

**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 public safety, facilitate the safety and movement of traffic, and preserve the financial investment of the public in its roadways, public necessity requires the acquisition of fee simple title to that certain tract of land being 0.403 acres (Parcel 332) and 0.441 acres for an electric easement (Parcel 332E), both of which are described by metes and bounds in Exhibits "A & B" which are attached hereto and incorporated herein, and owned by **BRIAN OLSON, CHARITY M. OLSON, GREGORY OLSON AND HATTIE E. OLSON** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 roadway improvements ("Project"), excluding all the oil, gas, and sulfur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulfur 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; 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 18, 2023.


Bill Gravell Jr. (Oct 18, 2023 07:17 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 332
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 332

METES & BOUNDS DESCRIPTION FOR A 0.403 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 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; SAID 0.403 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 Olson Tract, and the southwest corner 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, for the southeast corner and **POINT OF BEGINNING** 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 the southeast corner of said Bradley and Holmes Tract, bears N 68°48'59" E a distance of 456.49 feet;

THENCE, with the north right-of-way line of said Hero Way and the south line of said Olson Tract, S 68°52'28" W a distance of 456.22 feet to a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found 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, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "J.E. GARON RPLS 4303" found at the southwest corner of the remainder of said 13.371 acre Hoskins Tract and the southeast corner 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, bears S 68°46'24" W a distance of 29.93 feet;

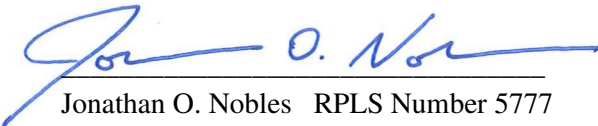
THENCE, with the west line of said Olson Tract and the east line of the remainder of said 13.371 acre Hoskins Tract, N 21°39'01" W a distance of 55.43 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,085.78, E: 3,086,233.31) set at the beginning of a non-tangent curve to the left, for the northwest corner of the herein described tract, 202.62 feet left of FM 2243 baseline station 151+27.44;

THENCE, over and across said Olson Tract, along said curve to the left, an arc distance of 457.31 feet, having a radius of 11,053.00 feet, a central angle of $02^{\circ}22'14''$ and a chord which bears $N 72^{\circ}43'14'' E$ a distance of 457.28 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the east line of said Olson Tract and on the west line of said Bradley and Holmes Tract, for the northeast 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 a cap stamped "J.E. GARON RPLS 4303" found at the northeast corner of said Olson Tract and the northwest corner of said Bradley and Holmes Tract, bears $N 22^{\circ}13'25'' W$ a distance of 1,262.81 feet;

THENCE, with the east line of said Olson Tract and the west line of said Bradley and Holmes Tract, $S 22^{\circ}13'25'' E$ a distance of 24.76 feet to the **POINT OF BEGINNING** and containing 0.403 acre (17,561 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

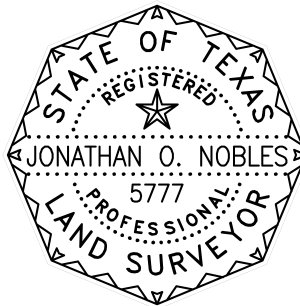
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



08/09/2023

Date

Client: Williamson County
Date: June 3, 2022
Revised: August 9, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TALBOT CHAMBERS SURVEY, A-125

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

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

PARCEL 332 0.403 ACRE
17,561 SQUARE FEET
A PORTION OF A CALLED 13.320 ACRES
BRIAN OLSON AND CHARITY M. OLSON (1/2 INTEREST),
GREGORY OLSON AND HATTIE E. OLSON (1/2 INTEREST)
DOC. NO. 2001071867 O.P.R.W.C.

STA 151+27.44
202.62' LT
GRID COORDINATES
N: 10,188,085.78
E: 3,086,233.31

10.2
ELEC. LINE ESMT.
1.01 ACRE
DOC. NO. 2018067188
O.P.R.W.C.

"J.E. GARON
RPLS 4303"

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

ELEC. LINE ESMT.
0.52 ACRE
DOC. NO. 2018067187 O.P.R.W.C.

STA 155+91.10
218.89' LT

"J.E. GARON
RPLS 4303"

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

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

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.

ELIJAH D. HARMON SURVEY, A-3

REVISED 08/09/2023: UPDATED TITLE COMMITMENT



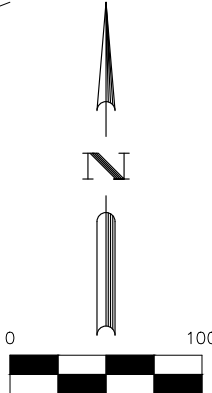
BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 332
0.403 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 06/03/2022	Page: 3 of 5
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LEGEND

B.P.	BRICK PAVERS
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
ESMT.	EASEMENT
E.M.	ELECTRIC METER
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
H.W.F.	HOG WIRE FENCE
NO.	NUMBER
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.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
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 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"
△	CALCULATED POINT
—x—	WIRE FENCE
—○—	METAL FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 68°46'24" W	29.93'
L2	N 21°39'01" W	55.43'
L3	S 22°13'25" E	24.76'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
L1	{S 70°55'19" W}	
L2	{S 19°35'37" E}	
	[S 19°35'37" E]	

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	457.31'	11,053.00'	2°22'14"	N 72°43'14" E	457.28'

REVISED 08/09/2023: UPDATED TITLE COMMITMENT



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0.403 ACRES
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WILLIAMSON COUNTY, TEXAS

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G:\TxC\Projects\County_Williamson\7473-00_RM 2243\06_Survey\04_Finals\Drawings\7473-00_P332_EX1.dwg, 8/8/2023 9:54 AM, Damian Fisher

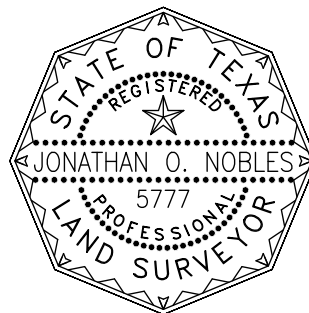
GENERAL NOTES:

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-159112, DATED EFFECTIVE SEPTEMBER 12, 2022 AND ISSUED ON OCTOBER 20, 2022.

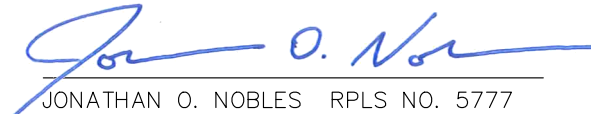
RESTRICTIVE COVENANT AND EASEMENT NOTES:

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 LINE AERIAL EASEMENT AND RIGHT OF WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018067188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083083 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.



8/9/2023


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

REVISED 08/09/2023: UPDATED TITLE COMMITMENT



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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 332
0.403 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	06/03/2022	5 of 5

EXHIBIT B

County: Williamson
Parcel: 332E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 332E

METES & BOUNDS DESCRIPTION FOR A 0.441 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 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; SAID 0.441 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 Olson Tract, and the southwest corner 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, 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, bears N 68°48'59" E a distance of 456.49 feet; Thence, with the east line of said Olson Tract and the west line of said Bradley and Holmes Tract, N 22°13'25" W a distance of 95.99 feet to a 5/8-inch iron rod with a cap stamped "SAM INC" (NAD-83, Central Zone Grid Coordinates: N: 10,188,287.53, E: 3,086,642.96) found at the northeast corner of a called 1.01 acre electric line easement recorded in Document Number 2018067188 of the Official Public Records of Williamson County, Texas, for the southeast 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 north line of said electric line easement and over and across said Olson Tract, S 69°02'53" W a distance of 455.27 feet to a calculated point on the west line of said Olson Tract and the east line 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, at the northwest corner of said electric line easement, for the southwest corner of the herein described tract, 244.24 feet left of FM 2243 baseline station 151+22.31, from which a found 5/8-inch iron rod with cap stamped "SAM INC" bears S 68°20'59" W a distance of 0.19 feet, and 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 southwest corner of said Olson Tract and the southeast corner of the remainder of said Hoskins Tract, bears S 21°39'01" E a distance of 97.36 feet;

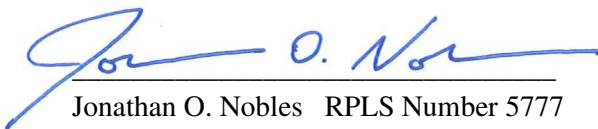
THENCE, with the west line of said Olson Tract and the east line of the remainder of said Hoskins Tract, N 21°39'01" W a distance of 58.55 feet to a 1/2-inch iron rod with cap stamped "BGE, Inc" set at the beginning of a non-tangent curve to the left, for the northwest corner of the herein described tract, 302.35 feet left of FM 2243 baseline station 151+15.15;

THENCE, over and across said Olson Tract, along said curve to the left, an arc distance of 456.33 feet, having a radius of 10,953.00 feet, a central angle of 02°23'14" and a chord which bears N 72°45'47" E a distance of 456.30 feet to a 1/2-inch iron rod with cap stamped "BGE, Inc" set on the east line of said Olson Tract and the west line of said Bradley and Holmes Tract, for the northeast 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 a cap stamped "J.E. GARON RPLS 4303" found at the northeast corner of said Olson Tract and the northwest corner of said Bradley and Holmes Tract, bears N 22°13'25" W a distance of 1,162.59 feet;

THENCE, with the east line of said Olson Tract and the west line of said Bradley and Holmes Tract, S 22°13'25" E a distance of 28.98 feet to the **POINT OF BEGINNING** and containing 0.441 acre (19,192 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

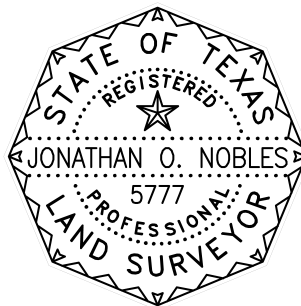
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



08/09/2023

Date

Client: Williamson County

Date: August 9, 2023

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

"J.E. GARON RPLS 4303"

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.

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

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

PARCEL 332E 0.441 ACRE
19,192 SQUARE FEET

A PORTION OF A CALLED 13.320 ACRES
BRIAN OLSON AND CHARITY M. OLSON (1/2 INTEREST),
GREGORY OLSON AND HATTIE E. OLSON (1/2 INTEREST)
DOC. NO. 2001071867 O.P.R.W.C.

**TALBOT CHAMBERS
SURVEY, A-125**

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

ELEC. LINE ESMT.
0.07 ACRE
DOC. NO. 2018055342
O.P.R.W.C.

"J.E. GARON
RPLS 4303"
ELECTRIC LINE ESMT.
0.96 ACRE
DOC. NO. 2018055341
O.P.R.W.C.

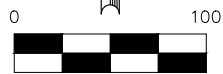
JNK PROPERTIES 1, LTD.
CALLED 26.931 ACRES
(TRACT 5)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004065021 O.P.R.W.C.

PROPOSED F.M. 2243 R.O.W.
HERO WAY (F/K/A CR 269)
R.O.W. VARIES (NO DEED OF RECORD FOUND)

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

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

N



DETAIL "A" N.T.S.



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 332E
0.441 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/09/2023	3 of 5

LEGEND

B.P.	BRICK PAVERS
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
ESMT.	EASEMENT
E.M.	ELECTRIC METER
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
H.W.F.	HOG WIRE FENCE
NO.	NUMBER
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 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"
□	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
10.3	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 21°39'01" W	58.55'
L2	S 22°13'25" E	28.98'
L3	N 22°13'25" W	95.99'
L4	S 68°20'59" W	0.19'
L5	S 21°39'01" E	97.36'
L6	N 22°13'25" W	1,162.59'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	{N 19°35'37" W}	
	[N 19°35'37" W]	
L5	{S 19°35'37" E}	
	[S 19°35'37" E]	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	456.33'	10,953.00'	2°23'14"	N 72°45'47" E	456.30'



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 PARCEL 332E
0.441 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/09/2023	Page: 4 of 5
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G:\TXC\Projects\County_Williamson\7473-00_RM 2243\06_Survey\04_Finals\Drawings\7473-00_P332E_EX1.dwg, 8/8/2023 10:32 AM, Damian Fisher

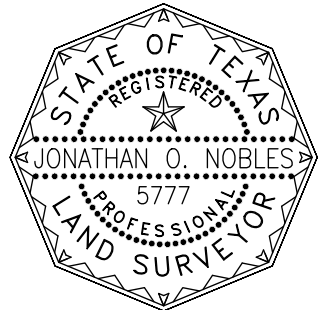
GENERAL NOTES:

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-159112, DATED EFFECTIVE SEPTEMBER 12, 2022 AND ISSUED ON OCTOBER 20, 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 LINE AERIAL EASEMENT AND RIGHT OF WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018067188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT OTHER THAN BEING IMMEDIATELY ADJACENT, AS SHOWN HEREON.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2010083083 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.



8/9/2023

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			
PARCEL PLAT SHOWING PARCEL 332E 0.441 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
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