

**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 35.855 acres (Parcel 209), 0.371 acres (Parcel 209D-1) and 0.122 acres (Parcel 209D-2) for a drainage easement described by metes and bounds in Exhibits "A-C" owned by **CSM-MASON FAMILY, LP** 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 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: 209
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 209

METES & BOUNDS DESCRIPTION FOR A 35.855 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 35.855 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 5/8-inch iron rod found on the curving south right-of-way line of FM 2243 (80 feet 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 northeast corner of said CSM-Mason remainder Tract and at the northwest corner of a called 89.41 acre tract of land as conveyed to Amelia Valdez, Anita Martinez and Irene Torrez by Probate Orders recorded in Document Numbers 2012066513 and 2012067088, both of the Official Public Records of Williamson County, Texas, and described in Volume 457, Page 595 of the Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the left, an arc distance of 412.62 feet, having a radius of 1,949.86 feet, a central angle of 12°07'29" and a chord which bears N 75°35'18" E a distance of 411.86 feet;

THENCE, with the east line of said CSM-Mason Tract and the west line of said Valdez, Martinez and Torrez Tract, S 21°40'36" E a distance of 303.21 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,739.06, E: 3,096,434.97) set for the southeast corner of the herein described tract, 175.00 feet right of FM 2243 baseline station 254+70.53, from which a 1/2-inch iron rod with cap stamped "RJ Surveying" found on the east line of said CSM-Mason Tract, at the southwest corner of said Valdez, Martinez and Torrez Tract, bears S 21°40'36" E a distance of 1,347.02 feet;

THENCE, departing the west line of said Valdez, Martinez and Torrez Tract, over and across said CSM-Mason Tract, S 76°53'04" W a distance of 384.25 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of curvature of a curve to the right, 180.62 feet right of FM 2243 baseline station 250+94.60;

THENCE, continuing over and across said CSM-Mason Tract, along said curve to the right, an arc distance of 1,600.05 feet, having a radius of 5,047.00 feet, a central angle of 18°09'52" and a chord which bears S 85°58'01" W a distance of 1,593.36 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.19 feet right of FM 2243 baseline station 235+61.91;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 785.42 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 247.00 feet right of FM 2243 baseline station 227+78.58;

THENCE, continuing over and across said CSM-Mason Tract, N 85°48'08" W a distance of 286.47 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+92.62;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 421.28 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder tract, for the southwest corner of the herein described tract, 264.00 feet right of FM 2243 baseline station 220+71.34, from which a TXDOT Type I concrete monument found on the southeast right-of-way of said FM 2243, bears S 34°00'38" W a distance of 1,317.81 feet;

THENCE, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 260.65 feet to a calculated point at the beginning of a non-tangent curve to the right;

THENCE, continuing with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, along said curve to the right, an arc distance of 763.33 feet, having a radius of 1,105.92 feet, a central angle of 39°32'49" and a chord which bears N 53°46'33" E a distance of 748.27 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the most northerly corner of the herein described tract, 487.58 feet left of FM 2243 baseline station 227+27.14, from which a TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243, bears along a curve to the right an arc distance of 779.94 feet, having a radius of 1,105.92 feet, a central angle of 40°24'26" and a chord which bears S 86°14'50" E a distance of 763.88 feet;

THENCE, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 198.77 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 288.86 feet left of FM 2243 baseline station 227+30.99;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 7.13 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 283.86 feet left of FM 2243 baseline station 227+36.09;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 1,310.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of Georgetown and Leander Public Road (right-of-way varies) (unimproved) (no deed of record found) as referenced in Deed recorded in Volume 147, Page 112 of the Deed Records of Williamson County, Texas, for an angle point, 254.49 feet left of FM 2243 baseline station 240+76.14;

THENCE, with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 68°45'06" E a distance of 11.60 feet to an 18-inch cedar fence post found for an angle point, 250.51 feet left of FM 2243 baseline station 240+87.62;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 82°27'50" E a distance of 23.43 feet to a 10-inch cedar fence post found for an angle point, 247.82 feet left of FM 2243 baseline station 241+12.12;

THENCE, continuing with the fenced and occupied north line of said CSM-Mason remainder Tract and the south right-of-way line of said Georgetown and Leander Public Road, S 87°48'47" E a distance of 41.95 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, 246.63 feet left of FM 2243 baseline station 241+56.28;

THENCE, departing the south right-of-way line of said Georgetown and Leander Public Road, over and across said CSM-Mason Tract, along said curve to the left, an arc distance of 380.49 feet, having a radius of 3,933.00 feet, a central angle of 05°32'35" and a chord which bears S 89°51'04" E a distance of 380.34 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, for the beginning of a non-tangent curve to the left, 232.47 feet left of FM 2243 baseline station 245+55.54;


THENCE, with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 139.48 feet, having a radius of 1,472.39 feet, a central angle of 05°25'39" and a chord which bears S 88°43'50" E a distance of 139.42 feet to a TXDOT Type I concrete monument found for an angle point;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, N 88°35'53" E a distance of 472.90 feet to a TXDOT Type I concrete monument found for the beginning of a non-tangent curve to the left;

THENCE, continuing with the north line of said CSM-Mason remainder Tract and the south right-of-way line of said FM 2243, along said curve to the left, an arc distance of 235.50 feet, having a radius of 1,949.86 feet, a central angle of 06°55'13" and a chord which bears N 85°06'39" E a distance of 235.36 feet to the **POINT OF BEGINNING** and containing 35.855 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



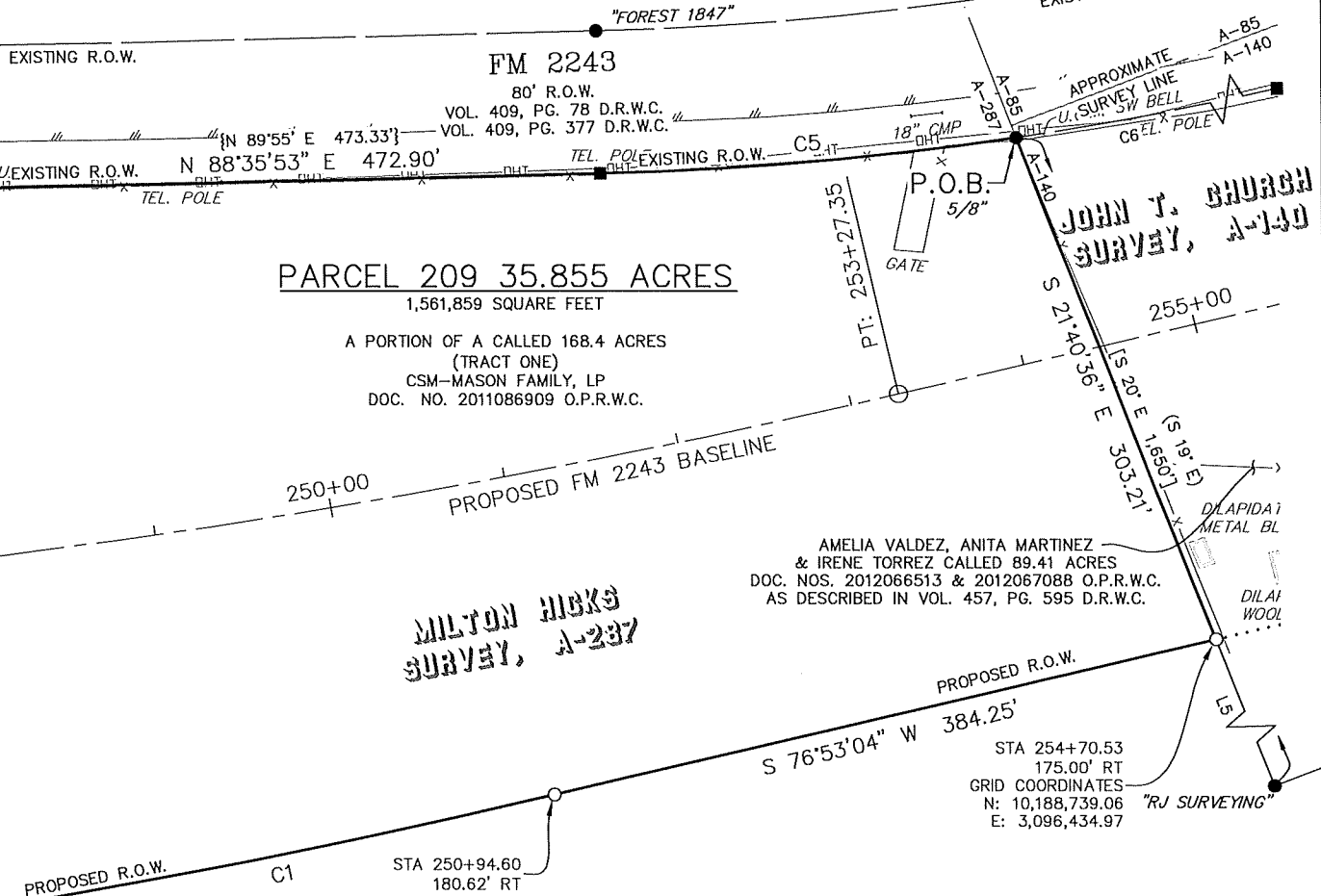
09/20/2022
Date

Client: Williamson County
Date: September 20, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105284 O.P.R.W.C.

**ASA M. BROWN
SURVEY, A-85**



MATCHLINE PAGE 5 OF 9



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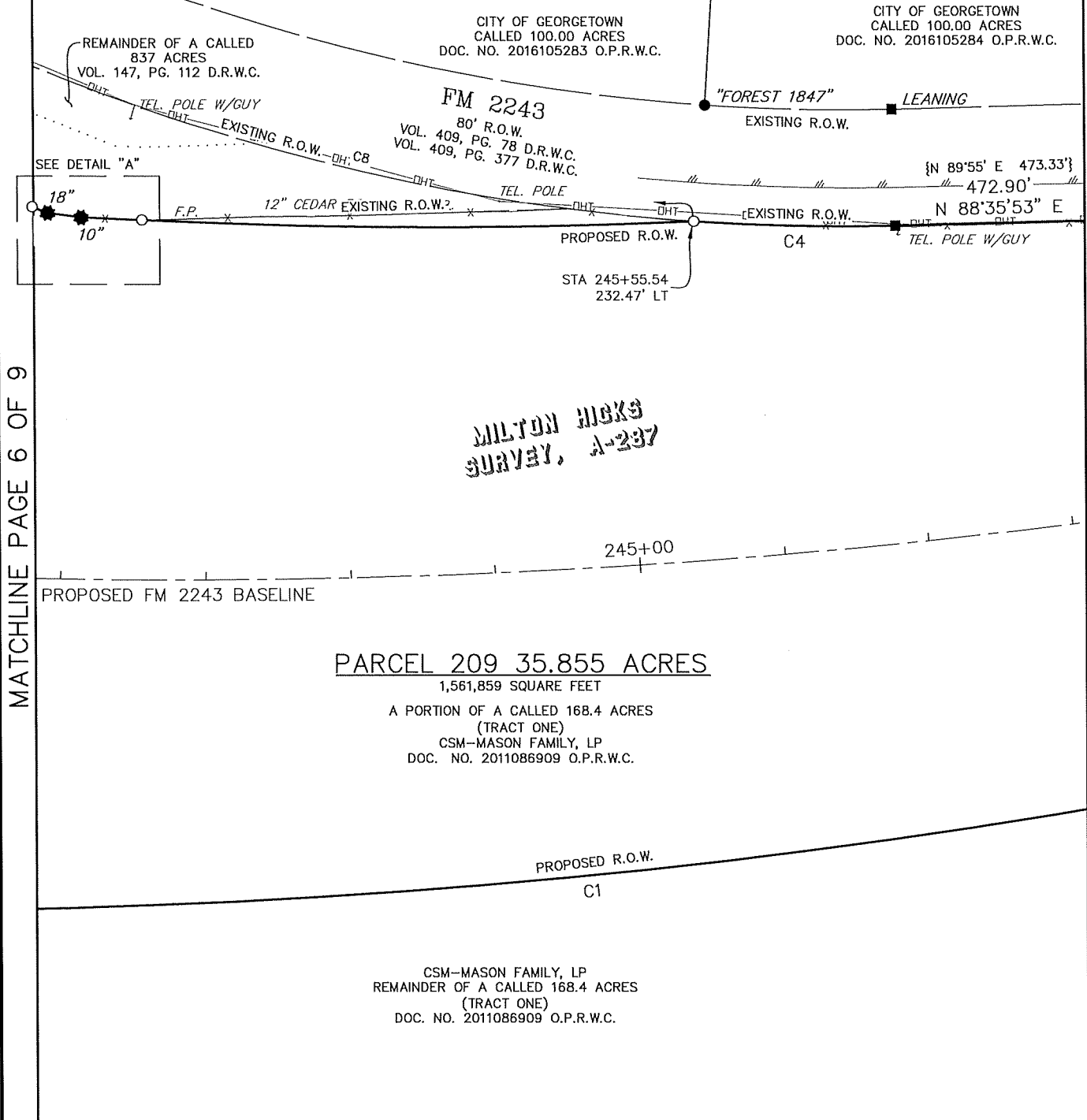
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PARCEL PLAT
SHOWING PARCEL 209
35.855 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

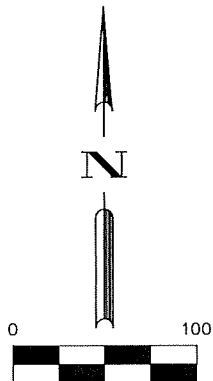
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 10

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

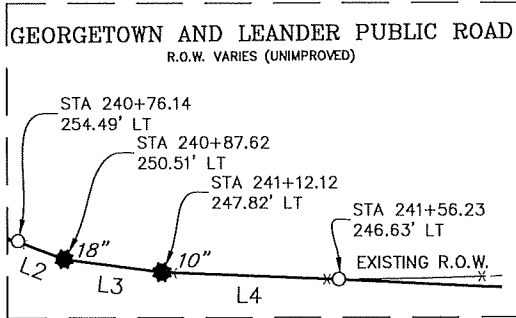


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MATCHLINE PAGE 4 OF 9



DETAIL "A" N.T.S.



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FM 2243
WILLIAMSON COUNTY, TEXAS

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

"FOREST 1847"

FM 2243
VOL. 409, PG. 78 D.R.W.C.
VOL. 409, PG. 377 D.R.W.C.

EXISTING R.O.W.
GEORGETOWN AND LEANDER
PUBLIC ROAD
R.O.W. VARIES (UNIMPROVED)
H.W.F.

REMAINDER OF A
CALLED 837 ACRES
VOL. 147, PG. 112
D.R.W.C.

S 82°24'01" E 1,310.64'
PROPOSED R.O.W.

18" CEDAR
10" CUL
STA 240+76.14
254.49' LT

MILTON HICKS
SURVEY, A-237

PC: 235+19.62
235+00

PROPOSED FM 2243 BASELINE

240+00

PARCEL 209 35.855 ACRES

1,561,859 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

PROPOSED R.O.W.

C1

STA 235+61.91
247.19' RT

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



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SHOWING PARCEL 209
35.855 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

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MATCHLINE PAGE 5 OF 9

FM 2243
80' R.O.W.
U.C.M. ATT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

40'x100' CHANNEL EASEMENT
VOL. 409, PG. 379
D.R.W.C.
[10.2]

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

50'x150' CHANNEL EASEMENT
VOL. 409, PG. 379
D.R.W.C.
[10.2]

PROPOSED DRAINAGE
EASEMENT

STA 227+30.99
288.86' LT

S 82°24'01" E 1,310.64'

PROPOSED R.O.W.

STA 227+36.09
283.86' LT

MILTON HICKS
SURVEY, A-237

230+00

PROPOSED FM 2243 BASELINE

PARCEL 209 35.855 ACRES
1,561,859 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

STA 227+78.58
247.00' RT

PROPOSED R.O.W.

S 82°24'00" E 785.42'

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



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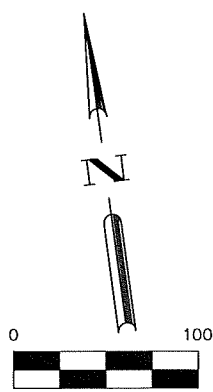
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SHOWING PARCEL 209
35.855 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

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MATCHLINE PAGE 6 OF 9



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DANIEL T. SACCONI
CALLED 2.0000 ACRES
DOC. NO. 2017036082
O.P.R.W.C.

RICHARD CANTU & SALLY CANTU
CALLED 11.955 ACRES
DOC. NO. 2020025709 O.P.R.W.C.

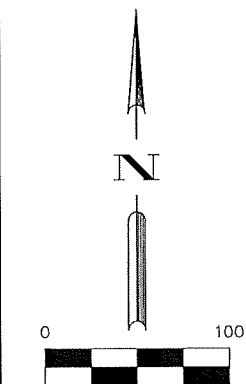
CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

PARCEL 209 35.855 ACRES

1,561,859 SQUARE FEET

A PORTION OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

MATCHLINE PAGE 7 OF 9



CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.



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SHOWING PARCEL 209
35.855 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

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LEGEND

CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
F.P.	FENCE POST
M.H.	MANHOLE
NO.	NUMBER
NOS.	NUMBERS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.W.	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2011086909 O.P.R.W.C.
[]	RECORD INFO FOR DOC. VOL. 457, PG. 595 D.R.W.C.
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
■	FOUND TDDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
✱	CEDAR FENCE POST
⊙	FOUND 3/8" IRON PIPE (UNLESS OTHERWISE NOTED)
—X—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.2	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,600.05'	5,047.00'	18°09'52"	N 85°58'01" E	1,593.36'
C2	763.33'	1,105.92'	39°32'49"	N 53°46'33" E	748.27'
C3	380.49'	3,933.00'	5°32'35"	N 89°51'04" W	380.34'
C4	139.48'	1,472.39'	5°25'39"	S 88°43'50" E	139.42'
C5	235.50'	1,949.86'	6°55'13"	N 85°06'39" E	235.36'
C6	412.62'	1,949.86'	12°07'29"	N 75°35'18" E	411.86'
C7	779.94'	1,105.92'	40°24'26"	N 86°14'50" W	763.88'
C8	511.99'	1,472.39'	19°55'24"	S 76°03'19" E	509.41'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C2}		{1,105.92'}			
{C4}		{1,472.39'}			
{C5}		{1,949.86'}			
{C6}		{1,949.86'}			
{C7}		{1,105.92'}			
{C8}		{1,472.39'}			

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 37°57'23" E	7.13'
L2	N 68°45'06" W	11.60'
L3	N 82°27'50" W	23.43'
L4	N 87°48'47" W	41.95'
L5	S 21°40'36" E	1,347.02'
L6	S 34°00'38" W	1,317.81'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
(L4)	(EAST)	



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PARCEL PLAT
SHOWING PARCEL 209
35.855 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
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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-163580, DATED EFFECTIVE MAY 27, 2022 AND ISSUED ON JUNE 7, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 409, PAGE 379 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017015559 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

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



09/20/2022

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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TBPLS Licensed Surveying Firm No. 10106502

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35.855 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 10 of 10
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EXHIBIT B

County: Williamson
Parcel: 209D Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.371 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.371 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 TXDOT Type I concrete monument found on the southeast right-of-way line of FM 2243 (80 feet 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, and the northwest line of the above described CSM-Mason remainder Tract, from which a 1/2-inch iron rod with cap stamped "Stanley Consultants" found on the southeast right-of-way line of said FM 2243, bears along a curve to the right, an arc distance of 224.86 feet, having a radius of 5,769.58 feet, a central angle of 02°13'59" and a chord which bears S 35°16'39" W a distance of 224.85 feet; Thence, with the southeast right-of-way line of said FM 2243 and the northwest line of said CSM-Mason remainder Tract, N 34°00'38" E a distance of 1,317.81 feet to a calculated point; Thence, departing the southeast right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 82°24'00" E a distance of 230.55 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,689.87, E: 3,093,218.43) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 264.00 feet right of FM 2243 baseline station 223+01.89;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'00" E a distance of 190.73 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 264.00 feet right of FM 2243 baseline station 224+92.62;

THENCE, continuing over and across said CSM-Mason Tract, S 85°48'08" E a distance of 11.45 feet to a calculated point for the northeast corner of the herein described tract, 263.32 feet right of FM 2243 baseline station 225+04.05;

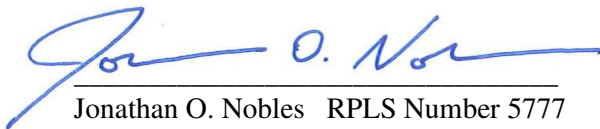
THENCE, continuing over and across said CSM-Mason Tract, S 07°36'00" W a distance of 80.68 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 82°24'00" W a distance of 202.16 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, N 07°36'00" E a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 0.371 acre (16,177 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
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Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502

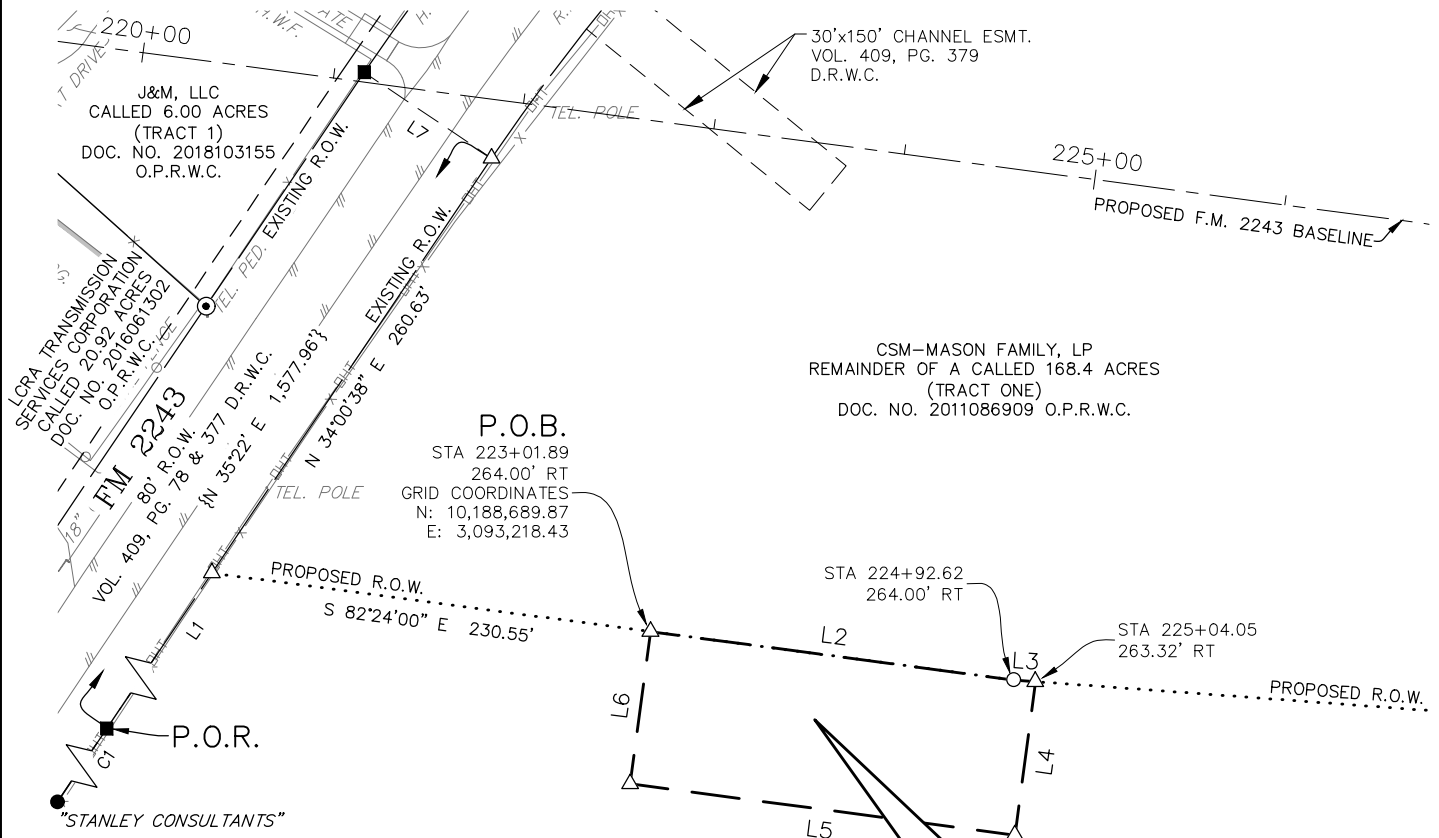


09/20/2022

Date

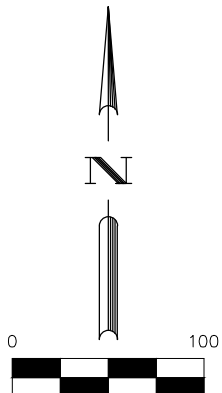
Client: Williamson County
Date: September 20, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



EASEMENT PARCEL 209D PART 1
0.371 ACRE
16,177 SQUARE FEET
A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
CSM-MASON FAMILY, LP
DOC. NO. 2011086909 O.P.R.W.C.

MILTON HICKS
SURVEY, A-237



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PARCEL PLAT SHOWING
EASEMENT PARCEL 209D P1
0.371 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 3 of 4
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LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
H.W.F.	HOG WIRE FENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
TEL.	TELEPHONE
VOL.	VOLUME
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C.
■	FOUND TYPE I TXDOT CONCRETE MONUMENT
⊙	FOUND 3/8" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
—X—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 34°00'38" E	1,317.81'
L2	S 82°24'00" E	190.73'
L3	S 85°48'08" E	11.45'
L4	S 07°36'00" W	80.68'
L5	N 82°24'00" W	202.16'
L6	N 07°36'00" E	80.00'
L7	N 55°59'22" W	80.00'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.86'	5,769.58'	2°13'59"	S 35°16'39" W	224.85'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{5,769.58'}			

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.



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PARCEL PLAT SHOWING
 EASEMENT PARCEL 209D P1
 0.371 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/20/2022	4 of 4

EXHIBIT C

County: Williamson
Parcel: 209D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 209D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.122 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 168.4 ACRE TRACT OF LAND AS CONVEYED TO CSM-MASON FAMILY, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011086909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.122 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 TXDOT Type I concrete monument found on the south right-of-way line of said FM 2243 (80 feet 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, and on the north line of the above described CSM-Mason remainder Tract; Thence, with the south right-of-way line of said FM 2243 and the north line of said CSM-Mason remainder Tract, along a curve to the left, an arc distance of 779.94 feet, having a radius of 1,105.92 feet, a central angle of 40°24'26" and a chord which bears N 86°14'50" W a distance of 763.88 feet to a calculated point; Thence, departing the south right-of-way line of said FM 2243, over and across said CSM-Mason Tract, S 06°29'15" W a distance of 144.53 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,234.94, E: 3,093,722.95) for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 343.08 feet left of FM 2243 baseline station 227+29.94;

THENCE, continuing over and across said CSM-Mason Tract, S 83°30'45" E a distance of 40.00 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 37°57'23" E a distance of 57.11 feet to a calculated angle point;

THENCE, continuing over and across said CSM-Mason Tract, S 82°24'01" E a distance of 67.33 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said CSM-Mason Tract, S 07°35'59" W a distance of 20.00 feet to a calculated point for the southeast corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 228+78.04;

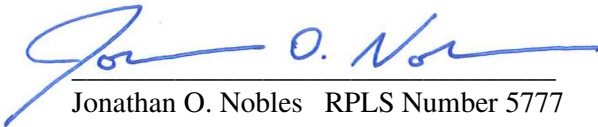
THENCE, continuing over and across said CSM-Mason Tract, N 82°24'01" W a distance of 141.96 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most southerly southwest corner of the herein described tract, 283.86 feet left of FM 2243 baseline station 227+36.09;

THENCE, continuing over and across said CSM-Mason Tract, N 37°57'23" W a distance of 7.13 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most westerly southwest corner of the herein described tract, 288.86 feet left of FM 2243 baseline station 227+30.99;

THENCE, continuing over and across said CSM-Mason Tract, N 06°29'15" E a distance of 54.23 feet to the **POINT OF BEGINNING** and containing 0.122 acre (5,315 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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TBPELS Licensed Surveying Firm Number 10106502



09/20/2022

Date

Client: Williamson County
Date: September 20, 2022
Project Number: 7473-00

LEGEND

DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
F.O.M.	FIBER OPTIC MARKER
G.R.	GUARD RAIL
M.H.	MANHOLE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
S.R.W.	STONE RETAINING WALL
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
T.V.	TELEVISION
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.M.	WATER METER
W.W.	WATER WELL
{ }	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 377 D.R.W.C. FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●	FOUND TYPE I TXDOT CONCRETE MONUMENT
○	SET 1/2-INCH IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
x	WIRE FENCE
—OHT—	OVERHEAD TELEPHONE
///	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 83°30'45" E	40.00'
L2	S 37°57'23" E	57.11'
L3	S 82°24'01" E	67.33'
L4	S 07°35'59" W	20.00'
L5	N 82°24'01" W	141.96'
L6	N 37°57'23" W	7.13'
L7	N 06°29'15" E	54.23'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	779.94'	1,105.92'	40°24'26"	N 86°14'50" W	763.88'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{1,105.92'}			



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PARCEL PLAT SHOWING
 EASEMENT PARCEL 209D P2
 0.122 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/20/2022	Page: 4 of 4
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