

**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 4.773 acres (Parcel 220) described by metes and bounds in Exhibit "A" owned by **JAY HARVEY a/k/a JAY CRAIG HARVEY** 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 \_\_\_\_\_.

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Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT A**

**County:** Williamson  
**Parcel:** 220  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 220**

METES & BOUNDS DESCRIPTION FOR A 4.773 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 4, HIGHMEADOW ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, 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; SAID 4.773 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 east right-of-way line of Creekview Circle (60 feet wide) as dedicated by said HIGHMEADOW ESTATES PHASE ONE, at the southwest corner of the above described Lot 4 and the northwest corner of Lot 5 of said HIGHMEADOW ESTATE PHASE ONE, as conveyed to Roy L. Kuchera and Alice F. Kuchera by General Warranty Deed recorded in Document Number 9731852 of the Official Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east right-of-way line of said Creekview Circle and the west line of said Lot 4, along a curve to the left, an arc distance of 49.34 feet, having a radius of 60.00 feet, a central angle of 47°06'58" and a chord which bears N 30°00'57" W a distance of 47.96 feet to a 1/2-inch iron rod found at the most westerly corner of said Lot 4 and the southeast corner of Lot 3 of said HIGHMEADOW ESTATES PHASE ONE, for the most westerly corner of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of said Creekview Circle, at the southwest corner of said Lot 3 and the southeast corner of Lot 2 of said HIGHMEADOW ESTATES PHASE ONE, bears along a curve to the left, an arc distance of 62.31 feet, having a radius of 60.00 feet, a central angle of 59°30'13" and a chord which bears N 83°19'32" W a distance of 59.55 feet;

THENCE, departing the east right-of-way line of said Creekview Circle, with the northwest line of said Lot 4 and the southeast line of said Lot 3, N 38°30'44" E a distance of 701.03 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,374.64, E: 3,090,721.85) set at the beginning of a non-tangent curve to the right, for the northwest 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 the most northerly corner of said Lot 4, and at an interior corner of said Lot 3, bears N 38°30'44" E a distance of 120.83 feet;

THENCE, departing the southeast line of said Lot 3, over and across said Lot 4, along said curve to the right, an arc distance of 37.92 feet, having a radius of 8,147.00 feet, a central angle of  $00^{\circ}16'00''$  and a chord which bears  $N 86^{\circ}05'56'' W$  a distance of 37.92 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 228.62 feet left of FM 2243 baseline station 198+08.44;

THENCE, continuing over and across said Lot 4,  $N 39^{\circ}58'40'' E$  a distance of 15.22 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, for an exterior corner of the herein described tract, 239.70 feet left of FM 2243 baseline station 198+18.55;

THENCE, continuing over and across said Lot 4, along said curve to the right, an arc distance of 106.75 feet, having a radius of 8,158.00 feet, a central angle of  $00^{\circ}44'59''$  and a chord which bears  $N 86^{\circ}40'51'' W$  a distance of 106.75 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the northeast line of said Lot 4 and the southwest line of said Lot 3, for an exterior corner of the herein described tract, 240.59 feet left of FM 2243 baseline station 199+21.89;

THENCE, with the northeast line of said Lot 4 and the southwest line of said Lot 3,  $S 46^{\circ}48'12'' E$  a distance of 26.48 feet to a calculated point 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, at the most easterly common corner of said Lot 4 and said Lot 3, for an exterior corner of the herein described tract;

THENCE, with the east line of said Lot 4 and the west line of said Kuchera 95.096 acre Tract, the following five (5) courses:

- 1)  $S 43^{\circ}06'36'' W$  a distance of 29.68 feet to a 1/2-inch iron rod found for an angle point;
- 2)  $S 03^{\circ}49'08'' W$  a distance of 120.28 feet to a 1/2-inch iron rod found for an angle point;
- 3)  $S 25^{\circ}01'14'' E$  a distance of 156.53 feet to a 1/2-inch iron rod found for an angle point;
- 4)  $S 08^{\circ}58'40'' W$  a distance of 126.85 feet to a 1/2-inch iron rod found for an angle point; and
- 5)  $S 11^{\circ}43'38'' E$  a distance of 73.82 feet to a calculated point at the southeast corner of said Lot 4, and at the northeast corner of said Lot 5, for the southeast corner of the herein described tract;

THENCE, with the south line of said Lot 4 and the north line of said Lot 5,  $S 79^{\circ}48'37'' W$  a distance of 80.56 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 left, 271.09 feet right of FM 2243 baseline station 198+71.36;

THENCE, departing the north line of said Lot 5, over and across said Lot 4, along said curve to the left, an arc distance of 286.65 feet, having a radius of 8,053.00 feet, a central angle of 02°02'22" and a chord which bears S 86°03'50" W a distance of 286.64 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 left, 270.78 feet right of FM 2243 baseline station 195+73.65;

THENCE, continuing over and across said Lot 4, along said curve to the left, an arc distance of 86.57 feet, having a radius of 1,011.00 feet, a central angle of 04°54'22" and a chord which bears S 58°39'42" W a distance of 86.54 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the south line of said Lot 4 and the north line of said Lot 5, for an angle point, 308.51 feet right of FM 2243 baseline station 194+92.55;

THENCE, with the south line of said Lot 4 and the north line of said Lot 5, S 79°48'37" W a distance of 182.85 feet to the **POINT OF BEGINNING** and containing 4.773 acres (207,912 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.

**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: July 22, 2022  
 Project Number: 7473-00

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LINE TABLE

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 38°30'44" E | 120.83'  |
| L2     | N 39°58'40" E | 15.22'   |
| L3     | S 46°48'12" E | 26.48'   |
| L4     | S 43°06'36" W | 29.68'   |
| L5     | S 03°49'08" W | 120.28'  |
| L6     | S 25°01'14" E | 156.53'  |
| L7     | S 08°58'40" W | 126.85'  |
| L8     | S 11°43'38" E | 73.82'   |
| L9     | S 79°48'37" W | 80.56'   |
| L10    | S 79°48'37" W | 182.85'  |

RECORD LINE TABLE

| NUMBER | BEARING         | DISTANCE  |
|--------|-----------------|-----------|
| (L3)   | (S 45°02'10" E) |           |
| (L4)   | (S 44°57'50" W) | (30.00')  |
| [L4]   | [S 44°57'50" W] |           |
| (L5)   | (S 05°33'44" W) | (120.18') |
| [L5]   | [S 05°33'44" W] | [120.18'] |
| (L6)   | (S 23°00'10" E) | (156.65') |
| [L6]   | [S 23°00'10" E] | [156.65'] |
| (L7)   | (S 10°35'27" W) | (126.48') |
| [L7]   | [S 10°35'27" W] | [126.48'] |
| (L8)   | (S 09°55'02" E) | (73.47')  |
| [L8]   | [S 09°55'02" E] |           |

CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS    | DELTA     | CHORD BEARING | CHORD DISTANCE |
|--------|------------|-----------|-----------|---------------|----------------|
| C1     | 49.34'     | 60.00'    | 47°06'58" | N 30°00'57" W | 47.96'         |
| C2     | 37.92'     | 8,147.00' | 0°16'00"  | N 86°05'56" E | 37.92'         |
| C3     | 106.75'    | 8,158.00' | 0°44'59"  | N 86°40'51" E | 106.75'        |
| C4     | 286.65'    | 8,053.00' | 2°02'22"  | S 86°03'50" W | 286.64'        |
| C5     | 86.57'     | 1,011.00' | 4°54'22"  | S 58°39'42" W | 86.54'         |
| C6     | 62.31'     | 60.00'    | 59°30'13" | N 83°19'32" W | 59.55'         |

RECORD CURVE TABLE

| NUMBER | ARC LENGTH | RADIUS   | DELTA       | CHORD BEARING     | CHORD DISTANCE |
|--------|------------|----------|-------------|-------------------|----------------|
| (C1)   | (49.34')   | (60.00') | (47°07'03") | (N 28°04'28.3" W) | (47.96')       |
| (C6)   | (62.41')   | (60.00') | (59°36'07") | (N 81°26'03.2" W) | (59.64')       |

LEGEND

|            |   |
|------------|---|
| B.F.       | BOARD FENCE                                     |
| B.W.F.     | BARBED WIRE FENCE                               |
| DOC.       | DOCUMENT  |
| D.R.W.C.   | DEED RECORDS OF WILLIAMSON COUNTY               |
| E.C.R.     | ELECTRIC CONDUIT RISER                          |
| ELEC.      | ELECTRIC  |
| ESMT.      | EASEMENT  |
| 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                              |
| R.O.W.     | RIGHT-OF-WAY                                    |
| 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. |
| [ ]        | RECORD INFO FOR VOL. 2640, PG. 64 O.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                                      |
| — // —     | BOARD FENCE                                     |
| — / / —    | EDGE OF ASPHALT                                 |

PRELIMINARY  
PENDING FINAL  
REVIEW



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PARCEL PLAT  
SHOWING PARCEL 220  
4.773 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Scale:<br>1"=100' | Job No.:<br>7473-00 | Date:<br>07/22/2022 | Page:<br>5 of 6 |
|-------------------|---------------------|---------------------|-----------------|

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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. 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



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PARCEL PLAT  
SHOWING PARCEL 220  
4.773 ACRES  
FM 2243  
WILLIAMSON COUNTY, TEXAS

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Scale:<br>1"=100' | Job No.:<br>7473-00 | Date:<br>07/22/2022 | Page:<br>6 of 6 |
|-------------------|---------------------|---------------------|-----------------|