

**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 0.294 acre (Parcel 2) described by metes and bounds in Exhibit "A" owned by **C.L. THOMAS HOLDINGS, LLC, a Texas limited liability company, as surviving successor by merger with Speedy Stop Food Stores, LLC, successor by merger with Speedy Stop Food Stores, Ltd.,** for the purpose of constructing, reconstructing, maintaining, and operating SH29 @ DB Wood 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 6th day of April, 2021.



Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

COUNTY: Williamson
PARCEL No.: 2
HIGHWAY: State Highway No. 29
LIMITS: From: River Chase Boulevard
To: Legend Oaks Drive
CSJ: 0337-01-043

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.294 ACRE (12,806 Sq. Ft.) TRACT OR PARCEL OF LAND OUT OF AND PART OF THE ISAAC DONAGAN SURVEY, ABSTRACT NUMBER 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 2, WOOD RANCH SECTION FIVE, A SUBDIVISION RECORDED IN CABINET K, SLIDE 269 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAME BEING DOCUMENT NUMBER 9330164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 1, ALONG WITH LOTS 2 & 3, BLOCK 2, DESCRIBED IN DEED UNTO SPEEDY STOP FOOD STORES, LTD., DOCUMENT NUMBER 2004051225 O.P.R.W.C.T., THE SAID 0.294 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way line of D.B. Wood Road (a public roadway, 120' ROW at this point), being the common corner between Lot 5 and Lot 6, Block 2, Wood Ranch Section Five;

THENCE, South 20°55'56" East, along said east line of said D.B. Wood Road, being the west line of Lots 5, 4, 3, and 2, Block 2, a distance of 640.24 feet to a 5/8-inch iron rod with an aluminum TxDOT ROW cap set for the common southwest corner of Lot 2 and Lot 1, Block 2, same being a point on the proposed north right-of-way line of Texas State Highway No. 29 (a public roadway, with an existing 100' ROW), for the **POINT OF BEGINNING**, 124.29 feet left of station 128+51.00 of the Texas State Highway No. 29 Improvements Project centerline;** N=10204715.45 E=3121735.49

THENCE, leaving said east line of D.B. Wood Road, crossing said Lot 1, Block 2, along said proposed north right-of-way line of said Texas State Highway No. 29, the following two (2) courses and distances:

- 1) South 56°38'55" East, a distance of 70.76 feet to a 5/8-inch iron rod with an aluminum TxDOT ROW cap set for an angle point hereof;**

- 2) North 87°39'01" East, a distance of 349.80 feet to a 5/8 inch iron rod with an aluminum TxDOT ROW cap set for the intersection of the east line of said Lot 1, Block 2, same being the west line of that tract identified as Tract II, 2.0 acres described in deed unto Ricky Lane Patterson, in Document Number 98004192 O.P.R.W.C.T., being on, or near the common line of the said Isaac Donagan Survey, and the Joseph Pulsifer Survey, Abstract Number 498, and being located 83.00 feet left of station 132+58.26 of the Texas State Highway No. 29 Improvements Project centerline;** N=10204690.89 E=3122144.10

THENCE, South 24°05'55" East, leaving the proposed north ROW line of State Highway 29, along the common line between said Lot 1, Block 2, and said 2.0 acre tract, a distance of 35.53 feet to a 5/8-inch iron rod with a plastic cap (inscribed "Unintech Consulting Engineers") set in the existing north right-of-way line of said Texas State Highway No. 29, for the southeast corner of the tract described herein, from whence, a 1 inch iron pipe next to a fence corner found, bears South 25°02'36" East, a distance of 1.51 feet;

THENCE, South 87°39'01" West, along the existing north right-of-way line of said Texas State Highway No. 29, same being the south line of the said Lot 1, Block 2, a distance of 347.06 feet to a 5/8-inch iron rod with a plastic cap (inscribed "Unintech Consulting Engineers") set for intersection with the said east ROW line of D.B. Wood Road, and being the southwest corner of said Lot 1, Block 2;

THENCE, leaving the said existing north ROW line of Texas State Highway No. 29, along the said east line of D.B. WOOD Road, being the west line of said Lot 1, Block 2, the following two (2) courses and distances:

- 1) North 56°38'55" West, a distance of 78.58 feet to a 5/8-inch iron rod with a plastic cap (inscribed "Unintech Consulting Engineers") set for an angle point in said west line of Lot 1, Block 2;
- 2) North 20°55'55" West, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 0.294 acre (12,806 square feet) of land area, more or less.

** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II ROW Marker upon the completion of the highway construction project under the supervision of a RPLS, either employed or retained by TxDOT.


This description is accompanied by a separate exhibit.

All Bearings are based on The City of George Town Control Network established in 1996, Texas Coordinate System of 1983 (1993 Adj.) HARN, Texas Central Zone. Combined Surface Adjustment factor 1.00009768. All coordinates are surface adjusted.

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS §
COUNTY OF TRAVIS §

THAT I, LYNN R. SAVORY, 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 THIS 2nd DAY OF May, 2018

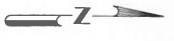


LYNN R. SAVORY, R.P.L.S.
STATE OF TEXAS NO. 4598

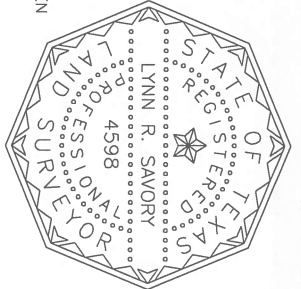
Unintech Consulting Engineers
505 E. Huntland Drive, Suite 335
Austin, Texas 78752



2 May, 2018



P.O.C.
LOT CORNER BETWEEN
LOT 5 & LOT 6



LOT 1, BLOCK 2
WOOD RANCH
SECTION FIVE
DOC. NO. 9330164
O.P.R.W.C.T.
CABINET K, SLIDE 269
P.R.W.C.T.

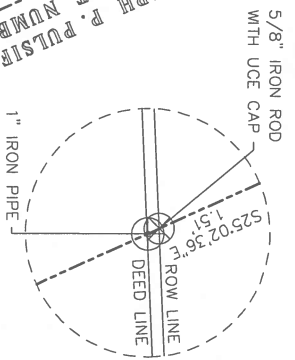
WCAD ID NO. R334194
SPEEDY STOP FOOD STORES, LLC
59,242 SQ. FT.
DOC. NO. 2004051225
O.P.R.W.C.T.

PARENT TRACT INSET
N.T.S.

WCAD ID NO. R334194
SPEEDY STOP FOOD STORES, LLC
59,242 SQ. FT.
DOC. NO. 2004051225
O.P.R.W.C.T.

LOT 1, BLOCK 2
WOOD RANCH
SECTION FIVE
DOC. NO. 9330164
O.P.R.W.C.T.
CABINET K, SLIDE 269
P.R.W.C.T.

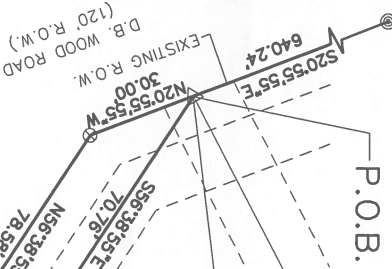
JOSEPH P. PULSIFER SURVEY 498
ABSTRACT NUMBER 178
ISAAC DONAGAN SURVEY 178
ABSTRACT NUMBER 178



DETAIL
N.T.S.

30' WATER LINE EASMT
CITY OF ROUND ROCK
VOL. 844, PG. 169
D.R.W.C.T.

WCAD ID NO. R307296
RICKET LANE PETERSON
DOC. NO. 98004192
O.P.R.W.C.T.



STA 128+51.00
N= 10204715.45
E= 3121735.489
OFFSET 124.29' LT

15' P.U.E. C.T.W.S.C.
VOL. 844, PG. 169
D.R.W.C.T.

N87°39'01"E
349.80'
0.294 ACRES
12,806 SQ. FT.

PROPOSED R.O.W.
25' B.S.L.
10' P.U.E.

EXISTING R.O.W.
TEXAS STATE HIGHWAY NO. 29
(100' R.O.W.)

STA 129+08.46
N= 10204676.55
E= 3121794.59
OFFSET 83' LT

STA 132+58.26
N= 10204690.89
E= 3122144.10
OFFSET 83' LT

SKETCH TO ACCOMPANY FIELD NOTES

PAGE 4 OF 4 PAGES

BASIS OF BEARING:
ALL BEARINGS ARE BASED ON THE CITY OF
GEORGETOWN CONTROL NETWORK ESTABLISHED
IN 1996, TEXAS COORDINATE SYSTEM OF 1983
(1993 ADJ.) HARN. CENTRAL ZONE. COMBINED
SURFACE ADJUSTMENT FACTOR 1.00009768. ALL
COORDINATES ARE SURFACE ADJUSTED.

DATE: 5-1-18

UNITECH CONSULTING ENGINEERS, INC.
966 E. HARTLAND DRIVE, SUITE 335
AUSTIN, TEXAS 78752
PHONE: (512) 594-0722
FAX: (512) 641-4279
WWW.UNITECH.COM
TSP# N010051100

TEXAS DEPARTMENT OF TRANSPORTATION
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ACCT. NO.	COUNTY	HWY	S.H.	29
DIST: AUSTIN	WILLIAMSON			

APPARENT: AC. 1.36
TAKING: AC. 0.294
REMAINDER: AC. 1.066

PARCEL 2

S.H. 29
WILLIAMSON COUNTY
TEXAS

LEGEND

PRCT	PLAT RECORDS	⊙	TxDOT TYPE 1 MONUMENT
OPR.W.C.T.	WILLIAMSON COUNTY TX.	⊕	IRON PIPE FOUND
DEED RECORDS	WILLIAMSON COUNTY TX.	⊗	1/2" IRON ROD FOUND
DEED RECORDS	WILLIAMSON COUNTY TX.	⊗	5/8" IRON ROD W/UCF CAP
WILLIAMSON COUNTY TX.	WILLIAMSON COUNTY TX.	⊗	5/8" IRON ROD W/ALUMINUM TxDOT CAP
WILLIAMSON COUNTY TX.	WILLIAMSON COUNTY TX.	⊗	PROPERTY LINE
WILLIAMSON COUNTY TX.	WILLIAMSON COUNTY TX.	⊗	PARCEL PROPERTY LINE
WILLIAMSON COUNTY TX.	WILLIAMSON COUNTY TX.	⊗	EASEMENT LINE
WILLIAMSON COUNTY TX.	WILLIAMSON COUNTY TX.	⊗	SURVEY LINE