

**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 0.596 acres (Parcel 206-1) and 0.236 acres (Parcel 206-2), and 0.010 acres (Parcel 206-2.2) and 0.085 acres (Parcel 206D-2) for drainage easements described by metes and bounds in Exhibits "A-D" owned by **ROY L. KUCHERA AND ALICE F. 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-D" 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 Jun 13, 2023.

Bill Gravell Jr.
Bill Gravell Jr. (Jun 13, 2023 14:16 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 206 Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 206 PART 1

METES & BOUNDS DESCRIPTION FOR A 0.596 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 7, 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 ROY L. KUCHERA AND ALICE F. KUCHERA BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 9731852 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.596 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 right-of-way line of Ronald W. Reagan Boulevard (width varies) as dedicated by Document Numbers 2003082332, 2003114403, 2004058038 and 2005009791, all of the Official Public Records of Williamson County, Texas, at the southwest corner of said Lot 7 and the northwest corner of a called 0.126 acre tract of land described as Parcel 21 dedicated for right-of-way purposes in said Document Number 2005009791, from which a 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found at the northeast corner of said 0.126 acre right-of-way dedication, bears N 69°03'51" E a distance of 7.34 feet; Thence, with the east right-of-way line of said Ronald W. Reagan Boulevard and west line of said Lot 7, N 20°47'28" W a distance of 18.29 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,879.36, E: 3,090,045.37) set for the most southerly corner and **POINT OF BEGINNING** of the herein described tract, 1,173.00 feet right of FM 2243 baseline station 188+52.46;

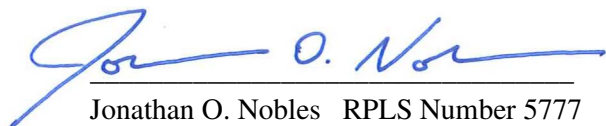
THENCE, continuing with the east right-of-way line of said Ronald W. Reagan Boulevard and the west line of said Lot 7, N 20°47'28" W a distance of 353.03 feet to a calculated point at the northwest corner of said Lot 7 and the southwest corner of a called 0.040 acre tract of land described as Parcel 23A dedicated for right-of-way purposes in said Document Number 2003114403, for the northwest corner of the herein described tract;

THENCE, with the east right-of-way line of said Ronald W. Reagan Boulevard and the north line of said Lot 7, N 69°15'35" E, pass a disturbed 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found at the southeast corner of said 0.040 acre right-of-way dedication and the southwest corner of the remainder of Lot 6 of said HIGHMEADOW ESTATES PHASE ONE at a distance of 4.42 feet and continuing on with the north line of said Lot 7 and the south line of said Lot 6 for a total distance of 175.94 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 left, for the northeast corner of the herein described tract, 794.04 feet right of FM 2243 baseline station 189+78.40, from which a 1/2-inch found at the northeast corner of said Lot 7 and southeast corner of said Lot 6, bears N 69°15'35" E a distance of 480.82 feet;

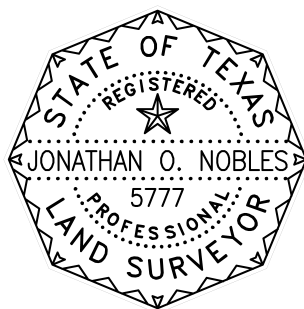
THENCE, over and across said Lot 7, along said curve to the left, an arc distance of 396.84 feet, having a radius of 1,011.00 feet, a central angle of 22°29'25" and a chord which bears S 05°42'35" W a distance of 394.30 feet to the **POINT OF BEGINNING** and containing 0.596 acre (25,944 square feet) 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.



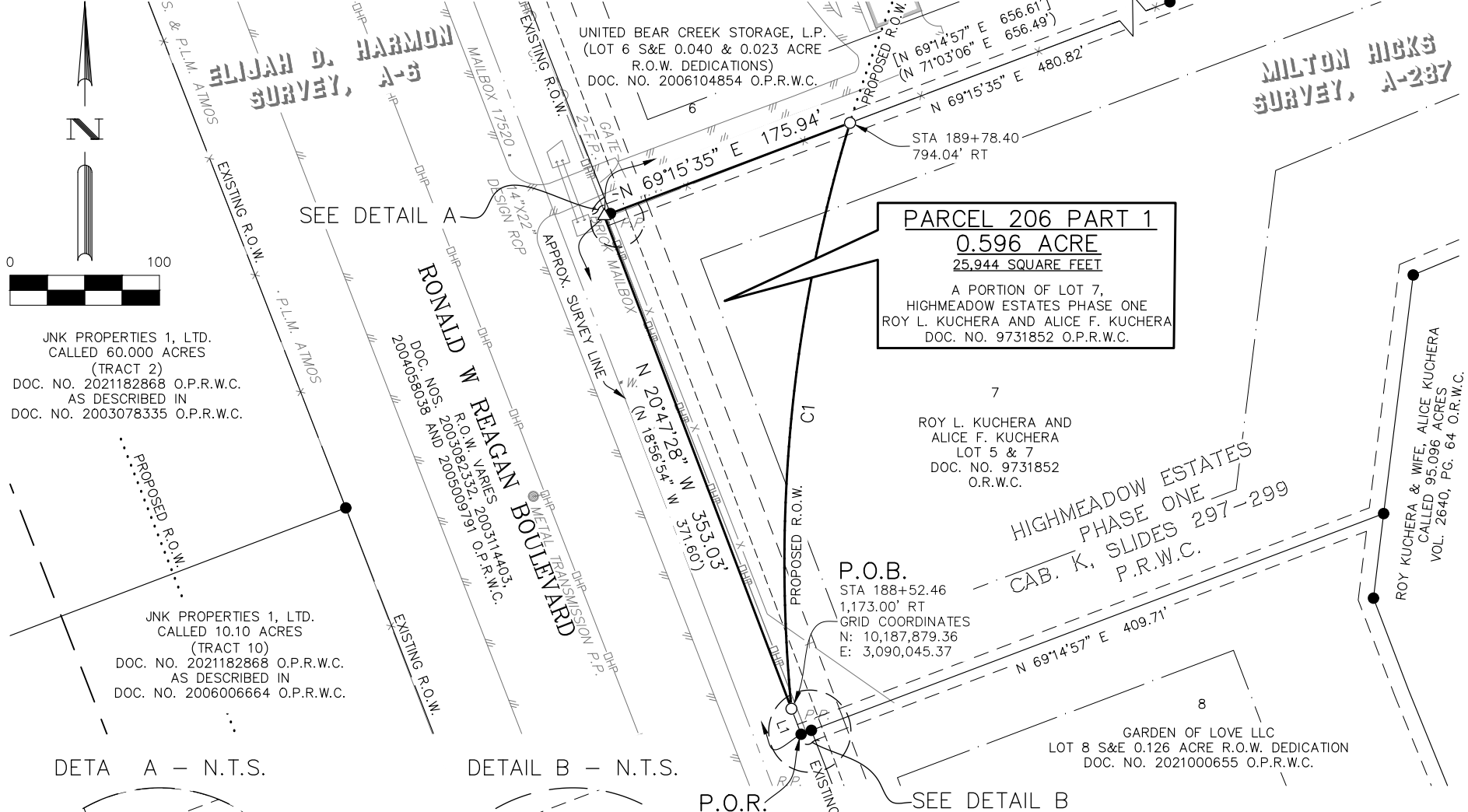
Jonathan O. Nobles RPLS Number 5777
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502



08/05/2022
Date

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

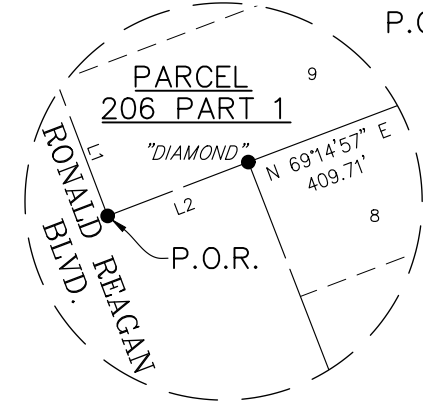
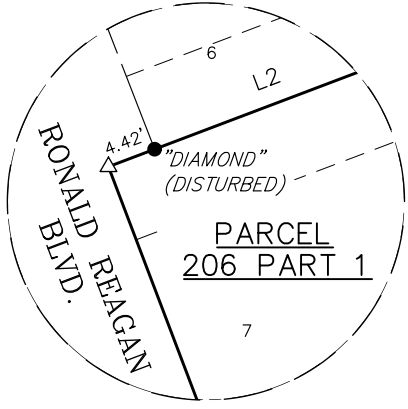


JNK PROPERTIES 1, LTD.
 CALLED 60.000 ACRES
 (TRACT 2)
 DOC. NO. 2021182868 O.P.R.W.C.
 AS DESCRIBED IN
 DOC. NO. 2003078335 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
 CALLED 10.10 ACRES
 (TRACT 10)
 DOC. NO. 2021182868 O.P.R.W.C.
 AS DESCRIBED IN
 DOC. NO. 2006006664 O.P.R.W.C.

DETA A - N.T.S.

DETAIL B - N.T.S.



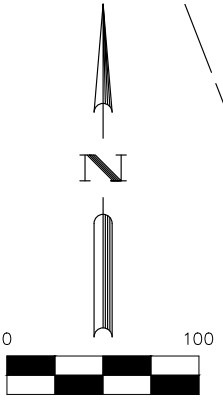
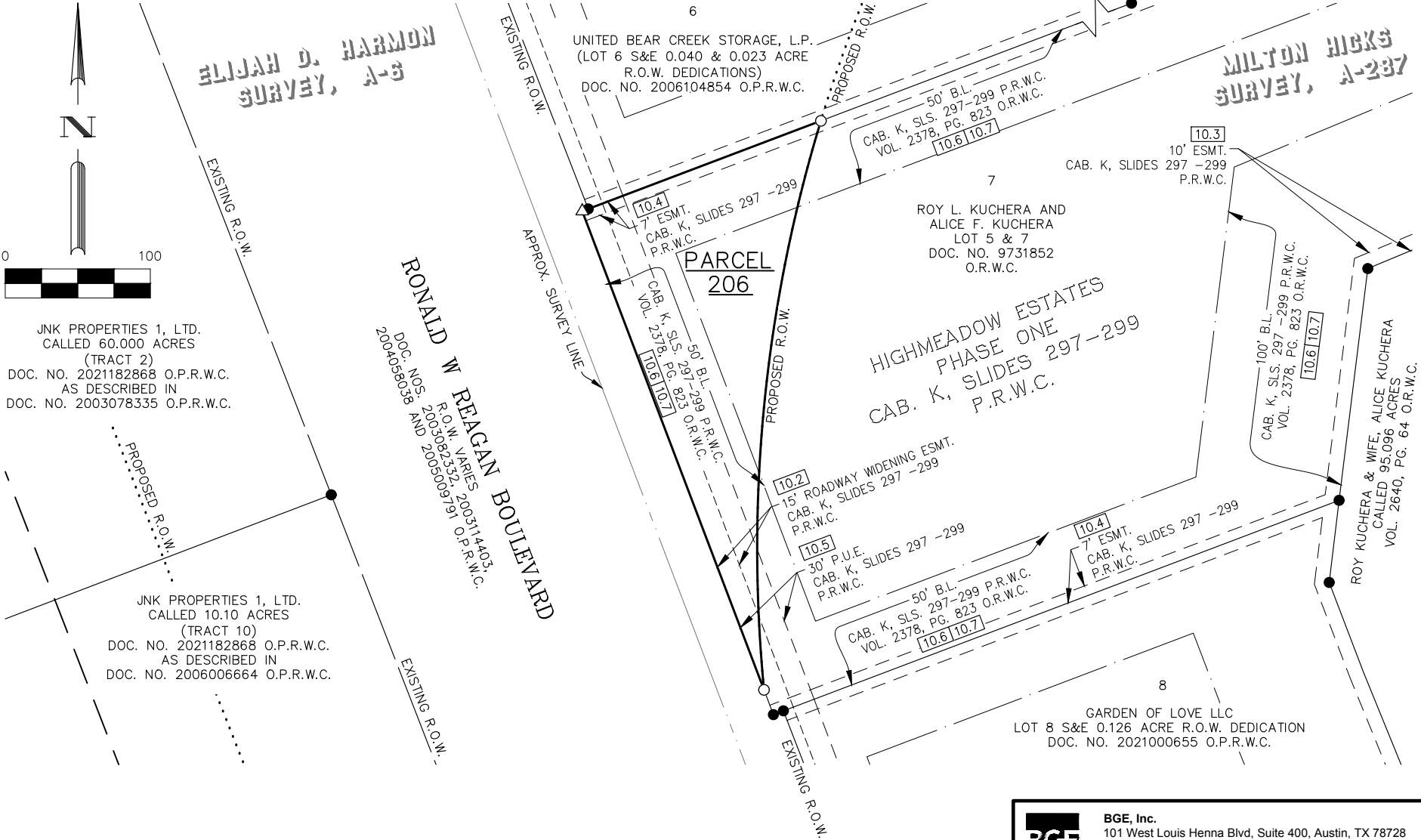
BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106502
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PARCEL PLAT
 SHOWING PARCEL 206 PART 1
 0.596 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 3 of 6
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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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.

JNK PROPERTIES 1, LTD.
CALLED 10.10 ACRES
(TRACT 10)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2006006664 O.P.R.W.C.

RONALD W REAGAN BOULEVARD
DOC. NOS. 2004580538 AND 2005009791 O.P.R.W.C.
R.O.W. VARIES 2003114403.

UNITED BEAR CREEK STORAGE, L.P.
(LOT 6 S&E 0.040 & 0.023 ACRE
R.O.W. DEDICATIONS)
DOC. NO. 2006104854 O.P.R.W.C.

PARCEL 206

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

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

**MILTON HICKS
SURVEY, A-237**

GARDEN OF LOVE LLC
LOT 8 S&E 0.126 ACRE R.O.W. DEDICATION
DOC. NO. 2021000655 O.P.R.W.C.

ROY KUCHERA & WIFE, ALICE KUCHERA
CALLED 95.086 ACRES
VOL. 2640, PG. 64 O.R.W.C.

 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 PARCEL 206 PART 1 0.596 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 4 of 6

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LEGEND

- B.W.F. BARBED WIRE FENCE
- CAB. CABINET
- C.F. CABLE FENCE
- DOC. DOCUMENT
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- ELEC. ELECTRIC
- ESMT. EASEMENT
- F.P. FENCE POST
- G.P. GATE POST
- NO. NUMBER
- NOS. NUMBERS
- 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
- RCP REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- W.M. WATER METER
- W.V. WATER VALVE
- () RECORD INFO. FOR CAB. K, SLIDES 297-299 P.R.W.C.
- [] RECORD INFO. FOR DOC. NO. 2003114403 & 2005009791 O.P.R.W.C.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- "DIAMOND" FOUND 1/2" IRON ROD W/CAP "DIAMOND SURVEYING"
- SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
- △ CALCULATED POINT
- x— WIRE FENCE
- METAL FENCE
- DHT— OVERHEAD TELEPHONE
- DHP— OVERHEAD POWER
- //— EDGE OF ASPHALT
- 10.2 SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°47'28" W	18.29'
L2	N 69°03'51" E	7.34'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	396.84'	1,011.00'	22°29'25"	S 05°42'35" W	394.30'

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 TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-159724, DATED EFFECTIVE MAY 23, 2022 AND ISSUED ON MAY 31, 2022

	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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<p>PARCEL PLAT</p> <p>SHOWING PARCEL 206 PART 1</p> <p>0.596 ACRE</p> <p>FM 2243</p> <p>WILLIAMSON COUNTY, TEXAS</p>			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/05/2022	5 of 6

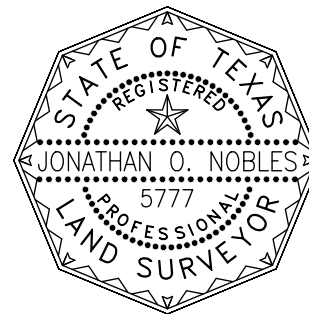
G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P206-PI_EX1.dwg, 8/4/2022 4:44 PM, Damian Fisher

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, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 A 15 FOOT ROADWAY WIDENING EASEMENT RESERVED ALONG THE EASTERN RIGHT-OF-WAY LINE OF EXISTING COUNTRY ROAD 268, BEING ALSO THE WESTERN BOUNDARY OF LOTS 1, 2, 6, 7, 8, 9 AND 10, FOR THE PURPOSE OF IMPLEMENTING ANY FUTURE ROADWAY AND/OR DRAINAGE IMPROVEMENTS, AS STATED AND AS SHOWN 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 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 NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A 7 FOOT WIDE EASEMENT OF UNDETERMINED USE RESERVED ALONG EACH SIDE OF ALL SIDE 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.
- 10.5 A 30 FOOT PUBLIC UTILITY EASEMENT RESERVED ALONG COUNTY ROAD 268 PROPERTY LINE, AS SHOWN 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.
- 10.6 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, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 2378, PAGE 823 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.8 A PRIVATE ROADWAY EASEMENT GRANTED TO PROPERTY OWNER OF SUBJECT PROPERTY AS DESCRIBED IN VOLUME 703, PAGE 206, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.9 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.
- 10.10 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2016058214, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

10.11 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 NOT 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.



08/05/2022

Jonathan O. Nobles
JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.

101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400



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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 206 PART 1
0.596 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 6 of 6
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EXHIBIT B

County: Williamson
Parcel: 206 Part 2.1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 206 PART 2.1

METES & BOUNDS DESCRIPTION FOR A 0.236 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 5, 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 ROY L. KUCHERA AND ALICE F. KUCHERA BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 9731852 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.236 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 northwest corner of said Lot 5 and the southwest corner of Lot 4 of said HIGHMEADOW ESTATE 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, for the northwest corner and **POINT OF BEGINNING** of the herein described tract, from which a leaning 1/2-inch iron rod found on the east right-of-way line of said Creekview Circle, at the most westerly corner of said Lot 4, bears 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;

THENCE, with the north line of said Lot 5 and the south line of said Lot 4, N 79°48'37" E a distance of 182.85 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,816.98, E: 3,090,489.31) set for the beginning of a non-tangent curve to the left, and the northeast corner of the herein described tract, 308.51 feet right of FM 2243 baseline station 194+92.55;

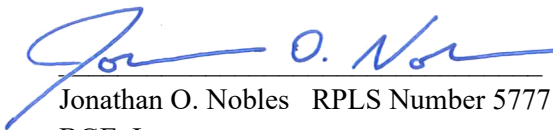
THENCE, over and across said Lot 5, along said curve to the left, an arc distance of 213.81 feet, having a radius of 1,011.00 feet, a central angle of 12°07'02" and a chord which bears S 50°09'00" W a distance of 213.41 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the southwest line of said Lot 5 and northeast line of Lot 6 of said HIGHMEADOW ESTATES PHASE ONE, as conveyed to United Bear Creek Storage, L.P. by General Warranty Deed with Vendor's Lien recorded in Document Number 2006104854 of the Official Public Records of Williamson County, Texas, for the most southerly corner of the herein described tract, 425.72 feet right of FM 2243 baseline station 193+04.75, from which a 1/2-inch iron rod found at the most southerly corner of said Lot 5, bears S 41°12'34" W a distance of 531.85 feet;

THENCE, with the southwest line of said Lot 5 and the northeast line of said Lot 6, N 41°12'34" W a distance of 63.82 feet to a calculated point on the curving east right-of-way line of said Creekview Circle, at the most westerly corner of said Lot 5 and the northeast corner of said Lot 6, for the beginning of a non-tangent curve to the left and the most westerly corner of the herein described tract;

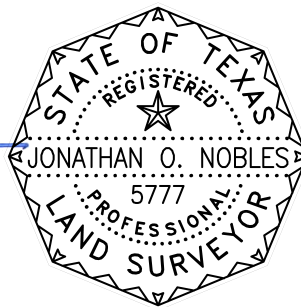
THENCE, with the east right-of-way line of said Creekview Circle, along said curve to the left, an arc distance of 65.23 feet, having a radius of 60.00 feet, a central angle of 62°17'32" and a chord which bears N 24°41'18" E a distance of 62.07 feet to the **POINT OF BEGINNING** and containing 0.236 acres (10,296 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: August 5, 2022
Revised: October 13, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

2
 JIMMY MOORE AND WIFE,
 ELSA MOORE
 LOT 2
 VOL. 2643, PG. 185 O.R.W.C.

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

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

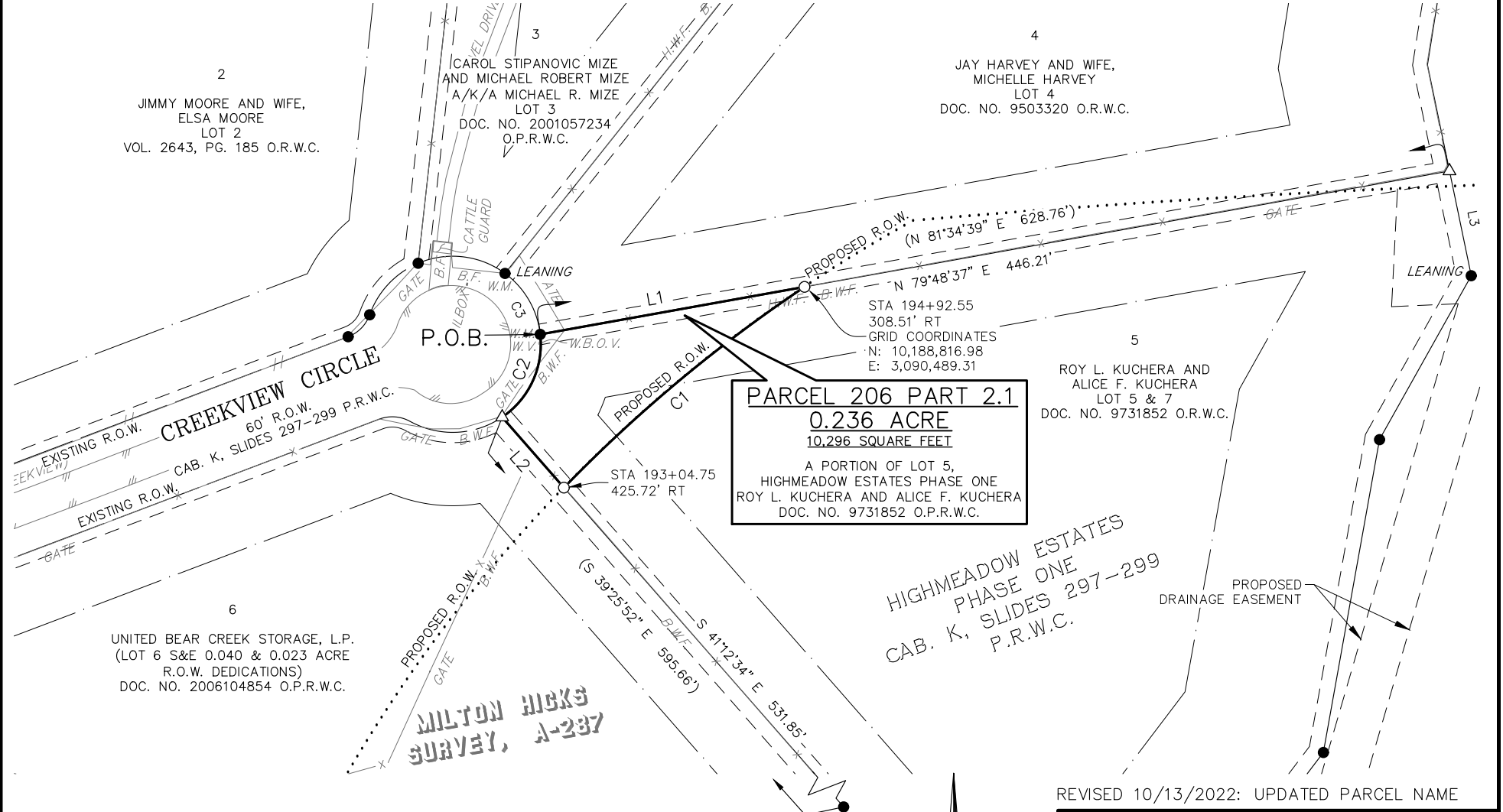
5
 ROY L. KUCHERA AND
 ALICE F. KUCHERA
 LOT 5 & 7
 DOC. NO. 9731852 O.R.W.C.

6
 UNITED BEAR CREEK STORAGE, L.P.
 (LOT 6 S&E 0.040 & 0.023 ACRE
 R.O.W. DEDICATIONS)
 DOC. NO. 2006104854 O.P.R.W.C.

PARCEL 206 PART 2.1
0.236 ACRE
10,296 SQUARE FEET
 A PORTION OF LOT 5,
 HIGHMEADOW ESTATES PHASE ONE
 ROY L. KUCHERA AND ALICE F. KUCHERA
 DOC. NO. 9731852 O.P.R.W.C.

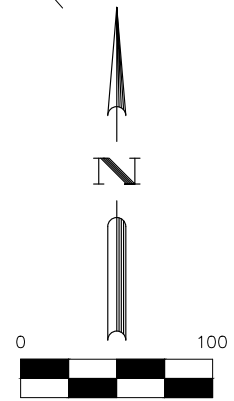
HIGHMEADOW ESTATES
 PHASE ONE
 CAB. K, SLIDES 297-299
 P.R.W.C.

MILTON HICKS
 SURVEY, A-237



REVISED 10/13/2022: UPDATED PARCEL NAME

 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 <small>Copyright 2022</small>			
PARCEL PLAT SHOWING PARCEL 206 PART 2.1 0.236 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 3 of 6



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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

2
 JIMMY MOORE AND WIFE,
 ELSA MOORE
 LOT 2
 VOL. 2643, PG. 185 O.R.W.C.

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

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

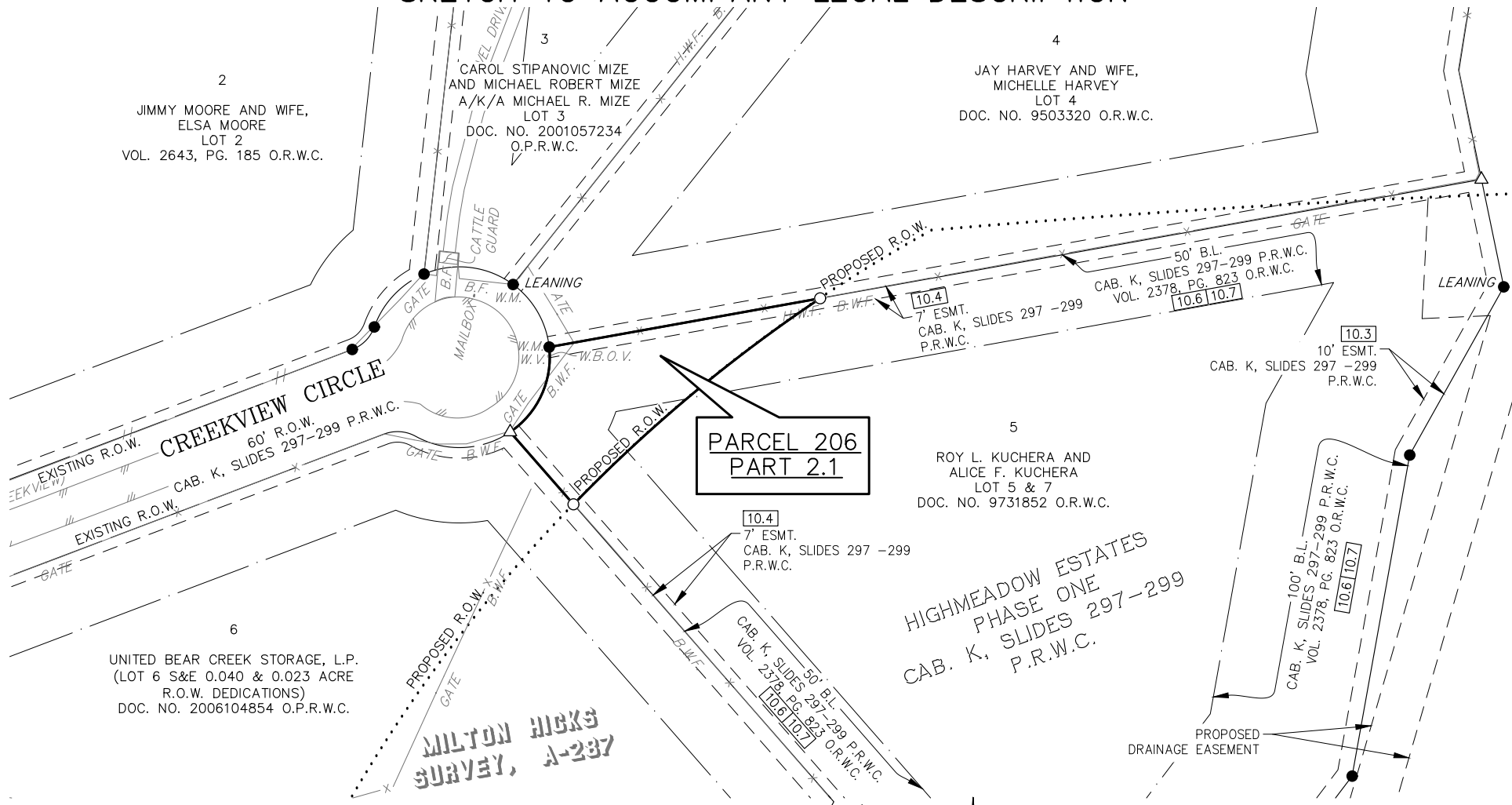
6
 UNITED BEAR CREEK STORAGE, L.P.
 (LOT 6 S&E 0.040 & 0.023 ACRE
 R.O.W. DEDICATIONS)
 DOC. NO. 2006104854 O.P.R.W.C.

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

**PARCEL 206
 PART 2.1**

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

MILTON HICKS
 SURVEY, A-237

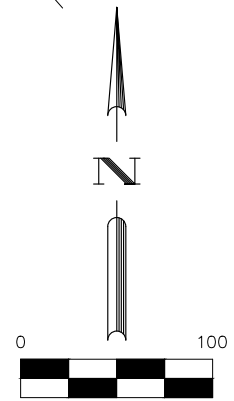


REVISED 10/13/2022: UPDATED PARCEL NAME

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**PARCEL PLAT SHOWING
 PARCEL 206 PART 2.1
 0.236 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 4 of 6
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LEGEND

B.F.	BOARD FENCE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
DOC.	DOCUMENT
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
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
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.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—//—	BOARD FENCE
—///—	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 79°48'37" E	182.85'
L2	N 41°12'34" W	63.82'
L3	S 11°43'38" E	146.67'

LINE TABLE		
NUMBER	BEARING	DISTANCE
(L1)	(N 81°34'39" E)	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	213.81'	1,011.00'	12°07'02"	S 50°09'00" W	213.41'
C2	65.23'	60.00'	62°17'32"	N 24°41'18" E	62.07'
C3	49.34'	60.00'	47°06'58"	N 30°00'57" W	47.96'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C2)	(65.58')	(60.00')	(62°37'25")	(N 26°47'45.9" E)	(62.36')
(C3)	(49.34')	(60.00')	(47°07'03")	(N 28°04'28.3" E)	(47.96')

REVISED 10/13/2022: UPDATED PARCEL NAME



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PARCEL PLAT SHOWING
PARCEL 206 PART 2.1
0.236 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 5 of 6
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GENERAL NOTES:

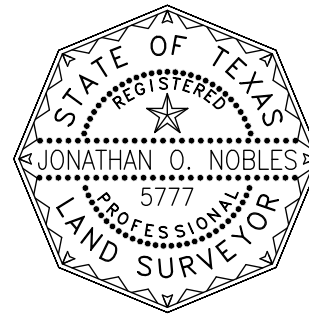
1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-159724, DATED EFFECTIVE MAY 23, 2022 AND ISSUED ON MAY 31, 2022.

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 DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 A 15 FOOT ROADWAY WIDENING EASEMENT RESERVED ALONG THE EASTERN RIGHT-OF-WAY LINE OF EXISTING COUNTRY ROAD 268, BEING ALSO THE WESTERN BOUNDARY OF LOTS 1, 2, 6, 7, 8, 9 AND 10, FOR THE PURPOSE OF IMPLEMENTING ANY FUTURE ROADWAY AND/OR DRAINAGE IMPROVEMENTS, AS STATED AND AS SHOWN ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.3 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 NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A 7 FOOT WIDE EASEMENT OF UNDETERMINED USE RESERVED ALONG EACH SIDE OF ALL SIDE 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.
- 10.5 A 30 FOOT PUBLIC UTILITY EASEMENT RESERVED ALONG COUNTY ROAD 268 PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.6 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, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 2378, PAGE 823 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

- 10.8 A PRIVATE ROADWAY EASEMENT GRANTED TO PROPERTY OWNER OF SUBJECT PROPERTY AS DESCRIBED IN VOLUME 703, PAGE 206, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.9 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.
- 10.10 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.
- 10.11 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.



10/13/2022

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 10/13/2022: UPDATED PARCEL NAME



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

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PARCEL PLAT SHOWING
 PARCEL 206 PART 2.1
 0.236 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 6 of 6
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EXHIBIT C

County: Williamson
Parcel: 206 Part 2.2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 206 PART 2.2

METES & BOUNDS DESCRIPTION FOR A 0.010 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 5, 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 ROY L. KUCHERA AND ALICE F. KUCHERA BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 9731852 OF THE OFFICIAL 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 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 northwest corner of said Lot 5 and the southwest corner of Lot 4 of said HIGHMEADOW ESTATE 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, from which a leaning 1/2-inch iron rod found on the east right-of-way line of said Creekview Circle, at the most westerly corner of said Lot 4, bears 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; Thence, with the north line of said Lot 5 and the south line of said Lot 4, N 79°48'37" E a distance of 548.49 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,881.66, E: 3,090,849.15) set for the most westerly corner and **POINT OF BEGINNING** of the herein described tract, 271.09 feet right of FM 2243 baseline station 198+71.36;

THENCE, continuing with the north line of said Lot 5 and the south line of said Lot 4, N 79°48'37" E a distance of 80.56 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 northeast corner of said Lot 5 and at the southeast corner of said Lot 4, for the northeast corner of the herein described tract, 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 4, bears N 11°43'38" W a distance of 73.82 feet;

THENCE, with the east line of said Lot 5 and the west line of said Kuchera Tract, S 11°43'38" E a distance of 10.74 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 left, for the southeast corner of the herein described tract, 270.91 feet right of FM 2243 baseline station 199+56.06, from which 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 said Lot 5, bears S 11°43'38" E a distance of 62.12 feet;

THENCE, departing the west line of said Kuchera Tract, over and across said Lot 5, along said curve to the left, an arc distance of 81.56 feet, having a radius of 8,053.00 feet, a central angle of 00°34'49" and a chord which bears S 87°22'26" W a distance of 81.56 feet to the **POINT OF BEGINNING** and containing 0.010 acre (427 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.

PRELIMINARY
This document shall not be
recorded for any purpose.

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

Date

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

2
 JIMMY MOORE AND WIFE,
 ELSA MOORE
 LOT 2
 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.

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

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

P.O.B.
 STA 198+71.36
 271.09' RT
 GRID COORDINATES
 N: 10,188,881.66
 E: 3,090,849.15

6
 UNITED BEAR CREEK STORAGE, L.P.
 (LOT 6 S&E 0.040 & 0.023 ACRE
 R.O.W. DEDICATIONS)
 DOC. NO. 2006104854 O.P.R.W.C.

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

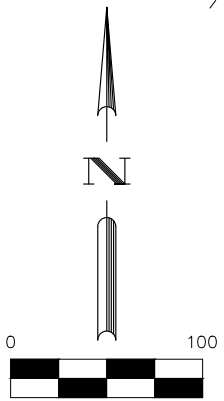
ROY KUCHERA & WIFE,
 ALICE KUCHERA
 CALLED 95.096 ACRES
 VOL. 2640, PG. 64
 O.R.W.C.

PARCEL 206 PART 2.2
0.010 ACRE
427 SQUARE FEET
 A PORTION OF LOT 5,
 HIGHMEADOW ESTATES PHASE ONE
 ROY L. KUCHERA AND ALICE F. KUCHERA
 DOC. NO. 9731852 O.P.R.W.C.

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

MILTON HICKS
 SURVEY, A-287

PRELIMINARY
 PENDING FINAL
 REVIEW



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PARCEL PLAT SHOWING
PARCEL 206 PART 2.2
0.010 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 10/13/2022	Page: 3 of 5
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LEGEND

- B.F. BOARD FENCE
- B.W.F. BARBED WIRE FENCE
- CAB. CABINET
- DOC. DOCUMENT
- 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
- P.O.R. POINT OF REFERENCE
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- 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
- x— WIRE FENCE
- //— BOARD FENCE
- ///— EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 79°48'37" E	80.56'
L2	S 11°43'38" E	10.74'
L3	S 11°43'38" E	62.12'
L4	N 11°43'38" W	73.82'

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	81.56'	8,053.00'	0°34'49"	S 87°22'26" W	81.56'

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" E)	(47.96')

PRELIMINARY
PENDING FINAL
REVIEW

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PARCEL PLAT SHOWING PARCEL 206 PART 2.2 0.010 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/13/2022	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 TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-159724, DATED EFFECTIVE MAY 23, 2022 AND ISSUED ON MAY 31, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:


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- 10.8 A PRIVATE ROADWAY EASEMENT GRANTED TO PROPERTY OWNER OF SUBJECT PROPERTY AS DESCRIBED IN VOLUME 703, PAGE 206, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.9 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.
- 10.10 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.
- 10.11 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.

**PRELIMINARY
PENDING FINAL
REVIEW**

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

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

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**PARCEL PLAT SHOWING
 PARCEL 206 PART 2.2
 0.010 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS**

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

County: Williamson
Parcel: 206D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 206D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.085 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 5, 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 ROY L. KUCHERA AND ALICE F. KUCHERA BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 9731852 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.085 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a leaning 1/2-inch iron rod found 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 corner of the above described Lot 5, for the most easterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east line of said Lot 5 and the west line of said Kuchera Tract, S 29°15'22" W a distance of 21.97 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, 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 S 29°15'22" W a distance of 105.82 feet;

THENCE, departing the west line of said Kuchera Tract, over and across said Lot 5, along said curve to the left, an arc distance of 43.54 feet, having a radius of 7,973.00 feet, a central angle of 00°18'46" and a chord which bears S 87°29'52" W a distance of 43.54 feet to a calculated point for the southwest corner of the herein described tract;

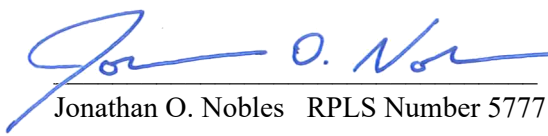
THENCE, continuing over and across said Lot 5, N 02°52'19" E a distance of 80.37 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract, 271.01 feet right of FM 2243 baseline station 199+16.99; and

THENCE, continuing over and across said Lot 5, along said curve to the right, an arc distance of 37.62 feet, having a radius of 8,053.00 feet, a central angle of 00°16'04" and a chord which bears N 87°31'49" E a distance of 37.62 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 on the east line of said Lot 5 and the west line of said Kuchera Tract, for the northeast 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°43'38" W a distance of 84.56 feet

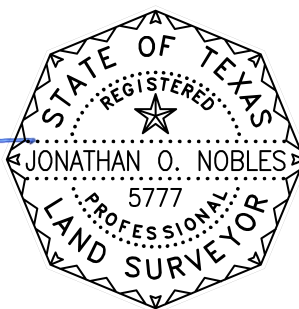
THENCE, with the east line of said Lot 5 and the west line of said Kuchera Tract, S 11°43'38" E a distance of 62.12 feet to the **POINT OF BEGINNING** and containing 0.085 acre (3,694 square feet) of land, more or less.

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



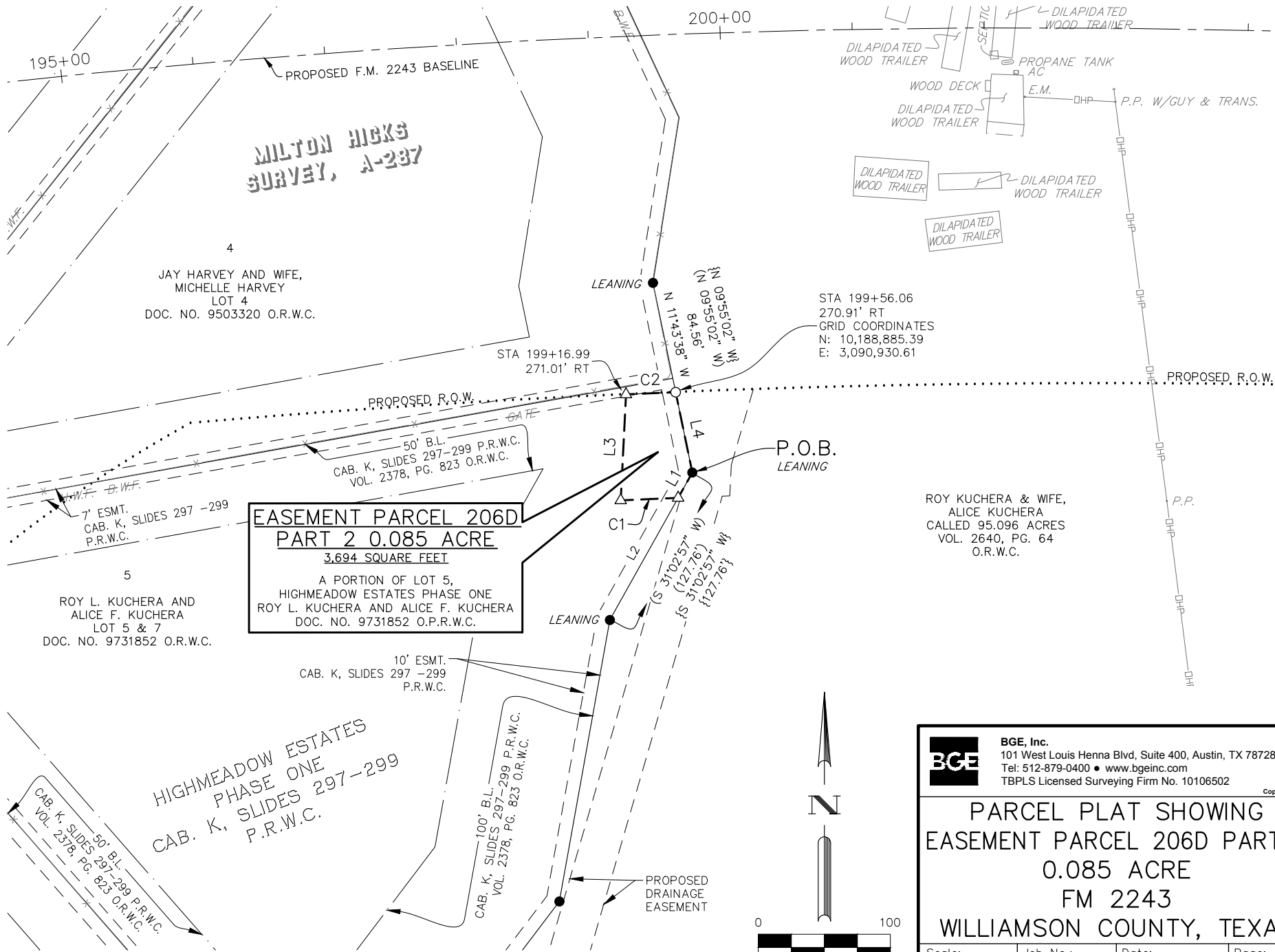
10/13/2022

Date

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

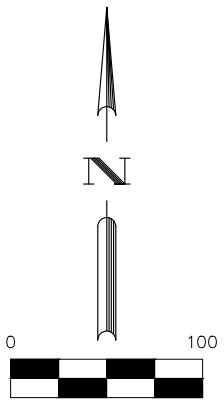
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**EASEMENT PARCEL 206D
PART 2 0.085 ACRE
3,694 SQUARE FEET**
A PORTION OF LOT 5,
HIGHMEADOW ESTATES PHASE ONE
ROY L. KUCHERA AND ALICE F. KUCHERA
DOC. NO. 9731852 O.P.R.W.C.

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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**PARCEL PLAT SHOWING
EASEMENT PARCEL 206D PART 2
0.085 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS**



Scale: 1"=100'	Job No.: 7473-00	Date: 10/13/2022	Page: 3 of 4
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LEGEND

B.F.	BOARD FENCE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
DOC.	DOCUMENT
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
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
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
—x—	WIRE FENCE
—//—	BOARD FENCE
—///—	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 29°15'22" W	21.97'
L2	S 29°15'22" W	105.82'
L3	N 02°52'19" E	80.37'
L4	S 11°43'38" E	62.12'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L4	{S 09°55'02" E}	
	{S 09°55'02" E}	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	43.54'	7,973.00'	0°18'46"	S 87°29'52" W	43.54'
C2	37.62'	8,053.00'	0°16'04"	N 87°31'49" E	37.62'

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.

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PARCEL PLAT SHOWING EASEMENT PARCEL 206D PART 2 0.085 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 10/13/2022	Page: 4 of 4