

**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 1.049 acres described by metes and bounds in Exhibit "A" owned by **THE ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS, A TEXAS NON-PROFIT CORPORATION** for the purpose of constructing, reconstructing, maintaining, and operating Corridor H (Sam Bass Road) 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 (Jul 27, 2021 15:55 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 44
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 6
May 28, 2021

PROPERTY DESCRIPTION FOR PARCEL 44

DESCRIPTION OF A 1.049 ACRE (45,679 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.142 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO ROUND ROCK PRESBYTERIAN CHURCH INC., RECORDED MAY 5, 1995 IN VOLUME 2729, PAGE 261, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), ALSO A PORTION OF A CALLED 2.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT I IN A DEED TO ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS, RECORDED DECEMBER 17, 1986 IN VOLUME 1462, PAGE 219, O.R.W.C.TX, AND A PORTION OF A CALLED 2.105 ACRE TRACT OF LAND, DESCRIBED AS TRACT II IN SAID DEED TO ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS, RECORDED DECEMBER 17, 1986 IN VOLUME 1462, PAGE 219, O.R.W.C.TX.; SAID 1.049 ACRE (45,679 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 422.05 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 328+29.66 on the west line of said 4.142 acre tract, same being the northeast corner of a 1.869 acre tract of land, described in a deed to Brushy Creek Congregation of Jehovah's Witnesses, recorded in Document No. 2008066488, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.);

THENCE S 30°12'22" W, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 348.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,325.42, E=3,112,572.05) set 76.00 feet left of Sam Bass Road E.C.S. 327+92.77 on the proposed north right-of-way line of Sam Bass Road, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said 4.142 acre tract and said 1.869 acre tract, with the proposed north right-of-way line of said Sam Bass Road, over and across said 4.142 acre tract, said 2.00 acre tract, and said 2.105 acre tract, the following eight (8) courses and distances numbered 1-8:

- 1) S 65°52'45" E, a distance of 265.13 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.00 feet left of Sam Bass Road E.C.S. 330+57.90,
- 2) N 30°53'32" E, a distance of 4.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 80.42 feet left of Sam Bass Road E.C.S. 330+58.43, said point being the beginning of a curve to the right,
- 3) With said curve to the right, an arc distance of 9.16 feet, through a central angle of 00°15'07", having a radius of 2,081.61 feet, and a chord that bears S 67°41'10" E, a distance of 9.16 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 80.71 feet left of Sam Bass Road E.C.S. 330+67.58,
- 4) S 61°48'19" E, a distance of 73.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.50 feet left of Sam Bass Road E.C.S. 331+40.83, said point being the beginning of a curve to the right,

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County: Williamson
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May 28, 2021

- 5) With said curve to the right, an arc distance of 100.80 feet, through a central angle of 02°46'57", having a radius of 2,075.50 feet, and a chord that bears S 64°08'19" E, a distance of 100.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.50 feet left of Sam Bass Road E.C.S. 332+37.96,
- 6) N 30°55'47" E, a distance of 1.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.00 feet left of Sam Bass Road E.C.S. 332+38.05, said point being the beginning of a curve to the right,
- 7) With said curve to the right, an arc distance of 278.25 feet, through a central angle of 07°40'33", having a radius of 2,077.00 feet, and a chord that bears S 58°54'24" E, a distance of 278.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.00 feet left of Sam Bass Road E.C.S. 335+05.99, and
- 8) S 55°04'08" E, a distance of 146.38 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.00 feet left of Sam Bass Road E.C.S. 336+52.37 on the common line of said 2.105 acre tract and of a called 2.485 acre tract of land, described in a deed to Brushy Creek Municipal Utility District, recorded in Document No. 2014096490, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

9) **THENCE** S 19°37'45" E, with the common line of said 2.105 acre tract and said 2.485 acre tract, passing at a distance of 8.62 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 336+59.40, and continuing for a total distance of 70.95 feet to a 1/2-inch iron rod found 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 2.485 acre tract, same being the southeast corner of said 2.105 acre tract and the parcel described herein;

THENCE departing the common line of said 2.105 acre tract and said 2.485 acre tract, with the existing north right-of-way line of said Sam Bass Road, the following four (4) courses and distances numbered 10-13:

- 10) N 57°37'52" W, a distance of 394.77 feet to a calculated point,
- 11) N 63°09'19" W, a distance of 84.43 feet to a calculated point, for the southwest corner of said 2.105 acre tract, same being the southeast corner of said 2.00 acre tract,
- 12) N 65°13'54" W, a distance of 184.29 feet to a calculated point, for the southwest corner of said 2.00 acre tract, same being the southeast corner of said 4.142 acre tract, and
- 13) N 65°32'23" W, a distance of 264.34 feet to a 1/2-inch iron rod found, for the southeast corner of said 1.869 acre tract, same being the southwest corner of said 4.142 acre tract and the parcel described herein;

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County: Williamson
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May 28, 2021

14) **THENCE** N 30°12'22" E, departing the existing north right-of-way line of said Sam Bass Road, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 50.56 feet to the **POINT OF BEGINNING**, and containing 1.049 acres (45,679 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 1.00012. Units: U.S. Survey Feet.

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

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 5/28/2021

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

LINE NO.	BEARING	DISTANCE
L1	N30°53'32"E	4.45'
L2	S61°48'19"E	73.90'
L3	N30°55'47"E	1.50'
L4	S19°37'45"E	70.95'
(L4)	(S17°59'00"E)	(620.02')
L5	N63°09'19"W	84.43'
(L5)	(N61°51'44"W)	(84.42')
L6	N30°12'22"E	50.56'

LINE TABLE

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°15'07"RT	2,081.61'	9.16'	9.16'	S67°41'10"E
C2	02°46'57"RT	2,075.50'	100.80'	100.79'	S64°08'19"E
C3	07°40'33"RT	2,077.00'	278.25'	278.04'	S58°54'24"E

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 333+24.97
N = 10,169, 118.80
E = 3,112, 847.53
Δ = 10°48'36.77" (RT)
D = 02°51'53.24"
L = 377.35'
T = 189.35'
R = 2,000.00'
PC Sta 331+35.74
PT Sta 335+13.09

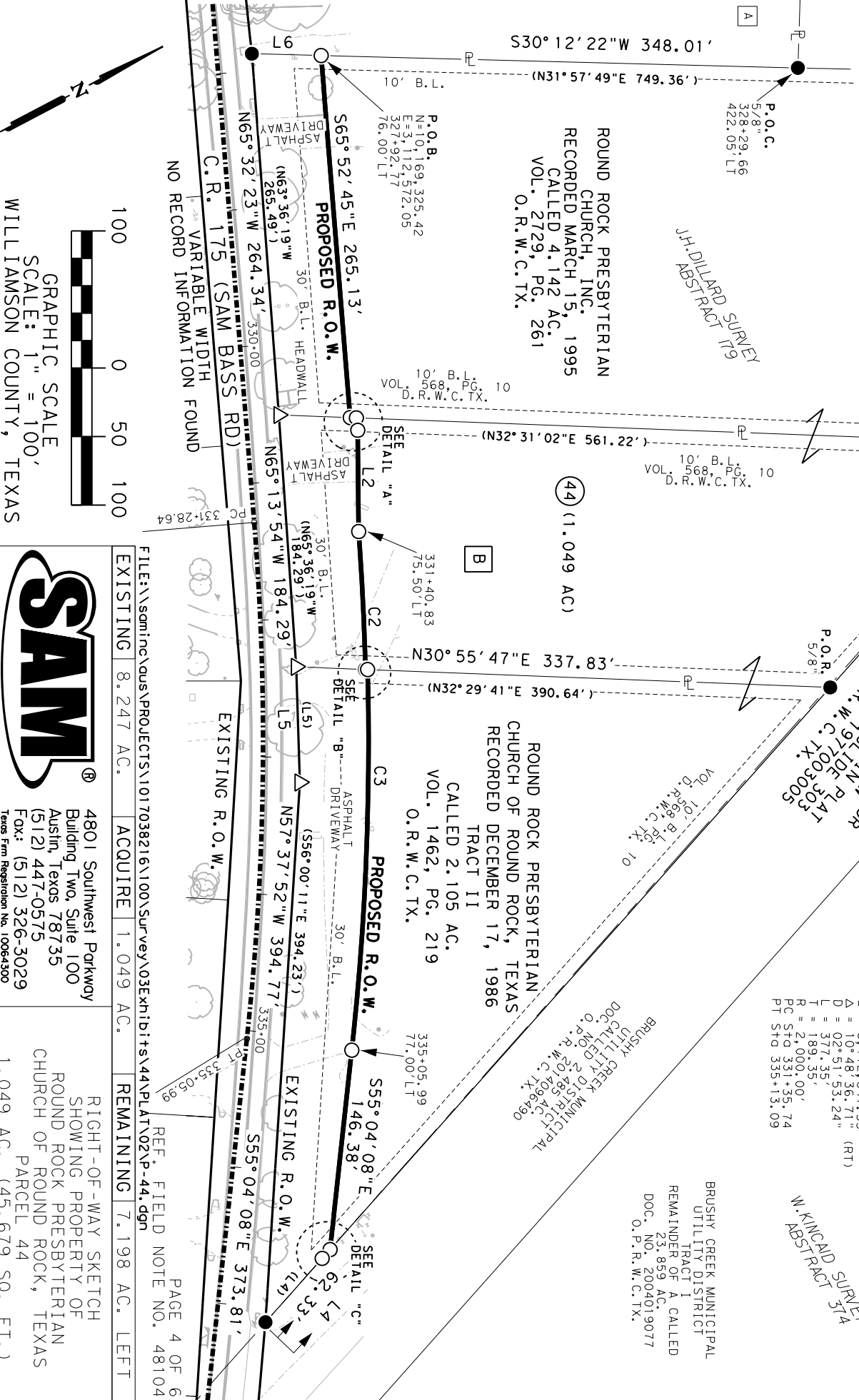
W. KINCAID SURVEY
ABSTRACT 374

BRUSHY CREEK MUNICIPAL
UTILITY DISTRICT
TRACT I
REMAINDER OF A CALLED
23.859 AC.
DOC. NO. 2004019077
O.P.R.W.C. TX.

BRUSHY CREEK MUNICIPAL
UTILITY DISTRICT
CALLED 2.485 AC.
O.P.R.W.C. TX.

ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
RECORDED DECEMBER 17, 1986
TRACT II
CALLED 2.105 AC.
VOL. 1462, PG. 219
O.R.W.C. TX.

ROUND ROCK PRESBYTERIAN
CHURCH, INC.
RECORDED MARCH 15, 1995
CALLED 4.142 AC.
VOL. 2729, PG. 261
O.R.W.C. TX.



FILE: \\sami\inc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\44\PLAT102\p-44.dgn
 EXISTING 8.247 AC. ACQUIRE 1.049 AC. REMAINING 7.198 AC. LEFT
 REF. FIELD NOTE NO. 48104
 PAGE 4 OF 6

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
ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
PARCEL 44
1.049 AC. (45,679 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1933273, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE N/A, AND ISSUED DATE N/A.

I. RESTRICTIVE COVENANTS: VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, PLAT RECORDS AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

10A. RIGHTS OF PARTIES IN POSSESSION.

B. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF LAND.

D. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

F. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

G. EASEMENT:
RECORDED: VOLUME 427, PAGE 229, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: LONE STAR GAS COMPANY
PURPOSE: PIPE LINE (UNPLOTTABLE, MAY AFFECT)

H. EASEMENT:
RECORDED: VOLUME 466, PAGE 132 MODIFIED IN VOLUME 560, PAGE 471 AND VOLUME 655, PAGE 98, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: TEXAS POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC AND COMMUNICATION LINES (DOES NOT AFFECT)

I. EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN VOLUME 624, PAGE 808, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

J. TERMS, CONDITIONS, AND STIPULATIONS IN THE POLLUTION ABATEMENT PLAN:
RECORDED: VOLUME 1667, PAGE 16, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

K. AFFIDAVIT TO THE PUBLIC REGARDING AN ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO. 2001011934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

L. TERMS, CONDITIONS, AND STIPULATIONS IN ORDER NO. 02110: ORDER GRANTING PETITION REQUESTING ADDITION OF LAND TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT:
RECORDED: DOCUMENT NO. 2002006236, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

M. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERE TO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

A

BRUSHY CREEK CONGREGATION
OF JEHOVAH'S WITNESSES
CALLED 1,869 AC.
DOC. NO. 2008066488
O. P. R. W. C. TX.

B

ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
RECORDED DECEMBER 17, 1986
TRACT 1
CALLED 2.00 AC.
VOL. 1462, PG. 219
O. R. W. C. TX.

FILE: \\saminc\ous\PROJECTS\1017038216\100\Survey\03Exhibits\44\PLAT\02\p-44.dgn REF. FIELD NOTE NO. 48104
EXISTING 8.247 AC. ACQUIRE 1.049 AC. REMAINING 7.198 AC. LEFT



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PARCEL 44
1.049 AC. (45,679 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 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, OF NO. 1933273, EFFECTIVE DATE IS N/A (NOT INCLUDED IN TITLE COMMITMENT), AND ISSUED DATE IS N/A (NOT INCLUDED IN TITLE COMMITMENT). 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.

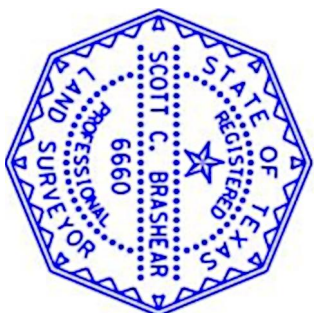
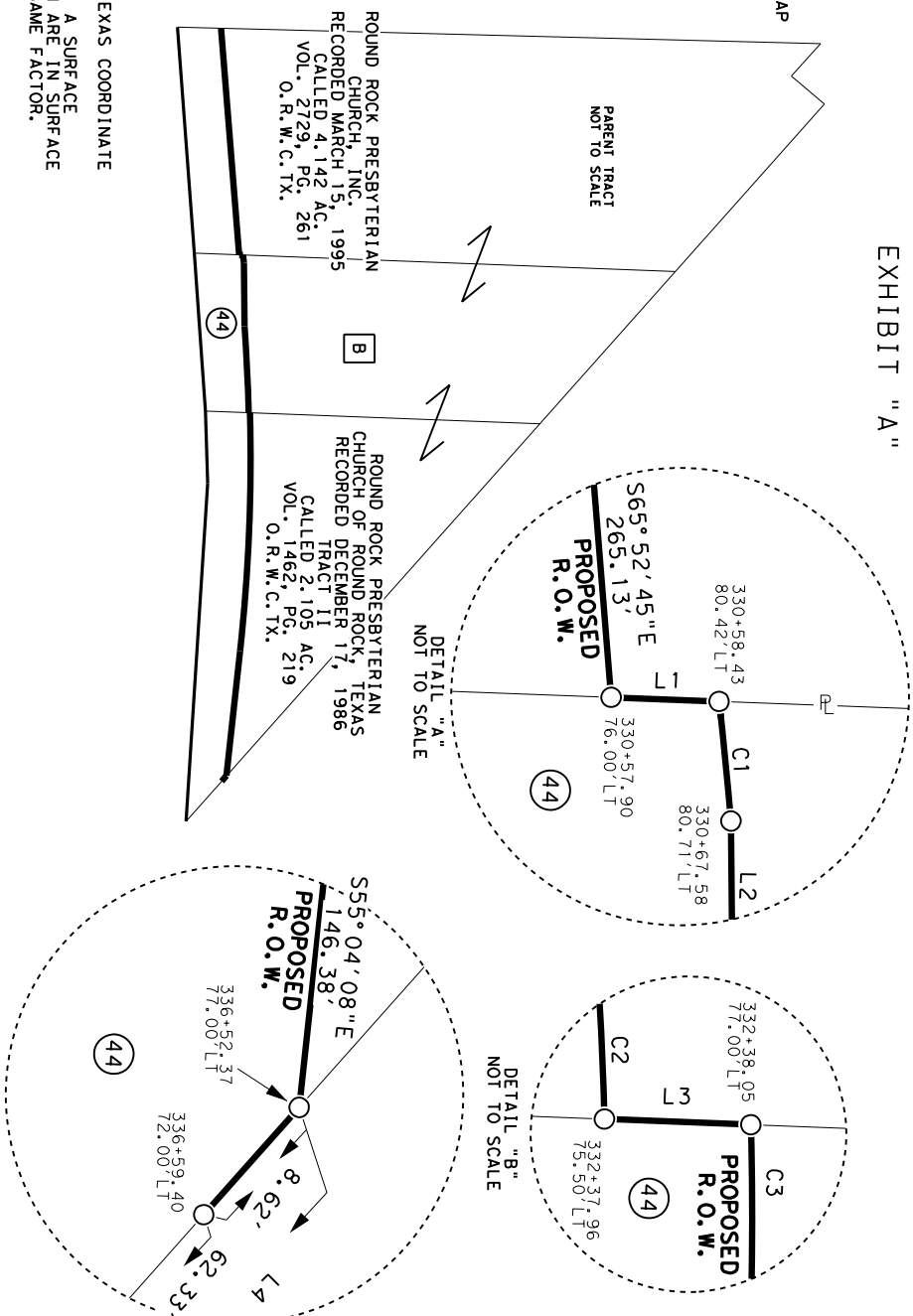
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

DATE

5/28/2021

EXHIBIT "A"



FILE: \\sami\inc\us\PROJECTS\1017038216\100\Survey\03Exhibit\44\PLAT\02\p-44.dgn

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PAGE 6 OF 6
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