

**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 2.977 acres (Parcel 219) and 0.008 acres (Parcel 219 Part 2), described by metes and bounds in Exhibits "A&B" owned by **CAROL STIPANOVIC MIZE AND MICHAEL ROBERT MIZE a/k/a MICHAEL R. MIZE** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 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 Exhibits "A&B" 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 \_\_\_\_\_.

---

Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT \_\_\_\_\_**

**County:** Williamson  
**Parcel:** 219 Part 1  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 219 PART 1**

METES & BOUNDS DESCRIPTION FOR A 2.977 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 3, HIGHLAND ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO CAROL STIPANOVIC MIZE AND MICHAEL ROBERT MIZE A/K/A MICHAEL R. MIZE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2001057234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.977 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 1/2-inch iron rod found on the curving north right-of-way line of Creekview Circle (60 feet wide) as dedicated by said HIGHMEADOW ESTATES PHASE ONE, at the southwest corner of said Lot 3 and the most easterly southeast corner of Lot 2 of said HIGHMEADOW ESTATES PHASE ONE, as conveyed to Jimmy Moore and Elsa Moore by General Warranty Deed recorded in Volume 2643, Page 185 of the Official Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way of said Creekview Circle at a point of reverse curvature, bears along a curve to the left, an arc distance of 49.61 feet, having a radius of 60.00 feet, a central angle of 47°22'34" and a chord which bears S 43°14'04" W a distance of 48.21 feet;

THENCE, with the west line of said Lot 3 and east line of said Lot 2, N 06°18'54" E, pass a 1/2-inch iron rod found at the northeast corner of said Lot 2 and the southeast corner of Lot 1 of said HIGHMEADOW ESTATES PHASE ONE, as conveyed to Jimmy Moore and wife, Elsa Moore by Special Warranty Deed with Vendor's Lien recorded in Volume 2605, Page 550 of the Official Records of Williamson County, Texas, at a distance of 392.17 feet, and continuing on with the west line of said Lot 3 and the east line of said Lot 1, for a total distance of 532.70 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189362.48, E: 3,090,284.83) set for the northwest corner of the herein described tract, 256.39 feet left of FM 2243 baseline station 193+49.29;

THENCE, over and across said Lot 3, S 86°55'12" E a distance of 182.74 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the beginning of a non-tangent curve to the right, 226.78 feet left of FM 2243 baseline station 195+23.85;

THENCE, continuing over and across said Lot 3, along said curve to the right, an arc distance of 255.55 feet, having a radius of 8,147.00 feet, a central angle of  $01^{\circ}47'50''$  and a chord which bears  $N 85^{\circ}04'01'' E$  a distance of 255.54 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the southeast line of said Lot 3 and the northwest line of Lot 4 of said HIGHMEADOW ESTATES PHASE ONE as conveyed to Jay Harvey and wife, Michelle Harvey by General Warranty Deed recorded in Document Number 9503320 of the Official Records of Williamson County, Texas, for the northeast corner of the herein described tract, 228.33 feet left of FM 2243 baseline station 197+71.67, from which a 1/2-inch iron rod found at an interior corner of said Lot 3 and an exterior corner of said Lot 4, bears  $N 38^{\circ}30'44'' E$  a distance of 120.83 feet;

THENCE, with the southeast line of said Lot 3 and the northwest line of said Lot 4,  $S 38^{\circ}30'44'' W$  a distance of 701.03 feet to a 1/2-inch iron rod found on the curving north right-of-way line of said Creekview Circle, at the southeast corner of said Lot 3 and the most westerly corner of said Lot 4, for the beginning of a non-tangent curve to the left and the southeast corner of the herein described tract, from which a 1/2-inch iron rod found at the southwest corner of said Lot 4 bears along a curve to the right, an arc distance of 49.34 feet, having a radius of 60.00 feet, a central angle of  $47^{\circ}06'59''$  and a chord which bears  $S 30^{\circ}00'57'' E$  a distance of 47.96 feet;

THENCE, with the curving north right-of-way line of said Creekview Circle and south line of said Lot 3, along said curve to the left, an arc distance of 62.31 feet, having a radius of 60.00 feet, a central angle of  $59^{\circ}30'13''$  and a chord which bears  $N 83^{\circ}19'32'' W$  a distance of 59.55 feet to the **POINT OF BEGINNING** and containing 2.977 acres of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on October 12, 2021 and are true and correct to the best of my knowledge. A sketch accompanies this description.

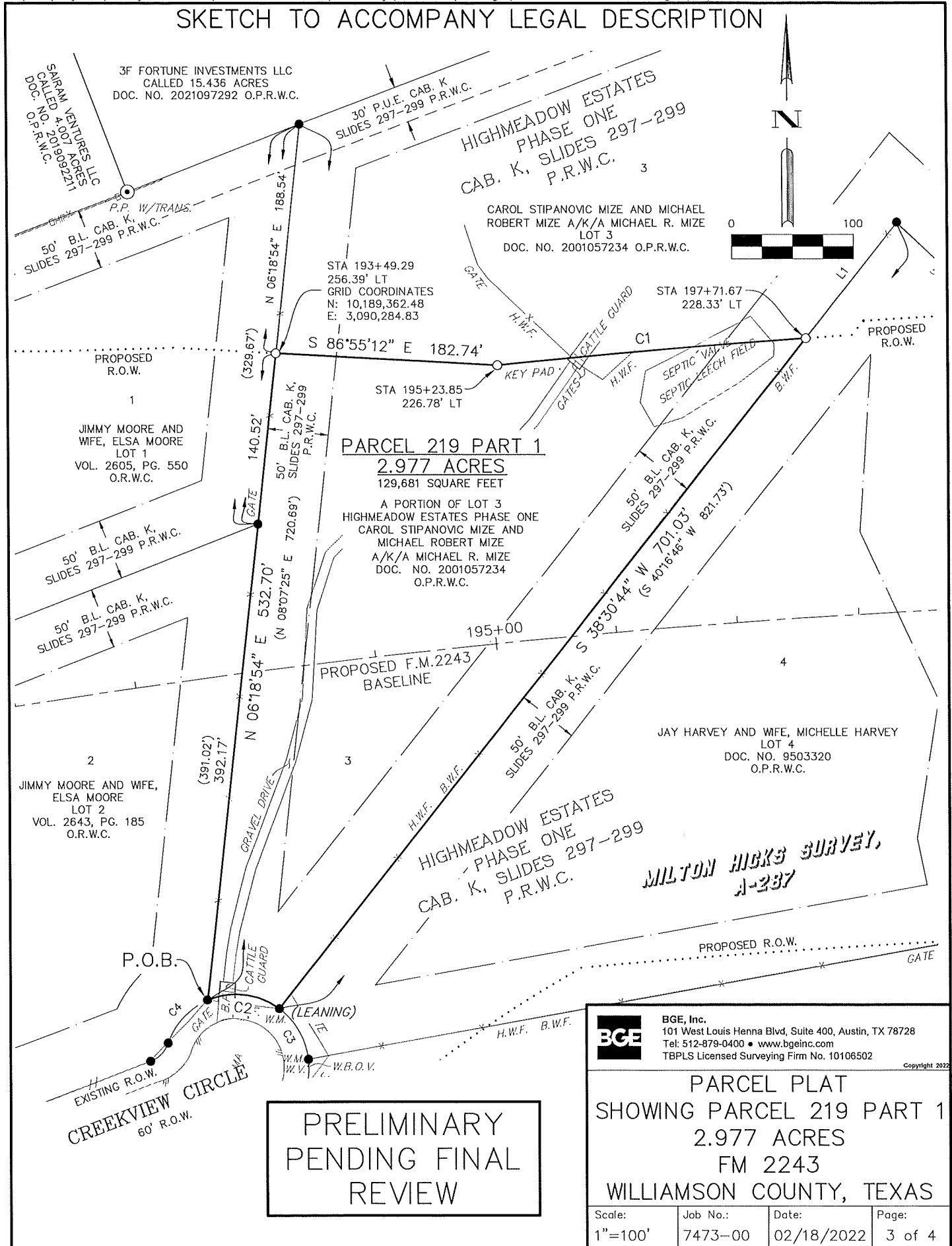
**PRELIMINARY**  
**This document shall not be  
 recorded for any purpose.**

Jonathan O. Nobles RPLS Number 5777  
 BGE, Inc.  
 101 West Louis Henna Blvd., Suite 400  
 Austin, TX 78728  
 Telephone: 512-879-0400  
 TBPELS Licensed Surveying Firm Number 10106502

\_\_\_\_\_  
 Date

Client: Williamson County  
 Date: February 18, 2022  
 Project Number: 7473-00

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

B.F. BOARD FENCE  
 B.L. BUILDING LINE  
 B.W.F. BARBED WIRE FENCE  
 CAB. CABINET  
 DOC. DOCUMENT  
 E.C.R. ELECTRIC CONDUIT RISER  
 G.P. GATE POST  
 H.W.F. HOG WIRE FENCE  
 NO. NUMBER  
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS  
 OF WILLIAMSON COUNTY  
 O.R.W.C. OFFICIAL RECORDS OF  
 WILLIAMSON COUNTY  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.P. POWER POLE  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.R.W.C. PLAT RECORDS OF  
 WILLIAMSON COUNTY  
 R.O.W. RIGHT-OF-WAY  
 TRANS. TRANSFORMER  
 VOL. VOLUME  
 W.B.O.V. WATER BLOW-OFF VALVE  
 W.M. WATER METER  
 W.V. WATER VALVE  
 ( ) RECORD INFO. FOR CAB. K,  
 SLIDES 297-299 P.R.W.C.  
 ● FOUND 1/2" IRON ROD  
 ○ (UNLESS OTHERWISE NOTED)  
 ○ FOUND 1" IRON PIPE  
 ○ SET 1/2" IRON ROD W/CAP  
 ○ "WILCO ROW 5777"  
 △ CALCULATED POINT  
 —x— WIRE FENCE  
 —//— BOARD FENCE  
 —//— EDGE OF ASPHALT  
 —DHT— OVERHEAD TELEPHONE  
 —DHP— OVERHEAD POWER

## LINE TABLE

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 38°30'44" E | 120.83'  |

## CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS    | DELTA     | CHORD BEARING | CHORD DISTANCE |
|--------|------------|-----------|-----------|---------------|----------------|
| C1     | 255.55'    | 8,147.00' | 1°47'50"  | N 85°04'01" E | 255.54'        |
| C2     | 62.31'     | 60.00'    | 59°30'13" | N 83°19'32" W | 59.55'         |
| C3     | 49.34'     | 60.00'    | 47°06'58" | S 30°00'57" E | 47.96'         |
| C4     | 49.61'     | 60.00'    | 47°22'34" | S 43°14'04" W | 48.21'         |

## RECORD CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS   | DELTA       | CHORD BEARING     | CHORD DISTANCE |
|--------|------------|----------|-------------|-------------------|----------------|
| (C2)   | (62.41')   | (60.00') | (59°36'07") | (N 81°26'03.2" W) | (59.64')       |
| (C3)   | (49.34')   | (60.00') | (47°07'03") | (S 28°04'28.3" E) | (47.96')       |
| (C4)   | (49.63')   | (60.00') | (47°23'34") | (S 45°04'06" W)   | (48.23')       |

## GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

PRELIMINARY  
PENDING FINAL  
REVIEW



BGE, Inc.  
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 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT  
 SHOWING PARCEL 219 PART 1  
 2.977 ACRES  
 FM 2243  
 WILLIAMSON COUNTY, TEXAS

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Scale:<br>1"=100' | Job No.:<br>7473-00 | Date:<br>02/18/2022 | Page:<br>4 of 4 |
|-------------------|---------------------|---------------------|-----------------|

**EXHIBIT \_\_\_\_\_**

**County:** Williamson  
**Parcel:** 219 Part 2  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 219 PART 2**

METES & BOUNDS DESCRIPTION FOR A 0.008 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 3, HIGHLAND ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO CAROL STIPANOVIC MIZE AND MICHAEL ROBERT MIZE A/K/A MICHAEL R. MIZE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2001057234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.008 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod found at the most easterly corner of the above described Lot 3, at an interior corner on the west line of a called 95.096 acre tract of land as conveyed to Roy Kuchera and wife, Alice Kuchera by General Warranty Deed recorded in Volume 2640, Page 64 of the Official Records of Williamson County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said Lot 3, bears N 04°20'09" W a distance of 314.54 feet; Thence, with the east line of said Lot 3 and west line of said Kuchera Tract, S 43°06'36" W a distance of 131.55 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,396.92, E: 3,090,914.03) set for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 240.94 feet left of FM 2243 baseline station 199+58.74;

THENCE, continuing with the east line of said Lot 3 and west line of said Kuchera Tract, S 43°06'36" W a distance of 27.39 feet to a calculated point at the most easterly common corner of said Lot 3 and Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, as conveyed to Jay Harvey and wife, Michelle Harvey by General Warranty Deed recorded in Document Number 9503320 of the Official Records of Williamson County, Texas, for the south corner of the herein described tract, from which a 1/2-inch iron rod found at a common angle point of said Kuchera Tract and said Lot 4, bears S 43°06'36" W a distance of 29.68 feet;

THENCE, with the southwest line of said Lot 3 and the northeast line of said Lot 4, N 46°48'12" W a distance of 26.48 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the right and the northwest corner of the herein described tract, 240.59 feet left of FM 2243 baseline station 199+21.89, from which a 1/2-inch iron rod found at an interior corner of said Lot 3 and at the most northerly corner of said Lot 4, bears N 46°48'12" W a distance of 108.29 feet;

THENCE, over and across said Lot 3, along said curve to the right, an arc distance of 38.07 feet, having a radius of 8,158.00 feet, a central angle of  $00^{\circ}16'02''$  and a chord which bears N  $87^{\circ}11'22''$  E a distance of 38.06 feet to the **POINT OF BEGINNING** and containing 0.008 acre (363 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on October 12, 2021 and are true and correct to the best of my knowledge. A sketch accompanies this description.

**PRELIMINARY**  
**This document shall not be  
recorded for any purpose.**

Jonathan O. Nobles RPLS Number 5777  
BGE, Inc.

\_\_\_\_\_  
Date

101 West Louis Henna Blvd., Suite 400  
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Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502

Client: Williamson County  
Date: February 18, 2022  
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

3F FORTUNE INVESTMENTS LLC  
CALLED 15.436 ACRES  
DOC. NO. 2021097292  
O.P.R.W.C.

ED 15.436 ACRES  
NO. 2021097292  
O.P.R.W.C.

30' P.U.E. CAB. K  
SLIDES 297-299 P.R.W.C.

50' B.L. CAB. K.  
SLIDES 297-299 P.R.W.C.

CAROL S  
MICHAEL  
A/K/

CAROL STIPANOVIC MIZE AND  
MICHAEL ROBERT MIZE  
A/K/A MICHAEL R. MIZE  
LOT 3  
DOC. NO. 2001057234  
DOD. O.P.R.W.C.

HIGHMEADOW ESTATES  
PHASE ONE  
CAB. K, SLIDES 297-299  
P.R.W.C. 3

P.O.B.  
STA 199+58.74  
240.94' LT  
GRID COORDINATES  
N: 10,189,396.92  
E: 3,090,914.03

00' B.L.  
SLIDES 297-299  
P.R.W.C.

MILTON HICKS SURVEY,  
A-237

-P.O.R.

PROPOSED R.O.W.

THE GUARD  
PROPO  
.....  
X

~~SEPTIC VALVE.~~  
~~SEPTIC LEACH FIELD.~~

~~B. H. F.~~

GARAGE ☐

B.L. CAB. K,  
DES 297-299  
P.R.W.C.

PARCEL 219 PART 2  
0.008 ACRE  
363 SQUARE FEET  
A PORTION OF LOT 3  
HIGHMEADOW ESTATES PHASE ONE  
CAROL STIPANOVIC MIZE AND  
MICHAEL ROBERT MIZE  
A/K/A MICHAEL R. MIZE  
DOC. NO. 2001057234 O.P.R.W.C.

ROY KUCHERA & WIFE, ALICE KUCHERA  
CALLED 95.096 ACRES  
VOL. 2640, PG. 64  
O.R.W.C.

CAROL STIPANOMC  
MIZE AND MICHAEL  
ROBERT MIZE A/K/A  
MICHAEL R. MIZE  
LOT 3  
DOC. NO. 2001057234  
O.P.R.W.C.

50' B.L. CAB. K.  
SLIDES 297-299 P.R.W.C.  
50' B.L. CAB. K.  
SLIDES 297-299 P.R.W.C.

JAY HARVEY AND WIFE,  
MICHELLE HARVEY  
LOT 4  
DOC. NO. 9503320  
O.P.R.W.C.

PROPOSED F.M.2243 BASELINE

200+00

DILAPIDATED-  
WOOD TRAILER

MODIFIED-  
TRAILER

DILAPIDATE

PRELIMINARY  
PENDING FINAL  
REVIEW

**BGE** Inc.  
 101 West Louis Hanna Blvd, Suite 400, Austin, TX 78728  
 Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
 TBPLS Licensed Surveying Firm No. 10106502  
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# LEGEND

|            |                                                 |
|------------|-------------------------------------------------|
| B.L.       | BUILDING LINE                                   |
| B.W.F.     | BARBED WIRE FENCE                               |
| CAB.       | CABINET                                         |
| DOC.       | DOCUMENT                                        |
| H.W.F.     | HOG WIRE FENCE                                  |
| NO.        | NUMBER                                          |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY    |
| O.R.W.C.   | OFFICIAL RECORDS OF WILLIAMSON COUNTY           |
| PG.        | PAGE                                            |
| P.O.B.     | POINT OF BEGINNING                              |
| P.O.R.     | POINT OF REFERENCE                              |
| P.R.W.C.   | PLAT RECORDS OF WILLIAMSON COUNTY               |
| R.O.W.     | RIGHT-OF-WAY                                    |
| VOL.       | VOLUME                                          |
| ( )        | RECORD INFO FOR CAB. K, SLIDES 297-299 P.R.W.C. |
| ●          | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)    |
| ○          | SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"        |
| △          | CALCULATED POINT                                |
| — x —      | WIRE FENCE                                      |

| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L1         | S 43°06'36" W | 27.39'   |
| L2         | N 46°48'12" W | 26.48'   |
| L3         | S 43°06'36" W | 29.68'   |
| L4         | N 46°48'12" W | 108.29'  |

| CURVE TABLE |            |           |          |               |                |
|-------------|------------|-----------|----------|---------------|----------------|
| NUMBER      | ARC LENGTH | RADIUS    | DELTA    | CHORD BEARING | CHORD DISTANCE |
| C1          | 38.07'     | 8,158.00' | 0°16'02" | N 87°11'22" E | 38.06'         |

## GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.

PRELIMINARY  
PENDING FINAL  
REVIEW

|                                                                                                                                                                                                                                                      |                     |                     |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|-----------------|
|  <b>BGE, Inc.</b><br>101 West Louis Henna Blvd, Suite 400, Austin, TX 78728<br>Tel: 512-879-0400 • www.bgeinc.com<br>TBPLS Licensed Surveying Firm No. 10106502 |                     |                     |                 |
| <b>PARCEL PLAT</b><br>SHOWING PARCEL 219 PART 2<br>0.008 ACRE<br>FM 2243<br>WILLIAMSON COUNTY, TEXAS                                                                                                                                                 |                     |                     |                 |
| Scale:<br>1"=100'                                                                                                                                                                                                                                    | Job No.:<br>7473-00 | Date:<br>02/18/2022 | Page:<br>4 of 4 |