

**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 those two certain tracts of land being 17.268 acres (Parcel 94, Parts 1-2) described by metes and bounds in Exhibits "A-B" owned by **FUESSEL HOLDINGS, LLC, a Texas 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 _____, 2021.

Bill Gravel, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 94 Pt. 1

DESCRIPTION OF A 3.257 ACRE (141,869 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 76 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO FUESSEL HOLDINGS LLC RECORDED IN DOCUMENT NO. 2012081610 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.257 ACRE (141,869 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10,178,062.38, E=3,193,077.33 TxSPC Zone 4203) set, in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 101 (variable width ROW), being the southerly boundary line of said remainder of the 76 acre tract, same being in the northerly boundary line of a portion of the remainder of that called 72.15 acre tract of land described in Warranty Deed to John Bigon and wife, Mary Bigon recorded in Volume 558, Page 77 of the Deed Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found, being the northeasterly corner of said remainder portion of the 72.15 acre tract, same being the southeasterly corner of said remainder of the 76 acre tract, bears with the common boundary line of said remainder portion of the 72.15 acre tract and said remainder of the 76 acre tract, N 68°33'57" E, at a distance of 1,723.53 feet;

1) **THENCE**, departing said proposed easterly ROW line, with said common boundary line, **S 68°33'57" W**, for a distance of **186.49** feet to an iron rod with aluminum cap stamped "WILCO ROW 5777" found in the existing easterly ROW line C.R. 101 (variable width ROW), being the northeasterly corner of that 3.493 acre tract described in ROW Deed to Williamson County, Texas (Exhibit A) recorded in Document No. 2017117137 of the Official Public Records of Williamson County, Texas, being the northwesterly corner of said remainder portion of the 72.15 acre tract, same being the southwesterly corner of said remainder of the 76 acre tract and the southeasterly corner of that called 1.379 acre tract of land (Exhibit A) described in ROW Deed to Williamson County, Texas, recorded in Document No. 2017113723 of the Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described parcel;

THENCE, with the existing easterly ROW line of said C.R. 101, same being the westerly boundary line of said remainder of the 76 acre tract, and the easterly line of said 1.379 acre ROW tract, the following three (3) courses:

- 2) **N 42°32'43" W**, for a distance of **66.09** feet to a 1/2" iron rod found, for the beginning of a tangent curve to the right;
- 3) Along said curve to the right, having a delta angle of **20°25'37"**, a radius of **1,355.00** feet, an arc length of **483.08** feet, and a chord which bears **N 32°19'04" W**, for a distance of **480.53** feet to an iron rod with aluminum cap stamped "WILCO ROW 5777" found, for a point of tangency;
- 4) **N 22°05'40" W**, for a distance of **41.75** feet to an iron rod with aluminum cap stamped "WILCO ROW 5777" found, being an ell corner in said westerly boundary line of the remainder of the 76 acre tract, same being the southwesterly corner of the remainder of that called 1.265 acre tract of land described in Gift Deed to Travis Lee Betak recorded in Document No. 2011041723 of the Official Public Records of Williamson County, Texas, also being the southeasterly corner of that called 0.253 acre tract (Exhibit A) described in ROW Deed to Williamson County, Texas, recorded in Document No. 2017119661 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;

County: Williamson
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5) **THENCE**, departing said existing easterly ROW line, with said westerly boundary line of the remainder of the 76 acre tract, same being the southerly boundary line of said remainder of the 1.265 acre tract, **N 68°31'41" E**, for a distance of **269.79** feet to an iron rod with aluminum cap stamped "ROW 4933" set in said proposed easterly ROW line, for the northeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap (illegible), being the southeasterly corner of said remainder of the 1.265 acre tract, same being an ell corner in said westerly boundary line of the remainder of the 76 acre tract, bears **N 68°31'41" E**, at a distance of 15.72 feet;

THENCE, departing said 1.265 acre tract, with said proposed easterly ROW line, through the interior of said remainder of the 76 acre tract, the following four (4) courses:

- 6) **S 20°52'30" E**, for a distance of **75.94** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for the point of beginning of a non-tangent curve to the left;
- 7) Along said non-tangent curve to the left, having a delta angle of **01°01'22"**, a radius of **6,454.00** feet, an arc length of **115.21** feet, and a chord which bears **S 24°53'50" E**, for a distance of **115.21** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for a point of tangency;
- 8) **S 25°24'31" E**, for a distance of **275.22** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for the point of beginning of a tangent curve to the right;
- 9) Along said curve to the right, having a delta angle of **01°15'21"**, a radius of **5,026.00** feet, an arc length of **110.17** feet, and a chord which bears **S 24°46'50" E**, for a distance of **110.16** feet to **POINT OF BEGINNING**, containing 3.257 acre, (141,869 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

21 MAY 2021

M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date



PLAT TO ACCOMPANY DESCRIPTION

CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	20°25'37"	1,355.00'	483.08'	480.53'	N32°19'04"W
(C1)	(20°25'28")	(1,355.00')	(483.02')	(480.47')	(S32°18'39"E)
C2	01°01'22"	6,454.00'	115.21'	115.21'	S24°53'50"E
C3	01°15'21"	5,026.00'	110.17'	110.16'	S24°46'50"E

WILLIAMSON COUNTY, TEXAS
(EXHIBIT A)
0.253 ACRES
DOC. No. 2017119661
O.P.R.W.C.T.

TRAVIS LEE BETAK
REMAINDER
OF 1.265 ACRES
DOC. No. 2011041723
O.P.R.W.C.T.

JAMES C. EAVES SURVEY
ABSTRACT No. 213

FUESSEL HOLDINGS LLC
REMAINDER OF 76 ACRES
DOC. NO. 2012081610
O.P.R.W.C.T.

TEXAS POWER & LIGHT
UNDEFINED WIDTH EASE.
VOL. 282, PG. 456
D.R.W.C.T.

94
PART 1
3.257 AC.
141,869 SQ. FT.

GRID COORDINATES:
N=10,178,062.38
E=3,193,077.33

P.O.B.

COUNTY RD. 101 (VARIABLE WIDTH R.O.W.)
PATRICK O. DAUGHERTY SURVEY
ABSTRACT No. 184

WILLIAMSON COUNTY, TEXAS
(EXHIBIT A)
1.379 ACRES
DOC. No. 2017113723
O.P.R.W.C.T.

GTE SOUTHWEST
10' WIDE EASEMENT
DOC. No. 1997047323
O.R.W.C.T.

WILLIAMSON
COUNTY, TEXAS
(EXHIBIT A)
3.493 ACRES
DOC. No. 2017117137
O.P.R.W.C.T.

JOHN A. & MARY S. BIGON
REMAINDER PORTION OF 72.15 AC.
VOL. 558, PG. 77
D.R.W.C.T.

04-07-2021



PARCEL PLAT SHOWING PROPERTY OF
FUESSEL HOLDINGS, LLC

WILLIAMSON COUNTY

PROJECT
FM 3349

**PARCEL 94
PART 1**

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PLAT TO ACCOMPANY DESCRIPTION

04-07-2021

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	↗	DENOTES COMMON OWNERSHIP
◻	IRON ROD WITH ALUMINUM CAP FOUND STAMPED "WILCO ROW-5777"	P.O.B.	POINT OF BEGINNING
◼	TxDOT TYPE II CONCRETE MONUMENT FOUND	P.O.R.	POINT OF REFERENCE
◉	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
— —	LINE BREAK	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

I) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 20644II-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 28, 2020, ISSUE DATE NOVEMBER 5, 2020.

IOA. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 282, PAGE 456, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS LOCATED, BUT MAY AFFECT WITH ROAD WIDENING.

B. EASEMENT TO GTE SOUTHWEST, INCORPORATED RECORDED IN DOCUMENT NO. 9748323, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS DESCRIBED, BUT MAY AFFECT WITH ROAD WIDENING.

C. OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042685, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 21 MAY 2021

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL PLAT SHOWING PROPERTY OF
FUESSEL HOLDINGS, LLC

**PARCEL 94
PART 1**

WILLIAMSON COUNTY

PROJECT
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SCALE
1" = 100'

EXHIBIT B
PROPERTY DESCRIPTION FOR PARCEL 94 Pt. 2

DESCRIPTION OF A 14.011 ACRE (610,297 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 76 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO FUESSEL HOLDINGS LLC RECORDED IN DOCUMENT NO. 2012081610 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 14.011 ACRE (610,297 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10,178,728.44 E=3,192,783.36 TxSPC Zone 4203) set, in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 101 (variable width ROW), being the westerly boundary line of said remainder of the 76 acre tract, same being in the northerly boundary line of the remainder of that called 1.265 acre tract of land described in Gift Deed to Travis Lee Betak recorded in Document No. 2011041723 of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, the calculated northeasterly corner of said remainder of the 1.265 acre tract, same being an ell corner in the westerly boundary line of said remainder of the 76 acre tract, bears with the common boundary line of said remainder of the 76 acre tract and said remainder of the 1.265 acre tract, N 68°32'23" E, at a distance of 10.96 feet;

1) **THENCE**, departing said proposed easterly ROW line, with said common boundary line, **S 68°32'23" W**, for a distance of **273.02** feet to a calculated point in the existing easterly ROW line of C.R. 101 (variable width ROW), being the northeasterly corner of that called 0.253 acre tract (Exhibit A) described in ROW Deed to Williamson County, Texas, recorded in Document No. 2017119661 of the Official Public Records of Williamson County, Texas, same being the southeasterly corner of that called 3.878 acre tract of land (Exhibit A) described in ROW Deed to Williamson County, Texas, recorded in Document No. 2017113723 of the Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described parcel, and from which, an iron rod with aluminum cap stamped "WILCO ROW 5777" found in said existing easterly ROW line, being the southwesterly corner of said remainder of the 1.265 acre tract, an ell corner in westerly boundary line of said remainder of the 76 acre tract and the southeasterly corner of said 0.253 acre ROW tract, bears S 22°05'40" E, at a distance of 152.12 feet;

THENCE, with said existing easterly ROW line, same being the westerly boundary line of said remainder of the 76 acre tract, the following two (2) courses:

- 2) **N 22°05'40" W**, for a distance of **2,152.42** feet to an iron rod found with aluminum cap stamped "WILCO ROW 5777" found, being the beginning of a cut-back line transitioning from said C.R. 101 to the existing southerly ROW line of C.R. 395 (variable width ROW), for an angle point;
- 3) With said cut-back line, **N 23°34'17" E**, for a distance of **54.12** feet to an iron rod with aluminum cap stamped "WILCO ROW 5777" found in said existing southerly ROW line of C.R. 395, for the northwesterly corner of the herein described tract;
- 4) **THENCE**, with said existing southerly ROW line, same being the northerly boundary line of said remainder of the 76 acre tract, **N 68°27'33" E**, for a distance of **242.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set in said proposed easterly ROW line of said C.R. 101, for the northeasterly corner of the herein described parcel, and from which, an iron rod with a red plastic cap (unknown) found in said existing southerly ROW line, being the northeasterly corner of said remainder of the 76 acre tract, bears N 68°27'33" E, at a distance of 416.55 feet;

THENCE, departing said existing ROW line, with said proposed easterly ROW line, through the interior of said remainder of the 76 acre tract, the following two (2) courses:

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- 5) S 21°58'51" E, passing at a distance of 818.00 feet an iron rod with aluminum cap stamped "ADL" set for the beginning of an Access Denial Line, at a distance of 1,765.00 feet pass an iron rod with aluminum cap stamped "ADL" set for the end of said Access Denial Line and continuing for a total distance of 1,988.14 feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 6) S 20°52'30" E, for a distance of 202.83 feet to POINT OF BEGINNING, containing 14.011 acre, (610,297 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 947.00 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

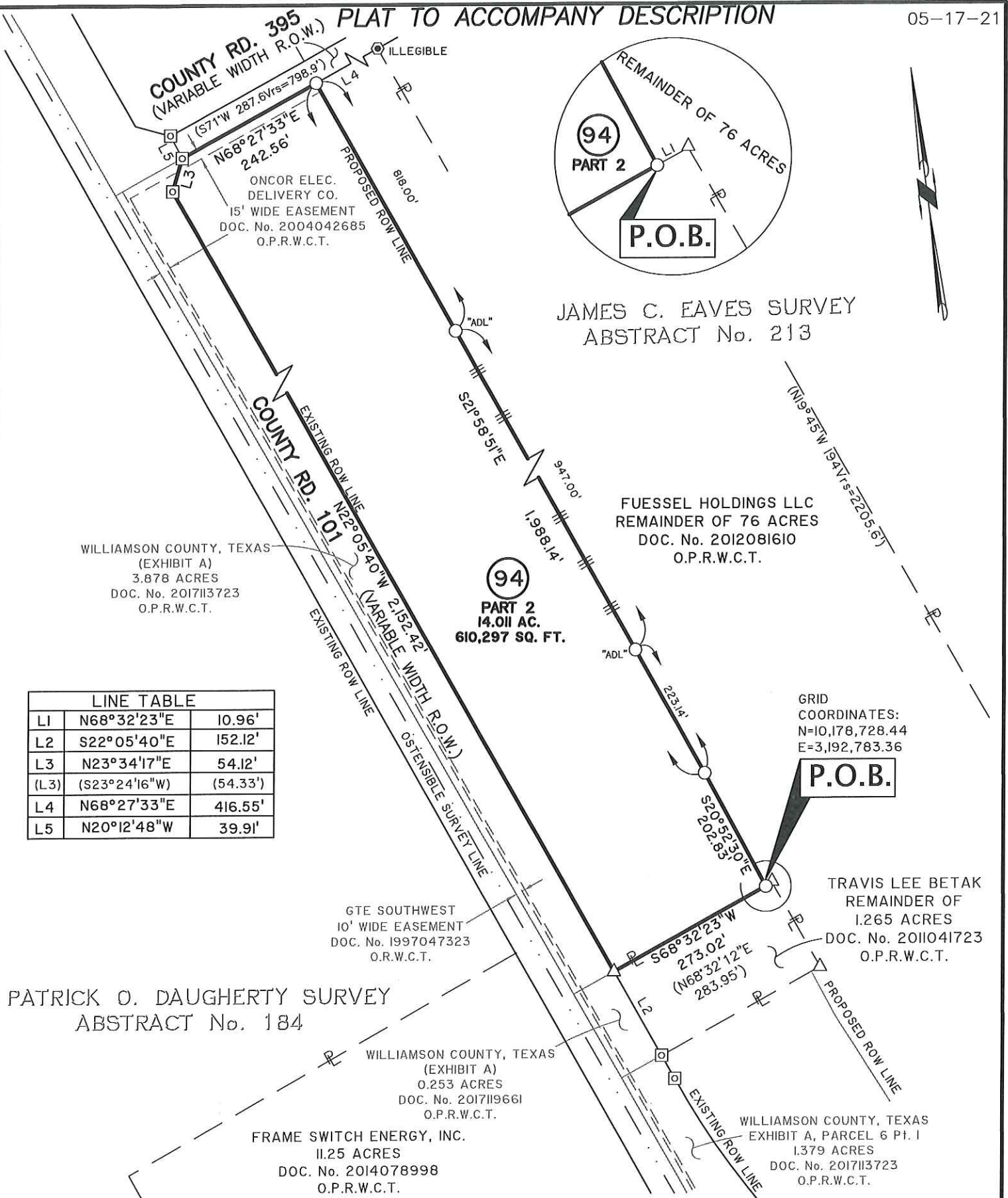
21 MAY 2021

M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date



PLAT TO ACCOMPANY DESCRIPTION



PATRICK O. DAUGHERTY SURVEY
ABSTRACT No. 184



PARCEL PLAT SHOWING PROPERTY OF
FUESEL HOLDINGS, LLC

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 94
PART 2

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PLAT TO ACCOMPANY DESCRIPTION

05-17-21

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	↗	DENOTES COMMON OWNERSHIP
⊠	IRON ROD WITH ALUMINUM CAP FOUND STAMPED "WILCO ROW-5777"	P.O.B.	POINT OF BEGINNING
⊡	TxDOT TYPE II CONCRETE MONUMENT FOUND	P.O.R.	POINT OF REFERENCE
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	()	RECORD INFORMATION
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△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
— —	LINE BREAK	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		— —	ACCESS DENIAL LINE

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I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
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M. Stephen Truesdale 21 MAY 2021

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PARCEL PLAT SHOWING PROPERTY OF
FUESSEL HOLDINGS, LLC

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
FM 3349

**PARCEL 94
PART 2**

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