

**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 0.392 acres (Parcel 11) described by metes and bounds in Exhibit "A" owned by **SYLVIA RIVERA** for the purpose of constructing, reconstructing, maintaining, and operating Corridor A-1 (Southeast Loop) 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 15<sup>th</sup> day of September, 2020.

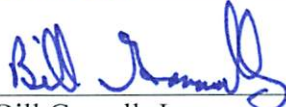
  
\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Parcel No.: 11  
Tax ID: R401453  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

Page 1 of 4  
March 24, 2020

**PROPERTY DESCRIPTION FOR PARCEL 11**

DESCRIPTION OF A 0.392 ACRE (17,066 SQ. FT.) PARCEL OF LAND LOCATED IN THE N.D. WALLING SURVEY, ABSTRACT 675, WILLIAMSON COUNTY, BEING A PORTION OF LOT 31, BLOCK B, LAKESIDE ESTATES SUBDIVISION, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 19, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO SYLVIA RIVERA, A SINGLE WOMAN, RECORDED NOVEMBER 29, 2001 IN DOCUMENT NO. 2001087951, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.392 ACRE (17,066 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "LANDMARK SURVEYING" found 156.33 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 120+32.36 on the existing south right-of-way line of Estate Cove, a 60 foot wide right-of-way, recorded in Cabinet T, Slide 19, P.R.W.C.TX., for the most westerly northwest corner of Lot 32, of said Lakeside Estates Subdivision, described in a deed to Tina Regaldo Miller and husband, Brian Miller, recorded in Document No. 2001081115, O.P.R.W.C.TX., same being the northeast corner of said Lot 31;

**THENCE** S 24°55'19" E, with the common line of said Lot 32 and said Lot 31, a distance of 39.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,157,938.14, E=3,166,197.71) set 120.00 feet left of Corridor A1 E.C.S 120+47.89 on the proposed north right-of-way line of Corridor A1, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 24°55'19" E, departing the proposed north right-of-way line of said Corridor A1, continuing with the common line of said Lot 32 and said Lot 31, a distance of 170.39 feet to a calculated point on the existing north right-of-way line of C.R. 138, a variable width right-of-way, recorded in Cabinet T, Slide 19, P.R.W.C.TX, for the southwest corner of said Lot 32, same being the southeast corner of said Lot 31 and the parcel described herein;

2) **THENCE** N 89°51'37" W, departing common line of said Lot 31 and said Lot 32, with the existing north right-of-way line of said C.R. 138, a distance of 165.21 feet to a 1/2-inch iron rod found, for the southeast corner of Lot 30, of said Lakeside Estates Subdivision, described in a deed to Henry Tso and Jessica Tso, husband and wife, recorded in Document No. 2001079191, O.P.R.W.C.TX, same being the southwest corner of said Lot 31 and of the parcel described herein;

3) **THENCE** N 13°19'28" E, departing existing north right-of-way line of said C.R. 138, with the common line of said Lot 31 and said Lot 30, a distance of 156.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet left of Corridor A1 E.C.S 119+88.38 on the proposed north right-of-way line of said Corridor A1, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the left;

EXHIBIT "A"

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March 24, 2020

County: Williamson  
Parcel No.: 11  
Tax ID: R401453  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

4) **THENCE** departing the common line of said Lot 31 and said Lot 30, with proposed north right-of-way line of said Corridor A1 and said curve to the left, over and across said Lot 31, an arc distance of 57.48 feet, through a central angle 00°58'07", having a radius of 3,400.00 feet, and a chord that bears N 87°46'11" E, a distance of 57.48 feet to the **POINT OF BEGINNING**, and containing 0.392 acres (17,066 sq. ft.) of land, more or less.

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

**Bearing Basis:**


All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.

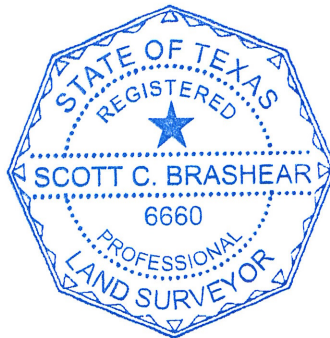
THE STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS   §                   KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, 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 herein was determined by a survey made on the ground under my direction and supervision.

**WITNESS MY HAND AND SEAL** at Austin, Travis County, Texas, on the date shown below.

**SURVEYING AND MAPPING, LLC**  
**4801 Southwest Pkwy**  
**Building Two, Suite 100**  
**Austin, Texas 78735**  
**TX. Firm No. 10064300**

 3/24/20  
\_\_\_\_\_  
Scott C. Brashear Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas





LINE NO.	BEARING	DISTANCE
L1	S24°55'19"E	39.27'

# LINE TABLE

## EXHIBIT "A"

ESTATE COVE  
(60' R.O.W.  
CABINET T, SLIDE 19  
P.R.W.C. TX.)

EUGENE MCGLONE, AN UNMARRIED MAN  
DOC. NO. 2016004766  
O.P.R.W.C. TX.

LOT 29, BLOCK B  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C. TX.

P.O.C.  
W/PCAP "LANDMARK  
SURVEYING"  
120+32.36  
156.33' LT

P.O.B.  
N=10,157,938.14  
E=3,166,197.71  
120+47.89  
120.00' LT

TINA REGALDO MILLER  
AND HUSBAND, BRIAN MILLER  
SLAB DOC. NO. 2001081115  
O.P.R.W.C. TX.

LOT 32, BLOCK B  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C. TX.

RHINA E. PALAZUELOS  
DOC. NO. 2016062164  
O.P.R.W.C. TX.

LOT 61, BLOCK B  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C. TX.

JOSPHEN T. ALCORN,  
AN UNMARRIED MAN  
DOC. NO. 2018030081  
O.P.R.W.C. TX.

LOT 62, BLOCK B  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C. TX.

J. KELSEY  
ABSTRACT 377

CORRIDOR A1  
ENGINEER'S CENTERLINE

EXISTING ROW

C.R. 138  
(VARIABLE WIDTH R.O.W.)

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°58'07"LT	3,400.00'	57.48'	57.48'	N87°46'11"E

WILLIAMSON COUNTY  
CABINET T, SLIDE 19  
P.R.W.C. TX.

5' LANDSCAPE &  
FENCE EASEMENT  
DOC. NO. 2001063386  
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 124+58.76  
N = 10,157,790.10  
E = 3,166,613.85  
Δ = 22°48'35" (LT)  
D = 01°37'40"  
L = 1,401.33'  
T = 710.07'  
R = 3,520.00'  
PC Sta 117+48.69  
PT Sta 131+50.02

WILLIAMSON COUNTY  
CABINET T, SLIDE 19  
P.R.W.C. TX.

PAGE 3 OF 4

REF. FIELD NOTE NO. 46520

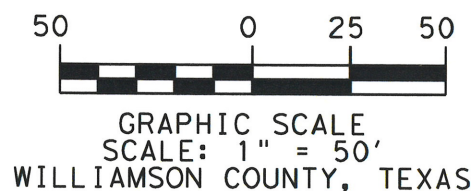
FILE:\\saminc\\AUS\\PROJECTS\\1017038140A\\100\\Survey\\03Exhibits\\11\\PLAT\\00P-11.dgn

EXISTING	*0.427 AC.	ACQUIRE	0.392 AC.	REMAINING	0.035 AC. LEFT
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4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SYLVIA RIVERA,  
A SINGLE WOMAN  
PARCEL 11  
TAX ID R401453  
0.392 AC. (17,066 SQ. FT.)



# EXHIBIT "A"

## LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⬡ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)

### NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2001634, EFFECTIVE DATE JANUARY 7, 2020, AND ISSUED DATE JANUARY 17, 2020, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  - CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
  - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

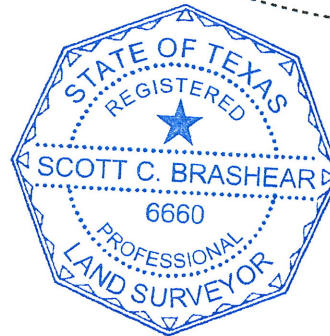
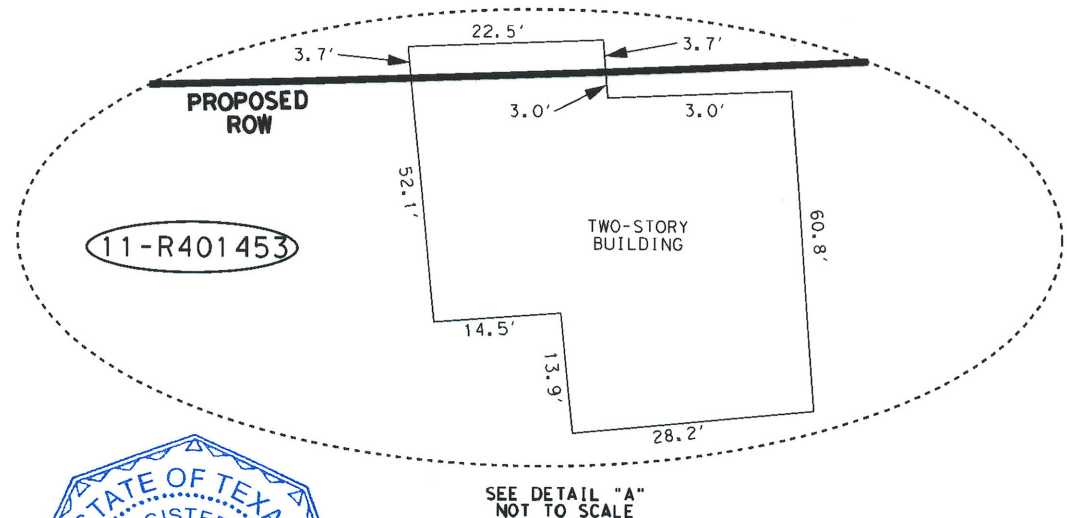
SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

3/24/20  
DATE

**A**  
MARIA A. LOZORIA  
DOC. NO. 2012038984  
O.P.R.W.C.TX.  
LOT 2, BLOCK B  
LAKESIDE ESTATES PHASE 1-A  
CABINET R, SLIDE 394  
P.R.W.C.TX.  
CORRECTED BY DOC. NO. 2000022891  
P.R.W.C.TX.

**B**  
BILL CLAY BOYD  
DOC. NO. 2019067272  
O.P.R.W.C.TX.  
LOT 1, BLOCK B  
LAKESIDE ESTATES, PHASE 1-A  
CABINET R, SLIDE 394  
P.R.W.C.TX.  
CORRECTED BY DOC. NO. 2000022891  
O.R.W.C.TX.

**C**  
SYLVIA RIVERA,  
A SINGLE WOMAN  
RECORDED NOVEMBER 29, 2001  
DOC. NO. 2001087951  
O.P.R.W.C.TX.  
LOT 31, BLOCK B  
LAKESIDE ESTATES  
SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.



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