

**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 2.863 acres (Parcel 33) described by metes and bounds in Exhibit "A" owned by **JEFF GEORGE AND GERALDINE GEORGE**. 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.: 33
Tax ID: R309569
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 5
April 19, 2022

PROPERTY DESCRIPTION FOR PARCEL 33

DESCRIPTION OF A 2.863 ACRE (124,710 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 5.097 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JEFF BASSETT GEORGE AND GERALDINE IVEY GEORGE, HUSBAND AND WIFE, RECORDED JUNE 19, 2017 IN DOCUMENT NO. 2017062412, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.) AND BEING A PORTION OF A CALLED 4.977 ACRE TRACT OF LAND, DESCRIBED IN SAID DEED TO JEFF BASSETT GEORGE AND GERALDINE IVEY GEORGE, HUSBAND AND WIFE; SAID 2.863 ACRE (124,710 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 1/2-inch iron rod found 1,988.70 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 214+48.99 on the existing north right-of-way line of C.R. 139, a variable width right-of-way, no record information found, for the southwest corner of a called 4.35 acre tract of land, described in a deed to Jay M. Glasscock, recorded in Document No. 2010056693, O.P.R.W.C.TX., same being the southeast corner of a called 19.681 acre tract of land, described in a deed to Peggy L. Peterson, recorded in Document No. 2000073754, 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 east line of said 19.681 acre tract, a distance of 1,843.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,158,440.02, E=3,175,807.79) set 227.78 feet right of Southeast Loop E.C.S. 218+28.48 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°46'10" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 19.681 acre tract and said 4.977 acre tract, a distance of 412.31 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.00 feet left of Southeast Loop E.C.S. 219+97.94 on the proposed north right-of-way line of said Southeast Loop, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the left;

2) **THENCE**, departing the common line of said 19.681 acre tract and said 4.977 acre tract, with the proposed north right-of-way line of said Southeast Loop and said curve to the left, over and across said 5.097 acre tract and said 4.977 acre tract, an arc distance of 346.58 feet, through a delta of 09°19'53", having a radius of 2,128.00 feet, and a chord that bears N 66°14'54" E, a distance of 346.20 feet to a calculated point 147.00 feet left of Southeast Loop E.C.S. 223+68.46 in the center of Brushy Creek, same being the common line of said 5.097 acre tract and of a remainder of a called 10.0 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 most northerly northeast corner of the parcel described herein;

3) **THENCE** S 58°42'55" E, departing the proposed north right-of-way line of said Southeast Loop, with the common line of said 5.097 acre tract and said remainder of a called 10.0 acre tract, same being the centerline of said Brushy Creek, a distance of 54.66 feet to a calculated point, for the northwest 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., same being the most easterly northeast corner of said 5.097 acre tract and of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 33
Tax ID: R309569
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April 19, 2022

4) **THENCE** S 07°46'10" W, departing the common line of said 5.097 acre tract and said remainder of a called 10.0 acre tract, same being the centerline of said Brushy Creek, with the common line of said 5.097 acre tract and said 6.298 acre tract, a distance of 300.07 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 said Southeast Loop, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the right;

THENCE, departing the common line of said 5.097 acre tract and said 6.298 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 5.097 acre tract and said 4.977 acre tract, the following three (3) courses and distances numbered 5-7:

5) With said curve to the right, an arc distance of 317.27 feet, through a delta of 07°30'19", having a radius of 2,422.00 feet, and a chord that bears S 68°52'35" W, a distance of 317.04 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 219+29.85,

6) S 17°22'15" E, a distance of 103.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 250.05 feet right of Southeast Loop E.C.S 219+29.85, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
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April 19, 2022

7) S 85°08'59" W, a distance of 114.20 feet to the **POINT OF BEGINNING**, and containing 2.863 acres (124,710 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.

Preliminary

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

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07° 46' 10"E	1,843.11'
L2	S58° 42' 55"E	54.66'
(L2)	(S60° 12' 00"E)	(83.66')
L3	S17° 22' 15"E	103.05'

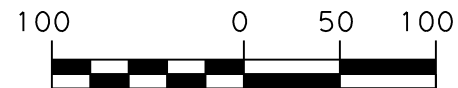
ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 219+09.65
N = 10,158,480.19
E = 3,175,830.14
Δ = 45° 49' 27" (LT)
D = 02° 31' 07"
L = 1,819.51'
T = 961.56'
R = 2,275.00'
PC Sta 209+48.08
PT Sta 227+67.59

P.O.B.
N=10,158,440.02
E=3,175,807.79
218+28.48
227.78'RT

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

P.O.C.
214+48.99
1,988.70'RT

EXISTING
ROW



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



219+97.94
147.00'LT

PROPOSED ROW

C1

223+68.46
147.00'LT

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

220+00

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

225+00

BRUSHY CREEK

JEFF BASSETT GEORGE
AND GERALDINE
IVEY GEORGE
HUSBAND AND WIFE
RECORDED JUNE 19, 2017
CALLED 4.977 AC.
DOC. NO. 2017062412
O.P.R.W.C. TX.

33
(2.863 AC.)

219+29.85
147.00'RT

PROPOSED ROW

C2

222+27.86
147.00'RT

JEFF BASSETT
GEORGE AND
GERALDINE
IVEY GEORGE
HUSBAND AND WIFE
RECORDED JUNE 19, 2017
CALLED 5.097 AC.
DOC. NO. 2017062412
O.P.R.W.C. TX.

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

CONEEN CANTLEY
CALLED 6.298 AC.
DOC. NO. 20218593
O.P.R.W.C. TX.

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	09° 19' 53"LT	2,128.00'	346.58'	346.20'	N66° 14' 54"E
C2	07° 30' 19"RT	2,422.00'	317.27'	317.04'	S68° 52' 35"W

PAGE 4 OF 5
REF. FIELD NOTE NO. 49151

FILE:\\saminc\\AUS\\PROJECTS\\1021061125\\100\\Survey\\03Exhibits\\33\\PLAT\\03\\P-33.dgn

EXISTING	10.074 AC.	ACQUIRE	2.863 AC.	REMAINING	0.323 AC. LEFT
				REMAINING	6.888 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
JEFF BASSETT GEORGE
AND GERALDINE IVEY GEORGE
HUSBAND AND WIFE
TAX ID: R309569
PARCEL 33
2.863 AC. (124,710 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
- 1 --- DISTANCE NOT TO SCALE
- 1 --- 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.
- * 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 FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\33\PLAT\03\P-33.dgn THE BEST OF MY KNOWLEDGE AND BELIEF.

Preliminary

04/19/2022 2:06:37 PM

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

DATE

JEFF BASSETT GEORGE
AND GERALDINE
IVEY GEORGE
HUSBAND AND WIFE
RECORDED JUNE 19, 2017
CALLED 4.977 AC.
DOC. NO. 2017062412
O.P.R.W.C.TX.

JEFF BASSETT
GEORGE AND
GERALDINE
IVEY GEORGE
HUSBAND AND WIFE
RECORDED JUNE 19, 2017
CALLED 5.097 AC.
DOC. NO. 2017062412
O.P.R.W.C.TX.

A
JAY M. GLASSCOCK
CALLED 4.35 ACRES
DOC. NO. 2010056693
O.P.R.W.C.TX.

B
JEFF BASSETT GEORGE
AND GERALDINE IVEY GEORGE
HUSBAND AND WIFE
CALLED 4.47 AC.
DOC. NO. 2017062412
O.P.R.W.C.TX.

PARENT TRACT
NOT TO SCALE

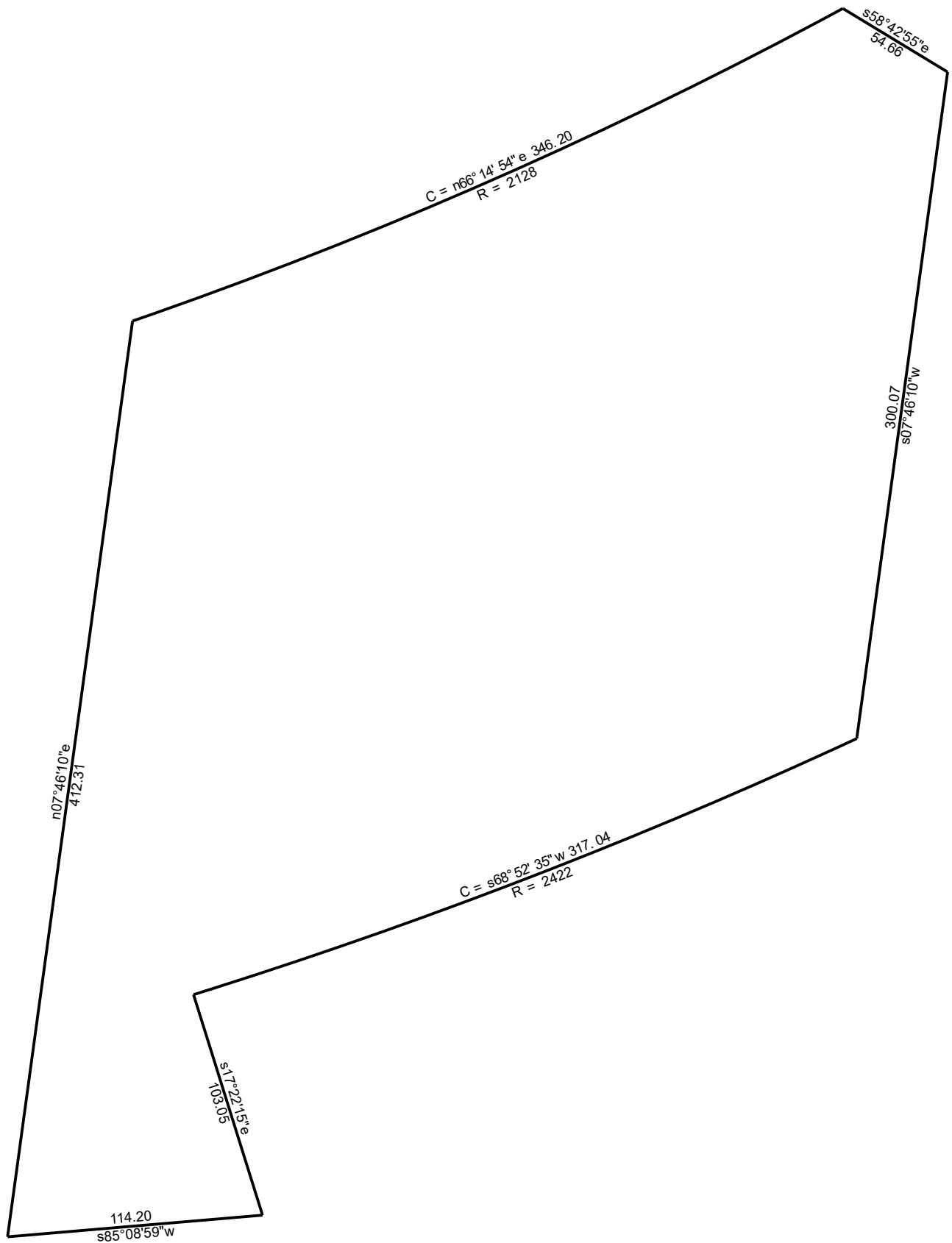
PAGE 5 OF 5
REF. FIELD NOTE NO. 49151

EXISTING	10.074 AC.	ACQUIRE	2.863 AC.	REMAINING	0.323 AC. LEFT
				REMAINING	6.888 AC. RIGHT



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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JEFF BASSETT GEORGE
AND GERALDINE IVEY GEORGE
HUSBAND AND WIFE
TAX ID: R309569
PARCEL 33
2.863 AC. (124,710 SQ. FT.)



3/21/2022

Scale: 1 inch= 63 feet

File: P-33_FN.ndp

Tract 1: 2.8630 Acres (124710 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/396985), Perimeter=1648 ft.

01 n07.4610e 412.31

07 s85.0859w 114.20

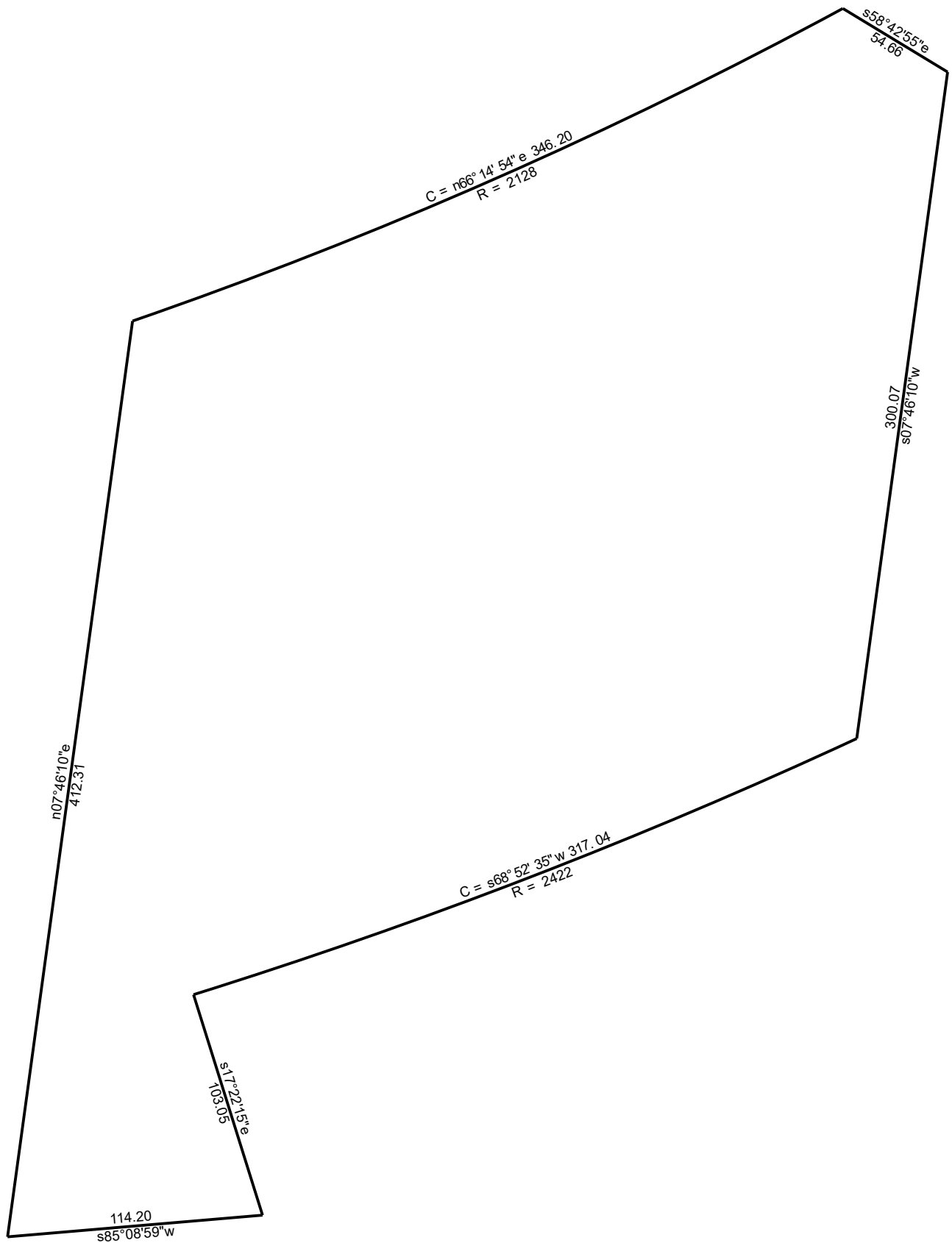
02 Lt, r=2128.00, chord=n66.1454e 346.20

03 s58.4255e 54.66

04 s07.4610w 300.07

05 Rt, r=2422.00, chord=s68.5235w 317.04

06 s17.2215e 103.05



3/21/2022

Scale: 1 inch= 63 feet

File: P-33_PLAT.ndp

Tract 1: 2.8630 Acres (124710 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/396985), Perimeter=1648 ft.

01 n07.4610e 412.31

07 s85.0859w 114.20

02 Lt, r=2128.00, chord=n66.1454e 346.20

03 s58.4255e 54.66

04 s07.4610w 300.07

05 Rt, r=2422.00, chord=s68.5235w 317.04

06 s17.2215e 103.05