

**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 0.809 acres (Parcel 329) and an easement acquisition to that certain tract of land being 0.789 acres (Parcel 329E) described by metes and bounds in Exhibits "A&B" owned by **CHARLES TODD HOSKINS AND TERRY HOSKINS** 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&B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

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

BE IT FURTHER RESOLVED 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 Sep 26, 2023.


Bill Gravell (Sep 26, 2023 12:44 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 329
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 329

METES & BOUNDS DESCRIPTION FOR A 0.809 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 6.481 ACRE TRACT OF LAND AS CONVEYED TO CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004000861 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.809 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 with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the southeast corner of the above described 6.481 acre Hoskins Tract, and at the most southerly southwest corner of the remainder of a called 13.371 acre tract of land as conveyed to Charles Hoskins and Patricia Hoskins by Warranty Deed with Vendor's Lien recorded in Document Number 2002036263 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southeast corner of said 13.371 acre Hoskins Tract, bears N 68°46'24" E a distance of 29.93 feet;

THENCE, with the north right-of-way line of said Hero Way and the south line of said 6.481 acre Hoskins Tract, S 68°52'47" W a distance of 426.65 feet to a 5/8-inch iron rod found at the southwest corner of said 6.481 acre Hoskins Tract, and at the southeast corner of a called 27.992 acre tract of land described as Tract I as conveyed to Harmony Public Schools by Special Warranty Deed recorded in Document Number 2021088010 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at an angle point in the south line of said 27.992 acre Harmony Tract, bears S 68°34'25" W a distance of 521.05 feet;

THENCE, with the west line of said 6.481 acre Hoskins Tract and the east line of said 27.992 acre Harmony Public Schools Tract, N 21°16'05" W a distance of 112.04 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,974.13, E: 3,085,787.29) set for the northwest corner of the herein described tract, 207.22 feet left of FM 2243 baseline station 146+67.62, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found for the northwest corner of said 6.481 acre Hoskins tract bears N 21°16'05" W a distance of 552.92 feet;

THENCE, over and across said 6.481 acre Hoskins Tract, N 75°22'23" E a distance of 132.58 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 207.22 feet left of FM 2243 baseline station 148+00.19;

THENCE, continuing over and across said 6.481 acre Hoskins Tract, S 14°37'37" E a distance of 8.22 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 199.00 feet left of FM 2243 baseline station 148+00.19;

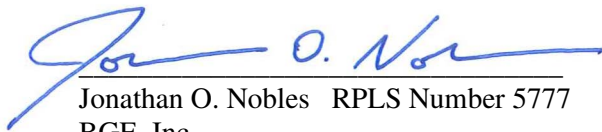
THENCE, continuing over and across said 6.481 acre Hoskins Tract, N 75°22'23" E a distance of 44.24 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set for a point of curvature of a curve to the left, 199.00 feet left of FM 2243 baseline station 148+44.43;

THENCE, continuing over and across said 6.481 acre Hoskins Tract, along said curve to the left, an arc distance of 252.94 feet, having a radius of 11,053.00 feet, a central angle of 01°18'40" and a chord which bears N 74°43'03" E, a distance of 252.94 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, for the northeast corner of the herein described tract, 201.89 feet left of FM 2243 baseline station 150+97.36, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found at the northeast corner of said 6.481 acre Hoskins Tract and at an interior corner of the remainder of said 13.371 acre Hoskins Tract, bears N 21°39'55" W a distance of 607.86 feet;

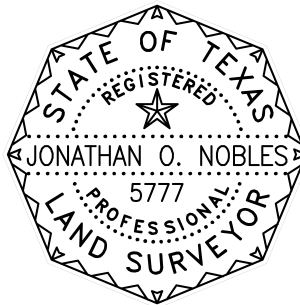
THENCE, with the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, S 21°39'55" E a distance of 58.16 feet to the **POINT OF BEGINNING** and containing 0.809 acre (35,231 square feet) of land, more or less.

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

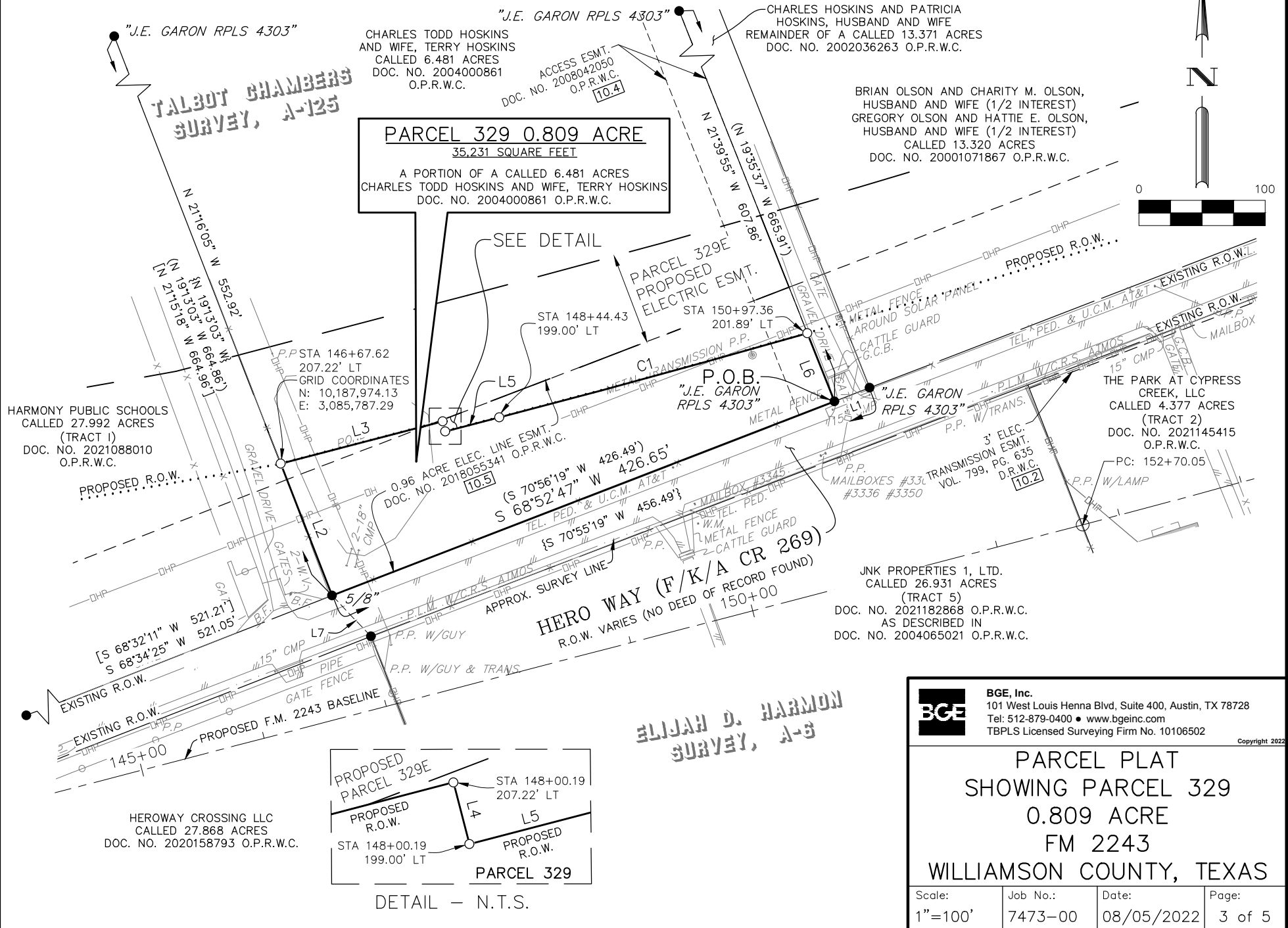


08/05/2022

Date

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

B.F.	BOARD FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.P.	FENCE POST
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2004000861 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2021088010 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2002036263 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°46'24" E	29.93'
L2	N 21°16'05" W	112.04'
L3	N 75°22'23" E	132.58'
L4	S 14°37'37" E	8.22'
L5	S 75°22'23" W	44.24'
L6	S 21°39'55" E	58.16'
L7	S 43°32'37" E	44.78'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	252.94'	11,053.00'	1°18'40"	N 74°43'03" E	252.94'



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 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 329
0.809 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 4 of 5
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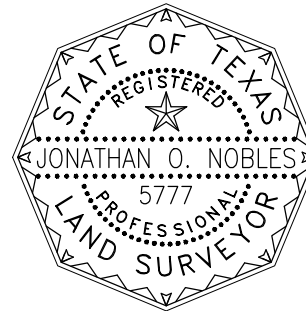
GENERAL NOTES:

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-164932, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 635, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT NO. 2008042050, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018055341, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083087, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.8 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-051-00 OF RECORD IN DOCUMENT NO. 2017011292, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES 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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PARCEL PLAT
SHOWING PARCEL 329
0.809 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

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

EXHIBIT B

County: Williamson
Parcel: 329E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 329E

METES & BOUNDS DESCRIPTION FOR A 0.789 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 6.481 ACRE TRACT OF LAND AS CONVEYED TO CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004000861 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.789 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 with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the southeast corner of the above described 6.481 acre Hoskins Tract, and at the most southerly southwest corner of the remainder of a called 13.371 acre tract of land as conveyed to Charles Hoskins and Patricia Hoskins by Warranty Deed with Vendor's Lien recorded in Document Number 2002036263 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southeast corner of said 13.371 acre Hoskins Tract, bears N 68°46'24" E a distance of 29.93 feet; Thence, with the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, N 21°39'55" W a distance of 97.45 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,113.99, E: 3,086,189.89) at the northeast corner of a called 0.96 acre electric line easement recorded in Document Number 2018055341 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract, 240.89 feet left of FM 2243 baseline station 150+92.54, from which a 5/8-inch iron rod with cap stamped "SAM LLC" bears N 68°20'05" E a distance of 0.17 feet;

THENCE, with the north line of said electric line easement and over and across said 6.481 acre Hoskins Tract, S 69°02'55" W, a distance of 305.66 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point, 207.22 feet left of FM 2243 baseline station 147+88.74;

THENCE, continuing over and across said 6.481 acre Hoskins Tract, S 75°22'23" W a distance of 121.13 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the west line of said 6.481 acre Hoskins Tract and the east line of a called 27.992 acre tract of land described as Tract I as conveyed to Harmony Public Schools by Special Warranty Deed recorded in Document Number 2021088010 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 207.22 feet left of FM 2243 baseline station 146+67.62, from which a 5/8-inch iron rod found on the north right-of-way line of said Hero Way, at the southwest corner of said 6.481 acre Hoskins Tract, and at the southeast corner of said Harmony Public Schools Tract, bears S 21°16'05" E a distance of 112.04 feet;

THENCE, with the west line of said 6.481 acre Hoskins Tract and the east line of said Harmony Public Schools Tract, N 21°16'05" W a distance of 92.40 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of the herein described tract, 299.00 feet left of FM 2243 baseline station 146+56.93, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found for the northwest corner of said 6.481 acre Hoskins Tract, bears N 21°16'05" W a distance of 460.52 feet;

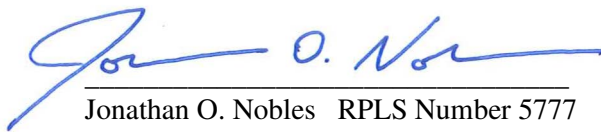
THENCE, over and across said 6.481 acre Hoskins Tract, N 75°22'23" E a distance of 187.51 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left, 299.00 feet left of FM 2243 baseline station 148+44.43;

THENCE, continuing over and across said 6.481 acre Hoskins Tract, along said curve to the left, an arc distance of 240.63 feet, having a radius of 10,953.00 feet, a central angle of 01°15'31" and a chord which bears N 74°44'37" E a distance of 240.62 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, for the northeast corner of the herein described tract, 301.64 feet left of FM 2243 baseline station 150+85.04, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found at the northeast corner of said 6.481 acre Hoskins Tract and at an interior corner of the remainder of said 13.371 acre Hoskins Tract, bears N 21°39'55" W a distance of 507.35 feet;

THENCE, with the east line of said 6.481 acre Hoskins Tract and the west line of the remainder of said 13.371 acre Hoskins Tract, S 21°39'55" E a distance of 61.22 feet to the **POINT OF BEGINNING** and containing 0.789 acre (34,381 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.
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Telephone: 512-879-0400
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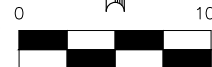
08/05/2022

Date

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TALBOT CHAMBERS
SURVEY, A-125



"J.E. GARON RPLS 4303"

CHARLES TODD HOSKINS
AND WIFE, TERRY HOSKINS
CALLED 6.481 ACRES
DOC. NO. 2004000861
O.P.R.W.C.

ACCESS ESMT.
DOC. NO. 2008042050
O.P.R.W.C.
10.4

CHARLES HOSKINS AND PATRICIA
HOSKINS, HUSBAND AND WIFE
REMAINDER OF A CALLED 13.371 ACRES
DOC. NO. 2002036263 O.P.R.W.C.

BRIAN OLSON AND CHARITY M. OLSON,
HUSBAND AND WIFE (1/2 INTEREST)
GREGORY OLSON AND HATTIE E. OLSON,
HUSBAND AND WIFE (1/2 INTEREST)
CALLED 13.320 ACRES
DOC. NO. 20001071867 O.P.R.W.C.

EASEMENT PARCEL 329E

0.789 ACRE

34,381 SQUARE FEET

A PORTION OF A CALLED 6.481 ACRES
CHARLES TODD HOSKINS AND WIFE, TERRY HOSKINS
DOC. NO. 2004000861 O.P.R.W.C.

HARMONY PUBLIC SCHOOLS
CALLED 27.992 ACRES
(TRACT I)
DOC. NO. 2021088010
O.P.R.W.C.

STA 148+44.43
299.00' LT

STA 146+56.93
299.00' LT 187.51'

STA 146+67.62
207 22' LT

STA 147+88.74
207 22' LT

0.96 ACRE ELEC. LINE ESMT.
DOC. NO. 2018055341 O.P.R.W.C.
PARCEL
PROP
224

PARCEL 52
PROPOSED
FM 2243 R.O.W.

RE ELEC. LIT.
2018055341
[10.5]

O.P.N.

PARCEL 32
PROPOSED
FM 2243 R.O.W.

HERO WAY (F/K/A CR 269)
VARIES (NO DEED OF RECORD FOUND)
W.V.M.
2 MET.
Z-CA

DHP P.P. DHP CA

P.O.R.
E. GARON
U.S. 430.3"

P.O.B.

STA 150+92.54
240.89' LT
— GRID COORDINATES
N: 10,188,113.99
✓ E: 3,086,189.89

10,188,113.99
3,086,189.89

THE PARK AT
CYPRESS CREEK, LLC
CALLED 4.377 ACRES
(TRACT 2)
DOC. NO. 2021145415
O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 26.931 ACRES
(TRACT 5)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004065021 O.P.R.W.C.

HEROWAY CROSSING LLC
CALLED 27.868 ACRES
DOC. NO. 2020158793 O.P.R.W.C.

DETAIL - N.T.S.

PARCEL
329E

"SAM LLC"

ELIJAH D. HARMON
SURVEY, A-3



BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 329E
0.789 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 3 of 5
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LEGEND

B.F.	BOARD FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.P.	FENCE POST
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2004000861 O.P.R.W.C.
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{ }	RECORD INFO FOR DOC. NO. 2002036263 O.P.R.W.C.
< >	RECORD INFO FOR DOC. NO. 2018055341 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
□	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 68°46'24" E	29.93'
L2	S 21°39'55" E	97.45'
L3	S 75°22'23" W	121.13'
L4	N 21°16'05" W	92.40'
L5	S 21°39'55" E	61.22'
L6	N 68°20'05" E	0.17'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
{L1}	{N 70°55'19" E}	
<L2>	<S 21°39'13" E>	<97.43'>

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	240.63'	10,953.00'	1°15'31"	N 74°44'37" E	240.62'



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
 EASEMENT PARCEL 329E
 0.789 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 4 of 5
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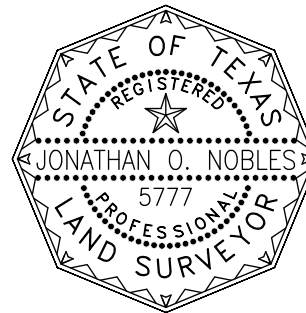
GENERAL NOTES:

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-164932, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 635, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT NO. 2008042050, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018055341, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083087, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.8 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-051-00 OF RECORD IN DOCUMENT NO. 2017011292, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES 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
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