

**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 tracts of land being 0.063 acres (Parcel 11) and described by metes and bounds in Exhibit "A" owned by **JSK ATX INVESTMENTS LLC** for the purpose of constructing, reconstructing, maintaining, and operating Corridor H (Sam Bass Road) 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 _____, 2022.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 11
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4
April 23, 2020

PROPERTY DESCRIPTION FOR PARCEL 11

DESCRIPTION OF A 0.063 ACRE (2,740 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BRUSHY BEND PARK, SECTION II, PHASE II, A SUBDIVISION OF RECORD IN CABINET C, SLIDE 123, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED AS 3.34 ACRE TRACT OF LAND IN A DEED TO MARILYN CARLSON LEBLANC, RECORDED JUNE 1, 2016 IN DOCUMENT NO. 2016046528, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.063 ACRE (2,740 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 571.20 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 279+64.05, for the southwest corner of the remainder of a called 2.237 acre tract of land, described as Tract I in a deed to Pleona May, recorded in Volume 867, Page 337, Deed Records of Williamson County, Texas (D.R.W.C.TX.), same being the southeast corner of said Lot 1;

THENCE N 12°09'45" W, with the common line of said Lot 1 and said remainder of a called 2.237 acre tract, a distance of 580.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,170,307.84, E=3,107,789.48) set 16.20 feet right of Sam Bass Road E.C.S 278+45.22 on the proposed south right-of-way line of Sam Bass Road, for the southeast corner and **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the right;

THENCE departing the common line of said Lot 1 and said remainder of a called 2.237 acre tract, with the proposed south right-of-way line of said Sam Bass Road, over and across said Lot 1, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the right, crossing at an arc distance of 56.77 feet the south line of a 25-foot wide Easement for Future Roadway Improvements shown on the said Brushy Bend Park subdivision plat, and continuing for a total arc distance of 111.04 feet, through a central angle 10°16'42", having a radius of 619.00 feet, and a chord that bears N 72°38'35" W, a distance of 110.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 15.25 feet right of Sam Bass Road E.C.S 277+37.08,
- 2) S 22°29'46" W, a distance of 7.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 22.72 feet right of Sam Bass Road E.C.S 277+37.04, said point being the beginning of a curve to the right, and
- 3) With said curve to the right, an arc distance of 38.35 feet, through a central angle 03°30'27", having a radius of 626.47 feet, and a chord that bears N 65°45'01" W, a distance of 38.34 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 22.54 feet right of Sam Bass Road E.C.S 277+00.12 on the existing south right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the west corner of the parcel described herein, from which a 1/2-inch iron rod found, for the northeast corner of Lot 1, Block A, Spanish Oak Terrace, Phase One, a subdivision of record in Volume 7, Page 70, P.R.W.C.TX., described in a deed to Klaus D. Kuhlmann and wife, Marianne Kuhlmann, recorded in Volume 657, Page 441, D.R.W.C.TX., same being the northwest corner of said Lot 1, bears N 88°22'19" W, a distance of 171.39 feet;

EXHIBIT "A"

County: Williamson
Parcel No.: 11
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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April 23, 2020

4) **THENCE** S 88°22'19" E, departing the proposed south right-of-way line of said Sam Bass Road, with the existing south right-of-way line of said Sam Bass Road, a distance of 135.51 feet to a 1/2-inch iron rod found, for the northwest corner of said remainder of a called 2.237 acre tract, same being the northeast corner of said Lot 1 and the parcel described herein;

5) **THENCE** S 12°09'45" E, departing the existing south right-of-way line of said Sam Bass Road, with the common line of said Lot 1 and said remainder of a called 2.237 acre tract, crossing at a distance of 25.65 feet the south line of said 25-foot wide Easement for Future Roadway Improvements, and continuing for a total distance of 38.95 feet to the **POINT OF BEGINNING**, and containing 0.063 acre (2,740 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



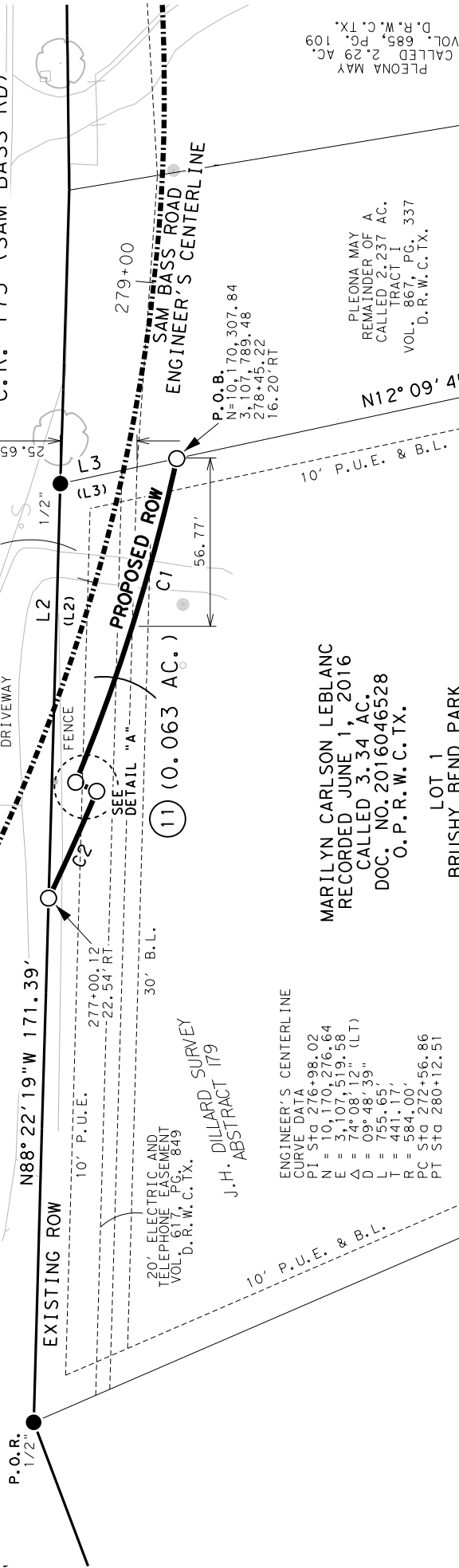
Sent C. Re 4/24/20

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

EXHIBIT "A"

(VARIABLE WIDTH R.O.W)
(NO RECORD INFORMATION FOUND)

C.R. 175 (SAM BASS RD)



MARILYN CARLSON LEBLANC
RECORDED JUNE 1, 2016
CALLED 3.34 AC.
DOC. NO. 2016046528
O.P.R.W.C.TX.

LOT 1
BRUSHY BEND PARK
SECTION 11, PHASE II
CABINET C, SLIDE 123
P.R.W.C.TX.

KLAUS D. KUHLMANN AND
WIFE, MARIANNE KUHLMANN
VOL. 657, PG. 441
D.R.W.C.TX.

LOT 1, BLOCK A
SPANISH OAK TERRACE
PHASE ONE
VOL. 7, PG. 70
P.R.W.C.TX.

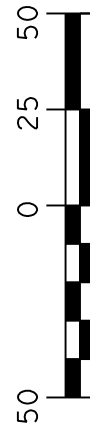
ENGINEER'S CENTERLINE
CURVE DATA
PI STA 276+98.02
N = 10,170,276.64
E = 3,107,519.58
Δ = 74°08'12" (LT)
D = 09°48'39"
L = 755.65'
T = 441.17'
R = 584.00'
PC STA 272+56.86
PT STA 280+12.51

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|-----------|
| L1 | S22°29'46"W | 7.47' |
| L2 | S88°22'19"E | 135.51' |
| (L2) | (S88°23'E) | (403.19') |
| L3 | S12°09'45"E | 38.95' |
| (L3) | (S09°31'E) | (618.76') |

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|-----|-------------|---------|---------|---------|---------------|
| C1 | 10°16'42"RT | 619.00' | 111.04' | 110.89' | N72°38'35"W |
| C2 | 03°30'27"RT | 626.47' | 38.35' | 38.34' | N65°45'01"W |



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



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
MARILYN CARLSON LEBLANC
PARCEL 11
0.063 AC. (2,740 SQ. FT.)

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\11\PLAT\00NP-11.dgn REF. FIELD NOTE NO. 47012

| EXISTING | 3.34 AC. | ACQUIRE | 0.063 AC. | REMAINING | 3.277 AC. RIGHT |
|----------|----------|---------|-----------|-----------|-----------------|
|----------|----------|---------|-----------|-----------|-----------------|

P.O.C. 1/2" 279+64.05 571.20'RT

P.O.B. N=10,170,307.84 3,107,789.48 278+45.22 16.20'RT

PLEONA MAY
REMAINDER OF A
CALLED 2.237 AC.
TRACT I
VOL. 867, PG. 337
D.R.W.C.TX.

PLEONA MAY
CALLED 2.29 AC.
VOL. 685, PG. 109
D.R.W.C.TX.

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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
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- N.T.S.
- DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX.
- OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- 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. 2007113, EFFECTIVE DATE FEBRUARY 10, 2020, AND ISSUED DATE FEBRUARY 20, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KPRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

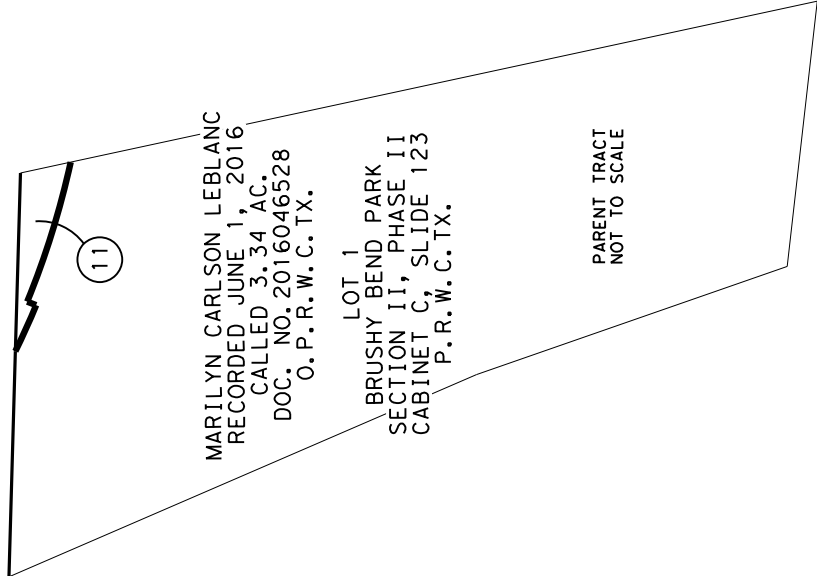
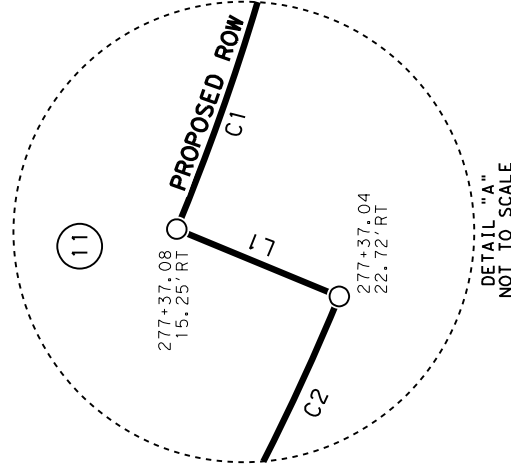
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

4/24/20

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
SHOWING PROPERTY OF
MARILYN CARLSON LEBLANC
PARCEL 11
0.063 AC. (2,740 SQ. FT.)

EXISTING 3.34 AC. ACQUIRE 0.063 AC. REMAINING 3.277 AC. RIGHT

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\11PLAT\00NP-11.dgn REF. FIELD NOTE NO. 47012 PAGE 4 OF 4