

**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 .03886 acres (Parcel 5) as described by metes and bounds in Exhibit "A" owned by **CHKR, 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 \_\_\_\_\_.

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Steven Snell  
Williamson County Judge

**County:** Williamson  
**Parcel:** 5 – CHKR LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.3886 OF ONE ACRE (16,927 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 11.01 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CHKR LLC, RECORDED IN DOCUMENT NO. 2019002710 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.3886 OF ONE ACRE (16,927 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Calculated Point in the existing West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), for the Southeast corner of said 11.01 acre tract and the common Northeast corner of a called 10.01 acre tract of land described in a Warranty Deed to Christopher M. Doleva and Savannah R. Doleva, recorded in Document No. 2020119878 of said O.P.R.W.C.T., (Grid Coordinates: N=10,231,807.93, E=3,077,212.11), 141.44 feet Left of Ronald Reagan Baseline Station 697+48.16, from which a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found, bears South 63°49'58" East a distance of 0.51 feet;

- 1) **THENCE North 63°49'58" West** with the South line of said 11.01 acre tract and the common North line of said 10.01 acre tract, a distance of **17.61** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed West ROW line of Ronald Reagan Boulevard, 159.05 feet Left of Ronald Reagan Baseline Station 697+48.41;

THENCE over and across said 11.01 acre tract with the proposed West ROW line of said Ronald Reagan Boulevard, the following two (2) course and distances:

- 2) Along a curve to the **Right** having a radius of **8,530.00** feet, an arc length of **580.73** feet, a delta angle of **03°54'05"**, and a chord which bears **North 27°31'47" East** a distance of **580.71** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 158.53 feet Left of Ronald Reagan Baseline Station 703+17.46; and
- 3) Along a curve to the **Right** having a radius of **8,140.00** feet, an arc length of **378.36** feet, a delta angle of **02°39'47"**, and a chord which bears **North 30°50'50" East** a distance of **378.33** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the North line of said 11.01 acre tract and the common South line of a called 11.69 acre tract described in a Special Warranty Deed to LAMCON 22, recorded in Document No. 2022123283 of said O.P.R.W.C.T., 159.49 feet Left of Ronald Reagan Baseline Station 706+88.12, from which a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found in the North line of said 11.01 acre tract and the common South line of said 11.69 acre tract, bears North 51°43'23" West a distance of 418.38 feet;



**County:** Williamson  
**Parcel:** 5 – CHKR LLC  
**Highway:** Ronald Reagan Boulevard

- 4) **THENCE South 51°43'23" East** with the North line of said 11.01 acre tract and the common South line of said 11.69 acre tract, a distance of **23.15** feet to a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found in the existing West ROW line of said Ronald Reagan Boulevard, for the Northeast corner of said 11.01 acre tract and the common Southeast corner of said 11.69 acre tract, 136.47 feet Left of Ronald Reagan Baseline Station 706+85.79, from which a 1/2-inch rebar with cap stamped "PBS&J" found in the East line of said 11.69 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, bears North 38°08'05" East a distance of 40.98 feet;

THENCE with the East line of said 11.01 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, the following four (4) courses and distances:

- 5) **South 38°08'05" West** a distance of **60.76** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 142.82 feet Left of Ronald Reagan Baseline Station 706+26.44;
- 6) Along a curve to the **Left** having a radius of **8,660.00** feet, an arc length of **430.09** feet, a delta angle of **02°50'44"**, and a chord which bears **South 30°42'58" West** a distance of **430.05** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 145.65 feet Left of Ronald Reagan Baseline Station 702+04.29;
- 7) **South 60°14'11" East** a distance of **9.93** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 135.72 feet Left of Ronald Reagan Baseline Station 702+04.12; and



**County:** Williamson  
**Parcel:** 5 – CHKR LLC  
**Highway:** Ronald Reagan Boulevard


- 8) Along a curve to the **Left** having a radius of **8,650.00** feet, an arc length of **464.24** feet, a delta angle of **03°04'30"**, and a chord which bears **South 27°45'36" West** a distance of **464.18** feet to the **POINT OF BEGINNING**, containing 0.3886 of one acre (16,927 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 §

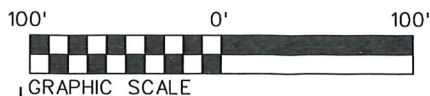
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 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



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THEOPHILUS W. MEDCALF SURVEY  
ABSTRACT No. 412

CHKR LLC  
(11.01 ACRES)  
DOC. NO. 2019002710  
O.P.R.W.C.T.

CHRISTOPHER M. DOLEVA &  
SAVANNAH R. DOLEVA  
(10.01 ACRES)  
DOC. NO. 2020119878  
O.P.R.W.C.T.

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

695+00

RONALD REAGAN  
BASELINE

PROPOSED R.O.W. LINE

5

C1

WILLIAMSON COUNTY, TEXAS  
DOCUMENT NO. 2006062096  
O.P.R.W.C.T.

EXISTING R.O.W. LINE

700+00

EXISTING R.O.W. LINE

PBS&J  
STA 702+04.29  
OFF 145.65' LT  
L6  
STA 702+04.12  
OFF 135.72' LT

STA 697+48.41  
OFF 159.05' LT

SEE  
DETAIL "A"  
P.O.B.  
GRID COORDINATES  
N: 10,231,807.93  
E: 3,077,212.11  
STA 697+48.16  
OFF 141.44' LT

DETAIL "A"

P.O.B.  
GRID COORDINATES  
N: 10,231,807.93  
E: 3,077,212.11  
STA 697+48.16  
OFF 141.44' LT

**LSI** LANDESIGN  
SERVICES, INC.

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

PARCEL PLAT SHOWING PROPERTY OF

CHKR LLC

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

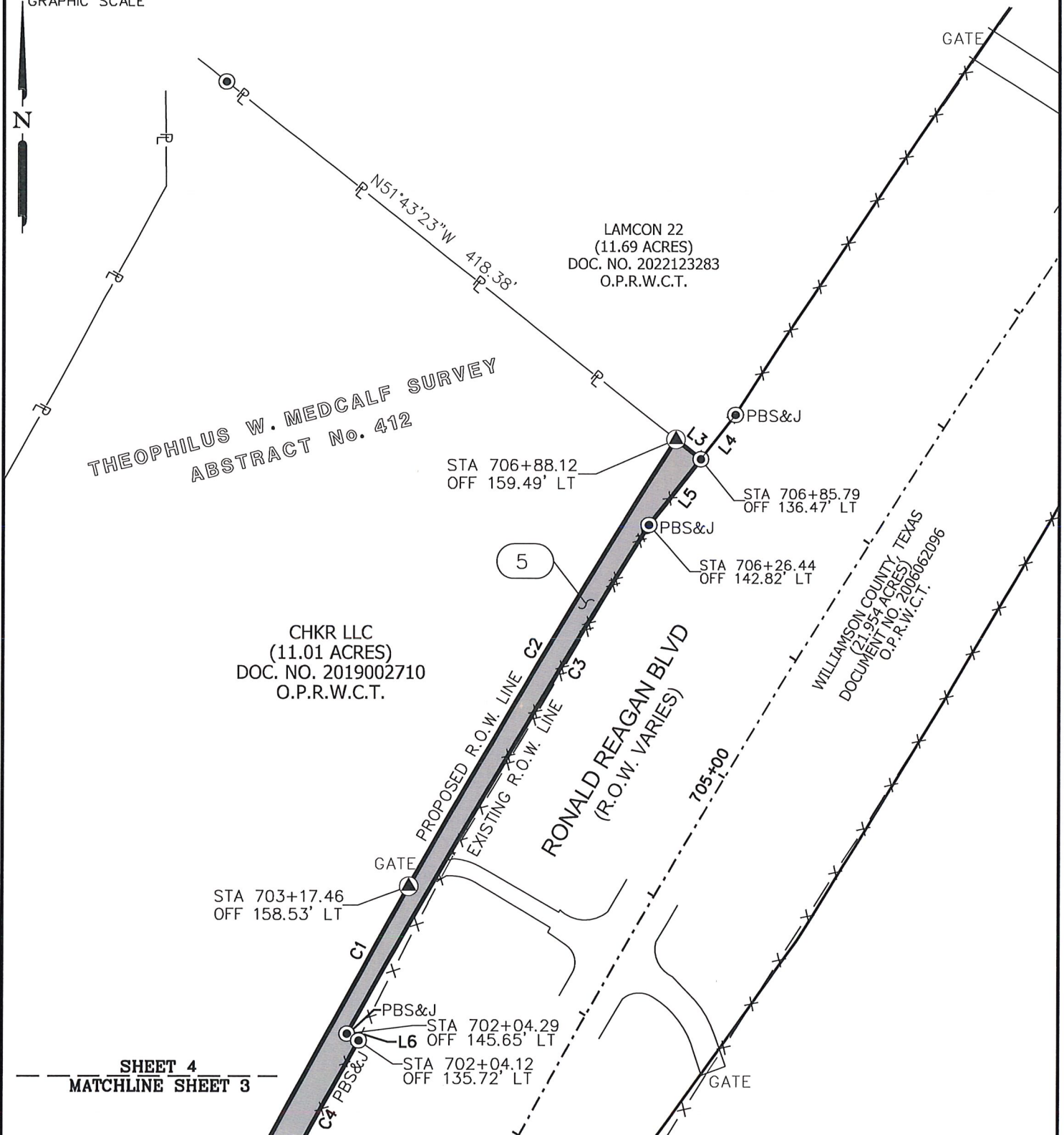
COUNTY  
WILLIAMSON

03/06/2025

PARCEL 05  
0.3886 ACRES  
16,927 Sq. Ft.  
SHEET 4 OF 7



## PLAT TO ACCOMPANY PARCEL DESCRIPTION



**LSI** LANDESIGN SERVICES, INC.

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

PARCEL PLAT SHOWING PROPERTY OF

CHKR LLC

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

03/06/2025

PARCEL 05  
0.3886 ACRES  
16,927 Sq. Ft.

SHEET 5 OF 7

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

| CURVE DATA |             |          |         |                       |
|------------|-------------|----------|---------|-----------------------|
| CURVE      | $\Delta$    | RADIUS   | LENGTH  | CHORD                 |
| C1         | 03° 54' 05" | 8530.00' | 580.73' | N27° 31' 47"E 580.71' |
| C2         | 02° 39' 47" | 8140.00' | 378.36' | N30° 50' 50"E 378.33' |
| C3         | 02° 50' 44" | 8660.00' | 430.09' | S30° 42' 58"W 430.05' |
| C4         | 03° 04' 30" | 8650.00' | 464.24' | S27° 45' 36"W 464.18' |

| LINE DATA |               |        |
|-----------|---------------|--------|
| LINE      | BEARING       | LENGTH |
| L1        | S63° 49' 58"E | 0.51'  |
| L2        | N63° 49' 58"W | 17.61' |
| L3        | S51° 43' 23"E | 23.15' |
| L4        | N38° 08' 05"E | 40.98' |
| L5        | S38° 08' 05"W | 60.76' |
| L6        | S60° 14' 11"E | 9.93'  |

## 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) |
| $\bullet$                    | 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)   |
| $\odot$                      | 1/2-INCH REBAR FOUND WITH CAP STAMPED FOREST RPLS 1847 (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  |
| $\text{—} \text{P} \text{—}$ | PROPERTY LINE   |
| $\text{-----}$               | 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  
11.01 ACRES  
479,596 Sq. Ft.

REMAINDER  
10.62 ACRES  
462,669 Sq. Ft.

**LSI LANDESIGN SERVICES, INC.**

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

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PROJECT  
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WILLIAMSON

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PARCEL 05  
0.3886 ACRES  
16,927 Sq. Ft.

SHEET 6 OF 7



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-179490

ISSUED: FEBRUARY 19, 2025

EFFECTIVE DATE: FEBRUARY 12, 2025

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 10.3 THROUGH 10.7 AND 10.10 THROUGH 10.12, 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, AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS ASSIGNED TO THE CITY OF GEORGETOWN, TEXAS IN DOCUMENT NO. 2014076202 OF THE OFFICIAL PUBLIC 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. 2016058776 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2019002768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
9. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN UTILITY EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2019002769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
(MAY AFFECT- BLANKET IN TYPE)
13. 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  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CHKR LLC

SCALE  
1" = 100'

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RONALD REAGAN

COUNTY  
WILLIAMSON

03/06/2025

PARCEL 05  
0.3886 ACRES  
16,927 Sq. Ft.  
SHEET 7 OF 7