

**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 1.949 acres (Parcel 73) described by metes and bounds in Exhibit "A" owned by **THE ESTATE OF CYNTHIA D. KRUEGER, DECEASED** 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**
PROPERTY DESCRIPTION FOR PARCEL 73

DESCRIPTION OF A 1.949 ACRE (84,900 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND IN THE THOMAS B. LEE SURVEY, ABSTRACT NO. 740 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 75 ACRE TRACT OF LAND (PARCEL NUMBER ONE, THIRD TRACT) DESCRIBED IN EXECUTOR'S DEED TO CYNTHIA D. KRUEGER RECORDED IN DOCUMENT NO. 2015046325 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.949 ACRE (84,900 SQUARE FOOT) PARCEL 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=10,170,534.11, E=3,192,628.67 TxSPC Zone 4203) set in the proposed westerly Right-of-Way (ROW) line of F. M. 3349 (variable width ROW), being in the northerly boundary line of said remainder of the 75 acre tract, same being in the southerly boundary line of that called 5.65 acre tract of land described in Special Warranty Deed to Larry John Matl recorded in Volume 1276, Page 612 of the Official Records of Williamson County, Texas, and depicted on Larry John Matl, Tract 1, a subdivision of record in Cabinet G, Slides 329-330 of the Plat Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a calculated angle point in said common boundary line bears N 82°50'51" W, at a distance of 486.76 feet;

- 1) **THENCE**, departing said proposed westerly ROW line, with the southerly boundary line of said 5.65 acre tract, same being the northerly boundary line of said remainder of the 75 acre tract, **S 82°50'51" E**, for a distance of **175.93** feet to the calculated northeasterly corner of said remainder of the 75 acre tract, same being the southeasterly corner of said 5.65 acre tract in the existing westerly ROW line of said F. M. 3349 (100' ROW width), same being in the westerly line of that called 4.1049 acre ROW tract of land described in Deed to the State of Texas recorded in Volume 669, Pg. 340 of the Deed Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel;
- 2) **THENCE**, with said existing westerly ROW line, being the westerly line of said 4.1049 acre ROW tract, same being the easterly boundary line of said remainder of the 75 acre tract, **S 07°39'54" W**, for a distance of **435.67** feet to the calculated southeasterly corner of said remainder of the 75 acre tract, same being the northeasterly corner of that called 60.87 acre tract of land described in Gift Deed to Michael Ray Krueger recorded in Document No. 2012042162 of the Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel, and from which, a 1/2" iron rod found bears S 82°41'01" E, at a distance of 0.66 feet;
- 3) **THENCE**, departing said existing westerly ROW line, with the common boundary line of said remainder of the 75 acre tract and said 60.87 acre tract, **N 82°41'01" W**, for a distance of **214.07** feet to an iron rod with aluminum cap stamped "ROW 4933" set in said proposed westerly ROW line of F.M. 3349, for the southwesterly corner of the herein described parcel;

County: Williamson
Parcel: 73
Project: FM 3349

April 21, 2021
Page 2 of 5

- 4) **THENCE**, departing said 60.87 acre tract, with said proposed westerly ROW line, through the interior of said remainder of the 75 acre tract, **N 12°40'17" E**, for a distance of **437.06** feet to the **POINT OF BEGINNING**, containing 1.949 acre, (84,900 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

5 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

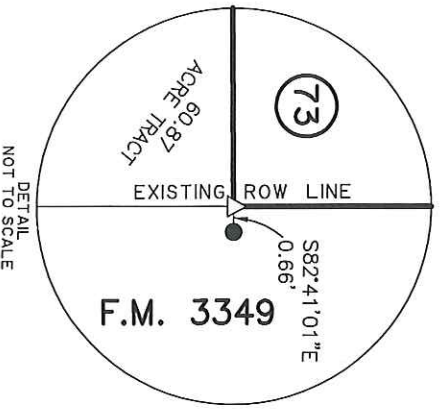


EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION

(S80°26'14"E 280.14')
 (N56°58'01"W 371.32')
 (S09°36'04"W 90.90')
 (S08°12'02"W 280.14')
 (S81°50'16"E 280.14')
 (S58°22'03"E 371.32')

LARRY JOHN MATT
 TRACT I
 CAB. G. SLIDE 329-330
 P.R.W.C.T.
 LARRY JOHN MATT
 5.65 ACRES
 VOL. 1276, PG. 612
 O.R.W.C.T.

(N81°11'16"W 657.12')
 (N82°50'51"W 486.76')



CYNTHIA D. KRUEGER
 (PARCEL No. 1, THIRD TRACT)
 REMAINDER OF 75 ACRES
 DOC. 2015046325
 O.P.R.W.C.T.

THOMAS B. LEE SURVEY
 ABSTRACT No. 740

(N80°W 1819 Varas=5052.8')
 (S80°E 1141.45 Varas=3170.7')

MICHAEL RAY KRUEGER
 60.87 ACRES
 DOC. No. 2012042162
 O.P.R.W.C.T.

P.O.B.
 GRID COORDINATES:
 N=10,170,534.11
 E=3,192,628.67

N12°40'17"E 437.06'
 PROPOSED ROW LINE

OSTENSIBLE SURVEY LINE

N82°41'01"W 214.07'

1949 AC.
 84,900 SQ. FT.
 (73)

J. STUBBLEFIELD SURVEY
 ABSTRACT No. 562

STATE OF TEXAS
 CHANNEL EASEMENT
 0.6486 ACRES
 VOL. 669, PG. 350
 D.R.W.C.T.

(S10°W 232 3/4 Varas=646.5')
 S07°39'54"W 435.67'

EXISTING ROW LINE

SEE
 DETAIL

STATE OF TEXAS
 4.1049 ACRES
 VOL. 669, PG. 340
 D.R.W.C.T.

F.M. 3349
 (100' R.O.W. WIDTH)

TP&L EASE.
 VOL. 282, PG. 340
 D.R.W.C.T.
 TP&L EASE.
 VOL. 448, PG. 564
 D.R.W.C.T.

STATE OF TEXAS
 2.8485 ACRES
 VOL. 673, PG. 213
 D.R.W.C.T.

EXISTING ROW LINE

WATKINS NOBLES SURVEY
 ABSTRACT No. 484

OSTENSIBLE SURVEY LINE

04/21/2021

INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251
 FIRM REGISTRATION NO. 100591-00

SCALE
 1" = 100'

WILLIAMSON COUNTY

PARCEL PLAT SHOWING PROPERTY OF
CYNTHIA D. KRUEGER

PROJECT
 FM 3349

PARCEL 73

PAGE 3 OF 5

S:\PROJECTS\PARCELS\PARCEL 73\CYNTHIA KRUEGER\PARCEL 73\CYNTHIA KRUEGER.dwg

EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION

1) 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. 2056200-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 15, 2020, ISSUE DATE OCTOBER 23, 2020.

10A. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 282, PAGE 340, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. ELECTRIC AND TELEPHONE TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 344, PAGE 637, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. ELECTRIC POWER LINE FOR ELECTRIC CIRCUITS AND COMMUNICATION LINE(S) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 448, PAGE 564, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

D. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 454, PAGE 695, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

E. WATER LINES EASEMENT TO JONAH WATER SUPPLY CORPORATION RECORDED IN VOLUME 599, PAGE 612, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

F. CHANNEL OR DRAINAGE EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 669, PAGE 350, OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS, AFFECT AS SHOWN.



**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE 1" = 100'

PARCEL PLAT SHOWING PROPERTY OF
CYNTHIA D. KRUEGER
WILLIAMSON COUNTY

PROJECT
FM 3349

04/21/2021

PARCEL 73

PAGE 4 OF 5

EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION

LEGEND

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

G. PIPELINE EASEMENT TO KOCH REFINING COMPANY RECORDED IN VOLUME 1850, PAGE 72, OF THE OFFICIAL RECORDS, AS AFFECTED BY DOCUMENT NO. 201007819, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, AFFECTS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. TERMS, CONDITIONS, AND STIPULATIONS IN THE RESOLUTION NO. R-19-03-21-80 AUTHORIZING ANNEXATION DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2019035395, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I. TERMS, CONDITIONS, AND STIPULATIONS IN THE RESOLUTION NO. R-19-03-21-8PP AUTHORIZING ANNEXATION DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2019043500, 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 DATE *5 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, TEXAS 78681



INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PARCEL PLAT SHOWING PROPERTY OF
CYNTHIA D. KRUEGER
WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 73
PAGE 5 OF 5

04/21/2021