

**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 0.042 acres (Parcel 316) and 2.820 acres (Parcel 321), and 3.715 acres (Parcel 330) and 28.707 acres (Parcel 335) and 0.233 acres (Parcel 335D Part 1) and 0.152 acres (Parcel 335D Part 2) for drainage easements and 6.124 acres (Parcel 335E) for an electric easement described by metes and bounds in Exhibits "A-G" owned by **JNK PROPERTIES 1, LTD.** 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-G" 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 _____.

Bill Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel: 316
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 316

METES & BOUNDS DESCRIPTION FOR A 0.042 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 12.819 ACRE TRACT OF LAND DESCRIBED AS TRACT 9 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 12.819 ACRE TRACT OF LAND BEING DESCRIBED IN DOCUMENT NUMBER 2004099911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.042 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, and at the northeast corner of a called 10.96 acre tract of land as conveyed to Bobby Golden and wife, Christine Golden by Warranty Deed with Vendor's Lien recorded in Volume 2018, Page 708 of the Official 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 said Golden Tract, and at the northeast corner of a called 10.60 acre tract of land as conveyed to Majestic Oak RV Resort, LLC by General Warranty Deed with Vendor's Lien recorded in Document Number 2021019907 of the Official Public Records of Williamson County, Texas, bears S 68°58'18" W a distance of 341.15 feet; Thence, with the south right-of-way line of said Hero Way and the north line of said JNK Tract, N 68°56'23" E a distance of 95.99 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,186,976.84, E: 3,083,683.27) set for the west corner and **POINT OF BEGINNING** of the herein described tract, 224.78 feet right of FM 2243 baseline station 123+76.14;

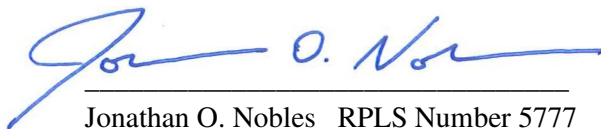
THENCE, continuing with the south right-of-way line of said Hero Way and the north line of said JNK Tract, N 68°56'23" E a distance of 304.03 feet to a calculated point at the northeast corner of said JNK Tract, and at the northwest corner of a called 9.1064 acre tract of land as conveyed to Mauck Properties, LLC by General Warranty Deed recorded in Document Number 2019000260 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 found at the northeast corner of said Mauck Tract, and at the northwest corner of Lot 1, Block "A" of LIBERTY HEIGHTS, a subdivision as recorded in Document Number 2020092083 of the Official Public Records of Williamson County, Texas, bears N 68°56'23" E a distance of 30.00 feet;

THENCE, departing the south right-of-way line of said Hero Way, with the east line of said JNK Tract and the west line of said Mauck Tract, S 21°01'25" E a distance of 14.34 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 left, for the southeast corner of the herein described tract, 206.67 feet right of FM 2243 baseline station 126+83.39, from which a 1/2-inch iron rod found at the southeast corner of said JNK Tract and at the southwest corner of said Mauck Tract, bears S 21°01'25" E a distance of 1,385.06 feet;

THENCE, over and across said JNK Tract, along said curve to the left, an arc distance of 304.38 feet, having a radius of 6,503.00 feet, a central angle of 02°40'55" and a chord which bears S 71°38'24" W a distance of 304.36 feet to the **POINT OF BEGINNING** and containing 0.042 acre (1,818 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.

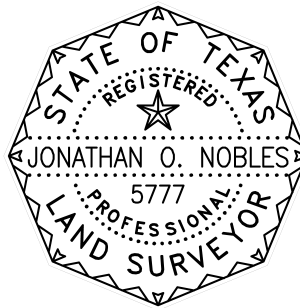


Jonathan O. Nobles RPLS Number 5777
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TBPELS Licensed Surveying Firm Number 10106502

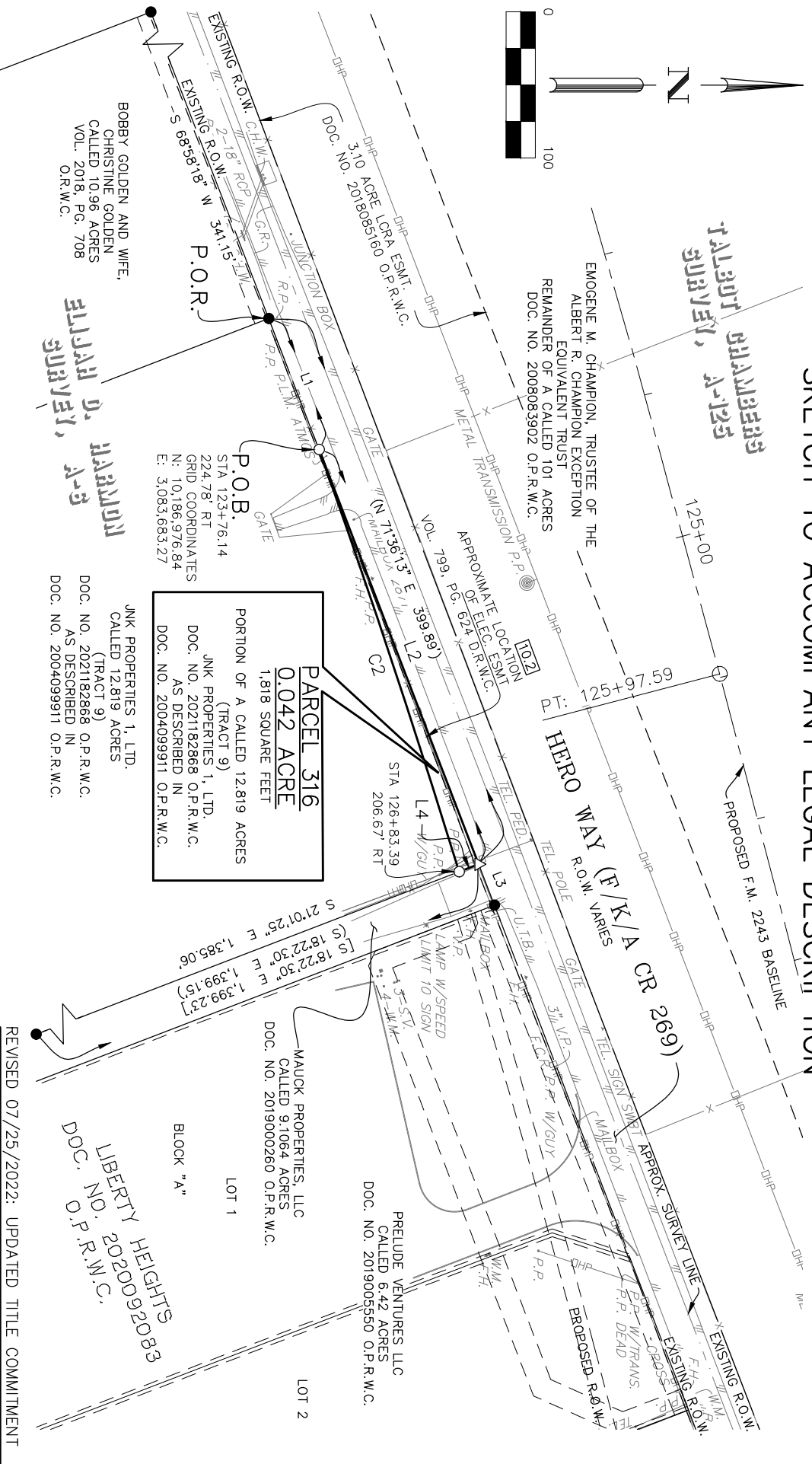
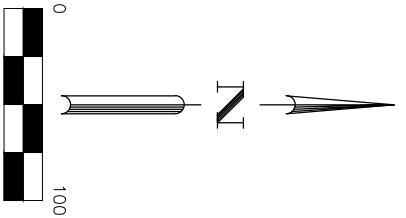


07/25/2022

Date

Client: Williamson County
Date: May 16, 2022
Revised: July 25, 2022
Project Number: 7473-00

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ଆଶୀର୍ବାଦ,



LEGEND

B.	BOLLARD
B.W.F.	BARBED WIRE FENCE
C.H.W.	CONCRETE HEADWALL
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
G.P.	GATE POST
G.R.	GUARD RAIL
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
V.P.	VERTICAL PIPE
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2004099911 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2019000260 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
—DH—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
[10.1]	SCHEDULE B ITEM

RESTRICTIVE COVENANT AND EASEMENT NOTES:

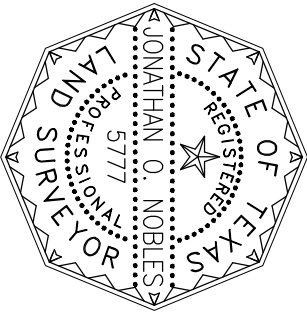
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 624, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CITY OF LEANDER ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°56'23" E	95.99'
L2	N 68°56'23" E	304.03'
L3	N 68°56'23" E	30.00'
L4	S 21°01'25" E	14.34'

LINE TABLE		
NUMBER	BEARING	DISTANCE
[L3]	[N 71°56'35" E]	[29.99']

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C2	304.38'	6,503.00'	2°40'55"	S 71°38'24" W

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.



07/25/2022

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REVISED 07/25/2022: UPDATED TITLE COMMITMENT

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TBP L.S. Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 316
0.042 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'

Job No.: 7473-00

Date: 05/16/2022

Page: 4 of 4

County: Williamson
Parcel: 321
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 321

METES & BOUNDS DESCRIPTION FOR A 2.820 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 19.9973 ACRE TRACT OF LAND DESCRIBED AS TRACT 6 AND A PORTION OF A CALLED 19.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 7, BOTH 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 6 BEING DESCRIBED IN DOCUMENT NUMBER 2004073246 AND SAID TRACT 7 BEING DESCRIBED IN DOCUMENT NUMBER 2004073628, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.820 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 3/4-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 6, and at the northeast corner of a called 4.95 acre tract of land as conveyed to Jerry Wayne Droptini and Jan Droptini by Warranty Deed with Vendor's Lien recorded in Volume 1919, Page 373 of the Official Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract, from which a 3/8-inch iron rod found at the northwest corner of said Droptini Tract, bears S 68°59'05" W a distance of 239.86 feet;

THENCE, with the south right-of-way line of said Hero Way and the north line of said JNK Tract 6, N 51°21'07" E a distance of 49.92 feet to a 3/4-inch iron rod found for an angle point;

THENCE, continuing with the south right-of-way line of said Hero Way and the north line of said JNK Tract 6, N 68°38'27" E a distance of 359.28 feet to a 1/2-inch iron rod found at the northeast corner of said JNK Tract 6 and the northwest corner of the above described JNK Tract 7, for an angle point;

THENCE, continuing with the south right-of-way line of said Hero Way and the north line of said JNK Tract 7, N 68°44'21" E a distance of 412.71 feet to a 3/8-inch iron rod found at the northeast corner of said JNK Tract 7 and the northwest 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, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said Heroway Crossing Tract, bears N 68°37'36" E a distance of 576.26 feet;

THENCE, with the east line of said JNK Tract 7 and the west line of said Heroway Crossing Tract, S 21°10'49" E a distance of 191.29 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,448.94, E: 3,085,391.31) set for the southeast corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 141+51.78, from which a 1/2-inch iron rod with cap stamped "Watson" found at the southeast corner of said JNK Tract 7 and the southwest corner of said Heroway Crossing Tract bears S 21°10'49" E a distance of 1,913.96 feet;

THENCE, over and across said JNK Tract 7, S 75°22'22" W a distance of 209.47 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 201.00 feet right of FM 2243 baseline station 139+42.31;

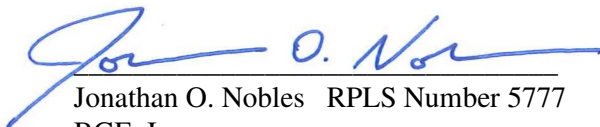
THENCE, continuing over and across said JNK Tract 7 and said JNK Tract 6, S 73°03'05" W a distance of 296.24 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an angle point, 213.00 feet right of FM 2243 baseline station 136+46.32;

THENCE, continuing over and across said JNK Tract 6, S 75°22'22" W a distance of 318.79 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said JNK Tract 6 and the east line of said Droptini Tract, for the southwest corner of the herein described tract, 213.00 feet right of FM 2243 baseline station 133+27.53, from which a 1/2-inch iron rod found leaning on the west line of said JNK Tract 6, at the southeast corner of said Droptini Tract bears S 20°46'53" E a distance of 810.10 feet;

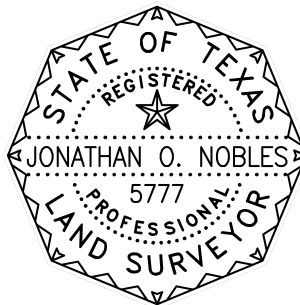
THENCE, with the west line of said JNK Tract 6 and the east line of said Droptini Tract, N 20°46'53" W a distance of 92.46 feet to the **POINT OF BEGINNING** and containing 2.820 acre (122,859 square feet) of land, more or less.

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
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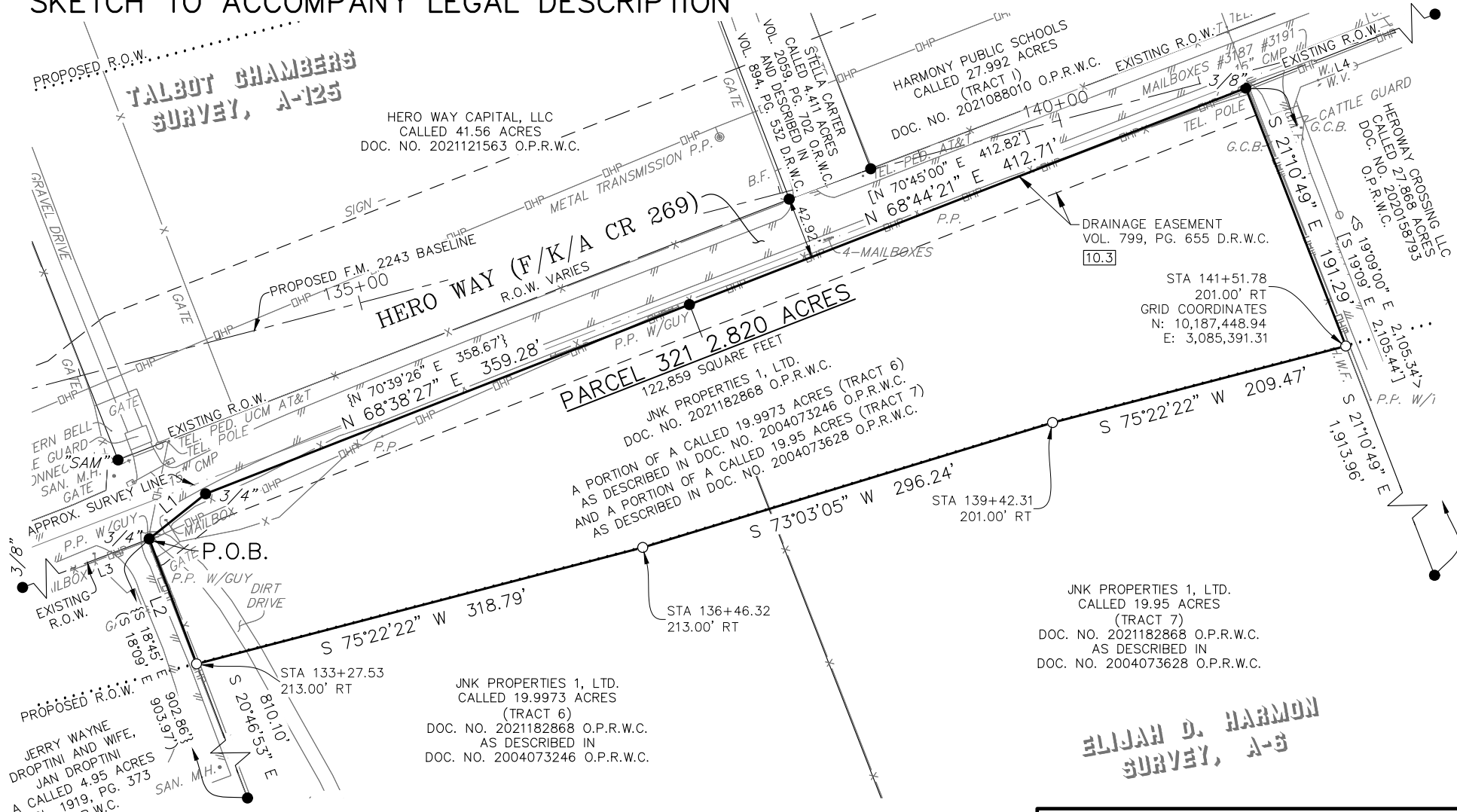


05/20/2022

Date

Client: Williamson County
Date: May 20, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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-157573, DATED EFFECTIVE DECEMBER 14, 2021 AND ISSUED ON DECEMBER 23, 2021.



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 TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT
 SHOWING PARCEL 321
 2.820 ACRES
 FM 2243
 WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	05/20/2022	3 of 4

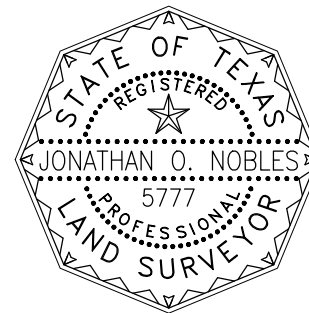
LEGEND

B.F.	BOARD FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
TRANS.	TRANSFORMER
TEL.	TELEPHONE
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR VOL. 1919, PG. 373 O.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2004073628 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2004073246 O.P.R.W.C.
< >	RECORD INFO FOR DOC. NO. 2020158793 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
● "SAM"	FOUND 5/8" IRON ROD W/CAP "SAM INC"
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
— x —	WIRE FENCE
— o —	CHAIN LINK FENCE
— DHT —	OVERHEAD TELEPHONE
— DHP —	OVERHEAD POWER
///	EDGE OF ASPHALT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 51°21'07" E	49.92'
L2	N 20°46'53" W	92.46'
L3	S 68°59'05" W	239.86'
L4	N 68°37'36" E	576.26'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
{L1}	{N 53°53'12" E}	{50.46'}
(L3)	(S 71°37' W)	(240.00')
<L4>	<N 70°40'08" E>	<576.23'>

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.




05/20/2022

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

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 653, PAGE 611, VOLUME 763, PAGE 360 AND VOLUME 782, PAGE 891, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS AS DESCRIBED IN VOLUME 409, PAGE 383 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT,
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 655 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- NOTICE REGARDING ORDINANCE NO. 18-026-00 RECORDED IN DOCUMENT NO. 2018041030 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT 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 PARCEL 321 2.820 ACRES FM 2243 WILLIAMSON COUNTY, TEXAS			
Scale: 1"=100'	Job No.: 7473-00	Date: 05/20/2022	Page: 4 of 4

County: Williamson
Parcel: 330
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 330

METES & BOUNDS DESCRIPTION FOR A 3.715 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION 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 DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NUMBER 2004065021 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS; SAID 3.715 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 5, 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, for the northwest corner of the herein described tract, from which a 3/8-inch iron rod found on the south right-of-way line of said Hero Way, at the northwest corner of said Heroway Tract, and at the northeast corner of a called 19.95 acre tract of land described as Tract 7 to JNK Properties 1, LTD. by Contribution Deed recorded in Document Number 2021182868 of the Official Public Records of Williamson County, Texas, and being described in Document Number 2004073628 of the Official Public Records of Williamson County, Texas, bears S 68°37'36" W a distance of 576.26 feet;

THENCE, with the south right-of-way line of said Hero Way and the north line of said JNK Tract 5, N 69°02'16" E a distance of 557.23 feet to a calculated point at the northeast corner of said JNK Tract 5, and at the northwest corner of a called 4.377 acre tract 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, for the northeast 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 northeast corner of said Park Tract, and at the northwest corner of a called 34.834 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, and described in Document Number 2004028572 of the Official Public Records of Williamson County, Texas, bears N 69°02'16" E a distance of 546.53 feet;

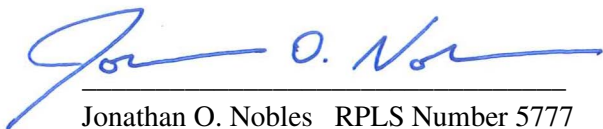
THENCE, departing the south right-of-way line of said Hero Way, with the east line of said JNK Tract 5 and the west line of said Park Tract 2, S 21°12'14" E a distance of 321.33 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,737.06, E: 3,086,495.27) set at the southwest corner of said Park Tract 2 and at the northwest 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 Document Number 2021145415 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, 201.03 feet right of FM 2243 baseline station 152+92.43, from which a 1/2-inch iron rod found at the southeast corner of said JNK Tract 5, bears S 21°12'14" E a distance of 1,783.94 feet;

THENCE, over and across said JNK Tract 5, S 75°22'22" W a distance of 560.94 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" on the west line of said JNK Tract 5 and the east line of said Heroway Tract, for the southwest corner of the herein described tract, 201.00 feet right of FM 2243 baseline station 147+31.92, from which a 1/2-inch iron rod found at the southwest corner of said JNK Tract 5 and the southeast corner of said Heroway Tract, bears S 21°12'00" E a distance of 1,846.49 feet;

THENCE, with the west line of said JNK Tract 5 and the east line of said Heroway Tract, N 21°12'00" W a distance of 259.44 feet to the **POINT OF BEGINNING** and containing 3.715 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 October 12, 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



08/16/2022

Date

Client: Williamson County
Date: August 16, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TALBOT CHAMBERS
SURVEY, A-125**

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

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

0.96 ACRE LCRA ESMT.
DOC. NO. 2018055341 O.P.R.W.C.

HERO WAY (F/K/A CR 269)
R.O.W. VARIES

PROPOSED R.O.W.
AROUND SOLAR PANEL
BRIAN OLSON AND CHARITY M. OLSON, (1/2 INTEREST)
AND HATTIE E. OLSON, (1/2 INTEREST)
CALLED 13.320 ACRES
DOC. NO. 2001071867 O.P.R.W.C.

THE PARK AT CYPRESS CREEK, LLC
CALLED 4.377 ACRES
(TRACT 2)
DOC. NO. 2021145415 O.P.R.W.C.
PC: 152+70.05

PARCEL 330 3.715 ACRES

161,814 SQUARE FEET

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

10.1
APPROXIMATE LOCATION
OF ELEC. ESMT.
VOL. 799, PG. 631
D.R.W.C.

HEROWAY CROSSING LLC
CALLED 27.868 ACRES
DOC. NO. 2020158793 O.P.R.W.C.

STA 152+92.43
201.03' RT
GRID COORDINATES
N: 10,187,737.06
E: 3,086,495.27

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

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



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TBPLS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT
SHOWING PARCEL 330
3.715 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/16/2022	3 of 5

LEGEND

B.F.	BOARD FENCE
B.W.F.	BARBED WIRE FENCE
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.P.	FENCE POST
G.C.B.	GATE CONTROL BOX
G.P.	GATE POST
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
VOL.	VOLUME
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2004065021 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2020158793 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2021145415 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
10.2	SCHEDULE B ITEM

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 21°12'14" E	1,783.94'
L2	S 21°12'00" E	1,846.49'
L3	N 43°32'37" W	44.78'



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 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 330
3.715 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/16/2022	4 of 5

G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P330_EX1.dwg, 8/16/2022 10:29 AM, Stephen Barger

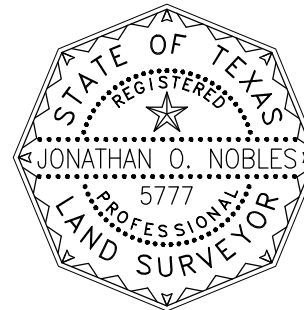
GENERAL NOTES:


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-160868, DATED EFFECTIVE MARCH 22, 2022 AND ISSUED ON MARCH 31, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 621, PAGE 17, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE INC. AS DESCRIBED IN VOLUME 799, PAGE 631 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.2 A PUBLIC UTILITY EASEMENT GRANTED TO CITY OF LEANDER, TEXAS AS DESCRIBED IN VOLUME 1899, PAGE 588 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CITY OF LEANDER ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

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



 08/16/2022
JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 330
3.715 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

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

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;

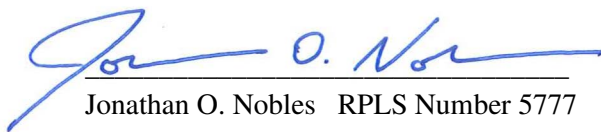
THENCE, continuing over and across said JNK Tract 2 and over and across said JNK Tract 1, S 69°25'17" W a distance of 792.54 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set a point of curvature of a curve to the right, 216.00 feet right of FM 2243 baseline station 165+16.88;

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

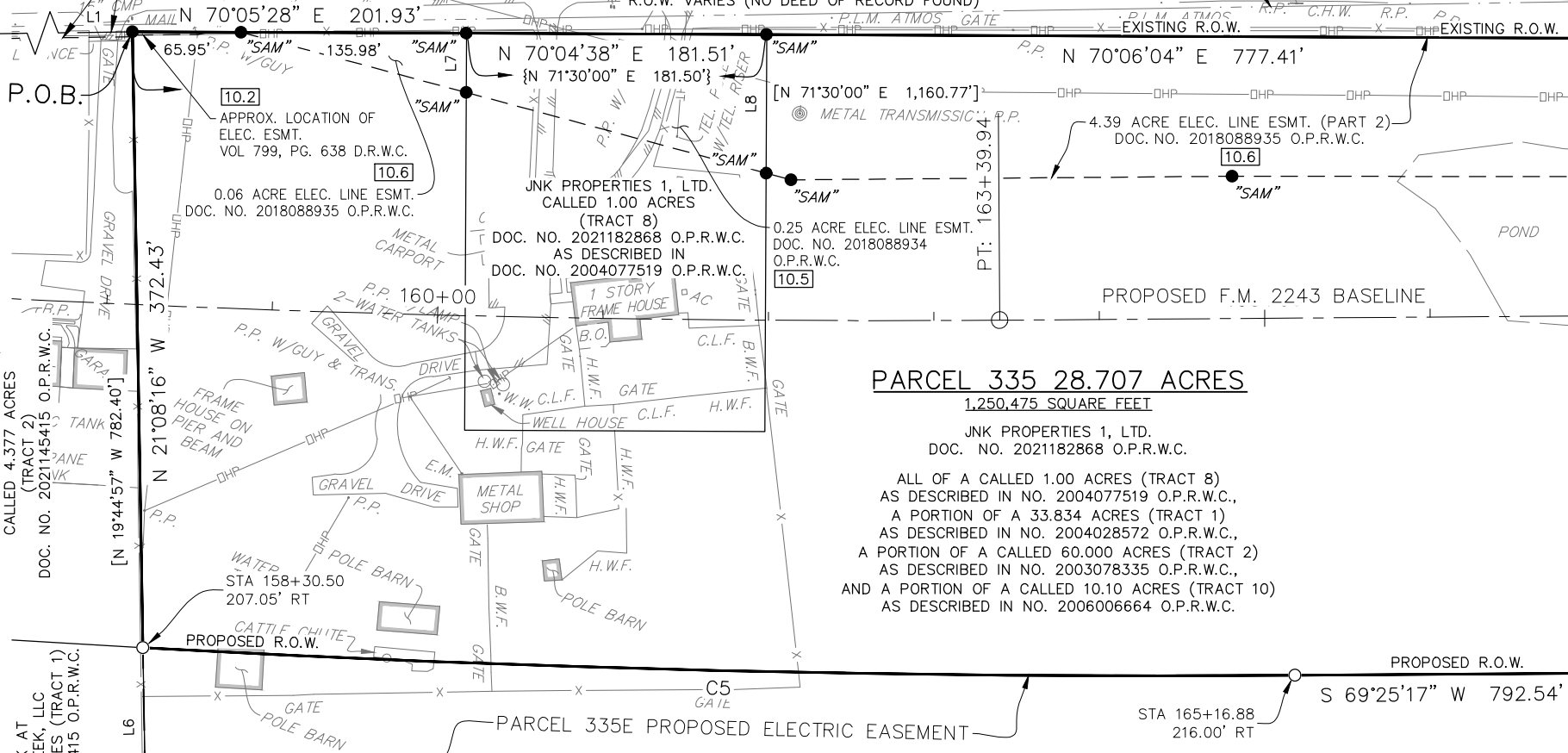
HERO WAY (F/K/A CR 269)

R.O.W. VARIES (NO DEED OF RECORD FOUND)

APPROXIMATE SURVEY LINE

EXISTING R.O.W.

EXISTING R.O.W.



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.

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.

ELIJAH D. HARMON
SURVEY, A-S



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

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PARCEL PLAT
SHOWING PARCEL 335
28.707 ACRES

FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	5 of 11

REVISED 01/02/2024

MATCHLINE PAGE 6 of 11

G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P335_EX1.dwg, 8/21/2023 11:31 AM, Stephen Barger

MATCHLINE PAGE 5 of 11

TALBOT CHAMBERS
SURVEY, A-125

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

APPROXIMATE SURVEY LINE

HERO WAY (F/K/A CR 269)

R.O.W. VARIES (NO DEED OF RECORD FOUND)

EXISTING R.O.W.

EXISTING R.O.W.

N 70°06'04" E 777.41'

N 69°41'26" E 1,374.35'

GATE

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

GATE

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

METAL TRANSMISSION P.P.

SAN. M.M.

"SAM"

"SAM"

"SAM"

POND

PROPOSED F.M. 2243 BASELINE

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.

10.4

PROPOSED
DRAINAGE EASEMENT

PROPOSED R.O.W.

PROPOSED R.O.W.

S 69°25'17" W 792.54'

C4

L5

PROPOSED
DRAINAGE EASEMENT

PARCEL 335 PROPOSED ELECTRIC EASEMENT

STA 173+09.42
216.00' RT

STA 175+12.88
218.57' RT

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.



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

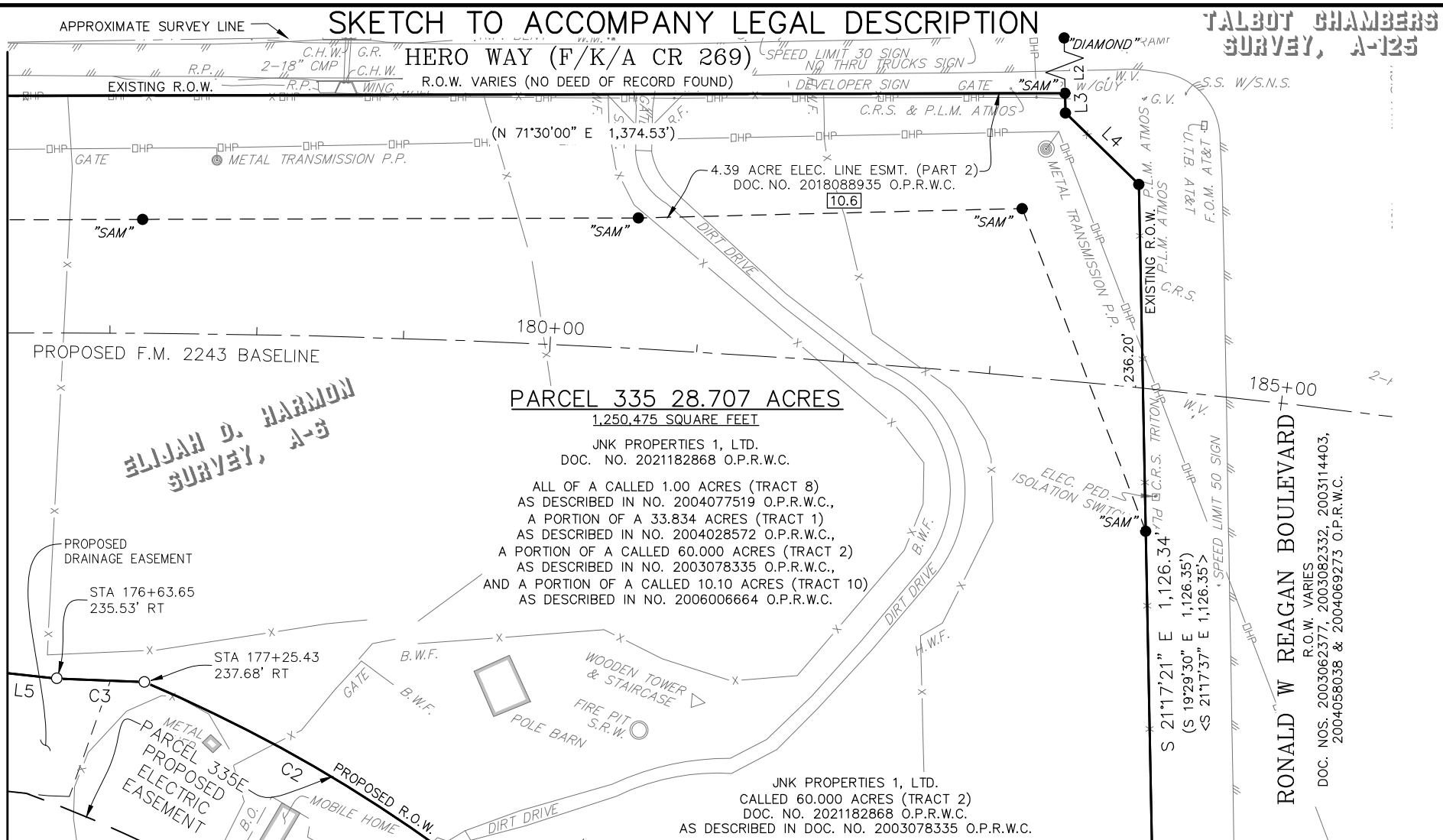
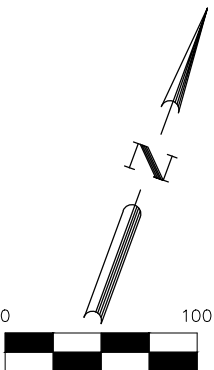
Scale: 1"=100'	Job No.: 7473-00	Date: 08/21/2023	Page: 6 of 11
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REVISED 01/02/2024



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MATCHLINE PAGE 6 of 11



MATCHLINE PAGE 8 of 11



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28.707 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	7 of 11

REVISED 01/02/2024

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 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.

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.

ELIJAH D. HARMON
SURVEY, A-3

N 21°10'54" W 188.36'

MATCHLINE PAGE 9 of 11

EXISTING R.O.W. P.L.M. ATMOS.

C.R.S. 21°17'21" E 1,126.34'
(S 19°29'30" E 1,126.35')
<S 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.



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SHOWING PARCEL 335
28.707 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/21/2023	Page: 8 of 11
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REVISED 01/02/2024

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCHLINE PAGE 8 of 11

ELIJAH D. HARMON
SURVEY, A-S

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.

((S 71° W))
(S 71°01'00" W 406.02')
S 69°09'59" W 406.06'

188.36'
N 21°10'54" W

PROPOSED R.O.W.

PARCEL 335E PROPOSED
ELECTRIC EASEMENT
C1

STA 184+05.00
1,023.18' RT

STA 185+84.04
1,222.51' RT

S 68°35'32" W
122.56'

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

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

S 21°13'28" E 245.82'
EXISTING R.O.W.
S 21°13'28" E 828.32'

RONALD W REAGAN BOULEVARD

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



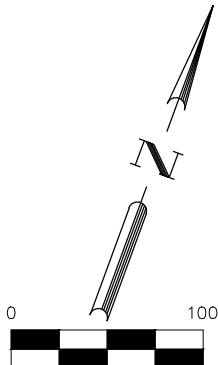
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PARCEL PLAT
SHOWING PARCEL 335
28.707 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 08/21/2023	Page: 9 of 11
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REVISED 01/02/2024



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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
—o—	METAL FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	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'



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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	10 of 11

REVISED 01/02/2024

G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P335_EX1.dwg, 8/21/2023 11:31 AM, Stephen Barger

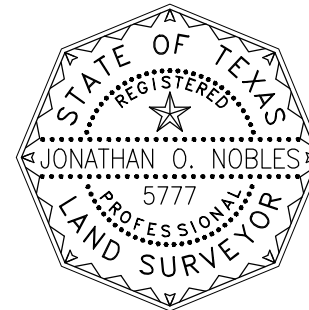
GENERAL NOTES:

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.

01/02/2024

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



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TBPLS Licensed Surveying Firm No. 10106502

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**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	11 of 11

EXHIBIT E

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;

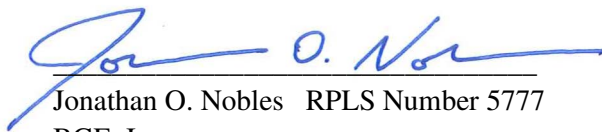
THENCE, continuing over and across said JNK Tract 1, S 69°25'17" W a distance of 126.79 feet to a calculated point for the southwest corner of the herein described tract;

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

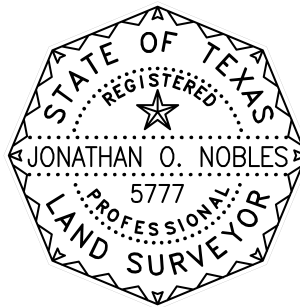
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



08/21/2023

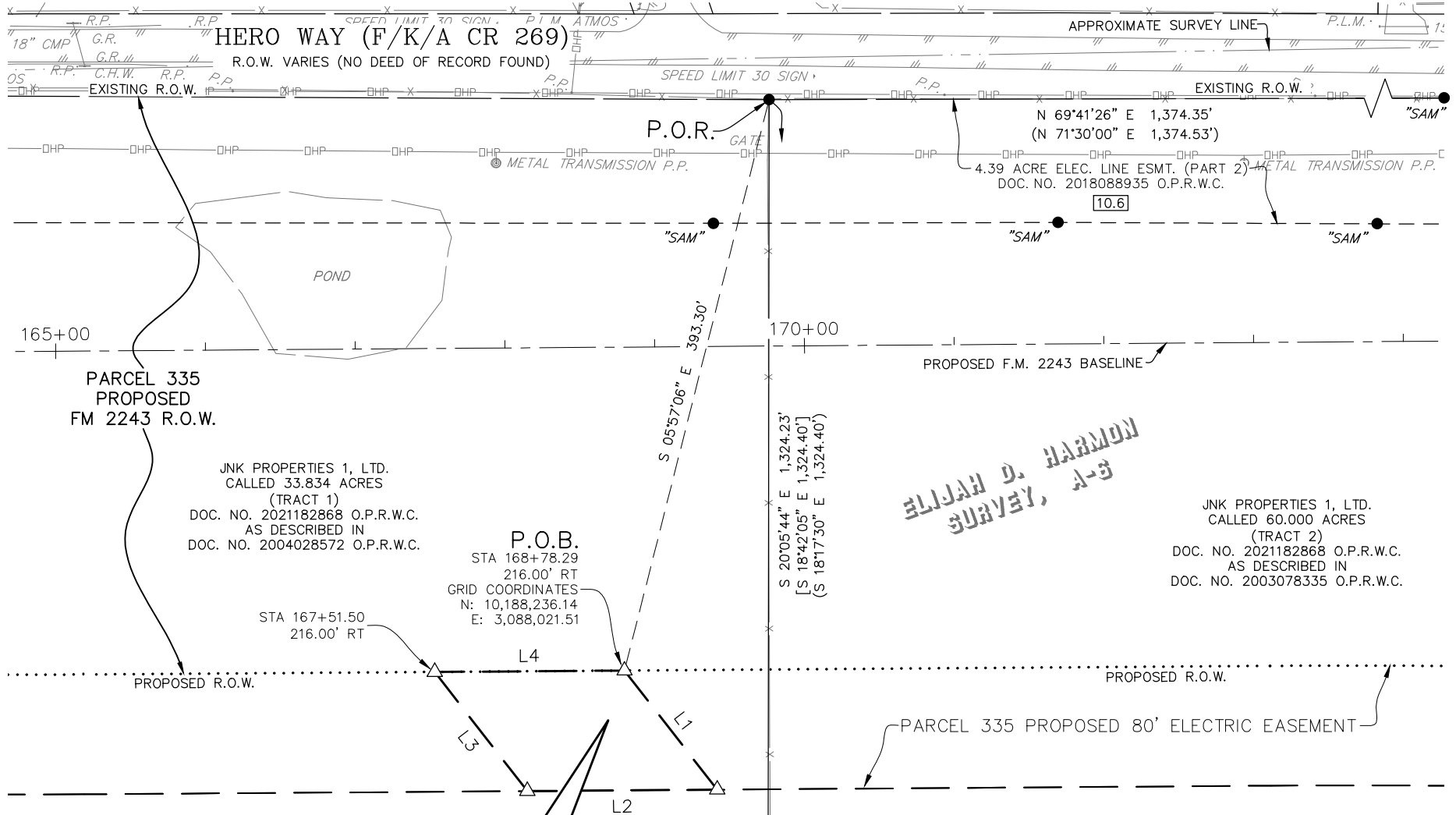
Date

Client: Williamson County

Date: August 21, 2023

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 58°02'31" E	100.79'
L2	S 69°25'17" W	126.79'
L3	N 58°02'31" W	100.79'
L4	N 69°25'17" E	126.79'

EASEMENT PARCEL 335D PART 1

0.233 ACRE
10,143 SQUARE FEET

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



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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	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:

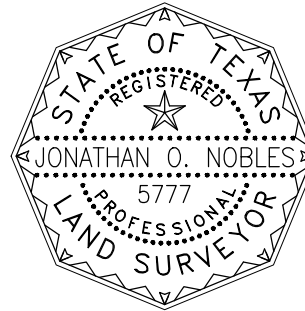
1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 824, PAGE 41, AND VOLUME 825, PAGE 566, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME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



08/21/2023

Jonathan O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
 BGE, INC.
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 TBPLS Licensed Surveying Firm No. 10106502

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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

EXHIBIT F

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;

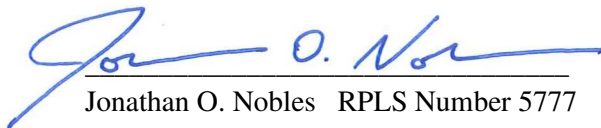
THENCE, continuing over and across said JNK Tract 2, along said curve to the left, an arc distance of 14.46 feet, having a radius of 7,971.00 feet, a central angle of 00°06'14" and a chord which bears S 71°57'45" W a distance of 14.46 feet to a calculated angle point;

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

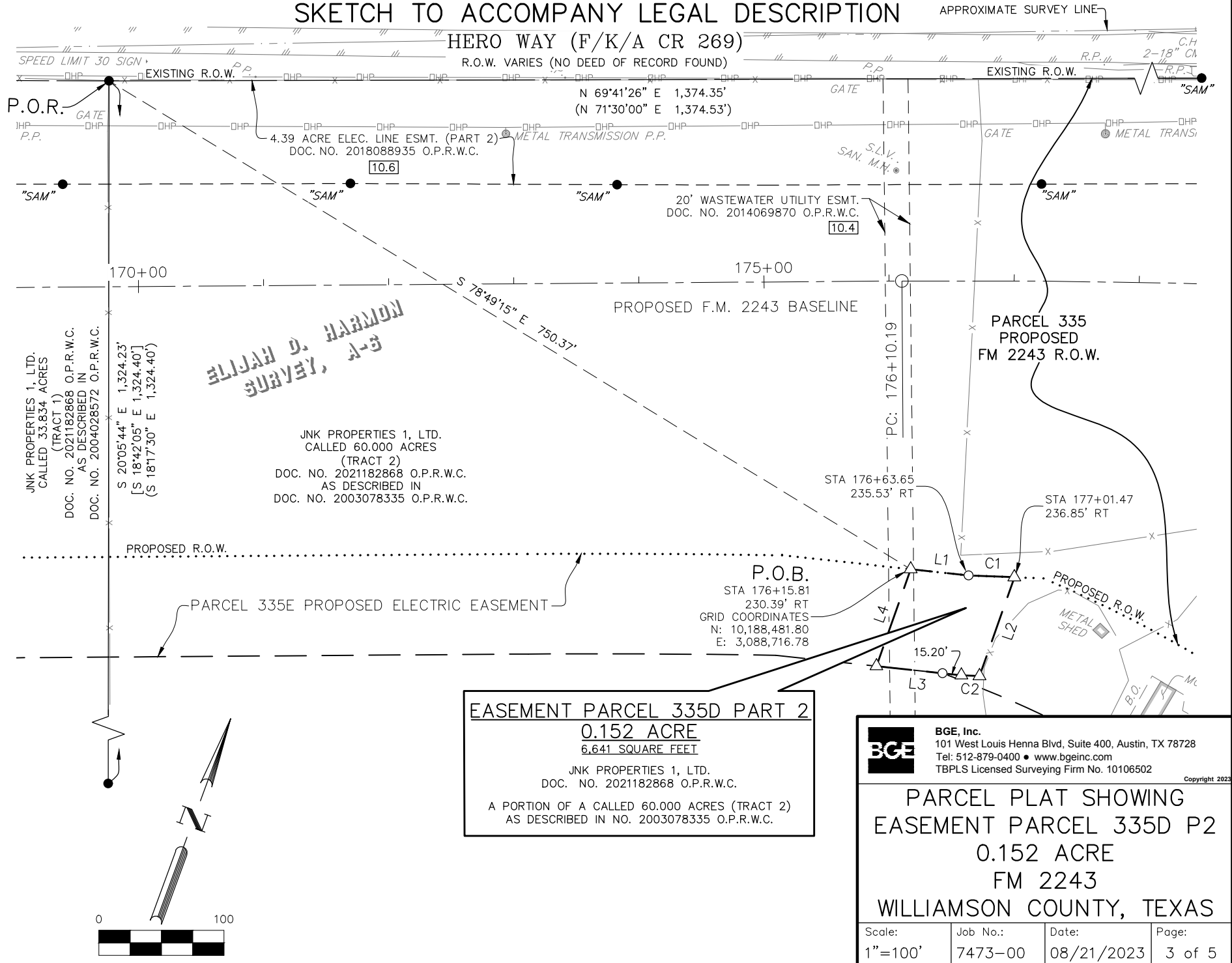
Date

Client: Williamson County

Date: August 21, 2023

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

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'



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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: 4 of 5
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GENERAL NOTES:

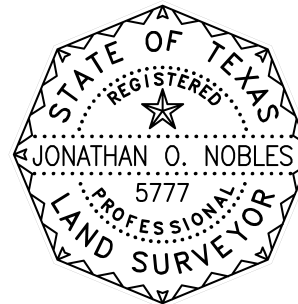
1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY 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.
- 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 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
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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	5 of 5

EXHIBIT G

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;

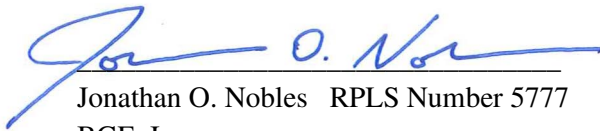
THENCE, continuing over and across said JNK Tract 2 and over and across said JNK Tract 1, S 69°25'17" W a distance of 792.54 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right, 296.00 feet right of FM 2243 baseline station 165+16.88;

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

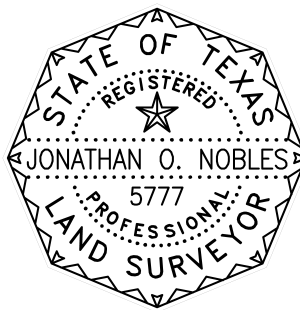
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101 West Louis Henna Blvd., Suite 400

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Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502



08/21/2023

Date

Client: Williamson County

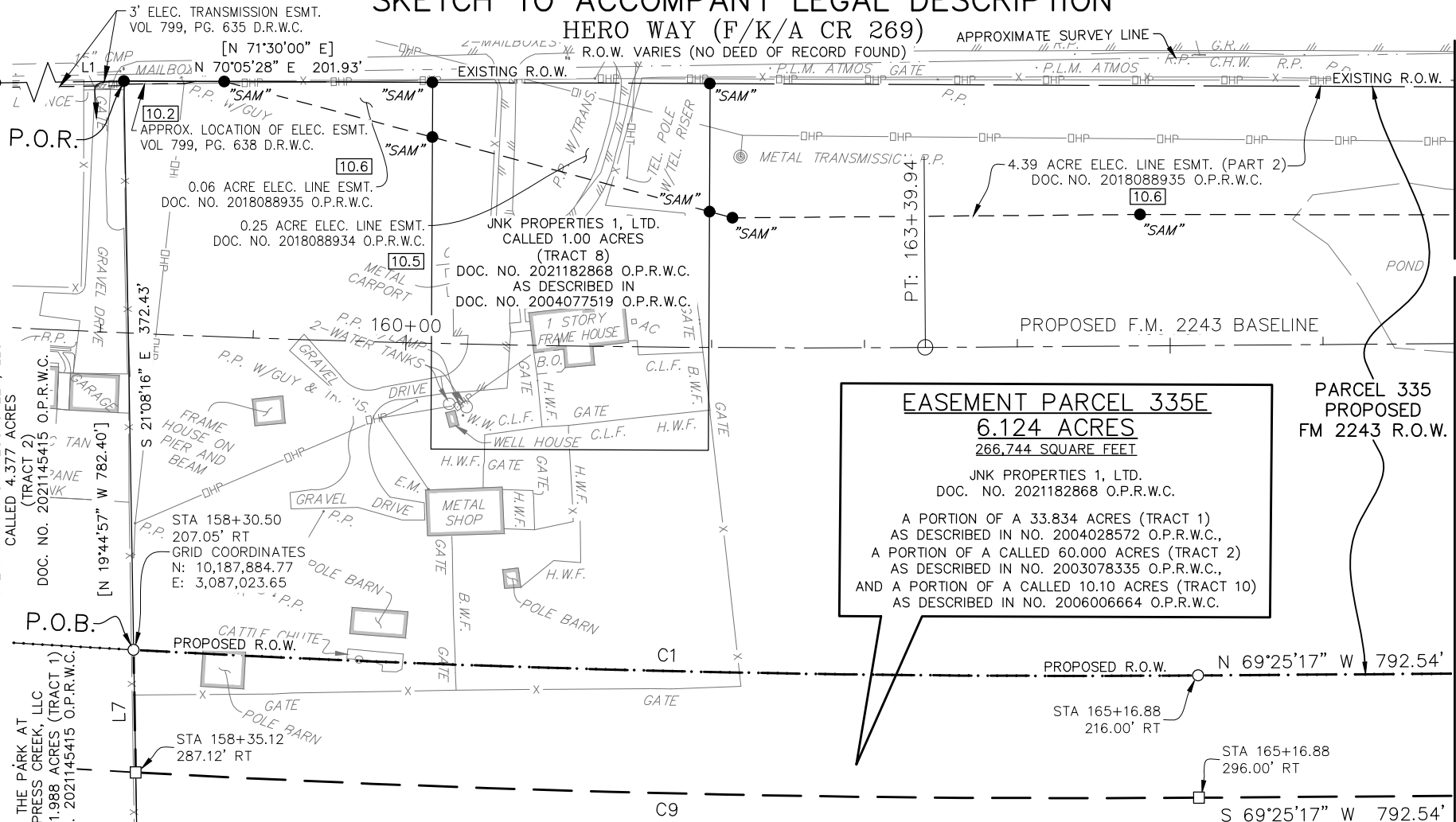
Date: August 21, 2023

Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION HERO WAY (F/K/A CR 269)

R.O.W. VARIES (NO DEED OF RECORD FOUND)

APPROXIMATE SURVEY LINE



EASEMENT PARCEL 335E
6.124 ACRES
266,744 SQUARE FEET

JNK PROPERTIES 1, LTD.
DOC. NO. 2021182868 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.

PARCEL 335
PROPOSED
FM 2243 R.O.W.

MATCHLINE PAGE 6 of 11

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.

ELIJAH D. HARMON
SURVEY, A-S



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

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

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	08/21/2023	5 of 11

G:\TXC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P335E_EX1.dwg, 8/21/2023 9:41 AM, Stephen Barger

MATCHLINE PAGE 5 of 11

MATCHLINE PAGE 7 of 11

TALBOT CHAMBERS
SURVEY, A-125

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

APPROXIMATE SURVEY LINE

HERO WAY (F/K/A CR 269)

R.O.W. VARIES (NO DEED OF RECORD FOUND)

EXISTING R.O.W.

EXISTING R.O.W.

GATE

METAL TRANSMISSION P.P.

GATE

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

METAL TRANSMISSION P.P.

SAN. M.H.

"SAM"

"SAM"

"SAM"

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

POND

PROPOSED F.M. 2243 BASELINE

170+00

175+00

ELIJAH D. HARMON
SURVEY, A-3

EASEMENT PARCEL 335E

6.124 ACRES

266,744 SQUARE FEET

JNK PROPERTIES 1, LTD.
DOC. NO. 2021182868 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.

PARCEL 335
PROPOSED
FM 2243 R.O.W.

PC: 176+10.19

PROPOSED DRAINAGE EASEMENT

PROPOSED R.O.W. N 69°25'17" E 792.54'

PROPOSED R.O.W.

C2

L2

PROPOSED DRAINAGE EASEMENT

S 69°25'17" W 792.54'

STA 173+09.42
296.00' RT

STA 173+09.42
216.00' RT

STA 175+07.30
298.45' RT

STA 175+12.88
218.57' RT

C8

L6

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.

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.



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

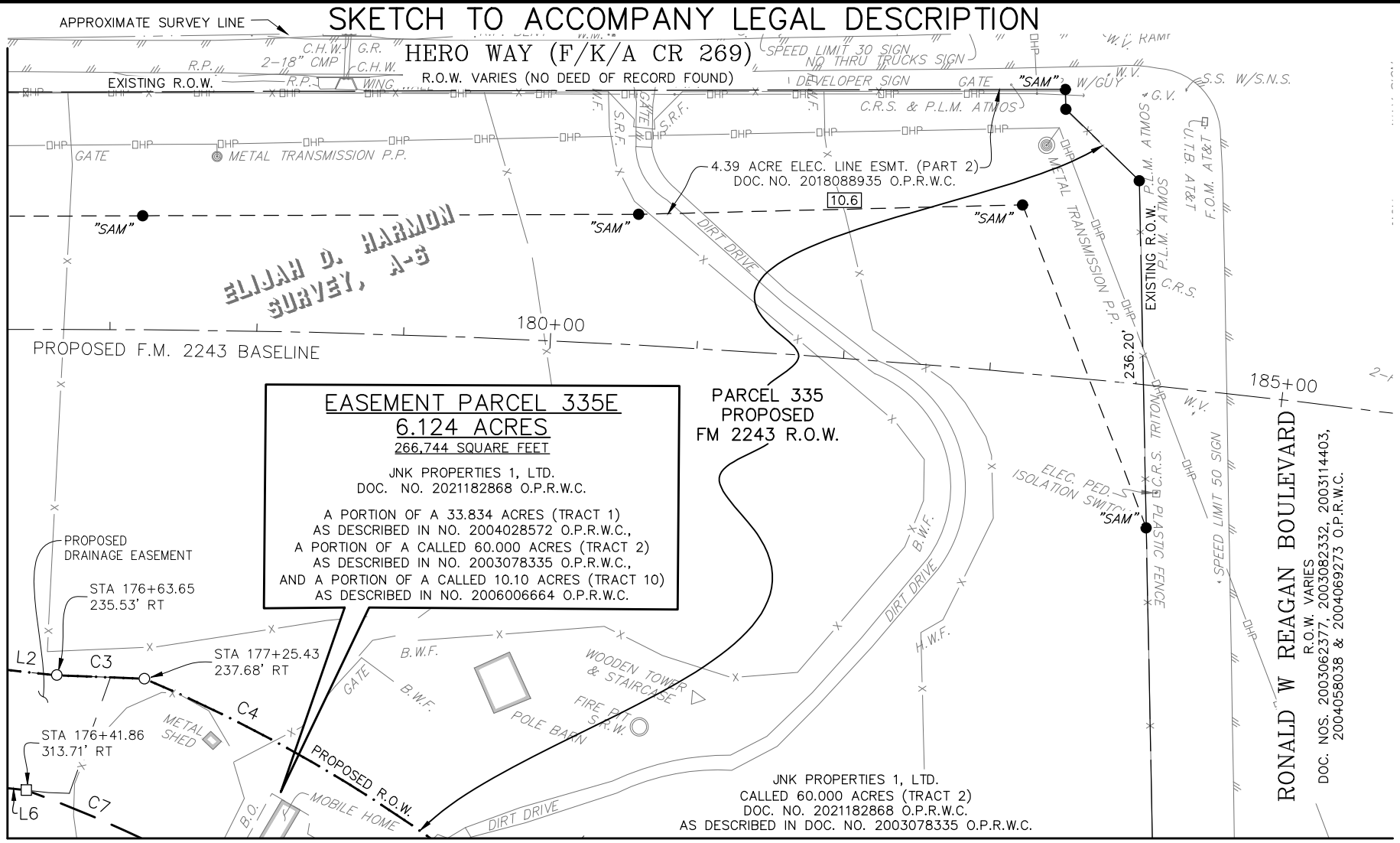
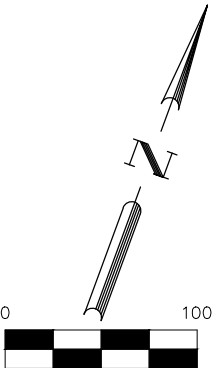
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EASEMENT PARCEL 335E
6.124 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

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MATCHLINE PAGE 8 of 11



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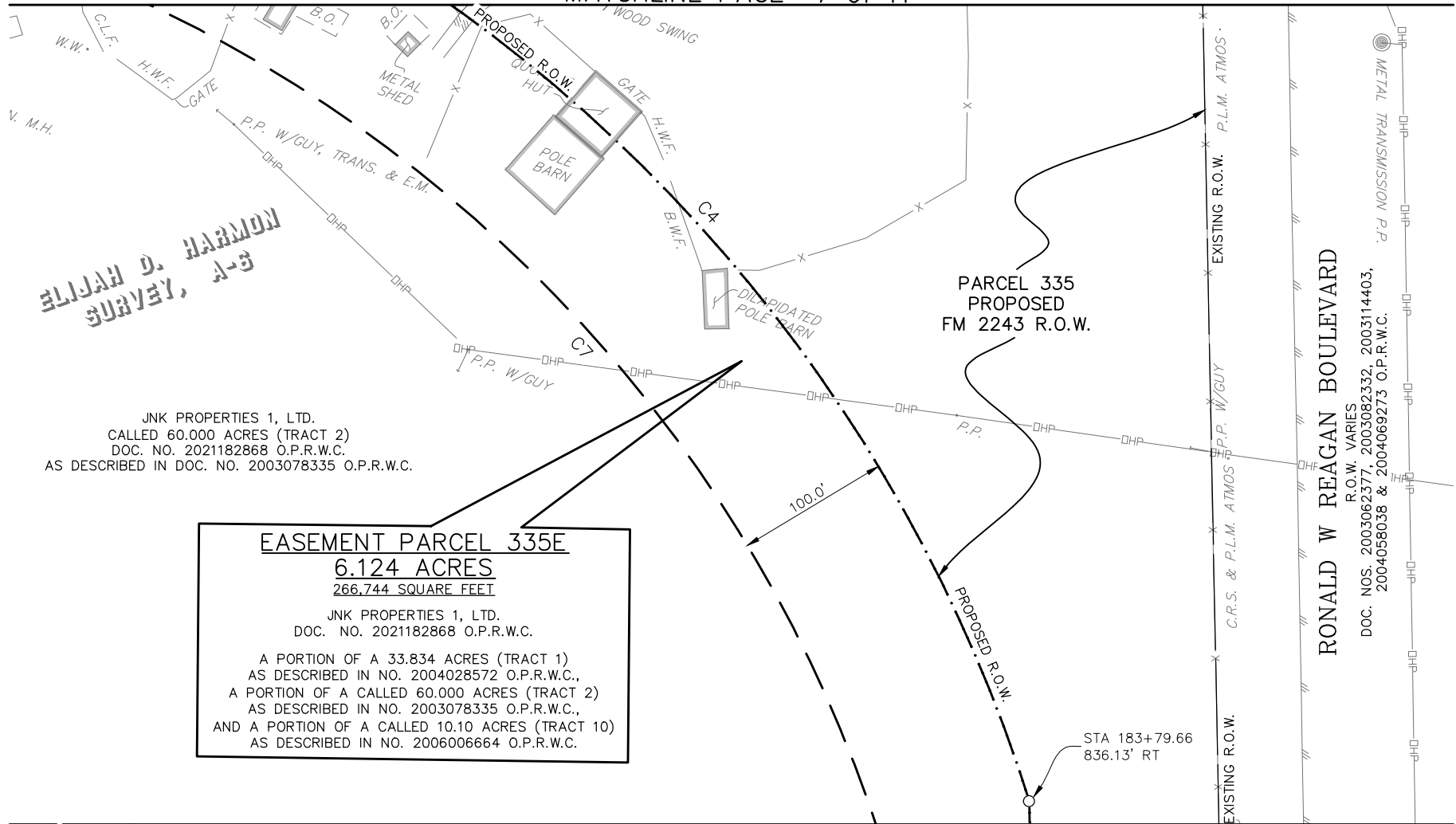
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EASEMENT PARCEL 335E
6.124 ACRES
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WILLIAMSON COUNTY, TEXAS

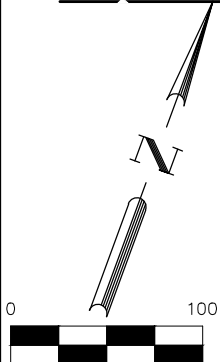
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCHLINE PAGE 7 of 11



MATCHLINE PAGE 9 of 11



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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCHLINE PAGE 8 of 11

EASEMENT PARCEL 335E

6.124 ACRES

266,744 SQUARE FEET

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

A PORTION OF A 33.834 ACRES (TRACT 1)
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DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN DOC. NO. 2003078335 O.P.R.W.C.

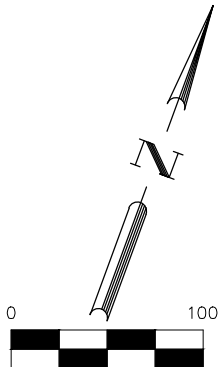
JNK PROPERTIES 1, LTD.
CALLED 10.10 ACRES
(TRACT 10)
DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2006006664 O.P.R.W.C.

PARCEL 335
PROPOSED
FM 2243 R.O.W.

RONALD W REAGAN BOULEVARD

R.O.W. VARIES
DOC. NOS. 2003062377, 2003082332, 2003114403,
2004058038 & 2004069273 O.P.R.W.C.
METAL NOISS/INS/ARL 7/21/20

ELIJAH D. HARMON
SURVEY, A-S



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WILLIAMSON COUNTY, TEXAS

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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
—DHT—	OVERHEAD TELEPHONE
—DHP—	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'



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

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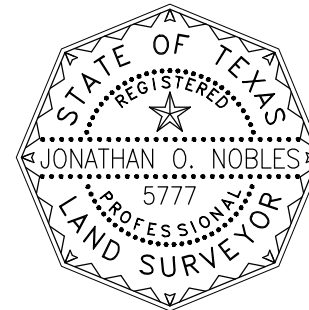
GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY 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 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, 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 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, 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.



08/21/2023

Jonathan O. Nobles
JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
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AUSTIN, TEXAS 78728
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