

**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 11.327 acres (Parcel 314), 3.091 acres for an electric easement (Parcel 314E) and 0.005 acres for a drainage easement (Parcel 314D), described by metes and bounds in Exhibits "A- C", owned by **EDWARD A. KIRKPATRICK AS SUCCESSOR CO-TRUSTEE OF THE ALBERT R. CHAMPION EXEMPTION EQUIVALENT TRUST, AND JOHN A KIRKPATRICK AS SUCCESSOR CO-TRUSTEE OF THE ALBERT R. CHAMPION EXEMPTION EQUIVALENT TRUST AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF EMOGENE M. CHAMPION, DECEASED**, 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.

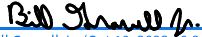
BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts 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 Oct 19, 2023\_\_\_\_\_.

  
Bill Gravell Jr. (Oct 19, 2023 10:26 CDT)

\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT A**

**County:** Williamson  
**Parcel:** 314  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 314**

METES & BOUNDS DESCRIPTION FOR A 11.327 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 101 ACRE TRACT OF LAND AS CONVEYED TO EMOGENE M. CHAMPION, AS TRUSTEE OF THE ALBERT R. CHAMPION EXEMPTION EQUIVALENT TRUST BY EXECUTRIX'S SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008083902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at an "X" chiseled in concrete 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 record found) and the east right-of-way line of County Road 270 (width varies) (no deed of record found), at the southwest corner of the above described Champion Tract, for the southwest corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found at the intersection of the north right-of-way line of said Hero Way and the west right-of-way line of said County Road 270, bears S 77°41'32" W a distance of 44.54 feet;

THENCE, with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 17°45'49" W a distance of 95.99 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" found for an angle point;

THENCE, generally along a fence, continuing with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 21°08'22" W a distance of 303.11 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,232.05, E: 3,083,112.72) set for the beginning of a non-tangent curve to the right and the northwest corner of the herein described tract, 182.02 feet left of FM 2243 baseline station 119+00.72;

THENCE, departing the east right-of-way line of said County Road 270, over and across said Champion Tract, along said curve to the right, an arc distance of 9.53 feet, having a radius of 4,347.00 feet, a central angle of 00°07'32" and a chord which bears N 68°13'17" E a distance of 9.53 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 182.74 feet left of FM 2243 baseline station 119+10.100;

THENCE, continuing over and across said Champion Tract, N 20°31'38" W a distance of 8.27 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 right and an exterior corner of the herein described tract, 191.00 feet left of FM 2243 baseline station 119+09.66;

THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 503.92 feet, having a radius of 4,347.00 feet, a central angle of 06°38'31" and a chord which bears N 71°36'18" E a distance of 503.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 208.41 feet left of FM 2243 baseline station 124+05.99;

THENCE, continuing over and across said Champion Tract, S 15°05'03" E a distance of 8.23 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 right and an interior corner of the herein described tract, 200.18 feet left of FM 2243 baseline station 124+05.95;

THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 34.69 feet, having a radius of 4,347.00 feet, a central angle of 00°27'26" and a chord which bears N 75°08'40" E a distance of 34.69 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of tangency, 199.89 feet left of FM 2243 baseline station 124+40.16;

THENCE, continuing over and across said Champion Tract, N 75°22'23" E a distance of 841.18 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Champion Tract and the west line of a called 41.56 acre tract of land as conveyed to Hero Way Capital, LLC. by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021121563 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 199.00 feet left of FM 2243 baseline station 132+79.11, from which a 1/2-inch iron rod found on the east line of said Champion Tract and the west line of said Hero Way Capital Tract, bears N 21°28'57" W a distance of 281.89 feet;

THENCE, with the east line of said Champion Tract and the west line of said Hero Way Capital Tract, S 21°28'57" E, pass a found 5/8-inch iron rod with cap stamped "SAM LLC" at a distance of 176.09 feet, and continuing on for a total distance of 263.71 feet to 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 southeast corner of said Champion Tract and the southwest corner of said Hero Way Capital Tract, for the most easterly southeast 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, bears N 68°45'55" E a distance of 86.85 feet;

THENCE, generally along a fence, with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 68°45'55" W a distance of 7.74 feet to a calculated point at a fence corner for an interior of the herein described tract;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 03°53'32" W a distance of 18.25 feet to a calculated point at a fence corner, and at the most southerly southeast corner of said Champion Tract, for the most southerly southeast corner of the herein described tract;

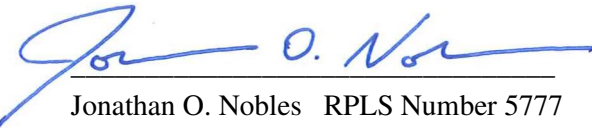
THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 66°13'26" W a distance of 26.02 feet to a gate post found for an angle point;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 68°55'01" W a distance of 488.01 feet to a gate post found for an angle point;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, 69°12'16" W a distance of 859.84 feet to the **POINT OF BEGINNING** and containing 11.327 acres (493,401 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

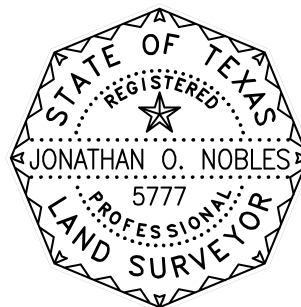
BGE, Inc.

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

EMOGENE M. CHAMPION, TRUSTEE OF  
THE ALBERT R. CHAMPION  
EXCEPTION EQUIVALENT TRUST  
REMAINDER OF A CALLED 101 ACRES  
DOC. NO. 2008083902 O.P.R.W.C.

314E,  
PARCEL 100  
PROPOSED EASEMENT  
ELECTRIC  
C2  
P.O.V.

PARCEL 314 11.327 ACRES

493,401 SQUARE FEET

EMOGENE M. CHAMPION, TRUSTEE OF  
THE ALBERT R. CHAMPION EXCEPTION  
EQUIVALENT TRUST  
REMAINDER OF A CALLED 101 ACRES  
DOC. NO. 2008083902 O.P.R.W.C.

STA 119+00.72  
182.02' LT  
-GRID COORDINATES  
N: 10,187,232.05  
E: 3,083,112.72

DETAIL

PARCEL 214

JAMES G. VELCHOFF AND WIFE  
DEBORAH K. VELCHOFF  
CALLED 10.00 ACRES  
VOL. 2583, PG. 862 O.R.W.C. &  
CORRECTED BY DOC. NO.  
9550265 O.P.R.W.C.

"5/8" "SAM LLC"

P.O.B.

BOBBY GOLDEN AND WIFE,

2018 DC ZONING  
CALLED 10.96 ACRES

VOL. 2018, PG. 708 O.R.W.C

ARS DEVELOPERS LLC (95.28% INTEREST)  
NIRVANA ESTATE HOLDINGS LLC (4.72% INTEREST)

DOC. NO. 2021019907 O.P.R.W.C.

ॐ नमो भगवते वासुदेवाय  
 ॐ नमो भगवते वासुदेवाय  
 ॐ नमो भगवते वासुदेवाय

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3.10 ACRES ELEC. LINE ESW. W.C.  
DOC. NO. 2021147874 O.P. R.M.C.  
102

JNK PROPERTIES I, LTD.  
CALLED 12.819 ACRES  
(TRACT 9)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004099911 O.P.R.W.C.



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

PARCEL PLAT  
SHOWING PARCEL 314

FM 2243

WILLIAMSON COUNTY, TEXAS

MATCHLINE PAGE 5 OF 6

9

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/16/2022	4 of 7

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EMOGENE M. CHAMPION, TRUSTEE OF  
THE ALBERT R. CHAMPION TRUST  
THE EQUIVALENT TRUST  
REMAINDER OF A CALLED 101 ACRES  
DOC. NO. 2008083902 O.P.R.W.C.

PARCEL 314E  
PROPOSED 100'  
ELECTRIC EASEMENT

PARCEL 314 11.327 ACRES

PROPOSED R.O.W.

EMOGENE M. CHAMPION, TRUSTEE OF THE ALBERT  
R. CHAMPION EXCEPTION EQUIVALENT TRUST  
REMAINDER OF A CALLED 101 ACRES  
DOC. NO. 2008083902 O.P.R.W.C.

493,401 SQUARE FEET

INGRESS/EGRESS  
ESMT.  
VOL. 1163, PG. 554  
O.R.W.C.

STA 132+79.11  
199.00' LT

S 21°28'57" E 176.09'

HERO WAY CAPITAL, LLC  
CALLED 41.56 ACRES  
DOC. NO. 2021121563 O.P.R.W.C.

MATCHLINE PAGE 4 OF 6

PROPOSED F.M. 2243 BASELINE

S 68°55'01" N 488.10'  
CR 269

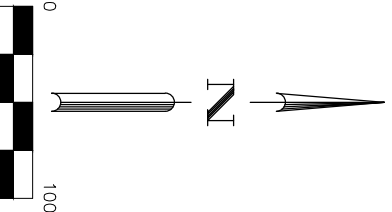
JNK PROPERTIES 1, LTD.  
(TRACT 6)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004073246 O.P.R.W.C.

JERRY WAYNE DROPTINI AND  
WIFE JAN DROPTINI  
CALLED 4.95 ACRES  
VOL. 1919, PG. 373 O.R.W.C.

PRELUDE VENTURES LLC  
CALLED 6.42 ACRES  
DOC. NO. 2019005550 O.P.R.W.C.

LIBERTY HEIGHTS  
CALLED 9.1064 ACRES  
DOC. NO. 2019000260 O.P.R.W.C.

MAUCK PROPERTIES, LLC  
CALLED 9.1064 ACRES  
DOC. NO. 2019000260 O.P.R.W.C.



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PARCEL PLAT  
SHOWING PARCEL 314  
11.327 ACRES  
FM 2243

WILLAMSON COUNTY, TEXAS

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LEGEND

B.	BOLLARD
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
G.P.	GATE POST
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
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.S.	STOP SIGN
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
T.L.S.	TRAFFIC LIGHT SUPPORT
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
V.P.	VERTICAL PIPE
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR DOC. NO. 2021121563 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO 2008083902 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
✕	FOUND "X" CHISELED IN CONCRETE
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
●	FENCE CORNER/GATE POST
—X—	FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
//	EDGE OF ASPHALT
[10.2]	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 77°41'32" W	44.54'
L2	N 17°45'49" W	95.99'
L3	N 20°31'38" W	8.27'
L4	S 15°05'03" E	8.23'
L5	N 21°28'57" W	281.89'
L6	N 68°45'55" E	86.85'
L7	S 68°45'55" W	7.74'
L8	S 03°53'32" W	18.25'
L9	S 66°13'26" W	26.02'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.53'	4,347.00'	0°07'32"	N 68°13'17" E	9.53'
C2	503.92'	4,347.00'	6°38'31"	N 71°36'18" E	503.64'
C3	34.69'	4,347.00'	0°27'26"	N 75°08'40" E	34.69'



**BGE, Inc.**  
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TBP L/S Licensed Surveying Firm No. 10106502

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PARCEL PLAT  
SHOWING PARCEL 314  
FM 2243  
WILLIAMSON COUNTY, TEXAS

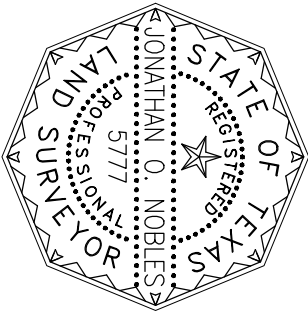
GENERAL NOTES:

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 TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-164929, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2021147874, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN INGRESS/EGRESS EASEMENT AS DESCRIBED IN VOLUME 1163, PAGE 554, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN WATER RIGHT AGREEMENT OF RECORD IN VOLUME 1346, PAGE 585, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.6 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083085, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2016058231, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FURTHER AFFECTED BY ADDENDUM TO THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2016058230, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

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



*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

08/16/2022

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PARCEL PLAT  
SHOWING PARCEL 314  
FM 2243  
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/16/2022	7 of 7

**County:** Williamson  
**Parcel:** 314E  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 314E**

METES & BOUNDS DESCRIPTION FOR A 3.091 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 101 ACRE TRACT OF LAND AS CONVEYED TO EMOGENE M. CHAMPION, AS TRUSTEE OF THE ALBERT R. CHAMPION EXEMPTION EQUIVALENT TRUST BY EXECUTRIX'S SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008083902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.091 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 an "X" chiseled in concrete 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 record found) and the east right-of-way line of County Road 270 (width varies) (no deed of record found), at the southwest corner of the above described Champion Tract, from which a 1/2-inch iron rod found at the intersection of the north right-of-way line of said Hero Way and the west right-of-way line of said County Road 270, bears S 77°41'32" W a distance of 44.54 feet; Thence, with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 17°45'49" W a distance of 95.99 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" found for an angle point; Thence, generally along a fence, continuing with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 21°08'22" W a distance of 303.11 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,232.05, E: 3,083,112.72) set for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, generally along a fence, continuing with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 21°08'22" W a distance of 100.01 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the right and the northwest corner of the herein described tract, 281.82 feet left of FM 2243 baseline station 118+94.42;

THENCE, departing the east right-of-way line of said County Road 270, over and across said Champion Tract, along said curve to the right, an arc distance of 558.73 feet, having a radius of 4,447.00 feet, a central angle of 07°11'56" and a chord which bears N 71°46'25" E a distance of 558.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency, 299.88 feet left of FM 2243 baseline station 124+41.25;

THENCE, continuing over and across said Champion Tract, N 75°22'23" E a distance of 829.16 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the east line of said Champion Tract and the west line of a called 41.56 acre tract of land as conveyed to Hero Way Capital, LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021121563 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 299.00 feet left of FM 2243 baseline station 132+67.09, from which a 1/2-inch iron rod found on the east line of said Champion Tract and the west line of said Hero Way Capital Tract, bears N 21°28'57" W a distance of 181.17 feet;

THENCE, with the east line of said Champion Tract and the west line of said Hero Way Capital Tract, S 21°28'57" E a distance of 100.72 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southeast corner of the herein described tract, 199.00 feet left of FM 2243 baseline station 132+79.11, 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 southeast corner of said Champion Tract and the southwest corner of said Hero Way Capital Tract, bears S 21°28'57" E a distance of 263.71 feet;

THENCE, departing the west line of said Hero Way Capital Tract, over and across said Champion Tract, S 75°22'23" W a distance of 841.18 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 left, 199.89 feet left of FM 2243 baseline station 124+40.16;

THENCE, continuing over and across said Champion Tract, along said curve to the left, an arc distance of 34.69 feet, having a radius of 4,347.00 feet, a central angle of 00°27'26" and a chord which bears S 75°08'40" W a distance of 34.69 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 200.18 feet left of FM 2243 baseline station 124+05.95;

THENCE, continuing over and across said Champion Tract, N 15°05'03" W a distance of 8.23 feet set to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" for the beginning of a non-tangent curve to the left and an interior corner of the herein described tract, 208.41 feet left of FM 2243 baseline station 124+05.99;

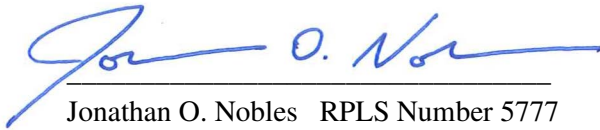
THENCE, continuing over and across said Champion Tract, along said curve to the left, an arc distance of 503.92 feet, having a radius of 4,347.00 feet, a central angle of 06°38'31" and a chord which bears S 71°36'18" W a distance of 503.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 191.00 feet left of FM 2243 baseline station 119+09.66;

THENCE, continuing over and across said Champion Tract, S 20°31'38" E a distance of 8.27 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 and an exterior corner of the herein described tract, 182.74 feet left of FM 2243 baseline station 119+10.10;

THENCE, continuing over and across said Champion Tract, along said curve to the left, an arc distance of 9.53 feet, having a radius of 4,347.00 feet, a central angle of  $00^{\circ}07'32''$  and a chord which bears S  $68^{\circ}13'17''$  W a distance of 9.53 feet to the **POINT OF BEGINNING** and containing 3.091 acres (134,662 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

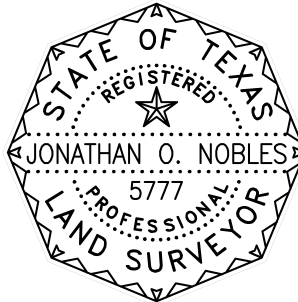
BGE, Inc.

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

**TALBOT CHAMBERS  
SURVEY, A-125**

EMOGENE M. CHAMPION, TRUSTEE OF THE ALBERT  
R. CHAMPION EXCEPTION EQUIVALENT TRUST  
REMAINDER OF A CALLED 101 ACRES  
DOC. NO. 2008083902 O.P.R.W.C.

**EASEMENT PARCEL 314E 3.091 ACRES**  
134,662 SQUARE FEET  
A PORTION OF THE REMAINDER OF A CALLED 101 ACRES  
EMOGENE M. CHAMPION, TRUSTEE OF THE ALBERT R. CHAMPION  
EXCEPTION EQUIVALENT TRUST  
DOC. NO. 2008083902 O.P.R.W.C.  
PROPOSED R.O.W.

EMOGENE M. CHAMPION, TRUSTEE OF  
THE ALBERT R. CHAMPION  
EXCEPTION EQUIVALENT TRUST  
REMAINDER OF A CALLED 101 ACRES  
DOC. NO. 2008083902 O.P.R.W.C.

**PARCEL 314  
PROPOSED  
FM 2243 R.O.W.**

HERO WAY CAPITAL LLC  
CALLED 41.56 ACRES  
DOC. NO. 2021121563 O.P.R.W.C.

STA 132+67.09  
299.00' LT

STA 132+79.11  
199.00' LT

INGRESS/EGRESS ESMT.  
VOL. 1163, PG. 554  
O.R.W.C.

U.C.M. SOUTHWESTERN BELL  
CATTLE GUARD  
WATER CONNECTION  
SAN. M.H.  
GATE

**HERO WAY (F/K/A CR 269)**  
R.O.W. VARIES  
3/8"

JERRY WAYNE DROPTINI  
AND WIFE, JAN DROPTINI  
CALLED 4.95 ACRES  
VOL. 1919, PG. 373  
O.R.W.C.

**LIBERTY HEIGHTS**  
DOC. NO. 2020092083 O.P.R.W.C.  
LOT 2  
PRELUDE VENTURES LLC  
CALLED 6.42 ACRES  
DOC. NO. 2019005550 O.P.R.W.C.

JNK PROPERTIES 1, LTD.  
CALLED 12.819 ACRES  
(TRACT 9)  
DOC. NO. 2021182868 O.P.R.W.C.  
AS DESCRIBED IN  
DOC. NO. 2004099911 O.P.R.W.C.

**ELIJAH D. HARMON  
SURVEY, A-3**



MATCHLINE PAGE 4 OF 6



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**PARCEL PLAT SHOWING  
EASEMENT PARCEL 314E  
3.091 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/16/2022	5 of 7

LEGEND

B.	BOLLARD
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
G.P.	GATE POST
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
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.S.	STOP SIGN
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
T.L.S.	TRAFFIC LIGHT SUPPORT
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
V.P.	VERTICAL PIPE
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR DOC. NO. 2021121563 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO. 2008083902 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
✕	FOUND "X" CHISELED IN CONCRETE
○	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
10.2	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 77°41'32" E	44.54'
L2	N 17°45'49" W	95.99'
L3	N 21°08'22" W	100.01'
L4	N 21°28'57" W	181.17'
L5	S 21°28'57" E	100.72'
L6	N 15°05'03" W	8.23'
L7	S 20°31'38" E	8.27'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	558.73'	4,447.00'	7°11'56"	N 71°46'25" E	558.36'
C2	34.69'	4,347.00'	0°27'26"	S 75°08'40" W	34.69'
C3	503.92'	4,347.00'	6°38'31"	S 71°36'18" W	503.64'
C4	9.53'	4,347.00'	0°07'32"	S 68°13'17" W	9.53'



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

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PARCEL PLAT SHOWING  
 EASEMENT PARCEL 314E  
 3.091 ACRES  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/16/2022	Page: 6 of 7
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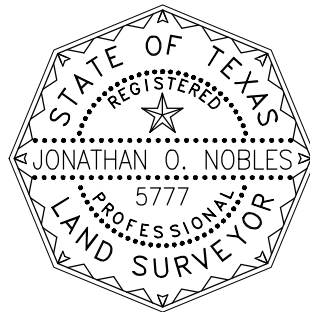
GENERAL NOTES:

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-164929, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2021147874, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN INGRESS/EGRESS EASEMENT AS DESCRIBED IN VOLUME 1163, PAGE 554, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN WATER RIGHT AGREEMENT OF RECORD IN VOLUME 1346, PAGE 585, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.6 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083085, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2016058231, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY ADDENDUM TO THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2016058230, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

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



08/16/2022

*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



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 314E  
3.091 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/16/2022	Page: 7 of 7
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**County:** Williamson  
**Parcel:** 314D  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 314D**

METES & BOUNDS DESCRIPTION FOR A 0.005 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 101 ACRE TRACT OF LAND AS CONVEYED TO EMOGENE M. CHAMPION, AS TRUSTEE OF THE ALBERT R. CHAMPION EXEMPTION EQUIVALENT TRUST BY EXECUTRIX'S SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008083902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.005 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 an "X" chiseled in concrete 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 record found) and the east right-of-way line of County Road 270 (width varies) (no deed of record found), at the southwest corner of the above described Champion Tract, from which a 1/2-inch iron rod found at the intersection of the north right-of-way line of said Hero Way and the west right-of-way line of said County Road 270, bears S 77°41'32" W a distance of 44.54 feet; Thence, over and across said Champion Tract, N 09°33'37" E a distance of 469.58 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,187,320.98, E: 3,083,329.29) for the southwest corner and **POINT OF BEGINNING** of the herein described tract, 203.78 feet left of FM 2243 baseline station 121+30.70;

THENCE, continuing over and across said Champion Tract, N 18°33'46" W a distance of 6.73 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract;

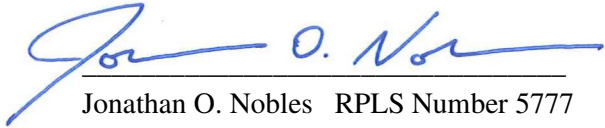
THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 30.00 feet, having a radius of 4,362.00 feet, a central angle of 00°23'39" and a chord which bears N 71°26'14" E a distance of 30.00 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Champion Tract, S 18°33'46" E a distance of 6.73 feet to a calculated point at the beginning of a non-tangent curve to the left, for the southeast corner of the herein described tract, 204.88 feet left of FM 2243 baseline station 121+60.25;

THENCE, continuing over and across said Champion Tract, along said curve to the left, an arc distance of 30.00 feet, having a radius of 4,347.00 feet, a central angle of 00°23'44" and a chord which bears S 71°26'28" W a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.005 acre (202 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203.  
All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.

  
Jonathan O. Nobles RPLS Number 5777

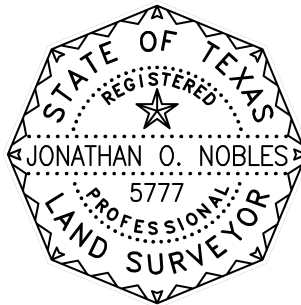
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



10/04/2022

Date

Client: Williamson County

Date: October 4, 2022

Project Number: 7473-00



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 77°41'32" W	44.54'
L2	N 17°45'49" W	95.99'
L3	N 18°33'46" W	6.73'
L4	S 18°33'46" E	6.73'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.00'	4,362.00'	0°23'39"	N 71°26'14" E	30.00'
C2	30.00'	4,347.00'	0°23'44"	S 71°26'28" W	30.00'

LEGEND

B.	BOLLARD
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
G.P.	GATE POST
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
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
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P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.S.	STOP SIGN
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
T.L.S.	TRAFFIC LIGHT SUPPORT
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
V.P.	VERTICAL PIPE
W.M.	WATER METER
W.V.	WATER VALVE
( )	RECORD INFO FOR DOC. NO. 2021121563 O.P.R.W.C.
[ ]	RECORD INFO FOR DOC. NO 2008083902 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
×	FOUND "X" CHISELED IN CONCRETE
○	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



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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 314D  
 0.005 ACRES  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 10/04/2022	Page: 4 of 4
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