

**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 38.682 acres (Parcel 26) described by metes and bounds in Exhibit "A" owned by **WILLIAM A. ROGERS, JR., as the TRUSTEE OF THE TIFFANY TANKERSLEY WOLFE 1997 CHILDREN'S TRUST** 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 _____, 2021.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 26
Tax ID: R20564
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 7
November 18, 2020

PROPERTY DESCRIPTION FOR PARCEL 26

DESCRIPTION OF A 39.682 ACRE (1,728,548 SQ. FT.) PARCEL OF LAND LOCATED IN THE T.J. SMITH SURVEY, ABSTRACT 918, WILLIAMSON COUNTY, TEXAS AND THE C.J. GERLACK SURVEY, ABSTRACT 261, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF A CALLED 354.553 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WILLIAM A. ROGERS, JR., AS THE TRUSTEE OF THE TIFFANY TANKERSLEY WOLFE 1997 CHILDREN'S TRUST RECORDED OCTOBER 18, 2016 IN DOCUMENT NO. 2016098133, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 39.682 ACRE (1,728,548 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 stamped "DIAMOND SURVEY" found 566.63 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 195+87.40 on the existing west right-of-way line of C.R. 137, a variable width right-of-way, recorded in Document No. 2004002142, O.P.R.W.C.TX., said point being the beginning of a curve to the right;

THENCE with the existing west right-of-way line of said C.R. 137, the following two (2) courses and distances:

With said curve to the right, an arc distance of 137.62 feet, through a central angle 04°01'23", having a radius of 1,960.00 feet, and a chord that bears S 05°53'41" W, a distance of 137.59 feet to a calculated point, and

S 07°54'23" W, a distance of 113.05 feet 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,159,090.59, E=3,173,569.85) set 316.04 feet left of Corridor A1 E.C.S 195+89.81 on the proposed north right-of-way line of Corridor A1, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 07°54'23" W, departing the proposed north right-of-way line of said Corridor A1, continuing with the existing west right-of-way line of said C.R. 137, a distance of 632.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 316.04 feet right of Corridor A1 E.C.S 195+83.73 on the proposed south right-of-way line of said Corridor A1, for the southeast corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap stamped "DIAMOND" found bears S 07°54'23" W, a distance of 594.06 feet;

THENCE departing the existing west right-of-way line of said C.R. 137, with the proposed south right-of-way line of said Corridor A1, over and across said remainder of a called 354.553 acre tract, the following six (6) courses and distances numbered 2-7:

2) N 82°38'43" W, a distance of 68.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 316.04 feet right of Corridor A1 E.C.S 195+15.45,

3) N 07°21'17" E, a distance of 36.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 280.00 feet right of Corridor A1 E.C.S 195+15.45,

4) N 37°38'43" W, a distance of 70.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Corridor A1 E.C.S 194+65.45,

EXHIBIT "A"

County: Williamson
Parcel No.: 26
Tax ID: R20564
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

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November 18, 2020

5) N 82°38'43" W, a distance of 796.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Corridor A1 E.C.S 186+68.75, said point being the beginning of a curve to the right,

6) With said curve to the right, passing at an arc distance of 107.66 feet a calculated point, for the beginning of a Control of Access (C.O.A.), and continuing for a total arc distance of 756.95 feet, through a central angle 04°35'39", having a radius of 9,440.00 feet, and a chord that bears N 80°20'53" W, a distance of 756.75 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 199.67 feet right of Corridor A1 E.C.S 179+12.61, said point being the beginning of a curve to the left, and

7) With said curve to the left, passing at an arc distance of 774.14 feet a calculated point, for the end of C.O.A., and continuing for a total arc distance of 2,161.77 feet, through a central angle 27°07'57", having a radius of 4,565.00 feet, and a chord that bears S 88°22'58" W, a distance of 2,141.63 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 185.00 feet right of Corridor A1 E.C.S 156+71.60 on the common line of said remainder of a called 354.553 acre tract and a called 10.0 acre tract of land, described in a deed to Martin L. Johnson and Kathryn A. Johnson, husband and wife, recorded in Document No. 1993035363, O.P.R.W.C.TX.,

8) **THENCE** S 84°00'45" W, departing the proposed south right-of-way line of said Corridor A1, with the common line of said 10.0 acre tract and said remainder of a called 354.553 acre tract, a distance of 128.38 feet to a 1/2-inch iron rod found, for the northwest corner of said 10.0 acre tract, same being the southwest corner of said remainder of a called 354.553 acre tract and the parcel described herein;

9) **THENCE** N 07°34'48" E, departing the common line of said 10.00 acre tract and said remainder of a called 354.553 acre tract, with the west line of said remainder of a called 354.553 acre tract, a distance of 427.64 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Corridor A1 E.C.S 157+15.41 on the proposed north right-of-way line of said Corridor A1, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the right;

THENCE departing the west line of said remainder of a called 354.553 acre tract, with the proposed north right-of-way line of said Corridor A1, over and across said remainder of a called 354.553 acre tract, the following five (5) courses and distances numbered 10-14:

10) With said curve to the right, passing at an arc distance of 1,710.56 feet a calculated point, for the beginning of a C.O.A., and continuing for a total arc distance of 1,920.23 feet, through a central angle 22°05'33", having a radius of 4,980.00 feet, and a chord that bears N 86°18'30" E, a distance of 1,908.36 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Corridor A1 E.C.S 175+46.95,

11) S 82°38'43" E, passing at a distance of 170.21 feet a calculated point, for the end of the a C.O.A., and continuing for a total distance of 1,918.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Corridor A1 E.C.S 194+65.45,

EXHIBIT "A"

County: Williamson
Parcel No.: 26
Tax ID: R20564
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

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November 18, 2020

- 12) N 52°21'17" E, a distance of 70.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 280.00 feet left of Corridor A1 E.C.S 195+15.45,
- 13) N 07°21'17" E, a distance of 36.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 316.04 feet left of Corridor A1 E.C.S 195+15.45, and
- 14) S 82°38'43" E, a distance of 74.36 feet to the **POINT OF BEGINNING**, and containing 39.682 acres (1,728,548 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.

Access is prohibited across the Control of Access Line to the highway facility from the remainder of the abutting property.

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	04° 01' 23" RT	1,960.00'	137.62'	137.59'	S05° 53' 41" W
(C1)	(04° 01' 23")	(1,960.00')	(137.62')	(137.59')	(N05° 53' 48" E)
C2	04° 35' 39" RT	9,440.00'	756.95'	756.75'	N80° 20' 53" W

P.O.C.
1/2" W/PCAP
"DIAMOND SURVEY"
195+87.40
566.63' LT

P.O.B.
N=10, 159,090.59
3,173,569.85
195+89.81
316.04' LT

SEE
DETAIL
"C"

WILLIAMSON COUNTY
DOC. NO. 2004002142
O.P.R.W.C.TX.

SEE
DETAIL
"A"

C.R. 137
(VARIABLE WIDTH R.O.W.)

P.O.R.
1/2" W/PCAP
"DIAMOND"

PAGE 4 OF 7

REF. FIELD NOTE NO. 47129

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\26\PLAT\02\P-26.dgn

REMAINING 121.851 AC. LEFT

EXISTING *275.926 AC. ACQUIRE 39.682 AC. REMAINING 114.393 AC. RIGHT



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
WILLIAM A. ROGERS, JR., AS THE
TRUSTEE OF THE TIFFANY TANKERSLEY
WOLFE 1997 CHILDREN'S TRUST
PARCEL 26
TAX ID R20564
39.682 AC. (1,728,548 SQ. FT.)

C.J. GERLACK
ABSTRACT 261

170.21' S82° 38' 43" E 1,918.50'
1,748.29'

END COA
177+17.16
230.00' LT

APPROXIMATE LOCATION
OF SURVEY LINE

26-R20564
(39.849 AC.)

180+00

CORRIDOR A1
ENGINEER'S CENTERLINE

185+00

S82° 38' 43" E 3,401.13'

190+00

195+00

C3

774.14'

179+12.61
199.67' RT

C2

649.29'

SEE
DETAIL
"B"

PROPOSED ROW

N82° 38' 43" W 796.70'

WILLIAM A. ROGERS, JR., AS THE
TRUSTEE OF THE TIFFANY TANKERSLEY
WOLFE 1997 CHILDREN'S TRUST
RECORDED OCTOBER 18, 2016
REMAINDER OF A CALLED 354.553 AC.
DOC. NO. 2016098133
O.P.R.W.C.TX.

LINE TABLE

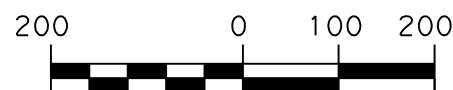
LINE NO.	BEARING	DISTANCE
L1	S07° 54' 23" W	113.05'
L2	S07° 54' 23" W	594.06'
L3	N82° 38' 43" W	68.28'
L4	N07° 21' 17" E	36.04'
L5	N37° 38' 43" W	70.71'
L7	N52° 21' 17" E	70.71'
L8	N07° 21' 17" E	36.04'
L9	S82° 38' 43" E	74.36'

195+83.73
316.04' RT

(N07° 54' 30" E
1,339.16')

S07° 54' 23" W
632.11'

APPROXIMATE LOCATION
OF SURVEY LINE



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

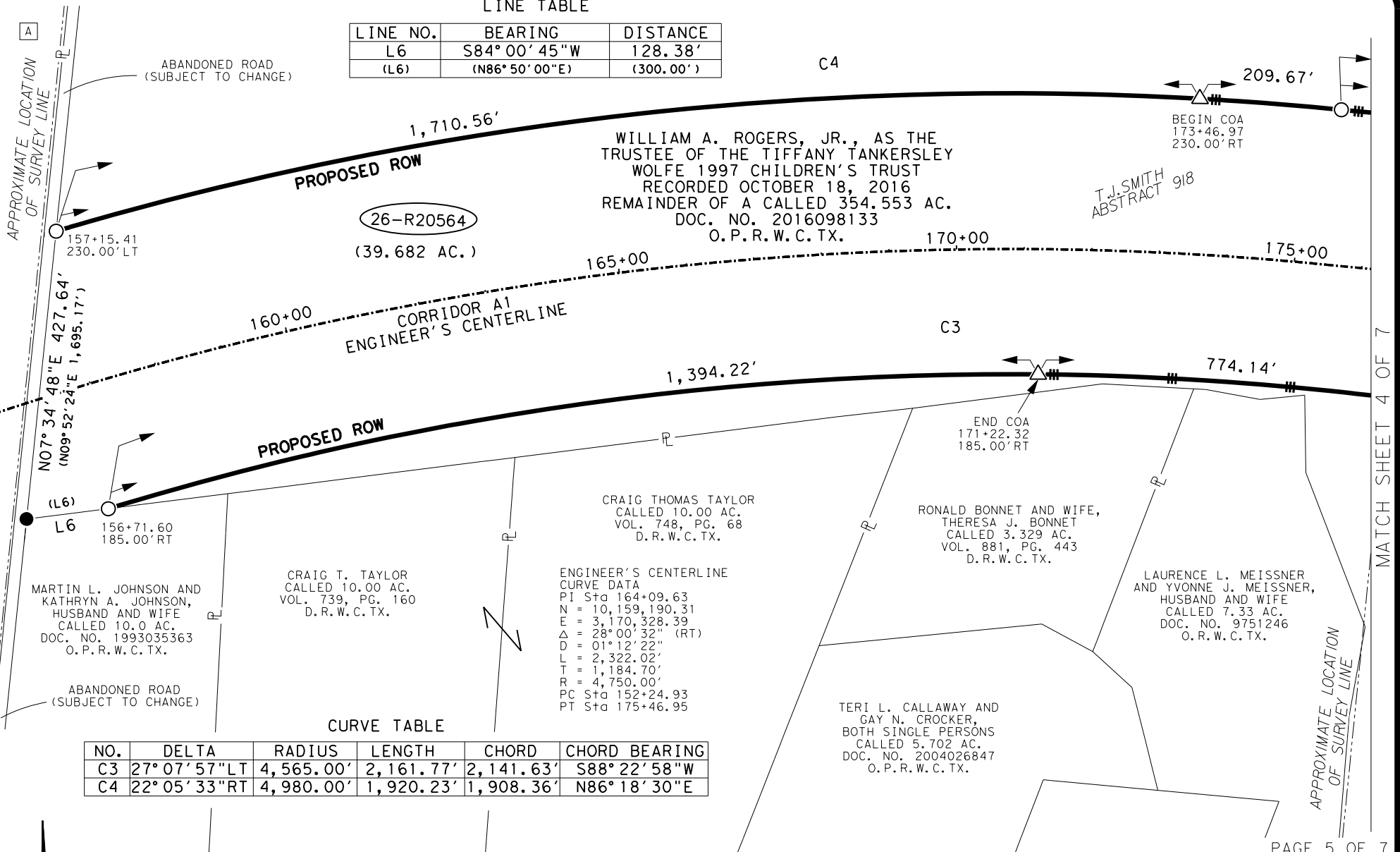
MATCH SHEET 5 OF 7



A

LINE TABLE

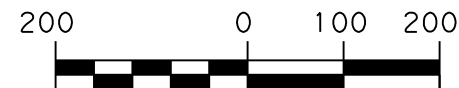
LINE NO.	BEARING	DISTANCE
L6	S84°00'45"W	128.38'
(L6)	(N86°50'00"E)	(300.00')



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	27°07'57"LT	4,565.00'	2,161.77'	2,141.63'	S88°22'58"W
C4	22°05'33"RT	4,980.00'	1,920.23'	1,908.36'	N86°18'30"E

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 164+09.63
N = 10,159,190.31
E = 3,170,328.39
Δ = 28°00'32" (RT)
D = 01°12'22"
L = 2,322.02'
T = 1,184.70'
R = 4,750.00'
PC Sta 152+24.93
PT Sta 175+46.95



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



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PARCEL 26
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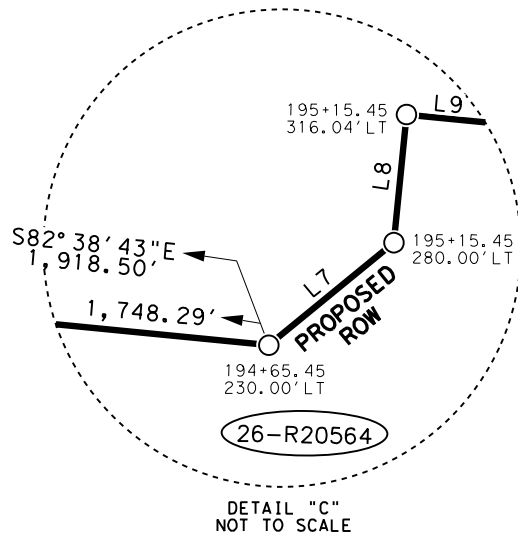
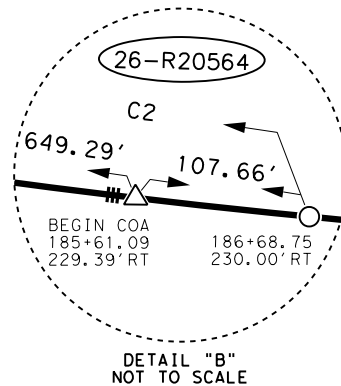
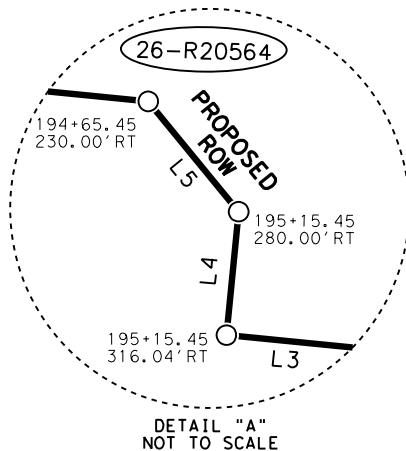
FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\26\PLAT\02\P-26-2.dgn

EXISTING	*275.926 AC.	ACQUIRE	39.682 AC.	REMAINING	121.851 AC. LEFT
				REMAINING	114.393 AC. RIGHT

MATCH SHEET 4 OF 7

PAGE 5 OF 7

REF. FIELD NOTE NO. 47129



SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2006661, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 10, 2020, AND ISSUED DATE MARCH 18, 2020.

10A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

B. ANY AND ALL VISIBLE AND/OR APPARENT EASEMENTS LOCATED ON, OVER OR ACROSS SUBJECT PROPERTY.

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

D. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

E. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

F. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID.

G. PIPELINE EASEMENT TO MANVILLE WATER SUPPLY CORP. RECORDED IN VOLUME 598, PAGE 721, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT, UNABLE TO PLOT.

H. WATERLINE EASEMENT TO MANVILLE WATER SUPPLY CORP. RECORDED IN DOCUMENT NO. 2011020996, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PARENT TRACT IS SUBJECT TO. LIES NORTH OF THE PROPOSED R.O.W. ACQUISITION.

I. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

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REF. FIELD NOTE NO. 47129
FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\26\PLAT\02\P-26-2.dgn

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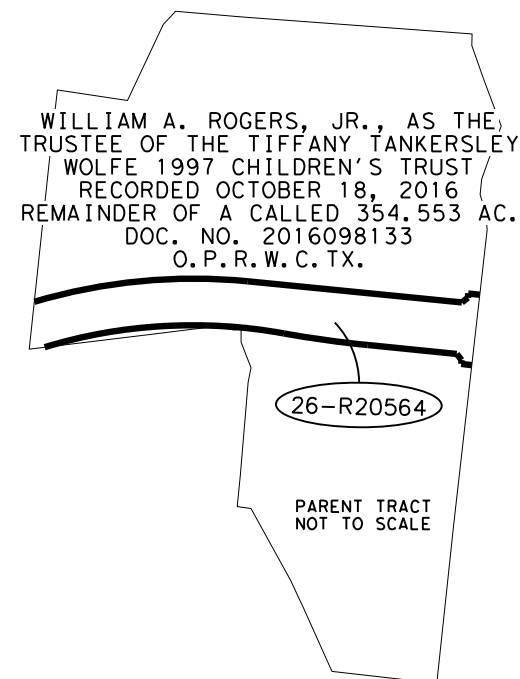
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WOLFE 1997 CHILDREN'S TRUST
PARCEL 26
TAX ID R20564
39.682 AC. (1,728,548 SQ. FT.)

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
- 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)
- CONTROL OF ACCESS LINE

A
HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
CALLED 118.971 AC.
DOC. NO. 2019079796
O.P.R.W.C.TX.



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 1.00012352. 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.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2006661, EFFECTIVE DATE MARCH 10, 2020, AND ISSUED DATE MARCH 18, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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.



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REF. FIELD NOTE NO. 47129
FILE:\\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\26\PLAT\02\P-26_2.dgn

EXISTING	*275.926 AC.	ACQUIRE	39.682 AC.	REMAINING	121.851 AC. LEFT
				REMAINING	114.393 AC. RIGHT

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

DATE



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