

**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 0.278 acres (Parcel 339 Part 1) and 0.068 acres (Parcel 339 Part 2) described by metes and bounds in Exhibits "A&B" owned by **TDW DEVELOPMENT, LLC and JGHTDH # 1, LLC** 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

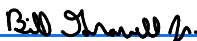
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 Oct 3, 2023.


Bill Gravell, Jr (Oct 3, 2023 11:56 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 339 Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 339 PART 1

METES & BOUNDS DESCRIPTION FOR A 0.278 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACT 9, KITTIE HILL ACRES, A SUBDIVISION AS RECORDED IN CABINET F, SLIDES 45 AND 46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A CALLED 27.07 ACRE TRACT OF LAND AS CONVEYED TO JGHTDH #1, LLC, BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2016075658 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.278 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 north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of reference found), at the southwest corner of the above described Tract 9 and the southeast corner of Tract 5 of AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6, a subdivision as recorded in Cabinet X, Slides 378 and 379 of the Plat Records of Williamson County, Texas, as conveyed to Zoomers Investment Group LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021055330 of the Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract, from which a cotton spindle found at an angle point in the north right-of-way line of said Hero Way, bears S 70°03'21" W a distance of 213.57 feet;

THENCE, with the west line of said Tract 9 and the east line of said Tract 5, N 21°01'05" W a distance of 19.19 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,839.05, E: 3,088,335.88) set for the northwest corner of the herein described tract, 238.00 feet left of FM 2243 baseline station 173+84.58, from which a 1/2-inch iron rod found on the west line of said Tract 9, at the northeast corner of original Tract 5 of said KITTIE HILL ACRES, bears N 21°01'05" W a distance of 405.61 feet;

THENCE, over and across said Tract 9, N 69°25'18" E a distance of 106.10 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the beginning of a non-tangent curve to the right, 238.00 feet left of FM 2243 baseline station 174+90.68;

THENCE, continuing over and across said Tract 9, along said curve to the right, an arc distance of 78.15 feet, having a radius of 8,147.00 feet, a central angle of 00°32'59" and a chord which bears N 69°43'20" E a distance of 78.15 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, 237.59 feet left of FM 2243 baseline station 175+68.82;

THENCE, continuing over and across said Tract 9, along said curve to the left, an arc distance of 169.78 feet, having a radius of 1,320.00 feet, a central angle of 07°22'10" and a chord which bears N 44°15'01" E a distance of 169.66 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Tract 9 and the west line of Tract 10 of said KITTIE HILL ACRES, as conveyed to TDW Development LLC by Special Warranty Deed recorded in Document Number 2022013182 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 310.58 feet left of FM 2243 baseline station 177+17.80, from which a 1/2-inch iron rod found at the northeast corner of said Tract 9 and the northwest corner of said Tract 10, bears N 20°59'56" W a distance of 552.35 feet;

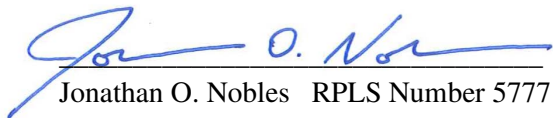
THENCE, with the east line of said Tract 9 and the west line of said Tract 10, S 20°59'56" E a distance of 93.08 feet to a calculated point on the north right-of-way line of said Hero Way, at the southeast corner of said Tract 9 and the southwest corner of said Tract 10, for the southeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "FOREST RPLS 1847" found at the southeast corner of said Tract 10 and the southwest corner of the remaining portion of Tract 13 of said KITTIE HILL ACRES, bears N 69°40'48" E a distance of 336.56 feet;

THENCE, with the north right-of-way line of said Hero Way, and the south line of said Tract 9, S 69°40'48" W a distance of 218.68 feet to a 1/2-inch iron rod with cap stamped "FOREST RPLS 1847" found for an angle point;

THENCE, continuing with the north right-of-way line of said Hero Way and the south line of said Tract 9, S 69°58'26" W a distance of 119.66 feet to the **POINT OF BEGINNING** and containing 0.278 acre (12,097 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



09/08/2023

Date

Client: Williamson County
Date: September 8, 2023
Project Number: 7473-00

LEGEND

B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.R.	GUARD RAIL
M.H.	MANHOLE
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.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
SAN.	SANITARY
S.L.V.	SANITARY LINE VENT
T.R.W.	TIMBER RETAINING WALL
VOL.	VOLUME
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR CAB. X, SLIDES 378-379 P.R.W.C.
{ }	RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2016075658 O.P.R.W.C.
	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
	COTTON SPINDLE FOUND
	CALCULATED POINT
	WIRE FENCE
	OVERHEAD TELEPHONE
	OVERHEAD POWER
	EDGE OF ASPHALT
	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.15'	8,147.04'	0°32'59"	N 69°43'20" E	78.15'
C2	169.78'	1,320.00'	7°22'10"	N 44°15'01" E	169.66'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 21°01'05" W	19.19'
L2	N 69°25'18" E	106.10'
L3	S 20°59'56" E	93.08'
L4	S 69°58'26" W	119.66'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
{L4}	{N 72°08' W}	
[L4]	[S 70°02'24" W]	[119.74']



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TBP/LS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 339 PART 1
0.278 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

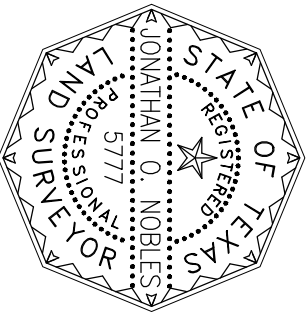
GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-166261, DATED EFFECTIVE MAY 5, 2023 AND ISSUED ON JULY 31, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45, PLAT RECORDS, AND VOLUME 1872, PAGE 482, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 A 10 FOOT ROAD WIDENING EASEMENT RESERVED ALONG THE SOUTHERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET F, SLIDE 45 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AIR SPACE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1872, PAGE 482 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. (BLANKET)
- 10.7 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 1872, PAGE 482 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.9 AN ELECTRIC TRANSMISSION EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.14 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083086 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON 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.



09/08/2023


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TBPUS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 339 PART 1
0.278 ACRE
FM 2243
WILLAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/08/2023	5 of 5

EXHIBIT B

County: Williamson
Parcel: 339 Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 339 PART 2

METES & BOUNDS DESCRIPTION FOR A 0.068 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THE REMAINING PORTION OF TRACT 13, KITTIE HILL ACRES, A SUBDIVISION AS RECORDED IN CABINET F, SLIDES 45 AND 46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A CALLED 27.07 ACRE TRACT OF LAND AS CONVEYED TO JGHTDH #1, LLC BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2016075658 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.068 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 "DIAMOND SURVEYING" found at the intersection of the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of reference found) and the west right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by Document Numbers 2004069273 and 2019092213, both of the Official Public Records of Williamson County, Texas, at the common southeast corner of the remaining portion of the above described Tract 13 and the above described JGHTDH #1 Tract, and at the southwest corner of a called 0.145 acre tract of land described as Parcel 28B as dedicated in said Document Number 2004069273 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north right-of-way line of said Hero Way and the common south line of said Tract 13 and said JGHTDH #1 Tract, S 68°25'11" W a distance of 291.86 feet to a 1/2-inch iron rod with a cap stamped "FOREST RPLS 1847" found at the common southwest corner of said Tract 13 and a remainder of said JGHTDH #1 Tract, and at the southeast corner of Tract 10 of said KITTIE HILL ACRES, for the southwest corner of the herein described tract;

THENCE, with the west line of said Tract 13 and the east line of said Tract 10, N 20°59'25" W a distance of 10.00 feet to a calculated point at the common northwest corner of the remaining portion of said Tract 13 and a remainder of said JGHTDH #1 Tract, and at the southwest corner of Tract 13A of KITTIE HILL ACRES, TRACT 13 REPLAT, a subdivision as recorded in Document Number 2016014191 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

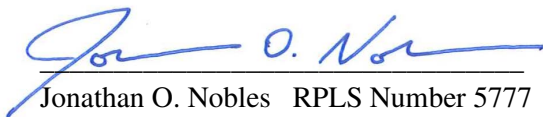
THENCE, departing the east line of said Tract 10 with the common north line of the remaining portion of said Tract 13 and a remainder of said JGHTDH #1 Tract and partly with the south line of said Tract 13A and partly with the south line of Tract 13B of said KITTIE HILL ACRES, TRACT 13 REPLAT, N 68°24'25" E a distance of 298.04 feet to a 1/2-inch iron rod with a cap stamped "DIAMOND SURVEYING" found on the west right-of-way line of said Ronald W Reagan Boulevard, at the common northeast corner of the remaining portion of said Tract 13 and a remainder of said JGHTDH #1 Tract, at the most southerly southeast corner of said Tract 13B, and at the most westerly common corner of said Parcel 28B and a called 1.534 acre tract of land described as Parcel 28A as dedicated in said Document Number 2004069273 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found on the west right-of-way line of said Ronald W Reagan Boulevard, at the most easterly southeast corner of said Tract 13B, bears N 25°33'33" E a distance of 64.73 feet;

THENCE, with the west right-of-way line of said Ronald W Reagan Boulevard and the common east line of the remaining portion of said Tract 13 and a remainder of said JGHTDH #1 Tract, S 24°26'25" W a distance of 8.61 feet to a 1/2-inch iron rod with a cap stamped "DIAMOND SURVEYING" found for an interior corner of the herein described tract;

THENCE, with the west right-of-way line of said Ronald W Reagan Boulevard and the common east line of the remaining portion of said Tract 13 and a remainder of said JGHTDH #1 Tract, S 20°23'38" E a distance of 4.09 feet to the **POINT OF BEGINNING** and containing 0.068 (2,947 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

TBPELS Licensed Surveying Firm Number 10106502



09/08/2023

Date

Client: Williamson County

Date: September 8, 2023

Project Number: 7473-00

RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
RECORD INFO FOR DOC. NO. 2016014191 O.P.R.W.C.
RECORD INFO FOR DOC. NO. 2016075658 O.P.R.W.C.
RECORD INFO FOR DOC. NO. 2004069273 O.P.R.W.C.
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
CALCULATED POINT
WIRE FENCE
OVERHEAD TELEPHONE
OVERHEAD POWER
EDGE OF ASPHALT
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RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
RECORD INFO FOR DOC. NO. 2016014191 O.P.R.W.C.
RECORD INFO FOR DOC. NO. 2016075658 O.P.R.W.C.
RECORD INFO FOR DOC. NO. 2004069273 O.P.R.W.C.
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
CALCULATED POINT
WIRE FENCE
OVERHEAD TELEPHONE
OVERHEAD POWER
EDGE OF ASPHALT
SCHEDULE B ITEM

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GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-166261, DATED EFFECTIVE MAY 5, 2023 AND ISSUED ON JULY 31, 2023.

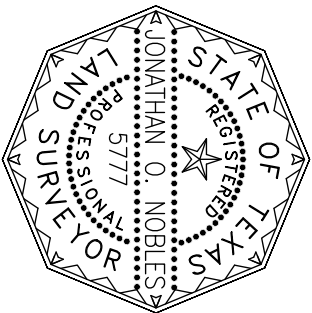
RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45, PLAT RECORDS, AND VOLUME 1215, PAGE 413, OFFICIAL RECORDS AND DOCUMENT NO(S) 2015078669 AND 2016096986, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN DOCUMENT NUMBER 2016014191, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 A 10 FOOT ROAD WIDENING EASEMENT RESERVED ALONG THE SOUTHERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET F, SLIDE 45 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A PROPOSED 8' SIDEWALK RESERVED ACROSS THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 2016014191 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.
- 10.6 AIR SPACE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1215, PAGE 413 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. (BLANKET)
- 10.8 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 1215, PAGE 413 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.9 AN ELECTRIC TRANSMISSION EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.15 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015078670 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT. THE SUBJECT TRACT ITSELF IS NOT A PARTY TO THIS DEVELOPMENT AGREEMENT, BUT IT IS AFFECTED BY IT.

10.16 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN COST PARTICIPATION AGREEMENT FOR PUBLIC UTILITIES OF RECORD IN DOCUMENT NO. 2016084315 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT. THE SUBJECT TRACT ITSELF IS NOT A PARTY TO THIS COST PARTICIPATION AGREEMENT, BUT IT IS AFFECTED BY IT.

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.



Jonathan O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
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09/08/2023



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 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
 PARCEL 339 PART 2
 0.068 ACRE
 FM 2243

WILLAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/08/2023	5 of 5