

**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 0.180 acres (Parcel 334) in Williamson County, Texas, and 0.118 acres (Parcel 334E) of land in Williamson County, Texas, for an electric easement, which are described by metes and bounds in Exhibits "A & B" respectively, which are attached hereto and incorporated herein, and are owned by **JACK SCOTT BRADLEY, AMY L. BRADLEY N/K/A AMY LOUISE HOLMES, AND BRIAN GREGORY HOLMES** 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

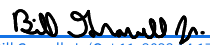
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the

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, a suit in eminent domain to acquire the property interests for the aforesaid purposes. 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 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 11, 2023.


Bill Gravell, Jr (Oct 11, 2023 14:17 CDT)

Bill Gravell, Jr., Williamson County Judge

County: Williamson
Parcel: 334
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 334

METES & BOUNDS DESCRIPTION FOR A 0.180 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 13.320 ACRE TRACT OF LAND AS CONVEYED TO JACK SCOTT BRADLEY, AMY L. BRADLEY AND BRIAN GREGORY HOLMES BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2000068029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.180 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 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 reference found), at the southwest corner of the above described Bradley and Holmes Tract, and the southeast corner of a called 13.320 acre tract of land as conveyed to Brian Olson and Charity M. Olson (1/2 interest) and Gregory Olson and Hattie E. Olson (1/2 interest) by Warranty Deed with Vendor's Lien recorded in Document Number 2001071867 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 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southwest corner of said Olson Tract, and the southeast 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, bears S 68°52'28" W a distance of 456.22 feet;

THENCE, with the west line of said Bradley and Holmes Tract and the east line of said Olson Tract, N 22°13'25" W a distance of 24.76 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,221.60, E: 3,086,669.90) set at the beginning of a non-tangent curve to the left, for the northwest corner of the herein described tract, 218.89 feet left of FM 2243 baseline station 155+91.10, from which a 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found at the northwest corner of said Bradley and Holmes Tract and the northeast corner of said Olson Tract, bears N 22°13'25" W a distance of 1,262.81 feet;

THENCE, over and across said Bradley and Holmes Tract, along said curve to the left, an arc distance of 407.76 feet, having a radius of 11,053.00 feet, a central angle of 02°06'49" and a chord which bears N 70°28'42" E a distance of 407.73 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set for a point of tangency, 232.76 feet left of FM 2243 baseline station 160+07.76;

THENCE, continuing over and across said Bradley and Holmes Tract, N 69°25'18" E a distance of 30.65 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, 233.71 feet left of FM 2243 baseline station 160+39.11;

THENCE, continuing over and across said Bradley and Holmes Tract, N 22°31'56" W a distance of 4.00 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, 237.70 feet left of FM 2243 baseline station 160+38.85;

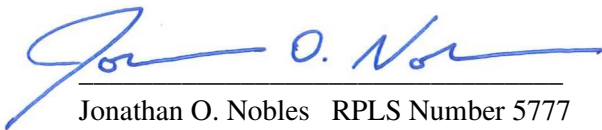
THENCE, continuing over and across said Bradley and Holmes Tract, N 69°25'18" E a distance of 18.38 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the east line of said Bradley and Holmes Tract and on the west line of Tract 4 of Kittie Hill Acres, a subdivision as recorded in Cabinet F, Slides 45-46 of the Plat Records of Williamson County, Texas, for the northeast corner of the herein described tract, 238.22 feet left of FM 2243 baseline station 160+57.66, from which a 1/2-inch iron rod found on the east line of said Bradley and Holmes Tract, at the northwest corner of said Tract 4, bears N 22°42'00" W a distance of 340.76 feet;

THENCE, with the east line of said Bradley and Holmes Tract and the west line of said Tract 4, S 22°42'00" E a distance of 16.41 feet to a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southeast corner of said Bradley and Holmes Tract and the southwest corner of said Tract 4, from which a 1/2-inch iron rod found at the southeast corner of said Tract 4, bears N 69°38'27" E a distance of 823.08 feet;

THENCE, with the north right-of-way line of said Hero Way and the south line of said Bradley and Holmes Tract, S 68°48'59" W a distance of 456.49 feet to the **POINT OF BEGINNING** and containing 0.180 acre (7,858 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

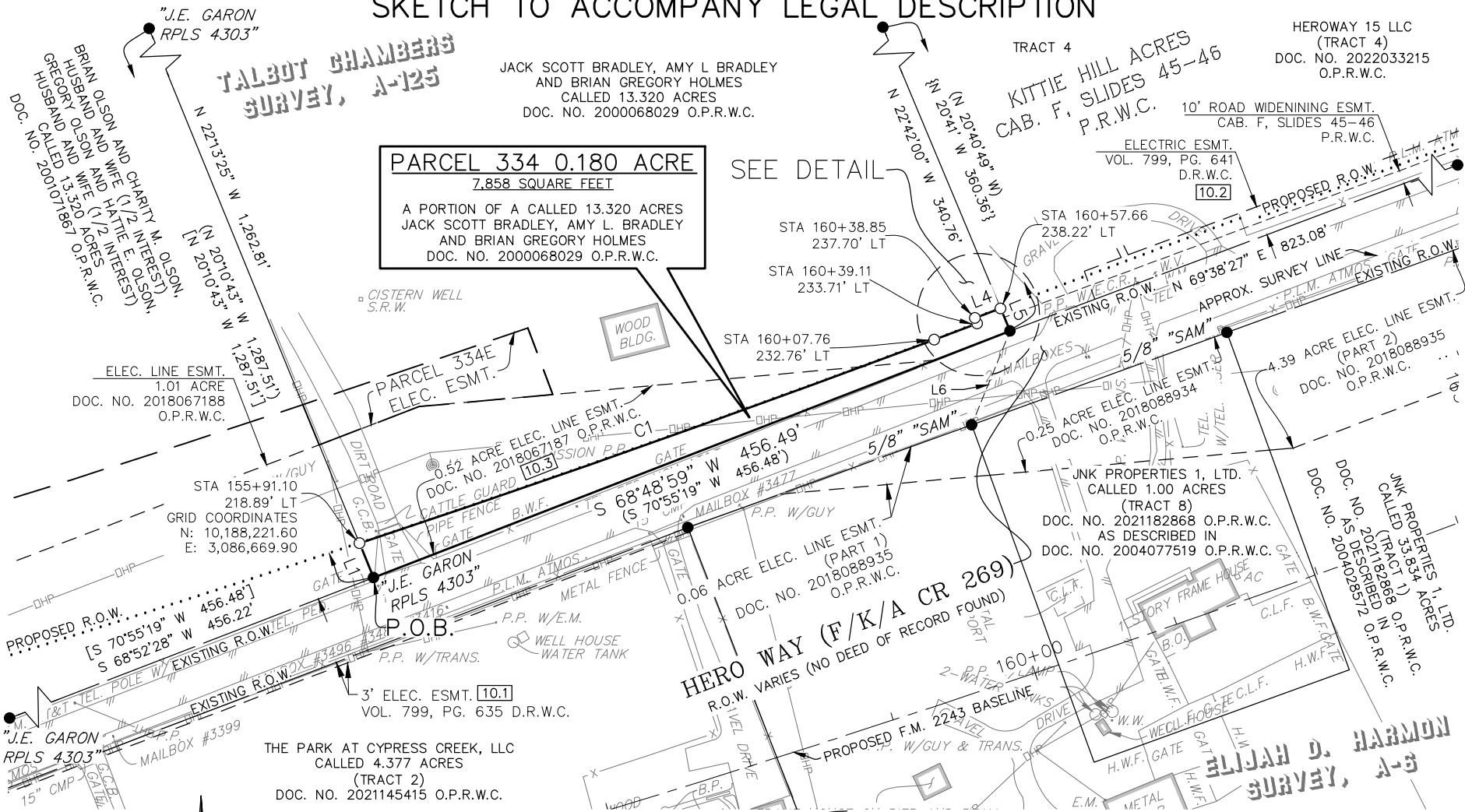


08/12/2022

Date

Client: Williamson County
Date: June 17, 2022
Revised: August 12, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



REVISED 08/12/2022: UPDATED TITLE COMMITMENT



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 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 334
0.180 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	06/17/2022	3 of 5

LEGEND

B.P.	BRICK PAVERS
CAB.	CABINET
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ESMT.	EASEMENT
E.M.	ELECTRIC METER
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
P.O.B.	POINT OF BEGINNING
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
S.R.W.	STONE RETAINING WALL
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.I.F.	WROUGHT IRON FENCE
W.M.	WATER METER
()	RECORD INFO FOR DOC. NO. 2000068029 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2001071867 O.P.R.W.C.
{ }	RECORD INFO FOR CAB. F, SLIDES 45-46 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
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 22°13'25" W	24.76'
L2	N 69°25'18" E	30.65'
L3	N 22°31'56" W	4.00'
L4	N 69°25'18" E	18.38'
L5	S 22°42'00" E	16.41'
L6	S 22°13'48" W	67.81'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	407.76'	11,053.00'	2°06'49"	N 70°28'42" E	407.73'

REVISED 08/12/2022: UPDATED TITLE COMMITMENT



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PARCEL PLAT
SHOWING PARCEL 334
0.180 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	06/17/2022	4 of 5

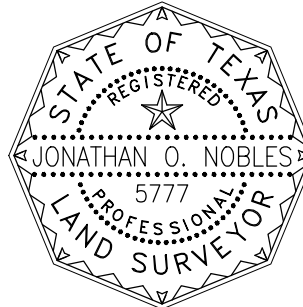
G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P334-EX1.dwg, 8/9/2022 4:52 PM, Stephen Barger

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-159118, DATED EFFECTIVE JUNE 23, 2022 AND ISSUED ON JULY 1, 2022.

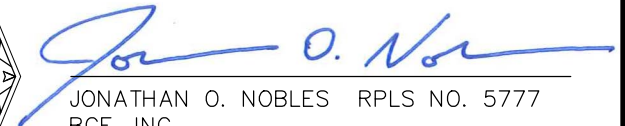
RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 625, PAGE 5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 635 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 AN ELECTRIC TRANSMISSION LINE GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 641 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC LINE AERIAL EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018067187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083081 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.

08/12/2022


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

REVISED 08/12/2022: UPDATED TITLE COMMITMENT



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 334
0.180 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 06/17/2022	Page: 5 of 5
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EXHIBIT B

County: Williamson
Parcel: 334E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 334E

METES & BOUNDS DESCRIPTION FOR A 0.118 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 13.320 ACRE TRACT OF LAND AS CONVEYED JACK SCOTT BRADLEY, AMY L. BRADLEY AND BRIAN GREGORY HOLMES BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2000068029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.118 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 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 reference found), at the southwest corner of the above described Bradley and Holmes Tract, and the southeast corner of a called 13.320 acre tract of land as conveyed to Brian Olson and Charity Olson by Warranty Deed with Vendor's Lien recorded in Document Number 2001071867 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found on the north right-of-way line of said Hero Way, at the southwest corner of said Olson Tract, and at the southeast 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, bears S 68°52'28" W a distance of 456.22 feet, and also from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southeast corner of said Bradley and Holmes Tract and the southwest corner of Tract 4 of Kittie Hill Acres, a subdivision as recorded in Cabinet F, Slides 45-46 of the Plat Records of Williamson County, Texas, bears N 68°48'59" E a distance of 456.49 feet; Thence, with the west line of said Bradley and Holmes Tract and the east line of said Olson Tract, N 22°13'25" W a distance of 95.99 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" (NAD-83, Central Zone Grid Coordinates: N: 10,188,287.53, E: 3,086,642.96) found at the northwest corner of a called 0.52 acre electric line easement recorded in Document Number 2018067187 of the Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract, 289.75 feet left of FM 2243 baseline station 155+83.68;

THENCE, with the west line of said Bradley and Holmes Tract and the east line of said Olson Tract, N 22°13'25" W a distance of 28.98 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the beginning of a non-tangent curve to the left, for the northwest corner of the herein described tract, 318.59 feet left of FM 2243 baseline station 155+80.63, from which a 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found at the northwest corner of said Bradley and Holmes Tract and the northeast corner of said Olson Tract, bears N 22°13'25" W a distance of 1,162.59 feet;

THENCE, over and across said Bradley and Holmes Tract, along said curve to the left, an arc distance of 158.92 feet, having a radius of 10,953.00 feet, a central angle of $00^{\circ}49'53''$ and a chord which bears $N 71^{\circ}09'14'' E$ a distance of 158.92 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for the northeast corner of the herein described tract, 324.23 feet left of FM 2243 baseline station 157+44.57;

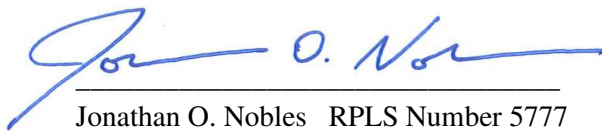
THENCE, continuing over and across said Bradley and Holmes Tract, $S 20^{\circ}34'42'' E$ a distance of 47.58 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set on the north line of said electric easement, for the southeast corner of the herein described tract, 276.73 feet left of FM 2243 baseline station 157+47.39, from which a 5/8-inch iron rod with cap stamped "SAM INC" found on the north right-of-way line of said Hero Way, at the most easterly corner of said electric easement, bears $N 84^{\circ}51'46'' E$ a distance of 256.47 feet;

THENCE, with the north line of said electric easement, continuing over and across said Bradley and Holmes Tract, $S 84^{\circ}51'46'' W$ a distance of 89.63 feet to a 1/2-inch iron rod found for an angle point;

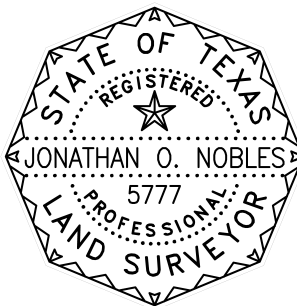
THENCE, with the north line of said electric easement, continuing over and across said Bradley and Holmes Tract, $S 69^{\circ}03'38'' W$ a distance of 71.62 feet to the **POINT OF BEGINNING** and containing 0.118 acres (5,154 square feet) of land, more or less.

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



08/16/2022

Date

Client: Williamson County
Date: August 16, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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. 2001071867
O.P.R.W.C.

TALBOT CHAMBERS
SURVEY, A-125

JACK SCOTT BRADLEY, AMY L BRADLEY AND BRIAN GREGORY HOLMES
CALLED 13.320 ACRES
DOC. NO. 2000068029 O.P.R.W.C.

EASEMENT PARCEL
334E 0.118 ACRE
5,154 SQUARE FEET

A PORTION OF A CALLED 13.320 ACRES
JACK SCOTT BRADLEY, AMY L. BRADLEY
AND BRIAN GREGORY HOLMES
DOC. NO. 2000068029 O.P.R.W.C.

STA 156+57.18
295.20' LT

PARCEL 334E-
PROPOSED FM
2243 R.O.W

HEROWAY 15 LLC
(TRACT 4)
OC. NO. 2022033215
O.P.R.W.C.

4 KITTIE HILL ACRES
CAB. F. SLIDES 45-46
P.R.W.C. 10' ROAD

10' ROAD WIDENING ESMT.
CAB. F, SLIDES 45-46
P R W C

20' ELECTRIC ESMT.
VOL. 799, PG. 641
D.R.W.C.
10.2

—ELCE. LINE ESMT.
1.01 ACRE
DOC. NO. 2018067188
O.P.R.W.C.

P.O.B.

STA 155+83.68
289.75' LT
GRID COORDINATES
N: 10,188,287.53
E: 3,086,642.96

HERO WAY (F/K/A CR 269)
R.O.W. VARIES (NO DEED OF RECORD FOUND)

ELEC. LINE ESMT.
0.06 ACRE (PART 1)
DOC. NO. 2018088935
O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 33.834 ACRES
(TRACT 1) 2-B.P. 16
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004028572 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 1.00 ACRES
(TRACT 8)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004077519 O.P.R.W.C.

4.39 ACRE
ELEC. LINE ESMT. —
(PART 2)
DOC. NO. 2018088935
O.P.R.W.C.

ELIJAH D. HARMON
SURVEY, A-6



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
EASEMENT PARCEL 334E
0.118 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/16/2022	Page: 3 of 5
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LEGEND

B.	BOLLARD
BLDG.	BUILDING
B.P.	BRICK PAVERS
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
C.L.F.	CHAIN LINK FENCE
CMP.	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ELEC.	ELECTRIC
E.M.	ELECTRIC METER
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
H.W.F.	HOW WIRE FENCE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
P.O.B.	POINT OF BEGINNING
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
S.R.W.	STONE RETAINING WALL
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2000068029 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2001071867 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2018067187 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"
—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 22°13'25" W	28.98'
L2	S 20°34'42" E	47.58'
L3	S 84°51'46" W	89.63'
L4	S 69°03'38" W	71.62'
L5	N 22°13'25" W	95.99'

LINE TABLE

NUMBER	BEARING	DISTANCE
{L4}	{S 69°02'31" W}	{71.50'}

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	158.92'	10,953.00'	0°49'53"	N 71°09'14" E	158.92'



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 334E
0.118 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/16/2022	Page: 4 of 5
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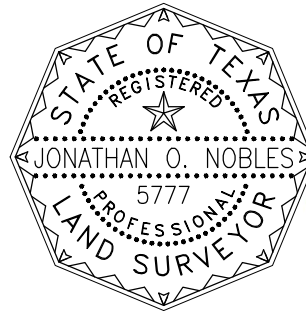
GENERAL NOTES:

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-159118, DATED EFFECTIVE JUNE 23, 2022 AND ISSUED ON JULY 1, 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.
- 10.1 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 635 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 AN ELECTRIC TRANSMISSION LINE GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 641 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC LINE AERIAL EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018067187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083081 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.



08/16/2022

Jonathan O. Nobles
JONATHAN O. NOBLES RPLS NO. 5777
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