

**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 1.787 acres (Parcel 29) as described by metes and bounds in Exhibit "A" owned by **KR2VS, 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 29 – KR2VS, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.787 ACRE (77,852 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 47.80 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO KR2VS, LLC, RECORDED IN DOCUMENT NO. 2019003602 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), SAID 1.787 ACRE (77,852 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 “AMERICA” found in the existing South Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), for the Northwest corner of the remainder of said 47.80 acre tract and the common Northeast corner of a called 15.01 acre tract described in a Warranty Deed with Vendor’s Lien to Lone Star Concrete, LLC., recorded in Document No. 2021002212 of said O.P.R.W.C.T., (Grid Coordinates: N= 10,234,050.43, E= 3,079,109.62), 62.89 feet Right of Ronald Reagan Baseline Station 726+82.18;

THENCE with said existing South ROW line of said Ronald Reagan Boulevard and the common West line of said 47.80 acre tract, the following three (3) courses and distances:

- 1) Along a curve to the **Right** having a radius of **8,435.00** feet, an arc length of **447.54** feet, a delta angle of **03°02’24”**, and a chord which bears **North 47°29’55” East** a distance of **447.49** feet to a Calculated Point, 51.32 feet Right of Ronald Reagan Baseline Station 731+32.94;
- 2) **South 40°58’53” East** a distance of **5.00** feet to a Calculated Point, 56.31 feet Right of Ronald Reagan Baseline Station 731+33.09; and
- 3) Along a curve to the **Right** having a radius of **8,430.00** feet, an arc length of **358.26** feet, a delta angle of **02°26’06”**, and a chord which bears **North 50°14’10” East** a distance of **358.23** feet to a 1/2-inch rebar with cap stamped “PBS&J” found for the Northeast corner of the remainder of said 47.80 acre tract and the common Northwest corner of the remainder of a called 39.81 acre tract of land described in a Special Warranty Partition Deed to Judy Beth Ragsdale Cooksey, recorded in Document No. 2020008514 of said O.P.R.W.C.T., 45.19 feet Right of Ronald Reagan Baseline Station 734+93.57;
- 4) **THENCE South 21°18’52” East** with the East line of the remainder of said 47.80 acre tract and the common West line of the remainder of said 39.81 acre tract a distance of **276.75** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set in the proposed South ROW line of Ronald Reagan Boulevard, 311.74 feet Right of Ronald Reagan Baseline Station 734+17.33;



County: Williamson
Parcel: Parcel 29 – KR2VS, LLC
Highway: Ronald Reagan Boulevard

THENCE over and across the remainder of said 47.80 acre tract with the proposed South ROW line of said Ronald Reagan Boulevard, the following five (5) courses and distances:

- 5) **South 61°22'48" West** a distance of **32.23** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 306.86 feet Right of Ronald Reagan Baseline Station 733+84.13;
- 6) **North 21°24'23" West**, a distance of **105.75** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 205.18 feet Right of Ronald Reagan Baseline Station 734+14.17;
- 7) **North 84°30'53" West**, a distance of **67.30** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 159.36 feet Right of Ronald Reagan Baseline Station 733+63.67;
- 8) **South 57°52'45" West**, a distance of **196.57** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 138.02 feet Right of Ronald Reagan Baseline Station 731+64.39;
and
- 9) Along a curve to the **Left** having a radius of **7,510.00** feet, an arc length of **502.39** feet, a delta angle of **03°49'58"**, and a chord which bears **South 48°51'00" West** a distance of **502.29** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the Southwest line of the remainder of said 47.80 acre tract and the common Northeast line of said 15.01 acre tract, 139.23 feet Right of Ronald Reagan Baseline Station 726+52.75;



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10) **THENCE North 21°59'06" West** with the Southwest line of the remainder of said 47.80 acre tract and the common Northeast line of said 15.01 acre tract, a distance of **81.68** feet to the **POINT OF BEGINNING**, containing 1.787 acres (77,852 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.

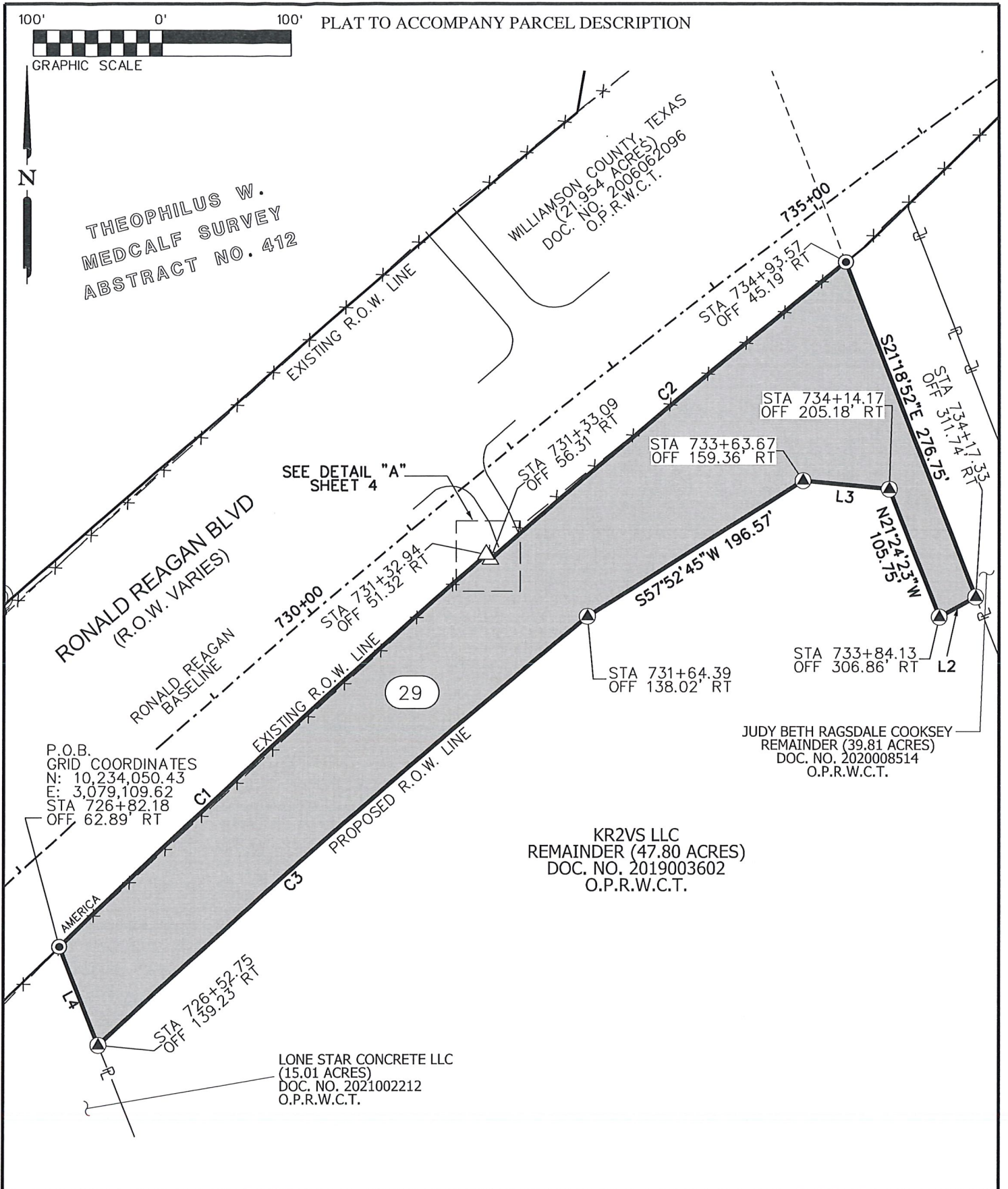
Frank W. Funk 03/06/2025

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



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

PARCEL PLAT SHOWING PROPERTY OF

KR2VS, LLC

03/06/2025

PARCEL 29
1.787 ACRES
77,852 Sq. Ft.

SCALE
1" = 100'

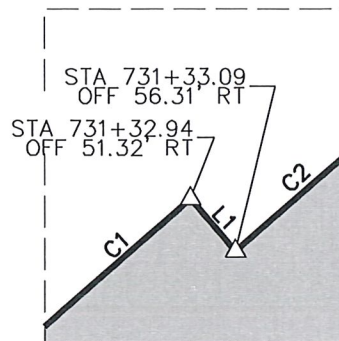
PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

SHEET 4 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S40° 58'53"E	5.00'
L2	S61° 22'48"W	32.23'
L3	N84° 30'53"W	67.30'
L4	N21° 59'06"W	81.68'



DETAIL "A"
NOT TO SCALE

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	03° 02'24"	8435.00'	447.54'	N47° 29'55"E 447.49'
C2	02° 26'06"	8430.00'	358.26'	N50° 14'10"E 358.23'
C3	03° 49'58"	7510.00'	502.39'	S48° 51'00"W 502.29'

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

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊙ 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 PBS&J (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
- 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



CALCULATED
32.83 ACRES
1,430,075 Sq. Ft.

REMAINDER
31.04 ACRES
1,352,223 Sq. Ft.



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

PARCEL PLAT SHOWING PROPERTY OF

KR2VS, LLC

03/06/2025

PARCEL 29
1.787 ACRES
77,852 Sq. Ft.

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-179477
 ISSUED: MARCH 24, 2025
 EFFECTIVE DATE: MARCH 17, 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 THROUGH 10.9 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 RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS ASSIGNED TO THE CITY OF GEORGETOWN, TEXAS IS DOCUMENT NO. 2014076202, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)

10. 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)

PARCEL PLAT SHOWING PROPERTY OF

KR2VS, LLC

03/06/2025

PARCEL 29
 1.787 ACRES
 77,852 Sq. Ft.



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PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

SHEET 6 OF 6