

**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 0.378 acres (Parcel 56) described by metes and bounds in Exhibit "A" owned by **JC FAMILY 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.: 56
Tax ID: R327168
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 4
January 7, 2022

PROPERTY DESCRIPTION FOR PARCEL 56

DESCRIPTION OF A 0.378 ACRE (16,481 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 REMAINDER OF A CALLED 22.457 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JC FAMILY TRUST, RECORDED OCTOBER 30, 1996 IN DOCUMENT NO. 1996058337, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.378 ACRE (16,481 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 2,046.73 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 216+30.32 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 a called 6.298 acre tract of land, described in a deed to Coneen Cantley, recorded in Document No. 2021038593, O.P.R.W.C.TX.;

THENCE N 07°46'10" E, departing the existing north right-of-way line of said C.R. 139, with the west line of said 6.298 acre tract, a distance of 2,080.13 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.00 feet right of Southeast Loop E.C.S 222+27.86 on the proposed south right-of-way line of Southeast Loop, said point being the beginning of a curve to the left;

THENCE departing the west line of said 6.298 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 6.298 acre tract, an arc distance of 111.09 feet, through a delta of 02°37'40", having a radius of 2,422.00 feet, and a chord that bears N 59°31'44" E, a distance of 111.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,158,711.30, E=3,176,286.22) set 147.00 feet right of Southeast Loop E.C.S. 223+32.20 on the common line of said remainder of a called 22.457 acre tract and said 6.298 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 07°46'10" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said remainder of a called 22.457 acre tract and said 6.28 acre tract, a distance of 197.93 feet to a calculated point in the center of Brushy Creek, same being the south line of a remainder of a called 10.00 acre tract of land, described in a deed to Swindoll Investments LP, recorded in Document No. 2017041967, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

THENCE departing the common line of said remainder of a called 22.457 acre tract and said 6.28 acre tract, with the center line of said Brushy Creek, same being the common line of said remainder of a called 10.00 acre tract and said remainder of a called 22.457 acre tract, the following four (4) courses and distances numbered 2-5:

- 2) S 58°42'55" E, a distance of 34.65 feet to a calculated point,
- 3) S 57°59'10" E, a distance of 63.37 feet to a calculated point,
- 4) S 60°06'39" E, a distance of 46.14 feet to a calculated point, and

EXHIBIT "A"

County: Williamson
Parcel No.: 56
Tax ID: R327168
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 4
January 7, 2022

- 5) S 58°22'32" E, a distance of 34.49 feet to a calculated point 147.00 feet right of Southeast Loop E.C.S. 225+26.84 on the proposed south right-of-way line of said Southeast Loop, same being the common line of said remainder of a called 22.457 acre tract and a called 10 acre tract of land, described as Tract Twelve in a deed to Swindoll Investments LP, recorded in Document No. 2008093458, O.P.R.W.C.TX., for the northeast corner of the parcel described herein, said point being the beginning of a curve to the right;

6) **THENCE** departing the common line of said remainder of a called 22.457 acre tract and said Tract Twelve, with the proposed south right-of-way line of Southeast Loop and said curve to the right, over and across said remainder of a 22.457 acre tract, an arc distance of 207.22 feet, through a delta of 04°54'08", having a radius of 2,422.00 feet, and a chord that bears S 60°02'41" W, a distance of 207.16 feet to the **POINT OF BEGINNING**, and containing 0.378 acres (16,481 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 §
 § 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.

Preliminary

01/06/2022 8:59:57 AM

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

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

JEFF BASSETT GEORGE
AND GERALDINE IVEY GEORGE
HUSBAND AND WIFE
CALLED 5.097 AC.
DOC. NO. 2017062412
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 218+57.84
N = 10,158,480.19
E = 3,175,830.14
Δ = 45°49'27.07" (LT)
D = 02°31'06.58"
L = 1,819.51'
T = 961.56'
R = 2,275.00'
PC Sta 209+48.08
PT Sta 227+67.59

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

EXHIBIT "A"

225+00

WILLIAM GATLIN SURVEY
SECTION NO. 23
ABSTRACT NO. 271

SWINDOLL INVESTMENTS LP
REMAINDER OF A CALLED 10.0 AC.
DOC. NO. 2017041967
O. P. R. W. C. TX.

MATHIAS WILBARGER SURVEY
SECTION NO. 15
ABSTRACT NO. 663

SWINDOLL INVESTMENTS LP
TRACT TWELVE
CALLED 10 ACRES
DOC. NO. 2008093458
O. P. R. W. C. TX.

JC FAMILY TRUST
REMAINDER OF A
CALLED 22.457 AC.
RECORDED OCTOBER 30, 1996
DOC. NO. 1996058337
O. R. W. C. TX.

P. O. B.
N=10,158,711.30
E=3,176,286.22
223+32.20
147.00' RT

CONEEN CANTLEY
CALLED 6.298 AC.
DOC. NO. 2021038593
O. P. R. W. C. TX.

222+27.86
147.00' RT

225+26.84
147.00' RT

N07°46'10"E
2,080.13'
(N09°56'56"E
2,380.65')

P. O. C.
5/8"
216+30.32
2,046.73' RT

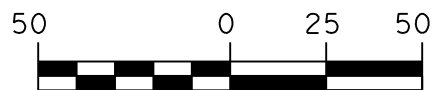
C. R. 139
(VARIABLE WIDTH
R. O. W.)
NO RECORD
INFORMATION
FOUND

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | S58°42'55"E | 34.65' |
| L2 | S57°59'10"E | 63.37' |
| L3 | S60°06'39"E | 46.14' |
| L4 | S58°22'32"E | 34.49' |

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|-----|-------------|-----------|---------|---------|---------------|
| C1 | 02°37'40"LT | 2,422.00' | 111.09' | 111.08' | N59°31'44"E |
| C2 | 04°54'08"RT | 2,422.00' | 207.22' | 207.16' | S60°02'41"W |



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

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\56\PLAT\00P-56_1.dgn

PAGE 3 OF 4
REF. FIELD NOTE NO. 49150

| | | | | | |
|----------|-------------|---------|-----------|-----------|------------------|
| EXISTING | *21.070 AC. | ACQUIRE | 0.378 AC. | REMAINING | 20.692 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
JC FAMILY TRUST
TAX ID: R327168
PARCEL 56
0.378 AC. (16,481 SQ. FT.)

LEGEND

- 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
- 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
- 7 --- DISTANCE NOT TO SCALE
- 7 --- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. 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.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. * ACREAGE 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.

Preliminary

01/06/2022 9:00:04 AM

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

DATE

(0.378 AC.)

56

PROPOSED ROW

CENTERLINE OF
BRUSHY CREEK

JC FAMILY TRUST
REMAINDER OF A
CALLED 22.457 AC.
RECORDED OCTOBER 30, 1996
DOC. NO. 1996058337
O.R.W.C.TX.

PARENT TRACT
NOT TO SCALE

N

PAGE 4 OF 4

REF. FIELD NOTE NO. 49150

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\56\PLAT\00\P-56_1.dgn

| | | | | | |
|----------|-------------|---------|-----------|-----------|------------------|
| EXISTING | *21.070 AC. | ACQUIRE | 0.378 AC. | REMAINING | 20.692 AC. RIGHT |
|----------|-------------|---------|-----------|-----------|------------------|

SAM

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
JC FAMILY TRUST
TAX ID: R327168
PARCEL 56
0.378 AC. (16,481 SQ. FT.)