

**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 0.744 acre (Parcel 68) described by metes and bounds in Exhibit "A" owned by **BRIAN N. BROWN** 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 to acquire the property voluntarily. 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 20<sup>th</sup> day of October, 2020.

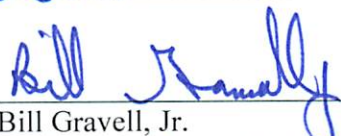
  
\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT **A**

County: Williamson  
Parcel : 68  
Project: FM 3349

PROPERTY DESCRIPTION FOR PARCEL

DESCRIPTION OF A 0.744 ACRE (32,418 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.496 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO BRIAN N. BROWN AND RECORDED IN DOCUMENT NO. 2015065368 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.744 ACRE (32,418 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2" iron rod found, being the southeasterly corner of said 2.496 acre tract, same being in the northerly boundary line of that called 1.137 acre tract (Exhibit "A" second tract) described in Deed with Vendors Lien to Henry Holubec, Jr. and wife, Nancy Rydell Holubec and James Holubec recorded in Volume 1051, Page 818 of the Official Records of Williamson County, Texas, also being the southwesterly corner of the remainder of that called 15.00 acre tract of land described in Warranty Deed to Charles Barr and wife, Rosa Barr recorded in Volume 832, Page 303 of the Deed Records of Williamson County, Texas;

THENCE, departing said remainder tract, with the southerly boundary line of said 2.496 acre tract, same being the northerly boundary line of said 1.137 acre tract, N 82°28'30" W, for a distance of 367.69 feet to an iron rod with plastic cap stamped "ROW 4933" set (Grid Coordinates determined as N=10,168,665.52, E=3,193,183.89 TSPC Zone 4203) in the proposed easterly Right-of-Way (ROW) line of F.M. 3349, for the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed ROW line, continuing with said common boundary line, **N 82°28'30" W**, for a distance of **155.69** feet to a 1/2" iron rod found in the existing easterly ROW line of said F.M. 3349 (100' ROW width), same being the northwesterly corner of said 1.137 acre tract, also being the southwesterly corner of said 2.496 acre tract and the herein described tract, and from which, a 1/2" iron rod found, being the southwesterly corner of said 1.137 acre tract in said existing easterly ROW line bears S 07°37'56" W, at a distance of 20.00 feet;
- 2) **THENCE**, departing said 1.137 acre tract, with said existing easterly ROW line, **N 07°37'56" E**, for a distance of **208.20** feet to a 1/2" iron rod found, being the northwesterly corner of said 2.496 acre tract, same being the southwesterly corner of that called 2.50 acre tract of land affected by Affidavit of Heirship to Diane Barr, Clyde Barr, Charles R. Barr and William Clark Barr recorded in Document No. 2003061286 of the Official Public Records of Williamson County, Texas, and described in Warranty Deed to Charles O. Barr recorded in Volume 848, Page 697 of the Deed Records of Williamson County, Texas for the northwesterly corner of the herein described tract;
- 3) **THENCE**, departing said existing easterly ROW line, with the northerly boundary line of said 2.496 acre tract, same being the southerly boundary line of said 2.50 acre tract, **S 82°26'22" E**, for a distance of **155.80** feet to an iron rod with plastic cap stamped "ROW 4933" set in said proposed easterly ROW line, and from which, a 1/2" iron rod found, being the common easterly corner of said 2.496 acre tract and said 2.50 acre tract, same being in the westerly boundary line of said remainder of the 15.00 acre tract bears S82°26'22" E, at a distance of 367.33 feet;
- 4) **THENCE**, departing said 2.50 acre tract, with said proposed easterly ROW line, through the interior of said 2.496 acre tract, **S 07°39'47" W**, for a distance of **208.10** feet to the **POINT OF BEGINNING**, containing 0.744 acre (32,418 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*10 MAR 2020*  
Date





WATKINS NOBLES SURVEY  
ABSTRACT NO. 484

DIANE BARR, CLYDE BARR CHARLES R. BARR & WILLIAM CLARK BARR  
2.50 AC.  
AFFIDAVIT OF HEIRSHIP  
DOC. 2003061286  
DESCRIBED IN DEED TO CHARLES O. BARR, DECEASED  
VOL 848, PG. 697  
D.R.W.C.T.

(S09°07'W 208.00')  
(N07°38'41"E 208.06')

CHARLES & ROSA BARR  
REMAINDER OF 15.00 AC.  
VOL 832, PG. 303  
D.R.W.C.T.

BRIAN N. BROWN  
2.496 AC.  
DOC. 2015065368  
O.P.R.W.C.T.

REMAINDER  
1.755 AC.  
76,437 SQ. FT.

PARCEL  
0.744 AC.  
32,418 SQ. FT.

HOUSE

POOL

P.O.R.

P.O.B.

30' ACCESS EASE. Vol. 832, Pg.316)  
(N80°59'34"W 523.20')

20' ACCESS EASE. Vol. 832, Pg.326)  
(S80°00'10"E 2476.35')

HENRY H. HOLUBEC, Jr. and  
Wife, NANCY RYDELL HOLUBEC  
AND JAMES F. HOLUBEC  
1.137 AC.  
VOL 1051, PG. 818  
O.R.W.C.T.

3349 LAND GROUP, LLC  
121.12 AC.  
DOC. No. 2007027439  
O.P.R.W.C.T.

F.M. 3349  
(100' R.O.W. WIDTH)

STATE OF TEXAS  
4.1049 ACRES  
VOL. 669, PG. 340  
D.R.W.C.T.

ASPHALT ROAD

STATE OF TEXAS  
0.0459 ACRES  
VOL. 669, PG. 363  
D.R.W.C.T.

EXISTING R.O.W.

EXISTING R.O.W.

PROPOSED R.O.W.

CARPENTER DRIVE

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

BRIAN N. BROWN

PARCEL  
68

SCALE  
1" = 50'

PROJECT  
F.M. 3349

COUNTY  
WILLIAMSON

PAGE 2 OF 3

**LEGEND**

⊙	IRON ROD WITH PLASTIC CAP STAMPED "INLAND 4933"
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
⌒	PROPERTY LINE
⌋	LINE BREAK
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
( )	RECORD INFORMATION
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 10 MAR 2020  
M. STEPHEN TRUESDALE                      DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681



 <p><b>INLAND GEODETICS</b>  PROFESSIONAL LAND SURVEYORS  1504 CHISHOLM TRAIL RD. STE. 103  ROUND ROCK, TX. 78681  PH. (512) 238-1200, FAX (512) 238-1251  FIRM REGISTRATION NO. 100591-00</p>	<b>PARCEL PLAT SHOWING PROPERTY OF</b> <b>BRIAN N. BROWN</b>			<b>PARCEL</b> <b>68</b> PAGE 3 OF 3
	SCALE 1" = 50'	PROJECT F.M. 3349	COUNTY WILLIAMSON	