

**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 0.304 acres (Parcel 35) described by metes and bounds in Exhibit "A" owned by **JOHN W. SPECK, III AND GLENDA NEANS-SPECK** for the purpose of constructing, reconstructing, maintaining, and operating Corridor H (Sam Bass Rd) 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 25th day of May, 2021.



Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 35
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 5
May 4, 2020

PROPERTY DESCRIPTION FOR PARCEL 35

DESCRIPTION OF A 0.304 ACRE (13,230 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 1.056 ACRE TRACT OF LAND, DESCRIBED IN A CORRECTION DEED JOHN W. SPECK, III AND GLENDA NEANS-SPECK, RECORDED JANUARY 29, 2004 IN DOCUMENT NO. 2004007194, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.304 ACRE (13,230 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 5/8-inch iron rod found 502.74 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 322+06.13 on the east line of a 1.05 acre tract of land, described in a deed to John W. Speck, III and Glenda Neans-Speck, recorded in Document No. 2003020095, O.P.R.W.C.TX., for the northwest corner of a 2.546 acre tract of land, described in a deed to Community Christian Church of Round Rock, Texas, recorded in Volume 1799, Page 1, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE S 27°43'04" W, with the common line of said 2.546 acre tract and said 1.05 acre tract, a distance of 425.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,574.41, E=3,111,995.60) set 78.64 feet left of Sam Bass Road E.C.S. 321+67.05 on the proposed north right-of-way line of Sam Bass Road, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 27°43'04" W, departing the proposed north right-of-way line of said Sam Bass Road, with the common line of said 1.056 acre tract and said 2.546 acre tract, a distance of 58.85 feet to a calculated point on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southwest corner of said 2.546 acre tract, same being the southeast corner of said 1.056 acre tract and the parcel described herein;

2) **THENCE** N 67°27'04" W, departing the common line of said 1.056 acre tract and said 2.546 acre tract, with the existing north right-of-way line of said Sam Bass Road, a distance of 200.60 feet to a calculated point on the existing east right-of-way line of Deer Trail Circle, a 50 foot wide right-of-way easement, recorded in Volume 624, Page 808, D.R.W.C.TX.;

3) **THENCE** N 65°58'59" W, departing the intersection of the existing north right-of-way line of said Sam Bass Road and existing east right-of-way line of said Deer Trail Circle, over and across said Deer Trail Circle, a distance of 25.62 feet to a calculated point on the centerline of said Deer Trail Circle, for the southwest corner of said 1.056 acre tract and the parcel described herein;

THENCE with the centerline of said Deer Trail Circle, the following two (2) courses and distances numbered 4-5:

4) N 36°37'20" E, a distance of 47.20 feet to a calculated point, said point being the beginning of a curve to the left, and

EXHIBIT "A"

County: Williamson
Parcel No.: 35
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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May 4, 2020

5) With said curve to the left, an arc distance of 30.34 feet, through a central angle of $07^{\circ}19'49''$, having a radius of 237.12 feet, and a chord that bears $N 32^{\circ}57'25'' E$, a distance of 30.32 feet to a calculated point 103.23 feet left of Sam Bass Road E.C.S. 319+56.43 on the proposed north right-of-way line of said Sam Bass Road, for the northwest corner of the parcel described herein;

6) **THENCE** $S 65^{\circ}10'15'' E$, departing the centerline of said Deer Trail Circle, with the proposed north right-of-way line of said Sam Bass Road, over and across said Deer Trail Circle, a distance of 25.07 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 101.21 feet left of Sam Bass Road E.C.S. 319+81.42 on the existing east right-of-way line of said Deer Trail Circle, from which a 1/2-inch iron rod found, bears with a curve to the left, an arc distance of 94.44 feet, through a central angle of $20^{\circ}38'36''$, having a radius of 262.12 feet, and a chord that bears $N 18^{\circ}32'38'' E$, a distance of 93.93 feet;

THENCE departing the existing east right-of-way line of said Deer Trail Circle, continuing with the proposed north right-of-way line of said Sam Bass Road, over and across said 1.056 acre tract, the following two (2) courses and distances numbered 7-8:

7) $S 20^{\circ}53'49'' E$, a distance of 30.12 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.51 feet left of Sam Bass Road E.C.S. 320+01.23, said point being the beginning of a curve to the right, and

THIS SPACE IS INTENTIONALLY LEFT BLANK

EXHIBIT "A"

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8) With said curve to the right, an arc distance of 168.89 feet, through a central angle of 02°44'58", having a radius of 3,519.69 feet, and a chord that bears S 69°13'19" E, a distance of 168.87 feet to the **POINT OF BEGINNING**, and containing 0.304 acres (13,230 sq. ft.) of land, more or less of which 0.044 acre (1,905 sq. ft.) lies within the existing right-of-way of Deer Trail Circle..

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 1.00012. Units: U.S. Survey Feet.

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

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



Sent C. Re 5/4/20

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

EXHIBIT "A"

JOHN W. SPECK, III AND
GLENDA NEANS-SPECK
CALLED 1.05 AC.
DOC. NO. 2003020095
O.P.R.W.C. TX.

10' B.L.
D.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	07°19'49"LT	237.12'	30.34'	30.32'	N32°57'25"E
C2	20°38'36"LT	262.12'	94.44'	93.93'	N18°32'38"E
C3	02°44'58"RT	3,519.69'	168.89'	168.87'	S69°13'19"E

0.134 ac.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N65°58'59"W	25.62'
L2	N36°37'20"E	47.20'
L3	S65°10'15"E	25.07'
L4	S20°53'49"E	30.12'

STEVEN M. COUNTS &
SPOUSE, KELLY D. COUNTS
1.204 ACRES
DOC NO. 2007038981
O.P.R.W.C. TX.

J.H. DILLARD SURVEY
ABSTRACT 1719

JOHN W. SPECK, III AND
GLENDA NEANS-SPECK
RECORDED JANUARY 29, 2004
CALLED 1.056 AC.
CORRECTION DEED
DOC. NO. 2004007194
O.P.R.W.C. TX.

COMMUNITY CHRISTIAN CHURCH
OF ROUND ROCK, TEXAS
CALLED 2.546 AC.
VOL. 1799, PG. 1
O.R.W.C. TX.

P.O.B.
N=10,169,574.41
E=3,111,995.60
321+67.05
78.64'LT

PROPOSED R.O.W.

(35)
(0.304 AC.)

ENGINEER'S CENTERLINE
CURVE DATA
PT Sta 321+22.54
N=10,169,518.73
E=3,111,924.32
Δ=02°14'21.11" (RT)
L=78.22'
T=39.12'
R=2,000.00'
PC Sta 320+83.42
PT Sta 321+61.64

PARCEL 35
0.044 AC.
(1,905 SQ. FT.)
LIES WITHIN
THE EXISTING R.O.W.

EXISTING R.O.W.

(N65°35'W 208.58')

C.R. 175 (SAM BASS RD)

ENGINEER'S CENTERLINE

PC 320+83.42

PT 321+61.64

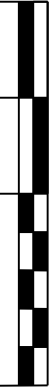
(VARIABLE WIDTH R.O.W.)

(NO RECORD INFORMATION FOUND)

PAGE 4 OF 5
REF. FIELD NOTE NO. 46132

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\35\PLAT\01P-35.dgn

40 0 20 40



GRAPHIC SCALE,
SCALE: 1" = 40'
WILLIAMSON COUNTY, TEXAS

EXISTING 1.056 AC. ACQUIRE 0.304 AC. REMAINING 0.752 AC. LEFT

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
JOHN W. SPECK, III AND
GLENDA NEANS-SPECK
PARCEL 35
0.304 AC. (13,230 SQ. FT.)

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
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

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 1.00012. 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, CF NO. 2006427, EFFECTIVE DATE FEBRUARY 7, 2020, AND ISSUED DATE FEBRUARY 19, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
 4. 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

5/4/20

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

EXISTING	1.056 AC.	ACQUIRE	0.304 AC.	REMAINING	0.752 AC. LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JOHN W. SPECK, III AND
GLENDA NEANS-SPECK
PARCEL 35
0.304 AC. (13,230 SQ. FT.)