

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 4.377 acres (Parcel 333) and an easement acquisition to that certain tract of land being 0.289 acres (Parcel 333E) described by metes and bounds in Exhibits "A&B" owned by **the PARK AT CYPRESS CREEK, LLC.** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A & B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this Mar 6, 2024.

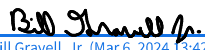

Bill Gravell, Jr. (Mar 6, 2024 13:42 CST)
Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 333
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 333

METES & BOUNDS DESCRIPTION FOR A 4.377 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 26.379 ACRE TRACT OF LAND AS CONVEYED TO LARRY D. PRESLER AND HELEN L. PRESLER, TRUSTEES OF THE PRESLER FAMILY TRUST BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 9834756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.377 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 C.R. 269) (width varies), at the northeast corner of the above described Presler Tract, and at the northwest corner of a called 34.834 acre tract of land as conveyed to Vivek Mahendru by Warranty Deed with Vendor's Lien recorded in Document Number 2004028572 of the Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 5/8-inch iron rod with cap stamped "SAM LLC" found on the south right-of-way line of said Hero Way, at an exterior corner of said 34.834 acre Mahendru Tract, and at the northwest corner of a called 1.00 acre tract of land as conveyed to Vivken Mahendru and Wife, Lisa K. Mahendru by General Warranty Deed recorded in Document Number 2004077519 of the Official Public Records of Williamson County, Texas, bears N 70°05'28" E a distance of 201.93 feet;

THENCE, with the east line of said Presler Tract and the west line of said 34.834 acre Mahendru Tract, 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 for the southeast 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 for an angle point in line common to said 34.834 acre Mahendru Tract and a called 20.00 acre tract of land as conveyed to Vivek Mahendru by Warranty Deed with Vendor's Lien recorded in Document Number 2004065019 of the Official Public Records of Williamson County, Texas, bears S 21°08'16" E a distance of 409.63 feet;

THENCE, over and across said Presler Tract, along a curve to the right, an arc distance of 459.96 feet, having a radius of 11,137.00 feet, a central angle of 02°51'59" and a chord which bears S 74°11'23" W a distance of 459.92 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set for a point of tangency, 201.59 feet right of FM 2243 baseline station 153+79.52;

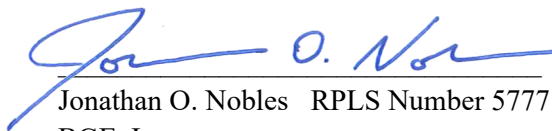
THENCE, continuing over and across said Presler Tract, S 75°22'22" W a distance of 88.80 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said Presler Tract and on the east line of a called 26.931 acre tract of land as conveyed to Vivek Mahendru by Warranty Deed with Vendor's Lien recorded in Document Number 2004065021 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 201.03 feet right of FM 2243 baseline station 152+92.43, from which a 5/8-inch iron rod found at the southwest corner of said 20.00 acre Mahendru Tract and at the southeast corner of said 26.931 acre Mahendru Tract, bears S 21°12'14" E a distance of 1,783.94 feet;

THENCE, with the west line of said Presler and the east line of said 26.931 acre Mahendru Tract, N 21°12'14" W a distance of 321.33 feet to a calculated point on the south right-of-way line of said Hero Way, at the northwest corner of said Pressler Tract, and at the northeast corner of said 26.931 acre Mahendru Tract, for the northwest corner of the herein described tract, 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 said 26.931 acre Mahendru Tract, bears S 69°02'16" W a distance of 557.23 feet;

THENCE, with the south right-of-way line of said Hero Way and the north line of said Presler Tract, N 69°02'16" E a distance of 546.53 feet to the **POINT OF BEGINNING** and containing 4.377 acres (190,663 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 April 21, 2021 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS Number 5777

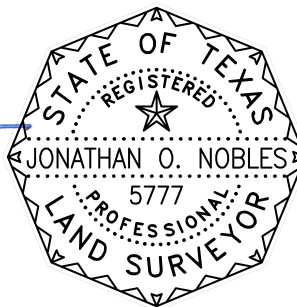
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



9/22/2023

Date

Client: Williamson County
Date: September 10, 2021
Revised: September 22, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TALBOT CHAMBERS
SURVEY, A-125**

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

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. 20001071867 O.P.R.W.C.

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

PROPOSED R.O.W.

HERO WAY (F/K/A CR 269)
TEL. PED. & U.C.M. AT 1/2
W/C.R.S. AMOS
MAILBOX #3399

LARRY D. PRESLER AND HELEN L.
PRESLER, TRUSTEES OF THE PRESLER
FAMILY TRUST
REMAINDER OF A CALLED 26.379 ACRES
DOC. NO. 9834756 O.P.R.W.C.

PARCEL 333 4.377 ACRES
190,663 SQUARE FEET

A PORTION OF A CALLED 26.379 ACRES
LARRY D. PRESLER AND HELEN L. PRESLER,
TRUSTEES OF THE PRESLER FAMILY TRUST
DOC. NO. 9834756 O.P.R.W.C.

LARRY D. PRESLER AND HELEN
L. PRESLER, TRUSTEES OF THE
PRESLER FAMILY TRUST
REMAINDER OF A CALLED
26.379 ACRES
DOC. NO. 9834756 O.P.R.W.C.

VIVEK MAHENDRU
CALLED 20.00 ACRES
DOC. NO. 2004065019
O.P.R.W.C.

REVISED 9/17/2021 -
ADDED CERTIFICATION.
REVISED 9/22/2023 -
UPDATED LEGAL DESCRIPTION.

5/8" "SAM LLC"
VIVEK MAHENDRU AND
WIFE, LISA K. MAHENDRU
CALLED 1.00 ACRES
DOC. NO. 2004077519
O.P.R.W.C.

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

VIVEK MAHENDRU
CALLED 34.834 ACRES
DOC. NO. 2004028572
O.P.R.W.C.

STA 158+30.50
207.05' RT
GRID COORDINATES
N: 10,187,884.77
E: 3,087,023.65

VIVEK MAHENDRU
CALLED 26.931 ACRES
DOC. NO. 2004065021
O.P.R.W.C.

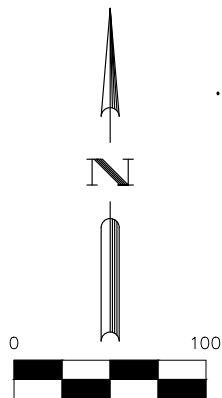


BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

Copyright 2023

**PARCEL PLAT
SHOWING PARCEL 333
4.377 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 09/10/2021	Page: 3 of 4
-------------------	---------------------	---------------------	-----------------



LEGEND

B.P.	BRICK PAVERS
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
ELEC.	ELECTRIC
E.M.	ELECTRIC METER
ESMT.	EASEMENT
G.P.	GATE POST
NO.	NUMBER
O..R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
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
()	RECORD INFO FOR DOC. NO. 9834756 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2004028572 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2004065021 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
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 3' ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 799, PAGE 635, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- TERMS, CONDITIONS, AND STIPULATIONS IN THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 2010083082, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AND IS BLANKET IN NATURE.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 75°22'22" W	88.80'
L2	N 70°05'28" E	201.93'

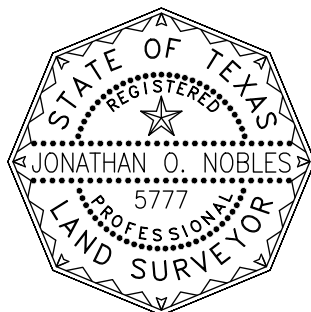
RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	[N 71°30' E]	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	459.96'	11,137.00'	2°21'59"	S 74°11'23" W	459.92'

GENERAL NOTES:

- 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
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on April 21, 2021 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.



9/22/2023

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

REVISED 9/17/2021 – ADDED CERTIFICATION.
 REVISED 9/22/2023 – UPDATED LEGAL DESCRIPTION.



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 PARCEL 333
4.377 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/10/2021	4 of 4

EXHIBIT B

County: Williamson
Parcel: 333E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 333E

METES & BOUNDS DESCRIPTION FOR A 0.289 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION 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 DOCUMENT NUMBER 2021145415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.289 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 C.R. 269) (width varies) (no deed of record found), 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 said Warranty Deed with Vendor's Lien recorded in Document Number 2021145415 of the Official Public Records of Williamson County, Texas, and at the northwest 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 Document Number 2021182868, and described in Document Number 2004028572, both of the Official Public Records of Williamson County, Texas; Thence, with the east line of said Park at Cypress Creek Tract 2 and the west line of said JNK Tract 1, 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 southeast corner of said Park at Cypress Creek Tract 2 and at the northeast corner of the above described Park at Cypress Creek Tract 1, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 207.05 feet right of FM 2243 baseline station 158+30.50;

THENCE, with the east line of said Park at Cypress Creek Tract 1 and the west line of said JNK Tract 1, S 21°08'16" E a distance of 80.21 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the beginning of a non-tangent curve to the right, for the southeast 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 with cap stamped "BGE Inc" set at the southeast corner of said Park at Cypress Creek Tract 1 and at the northeast corner of a called 20.00 acre tract of land described as Tract 4 as conveyed to JNK Properties 1, LTD by said Contribution Deed recorded in Document Number 2021182868, and as described in Document Number 2004065019, both of the Official Public Records of Williamson County, Texas, bears S 21°08'16" E a distance of 54.44 feet;

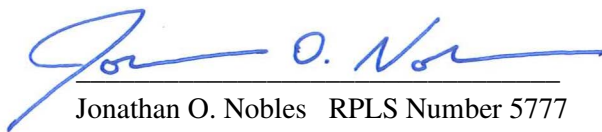
THENCE, over and across said Park at Cypress Creek Tract 1, along said curve to the right, an arc distance of 158.00 feet, having a radius of 11,217.00 feet, a central angle of $00^{\circ}48'25''$ and a chord which bears $S\ 73^{\circ}22'50''\ W$ a distance of 158.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the southwest corner of the herein described tract, 285.13 feet right of FM 2243 baseline station 156+81.40;

THENCE, continuing over and across said Park at Cypress Creek Tract 1, $N\ 20^{\circ}34'42''\ W$ a distance of 80.23 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north line of said Park at Cypress Creek Tract 1 and on the south line of said Park at Cypress Creek Tract 2, at the beginning of a non-tangent curve to the left, for the northwest corner of the herein described tract, 205.06 feet right of FM 2243 baseline station 156+76.37, from which a set 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set bears along a curve to the right, an arc distance of 302.73 feet, having a radius of 11,137.00 feet, a central angle of $01^{\circ}33'27''$ and a chord which bears $N\ 74^{\circ}35'39''\ E$ a distance of 302.72 feet;

THENCE, with the north line of said Park at Cypress Creek Tract 1 and the south line of said Park at Cypress Creek Tract 2, along said curve to the left, an arc distance of 157.22 feet, having a radius of 11,137.00 feet, a central angle of $00^{\circ}48'32''$ and a chord which bears $N\ 73^{\circ}24'40''\ E$ a distance of 157.22 feet to the **POINT OF BEGINNING** and containing 0.289 acre (12,609 square feet) of land, more or less.

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

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


Jonathan O. Nobles RPLS Number 5777

BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



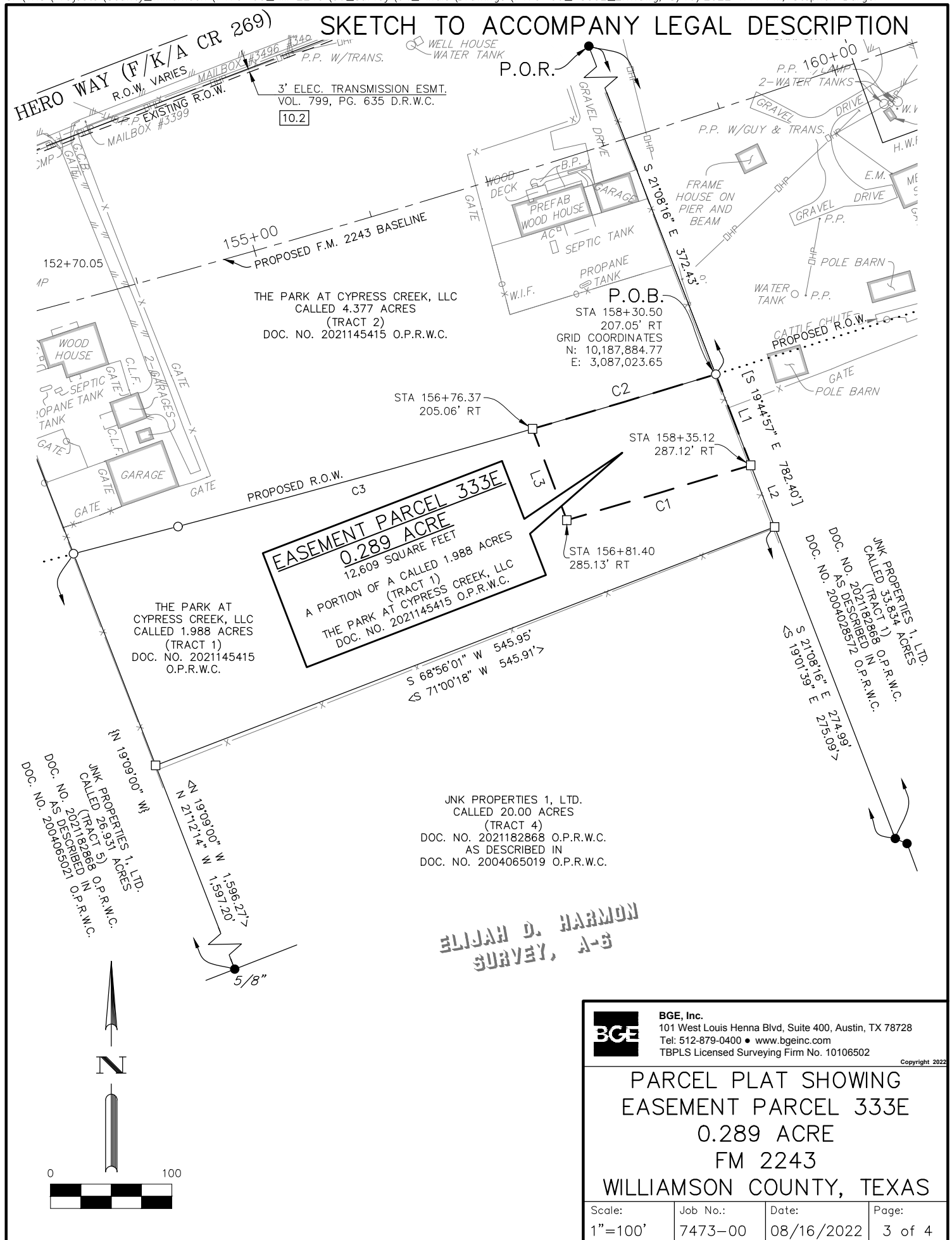
08/16/2022

Date

Client: Williamson County

Date: August 16, 2022

Project Number: 7473-00



LEGEND

AC	AIR CONDITIONING PAD
B.P.	BRICK PAVERS
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
ELEC.	ELECTRIC
E.M.	ELECTRIC METER
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
TRANS.	TRANSFORMER
W.I.F.	WROUGHT IRON FENCE
[]	RECORD INFO FOR DOC. NO. 2004028572 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2004065021 O.P.R.W.C.
< >	RECORD INFO FOR DOC. NO. 2004065019 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
□	SET 1/2" IRON ROD W/CAP "BGE INC"
— x —	WIRE FENCE
— ○ —	METAL FENCE
— DHT —	OVERHEAD TELEPHONE
— DHP —	OVERHEAD POWER
— // —	EDGE OF ASPHALT
10.2	SCHEDULE B ITEM

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	158.00'	11,217.00'	0°48'25"	S 73°22'50" W	158.00'
C2	157.22'	11,137.00'	0°48'32"	N 73°24'40" E	157.22'
C3	302.73'	11,137.00'	1°33'27"	S 74°35'39" W	302.72'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 21°08'16" E	80.21'
L2	S 21°08'16" E	54.44'
L3	N 20°34'42" W	80.23'

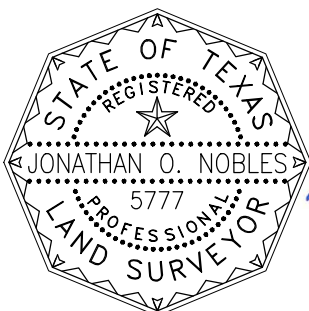
RESTRICTIVE COVENANT AND EASEMENT NOTES:

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 TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 635, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NUMBER 2010083082, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-164939, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

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. There are no visible encroachments, except as shown hereon.



08/16/2022
 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 2022

PARCEL PLAT SHOWING
 EASEMENT PARCEL 333E
 0.289 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

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