

**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 those certain tracts of land being .5150 acres (Parcel 8) as described by metes and bounds in Exhibit "A" owned by **CENTEX MATERIALS, LLC**, for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan Extension 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 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 _____.

Steven Snell
Williamson County Judge

County: Williamson
Parcel: 8 – Centex Materials LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.5150 OF ONE ACRE (22,432 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.00 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO CENTEX MATERIALS, LLC, RECORDED IN DOCUMENT NO. 2018095623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.5150 OF ONE ACRE (22,432 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped “PFLUGEL 5096” found in the existing West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the Southeast corner of said 22.00 acre tract and the common Southwest corner of a called 10.9994 acre tract of land described in a Special Warranty Deed to Marcelo Vera, recorded in Document No. 2019098332 of said O.P.R.W.C.T., (Grid Coordinates: N=10,234,307.92, E=3,079,068.61), 155.49 feet Left of Ronald Reagan Baseline Station 728+23.84;

- 1) **THENCE** with the East line of said 22.00 acre tract and the existing common West ROW line of said Ronald Reagan Boulevard, along a curve to the **Left** having a radius of **8650.00** feet, an arc length of **990.64** feet, a delta angle of **06°33’43”**, and a chord which bears **South 43°40’46” West** a distance of **990.10** feet to a Calculated Point for the Southwest corner of said 22.00 acre tract and the common Southeast corner of a called 32.601 acre tract of land described in a Special Warranty Deed to Tex Mix Land, LLC, recorded in Document No. 2025002399 of said O.P.R.W.C.T., 137.50 feet Left of Ronald Reagan Baseline Station 718+51.82, from which a 1/2-inch rebar found bears South 25°22’41” East a distance of 0.20 feet;
- 2) **THENCE North 25°22’41” West** with the Southwest line of said 22.00 acre tract and the common Northeast line of said 32.601 acre tract, a distance of **32.49** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set in the proposed West ROW line of Ronald Reagan Boulevard, 167.30 feet Left of Ronald Reagan Baseline Station 718+64.52;

THENCE over and across said 22.00 acre tract and with the proposed West ROW LINE of said Ronald Reagan Boulevard, the following two (2) course and distances:

- 3) Along a curve to the **Right** having a radius of **8,140.00** feet, an arc length of **94.41** feet, a delta angle of **00°39’52”**, and a chord which bears **North 40°58’04” East** a distance of **94.41** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set, 168.21 feet Left of Ronald Reagan Baseline Station 719+56.91; and



County: Williamson
Parcel: 8 – Centex Materials LLC
Highway: Ronald Reagan Boulevard

- 4) Along a curve to the **Right** having a radius of **7,600.00** feet, an arc length of **890.47** feet, a delta angle of **06°42'47"**, and a chord which bears **North 45°08'50" East** a distance of **890.47** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the East line of said 22.00 acre tract and the common West line of said 10.9994 acre tract, 167.92 feet Left of Ronald Reagan Baseline Station 728+28.23, from which a 1/2-inch rebar with cap stamped "PFLUGEL 5096" found in the South line of Tract 18, BIG VALLEY SUBDIVISION a subdivision of record in Cabinet E, Slide 337-339, of the Plat Records of Williamson County, Texas for the common North corner of said 22.00 acre tract and said 10.9994 acre tract, bears North 21°48'08" West a distance of 795.89 feet;
- 5) **THENCE South 21°48'08" East** with the East line of said 22.00 acre tract and the common West line of said 10.9994 acre tract, a distance of **13.21** feet to the **POINT OF BEGINNING**, containing 0.5150 of one acre (22,432 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

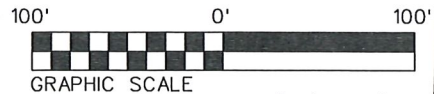


03/06/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



TRACT 18
BIG VALLEY SUBDIVISION
CABINET E, SLIDE 337-339
P.R.W.C.T.

THEOPHILUS W. MEDCALF SURVEY
ABSTRACT No. 412

MARCELO VERA
REMAINDER (10.9994 ACRES)
DOC. NO. 2019098332
O.P.R.W.C.T.

CENTEX MATERIALS LLC
(22.00 ACRES)
DOC. NO. 2018095623
O.P.R.W.C.T.

SEE
DETAIL
"A"
STA 728+28.23
OFF 167.92' LT

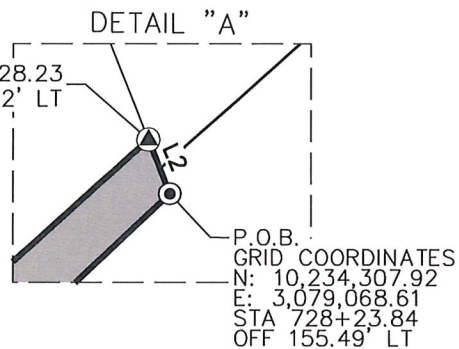
WILLIAMSON COUNTY TEXAS
(21.954 ACRES)
DOCUMENT NO. 2006062096
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(0.0153 ACRES)
DOCUMENT NO. 2024031495
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES
N: 10,234,307.92
E: 3,079,068.61
STA 728+23.84
OFF 155.49' LT

RONALD REAGAN BLVD
(R.O.W. VARIES)

SHEET 4
MATCHLINE SHEET 3



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

03/06/2025

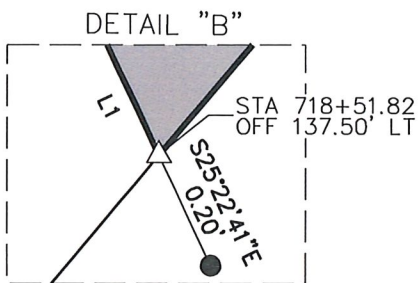
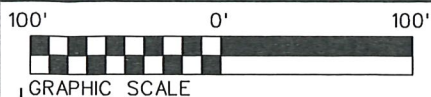
PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.
SHEET 3 OF 6

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION



THEOPHILUS W. MEDCALF SURVEY
ABSTRACT No. 412

CENTEX MATERIALS LLC
(22.00 ACRES)
DOC. NO. 2018095623
O.P.R.W.C.T.

TEX MIX LAND, LLC
(32.601 ACRES)
DOC. NO. 2025002399
O.P.R.W.C.T.

STA 718+64.52
OFF 167.30' LT

STA 719+56.91
OFF 168.21' LT

SEE
DETAIL "B"

STA 718+51.82
OFF 137.50' LT

GATE

RONALD REAGAN BLVD
(R.O.W. VARIES)

WILLIAMSON COUNTY, TEXAS
(21.954 ACRES)
DOCUMENT NO. 2008062096
O.P.R.W.C.T.

SHEET 4
MATCHLINE SHEET 3

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/06/2025

PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.
SHEET 4 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	06° 33'43"	8650.00'	990.64'	S43° 40'46"W 990.10'
C2	00° 39'52"	8140.00'	94.41'	N40° 58'04"E 94.41'
C3	06° 42'47"	7600.00'	890.47'	N45° 08'50"E 890.47'

LINE DATA		
LINE	BEARING	LENGTH
L1	N25° 22'41"W	32.49'
L2	S21° 48'08"E	13.21'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

\triangle	CALCULATED POINT
\triangle	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
⊙	1/2-INCH REBAR FOUND WITH CAP STAMPED "PFLUGEL 5096" (UNLESS OTHERWISE NOTED)
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
$\overline{\text{P}}$	PROPERTY LINE
-----	SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED
22.00 ACRES
958,320 Sq. Ft.

REMAINDER
21.49 ACRES
935,888 Sq. Ft.

LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPCLS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/06/2025

PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.

SHEET 5 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-179484

ISSUED: JUNE 04,2024

EFFECTIVE DATE: May 27, 2024

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.4 THROUGH 10.11 ARE NOT A SURVEY MATTER.

- 10:1. A WATER PIPELINES EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 954, PAGE 549 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
2. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2019007737 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
3. AN AERIAL UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2021009655 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.
(OWNER'S POLICY ONLY) (NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPES FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/06/2025

PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.
SHEET 6 OF 6