

**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 1.359 acres (Parcel 24) as described by metes and bounds in Exhibit "A" owned by **MIGHTY SAI INVESTMENTS, LLC**, for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan roadway improvement ("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: Parcel 24 – Mighty Sai Investments, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.359 ACRE (59,197 SQUARE FEET) PARCEL OF LAND SITUATED IN THE BURLESON WARREN SURVEY, ABSTRACT NO. 667, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION CALLED 9.224 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO MIGHTY SAI INVESTMENTS, LLC, IN DOCUMENT NO. 2021052180 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), SAID 1.359 ACRE (59,197 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar found in the South line of said 9.224 acre tract for the common North corner of a called 10.125 acre tract of land described in a Warranty Deed to Mighty Sai Investments, LLC, recorded in Document No. 2021052187 of said O.P.R.W.C.T. and the remainder of a called 37.68 acre tract described in a Gift Deed to Donna Staton Hand & Robert W. Hand, recorded in Document No. 2000085561 of said O.P.R.W.C.T.;

THENCE South 68°46'06" West with the South line of said 9.224 acre tract and the common North line of the remainder of said 37.68 acre tract, a distance of 305.38 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,230,743.32, E=3,077,114.65), 158.70 feet Right of Ronald Reagan Baseline Station 687+20.24, for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 68°46'06" West with the South line of said 9.224 acre tract and the common North line of the remainder of said 37.68 acre tract, a distance of **102.06** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, in the existing East ROW line of Ronald Reagan Boulevard (Variable width R.O.W.), for the Southwest corner of said 9.224 acre tract and the common Northwest corner of the remainder of said 37.68 acre tract, 78.99 feet Right of Ronald Reagan Baseline Station 686+55.50;

THENCE with said existing East ROW line of said Ronald Reagan Boulevard and common West line of said 9.224 acre tract, the following three (3) courses and distances:

- 1) Along a curve to the **Right** having a radius of **8,405.00** feet, an arc length of **175.28** feet, a delta angle of **01°11'41"**, and a chord which bears **North 19°29'14" East** a distance of **175.27** feet to a Calculated Point 84.03 feet Right of Ronald Reagan Baseline Station 688+32.59, from which a 1/2-inch rebar found bears South 82°07'00" West a distance of 0.53 feet;
- 2) **North 69°55'16" West** a distance of **35.02** feet to a Calculated Point 49.03 feet Right of Ronald Reagan Baseline Station 688+33.56, from which a 1/2-inch rebar found bears North 79°07'47" West a distance of 0.50 feet; and



County: Williamson
Parcel: Parcel 24 – Mighty Sai Investments, LLC
Highway: Ronald Reagan Boulevard

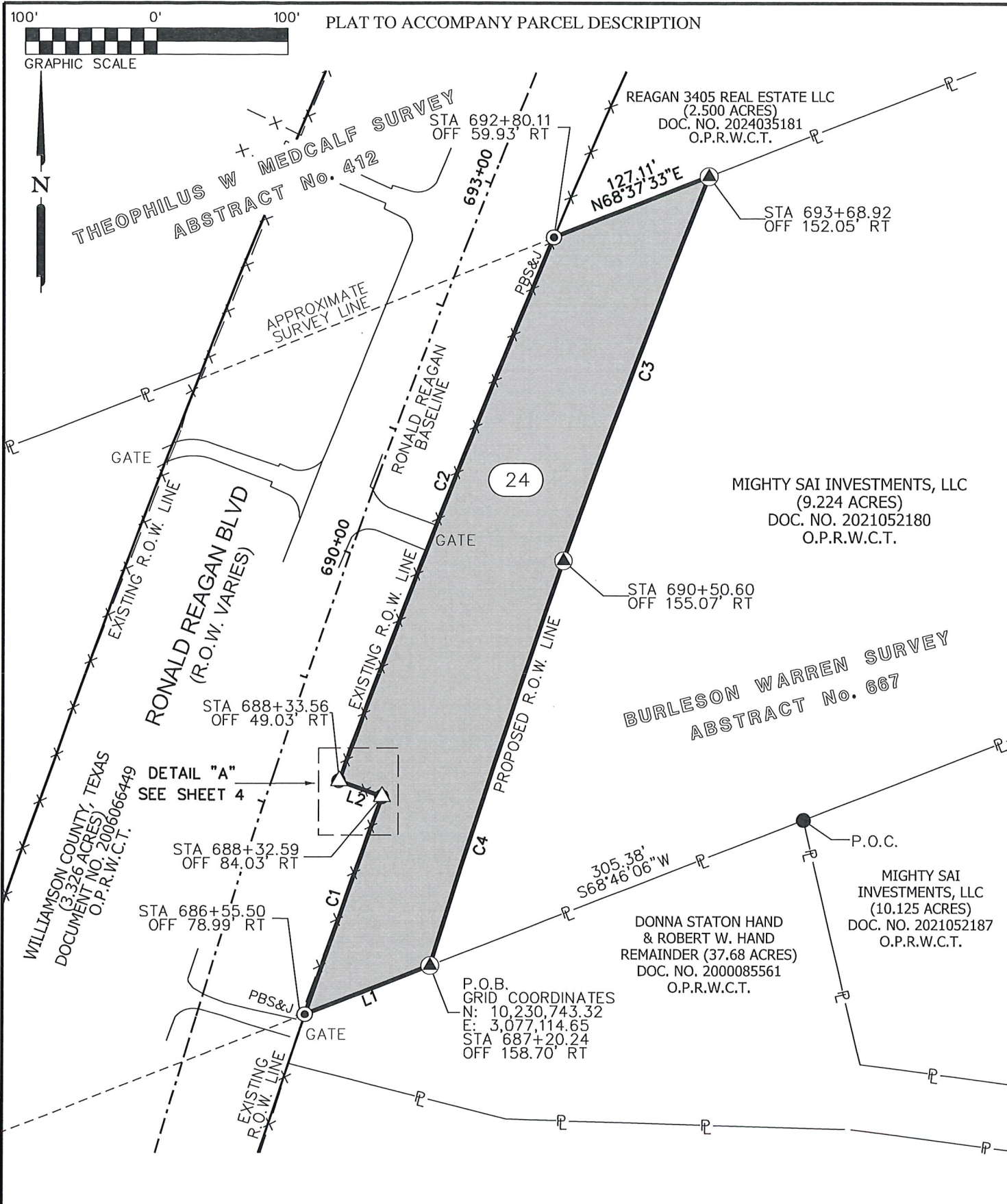
- 3) Along a curve to the **Right** having a radius of **8,440.00** feet, an arc length of **443.50** feet, a delta angle of **03°00'39"**, and a chord which bears **North 21°35'06" East** a distance of **443.45** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 59.93 feet Right of Ronald Reagan Baseline Station 692+80.11, for the Northwest corner of said 9.224 acre tract and the common Southwest corner of a called 2.500 acre tract of land described in a Warranty Deed to Reagan 3405 Real Estate, LLC., recorded in Document No. 2024035181 of said O.P.R.W.C.T.;
- 4) **THENCE North 68°37'33" East** with the North line of said 9.224 acre tract and the common South line of said 2.500 acre tract, a distance of **127.11** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW line of said Ronald Reagan Boulevard, 152.05 feet Right of Ronald Reagan Baseline Station 693+68.92;

THENCE over and across said 9.224 acre tract and with the proposed East ROW line of said Ronald Reagan Boulevard, the following two (2) courses and distance:

- 5) Along a curve to the **Left** having a radius of **7,373.50** feet, an arc length of **311.95** feet, a delta angle of **02°25'26"**, and a chord which bears **South 20°45'58" West** a distance of **311.93** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 155.07 feet Right of Ronald Reagan Baseline Station 690+50.60; and



PLAT TO ACCOMPANY PARCEL DESCRIPTION



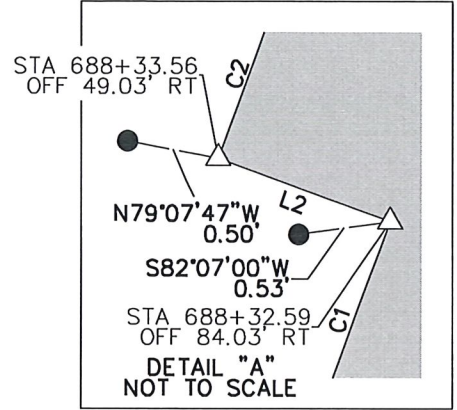
LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF		
MIGHTY SAI INVESTMENTS, LLC		
SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

03/06/2025
PARCEL 24 1,359 ACRES 59,197 Sq. Ft.
SHEET 4 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S68° 46'06"W	102.06'
L2	N69° 55'16"W	35.02'



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 11'41"	8405.00'	175.28'	N19° 29'14"E 175.27'
C2	03° 00'39"	8440.00'	443.50'	N21° 35'06"E 443.45'
C3	02° 25'26"	7373.50'	311.95'	S20° 45'58"W 311.93'
C4	02° 28'56"	7469.43'	323.61'	S18° 15'14"W 323.59'

NOTES:

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

LEGEND

- 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND WITH CAP STAMPED "PBS&J" (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- PROPERTY 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 9.224 ACRES 401,797 Sq. Ft.
REMAINDER 7.865 ACRES 342,600 Sq. Ft.

PARCEL PLAT SHOWING PROPERTY OF

MIGHTY SAI INVESTMENTS, LLC

03/06/2025

PARCEL 24
1.359 ACRES
59,197 Sq. Ft.

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

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

SHEET 5 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-179480
 ISSUED: APRIL 15, 2025
 EFFECTIVE DATE: APRIL 09, 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 10.2, 10.3, 10.5 THROUGH 10.7 ARE NOT A SURVEY MATTER.

- 10:1. ROADWAY EASEMENTS AS REFERENCED IN THAT WARRANTY DEED RECORDED IN VOLUME 718, PAGE 114, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED IN VOLUME 1497, PAGE 318, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 4. INTENTIONALLY DELETED
- 8. 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)

 <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF MIGHTY SAI INVESTMENTS, LLC		03/06/2025 PARCEL 24 1.359 ACRES 59,197 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON