

**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 2.910 acres (Parcel 21) described by metes and bounds in Exhibit "A" owned by **NPC MANAGEMENT LLC (Nexus Management, LLC A Delaware Limited Liability Company)** for the purpose of constructing, reconstructing, maintaining, and operating Corridor A-1 (Southeast Loop) 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 Exhibit "A" 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 _____ day of _____, 2020.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 21
Tax ID: R505476
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 4
July 9, 2020

PROPERTY DESCRIPTION FOR PARCEL 21

DESCRIPTION OF A 2.910 ACRE (126,771 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, BEING A PORTION OF A CALLED 49.950 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO P4 HUTTO PARTNERS, LLC, RECORDED SEPTEMBER 30, 2019 IN DOCUMENT NO. 2019093769, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 2.910 ACRE (126,771 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap found 209.41 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 125+83.60 on the west line of said 49.950 acre tract, for the southeast corner of Lot 6, Block B-1, Lakeside Estates Subdivision, Section Two, a subdivision of record in Cabinet T, Slide 19, Plat Records of Williamson County, Texas, described in a deed to Kenneth Man, recorded in Document No. 2006071699, O.P.R.W.C.TX., same being the northeast corner of Lot 5, of said Lakeside Estates Subdivision, described in a deed to Roberta A. Bolieu-Peak, recorded in Document No. 2006065422, O.P.R.W.C.TX.;

THENCE S 07°36'59" W, with the west line of said 49.950 acre tract, a distance of 94.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,157,995.83, E=3,166,680.48) set 120.00 feet left of Corridor A1 E.C.S 125+51.68 on the proposed north right-of-way line of Corridor A1, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the left;

1) **THENCE** departing the west line of said 49.950 acre tract, with the proposed north right-of-way line of said Corridor A1 and said curve to the left, over and across said 49.950 acre tract, an arc distance of 448.30 feet, through a central angle 07°33'17", having a radius of 3,400.00 feet, and a chord that bears N 75°18'28" E, a distance of 447.98 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet left of Corridor A1 E.C.S 130+15.80 on the common line of said 49.950 acre tract and the remainder of a called 73.35 acre tract of land, described in a deed to Central Assembly of God, recorded in Document No. 2007040774, O.P.R.W.C.TX., now known as The Bridge Community Church of the Assemblies of God as described and recorded in Document No. 2009007804, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

2) **THENCE** S 07°36'59" W, departing the proposed north right-of-way line of said Corridor A1, with the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, passing at a distance of 265.14 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet right of Corridor A1 E.C.S 129+03.04, and continuing for a total distance of 390.41 feet to a 1/2-inch iron rod found on the existing north right-of-way line of C.R. 138, a variable width right-of-way, recorded in Document No. 2009062923, O.P.R.W.C.TX., for the southwest corner of said remainder of a called 73.35 acre tract, same being the southeast corner of said 49.950 acre tract and the parcel described herein;

THENCE departing the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, with the existing north right-of-way line of said C.R. 138, the following two (2) courses and distances numbered 3-4:

3) N 83°08'20" W, a distance of 59.43 feet to a 5/8-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" found, said point being the beginning of a curve to the left, and

EXHIBIT "A"

County: Williamson
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4) With said curve to the left, an arc distance of 355.41 feet, through a central angle 03°29'33", having a radius of 5,830.63 feet, and a chord that bears N 84°53'04" W, a distance of 355.36 feet to a 1/2-inch iron rod with an aluminum cap stamped "CHAPPARAL 4995", for the southeast corner of Lot 1, of said Lakeside Estates Subdivision, described in a deed Christopher and Amanda Robinson, husband and wife, recorded in Document No. 2016088854, O.P.R.W.C.TX., same being the southwest corner of the said 49.950 acre tract and of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap found, for the most westerly southwest corner of said Lot 1, bears N 86°35'13" W, a distance of 95.09 feet, and with a curve to the right, an arc distance of 39.14 feet, through a central angle 89°42'44", having a radius of 25.00 feet, and a chord that bears N 41°07'42" W, a distance of 35.27 feet;

5) **THENCE** N 07°36'59"E, departing the existing north right-of-way line of said C.R. 138, with west line of said 49.950 acre tract, a distance of 236.65 feet to the **POINT OF BEGINNING**, and containing 2.910 acres (126,771 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	07°33'17"LT	3,400.00'	448.30'	447.98'	N75°18'28"E
C2	03°29'33"LT	5,830.63'	355.41'	355.36'	N84°53'04"W
(C2)	(03°29'31")	(5,830.63')	(355.35')	(355.29')	(S84°53'37"E)
C3	89°42'44"RT	25.00'	39.14'	35.27'	N41°07'42"W
(C3)	(90°00'00")	(25.00')	(39.27')	(35.36')	(N39°17'52"W)

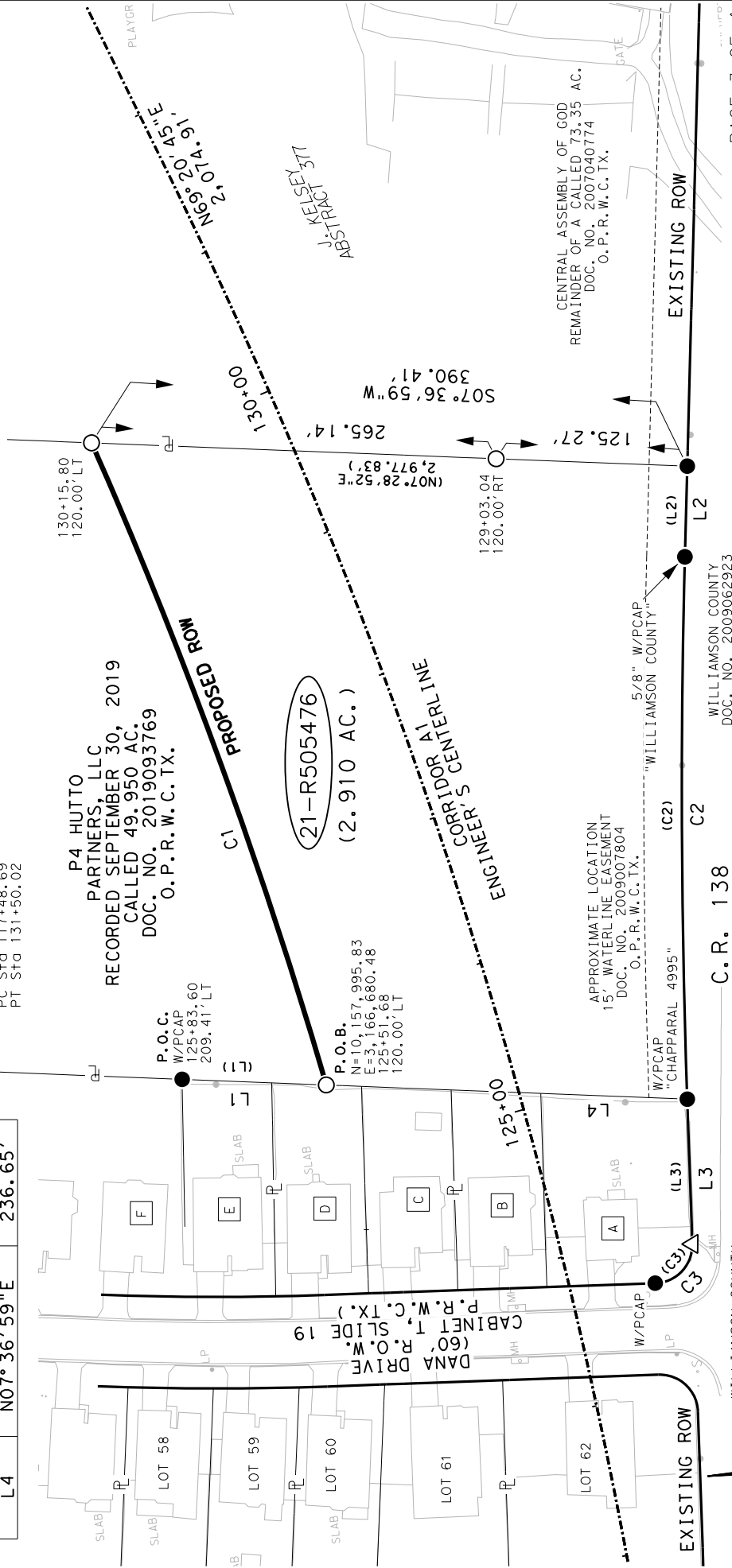
ENGINEER'S CENTERLINE

CURVE DATA
 PI STA 124+58.76
 N = 10,157,790.10
 E = 3,166,613.85
 A = 22°48'35" (LT)
 D = 01°37'40"
 L = 1,401.33'
 T = 110.07'
 R = 3,520.00'
 PC STA 117+48.69
 PT STA 131+50.02

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S07°36'59"W	94.45'
(L1)	(S07°36'41"W)	(3,019.17')
L2	N83°08'20"W	59.43'
(L2)	(S83°08'52"E)	(703.18')
L3	N86°35'13"W	95.09'
(L3)	(S84°17'52"E)	(95.00')
L4	N07°36'59"E	236.65'

P4 HUTTO
 PARTNERS, LLC
 RECORDED SEPTEMBER 30, 2019
 CALLED 49.950 AC.
 DOC. NO. 2019093769
 O.P.R.W.C.TX.



WILLIAMSON COUNTY
 CABINET 1, SLIDE 19
 P.R.W.C.TX.

C.R. 138
 (VARIABLE WIDTH R.O.W.)

100 0 50 100



GRAPHIC SCALE
 SCALE: 1" = 100'
 WILLIAMSON COUNTY, TEXAS



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

EXISTING 49.950 AC. ACQUIRE 2.910 AC. REMAINING 47.040 AC. LEFT

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 P4 HUTTO PARTNERS, LLC
 PARCEL 21
 TAX ID R505476
 2.910 AC. (126,771 SQ. FT.)

PAGE 3 OF 4
 REF. FIELD NOTE NO. 46817
 FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\21\PLAT\02NP-21.dgn

EXHIBIT "A"

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2011933, EFFECTIVE DATE MARCH 11, 2020, AND ISSUED DATE MARCH 19, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

7/9/2020

DATE

[A]

CHRISTOPHER AND AMANDA ROBINSON,
HUSBAND AND WIFE
DOC. NO. 2016088854
O.P.R.W.C.TX.

LOT 1, BLOCK B-1
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.

[C]

KATHLEEN ANNE FETTERS,
A MARRIED PERSON
DOC. NO. 2018090119
O.P.R.W.C.TX.

LOT 3, BLOCK B-1
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.

[E]

ROBERTA A.
BOLIEU-PEAK
DOC. NO. 2006065422
O.P.R.W.C.TX.

LOT 5, BLOCK B-1
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.

[B]

JUAN CARLOS GUZMAN
AND THELMA GUZMAN,
HUSBAND AND WIFE
DOC. NO. 2002053556
O.P.R.W.C.TX.

LOT 2, BLOCK B-1
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.

[D]

TRAVIS DIXON
DOC. NO. 2017102601
O.P.R.W.C.TX.

LOT 4, BLOCK B-1
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.

[F]

KENNETH MAN
DOC. NO. 2006071699
O.P.R.W.C.TX.

LOT 6, BLOCK B-1
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.



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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
P4 HUTTO PARTNERS, LLC
PARCEL 21
TAX ID R505476
2.910 AC. (126,771 SQ. FT.)

REF. FIELD NOTE NO. 46817
PAGE 4 OF 4
FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\21\PLAT\02P-21.dgn

EXISTING	49.950 AC.	ACQUIRE	2.910 AC.	REMAINING	47.040 AC.	LEFT
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P4 HUTTO
PARTNERS, LLC
RECORDED SEPTEMBER 30, 2019
CALLED 49.950 AC.
DOC. NO. 2019093769
O.P.R.W.C.TX.

21-R505476