378, PG. 823 O.R.W.C.

P.O.R.

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

P.O.B.
STA 199+58.74
240.94' LT
GRID COORDINATES
N: 10,189,396.92
E: 3,090,914.03

**PARCEL 206 PART 3
13.635 ACRES
593,930 SQUARE FEET**

A PORTION OF A CALLED 95.096 ACRES
ROY L. KUCHERA AND ALICE F. KUCHERA
VOL. 2640, PG. 64 O.R.W.C.

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

WOOD DECK
DILAPIDATED
WOOD TRAILER
PROPANE TANK
AC
E.M.
DHP
P.P. W/GUY

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

200+00

STA 199+56.06
270.91' RT

C3

PROPOSED
DRAINAGE EASEMENT

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

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.



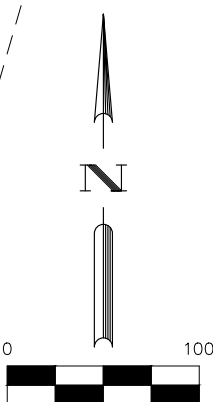
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TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT SHOWING
PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/05/2022	4 of 8

MATCHLINE PAGE 5 OF 8



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

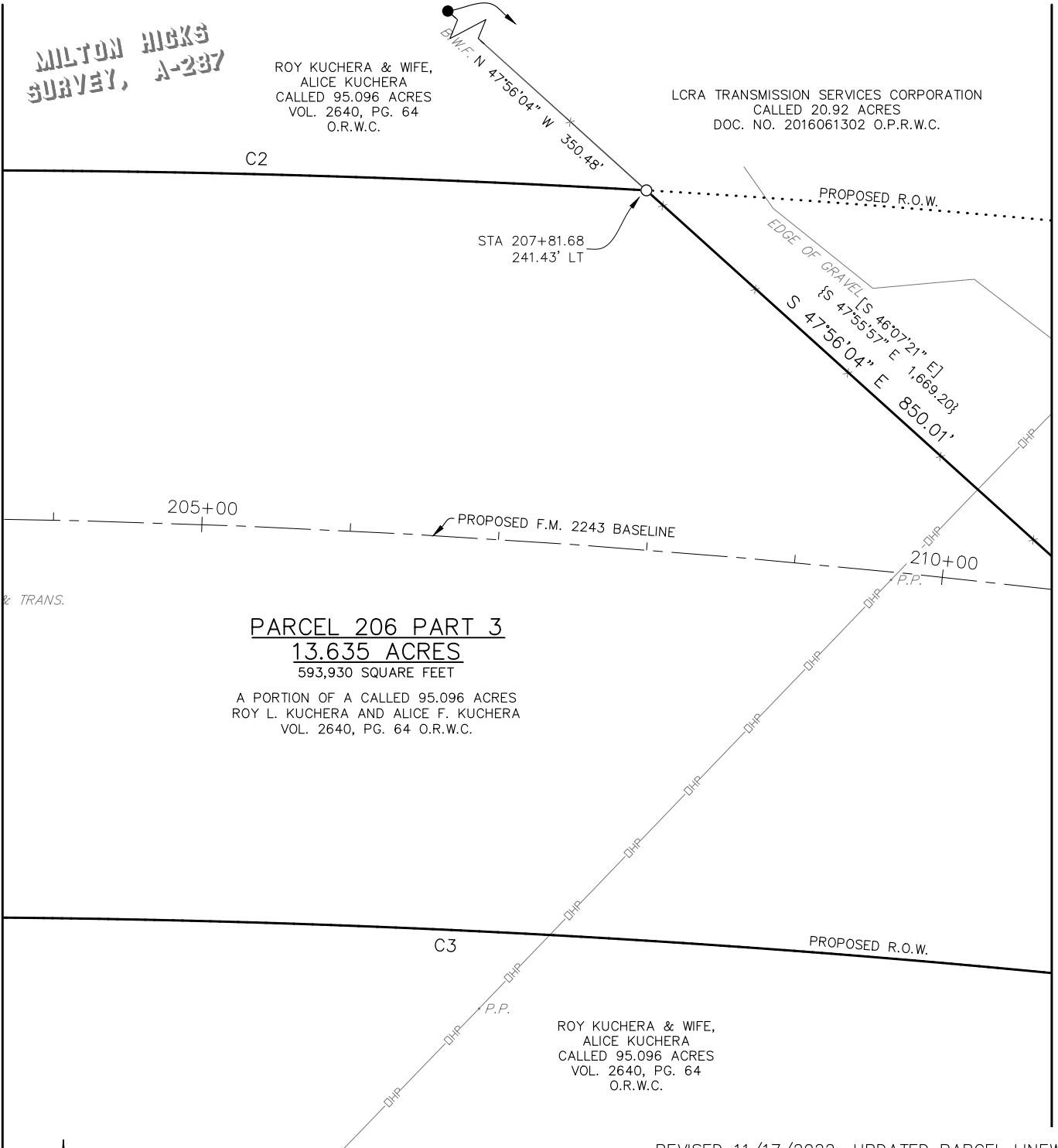
**MILTON HICKS
SURVEY, A-237**

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

LCRA TRANSMISSION SERVICES CORPORATION
CALLED 20.92 ACRES
DOC. NO. 2016061302 O.P.R.W.C.

MATCHLINE PAGE 4 OF 8

MATCHLINE PAGE 6 OF 8



REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.

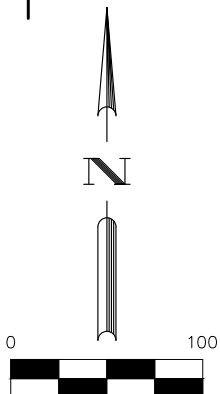


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PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/05/2022	5 of 8



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**MILTON HICKS
SURVEY, A-237**

J&M, LLC
CALLED 6.00 ACRES
TRACT 1
DOC. NO. 2018103155 O.P.R.W.C.

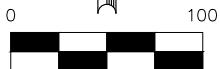
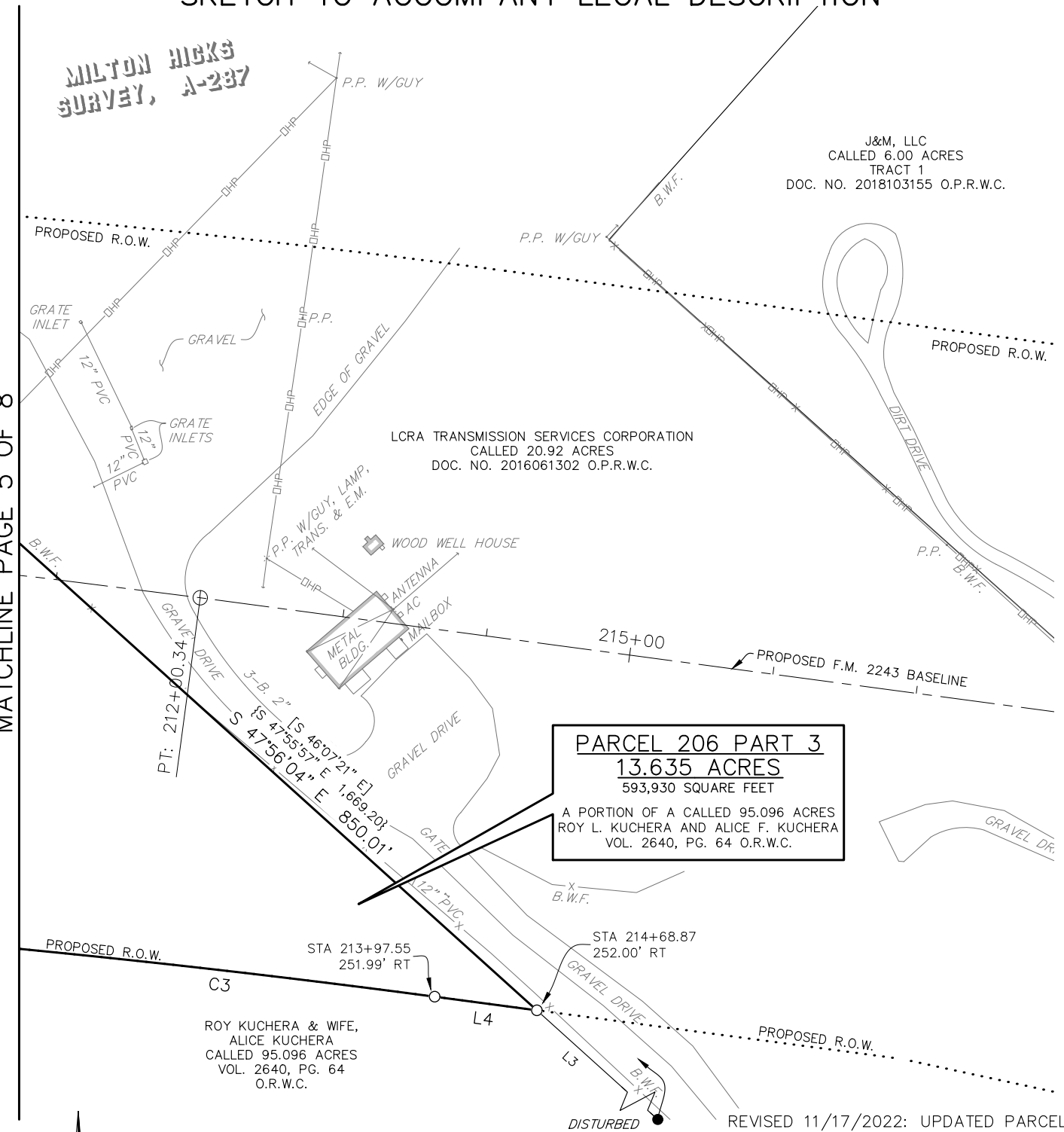
LCRA TRANSMISSION SERVICES CORPORATION
CALLED 20.92 ACRES
DOC. NO. 2016061302 O.P.R.W.C.

PARCEL 206 PART 3
13.635 ACRES
593,930 SQUARE FEET

A PORTION OF A CALLED 95.096 ACRES
ROY L. KUCHERA AND ALICE F. KUCHERA
VOL. 2640, PG. 64 O.R.W.C.

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

MATCHLINE PAGE 5 OF 8



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PARCEL PLAT SHOWING
PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 6 of 8
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 43°06'36" W	131.55'
L2	S 01°37'29" W	11.01'
L3	S 47°56'04" E	468.57'
L4	N 82°24'00" W	71.32'
L5	N 11°43'38" W	84.56'
L6	N 08°58'40" E	126.85'
L7	N 25°01'14" W	156.53'
L8	N 03°49'08" E	120.28'
L9	N 43°06'36" E	57.07'
L10	S 11°43'38" E	62.12'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	(N 10°35'27" E)	(126.48')
	[N 10°35'27" E]	[126.48']
L7	(N 23°00'10" W)	(156.65')
	(N 23°00'10" W)	[156.65']
L8	(N 05°33'44" E)	(120.18')
	[N 05°33'44" E]	[120.18']

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	324.30'	8,158.00'	2°16'39"	N 88°27'43" E	324.28'
C2	525.94'	8,147.00'	3°41'56"	S 88°33'09" E	525.85'
C3	1,396.51'	8,053.00'	9°56'09"	N 87°22'05" W	1,394.76'

LEGEND

B.L.	BUILDING LINE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
DOC.	DOCUMENT
E.M.	ELECTRIC METER
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
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
TRANS.	TRANSFORMER
VOL.	VOLUME
()	RECORD INFO. FOR CAB. K, SLIDES 297-299 P.R.W.C.
[]	RECORD INFO. FOR VOL. 2640, PG. 64 O.R.W.C.
{ }	RECORD INFO. FOR DOC. NO. 2016061302 O.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
—OHP—	OVERHEAD POWER

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.

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PARCEL PLAT SHOWING PARCEL 206 PART 3 13.635 ACRES FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 7 of 8

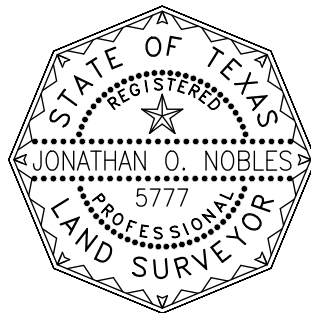
GENERAL NOTES:

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-167796, DATED EFFECTIVE OCTOBER 25, 2022 AND ISSUED ON NOVEMBER 2, 2022.

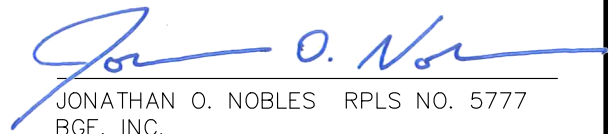
RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 703, PAGE 200, VOLUME 709, PAGE 702, VOLUME 714, PAGE 690, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2016058214, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.5 TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. 17-048-00, ORDINANCE TO THE CITY OF LEANDER, TEXAS ANNEXING 102.5 ACRES OF LAND INTO THE CORPORATE LIMITS OF THE CITY RECORDED IN DOCUMENT NO. 2018089446, 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.



11/17/2022

A handwritten signature in blue ink, appearing to read "Jonathan O. Nobles".

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

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.



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PARCEL PLAT SHOWING
PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 8 of 8
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EXHIBIT B

County: Williamson
Parcel: 206D Part 3.1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 206D PART 3.1

METES & BOUNDS DESCRIPTION FOR A 0.382 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION 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; SAID 0.382 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 Kuchera Tract, at the most southerly corner of Lot 5 of HIGHMEADOW ESTATES PHASE ONE, a subdivision as recorded in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas, and at the most easterly corner of Lot 7 of said HIGHMEADOW ESTATES PHASE ONE, from which a 1/2-inch iron rod found on the southwest line of said Lot 5, at the northeast corner of said Lot 7, and at the most easterly corner of Lot 6 of said HIGHMEADOW ESTATES PHASE ONE, bears N 41°12'34" W a distance of 215.01 feet; Thence, with the west line of said Kuchera Tract and the east line of said Lot 5, N 37°11'35" E a distance of 275.79 feet to a 1/2-inch iron rod found at an angle point in the line common to said Kuchera Tract and said Lot 5, from which a leaning 1/2-inch iron rod found at an angle point in the line common to said Kuchera Tract and said Lot 5, bears N 10°10'14" E a distance of 216.68 feet; Thence, departing the east line of said Lot 5, over and across said Kuchera Tract, S 29°57'46" W a distance of 102.51 feet to a calculated point for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, N 56°04'43" E a distance of 42.54 feet to a calculated angle point;

THENCE, continuing over and across said Kuchera Tract, N 16°11'44" E a distance of 386.06 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;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 1.80 feet, having a radius of 7,973.00 feet, a central angle of $00^{\circ}00'47''$ and a chord which bears $S 87^{\circ}39'38'' W$ a distance of 1.80 feet to a calculated point on the west line of said Kuchera Tract and the east line of said Lot 5, for an exterior corner of the herein described tract;

THENCE, with the west line of said Kuchera Tract and the east line of said Lot 5, $N 29^{\circ}15'22'' E$ a distance of 21.97 feet to a leaning 1/2-inch iron rod found for an angle point;

THENCE, continuing with the west line of said Kuchera Tract and the east line of said Lot 5, $N 11^{\circ}43'38'' W$ a distance of 62.12 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,885.39, E: 3,090,930.61) set at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract, 270.91 feet right of FM 2243 baseline station 199+56.06, from which a leaning 1/2-inch iron rod found at an angle point in the line common to said Kuchera Tract and Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, bears $N 11^{\circ}43'38'' W$ a distance of 84.56 feet;

THENCE, departing the east line of said Lot 5, over and across said Kuchera Tract, along said curve to the right, an arc distance of 58.81 feet, having a radius of 8,053.00 feet, a central angle of $00^{\circ}25'06''$ and a chord which bears $N 87^{\circ}52'24'' E$ a distance of 58.81 feet to a calculated point for the northeast corner of the herein described tract, 270.71 feet right of FM 2243 baseline station 200+17.14;

THENCE, continuing over and across said Kuchera Tract, $S 16^{\circ}11'44'' W$ a distance of 59.57 feet to a calculated angle point;

THENCE, continuing over and across said Kuchera Tract, $S 02^{\circ}52'19'' W$ a distance of 23.49 feet to a calculated point at the beginning of a non-tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 5.70 feet, having a radius of 7,973.00 feet, a central angle of $00^{\circ}02'28''$ and a chord which bears $S 87^{\circ}54'53'' W$ a distance of 5.70 feet to a calculated point for an interior corner of the herein described tract;

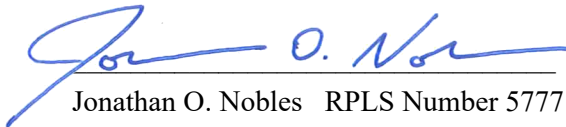
THENCE, continuing over and across said Kuchera Tract, $S 16^{\circ}11'44'' W$ a distance of 406.94 feet to a calculated angle point;

THENCE, continuing over and across said Kuchera Tract, $S 56^{\circ}04'43'' W$ a distance of 53.42 feet to a calculated point for the most southerly corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, N 33°55'17" W a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.382 acre (16,643 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



10/13/2022

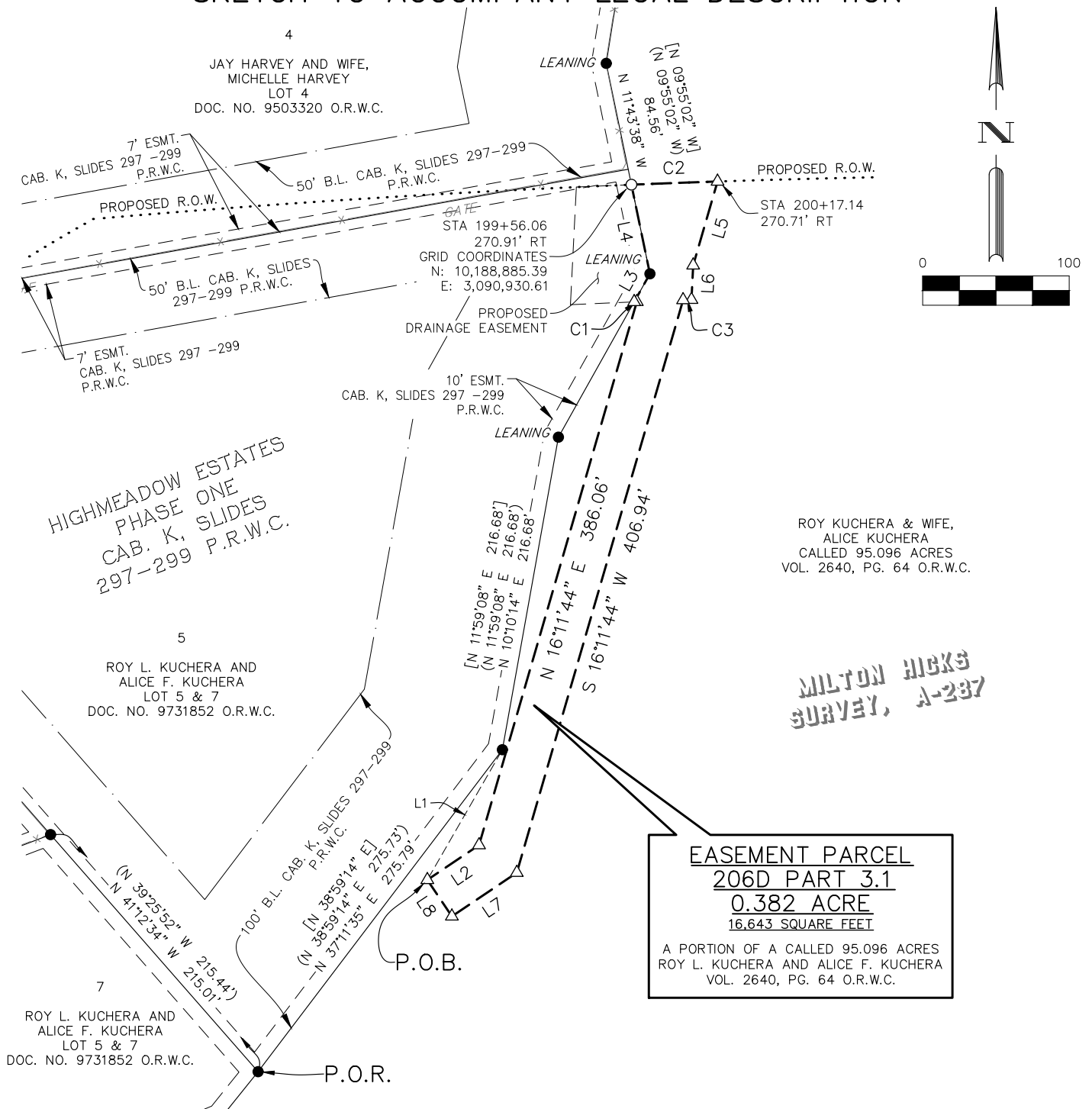
Date

Client: Williamson County

Date: October 13, 2022

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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PARCEL PLAT SHOWING
EASEMENT PARCEL 206D PART 3.1
0.382 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/13/2022	4 of 5

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 29°57'46" W	102.51'
L2	N 56°04'43" E	42.54'
L3	N 29°15'22" E	21.97'
L4	N 11°43'38" W	62.12'
L5	S 16°11'44" W	59.57'
L6	S 02°52'19" W	23.49'
L7	S 56°04'43" W	53.42'
L8	N 33°55'17" W	30.00'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L3	(N 31°02'57" E)	
	[N 31°02'57" E]	
L4	(N 09°55'02" W)	
	[N 09°55'02" W]	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1.80'	7,973.00'	0°00'47"	S 87°39'38" W	1.80'
C2	58.81'	8,053.00'	0°25'06"	N 87°52'24" E	58.81'
C3	5.70'	7,973.00'	0°02'28"	S 87°54'53" W	5.70'

LEGEND

B.W.F.	BARBED WIRE FENCE
B.L.	BUILDING LINE
CAB.	CABINET
DOC.	DOCUMENT
ESMT.	EASEMENT
NO.	NUMBER
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	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
— x —	WIRE FENCE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

 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 206D PART 3.1 0.382 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/13/2022	5 of 5

EXHIBIT C

County: Williamson
Parcel: 206D Part 3.2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 206D PART 3.2

METES & BOUNDS DESCRIPTION FOR A 0.003 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION 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; SAID 0.003 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 at an angle point on the west line of said Kuchera Tract, at the most easterly corner of Lot 3 of 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 Carol Stipanovic Mize and Michael Robert Mize a/k/a Michael R. Mize by General Warranty Deed recorded in Document Number 2001057234 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod found at the most northerly common corner of said Kuchera Tract and said Lot 3, bears N 04°20'09" W a distance of 314.54 feet; Thence, with the west line of said Kuchera Tract and partly with the east lines of said Lot 3 and Lot 4 of said HIGHMEADOW ESTATES PHASE ONE 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, S 43°06'36" W a distance of 188.62 feet to a leaning 1/2-inch iron rod found at an angle point on the west line of said Kuchera Tract and the east line of said Lot 4, from which a leaning 1/2-inch iron rod found at an angle point on the west line of said Kuchera Tract and the east line of said Lot 4, bears S 03°49'08" W a distance of 120.28 feet; Thence, over and across said Kuchera Tract, N 58°24'36" E a distance of 82.18 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,398.31, E: 3,090,945.03) for the southwest corner and **POINT OF BEGINNING** of the herein described tract, 241.23 feet left of FM 2243 baseline station 199+88.79;

THENCE, continuing over and across said Kuchera Tract, N 02°52'19" E a distance of 4.02 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract;

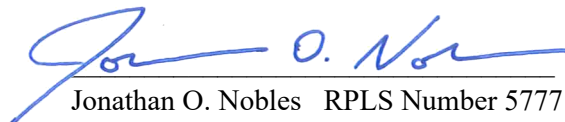
THENCE, continuing over and across said Kuchera Tract, along said curve to the right, an arc distance of 30.13 feet, having a radius of 8,162.00 feet, a central angle of 00°12'41" and a chord which bears N 87°38'58" E a distance of 30.13 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, S 02°52'19" W a distance of 4.02 feet to a calculated point at the beginning of a non-tangent curve to the left, for the southeast corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 30.13 feet, having a radius of 8,158.00 feet, a central angle of 00°12'42" and a chord which bears S 87°38'49" W a distance of 30.13 feet to the **POINT OF BEGINNING** and containing 0.003 acre (121 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.


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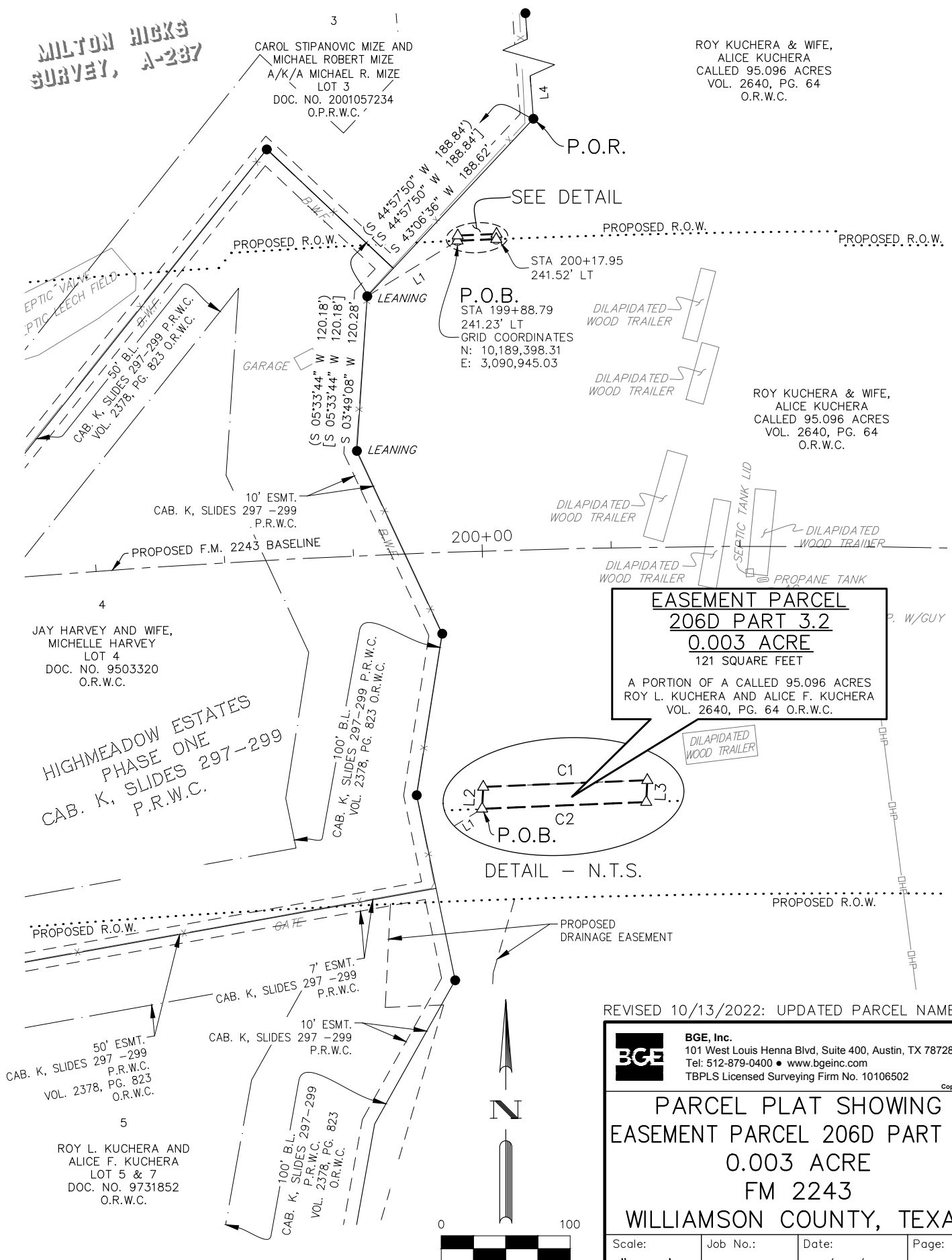


10/13/2022

Date

Client: Williamson County
Date: September 23, 2022
Revised: October 13, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 58°24'36" E	82.18'
L2	N 02°52'19" E	4.02'
L3	S 02°52'19" W	4.02'
L4	N 04°20'09" W	314.54'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.13'	8,162.00'	0°12'41"	N 87°38'58" E	30.13'
C2	30.13'	8,158.00'	0°12'42"	S 87°38'49" W	30.13'

LEGEND

AC	AIR CONDITIONER
B.L.	BUILDING LINE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
DOC.	DOCUMENT
E.M.	ELECTRIC METER
ESMT.	EASEMENT
NO.	NUMBER
N.T.S.	NOT TO SCALE
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
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
TRANS.	TRANSFORMER
VOL.	VOLUME
()	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)
Δ	CALCULATED POINT
—X—	WIRE FENCE
—OHP—	OVERHEAD POWER

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

REVISED 10/13/2022: UPDATED PARCEL NAME



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PARCEL PLAT SHOWING
 EASEMENT PARCEL 206D PART 3.2
 0.003 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

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