

CAUSE NO. 23-0473-CC5

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. FIVE
	§	
ROY KUCHERA AND ALICE KUCHERA	§	
Condemnees	§	WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

As the use of the property sought has been completed, the parties to this lawsuit have agreed to compromise and settle the issues in this lawsuit and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit,

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee simple interest to approximately 13.635 acres (Parcel 206-3) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "R.O.W."), and two drainage easement interests in and across those certain parcels of land being 0.382 acres (Parcel 206D Part 3.1) and 0.003 acres (Parcel 206D Part 3.2) of land located in Williamson County, Texas, and being more particularly described by metes and bounds in Exhibits "B" and "C" respectively, which are attached hereto and incorporated herein for all purposes (the "Drainage Easements"), and additional rights or encumbrances as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about April 3, 2023; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns which has completed the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the Hero Way roadway improvement project, and to perform associated public use and purposes.

It is further ORDERED that the Drainage Easements interest rights awarded to Condemnor in this cause are more particularly described in further detail in the Drainage Easement document set out in Exhibit “D” attached hereto, and for no other purpose. Collectively, the R.O.W. and the Drainage Easements may be referred to as the “Property.”

It is further ORDERED that in complete satisfaction of any and all claims which have been made, or which could have been made in this litigation, including both the property to be acquired and damages (if any) to any remaining property of **ROY KUCHERA AND ALICE KUCHERA** (“CONDEMNEDS”), that Condemnees shall recover from Condemnor the total sum of **FOUR MILLION FIVE HUNDRED SIXTY-SEVEN THOUSAND SEVEN HUNDRED THIRTY-ONE AND 00/100 DOLLARS (\$4,567,731)**. On June 6, 2023, an Award of Special Commissioners was filed with the court in the amount of **THREE MILLION FIVE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED NINETY-FIVE AND 0/100 DOLLARS (\$3,515,495.00)** and the parties agree that the additional sum of **ONE MILLION FIFTY-TWO THOUSAND TWO HUNDRED THIRTY-SIX AND 00/100 DOLLARS (\$1,052,236.00)** has **NOT** been deposited with the court pursuant to the written Award of Special Commissioners, thus leaving a total balance due of **ONE MILLION FIFTY-TWO THOUSAND TWO HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$1,052,236.00)**, and the remaining balance to be paid by check or warrant to **Barron, Adler, Clough & Oddo, PLLC, as Trustees for Roy Kuchera and Alice Kuchera** within forty-five (45) days of final entry and execution of this Agreed Final Judgment to avoid paying interest. If the remaining balance is not paid within forty-five (45) days of final entry and execution of this Agreed Final Judgment, then the statutory interest will accrue on the unpaid balance until paid.

It is further ORDERED that all costs be assessed against Condemnor.

This Agreed Final Judgment is intended by the parties to fully and finally dispose of all claims, parties, and issues in this lawsuit.

SIGNED this _____ day of April, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Adam H. Hill
Adam H. Hill
State Bar No. 24115847
adam@scrrlaw.com
Erik Cardinell
State Bar No. 00796304
erik@scrrlaw.com
(512) 255-8877
Sheets & Crossfield, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
Attorneys for Condemnor

AGREED AS TO SUBSTANCE AND FORM:

/s/ Nicholas P. Laurent
Nicholas P. Laurent
State Bar No. 24065591
laurent@barronadler.com
Glorieni M. Azeredo
State Bar No. 24077840
azeredo@barronadler.com
BARRON, ADLER, CLOUGH & ODDO, PLLC
808 Nueces Street
Austin, Texas 78701-2216
Ph: (512) 478-4995
Attorneys for Condemnees

WILLIAMSON COUNTY, TEXAS

Steve Snell
Steve Snell (May 1, 2025 17:12 CDT)

County Judge

County: Williamson
Parcel: 206 Part 3
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 206 PART 3

METES & BOUNDS DESCRIPTION FOR A 13.635 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 95.096 ACRE TRACT OF LAND AS CONVEYED TO ROY KUCHERA AND WIFE, ALICE KUCHERA BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2640, PAGE 64 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 13.635 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 at an interior corner on the west line of said Kuchera Tract, at the most easterly corner of Lot 3 of HIGHMEADOW ESTATES PHASE ONE, a subdivision as recorded in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas, as conveyed to Carol Stipanovic Mize and Michael Robert Mize a/k/a Michael R. Mize by General Warranty Deed recorded in Document Number 2001057234 of the Official Public Records of Williamson County, Texas; Thence, with the west line of said Kuchera Tract and the east line of said Lot 3, S 43°06'36" W a distance of 131.55 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,396.92, E: 3,090,914.03) set at the beginning of a non-tangent curve to the right, for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 240.94 feet left of FM 2243 baseline station 199+58.74;

THENCE, over and across said Kuchera Tract, along said curve to the right, an arc distance of 324.30 feet, having a radius of 8,158.00 feet, a central angle of 02°16'39" and a chord which bears N 88°27'43" E a distance of 324.28 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 244.47 feet left of FM 2243 baseline station 202+72.59;

THENCE, continuing over and across said Kuchera Tract, S 01°37'29" W a distance of 11.01 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, for an interior corner of the herein described tract, 233.47 feet left of FM 2243 baseline station 202+72.35;

THENCE, continuing over and across said Kuchera Tract, along said curve to the right, an arc distance of 525.94 feet, having a radius of 8,147.00 feet, a central angle of $03^{\circ}41'56''$ and a chord which bears $S 88^{\circ}33'09'' E$ a distance of 525.85 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the northeast line of said Kuchera Tract and southwest line of a called 20.92 acre tract of land as conveyed to LCRA Transmission Services Corporation by General Warranty Deed recorded in Document Number 2016061302 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 241.43 feet left of FM 2243 baseline station 207+81.68, from which a 1/2-inch iron rod found on the northeast line of said Kuchera Tract, at the most westerly corner of said LCRA Tract, bears $N 47^{\circ}56'04'' W$ a distance of 350.48 feet;

THENCE, with the northeast line of said Kuchera Tract and southwest line of said LCRA Tract, $S 47^{\circ}56'04'' E$ a distance of 850.01 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southeast corner of the herein described tract, 252.00 feet right of FM 2243 baseline station 214+68.87, from which a disturbed 1/2-inch iron rod found on the north right-of-way line of FM 2243 (80' wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, at the most easterly corner of said Kuchera Tract and the most southerly corner of said LCRA Tract, bears $S 47^{\circ}56'04'' E$ a distance of 468.57 feet;

THENCE, over and across said Kuchera Tract, $N 82^{\circ}24'00'' W$ a distance of 71.32 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, 251.99 feet right of FM 2243 baseline station 213+97.55;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 1,396.51 feet, having a radius of 8,053.00 feet, a central angle of $09^{\circ}56'09''$ and a chord which bears $N 87^{\circ}22'05'' W$ a distance of 1,394.76 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said Kuchera Tract and the east line of Lot 5 of said HIGHMEADOW ESTATES PHASE ONE, for the southwest corner of the herein described tract, 270.91 feet right of FM 2243 baseline station 199+56.06, from which a leaning 1/2-inch iron rod found at an angle point on the west line of said Kuchera Tract, and at the most easterly corner of said Lot 5 bears $S 11^{\circ}43'38'' E$ a distance of 62.12 feet;

THENCE, with the west line of said Kuchera Tract and partially with the east line of said Lot 5 and the east line of Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, $N 11^{\circ}43'38'' W$ a distance of 84.56 feet to a leaning 1/2-inch iron rod found for an angle point;

THENCE, with the west line of said Kuchera Tract and the east line of said Lot 4, the following three (3) courses:

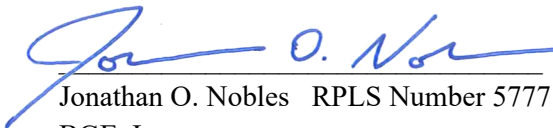
- 1) $N 08^{\circ}58'40'' E$ a distance of 126.85 feet to a leaning 1/2-inch iron rod found for an angle point;
- 2) $N 25^{\circ}01'14'' W$ a distance of 156.53 feet to a leaning 1/2-inch iron rod found for an angle point; and

- 3) N 03°49'08" E a distance of 120.28 feet to a leaning 1/2-inch iron rod found for an angle point;

THENCE, continuing with the west line of said Kuchera Tract and partly with the east lines of said Lot 4 and Lot 3, N 43°06'36" E, a distance of 57.07 feet to the **POINT OF BEGINNING** and containing 13.635 acres 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

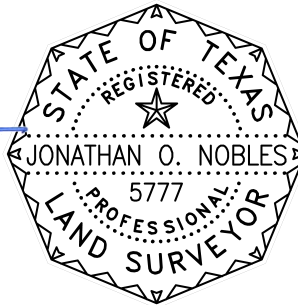
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



11/17/2022

Date

Client:	Williamson County
Revised:	November 17, 2022
Date:	August 5, 2022
Project Number:	7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**MILTON HICKS
SURVEY, A-237**

CAROL STIPANOVIC MIZE AND
MICHAEL ROBERT MIZE
A/K/A MICHAEL R. MIZE
LOT 3
DOC. NO. 2001057234
O.P.R.W.C.

PTIC VALLEY
PTIC-LEECH FIELD

CAB. K, SLIDES 297-299
VOL. 2378, PG. 823 O.R.W.C.

CAB. K, SLIDES 297-299
P.R.W.C.

JAY HARVEY AND WIFE,
MICHELLE HARVEY
LOT 4
DOC. NO. 9503320
O.R.W.C.

**HIGHMEADOW ESTATES
PHASE ONE
CAB. K, SLIDES 297-299
P.R.W.C.**

CAB. K, SLIDES 297-299
P.R.W.C.
VOL. 2378, PG. 823
O.R.W.C.

ROY L. KUCHERA AND
ALICE F. KUCHERA
LOT 5 & 7
DOC. NO. 9731852
O.R.W.C.

PROPOSED R.O.W.

PROPOSED F.M. 2243 BASELINE

PROPOSED R.O.W.

CAB. K, SLIDES 297-299
P.R.W.C.

CAB. K, SLIDES 297-299
P.R.W.C.

CAB. K, SLIDES 297-299
P.R.W.C.
VOL. 2378, PG. 823 O.R.W.C.

P.O.R.

PROPOSED
DRAINAGE EASEMENT

P.O.B.
STA 199+58.74
240.94' LT
GRID COORDINATES
N: 10,189,396.92
E: 3,090,914.03

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

**PARCEL 206 PART 3
13.635 ACRES
593,930 SQUARE FEET**

A PORTION OF A CALLED 95.096 ACRES
ROY L. KUCHERA AND ALICE F. KUCHERA
VOL. 2640, PG. 64 O.R.W.C.

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

WOOD DECK

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

200+00

STA 199+56.06
270.91' RT

C3

PROPOSED
DRAINAGE EASEMENT

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.



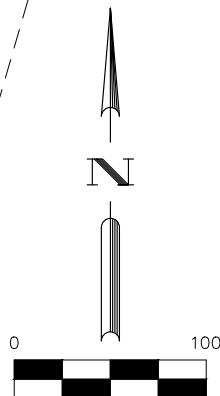
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TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT SHOWING
PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/05/2022	4 of 8

MATCHLINE PAGE 5 OF 8



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

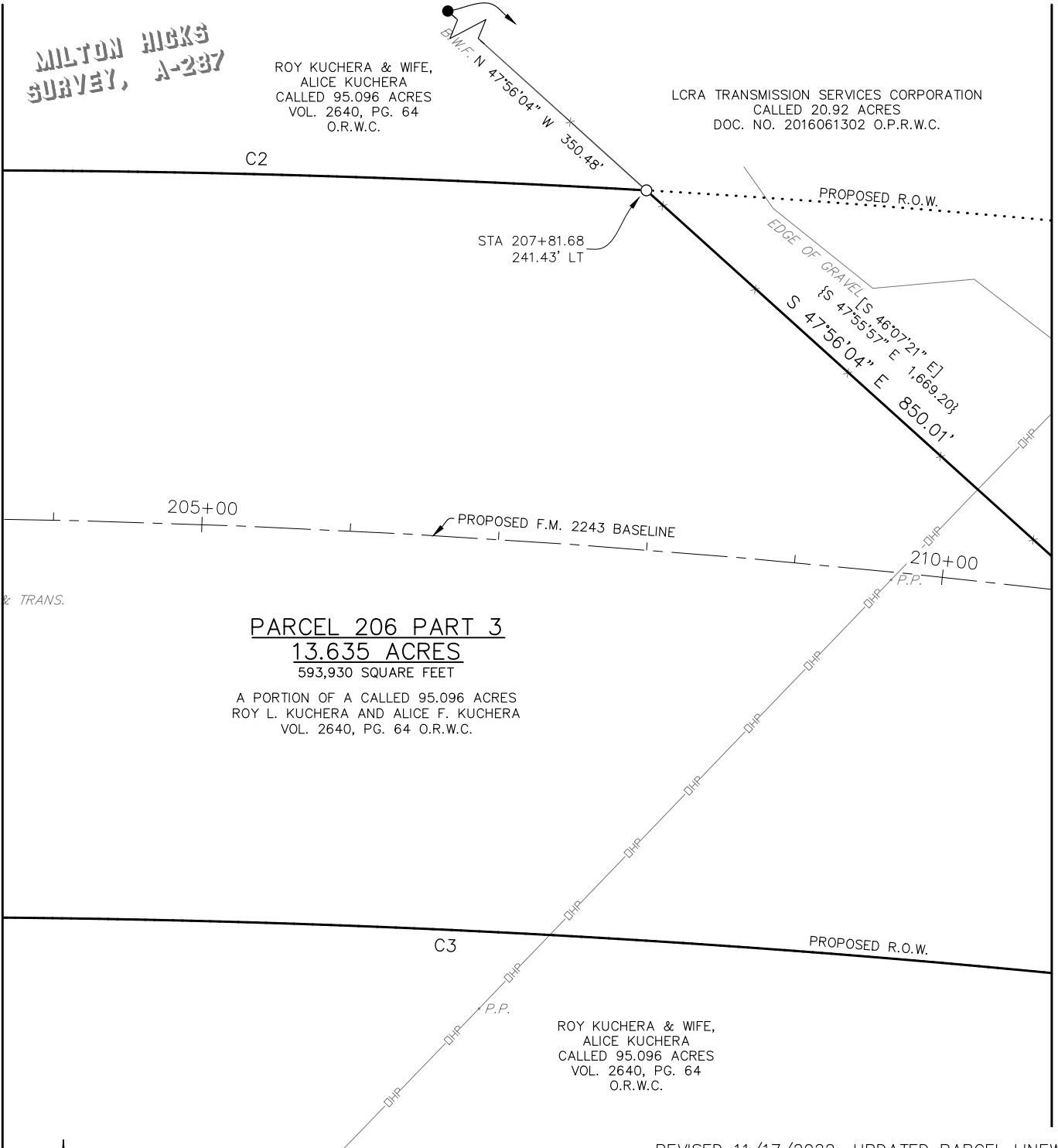
**MILTON HICKS
SURVEY, A-237**

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

LCRA TRANSMISSION SERVICES CORPORATION
CALLED 20.92 ACRES
DOC. NO. 2016061302 O.P.R.W.C.

MATCHLINE PAGE 4 OF 8

MATCHLINE PAGE 6 OF 8



PARCEL 206 PART 3
13.635 ACRES
593,930 SQUARE FEET

A PORTION OF A CALLED 95.096 ACRES
ROY L. KUCHERA AND ALICE F. KUCHERA
VOL. 2640, PG. 64 O.R.W.C.

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.

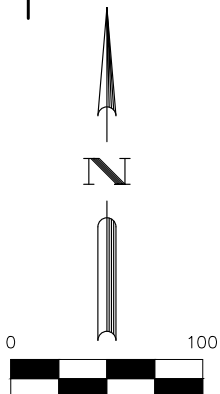


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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 5 of 8
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**MILTON HICKS
SURVEY, A-237**

J&M, LLC
CALLED 6.00 ACRES
TRACT 1
DOC. NO. 2018103155 O.P.R.W.C.

LCRA TRANSMISSION SERVICES CORPORATION
CALLED 20.92 ACRES
DOC. NO. 2016061302 O.P.R.W.C.

PARCEL 206 PART 3

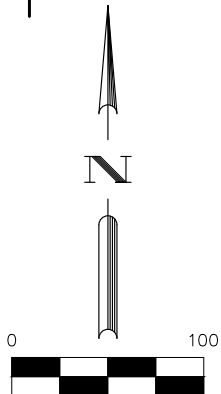
13.635 ACRES

593,930 SQUARE FEET

A PORTION OF A CALLED 95.096 ACRES
ROY L. KUCHERA AND ALICE F. KUCHERA
VOL. 2640, PG. 64 O.R.W.C.

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

MATCHLINE PAGE 5 OF 8



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**PARCEL PLAT SHOWING
PARCEL 206 PART 3
13.635 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 6 of 8
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 43°06'36" W	131.55'
L2	S 01°37'29" W	11.01'
L3	S 47°56'04" E	468.57'
L4	N 82°24'00" W	71.32'
L5	N 11°43'38" W	84.56'
L6	N 08°58'40" E	126.85'
L7	N 25°01'14" W	156.53'
L8	N 03°49'08" E	120.28'
L9	N 43°06'36" E	57.07'
L10	S 11°43'38" E	62.12'


RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	(N 10°35'27" E)	(126.48')
	[N 10°35'27" E]	[126.48']
L7	(N 23°00'10" W)	(156.65')
	(N 23°00'10" W)	[156.65']
L8	(N 05°33'44" E)	(120.18')
	[N 05°33'44" E]	[120.18']

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	324.30'	8,158.00'	2°16'39"	N 88°27'43" E	324.28'
C2	525.94'	8,147.00'	3°41'56"	S 88°33'09" E	525.85'
C3	1,396.51'	8,053.00'	9°56'09"	N 87°22'05" W	1,394.76'

LEGEND

B.L.	BUILDING LINE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
DOC.	DOCUMENT
E.M.	ELECTRIC METER
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
TRANS.	TRANSFORMER
VOL.	VOLUME
()	RECORD INFO. FOR CAB. K, SLIDES 297-299 P.R.W.C.
[]	RECORD INFO. FOR VOL. 2640, PG. 64 O.R.W.C.
{ }	RECORD INFO. FOR DOC. NO. 2016061302 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
— OHP —	OVERHEAD POWER

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.

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Copyright 2022 PARCEL PLAT SHOWING PARCEL 206 PART 3 13.635 ACRES FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 7 of 8

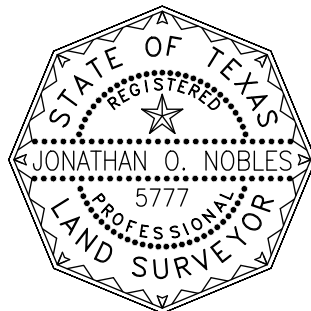
GENERAL NOTES:

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-167796, DATED EFFECTIVE OCTOBER 25, 2022 AND ISSUED ON NOVEMBER 2, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 703, PAGE 200, VOLUME 709, PAGE 702, VOLUME 714, PAGE 690, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2016058214, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.5 TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. 17-048-00, ORDINANCE TO THE CITY OF LEANDER, TEXAS ANNEXING 102.5 ACRES OF LAND INTO THE CORPORATE LIMITS OF THE CITY RECORDED IN DOCUMENT NO. 2018089446, 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.




11/17/2022

Jonathan O. Nobles

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

REVISED 11/17/2022: UPDATED PARCEL LINEWORK
& TITLE COMMITMENT.

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PARCEL PLAT SHOWING PARCEL 206 PART 3 13.635 ACRES FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 08/05/2022	Page: 8 of 8

County: Williamson
Parcel: 206D Part 3.1
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 206D PART 3.1

METES & BOUNDS DESCRIPTION FOR A 0.382 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 95.096 ACRE TRACT OF LAND AS CONVEYED TO ROY KUCHERA AND WIFE, ALICE KUCHERA BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2640, PAGE 64 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.382 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 west line of the above described Kuchera Tract, at the most southerly corner of Lot 5 of HIGHMEADOW ESTATES PHASE ONE, a subdivision as recorded in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas, and at the most easterly corner of Lot 7 of said HIGHMEADOW ESTATES PHASE ONE, from which a 1/2-inch iron rod found on the southwest line of said Lot 5, at the northeast corner of said Lot 7, and at the most easterly corner of Lot 6 of said HIGHMEADOW ESTATES PHASE ONE, bears N 41°12'34" W a distance of 215.01 feet; Thence, with the west line of said Kuchera Tract and the east line of said Lot 5, N 37°11'35" E a distance of 275.79 feet to a 1/2-inch iron rod found at an angle point in the line common to said Kuchera Tract and said Lot 5, from which a leaning 1/2-inch iron rod found at an angle point in the line common to said Kuchera Tract and said Lot 5, bears N 10°10'14" E a distance of 216.68 feet; Thence, departing the east line of said Lot 5, over and across said Kuchera Tract, S 29°57'46" W a distance of 102.51 feet to a calculated point for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, N 56°04'43" E a distance of 42.54 feet to a calculated angle point;

THENCE, continuing over and across said Kuchera Tract, N 16°11'44" E a distance of 386.06 feet to a calculated point at the beginning of a non-tangent curve to the left, for an interior corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 1.80 feet, having a radius of 7,973.00 feet, a central angle of 00°00'47" and a chord which bears S 87°39'38" W a distance of 1.80 feet to a calculated point on the west line of said Kuchera Tract and the east line of said Lot 5, for an exterior corner of the herein described tract;

THENCE, with the west line of said Kuchera Tract and the east line of said Lot 5, N 29°15'22" E a distance of 21.97 feet to a leaning 1/2-inch iron rod found for an angle point;

THENCE, continuing with the west line of said Kuchera Tract and the east line of said Lot 5, N 11°43'38" W a distance of 62.12 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,885.39, E: 3,090,930.61) set at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract, 270.91 feet right of FM 2243 baseline station 199+56.06, from which a leaning 1/2-inch iron rod found at an angle point in the line common to said Kuchera Tract and Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, bears N 11°43'38" W a distance of 84.56 feet;

THENCE, departing the east line of said Lot 5, over and across said Kuchera Tract, along said curve to the right, an arc distance of 58.81 feet, having a radius of 8,053.00 feet, a central angle of 00°25'06" and a chord which bears N 87°52'24" E a distance of 58.81 feet to a calculated point for the northeast corner of the herein described tract, 270.71 feet right of FM 2243 baseline station 200+17.14;

THENCE, continuing over and across said Kuchera Tract, S 16°11'44" W a distance of 59.57 feet to a calculated angle point;

THENCE, continuing over and across said Kuchera Tract, S 02°52'19" W a distance of 23.49 feet to a calculated point at the beginning of a non-tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 5.70 feet, having a radius of 7,973.00 feet, a central angle of 00°02'28" and a chord which bears S 87°54'53" W a distance of 5.70 feet to a calculated point for an interior corner of the herein described tract;

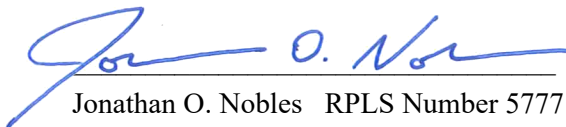
THENCE, continuing over and across said Kuchera Tract, S 16°11'44" W a distance of 406.94 feet to a calculated angle point;

THENCE, continuing over and across said Kuchera Tract, S 56°04'43" W a distance of 53.42 feet to a calculated point for the most southerly corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, N 33°55'17" W a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.382 acre (16,643 square feet) of land, more or less.

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

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


Jonathan O. Nobles RPLS Number 5777

BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



10/13/2022

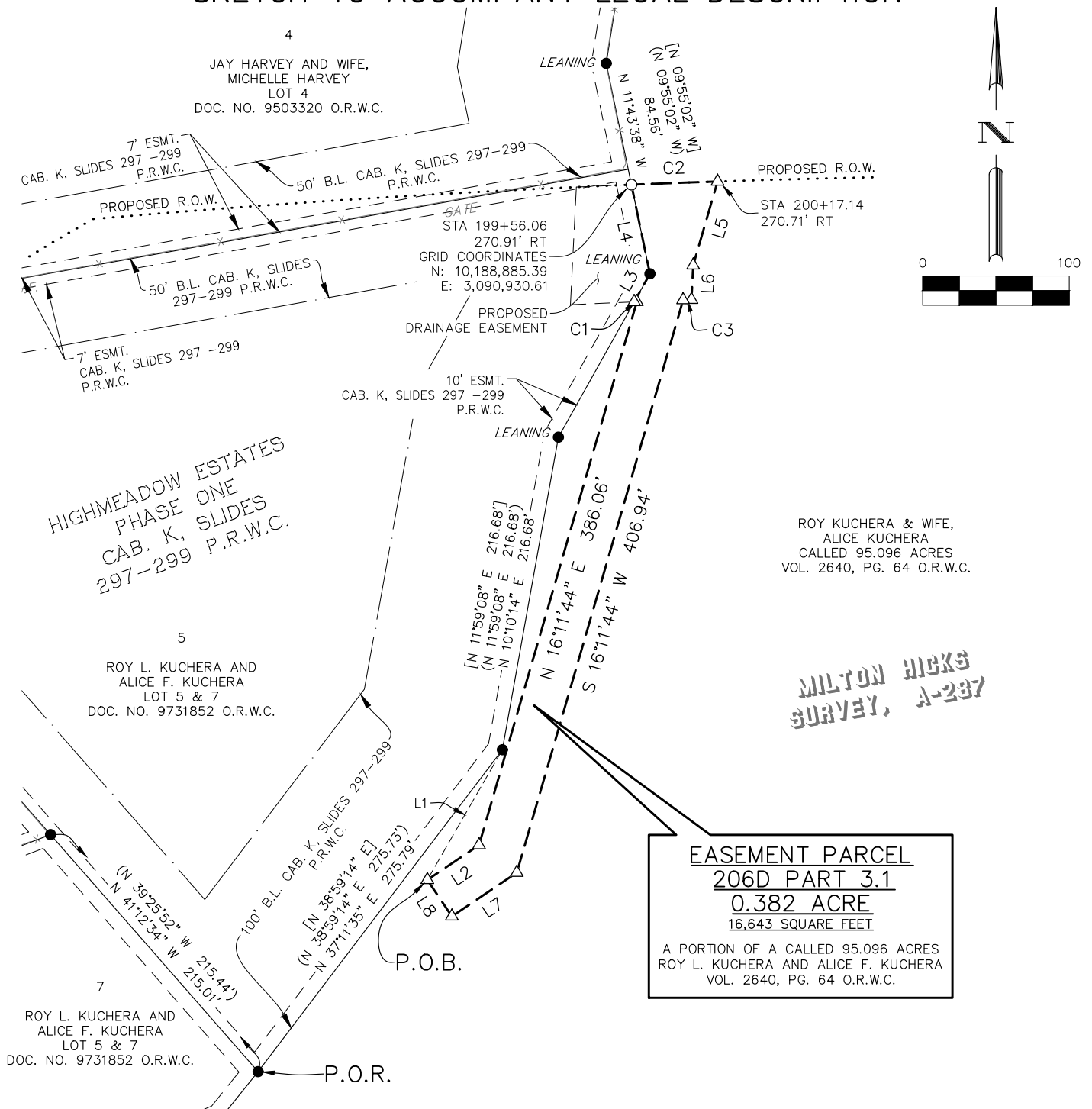
Date

Client: Williamson County

Date: October 13, 2022

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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**PARCEL PLAT SHOWING
EASEMENT PARCEL 206D PART 3.1
0.382 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/13/2022	4 of 5

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 29°57'46" W	102.51'
L2	N 56°04'43" E	42.54'
L3	N 29°15'22" E	21.97'
L4	N 11°43'38" W	62.12'
L5	S 16°11'44" W	59.57'
L6	S 02°52'19" W	23.49'
L7	S 56°04'43" W	53.42'
L8	N 33°55'17" W	30.00'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L3	(N 31°02'57" E)	
	[N 31°02'57" E]	
L4	(N 09°55'02" W)	
	[N 09°55'02" W]	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1.80'	7,973.00'	0°00'47"	S 87°39'38" W	1.80'
C2	58.81'	8,053.00'	0°25'06"	N 87°52'24" E	58.81'
C3	5.70'	7,973.00'	0°02'28"	S 87°54'53" W	5.70'

LEGEND

B.W.F.	BARBED WIRE FENCE
B.L.	BUILDING LINE
CAB.	CABINET
DOC.	DOCUMENT
ESMT.	EASEMENT
NO.	NUMBER
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO. FOR CAB. K, SLIDES 297-299 P.R.W.C.
[]	RECORD INFO. FOR VOL. 2640, PG. 64 O.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

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. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

 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 206D PART 3.1 0.382 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/13/2022	5 of 5

County: Williamson
Parcel: 206D Part 3.2
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 206D PART 3.2

METES & BOUNDS DESCRIPTION FOR A 0.003 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 95.096 ACRE TRACT OF LAND AS CONVEYED TO ROY KUCHERA AND WIFE, ALICE KUCHERA BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2640, PAGE 64 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.003 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 at an angle point on the west line of said Kuchera Tract, at the most easterly corner of Lot 3 of HIGHMEADOW ESTATES PHASE ONE, a subdivision as recorded in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas, as conveyed to Carol Stipanovic Mize and Michael Robert Mize a/k/a Michael R. Mize by General Warranty Deed recorded in Document Number 2001057234 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod found at the most northerly common corner of said Kuchera Tract and said Lot 3, bears N 04°20'09" W a distance of 314.54 feet; Thence, with the west line of said Kuchera Tract and partly with the east lines of said Lot 3 and Lot 4 of said HIGHMEADOW ESTATES PHASE ONE as conveyed to Jay Harvey and wife, Michelle Harvey by General Warranty Deed recorded in Document Number 9503320 of the Official Records of Williamson County, Texas, S 43°06'36" W a distance of 188.62 feet to a leaning 1/2-inch iron rod found at an angle point on the west line of said Kuchera Tract and the east line of said Lot 4, from which a leaning 1/2-inch iron rod found at an angle point on the west line of said Kuchera Tract and the east line of said Lot 4, bears S 03°49'08" W a distance of 120.28 feet; Thence, over and across said Kuchera Tract, N 58°24'36" E a distance of 82.18 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,189,398.31, E: 3,090,945.03) for the southwest corner and **POINT OF BEGINNING** of the herein described tract, 241.23 feet left of FM 2243 baseline station 199+88.79;

THENCE, continuing over and across said Kuchera Tract, N 02°52'19" E a distance of 4.02 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract;

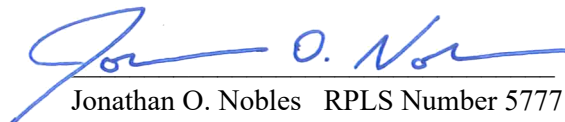
THENCE, continuing over and across said Kuchera Tract, along said curve to the right, an arc distance of 30.13 feet, having a radius of 8,162.00 feet, a central angle of 00°12'41" and a chord which bears N 87°38'58" E a distance of 30.13 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Kuchera Tract, S 02°52'19" W a distance of 4.02 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;

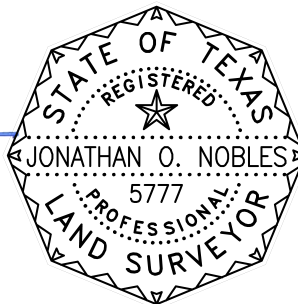
THENCE, continuing over and across said Kuchera Tract, along said curve to the left, an arc distance of 30.13 feet, having a radius of 8,158.00 feet, a central angle of 00°12'42" and a chord which bears S 87°38'49" W a distance of 30.13 feet to the **POINT OF BEGINNING** and containing 0.003 acre (121 square feet) of land, more or less.

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

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


Jonathan O. Nobles RPLS Number 5777
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502



10/13/2022

Date

Client: Williamson County
Date: September 23, 2022
Revised: October 13, 2022
Project Number: 7473-00

MILTON HICKS
SURVEY, A-237

CAROL STIPANOVIC MIZE AND
MICHAEL ROBERT MIZE
A/K/A MICHAEL R. MIZE
LOT 3
DOC. NO. 2001057234
O.P.R.W.C.

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

P.O.R.

-SEE DETAIL

PROPOSED R.O.W.

PROPOSED R.O.W.

STA 200+17.95
241.52' LT

P.O.B.
STA 199+88.79
241.23' LT
-GRID COORDINATES
N: 10,189,398.31
E: 3,090,945.03

DILAPIDATED-
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

ROY KUCHERA & WIFE,
ALICE KUCHERA
CALLED 95.096 ACRES
VOL. 2640, PG. 64
O.R.W.C.

10' ESMT.
CAB. K, SLIDES 297 -299
P.R.W.C.

PROPOSED F.M. 2243 BASELINE

 $200+00$

DILAPIDATED-
WOOD TRAILER

DILAPIDATED
WOOD TRAILER

EASEMENT PARCEL
206D PART 3.2
0.003 ACRE
121 SQUARE FEET

A PORTION OF A CALLED 95.096 ACRES
ROY L. KUCHERA AND ALICE F. KUCHERA
VOL. 2640, PG. 64 O.R.W.C.

DILAPIDATED
WOOD TRAILER

DETAIL - N.T.S.

.....
PROPOSED R.O.W.

- PROPOSED
DRAINAGE EASEMENT

7' ESMT. -
- CAB. K, SLIDES 297 - 299
P.R.W.C.

10' ESMT. -
CAB. K, SLIDES 297 -299
P.R.W.C.

CAB. K, SLIDES 297 - 299
VOL. 2378, PG. 823

ROY L. KUCHERA AND
ALICE F. KUCHERA
LOT 5 & 7
DOC. NO. 9731852
O.R.W.C.

CAB. K, SLIDES 297-299
VOL. 2378, PG. 823
P.R.W.C.
O.R.W.C.

REVISÉD 10/13/2022: UPDATED PARCEL NAME



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PARCEL PLAT SHOWING
EASEMENT PARCEL 206D PART 3.2
0.003 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:

Job No.:

Date:

Page:

$$1'' = 100'$$

7473-00

09/23/2022

3 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 58°24'36" E	82.18'
L2	N 02°52'19" E	4.02'
L3	S 02°52'19" W	4.02'
L4	N 04°20'09" W	314.54'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.13'	8,162.00'	0°12'41"	N 87°38'58" E	30.13'
C2	30.13'	8,158.00'	0°12'42"	S 87°38'49" W	30.13'

LEGEND

AC	AIR CONDITIONER
B.L.	BUILDING LINE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
DOC.	DOCUMENT
E.M.	ELECTRIC METER
ESMT.	EASEMENT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
TRANS.	TRANSFORMER
VOL.	VOLUME
()	RECORD INFO. FOR CAB. K, SLIDES 297-299 P.R.W.C.
[]	RECORD INFO. FOR VOL. 2640, PG. 64 O.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
Δ	CALCULATED POINT
—x—	WIRE FENCE
—OHP—	OVERHEAD POWER

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.
- NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

REVISED 10/13/2022: UPDATED PARCEL NAME



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**PARCEL PLAT SHOWING
EASEMENT PARCEL 206D PART 3.2
0.003 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/23/2022	4 of 4

EXHIBIT "D"

DRAINAGE EASEMENT

Hero Way

THE STATE OF TEXAS

!

!

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

!

That **ROY KUCHERA and ALICE KUCHERA**, their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

All of that certain 0.382 acre tract of land out of the Milton Hicks Survey, Abstract No. 287, Williamson County, Texas; said tract further described by metes and bounds in Exhibit “A” attached hereto and incorporated herein (**Parcel 206D—Part 3.1**); and

All of that certain 0.0003 acre tract of land out of the Milton Hicks Survey, Abstract No. 287, Williamson County, Texas; said tract further described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (**Parcel 206D—Part 3.2**)

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibits "A-B" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any 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 at this time. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor, its successors and assigns covenant not to convey any other easement or conflicting rights within, or otherwise use for drainage purposes, the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2023.

[signature page follows]

GRANTOR:

Roy Kuchera

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on this the ____ day of _____, 2023 by Roy Kuchera, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

GRANTOR:

Alice Kuchera

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on this the ____ day of _____, 2023 by Alice Kuchera, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: