

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS

§

Parcel No.: 335/335D/335E

COUNTY OF WILLIAMSON

§

Project: Hero Way/RM 2243

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **JNK PROPERTIES 1, LTD.** (the "Grantor" whether one or more), grants to the County, their contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing the Hero Way/RM 2243 roadway project and related appurtenances, drainage facility/grading and utility relocations (the "Roadway Construction Project"). The property subject to this Agreement is described more fully in field notes, plat maps, or other descriptions attached hereto as "Exhibits "A-D" respectively and are made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County, which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, Grantor grants, bargains, sells, and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing a roadway, utility adjustments and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation, and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use, the County will tender to Grantor payment in the amount of **SEVENTEEN MILLION SIX HUNDRED FIFTEEN THOUSAND TWO HUNDRED FIFTY-FOUR and 00/100 DOLLARS (\$17,615,254.00)** (the "Entry Deposit"). The County will be entitled to take possession and use of the Property upon tender of payment as set forth in paragraph 3 herein, subject to the conditions in paragraph 13 below, if any. The parties agree that the Entry Deposit tendered represents 100% payment of the County's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to Grantor for the real property interest to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas, and sulfur. The parties agree that the Entry Deposit tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' Award, or court judgment. In the event the amount of the final settlement or judgment for the acquisition of the Property is less than the

amount of the Entry Deposit, then Grantor agrees that the difference between the amount of the Entry Deposit tendered and the amount of such final settlement or judgment for the acquisition of the Property represents an overpayment and, upon written notice from the County, Grantor will promptly refund the difference between the Entry Deposit and the amount of the settlement or judgment to the County.

3. The effective date of this Agreement will be the date on which payment of the Entry Deposit pursuant to Paragraph 2 above was tendered in full to the Grantor by the County or delivered to a title company acting as escrow agent for the transaction (the "Effective Date").
4. Grantor warrants and represents by, through, and under Grantor but not otherwise, that the title to the Property is free and clear of all liens and encumbrances identified in the title commitment T-164948 issued August 21, 2023 by Texas National Title (and any subsequent updates prior to the Effective Date), and that proper releases will be executed for the Property prior to funds being disbursed under this Agreement. Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims, or encumbrances affecting the Property.

The above-made warranties are made by Grantor and accepted by the County subject to the following:

- A. Visible and apparent easements not appearing of record;
 - B. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and,
 - C. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect as of the Effective Date.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be March 31, 2024. Should the Special Commissioners' Award be greater than the amount paid in paragraph 2 (two), the County shall tender the difference to the registry of the court within 60 (sixty) days.
 6. This Agreement is made with the understanding that the County will continue to proceed with the acquisition of a real property interest in the Property. Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of

the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to Grantor in the eminent domain proceedings, except as such removal or construction of improvements may impact or damage the Remainder. No beneficial project influence will impact the appraised value of the Property to be acquired. This grant will not prejudice Grantor's rights to any relocation benefits for which Grantor may be eligible.

7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the County until the entry of judgment.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow Grantor to have the use at this time of 100% of the Entry Deposit. The Grantor expressly acknowledges that the proposed Roadway Construction Project is for a valid public use and voluntarily waives any right Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Roadway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.
10. Notwithstanding the acquisition of the right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' Award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the Property either by negotiation, settlement, or final court judgment.
11. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
12. It is agreed the County will record this document.
13. Other conditions:

Upon receipt of a request from Grantor to file a petition in the lawsuit, Grantee agrees that it shall file a petition withing thirty (30) days of having received said notice. In the case of a special commissioners' hearing setting, upon receipt of notice from Grantor to set a special commissioners hearing, Grantee shall work with Grantor on a hearing setting which shall be within ninety (90) days of the date on which Grantee received notice from Grantor unless the parties agree otherwise.

There shall be no drinking liquor, hunting, or fishing on the Property or any of Grantor's lands by the County, its officers, agents, employees, contractors, invitees, guests, or representatives at any time. No firearms or fishing equipment shall be taken on the property by the County, its officers, agents, employees, contractors, invitees, guests or representatives at any time. The County, its contractors, and any and all persons entering the Property under this Agreement shall not perform disorderly conduct and a portable sanitary facility shall be made available for the County's contractors and any and all persons entering the Property under this agreement.

The County shall have the right to remove any fence that now crosses the Property. Prior to cutting any fence, however, the County shall give timely notice to the Grantor to brace the existing fence to be cut adequately on both sides of the proposed cut by suitable H-braces to prevent the remainder of the fence from sagging. If applicable, the County shall take reasonable steps to ensure that cattle, horses and/or other livestock cannot stray from the fenced pastures, including but not limited to informing Grantor of any fence removal and allowing for reasonable time to relocate said livestock. The County and its designated contractors, employees, and invitees agree to keep any and all gates and fences closed and locked at all times except when passing through same.

14. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration recited herein:

Tenants: Mark & Heidi Bjork

At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

[signature pages follow]

GRANTOR:

JNK PROPERTIES 1, LTD.

By: Vivek Mahendru

Name: VIVEK MAHENDRU

Its: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 3rd day of January, 2024 by Vivek Mahendru, on behalf of JNK Properties 1, Ltd. in the capacity and for the purposes and consideration recited herein.



Mg213
Notary Public, State of Texas

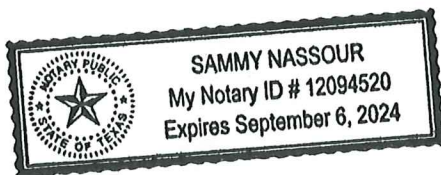
TENANT:

m/3 Heidi Bjork
Name: Mark Bjork Heidi Bjork

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 3rd day of January, 2024
by Heidi Bjork + Mark Bjork, in the capacity and for the purposes and
consideration recited herein.



[Signature]
Notary Public, State of Texas

COUNTY:

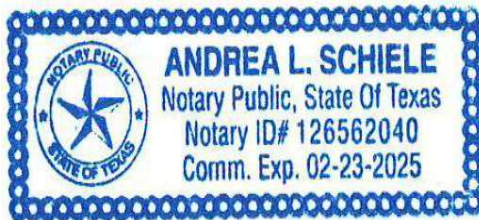
WILLIAMSON COUNTY, TEXAS

By: Valerie Covey
Valerie Covey
County Commissioner

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on Jan 10, 2024, 2024
by Valerie Covey County Commissioner, Texas, in the capacity and for the purposes and
consideration recited herein.



Andrea L. Schiele

Notary Public, State of Texas

County: Williamson
Parcel: 335
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 335

METES & BOUNDS DESCRIPTION FOR A 28.707 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 8, A PORTION OF A CALLED 33.834 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF A CALLED 60.000 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND A PORTION OF A CALLED 10.10 ACRE TRACT OF LAND DESCRIBED AS TRACT 10, ALL AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT 8 BEING DESCRIBED IN DOCUMENT NUMBER 2004077519, SAID TRACT 1 BEING DESCRIBED IN DOCUMENT NUMBER 2004028572, SAID TRACT 2 BEING DESCRIBED IN DOCUMENT NUMBER 2003078335, AND SAID TRACT 10 BEING DESCRIBED IN DOCUMENT NUMBER 2006006664, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.707 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 south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the northwest corner of the above described JNK Tract 1, and at the northeast corner of a called 4.377 acre tract of land described as Tract 2 as conveyed to The Park at Cypress Creek, LLC by Warranty Deed with Vendor's Lien recorded in Document Number 2021145415 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod found on the south right-of-way line of said Hero Way, at the northwest corner of a called 26.931 acre tract of land described as Tract 5 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868, and described in Document Number 2004065021, both of the Official Public Records of Williamson County, Texas, and at the northeast corner of a called 27.868 acre tract of land as conveyed to Heroway Crossing LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2020158793 of the Official Public Records of Williamson County, Texas, bears S 69°02'16" W a distance of 1,103.77 feet;

THENCE, with the south right-of-way line of said Hero Way and the north line of said JNK Tract 1, N 70°05'28" E, pass a found 5/8-inch iron rod with cap stamped "SAM LLC" at a distance of 65.95 feet, and continuing on for a total distance of 201.93 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" found at an exterior corner of said JNK Tract 1, and at the northwest corner of the above described JNK Tract 8, for an angle point, from which a 5/8-inch iron rod with cap stamped "SAM LLC" found on the west line of said JNK Tract 8, bears S 19°54'56" E a distance of 35.78 feet;

THENCE, continuing with the south right-of-way line of said Hero Way and with the north line of said JNK Tract 8, N 70°04'38" E a distance of 181.51 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" found at the northeast corner of said JNK Tract 8, and at an exterior corner of said JNK Tract 1, for an angle point, from which a 5/8-inch iron rod with cap stamped "SAM LLC" found on the east line of said JNK Tract 8, bears S 19°54'56" E a distance of 83.80 feet;

THENCE, continuing with the south right-of-way line of said Hero Way and with the north line of said JNK Tract 1, N 70°06'04" E a distance of 777.41 feet to a 1/2-inch iron rod found at the northeast corner of said JNK Tract 1, and at the northwest corner of the above described JNK Tract 2, for an angle point, from which a 1/2-inch iron rod found at an angle point on the line common to said JNK Tract 1 and said JNK Tract 2, bears S 20°05'44" E a distance of 1,324.23 feet;

THENCE, continuing with the south right-of-way line of said Hero Way and with the north line of said JNK Tract 2, N 69°41'26" E a distance of 1,374.35 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" found at the intersection with the west right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by instruments recorded in Document Numbers 2003062377, 2003082332, 2003114403, 2004058038 and 2004069273, all of the Official Public Records of Williamson County, Texas, at the northeast corner of said JNK Tract 2, and at the northwest corner of a called 5.149 acre tract of land described as Parcel 24 as dedicated in said Document Number 2003082332 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 with cap stamped "Diamond Surveying" found at the intersection of the north right-of-way line of said Hero Way and the west right-of-way line of said Ronald W Reagan Boulevard, 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, bears N 21°02'41" W a distance of 62.16 feet;

THENCE, with the west right-of-way line of said Ronald W Reagan Boulevard and the east line of said JNK Tract 2, the following three (3) courses:

- 1) S 21°33'44" E a distance of 13.56 feet to a 1/2-inch iron rod for an angle point;
- 2) S 65°56'44" E a distance of 69.75 feet to a 1/2-inch iron rod for an angle point; and
- 3) S 21°17'21" E, pass a found 5/8-inch iron rod with cap stamped "SAM LLC" at a distance of 236.20 feet, and continuing on for a total distance of 1,126.34 feet to a 1/2-inch iron rod found at the most easterly southeast corner of said JNK Tract 2, and at the northeast corner of the above described JNK Tract 10, for an angle point, from which a 60D nail found at the northwest corner of said JNK Tract 10, and at an interior corner of said JNK Tract 2, bears S 69°09'59" W a distance of 406.06 feet;

THENCE, continuing with the west right-of-way line of said Ronald W Reagan Boulevard and with the east line of said JNK Tract 10, S 21°13'28" E a distance of 245.82 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for southeast corner of the herein described tract, 1,222.51 feet right of FM 2243 baseline station 185+84.04, from which a 1/2-inch iron rod found on the north line of a called 6.314 acre tract of land as conveyed to Realeander LLC by Warranty Deed with Vendor's Lien recorded in Document Number 2020167271 of the Official Public Records of Williamson County, Texas, at the southeast corner of said JNK Tract 10, and at the southwest corner of said Parcel 24 dedication, bears S 21°13'28" E a distance of 828.32 feet;

THENCE, departing the west right-of-way line of said Ronald W Reagan Boulevard, over and across said JNK Tract 10, S 68°35'32" W a distance of 122.56 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,740.00, E: 3,089,721.94) set for the beginning of a non-tangent curve to the right and the most southerly southwest corner of the herein described tract, 1,239.36 feet right of FM 2243 baseline station 184+38.02;

THENCE, over and across said JNK Tract 10, along said curve to the right, an arc distance of 217.97 feet, having a radius of 16,236.00 feet, a central angle of 00°46'09" and a chord which bears N 21°33'58" W a distance of 217.97 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of tangency, 1,023.18 feet right of FM 2243 baseline station 184+05.00;

THENCE, continuing over and across said JNK Tract 10 and over and across said JNK Tract 2, N 21°10'54" W a distance of 188.36 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, 836.13 feet right of FM 2243 baseline station 183+79.66;

THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 878.59 feet, having a radius of 1,011.00 feet, a central angle of 49°47'30" and a chord which bears N 62°29'25" W a distance of 851.20 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, 237.68 feet right of FM 2243 baseline station 177+25.43;

THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 59.82 feet, having a radius of 8,051.00 feet, a central angle of 00°25'33" and a chord which bears S 72°08'38" W a distance of 59.82 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 235.53 feet right of FM 2243 baseline station 176+63.65;

THENCE, continuing over and across said JNK Tract 2, S 75°59'13" W a distance of 150.02 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, 218.57 feet right of FM 2243 baseline station 175+12.88;

THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 203.48 feet, having a radius of 8,063.00 feet, a central angle of 01°26'45" and a chord which bears S 70°08'40" W a distance of 203.48 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of tangency, 216.00 feet right of FM 2243 baseline station 173+09.42;

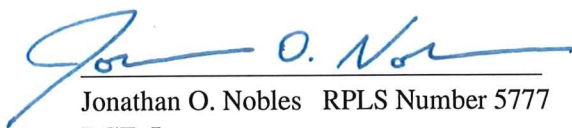
THENCE, continuing over and across said JNK Tract 2 and over and across said JNK Tract 1, S 69°25'17" W a distance of 792.54 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set a point of curvature of a curve to the right, 216.00 feet right of FM 2243 baseline station 165+16.88;

THENCE, continuing over and across said JNK Tract 1, along said curve to the right, an arc distance of 696.86 feet, having a radius of 11,137.00 feet, a central angle of 03°35'06" and a chord which bears S 71°12'51" W a distance of 696.75 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said JNK Tract 1, at the southeast corner of said Park at Cypress Creek Tract 2, and at the northeast corner of a called 1.988 acre tract of land described as Tract 1 as conveyed to The Park at Cypress Creek, LLC by Warranty Deed with Vendor's Lien recorded in said Document Number 2021145415 of the Official Public Records of Williamson County, Texas, for the most westerly southwest corner of the herein described tract, 207.05 feet right of FM 2243 baseline station 158+30.50, from which a 1/2-inch iron rod found at an angle point on the line common to said JNK Tract 1 and a called 20.00 acre tract of land described as Tract 4 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868, and described in Document Number 2004065019, both of the Official Public Records of Williamson County, Texas, bears S 21°08'16" E a distance of 409.63 feet;

THENCE, with the west line of said JNK Tract 1 and the east line of said Park at Cypress Creek Tract 2, N 21°08'16" W a distance of 372.43 feet to the **POINT OF BEGINNING** and containing 28.707 acres (1,250,475 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



01/02/2024
Date

Client: Williamson County
Date: August 21, 2023
Revised: January 1, 2024
Project Number: 7473-00

MATCHLINE PAGE 5 of 11

TALBOT SHAWBERG
SURVEY, A-125

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

APPROXIMATE SURVEY LINE

HERO WAY (F/K/A CR 269)

N 70°06'04" E 777.41'

N 69°41'26" E 1,374.35'

[N 71°30'00" E 1,160.77']
EXISTING TRANSMISSION P.P.

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

SAW MARK

GATE

"SAM"

"SAM"

POND

PROPOSED F.M. 2243 BASELINE

170+00

175+00

ALBERT D. HARRISON
SURVEY, A-3

S 20°05'44" E 1,324.23'
S 18°42'05" E 1,324.40'
S 18°17'30" E 1,324.40'

PARCEL 335 28.707 ACRES
1,250,475 SQUARE FEET

JNK PROPERTIES 1, LTD.
DOC. NO. 2021182868 O.P.R.W.C.

ALL OF A CALLED 1.00 ACRES (TRACT 8)
AS DESCRIBED IN NO. 2004077519 O.P.R.W.C.,
A PORTION OF A 33.834 ACRES (TRACT 1)
AS DESCRIBED IN NO. 2004028572 O.P.R.W.C.,
A PORTION OF A CALLED 60.000 ACRES (TRACT 2)
AS DESCRIBED IN NO. 2003078335 O.P.R.W.C.,
AND A PORTION OF A CALLED 10.10 ACRES (TRACT 10)
AS DESCRIBED IN NO. 2006006664 O.P.R.W.C.

20' WASTEWATER UTILITY ESMT.
DOC. NO. 2014069870 O.P.R.W.C.

PC: 176+10.19

PROPOSED R.O.W.

S 69°25'17" W 792.54'

STA 173+09.42
216.00' RT

C4

L5

STA 175+12.88
218.57' RT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT

JNK PROPERTIES 1, LTD.
CALLED 34.834 ACRES
(TRACT 1)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004028572 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 60.000 ACRES
(TRACT 2)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2003078335 O.P.R.W.C.



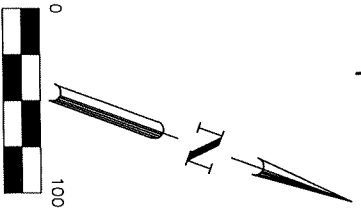
BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBLPS Licensed Surveying Firm No. 10106502

Copyright 2024

PARCEL PLAT

SHOWING PARCEL 335
28.707 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS



REVISED 01/02/2024

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	6 of 11

MATCHLINE PAGE 7 of 11

MATCHLINE PAGE 6 of 11

APPROXIMATE SURVEY LINE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TABULATED SURVEY, 2-125

HERO WAY (F/K/A CR 269) (SPEED LIMIT 30 SIGN NO THRU TRUCKS SIGN) R.O.W. VARIES (NO DEED OF RECORD FOUND)

EXISTING R.O.W. 2-18" CMP

4.39 ACRE ELEC. LINE ESMT. (PART 2) DOC. NO. 201808835 O.P.R.W.C.

"SAM"

"SAM"

"SAM"

PROPOSED F.M. 2243 BASELINE

180+00

PARCEL 335 28.707 ACRES

1,230.473 SQUARE FEET JNK PROPERTIES 1, LTD. DOC. NO. 2021182868 O.P.R.W.C.

ALL OF A CALLED 1.00 ACRES (TRACT 8) AS DESCRIBED IN NO. 2004077519 O.P.R.W.C. A PORTION OF A 33.834 ACRES (TRACT 1) AS DESCRIBED IN NO. 2004028572 O.P.R.W.C. A PORTION OF A CALLED 60.000 ACRES (TRACT 2) AS DESCRIBED IN NO. 2003078335 O.P.R.W.C. AND A PORTION OF A CALLED 10.10 ACRES (TRACT 10) AS DESCRIBED IN NO. 2006006664 O.P.R.W.C.

PROPOSED DRAINAGE EASEMENT STA 176+63.65 235.53' RT

STA 177+25.43 237.68' RT

GATE B.W.F.

WOODEN TOWER & STAIRCASE FIRE PIT S.R.W.

PROPOSED ELEC. EASEMENT

MATCHLINE PAGE 8 of 11

JNK PROPERTIES 1, LTD. CALLED 60.000 ACRES (TRACT 2) DOC. NO. 2021182868 O.P.R.W.C. AS DESCRIBED IN DOC. NO. 2003078335 O.P.R.W.C.

PROPOSED F.M. 2243 BASELINE

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

"SAM"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MATCHLINE PAGE 7 of 11

PARCEL 335 28.707 ACRES
1,250,475 SQUARE FEET

JNK PROPERTIES 1, LTD.
DOC. NO. 2021182868 O.P.R.W.C.

ALL OF A CALLED 1.00 ACRES (TRACT 8)
AS DESCRIBED IN NO. 2004077519 O.P.R.W.C.,
A PORTION OF A CALLED 33.634 ACRES (TRACT 1)
AS DESCRIBED IN NO. 2004028572 O.P.R.W.C.,
A PORTION OF A CALLED 60.000 ACRES (TRACT 2)
AS DESCRIBED IN NO. 2003078335 O.P.R.W.C.,
AND A PORTION OF A CALLED 10.10 ACRES (TRACT 10)
AS DESCRIBED IN NO. 2006006664 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 60.000 ACRES (TRACT 2)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN DOC. NO. 2003078335 O.P.R.W.C.

ELIJA D. HERRINGTON
SURVEY, 2-3

MATCHLINE PAGE 9 of 11

N 21°10'54" W 188.36'
PROPOSED R.O.W.
STA 183+79.66
836.13' RT

PARCEL 335E PROPOSED
ELECTRIC EASEMENT
C2

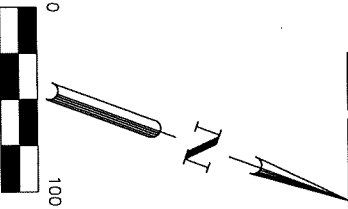
CRS 21°17'21" E 1,126.34'
(S 19°29'30" E 1,126.35')
AS 21°17'37" E 1,126.35'>

RONALD REAGAN BOULEVARD

R.O.W. VARIES

DOC. NOS. 2003062377, 2003082332, 2003114403,
2004058038 & 2004069273 O.P.R.W.C.

METAL TRANSMISSION P.P.



REVISED 01/02/2024



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

Copyright 2024

PARCEL PLAT
SHOWING PARCEL 335
28.707 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	8 of 11

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCHLINE PAGE 8 of 11

ALLIED D. HARRISON
SURVEY, INC.

JNK PROPERTIES 1, LTD.
CALLED 60,000 ACRES (TRACT 2)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN DOC. NO. 2003078335 O.P.R.W.C.

JNK PROPERTIES 1, LTD.
CALLED 10,10 ACRES
(TRACT 10)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2006006664 O.P.R.W.C.

PARCEL 335 28.707 ACRES

1,250.475 SQUARE FEET

JNK PROPERTIES 1, LTD.
DOC. NO. 2021182868 O.P.R.W.C.
ALL OF A CALLED 1.00 ACRES (TRACT 8)
AS DESCRIBED IN NO. 2004077519 O.P.R.W.C.,
A PORTION OF A 33.834 ACRES (TRACT 1)
AS DESCRIBED IN NO. 2004028572 O.P.R.W.C.,
A PORTION OF A CALLED 60,000 ACRES (TRACT 2)
AS DESCRIBED IN NO. 2003078335 O.P.R.W.C.,
AND A PORTION OF A CALLED 10,10 ACRES (TRACT 10)
AS DESCRIBED IN NO. 2006006664 O.P.R.W.C.

STA 184+38.02
1,239.36' RT
GRID COORDINATES
N: 10,187,740.00
E: 3,089,721.94

PARCEL 335E PROPOSED
ELECTRIC EASEMENT

(S 71° W)
(S 71°01'00" W 406.02')
S 69°09'58" W 406.06'
188.36'
N 21°10'54" W
PROPOSED R.O.W.

STA 184+05.00
1,023.18' RT
S 68°35'32" W 122.56'
S 21°13'28" E 828.32'
EXISTING R.O.W.
S 21°13'28" E 245.82'
S 21°17'21" E 1,126.34'
S 19°29'30" E 1,126.35'
<S 21°17'37" E 1,126.34'>
<S 21°13'30" E 1,073.97'>

RONALD W REAGAN BOULEVARD

R.O.W. VARIES
DOC. NOS. 2003062377, 2003082332, 2003114403,
2004058038 & 2004069273 O.P.R.W.C.

METAL TRANSMISSION P.P.

REVISED 01/02/2024

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 335
28.707 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	9 of 11

LEGEND

B.	BOLLARD
BLDG.	BUILDING
B.O.	BLDG. OVERHANG
B.P.	BRICK PAVERS
B.W.F.	BARBED WIRE FENCE
C.H.W.	CONCRETE HEADWALL
C.L.F.	CHAIN LINK FENCE
CMP.	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.M.	ELECTRIC METER
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.O.M.	FIBER OPTIC MARKER
G.P.	GATE POST
G.V.	GAS VALVE
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
RCP.	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
SAN.	SANITARY
S.L.V.	SANITARY LINE VENT
S.R.W.	STONE RETAINING WALL
S.R.F.	SPLIT RAIL FENCE
S.S.	STOP SIGN
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UNDERGROUND TELEPHONE BOX
W.M.	WATER METER
W.V.	WATER VALVE
W.W.	WATER WELL
()	RECORD INFO., DOC. NO. 2003078335 O.P.R.W.C.
[]	RECORD INFO., DOC. NO. 2004028572 O.P.R.W.C.
{ }	RECORD INFO., DOC. NO. 2004077519 O.P.R.W.C.
< >	RECORD INFO., DOC. NOS. 2003062377, 2003082332, 2003114403, 2004058038 & 2004069273 O.P.R.W.C.
(())	RECORD INFO., DOC. NO. 2006006664 O.P.R.W.C.
●	FOUND 1/2" IRON ROD
● "SAM"	FOUND 5/8" IRON ROD W/CAP "SAM LLC"
● "DIAMOND"	FOUND 1/2" IRON ROD W/CAP "DIAMOND SURVEYING"
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
▲	FOUND 60D NAIL
x	WIRE FENCE
—	METAL FENCE
— OH1 —	OVERHEAD TELEPHONE
— OH2 —	OVERHEAD POWER
—	EDGE OF ASPHALT
10.5	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 69°02'16" W	1,103.77'
L2	N 21°02'41" W	62.16'
L3	S 21°33'44" E	13.56'
L4	S 65°56'44" E	69.75'
L5	S 75°59'13" W	150.02'
L6	S 21°08'16" E	409.63'
L7	S 19°54'56" E	35.78'
L8	S 19°54'56" E	83.80'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L3)	(S 19°25'23" E)	(13.59')
<L3>	<S 21°13'30" E>	<13.59'>
(L4)	(S 64°05'05" E)	(69.67')
<L4>	<S 65°53'12" E>	<69.67'>

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	217.97'	16,236.00'	0°46'09"	N 21°33'58" W	217.97'
C2	878.59'	1,011.00'	49°47'30"	N 62°29'25" W	851.20'
C3	59.82'	8,051.00'	0°25'33"	S 72°08'38" W	59.82'
C4	203.48'	8,063.00'	1°26'45"	S 70°08'40" W	203.48'
C5	696.86'	11,137.00'	3°35'06"	S 71°12'51" W	696.75'



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

Copyright 2024

PARCEL PLAT
SHOWING PARCEL 335
28.707 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'
Job No.: 7473-00
Date: 08/21/2023
Page: 10 of 11

REVISED 01/02/2024

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-164948, DATED EFFECTIVE JULY 24, 2022 AND ISSUED ON JULY 31, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 824, PAGE 41, AND VOLUME 825, PAGE 566, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 638, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 649, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 A WASTEWATER UTILITY EASEMENT GRANTED TO CITY OF LEANDER AS DESCRIBED IN DOCUMENT NO. 2014069870, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088935, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.8

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

10.9

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030, 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.



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

01/02/2024

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

PARCEL PLAT
SHOWING PARCEL 335
28.707 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	11 of 11

REVISED 01/02/2024

County: Williamson
Parcel: 335D Part 1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 335D PART 1

METES & BOUNDS DESCRIPTION FOR A 0.233 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 33.834 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT 1 BEING DESCRIBED IN DOCUMENT NUMBER 2004028572 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.233 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 found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the northeast corner of the above described JNK Tract 1, and at the northwest corner of a called 60.000 acre tract of land described as Tract 2 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868 of the Official Public Records of Williamson County, Texas, and being described in Document Number 2003078335 of the Official Public Records of Williamson County, Texas, from which a 5/8-inch iron rod with cap stamped "SAM LLC" found at the intersection with the west right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by instruments recorded in Document Numbers 2003062377, 2003082332, 2003114403, 2004058038 and 2004069273, all of the Official Public Records of Williamson County, Texas, at the northeast corner of said JNK Tract 2, and at the northwest corner of a called 5.149 acre tract of land described as Parcel 24 as dedicated in said Document Number 2003082332 of the Official Public Records of Williamson County, Texas, bears N 69°41'26" E a distance of 1,374.35 feet, and also from which a 1/2-inch iron rod found at an angle point on the line common to said JNK Tract 1 and said JNK Tract 2, bears S 20°05'44" E a distance of 1,324.23 feet; Thence, over and across said JNK Tract 1, S 05°57'06" E a distance of 393.30 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,236.14, E: 3,088,021.51) for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 216.00 feet right of FM 2243 baseline station 168+78.29;

THENCE, continuing over and across said JNK Tract 1, S 58°02'31" E a distance of 100.79 feet to a calculated point for the southeast corner of the herein described tract;


THENCE, continuing over and across said JNK Tract 1, S 69°25'17" W a distance of 126.79 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said JNK Tract 1, N 58°02'31" W a distance of 100.79 feet to a calculated point for the northwest corner of the herein described tract, 216.00 feet right of FM 2243 baseline station 167+51.50;

THENCE, continuing over and across said JNK Tract 1, N 69°25'17" E a distance of 126.79 feet to the **POINT OF BEGINNING** and containing 0.233 acre (10,143 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

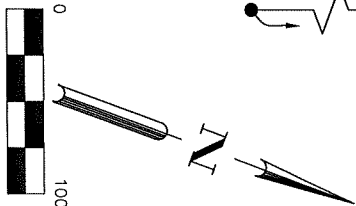
TBPELS Licensed Surveying Firm Number 10106502



08/21/2023

Date

Client: Williamson County
Date: August 21, 2023
Project Number: 7473-00

[illegible]

Copyright 2022

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	3 of 4

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-164948, DATED EFFECTIVE AUGUST 14, 2023 AND ISSUED ON AUGUST 21, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 824, PAGE 41, AND VOLUME 825, PAGE 566, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 638, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.3 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 649, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

LEGEND

B.	BOLLARD
B.O.	BUILDING OVERHANG
C.H.W.	CONCRETE HEADWALL
CMP	CORRUGATED METAL PIPE
M.H.	MANHOLE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.P.	REFLECTOR POST
SAN.	SANITARY
S.L.V.	SANITARY LINE VENT
()	RECORD INFO., DOC. NO. 2003078335 O.P.R.W.C.
[]	RECORD INFO., DOC. NO. 2004028572 O.P.R.W.C.
●	FOUND 1/2" IRON ROD
● "SAM"	FOUND 5/8" IRON ROD W/CAP "SAM LLC"
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
[10.5]	SCHEDULE B ITEM

- 10.4 A WASTEWATER UTILITY EASEMENT GRANTED TO CITY OF LEANDER AS DESCRIBED IN DOCUMENT NO. 2014069870, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

- 10.5 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

- 10.6 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088935, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

- 10.8 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

- 10.9 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030, 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.



Jonathan O. Nobles
 08/21/2023
 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
 Copyright 2023

PARCEL PLAT SHOWING
EASEMENT PARCEL 335D P1
0.233 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	4 of 4

County: Williamson
Parcel: 335D Part 2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 335D PART 2

METES & BOUNDS DESCRIPTION FOR A 0.152 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 60.000 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT 2 BEING DESCRIBED IN DOCUMENT NUMBER 2003078335 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.152 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 found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the northwest corner of the above described JNK Tract 2, and at the northeast corner of a called 33.834 acre tract of land described as Tract 1 as conveyed to JNK Properties 1, Ltd. by Contribution Deed recorded in said Document Number 2021182868 of the Official Public Records of Williamson County, Texas, and being described in Document Number 2004028572 of the Official Public Records of Williamson County, Texas, from which a 5/8-inch iron rod with cap stamped "SAM LLC" found at the intersection with the west right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by instruments recorded in Document Numbers 2003062377, 2003082332, 2003114403, 2004058038 and 2004069273, all of the Official Public Records of Williamson County, Texas, at the northeast corner of said JNK Tract 2, and at the northwest corner of a called 5.149 acre tract of land described as Parcel 24 as dedicated in said Document Number 2003082332 of the Official Public Records of Williamson County, Texas, bears N 69°41'26" E a distance of 1,374.35 feet, and also from which a 1/2-inch iron rod found at an angle point on the line common to said JNK Tract 1 and said JNK Tract 2, bears S 20°05'44" E a distance of 1,324.23 feet; Thence, over and across said JNK Tract 2, S 79°41'05" E a distance of 775.31 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,188,481.80, E: 3,088,716.78) for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said JNK Tract 2, N 75°59'13" E a distance of 46.60 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, 235.53 feet right of FM 2243 baseline station 176+63.65;

THENCE, continuing over and across said JNK Tract 2, along said curve to the right, an arc distance of 36.62 feet, having a radius of 8,051.00 feet, a central angle of 00°15'38" and a chord which bears N 72°03'40" E a distance of 36.62 feet to a calculated point for the northeast corner of the herein described tract, 236.85 feet right of FM 2243 baseline station 177+01.47;

THENCE, continuing over and across said JNK Tract 2, S 00°42'31" E a distance of 83.74 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;

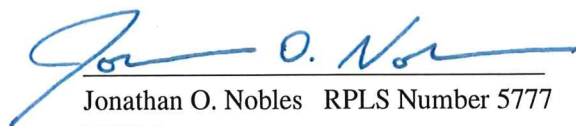
THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 14.46 feet, having a radius of 7,971.00 feet, a central angle of 00°06'14" and a chord which bears S 71°57'45" W a distance of 14.46 feet to a calculated angle point;

THENCE, continuing over and across said JNK Tract 2, S 75°59'13" W a distance of 68.35 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, continuing over and across said JNK Tract 2, N 00°42'31" W a distance of 82.21 feet to the **POINT OF BEGINNING** and containing 0.152 acre (6,641 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



08/21/2023

Date

Client: Williamson County
Date: August 21, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

APPROXIMATE SURVEY LINE

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

SPEED LIMIT 30 SIGN

N 69°41'26" E 1,374.35'
(N 71°30'00" E 1,374.53')

4.38 ACRE ELEC. LINE ESMT. (PART 2) @ METAL TRANSMISSION P.P.
DOC. NO. 201808935 O.P.R.W.C.

20' WASTEWATER UTILITY ESMT.
DOC. NO. 2014069870 O.P.R.W.C.

170+00

175+00

PROPOSED F.M. 2243 BASELINE

PARCEL 335
PROPOSED
FM 2243 R.O.W.

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

S 20°05'44" E 1,324.23'
[S 18°42'05" E 1,324.40']
[S 18°17'30" E 1,324.40']

JNK PROPERTIES 1, LTD.
CALLED 60,000 ACRES
(TRACT 2)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2003078335 O.P.R.W.C.

PROPOSED R.O.W.

PARCEL 335E PROPOSED ELECTRIC EASEMENT

GRID COORDINATES
N: 10,188,481.80
E: 3,088,716.78

EASEMENT PARCEL 335D PART 2
0.152 ACRE
6,641 SQUARE FEET
JNK PROPERTIES 1, LTD.
DOC. NO. 2021182868 O.P.R.W.C.

A PORTION OF A CALLED 60,000 ACRES (TRACT 2)
AS DESCRIBED IN NO. 2003078335 O.P.R.W.C.

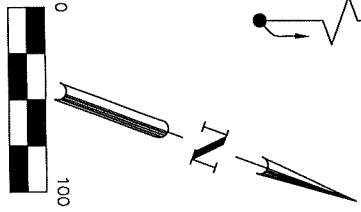


BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

PARCEL PLAT SHOWING
EASEMENT PARCEL 335D P2
0.152 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'

Job No.: 7473-00
Date: 08/21/2023
Page: 3 of 5



LEGEND

- B. BOLLARD
B.O. BUILDING OVERHANG
C.H.W. CONCRETE HEADWALL
CMP CORRUGATED METAL PIPE
M.H. MANHOLE
P.L.M. PIPELINE MARKER
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
P.P. POWER POLE
R.P. REFLECTOR POST
SAN. SANITARY
S.L.V. SANITARY LINE VENT
() RECORD INFO., DOC. NO. 2003078335 O.P.R.W.C.
[] RECORD INFO., DOC. NO. 2004028572 O.P.R.W.C.
● FOUND 1/2" IRON ROD
● "SAM" FOUND 5/8" IRON ROD W/CAP "SAM LLC"
○ SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△ CALCULATED POINT
— X — WIRE FENCE
— D — OVERHEAD POWER
— // — EDGE OF ASPHALT
[10.5] SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 75°59'13" E	46.60'
L2	S 00°42'31" E	83.74'
L3	S 75°59'13" W	68.35'
L4	N 00°42'31" W	82.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	36.62'	8,051.00'	0°15'38"	N 72°03'40" E	36.62'
C2	14.46'	7,971.00'	0°06'14"	S 71°57'45" W	14.46'



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

Copyright 2023

PARCEL PLAT SHOWING
EASEMENT PARCEL 335D P2
0.152 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	4 of 5

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-164948, DATED EFFECTIVE AUGUST 14, 2023 AND ISSUED ON AUGUST 21, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 824, PAGE 41, AND VOLUME 825, PAGE 566, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 638, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.3 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 649, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 A WASTEWATER UTILITY EASEMENT GRANTED TO CITY OF LEANDER AS DESCRIBED IN DOCUMENT NO. 2014069870, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LORA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088934, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.6 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LORA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088935, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.8

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

10.9

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030, OFFICIAL PUBLIC RECORDS, 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.



[Signature] 08/21/2023
 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.dginc.com
 TBLPS Licensed Surveying Firm No. 10106502

PARCEL PLAT SHOWING
EASEMENT PARCEL 335D P2
0.152 ACRE
FM 2243
WILLAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	5 of 5

EXHIBIT D

County: Williamson
Parcel: 335E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 335E

METES & BOUNDS DESCRIPTION FOR A 6.124 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 33.834 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF A CALLED 60.000 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND A PORTION OF A CALLED 10.10 ACRE TRACT OF LAND DESCRIBED AS TRACT 10, ALL AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT 1 BEING DESCRIBED IN DOCUMENT NUMBER 2004028572, SAID TRACT 2 BEING DESCRIBED IN DOCUMENT NUMBER 2003078335, AND SAID TRACT 10 BEING DESCRIBED IN DOCUMENT NUMBER 2006006664, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 6.124 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 found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the northwest corner of the above described JNK Tract 1, and at the northeast corner of a called 4.377 acre tract of land described as Tract 2 as conveyed to The Park at Cypress Creek, LLC by Warranty Deed with Vendor's Lien recorded in Document Number 2021145415 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod found on the south right-of-way line of said Hero Way, at the northwest corner of a called 26.931 acre tract of land described as Tract 5 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868, and described in Document Number 2004065021, both of the Official Public Records of Williamson County, Texas, and at the northeast corner of a called 27.868 acre tract of land as conveyed to Heroway Crossing LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2020158793 of the Official Public Records of Williamson County, Texas, bears S 69°02'16" W a distance of 1,103.77 feet, and from which a 5/8-inch iron rod with cap stamped "SAM LLC" found at an exterior corner of said JNK Tract 1, and at the northwest corner of a called 1.00 acre tract of land described as Tract 8 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868, and described in Document Number 2004077519, both of the Official Public Records of Williamson County, Texas, bears N 70°05'28" E a distance of 201.93 feet; Thence, with the west line of said JNK Tract 1 and the east line of said Park at Cypress Creek Tract 2, S 21°08'16" E a distance of 372.43 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,884.77, E: 3,087,023.65) set at the most easterly common corner of said Park at Cypress Creek Tract 2 and a called 1.988 acre tract of land described as Tract 1 as conveyed to The Park at Cypress Creek, LLC by Warranty Deed with Vendor's Lien recorded in said Document Number 2021145415 of the Official Public Records of Williamson County, Texas, for the beginning of a non-tangent curve to the left and the northwest corner and **POINT OF BEGINNING** of the herein described tract, 207.05 feet right of FM 2243 baseline station 158+30.50;

THENCE, over and across said JNK Tract 1, along said curve to the left, an arc distance of 696.86 feet, having a radius of 11,137.00 feet, a central angle of $03^{\circ}35'06''$ and a chord which bears $N 71^{\circ}12'51'' E$ a distance of 696.75 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of tangency, 216.00 feet right of FM 2243 baseline station 165+16.88;

THENCE, continuing over and across said JNK Tract 1 and over and across the above described JNK Tract 2, $N 69^{\circ}25'17'' E$ a distance of 792.54 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 right, 216.00 feet right of FM 2243 baseline station 173+09.42;

THENCE, continuing over and across said JNK Tract 2, along said curve to the right, an arc distance of 203.48 feet, having a radius of 8,063.00 feet, a central angle of $01^{\circ}26'45''$ and a chord which bears $N 70^{\circ}08'40'' E$ a distance of 203.48 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 218.57 feet right of FM 2243 baseline station 175+12.88;

THENCE, continuing over and across said JNK Tract 2, $N 75^{\circ}59'13'' E$ a distance of 150.02 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, 235.53 feet right of FM 2243 baseline station 176+63.65;

THENCE, continuing over and across said JNK Tract 2, along said curve to the right, an arc distance of 59.82 feet, having a radius of 8,051.00 feet, a central angle of $00^{\circ}25'33''$ and a chord which bears $N 72^{\circ}08'38'' E$ a distance of 59.82 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 the most northerly corner of the herein described tract, 237.68 feet right of FM 2243 baseline station 177+25.43;

THENCE, continuing over and across said JNK Tract 2, along said curve to the right, an arc distance of 878.59 feet, having a radius of 1,011.00 feet, a central angle of $49^{\circ}47'30''$ and a chord which bears $S 62^{\circ}29'25'' E$ a distance of 851.20 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 836.13 feet right of FM 2243 baseline station 183+79.66;

THENCE, continuing over and across said JNK Tract 2 and over and across the above described JNK Tract 10, $S 21^{\circ}10'54'' E$ a distance of 188.36 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, 1,023.18 feet right of FM 2243 baseline station 184+05.00;

THENCE, continuing over and across said JNK Tract 10, along said curve to the left, an arc distance of 217.97 feet, having a radius of 16,236.00 feet, a central angle of $00^{\circ}46'09''$ and a chord which bears $S 21^{\circ}33'58'' E$ a distance of 217.97 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southeast corner of the herein described tract, 1,239.36 feet right of FM 2243 baseline station 184+38.02;

THENCE, continuing over and across said JNK Tract 10, S 68°35'32" W a distance of 80.00 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 most southerly southwest corner of the herein described tract, 1,249.04 feet right of FM 2243 baseline station 183+42.29;

THENCE, continuing over and across said JNK Tract 10, along said curve to the right, an arc distance of 218.29 feet, having a radius of 16,316.00 feet, a central angle of 00°46'00" and a chord which bears N 21°33'54" W a distance of 218.28 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency, 1,032.21 feet right of FM 2243 baseline station 183+12.49;

THENCE, continuing over and across said JNK Tract 10 and over and across said JNK Tract 2, N 21°10'54" W a distance of 98.07 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the left, 934.69 feet right of FM 2243 baseline station 183+00.51;

THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 900.75 feet, having a radius of 911.00 feet, a central angle of 56°39'05" and a chord which bears N 61°53'29" W a distance of 864.51 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 313.71 feet right of FM 2243 baseline station 176+41.86;

THENCE, continuing over and across said JNK Tract 2, S 75°59'13" W a distance of 134.08 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the left, 298.45 feet right of FM 2243 baseline station 175+07.30;

THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 197.90 feet, having a radius of 7,983.00 feet, a central angle of 01°25'13" and a chord which bears S 70°07'54" W a distance of 197.89 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency, 296.00 feet right of FM 2243 baseline station 173+09.42;

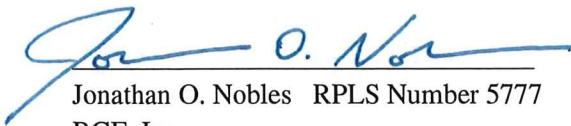
THENCE, continuing over and across said JNK Tract 2 and over and across said JNK Tract 1, S 69°25'17" W a distance of 792.54 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right, 296.00 feet right of FM 2243 baseline station 165+16.88;

THENCE, continuing over and across said JNK Tract 1, along said curve to the right, an arc distance of 696.07 feet, having a radius of 11,217.00 feet, a central angle of 03°33'20" and a chord which bears S 71°11'57" W a distance of 695.96 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the west line of said JNK Tract 1 and the east line of said Park at Cypress Creek Tract 1 for the most westerly southwest corner of the herein described tract, 287.12 feet right of FM 2243 baseline station 158+35.12, from which a 1/2-inch iron rod found at an angle point on the line common to said JNK Tract 1 and a called 20.00 acre tract of land described as Tract 4 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in said Document Number 2021182868, and described in Document Number 2004065019, both of the Official Public Records of Williamson County, Texas, bears S 21°08'16" E a distance of 329.42 feet;

THENCE, with the west line of said JNK Tract 1 and the east line of said Park at Cypress Creek Tract 1, N 21°08'16" W a distance of 80.21 feet to the **POINT OF BEGINNING** and containing 6.124 acres (266,744 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



08/21/2023

Date

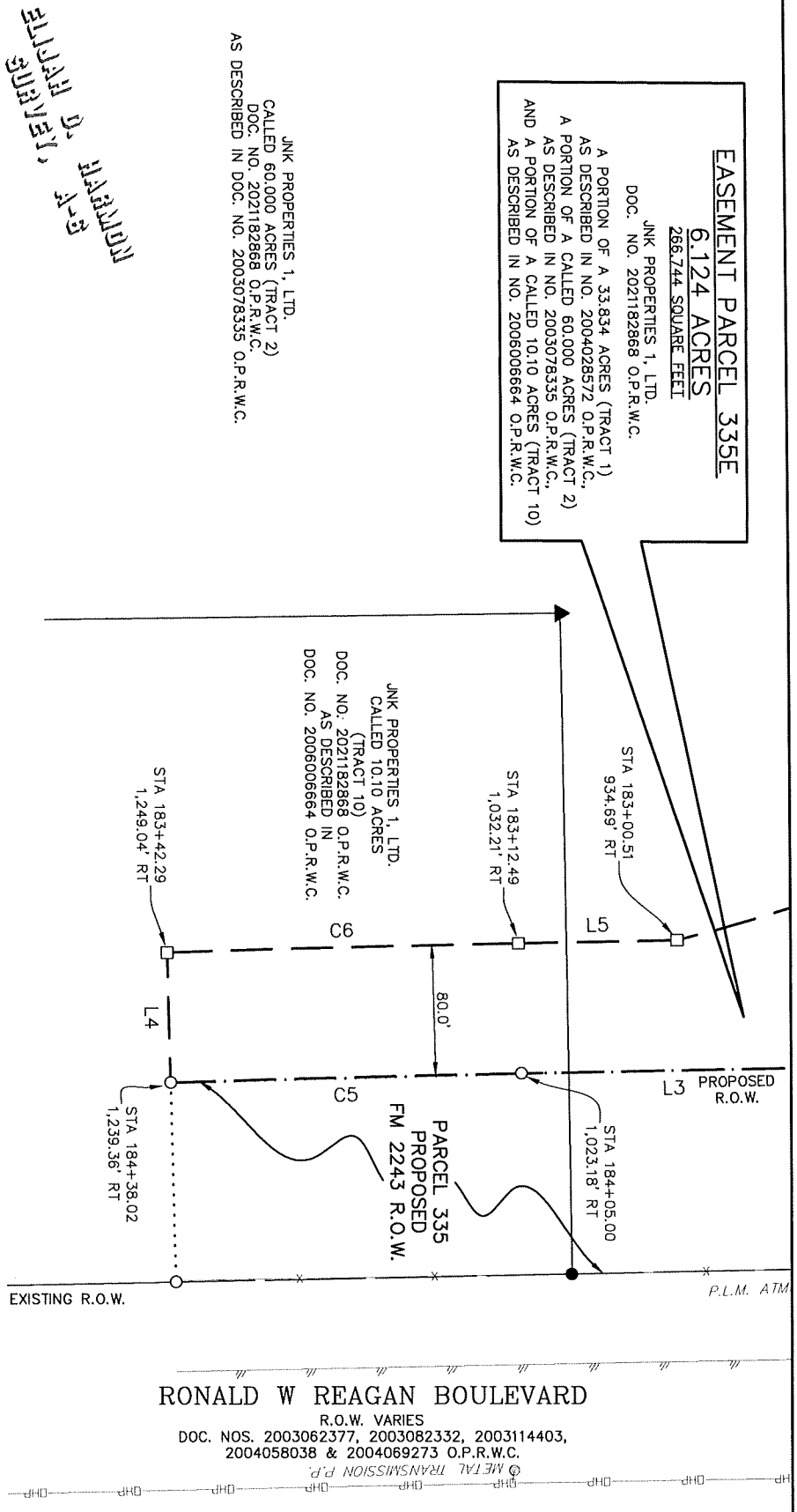
Client: Williamson County

Date: August 21, 2023

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCHLINE PAGE 8 of 11



LEGEND

B.	BOLLARD
BLDG.	BUILDING
B.O.	BLDG. OVERHANG
B.P.	BRICK PAVERS
B.W.F.	BARBED WIRE FENCE
C.H.W.	CONCRETE HEADWALL
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
E.M.	ELECTRIC METER
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.O.M.	FIBER OPTIC MARKER
G.P.	GATE POST
G.V.	GAS VALVE
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
SAN.	SANITARY
S.L.V.	SANITARY LINE VENT
S.R.W.	STONE RETAINING WALL
S.R.F.	SPLIT RAIL FENCE
S.S.	STOP SIGN
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UNDERGROUND TELEPHONE BOX
W.M.	WATER METER
W.V.	WATER VALVE
W.W.	WATER WELL
[]	RECORD INFO., DOC. NO. 2004028572 O.P.R.W.C.
●	FOUND 1/2" IRON ROD
● "SAM"	FOUND 5/8" IRON ROD W/CAP "SAM LLC"
● "DIAMOND"	FOUND 1/2" IRON ROD W/CAP "DIAMOND SURVEYING"
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
□	SET 1/2" IRON ROD W/CAP "BGE INC"
▲	FOUND 60D NAIL
x	WIRE FENCE
—○—	METAL FENCE
—○T—	OVERHEAD TELEPHONE
—○HP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 69°02'16" W	1,103.77'
L2	N 75°59'13" E	150.02'
L3	S 21°10'54" E	188.36'
L4	S 68°35'32" W	80.00'
L5	N 21°10'54" W	98.07'
L6	S 75°59'13" W	134.08'
L7	N 21°08'16" W	80.21'
L8	S 21°08'16" E	329.42'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	696.86'	11,137.00'	3°35'06"	N 71°12'51" E	696.75'
C2	203.48'	8,063.00'	1°26'45"	N 70°08'40" E	203.48'
C3	59.82'	8,051.00'	0°25'33"	N 72°08'38" E	59.82'
C4	878.59'	1,011.00'	49°47'30"	S 62°29'25" E	851.20'
C5	217.97'	16,236.00'	0°46'09"	S 21°33'58" E	217.97'
C6	218.29'	16,316.00'	0°46'00"	N 21°33'54" W	218.28'
C7	900.75'	911.00'	56°39'05"	N 61°53'29" W	864.51'
C8	197.90'	7,983.00'	1°25'13"	S 70°07'54" W	197.89'
C9	696.07'	11,217.00'	3°33'20"	S 71°11'57" W	695.96'



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

Copyright 2023

PARCEL PLAT SHOWING
EASEMENT PARCEL 335E
6.124 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	10 of 11

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-164948, DATED EFFECTIVE JULY 24, 2022 AND ISSUED ON JULY 31, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 824, PAGE 41, AND VOLUME 825, PAGE 566, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 638, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 649, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.4 A WASTEWATER UTILITY EASEMENT GRANTED TO CITY OF LEANDER AS DESCRIBED IN DOCUMENT NO. 2014069870, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088934, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018088935, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.8

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

10.9

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030, OFFICIAL PUBLIC RECORDS, 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.

08/21/2023



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
EASEMENT PARCEL 335E
6.124 ACRES
FM 2243
WILLAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	11 of 11