

**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 1.937 acres (Parcel 4) described by metes and bounds in Exhibit "A" owned by **BRUCE E. GESSAMAN and CAROLE E. GESSAMAN** for the purpose of constructing, reconstructing, maintaining, and operating Corridor H (Sam Bass Rd) 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.: 22
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 5
April 28, 2020

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 1.937 ACRE (84,377 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 32.96 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRUCE E. GESSAMAN AND WIFE, CAROLE D. GESSAMAN, RECORDED JUNE 21, 1994 IN VOLUME 2553, PAGE 222, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 1.937 ACRE (84,377 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 489.12 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 296+15.23 on the south line a called 254.4 acre tract of land, described in a deed to City of Round Rock, recorded in Document No. 20100066640, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), for the northeast corner of a called 10.01 acre tract of land, described in a deed to Michelle Klingemann and Eric Klingemann, recorded in Document No. 2015020130, O.P.R.W.C.TX., same being the northwest corner of said remainder of a called 32.96 acre tract;

THENCE S 00°10'15" E, departing the south line of said 254.4 acre tract, with the common line of said 10.01 acre tract and said 32.96 acre tract, a distance of 402.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,170,344.00, E=3,109,622.12) set 90.77 feet left of Sam Bass Road E.C.S 296+73.32 on the proposed north right-of-way line of Sam Bass Road, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said 10.01 acre tract and said 32.96 acre tract, with the proposed north right-of-way line of said Sam Bass Road, over and across said remainder of a called 32.96 acre tract, the following seven (7) courses and distances numbered 1-7:

- 1) S 87°07'40" E, a distance of 71.92 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 97.36 feet left of Sam Bass Road E.C.S. 297+44.94,
- 2) S 74°58'09" E, a distance of 55.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 90.69 feet left of Sam Bass Road E.C.S. 298+00.10,
- 3) S 77°10'29" E, a distance of 201.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 300+02.58, said point being the beginning of a curve to the left,
- 4) With said curve to the left, an arc distance of 58.37 feet, through a central angle 00°20'13", having a radius of 9,928.00 feet, and a chord that bears S 83°14'18" E, a distance of 58.37 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 300+61.38,
- 5) S 83°24'24" E, a distance of 177.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 302+38.59, said point being the beginning of a curve to the right,

EXHIBIT "A"

County: Williamson
Parcel No.: 22
Highway: C.R. 175 (Sam Bass Road)
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To: 1,000' East of Wyoming Springs Drive

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April 28, 2020

- 6) With said curve to the right, an arc distance of 464.60 feet, through a central angle $12^{\circ}50'51''$, having a radius of 2,072.00 feet, and a chord that bears $S 76^{\circ}58'59'' E$, a distance of 463.63 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 306+87.05, and
- 7) $S 71^{\circ}08'04'' E$, a distance of 21.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.33 feet left of Sam Bass Road E.C.S. 307+07.70 on the common line of said remainder of a called 32.96 acre tract and a called 2.00 acre tract of land, described as Tract 1 in a deed to Joel T. Rogers, recorded in Document No. 2015078579, O.P.R.W.C.TX., for the northeast corner of the parcel described herein, from which a 3/4-inch iron rod found, for the northwest corner of said 2.00 acre tract, same being the an interior ell corner of said remainder of a called 32.96 acre tract bears $N 20^{\circ}18'18'' W$, a distance of 648.87 feet;

8) **THENCE** $S 20^{\circ}18'18'' E$, departing the proposed north right-of-way line of said Sam Bass Road, with the common line of said 2.00 acre tract and said remainder of a called 32.96 acre tract, a distance of 35.81 feet to a calculated point on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southwest corner of said 2.00 acre tract, same being the southeast corner of said remainder of a called 32.96 acre tract and the parcel described herein;

THENCE departing the common line of said 2.00 acre tract and said remainder of a called 32.96 acre tract, with the existing north right-of-way line of said Sam Bass Road, the following two (2) courses and distances numbered 9-10:

- 9) $N 82^{\circ}59'38'' W$, a distance of 983.45 feet to a calculated point, and
- 10) $N 81^{\circ}45'23'' W$, a distance of 64.75 feet to a 1/2-inch iron rod with a plastic cap found, for the southeast corner of said 10.01 acre tract, same being the southwest corner of said remainder of a called 32.96 acre tract and the parcel described herein;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

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11) **THENCE** N 00°10'15" W, departing the existing north right-of-way line of said Sam Bass Road, with the common line of said 10.01 acre tract and said remainder of a called 32.96 acre tract, a distance of 105.68 feet to the **POINT OF BEGINNING**, and containing 1.937 acre (84,377 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 1.00012. Units: U.S. Survey Feet.

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

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



Sent C. Re 4/28/20

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

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S87°07'40"E	71.92'
L2	S74°58'09"E	55.50'
L3	S77°10'29"E	201.70'
L4	S83°24'24"E	177.21'
L5	S71°08'04"E	21.40'
L6	S20°18'18"E	35.81'
L7	N82°59'38"W	983.45'
(L7)	(N83°06'30"W)	(983.43')
L8	N81°45'23"W	64.75'
(L8)	(N81°46'W)	(801.55')
L9	N00°10'15"W	105.68'

CITY OF ROUND ROCK
CALLED 245.4 AC.
DOC. NO. 2000066640
O.P.R. W.C. TX.

MICHELLE KLINGEMANN
& ERIC KLINGEMANN
CALLED 10.01 AC.
DOC. NO. 2015020130
O.P.R. W.C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 299+27.52
N = 10,170,218.21
E = 3,109,860.92
Δ = 01°32'02" (LT)
D = 00°34'23"
L = 267.73'
T = 133.87'
R = 10,000.00'
PC STA 297+93.65
PT STA 300+61.38

P.O.C.
1/2" W/PCAP
296+15.23'
489.12' LT

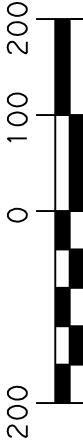
DRAINAGE, WATER CONTROL,
AND INUNDATION EASEMENT
DOC. NO. 2008051883
O.P.R. W.C. TX.

P.O.B.
N=10,170,344.00
E=3,109,622.12
Δ=296+73.32
L=90.77' LT
R=10,000.00'

SAM BASS ROAD
ENGINEER'S CENTERLINE
S81°52'22"E
893.19'

MAYFIELD DRIVE
(VARIABLE WIDTH R.O.W.
PER PLAT VOL. 10, PG. 25
P.R.W.C. TX.)

C.R. 175
(SAM BASS RD)
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°20'13"LT	9,928.00'	58.37'	58.37'	S83°14'18"E
C2	12°50'51"RT	2,072.00'	464.60'	463.63'	S76°58'59"E

JOEL T. ROGERS
CALLED 0.44 AC.
TRACT 2
DOC. NO. 2015078579
O.P.R. W.C. TX.

CHRIS GOODMAN &
WIFE, KIM L. GOODMAN
CALLED 4.824 AC.
DOC. NO. 199937326
O.P.R. W.C. TX.

ARUNKUMAR KESERLA AND
GYUZEL KESERLA, HUSBAND AND WIFE
CALLED 2.740 AC.
DOC. NO. 2018004855
O.P.R. W.C. TX.

JOEL T. ROGERS
CALLED 2.00 AC.
TRACT 1
DOC. NO. 2015078579
O.P.R. W.C. TX.

MARIA DIGIULIO
& CRAIG DIGIULIO
WIFE AND HUSBAND
CALLED 1.03 AC.
DOC. NO. 2013107091
O.P.R. W.C. TX.

MARIA DIGIULIO
& CRAIG DIGIULIO
WIFE AND HUSBAND
CALLED 4.54 AC.
DOC. NO. 2013108510
O.P.R. W.C. TX.

BRUCE E. GESSAMAN &
WIFE, CAROLE D. GESSAMAN
RECORDED JUNE 21, 1994
REMAINDER OF A CALLED 32.96 AC.
VOL. 2553, PG. 222
O.R.W.C. TX.

PROPOSED ROW
(1.937 AC.)
C2
SEE DETAIL "A"

EXISTING ROW

PT 309+46.54

EXISTING ROW

WASH DRIVE
(VARIABLE WIDTH R.O.W.)
DOC. NO. 2017048609
O.P.R. W.C. TX.)

EXISTING	*20.752 AC.	ACQUIRE	1.937 AC.	REMAINING	18.815 AC.	LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRUCE E. GESSAMAN &
WIFE, CAROLE D. GESSAMAN
PARCEL 22
1.937 AC. (84,377 SQ. FT.)

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
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

- 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 1.00012. 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.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2011996, EFFECTIVE DATE MARCH 17, 2020, AND ISSUED DATE MARCH 31, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
- 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

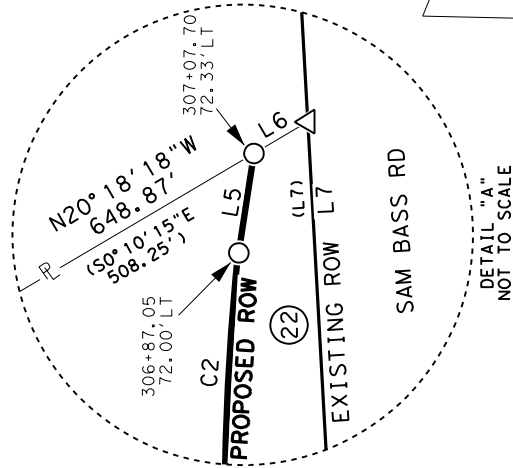
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

4/28/20

DATE

EXHIBIT "A"

- A** KEVIN JOHN LINDELL
DOC. NO. 2002032117
O. P. R. W. C. TX.
- B** JAMES M. SIBIGTROT
VOL. 724, PG. 764
D. R. W. C. TX.
- C** ROBERT SHIMANEK, III
AND ALEXANDRA SHIMANEK
HUSBAND AND WIFE
DOC. NO. 2017072622
O. P. R. W. C. TX.
- D** DAVID A. MAULDIN AND
MARTHA MAULDIN
HUSBAND AND WIFE
DOC. NO. 2017118881
O. P. R. W. C. TX.
- E** DAVID ALLEN HUFF AND WIFE,
CAROLYN BUSSIE HUFF
CALLED 29.27 AC.
VOL. 670, PG. 555
D. R. W. C. TX.
- F** JOHN M. LINDELL
VOL. 617, PG. 825
D. R. W. C. TX.
- G** TRACT NO. 71
BRUSHY BEND PARK
SECTION 11, PHASE II
VOL. 10, PG. 25
P. R. W. C. TX.



DETAIL "A"
NOT TO SCALE

PARENT TRACT
NOT TO SCALE



BRUCE E. GESSAMAN &
WIFE, CAROLE D. GESSAMAN
RECORDED JUNE 21, 1994
REMAINDER OF A CALLED 32.96 AC.
VOL. 2553, PG. 222
O. R. W. C. TX.

EXISTING	*20.752 AC.	ACQUIRE	1.937 AC.	REMAINING	18.815 AC.	LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRUCE E. GESSAMAN &
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PARCEL 22
1.937 AC. (84,377 SQ. FT.)