

**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 0.030 acres (Parcel 52) described by metes and bounds in Exhibit "A" owned by **JASON HATFIELD AND KASEY HATFIELD AS CO-TRUSTEES OF THE JHK TRUST** 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 _____, 2021.

Bill Gravel, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 52
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4
March 26, 2021

PROPERTY DESCRIPTION FOR PARCEL 52

DESCRIPTION OF A 0.030 ACRE (1,288 SQ. FT.) PARCEL LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 19, GREAT OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 372, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO THE JHK TRUST, RECORDED APRIL 11, 2016 IN DOCUMENT NO. 2016030052, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.030 ACRE (1,288 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 found 22.12 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 334+05.69 on the existing south right-of-way line of County Road 175 (Sam Bass Road) a variable width right-of-way, no record information found, for the northeast corner of Lot 17 of said Great Oaks Subdivision, described in a deed to Chad Frers and Brandi Frers, recorded in Document No. 2008057823, O.P.R.W.C.TX., same being the northwest corner of Lot 18 of said Great Oaks Subdivision, described in a deed to Chad Taylor and Jennifer Taylor, recorded in Document No. 2009040031, O.P.R.W.C.TX.;

THENCE S 57°41'08" E, departing the common line of said Lot 17 and said Lot 18, with the existing south right-of-way line of said Sam Bass Road, a distance of 158.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (1/2-inch iron rod found replaced with 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY") (Surface Coordinates: N=10,168,884.75, E=3,113,214.32) set 17.36 feet right of Sam Bass Road E.C.S. 335+65.60 on the proposed south right-of-way line of Sam Bass Road, for the northeast corner of said Lot 18, same being the northwest corner of said Lot 19 and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 57°41'08" E, departing the proposed south right-of-way line of said Sam Bass Road, continuing with the existing south right-of-way line of said Sam Bass Road and the north line of a 5-foot wide Road Widening Easement show on said Great Oaks subdivision plat, a distance of 204.16 feet to a 1/2-inch iron rod found, for the northwest corner of Lot WW of said Great Oaks Subdivision, described in a deed to TAL/TEX Inc., recorded in Volume 1301, Page 850, O.P.R.W.C.TX., now known as Aquasource Utility, Inc., by merger recorded in Document No. 2001082279, O.P.R.W.C.TX., same being the northeast corner of said Lot 19 and the parcel described herein;

2) **THENCE** S 32°31'56" W, departing the existing south right-of-way line of said Sam Bass Road, with the common line of said Lot 19 and said Lot WW, crossing at a distance of 4.94 feet the south line of said 5-foot wide Road Widening Easement, and continuing for a total distance of 10.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 19.00 feet right of Sam Bass Road E.C.S. 337+70.01 on the proposed south right-of-way line of said Sam Bass Road, for the southeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 52
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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March 26, 2021

3) **THENCE** N 55°04'08" W, departing the common line of said Lot 19 and said Lot WW, with the proposed south right-of-way line of said Sam Bass Road, over and across said Lot 19, crossing at a distance of 131.78 feet the south line of said 5-feet wide Road Widening Easement, and continuing for a total distance of 204.33 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 19.00 feet right of Sam Bass Road E.C.S. 335+65.68, for the southwest corner of the parcel described herein;

4) **THENCE** N 32°12'52" E, continuing with the proposed south right-of-way line of said Sam Bass Road, a distance of 1.65 feet to the **POINT OF BEGINNING**, and containing 0.030 acre (1,288 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 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.

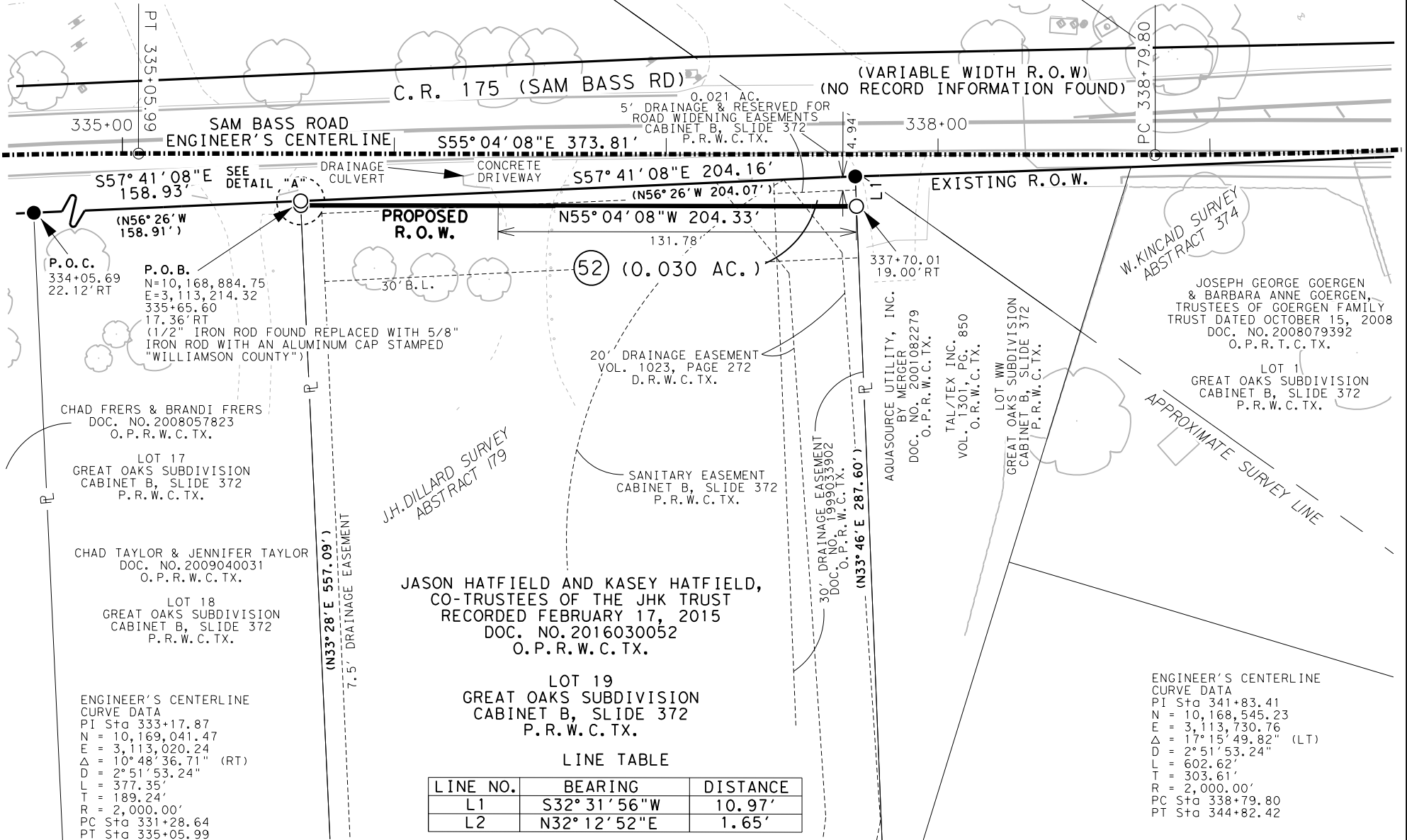
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

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

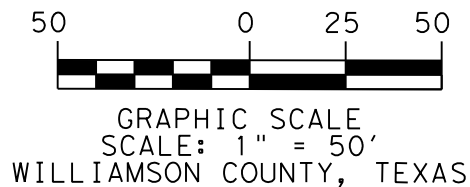


Scott C. Brashear. Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"



LINE NO.	BEARING	DISTANCE
L1	S32° 31' 56\"W	10.97'
L2	N32° 12' 52\"E	1.65'



FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\52\PLAT\00\P-52.dgn

EXISTING	*2.311 AC.	ACQUIRE	0.030 AC.	REMAINING	2.281 AC. RIGHT
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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
JASON HATFIELD AND KASEY HATFIELD,
CO-TRUSTEES OF THE JHK TRUST
PARCEL 52
0.030 AC. (1,288 SQ. FT.)

PAGE 3 OF 5
REF. FIELD NOTE NO. 45952

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1952119, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 20, 2019, AND ISSUED DATE JANUARY 2, 2020.

1. RESTRICTIVE COVENANTS: CABINET B, SLIDE 372, PLAT RECORDS AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
PURPOSE: WATER WELL AND SANITARY EASEMENT
LOCATION: TRAVERSING THE PROPERTY AS SHOWN (AFFECTS AS SHOWN)

B. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
PURPOSE: DRAINAGE
LOCATION: 30' TRAVERSES THE LOT AS SHOWN AND FURTHER AFFECTED BY
DOCUMENT NO. 199933902, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(AFFECTS AS SHOWN)

C. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
PURPOSE: DRAINAGE
LOCATION: 7.5' ALONG A PORTION OF THE NORTHERLY SIDE PROPERTY (AFFECTS AS SHOWN)

D. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
PURPOSE: ROAD WIDENING
LOCATION: 5' ALONG THE FRONT PROPERTY LINE (AFFECTS AS SHOWN)

E. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
PURPOSE: UTILITY
LOCATION: 10' ALONG THE REAR AND A PORTION OF THE SOUTHERLY SIDE PROPERTY LINES
(AFFECTS REAR OF PROPERTY)

F. BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. (AFFECTS AS SHOWN)

G. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

H. EASEMENT:
RECORDED: VOLUME 577, PAGE 685, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: PEDERNALES ELECTRIC COOPERATIVE, INC.
PURPOSE: ELECTRIC AND TELEPHONE (MAY AFFECT)

I. EASEMENT:
RECORDED: VOLUME 635, PAGE 643, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: PEDERNALES ELECTRIC COOPERATIVE, INC.
PURPOSE: ELECTRIC AND TELEPHONE (MAY AFFECT)

J. EASEMENT:
RECORDED: VOLUME 427, PAGE 229, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: LONE STAR GAS COMPANY
PURPOSE: PIPELINE (MAY AFFECT)

K. EASEMENT:
RECORDED: DOCUMENT NO. 199933903, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: DRAINAGE (LOT 19)
(SAME EASEMENT AS DOC. NO. 199933902, AFFECTS AS SHOWN)

L. EASEMENT:
RECORDED: VOLUME 1023, PAGE 272 AND CORRECTED BY VOLUME 1055, PAGE 160, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: PUBLIC UTILITY (LOT 19) (AS SHOWN ON PLAT)

M. AFFIDAVIT TO THE PUBLIC REGARDING AN ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO. 2006103521 (LOT 19), OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO)

N. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:
RECORDED: VOLUME 554, PAGE 135, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TYPE: USE OF ADJOINING PROPERTY

O. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (SUBJECT TO, IF APPLICABLE)

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REF. FIELD NOTE NO. 45952

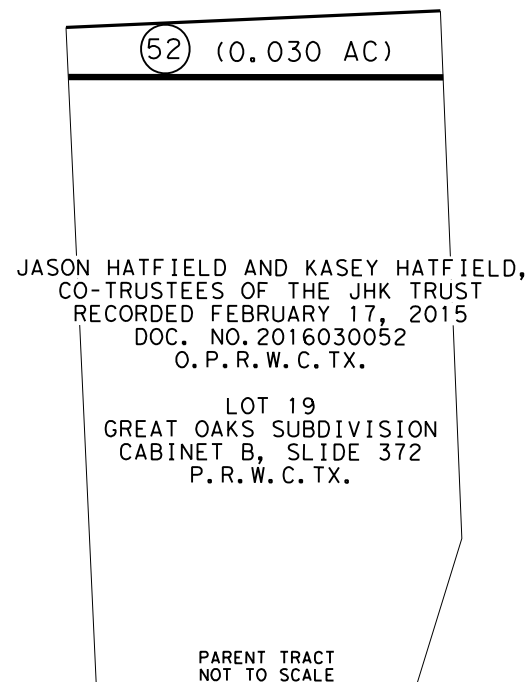
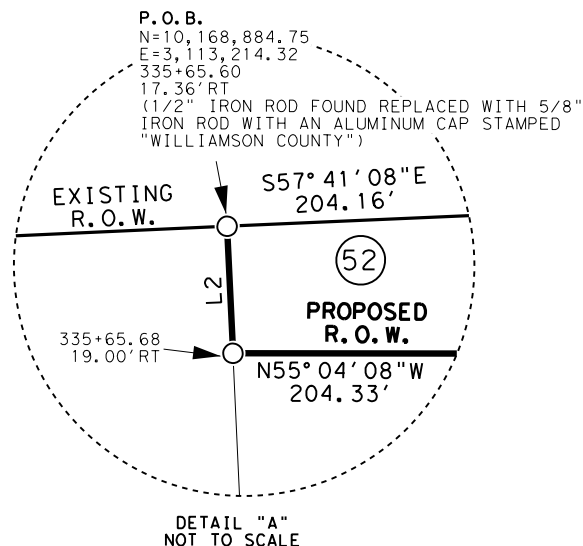
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EXISTING	*2.311 AC.	ACQUIRE	0.030 AC.	REMAINING	2.281 AC. RIGHT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF JASON HATFIELD AND KASEY HATFIELD, CO-TRUSTEES OF THE JHK TRUST PARCEL 52 0.030 AC. (1,288 SQ. FT.)	

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
- 2--- DISTANCE NOT TO SCALE
- Z--- 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. 1952119, EFFECTIVE DATE DECEMBER 20, 2019, AND ISSUED DATE JANUARY 2, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. 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.

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\52\PLAT\00\P-52.dgn

EXISTING	*2.311 AC.	ACQUIRE	0.030 AC.	REMAINING	2.281 AC. RIGHT
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Scott C. Brashear

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

DATE



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
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PAGE 5 OF 5
REF. FIELD NOTE NO. 45952