

**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 1.849 acres (Parcel 32) described by metes and bounds in Exhibit "A" owned by **BRYAN A. GENTRY, TRUSTEE OF THE BRYAN A. GENTRY LIVING TRUST**. for the purpose of constructing, reconstructing, maintaining, and operating the Southeast Loop Segment 2 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 Gravel, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 32
Tax ID: R376001
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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December 10, 2021

PROPERTY DESCRIPTION FOR PARCEL 32

DESCRIPTION OF A 1.849 ACRE (80,544 SQ. FT.) PARCEL OF LAND LOCATED IN THE MATHIAS WILBARGER SURVEY, SECTION NO. 15, ABSTRACT NO. 663, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 10.483 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRYAN A. GENTRY, TRUSTEE OF THE BRYAN A. GENTRY LIVING TRUST, RECORDED APRIL 14, 2005 IN DOCUMENT NUMBER 2005027380, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.849 ACRE (80,544 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 5/8-inch iron rod found 1,727.84 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 211+47.30 on the existing north right-of-way line of County Road (C.R.) 139, variable width right-of-way, no record information found, for the southwest corner of said 10.483 acre tract, and the southeast corner of a called 9.48 acre tract of land described in a deed to Manuel Soto and Leticia Jurado Nunez, recorded in Document Number 2020144309, O.P.R.W.C.TX.;

THENCE N 07°37'21" E, with the common line of said 9.48 acre tract and said 10.483 acre tract, a distance of 1,548.56 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,158,394.92, E=3,175,209.86) set 190.00 feet right of Southeast Loop E.C.S 212+79.01 on the proposed south right-of-way line of Southeast Loop, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 07°37'21" E, departing the proposed south right-of-way line of Southeast Loop, with the common line of said 9.48 acre tract and said 1.0483 acre tract, a distance of 388.98 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 193.79 feet left of Southeast Loop E.C.S. 213+42.62, being on the proposed north right-of-way line of Southeast Loop, for the northwest corner of the parcel described herein and the beginning of a curve to the left;

2) **THENCE** departing the common line of said 9.48 acre tract and said 10.483 acre tract, over and across said 10.483 acre tract, along said curve to the left, having a radius of 968.50 feet, through a central angle of 12°27'31", an arc length of 210.60 feet, and a chord which bears N 80°09'32" E, a distance of 210.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 209.80 feet left of Southeast Loop E.C.S. 215+72.69, being on the common line of said 10.483 acre tract and a called 19.681 acre tract of land described in a deed to Peggy L. Peterson, and recorded in Document Number 2000073754, for the northeast corner of the parcel described herein;

3) **THENCE** S 07°11'31" W, departing the proposed north right-of-way line of Southeast Loop, with the common line of said 19.681 acre tract and said 10.483 acre tract, a distance of 412.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 190.34 feet right of Southeast Loop E.C.S. 214+70.42, being on the proposed south right-of-way line of Southeast loop, for the southeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 32
Tax ID: R376001
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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THENCE with the proposed south right-of-way line of Southeast Loop, over and across said 10.483 acre tract, the following two (2) courses and distances numbered 4 – 5:

- 4) S 85°08'59" W, departing the common line of said 19.681 acre tract and said 10.483 acre tract, a distance of 40.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 190.00 feet right of Southeast Loop E.C.S. 214+32.69, being the beginning of a curve to the right, and
- 5) along said curve to the right, having a radius of 2,465.00 feet, through a central angle of 03°52'14", an arc length of 166.52 feet, and a chord which bears S 87°05'06" W, a distance of 166.49 feet to the **POINT OF BEGINNING**, and containing 1.849 acres (80,544 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 NAD83/2011/NADV88 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 coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

Preliminary

12/10/2021 10:31:40 AM

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

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 219+09.65
N = 10,158,480.19
E = 3,175,830.14
Δ = 45°49'27" (LT)
D = 02°31'07"
L = 1,819.51'
T = 961.56'
R = 2,275.00'
PC STA 209+48.08
PT STA 227+67.59

BLAND B. DAVIS, JR.
AND SUSAN J. DAVIS,
HUSBAND AND WIFE
CALLED 20.92 AC.
DOC. NO. 9658603
O. P. R. W. C. TX.

MANUEL SOTO AND
LETICIA JURADO NUNEZ
CALLED 9.48 ACRES
DOC. NO. 2020144309
O. P. R. W. C. TX.

P.O.B.
N=10,158,394.92
E=3,175,209.86
212+79.01
190.00' RT

BRYAN A. GENTRY,
TRUSTEE OF THE
BRYAN A. GENTRY
LIVING TRUST
CALLED 10.483 AC.
RECORDED APRIL 14, 2005
DOC. NO. 2005027380
O. P. R. W. C. TX.

EXISTING ROW
C.R. 139
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

P.O.C.
5/8" IRON ROD
211+47.30
1,727.84' RT

EXHIBIT "A"

PROPOSED ROW

C1

213+43.62
193.79' LT

215+72.69
209.80' LT

412.79'

388.98'

210+00

215+00

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

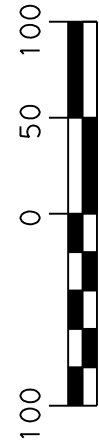
(1.849 AC.)

32

PEGGY L. PETERSON
CALLED 19.681 AC.
DOC. NO. 2000073754
O. P. R. W. C. TX.

MATHIAS WILBARGER SURVEY NO. 663
SECTION NO. 15, ABSTRACT NO.

PAGE 3 OF 4
REF. FIELD NOTE NO. 49113
FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\32\PLAT\000P-32_1.dgn



EXISTING	10.483 AC.	ACQUIRE	1.849 AC.	REMAINING	0.921 AC.	LEFT
				REMAINING	7.713 AC.	RIGHT

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78755
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064300

SAM

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRYAN A. GENTRY, TRUSTEE OF THE
BRYAN A. GENTRY LIVING TRUST
TAX ID: R376001
PARCEL 32
1.849 AC. (80,544 SQ. FT.)

LEGEND

EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 80D NAIL FOUND
- MAGNAIL FOUND
- SPINDLE FOUND
- RAILROAD TIE
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12° 27' 31" LT	968.50'	210.60'	210.18'	N80° 09' 32" E
C2	103° 52' 14" RT	2,465.00'	166.52'	166.49'	S87° 05' 06" W

BRYAN A. GENTRY,
TRUSTEE OF THE
BRYAN A. GENTRY
LIVING TRUST
CALLED 10.483 AC.
RECORDED APRIL 14, 2005
DOC. NO. 2005027380
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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

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.

Preliminary

12/10/2021 10:31:53 AM

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

DATE



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78755
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EXISTING	10.483 AC.	ACQUIRE	1.849 AC.
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REMAINING	0.921 AC.	LEFT
REMAINING	7.713 AC.	RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRYAN A. GENTRY, TRUSTEE OF THE
BRYAN A. GENTRY LIVING TRUST
TAX ID: R376001
PARCEL 32
1.849 AC. (80,544 SQ. FT.)