

**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 0.958 acres (Parcel 204) described by metes and bounds in Exhibit "A" owned by **SAIRAM VENTURES LLC** 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 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 _____.

Bill Gravel, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 204
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 204

METES & BOUNDS DESCRIPTION FOR A 0.958 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 4.007 ACRE TRACT OF LAND AS CONVEYED TO SAIRAM VENTURES LLC BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019092211 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.958 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 with an illegible cap found on the east right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by Document Numbers 2004022522, 2004069273 and 2019092213, all of the Official Public Records of Williamson County, Texas, at the northwest corner of the above described Sairam Ventures Tract, at the southwest corner of a called 4.10 acre tract of land as conveyed to William S. Albrecht and wife, Paradee Albrecht by Warranty Deed with Vendor's Lien recorded in Document Number 9708055 of the Official Records of Williamson County, Texas, and at the most easterly common corner of a called 0.105 acre tract of land described as Parcel 27 as dedicated in said Document Number 2019092213 of the Official Public Records of Williamson County, Texas, and a called 0.131 acre tract of land described as Parcel 29 as dedicated in said Document Number 2004022522 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north line of said Sairam Ventures Tract and the south line of said Albrecht Tract, N 67°00'26" E a distance of 84.04 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,511.70, E: 3,089,517.20) set at the beginning of a non-tangent curve to the left, for the northeast corner of the herein described tract, 532.57 feet left of FM 2243 baseline station 186+54.73, from which a 1/2-inch iron rod found at the northeast corner of said Sairam Ventures Tract and the southeast corner of said Albrecht Tract, bears N 67°00'26" E a distance of 597.41 feet;

THENCE, over and across said Sairam Ventures Tract, along said curve to the left, an arc distance of 312.01 feet, having a radius of 1,011.00 feet, a central angle of 17°40'56" and a chord which bears S 58°31'02" E a distance of 310.77 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the south line of said Sairam Ventures Tract and the north line of Lot 1 of HIGHMEADOW ESTATES, a subdivision as recorded in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas, for the southeast corner of the herein described tract, 320.52 feet left of FM 2243 baseline station 188+69.40, from which a 1-inch iron pipe found at the southeast corner of said Sairam Ventures Tract, bears N 69°07'40" E a distance of 407.56 feet;

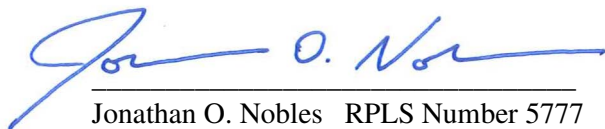
THENCE, with the south line of said Sairam Ventures Tract and the north line of said Lot 1, S 69°07'40" W a distance of 275.65 feet to a 1/2-inch iron rod found on the east right-of-way line of said Ronald W Reagan Boulevard, at the southwest corner of said Sairam Ventures Tract, and at the northwest corner of said Lot 1, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found at the southwest corner of said Lot 1, bears S 20°49'05" E a distance of 297.62 feet;

THENCE, with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of said Sairam Ventures Tract, N 22°54'43" W a distance of 23.51 feet to a 1/2-inch iron rod with cap stamped "Diamond Surveying" found at the most southerly corner of said Parcel 27, for an angle point;

THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of said Sairam Ventures Tract, N 20°10'07" W a distance of 219.48 feet to the **POINT OF BEGINNING** and containing 0.958 acres (41,746 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 May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.



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



08/05/2022

Date

Client: Williamson County
Date: August 5, 2022
Project Number: 7473-00

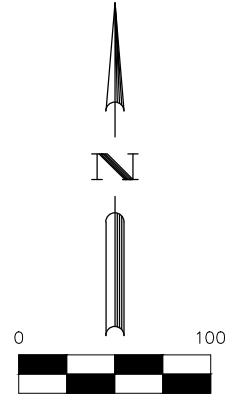
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WILLIAM S. ALBRECHT AND WIFE, PARADEE ALBRECHT
REMAINDER OF A CALLED 4.10 ACRES
DOC. NO. 9708055 O.R.W.C.

MILTON HICKS
SURVEY, A-287

SAIRAM VENTURES LLC
CALLED 4.007 ACRES
DOC. NO. 2019092211 O.P.R.W.C.

3F FORTUNE INVESTMENTS LLC
CALLED 15.4256 ACRES
DOC. NO. 20210612922 O.P.R.W.C.



[N 68°49'36" E 681.77']
[N 68°49'26" E 597.41']
N 67°00'26" E 597.41'

STA 186+54.73
532.57' LT
GRID COORDINATES
N: 10,189,511.70
E: 3,089,517.20

PARCEL 204 0.958 ACRE

41,746 SQUARE FEET

A PORTION OF A CALLED 4.007 ACRES
SAIRAM VENTURES LLC
DOC. NO. 2019092211 O.P.R.W.C.

STA 188+69.40
320.52' LT

N 69°07'40" E 407.56'

7' ESMT.
CAB. K, SLIDES 297-299
P.R.W.C.

50' BLDG. SETBACK LINE
CAB. K, SLIDES 297-299
P.R.W.C.

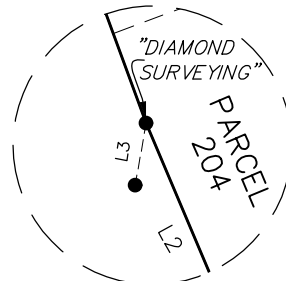
PROPOSED R.O.W.

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

JIMMY MOORE AND WIFE, ELSA MOORE
LOT 1
VOL. 2605, PG. 550 O.R.W.C.

15' ROADWAY WIDENING ESMT.
CAB. K, SLIDES 297-299
P.R.W.C.

DETAIL N.T.S.



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PARCEL PLAT
SHOWING PARCEL 204
0.958 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

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LEGEND

B.F.	BOARD FENCE
B.W.F.	BARBED WIRE FENCE
C.O.	CLEAN OUT
E.M.	ELECTRIC METER
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
F.O.M.	FIBER OPTIC MARKER
G.P.	GATE POST
G.V.	GAS VALVE
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
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.L.M.	PIPELINE MARKER
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
SAN.	SANITARY
S.N.S.	STREET NAME SIGN
S.R.W.	STONE RETAINING WALL
S.S.	STOP SIGN
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
W.F.	WATER FAUCET
W.M.	WATER METER
W.V.	WATER VALVE
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2019092211 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO 9708055 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NOS. 2004022522 & 2019092213 O.P.R.W.C.
< >	RECORD INFO FOR CAB. K, SLIDES 297-299 P.R.W.C.
⊙	FOUND 1" IRON PIPE
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
///	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 67°00'26" E	84.04'
L2	N 22°54'43" W	23.51'
L3	S 10°00'49" W	2.27'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
(L2)	(N 20°39'17" W)	(23.57')
{L2}	{N 22°29'41" W}	{23.57'}
(L3)	(S 09°16'31" W)	(2.21')

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	312.01'	1,011.00'	17°40'56"	S 58°31'02" E	310.77'



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SHOWING PARCEL 204
0.958 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

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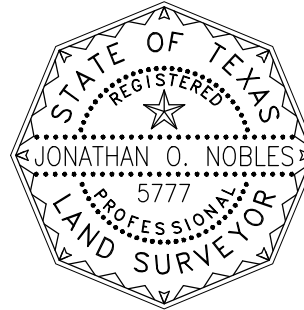
GENERAL NOTES:

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. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-164927, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 11, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10.2 AN UNDERGROUND TELECOMMUNICATION SYSTEMS AND LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 570, PAGE 702, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.3 A PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF LEANDER AS DESCRIBED IN VOLUME 1899, PAGE 619, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A PUBLIC UTILITY EASEMENT GRANTED TO WILLIAMSON COUNTY AS DESCRIBED IN DOCUMENT NO. 2019092213, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-042-00 OF RECORD IN DOCUMENT NO. 2017011287, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. The property has access to a public roadway and there are no visible encroachments, except as shown hereon.



08/05/2022

Jonathan O. Nobles

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