

**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 0.296 acres (Parcel 6) described by metes and bounds in Exhibit "A" owned by **JENNIE ELIZABETH DILWORTH and EDWARD OWEN DILWORTH** 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 29<sup>th</sup> day of September, 2020.

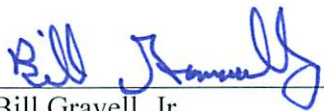
  
\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

Page 1 of 5  
March 20, 2020

County: Williamson  
Parcel No.: 6  
Tax ID: R393537  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

PROPERTY DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 0.296 ACRE (12,880 SQ. FT.) PARCEL OF LAND LOCATED IN THE N.D. WALLING SURVEY, ABSTRACT 675, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, LAKESIDE ESTATES, PHASE 1-A, A SUBDIVISION OF RECORD IN CABINET R, SLIDE 394, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), CORRECTED BY DOCUMENT NO. 2000022891, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), DESCRIBED IN A DEED TO JENNIE ELIZABETH DILWORTH AND EDWARD OWEN DILWORTH, RECORDED AUGUST 16 2012 IN DOCUMENT NO. 2012067498, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.296 ACRE (12,880 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 found 302.48 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 115+93.09 on the existing west right-of-way line of Little Lake Road, a 70-foot wide right-of-way, per plat recorded in Cabinet R, Slide 394, P.R.W.C.TX., for the southeast corner of Lot 2, of said Lakeside Estates Subdivision, described in a deed to Bobby Wolf, recorded in Document No. 2001003332, O.P.R.W.C.TX., same being the northeast corner of said Lot 1;

**THENCE** with the existing west right-of-way line of said Little Lake Road the following two (2) courses and distances:

S 19°06'25" W, a distance of 143.07 feet to calculated point, said point being the beginning of a curve to the left, and

With said curve to the left, an arc distance of 40.58 feet, through a central angle of 05°06'36", having a radius of 455.00 feet, and a chord that bears S 16° 33'00" W, a distance of 40.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,157,950.85, E=3,165,701.79) set 126.33 feet left of Corridor A1 E.C.S. 115+41.29 on the proposed north right-of-way line of Corridor A1, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the left;

**THENCE** departing the proposed north right-of-way line of said Corridor A1, continuing with the existing west right-of-way line of said Little Lake Road, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the left, an arc distance of 96.44 feet, through a central angle of 12°08'38", having a radius of 455.00 feet, and a chord that bears S 07°55'23" W, a distance of 96.26 feet a 5/8-inch iron rod with a plastic cap found;
- 2) S 01°49'40" W, a distance of 29.89 feet to a 1/2-inch iron rod with a plastic cap found, for the most easterly southeast corner of said Lot 1 and the parcel described herein, said point being the beginning of a curve to the right, and

EXHIBIT "A"

Page 2 of 5  
March 20, 2020

County: Williamson  
Parcel No.: 6  
Tax ID: R393537  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

- 3) With said curve to the right, an arc distance of 39.56 feet, through a central angle of 90° 39' 22", having a radius of 25.00 feet, and a chord that bears S 46°36'09" W, a distance of 35.56 feet to a 1/2-inch iron rod found on the existing north right-of way line of County Road 138 (C.R. 138), a variable width right-of-way, per plat recorded in Cabinet R, Slide 394, P.R.W.C.TX., for the most southerly southeast corner of said Lot 1, and the parcel described herein;

4) **THENCE** N 88°14'34" W, departing the existing west right-of-way line of said Little Lake Road, with the existing north right-of-way line of said C.R. 138, a distance of 64.80 feet to a 1/2-inch iron rod found, for the southeast corner of the remainder of a called 3.60 acre tract described in a deed to Robert Bridges and wife, Sharon F. Bridges, recorded in Volume 1747, Page 471, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the southwest corner of said Lot 1, and the parcel described herein, from which a 1/2-inch iron rod with a plastic cap found, for the southwest corner of said remainder 3.60 acre tract, bears N 87°00'20" W, a distance 244.79 feet;

5) **THENCE** N 07°31'22" E, departing the existing north right-of-way of said C.R. 138, with the common line of said Lot 1 and said remainder 3.60 acre tract, a distance of 158.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 132.54 feet left of Corridor A1 E.C.S. 114+56.91 on the proposed north right-of-way line of said Corridor A1, for the northwest corner for the parcel described herein, said point being the beginning of a curve to the left;

**THIS SPACE IS INTENTIONALLY LEFT BLANK**

## EXHIBIT "A"

Page 3 of 5  
March 20, 2020

County: Williamson  
Parcel No.: 6  
Tax ID: R393537  
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To: C.R. 404

6) **THENCE** departing the east line of said remainder 3.60 acre tract with the proposed north right-of-way line of said Corridor A1 and said curve to the left, over and across said Lot 1, an arc distance of 84.61 feet, through a central angle 01°25'33", having a radius of 3,400.00 feet, and a chord that bears S 83°38'04" E, a distance of 84.61 feet to the **POINT OF BEGINNING**, and containing 0.296 acres (12,880 sq. ft.) of land more or less.

**Bearing Basis:**

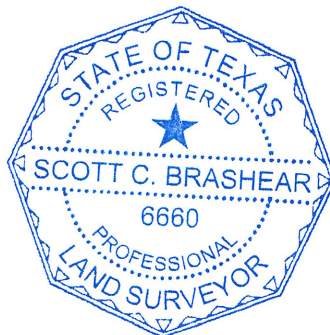
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.


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**



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

CURVE TABLE

EXHIBIT "A"

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05°06'36"LT	455.00'	40.58'	40.57'	S16°33'00"W
(C1)		(455.00')	(137.68')	(137.16')	(N12°46'15"E)
C2	12°08'38"LT	455.00'	96.44'	96.26'	S07°55'23"W
C3	90°39'22"RT	25.00'	39.56'	35.56'	S46°36'09"W
(C3)		(25.00')	(39.36')	(35.42')	(S49°12'15"W)
C4	01°25'33"LT	3,400.00'	84.61'	84.61'	S83°38'04"E

N.D. WALLING SURVEY  
ABSTRACT 675

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01°49'40"W	29.89'
(L1)	(S04°09'45"W)	(30.05')
L2	N88°14'34"W	64.80'
(L2)	(N85°50'15"W)	(65.05')

ROBERT BRIDGES AND WIFE,  
SHARON F. BRIDGES  
REMAINDER OF A  
CALLED 3.60 AC.  
VOL. 1747, PG. 471  
O.R.W.C.TX.

3' DRAINAGE EASEMENT  
DOC. NO. 200017317  
O.P.R.W.C.TX.

114+56.91  
132.54' LT

15' P.U.E.  
AND B.L.

N07°31'22"E  
158.40'  
(N09°52'45"E 340.43')

6-R393537

0.296 AC

50' B.L.

115+00

CONCRETE  
DRIVEWAY

5/8"  
W/PCAP

W/PCAP

10' LANDSCAPE  
FENCE EASEMENT  
AND P.U.E.

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

P.O.C.  
W/PCAP  
115+93.09  
302.48' LT

LITTLE LAKE ROAD  
(70' R.O.W.)  
CABINET R, SLIDE 394  
P.R.W.C.TX.

P.O.B.  
N=10,157,950.85  
E=3,165,701.79  
115+41.29  
126.33' LT

S87°50'40"E  
1748.69'

113+00

N87°00'20"W  
244.79'

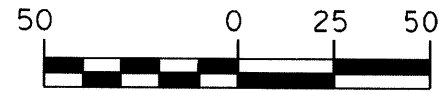
(N85°35'54"W 244.73')

CORRIDOR A1  
ENGINEER'S CENTERLINE

EXISTING ROW

WILLIAMSON COUNTY  
DOC. NO. 2010029638  
O.P.R.W.C.TX.

P.O.R.  
W/PCAP



GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\6\PLAT\00P-6.dgn

EXISTING	*0.717 AC.	ACQUIRE	0.296 AC.	REMAINING	0.421 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  
JENNIE ELIZABETH DILWORTH  
AND EDWARD OWEN DILWORTH  
PARCEL 6  
TAX ID 393537  
0.296 AC. (12,880 SQ. FT.)



# LEGEND

# EXHIBIT "A"

- 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
- 7 --- DEED LINE (COMMON OWNERSHIP)

- [D]**  
BOBBY WOLF  
DOC. NO. 2001003332  
O.P.R.W.C.TX.

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

**[B]**  
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.

**[C]**  
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.

**[A]**  
ROBERT STEVEN  
& LISA CLAIRE STRAUGHN  
DOC. NO. 2007059826  
O.P.R.W.C.TX.

LOT 3, 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.

JENNIE ELIZABETH DILWORTH  
AND EDWARD OWEN DILWORTH  
RECORDED AUGUST 16, 2012  
DOC. NO. 2012067498  
O.P.R.W.C.TX.

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

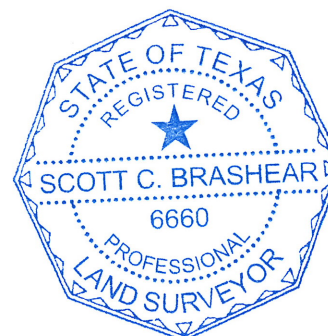
PARENT TRACT  
NOT TO SCALE

6-R393537

0.296 AC

## 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. 2001626, EFFECTIVE DATE JANUARY 9, 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

3/20/20  
DATE

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\6\PLAT\00XP-6.dgn

EXISTING	*0.717 AC.	ACQUIRE	0.296 AC.	REMAINING	0.421 AC. LEFT
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TAX ID 393537  
0.296 AC. (12,880 SQ. FT.)

PAGE 5 OF 5  
REF. FIELD NOTE NO. 46572