

**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 those two certain tracts of land being 0.458 acre (Parcel 1) described by metes and bounds in Exhibit "A" owned by **AFFORDABLE SHOPS & RV CR119, INC.** for the purpose of constructing, reconstructing, maintaining, and operating County Road 100/118 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 (Nov 9, 2021 15:05 CST)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson

Parcel No.: 1

Highway: C.R. 118

Limits: From: C.R. 119

To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

Page 1 of 4

June 28, 2021

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.458 ACRE (19,944 SQ. FT.) PARCEL OF LAND LOCATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.8 ACRE TRACT OF LAND, DESCRIBED AS TRACT B IN A DEED TO AFFORDABLE SHOPS & RV CR 119, INC., RECORDED OCTOBER 2, 2018 IN DOCUMENT NO. 2018088736, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.458 ACRE (19,944 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 289.08 feet left of County Road 118 (C.R. 118) Engineer's Centerline Station (E.C.S.) 111+85.21 on the existing north right-of-way line of C.R. 118, a variable width right-of-way, no record information found, for the southwest corner of a called 2.042 acre tract of land, described in a deed to Ricky D. Kruger and wife, Cheryle Kruger, recorded in Volume 964, Page 701, Deed Records of Williamson County, Texas (D.R.W.C.TX.), same being the southeast corner of said 45.8 acre tract;

THENCE S 68°13'55" W, with the existing north right-of-way line of said C.R. 118, a distance of 617.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,187,044.12, E=3,166,717.41) set 68.01 feet left of C.R. 118 E.C.S 106+25.46 on the proposed north right-of-way line of C.R. 118, for the east corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 68°13'55" W, departing the proposed north right-of-way line of said C.R. 118, with the existing north right-of-way line of said C.R. 118, a distance of 382.82 feet to a calculated point on the existing north right-of-way line of C.R. 118, a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2015009816, O.P.R.W.C.TX., for an angle corner of said 45.8 acre tract and the parcel described herein;

THENCE with the existing north right-of-way line of said C.R. 118, the following four (4) courses and distances numbered 2-5:

- 2) N 21°19'08" W, a distance of 13.59 feet to a 1/2-inch iron rod found bent, for an angle corner of said 45.8 acre tract and the parcel described herein,
- 3) S 68°22'58" W, a distance of 85.99 feet to a 1/2-inch iron rod found bent, for an angle corner of said 45.8 acre tract and the parcel described herein,
- 4) N 84°53'38" W, a distance of 62.06 feet to a 1/2-inch iron rod found bent, for an angle corner of said 45.8 acre tract and the parcel described herein, and
- 5) S 67°55'40" W, a distance of 40.00 feet to a 1/2-inch iron rod found bent on the existing east right-of-way line of C.R. 119, a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2015009816, O.P.R.W.C.TX., for the southwest corner of said 45.8 acre tract and the parcel described herein,

6) **THENCE** N 21°20'32" W, with the existing east right-of-way line of said C.R. 119, a distance of 92.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 159.52 feet left of C.R. 118 E.C.S 100+73.95 on the proposed north right-of-way line of said C.R. 118, for the northwest corner of the parcel described herein, from which a 1/2-inch iron rod found bears N 21°20'32" W, a distance of 171.07 feet;

Page 2 of 4
June 28, 2021

THENCE departing the existing east right-of-way line of said C.R. 119, with the proposed north right-of-way line of said C.R. 118, over and across said 45.8 acre tract, the following four (4) courses and distances numbered 7-10:

- 6) S 66°19'02" E, a distance of 61.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 115.92 feet left of C.R. 118 E.C.S 101+17.55, for an angle corner of the parcel described herein,
- 7) S 88°51'40" E, a distance of 125.43 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet left of C.R. 118 E.C.S 102+33.47, for an angle corner of the parcel described herein,
- 8) N 68°40'58" E, a distance of 82.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet left of C.R. 118 E.C.S 103+15.61, for an angle corner of the parcel described herein, said point being the beginning of a curve to the right, and
- 9) With said curve to the right, an arc distance of 325.69 feet, through a central angle 13°20'47", having a radius of 1,398.17 feet, and a chord that bears N 75°21'21" E, a distance of 324.95 feet to the **POINT OF BEGINNING**, and containing 0.458 acres (19,944 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 1.0001218190. Units: U.S. Survey Feet.


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




6/28/21

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

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21°19'08"W	13.59'
(L1)	(S21°18'28"E)	(13.59')
L2	S68°22'58"W	85.99'
(L2)	(N68°23'38"E)	(85.98')
L3	N84°53'38"W	62.06'
(L3)	(S85°02'46"E)	(62.09')
L4	S67°55'40"W	40.00'
(L4)	(N68°19'02"E)	(40.00')
L5	N21°20'32"W	92.06'
L6	S66°19'02"E	61.66'
L7	S88°51'40"E	125.43'
L8	N68°40'58"E	82.14'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	13°20'47"RT	1,398.17'	325.69'	324.95'	N75°21'21"E

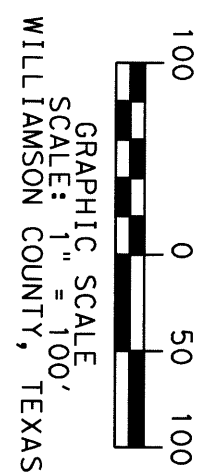
AFFORDABLE SHOPS & RV CR 119, INC.
 RECORDED OCTOBER 2, 2018
 CALLED 45.8 AC.
 DOC. NO. 2018088736
 O.P.R.W.C.TX.

GEORGE KEITH SURVEY
 ABSTRACT NO. 370

RICKY D. KRUGER
 AND WIFE CHERYLE KRUGER
 CALLED 2.042 AC.
 VOL. 964, PG. 701
 D.R.W.C.TX.

ENGINEER'S CENTERLINE
 CURVE DATA
 PI Stg 105+76.76
 N = 10,186,993.55
 E = 3,166,671.02
 Δ = 22°12'52.87" (RT)
 D = 4°18'26.74"
 L = 315.73'
 T = 261.14'
 R = 1,330.16'
 PC Stg 103+15.61
 PT Stg 108+31.34

RICK D. KRUGER AND
 RICHARD H. KRUGER
 REMAINDER OF A
 CALLED 100.98 AC.
 DOC. NO. 9838805
 O.P.R.W.C.TX.



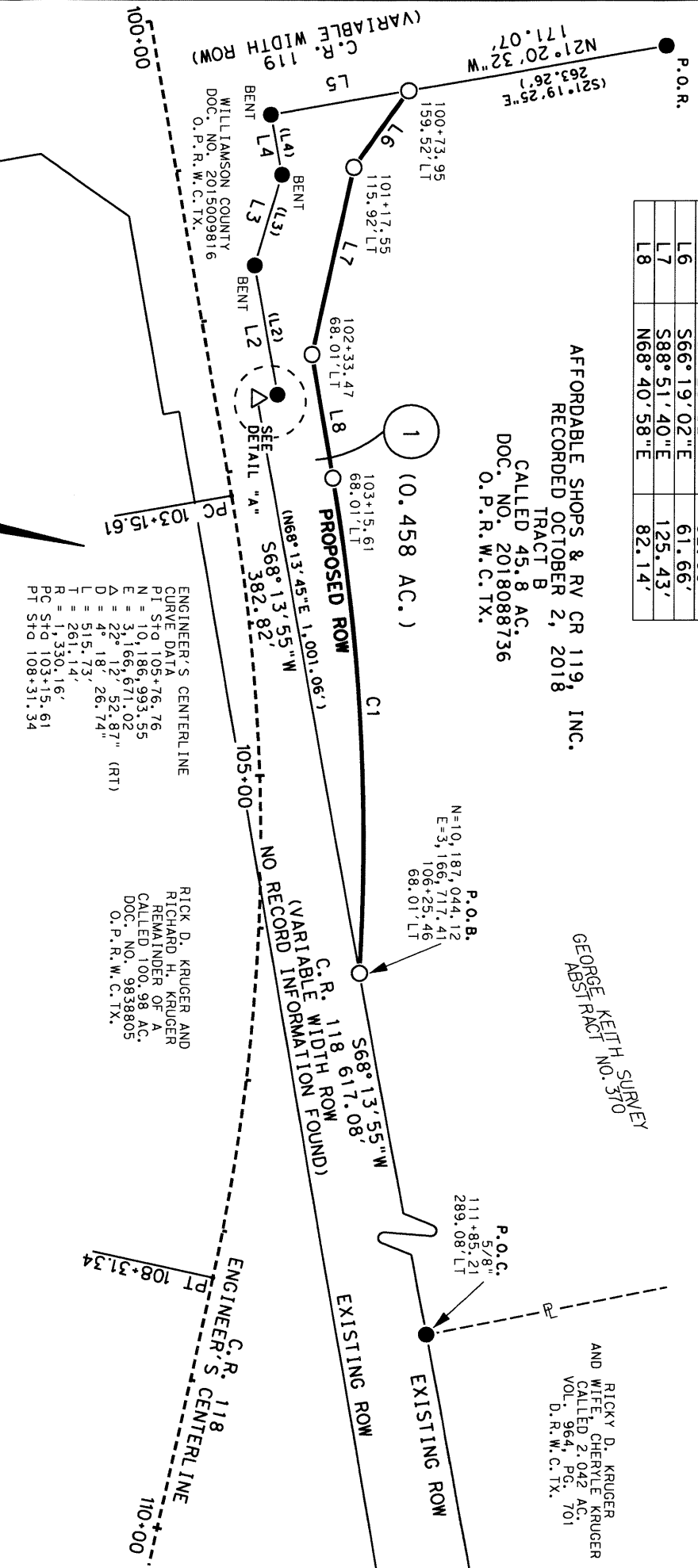
FILE: \\saminc\AUS\PROJECTS\1019052774E\100\Survey\035xh\bits\p-1\p-1.dgn
 EXISTING 45.8 AC. ACQUIRE 0.458 AC. REMAINING 45.342 AC. LEFT

PAGE 3 OF 4
 REF. FIELD NOTE NO. 48872



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
 AFFORDABLE SHOPS
 & RV CR 119, INC.
 PARCEL 1
 0.458 AC. (19,944 SQ. FT.)



LEGEND

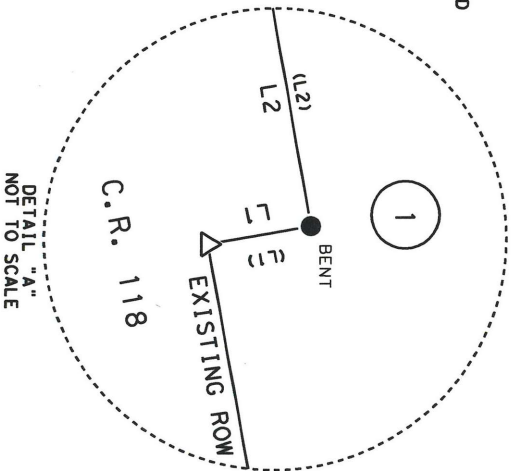
EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◉ TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ◊ 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)
- PROPOSED TEMPORARY EASEMENT LINE

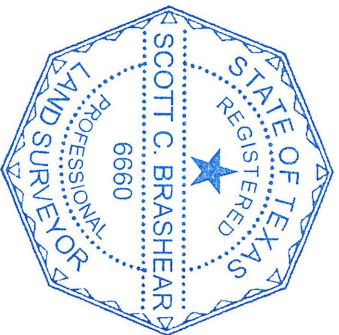
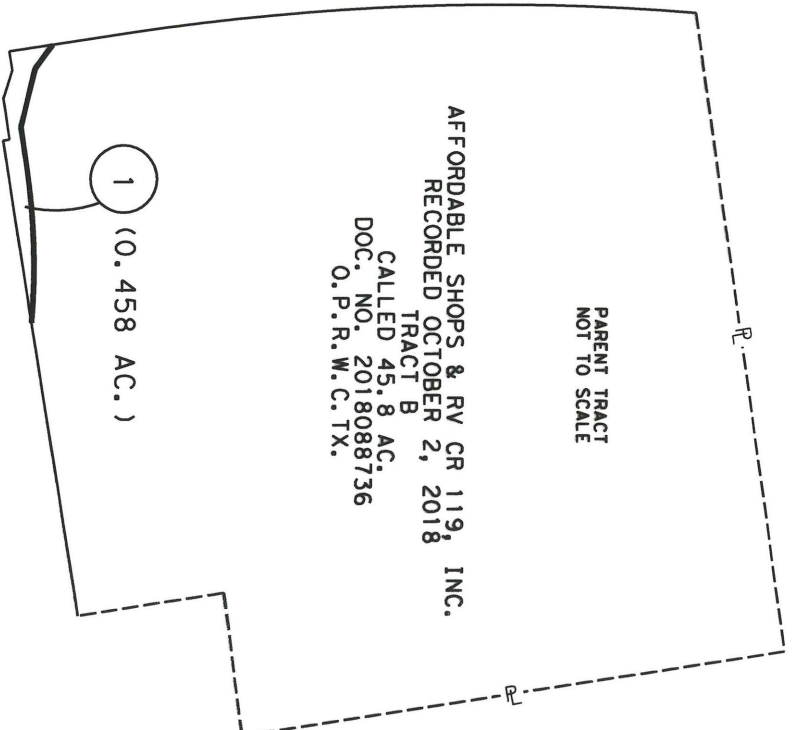
NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVDS88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001218190. 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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C.R. 118 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM WILLIAMSON COUNTY ROAD AND BRIDGE. SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2021.
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.



DETAIL "A"
NOT TO SCALE



FILE: \\saminc\AUS\PROJECTS\1019052774E\100\Survey\03Exhibits\p-1p-1.dgn

PAGE 4 OF 4
REF. FIELD NOTE NO. 48872

EXISTING 45.8 AC. ACQUIRE 0.458 AC. REMAINING 45.342 AC. LEFT

SAM

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
AFFORDABLE SHOPS
& RV CR 119, INC.
PARCEL 1
0.458 AC. (19,944 SQ. FT.)

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

DATE

6/28/21