

**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 21.313 acres (Parcel 23) described by metes and bounds in Exhibit "A" owned by **HUTTO 117 INVESTORS, LP, a Texas limited partnership** 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 _____ day of _____, 2021.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 23
Tax ID: R20680
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 6
November 18, 2020

PROPERTY DESCRIPTION FOR PARCEL 23

DESCRIPTION OF A 21.313 ACRE (928,394 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, AND T.J. SMITH SURVEY, ABSTRACT 918, WILLIAMSON COUNTY, BEING A PORTION OF A CALLED 118.971 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED AUGUST 26, 2019 IN DOCUMENT NO. 2019079796, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 21.313 ACRE (928,394 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 "BUSBY 4967" found 518.79 feet right of Corridor A1 Engineer's Centerline Station (E.C.S.) 134+06.46 on the existing north right-of-way line of C.R. 138, a variable width right-of-way, recorded in Document No. 2009062923, O.P.R.W.C.TX., for the southeast corner of the remainder of a called 73.35 acre tract of land, described in a deed to Central Assembly of God, recorded in Document No. 2007040774, O.P.R.W.C.TX., same being the southwest corner of a called 1.377 acre tract of land, described in a deed to Manville Water Supply Corporation, recorded in Document No. 2006109103, O.P.R.W.C.TX.;

THENCE N 07°28'36" E, with the common line of said 1.377 acre tract and said remainder of a called 73.35 acre tract, a distance of 416.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,158,058.07, E=3,167,755.37) set 151.90 feet right of Corridor A1 E.C.S 136+02.62 on the proposed south right-of-way line of Corridor A1, for the most westerly southwest corner and **POINT OF BEGINNING** of the parcel described herein, said point being the end of a Control of Access (C.O.A.);

1) **THENCE** N 07°28'36" E, departing the proposed south right-of-way line of said Corridor A1, with the common line of called 118.971 acre tract and said remainder of a called 73.35 acre tract, a distance of 352.55 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 159.00 feet left of Corridor A1 E.C.S 137+68.84 on the proposed north right-of-way line of said Corridor A1, for the northwest corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap found, for the northeast corner of a called 49.950 acre tract of land, described in a deed to P4 Hutto Partners, LLC, recorded in Document No. 2019093769, O.P.R.W.C.TX. bears N 07°28'36" E, a distance of 2,209.45 feet;

THENCE departing the common line of called 118.971 acre tract and said remainder of a called 73.35 acre tract, with the proposed north right-of-way line of said Corridor A1, over and across called 118.971 acre tract, the following four (4) courses and distances numbered 2-5:

2) N 64°44'00" E, a distance of 577.83 feet to a calculated point** 205.47 feet left of Corridor A1 E.C.S 143+44.80, said point being the beginning of a curve to the right,

3) With said curve to the right, an arc distance of 680.72 feet, through a central angle 04°07'54", having a radius of 9,440.00 feet, and a chord that bears N 67°16'48" E, a distance of 680.57 feet to a calculated point** 230.00 feet left of Corridor A1 E.C.S 150+24.93,

EXHIBIT "A"

County: Williamson
Parcel No.: 23
Tax ID: R20680
Highway: Corridor A1
Limits: From: S.H. 130
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November 18, 2020

4) N 69°20'45" E, a distance of 200.00 feet to a calculated point** 230.00 feet left of Corridor A1 E.C.S 152+24.93, said point being the beginning of a curve to the right, and

5) With said curve to the right, an arc distance of 514.22 feet, through a central angle 05°54'58", having a radius of 4,980.00 feet, and a chord that bears N 72°18'14" E, a distance of 513.99 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Corridor A1 E.C.S 157+15.41 on the common line of called 118.971 acre tract and of a called 307.5795 acre tract of land, described in a deed to William A. Rogers Jr., as the Trustee of the Tiffany Tankersley Wolfe 1997 Children's Trust, recorded in Document No. 2016098133, O.P.R.W.C.TX., for the northeast corner of the parcel described herein, from which an 1/2-inch iron rod with a plastic cap found, for the northwest corner of said 307.5795 acre tract, bears N 07°34'48" E, a distance of 1,267.48 feet to a calculated point and N 07°56'38" E, a distance of 630.58 feet;

6) **THENCE** S 07°34'48" W, departing the proposed north right-of-way line of said Corridor A1, with the common line of called 118.971 acre tract and said 307.5795 acre tract, passing at a distance of 427.64 feet a 1/2-inch iron rod found, for the most westerly southwest corner of said 307.5795 acre tract, same being the northwest corner of a called 10.0 acre tract of land, described in a deed to Martin L. Johnson and Kathryn A. Johnson, husband and wife, recorded in Document No. 1993035363, O.P.R.W.C.TX., and continuing for a total distance of 504.57 feet to a calculated point** 232.71 feet right of Corridor A1 E.C.S 155+13.86 on the proposed south right-of-way line of said Corridor A1;

7) **THENCE** S 07°34'48" W, with the proposed south right-of-way line of said Corridor A1, a distance of 1,321.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 1,404.94 feet right of Corridor A1 E.C.S 148+74.58 on the existing north right-of-way line of said C.R. 138, a variable width right-of-way, no record information found, for the southeast corner of called 118.971 acre tract and the parcel described herein, from which a 5/8-inch iron rod with plastic cap found bears S 71°38'49" W, a distance of 13.66 feet;

8) **THENCE** N 81°31'52" W, departing the proposed south right-of-way line of said Corridor A1, with the existing north right-of-way line of said C.R. 138, a distance of 120.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 1,346.53 feet right of Corridor A1 E.C.S 147+69.73 on the proposed south right-of-way line of said Corridor A1, for the most southerly southwest corner of the parcel described herein;

THENCE departing the existing north right-of-way line of said C.R. 138, with the proposed south right-of-way line of said Corridor A1, over and across called 118.971 acre tract, the following six (6) courses and distances numbered 9-14:

9) N 07°34'48" E, a distance of 1,201.90 feet to a calculated point** 286.20 feet right of Corridor A1 E.C.S 153+45.61,

10) N 51°17'07" W, a distance of 118.93 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 152+79.87, said point being the beginning of a curve to the left,

11) With said curve to the left, an arc distance of 52.80 feet, through a central angle 00°39'46", having a radius of 4,565.00 feet, and a chord that bears S 69°40'38" W, a distance of 52.80 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 152+24.93,

EXHIBIT "A"

County: Williamson
6Parcel No.: 23
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Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

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November 18, 2020

12) S 69°20'45" W, a distance of 774.48 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 144+50.45, said point being the beginning of a curve to the right, and

13) With said curve to the right, passing at an arc distance of 441.73 feet a calculated point 174.64 feet right of Corridor A1 E.C.S 140+08.28, for the beginning of a C.O.A., and continuing for a total arc distance of 540.31 feet, through a central angle 03°16'46", having a radius of 9,440.00 feet, and a chord that bears S 70°59'08" W, a distance of 540.24 feet to a calculated point** 169.54 feet right of Corridor A1 E.C.S 139+10.43, and

14) S 72°37'31" W, a distance of 308.32 feet to the **POINT OF BEGINNING**, and containing 21.313 acres (928,394 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.

**Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.

Access is prohibited across the Control of Access Line to the highway facility from the remainder of the abutting property.

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

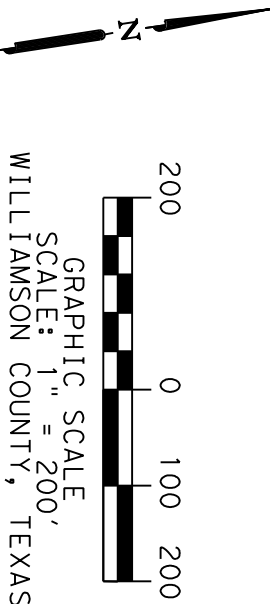
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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



Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas



NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	03° 16' 46" RT	9, 440.00'	540.31'	540.24'	S70° 59' 08" W

EXISTING	*120.091 AC.	ACQUIRE	21.313 AC.	REMAINING	30.483 AC. RIGHT
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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
HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
PARCEL 23
TAX ID R20680
21.313 AC. (928,394 SQ. FT.)

EXHIBIT "A"

P.O.R.
1/2" W/PCAP

P.O.R.
1/2" W/PCAP

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 07' 54" RT	9,440.00'	680.72'	680.57'	N67° 16' 48" E
C2	05° 54' 58" RT	4,980.00'	514.22'	513.99'	N72° 18' 14" E
C3	00° 39' 46" LT	4,565.00'	52.80'	52.80'	S69° 40' 38" W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69° 20' 45" E	200.00'
L2	N07° 34' 48" E	1,267.48'
L3	N07° 56' 38" E	630.58'
(L3)	(N10° 14' 14" E)	(630.58')
L5	N51° 17' 07" W	118.93'

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 164+09.63
N = 10,159,190.31
E = 3,170,328.39
Δ = 28° 00' 32" (RT)
D = 01° 12' 22"
L = 2,322.02'
T = 1,184.70'
R = 4,750.00'
PC Sta 152+24.93
PT Sta 175+46.95

CENTRAL ASSEMBLY OF GOD
REMAINDER OF A CALLED 73.35 AC.
DOC. NO. 2007040774
O.P.R.W.C. TX.

P4 HUTTO
PARTNERS, LLC
CALLED 49.950 AC.
DOC. NO. 2019093769
O.P.R.W.C. TX.

N07° 28' 36" E 2,209.45'

HUTTO 117 INVESTORS, LP
A TEXAS LIMITED PARTNERSHIP
RECORDED AUGUST 26, 2019
CALLED 118.971 AC.
DOC. NO. 2019079796
O.P.R.W.C. TX.

JAKESLEY
ABSTRACT
311

DIRT
ROAD

AT TIME OF SURVEY
150° 24' 93
230.00' LT
**UNABLE TO SET

AT TIME OF SURVEY
152° 24' 93
230.00' LT
**UNABLE TO SET

FENCE

FENCE

APPROXIMATE LOCATION
OF SURVEY LINE

ABSTRACT
918

MATCH SHEET 4 OUT OF 6

143° 44' 80
205.47' LT
**UNABLE TO SET
AT TIME OF SURVEY

PROPOSED ROW
C1

(23-R20680)
(21.303 AC.)

N69° 20' 45" E
2,074.91'

PROPOSED ROW
S69° 17' 48" W

152° 24' 93
185.00' RT
**UNABLE TO SET
AT TIME OF SURVEY

ENGINEER'S CENTERLINE
CORRIDOR A1

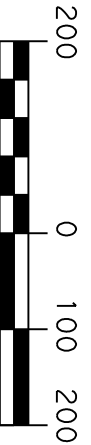
152° 24' 93
185.00' RT
**UNABLE TO SET
AT TIME OF SURVEY

SEE
DETAIL "A"

153° 45' 61
286.20' RT
**UNABLE TO SET
AT TIME OF SURVEY

S07° 34' 48" W
1,321.06'

S07° 35' 18" W 3,098.34'
427.64'
S07° 34' 48" W
504.57'



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

EXISTING	*120.091 AC.	ACQUIRE	21.313 AC.	REMAINING	68.295 AC.	LEFT	REMAINING	30.483 AC.	RIGHT
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FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibit\23\PLAT\01\VP-23-2.dgn

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REF. FIELD NOTE NO. 47140



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FOX: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
PARCEL 23
TAX ID R20680
21.313 AC. (928,394 SQ. FT.)

EXHIBIT "A"

-
- CAP
 23-R20680
 (S07° 35' 18" W
 3,098.34')
 S07° 34' 48" W
 1,321.06'
 L4
 148.74, 58
 1,404.94' RT
 5/8" W/PCAP
 S71° 38' 49" W
 C.R. 138
 EXISTING ROW
 DETAIL "B"
 NOT TO SCALE
 WILLIAMS
 DOC. NO.
 O.P.R.

-
- 3.1'
- 98.2'
- 119.0'
- 115.5'
- 55.8'
- 41.6'
- 32.0'
- 96.1'
- 132.1'
- 181.1'
- 64.1'
- 54.8'
- 97.4'
- 19.9'
- 113.5'
- PROPOSED ROW**
- BUILDING
- STRUCTURE

HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
RECORDED AUGUST 26, 2019
CALLED 118 071 AC

WILLIAM A. ROGERS, JR., AS THE
TRUSTEE OF THE TIFFANY TANKERSLEY
WOLFE 1997 CHILDREN'S TRUST
CALLED 307.5795 AC.
DOC NO 2016098133

O.P.R.W.C. TX.

MARTIN L. JOHNSON AND
KATHRYN A. JOHNSON,
HUSBAND AND WIFE
CALLED 10.0 A.C.
DOC. NO. 1993035363
O. P. R. W. C. TX.

UNITO 117 INVESTORS, LP,
TEXAS LIMITED PARTNERSHIP
CORDED AUGUST 26, 2019
CALLED 118.971 AC.
DOC. NO. 2019079796
O.P.R.W.C.TX.

NOTES:

1. 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 1.0001352. 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.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2006406, EFFECTIVE DATE FEBRUARY 5, 2020, AND ISSUED DATE FEBRUARY 18, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC, IN DECEMBER, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

***UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLAMSON COUNTY", MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.



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.

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\23\PLAT\01\P-23_2.dgn

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REF. FIELD NOTE NO. 47140

EXISTING	*120.091 AC.	ACQUIRE	21.313 AC.	REMAINING	30.483 AC. RIGHT

REMAINING	68.295 AC. LEFT
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REMAINING	30.483 AC. RIGHT
-----------	------------------

RIGHT-OF-WAY SKETCH

SHOWING PROPERTY OF
ITTO 117 INVESTORS 1B

A TEXAS LIMITED PARTNERSHIP

PARCEL 23

21.313 AC. (928,394 SQ. FT.)

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

DATE _____



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
HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
PARCEL 23
TAX ID R20680
11-313AC- (928.394 SO. FT.)