

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

ROADWAY CLOSURE ORDER

AN ORDER OF WILLIAMSON COUNTY, TEXAS, FINDING THAT PORTIONS OF CR 304 ARE NOT NECESSARY FOR PUBLIC USE AS A THOROUGHFARE; PROVIDING FOR THE VACATION, ABANDONMENT AND CLOSURE OF THE ROADWAYS; AND RELEASING ANY AND ALL PUBLIC RIGHTS, TITLE, AND INTEREST.

WHEREAS, pursuant to Chapter 251.058 of the Texas Transportation Code, the County has the authority to vacate, abandon, and close roadways within the County; and

WHEREAS, within the County there are portions of CR 304 described in more detail in Exhibits A and B, (hereafter referred to as the “Right-of-Way”); and

WHEREAS, the Commissioners Court has determined that the Right-of-Way is not necessary as a public thoroughfare and has no other public use; and

WHEREAS, the Commissioners Court finds that vacating the Right-of-Way would have no adverse effect on adjacent properties; and

WHEREAS, the Commissioners Court has determined that it is in the best interest of the County to vacate, abandon, and close the Right-of-Way; and

NOW THEREFORE, be it ordered by the Commissioners Court of Williamson County, Texas:

1. **Finding of Fact:** That the foregoing recitals are incorporated into this Order by reference as findings of fact as if set forth herein at length.
2. **Right-of-Way Closure:** The Commissioners Court hereby vacates, abandons, and closes the Right-of-Way which is more particularly described in Exhibits A and B.
3. **Abandonment of Rights:** The Commissioners Court hereby abandons any and all public rights, title and interest, if any, to the Right-of-Way.
4. **Land Records:** The Commissioners Court hereby authorizes and instructs a signed and sealed copy of this Order to be recorded in the Official Records of Williamson County, Texas.
5. **Severability:** If any word, article, phrase, paragraph, sentence, clause, or provision of this Order shall be adjusted by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Order which can be given effect without the invalid provision, and to this end the provision of this Order is declared to be severable.

6. **Effective Date:** This Order shall take effect immediately from and after the date of this Order.
7. **Underlying Property Owner.** Pursuant to Section 251.058 of the Texas Transportation Code, Schwertner Farms is the underlying property owner receiving this conveyance for the property described in Exhibit "A" and Vietnamese Dominican Vicarate of St. Vincent Liem is the underlying property owner receiving this conveyance for the property described in Exhibit "B".
8. **Proper Notice & Open Meeting:** It is hereby officially found and determined that the meeting at which this Order was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED & APPROVED, this the 22nd day of March, 2022, by the vote of the Commissioners Court of Williamson County, Texas.

WILLIAMSON COUNTY, TEXAS

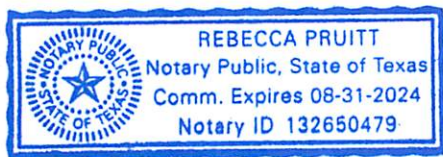
By: Bill Gravell
Bill Gravell, County Judge

ATTEST:

Nancy Rister
Nancy Rister, County Clerk

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Before me, the undersigned notary public, personally appeared Bill Gravell, County Judge for Williamson County, Texas, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



Rebecca Pruitt
Notary Public, State of Texas

County: Williamson
Parcel: Parcel 1 - Schwertner Farms
Project: CR304E-Abandonment

March 01, 2022
Page 1 of 4

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.2804 ACRE (12,213 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE WILLIAM CONNELL SURVEY, ABSTRACT NO. 132 AND THE ROBERT LILE SURVEY, ABSTRACT NO. 391 BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE FORMER ALIGNMENT OF COUNTY ROAD 304 EAST (CR304E) AS OCCUPIED AND MAINTAINED BY WILLIAMSON COUNTY AND LIMITED BY ADJOINING TRACTS, SAID 0.2804 ACRE (12,213 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type I Concrete Monument (Grid Coordinates determined as: N=10,282,025.89, E=3,156,267.53 TxSPC Zone 4203), found being the intersection of the existing easterly Right-of-Way (ROW) line of Interstate Highway 35 (IH-35) (variable width ROW) and the existing southerly ROW line of CR304E, (variable width ROW), same being the northwesterly corner of the remainder of that called 568.38 acre tract of land described in Cash Warranty Deed to Schwertner Farms, Inc. by instrument recorded in Document No. 2015010110 of the Official Public Records of Williamson County, Texas, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which an iron rod with plastic cap stamped "RPLS-5784" found being the intersection of said existing easterly ROW line of IH-35 and the existing southerly ROW line of CR305, bears S 20°19'54" W, at a distance of 814.35 feet;

- 1) **THENCE**, departing said existing southerly ROW line of CR304E, with said existing easterly ROW line of IH-35, **N 43°05'48" E**, for a distance of **67.12** feet to an iron rod with plastic cap stamped "Inland-4933" set in the calculated ROW centerline of CR304E, for the northwesterly corner of the herein described parcel, and from which a TxDOT Type I Concrete Monument found, being the southwesterly corner of that called 27.194 acre tract of land described in Gift Warranty Deed to Vietnamese Dominican Vicariate of St. Vincent Liem by instrument recorded in Document No. 2012005022 of the Official Public Records of Williamson County, Texas, bears N 43°05'48" E, at a distance of 67.12 feet;

THENCE, departing said existing easterly ROW line of IH-35, with said calculated centerline of CR304E, the following two (2) courses:

- 2) **N 67°12'37" E**, for a distance of **57.61** feet to an iron rod with plastic cap stamped "Inland-4933" set, for an angle point in the northerly boundary line hereof;
- 3) **N 69°02'06" E**, for a distance of **363.45** feet to an iron rod with plastic cap stamped "Inland-4933" set, for the northeasterly corner of the herein described parcel;
- 4) **THENCE**, departing said calculated centerline of CR304E, **S 20°47'12" E**, for a distance of **26.41** feet to an iron rod with plastic cap stamped "Inland-4933" set in the northerly boundary line of said remainder of 568.38 acre tract, same being in the existing northerly ROW line of CR305, for the southeasterly corner of the herein described parcel, and from which an iron rod with yellow plastic cap found being in said existing southerly ROW line of CR304E, same being said northerly boundary line of the remainder of 568.38 acre tract bears N 68°51'22" E, at a distance of 1,445.77 feet;

THENCE, departing said existing northerly ROW line of CR305, with said existing southerly ROW line of CR304E, same being said northerly boundary line of the remainder of 568.38 acre tract, the following two (2) courses:

- 5) **S 68°51'22" W**, for a distance of **366.06** feet, to an iron rod with plastic cap stamped "Forest-1847" found, being an angle point in said existing southerly ROW line of CR304E and said

County: Williamson
Parcel: Parcel 1 - Schwertner Farms
Project: CR304E-Abandonment

March 01, 2022
Page 2 of 4

northerly boundary line of the remainder of 568.38 acre tract, for an angle point in the southerly boundary line hereof;

- 6) **S 67°13'46" W**, for a distance of **115.31** feet to the **POINT OF BEGINNING**, containing 0.2804 acres (12,213 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 Round Rock, Williamson County, Texas.

M. Stephen Truesdale

1 MAR 2022

Date

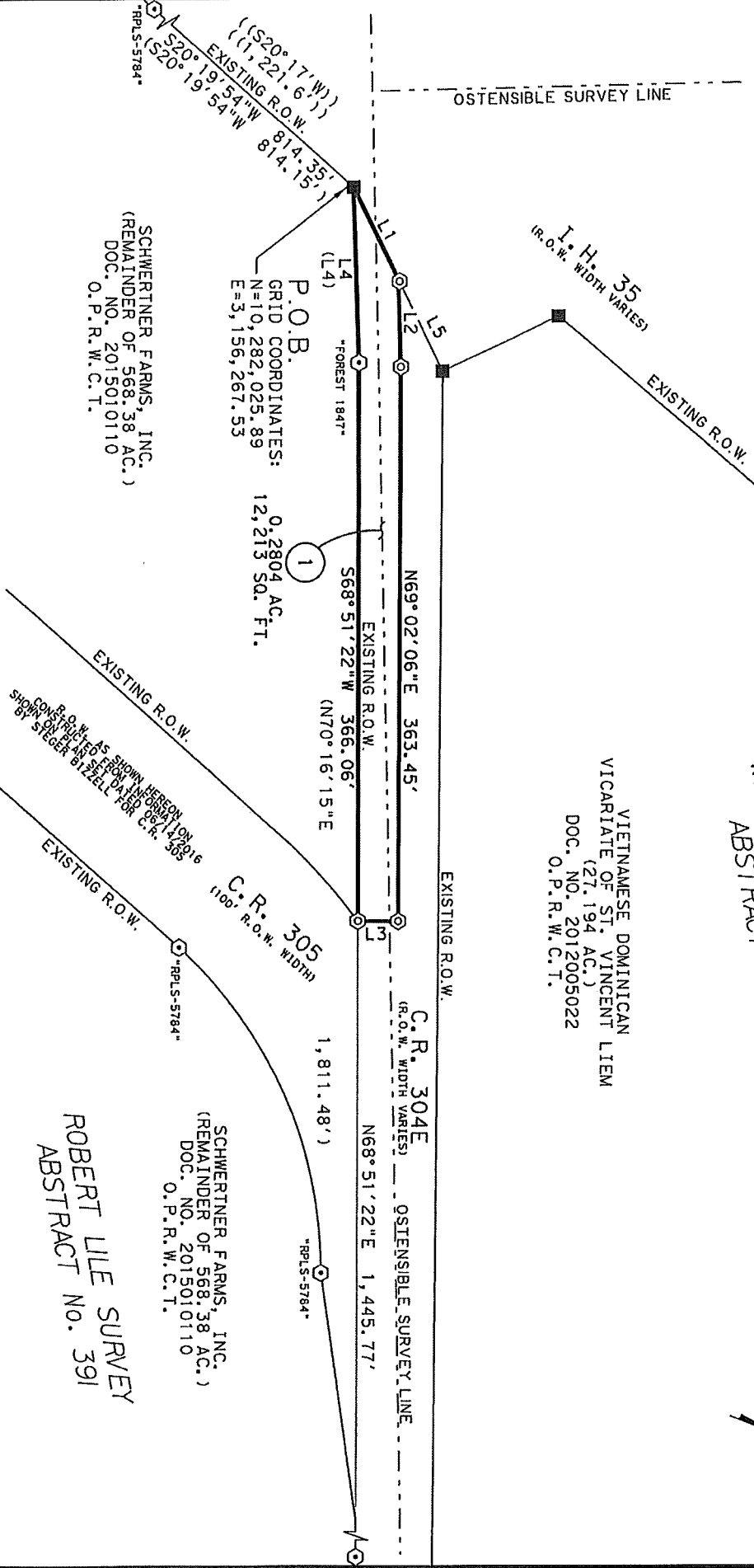
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



S:\Williamson County\CR 304E-REVERSION TRACT\PARCELS\SCHWERTNER FARMS.docx

WILLIAM CONNELL SURVEY
ABSTRACT No. 132

VIETNAMESE DOMINICAN
VICARIATE OF ST. VINCENT LIEM
(27, 194 AC.)
DOC. NO. 212005022
O. P. R. W. C. T.



ROBERT LILE SURVEY
ABSTRACT No. 391

SCHWERTNER FARMS, INC.
(REMAINDER OF 568.38 AC.)
DOC. NO. 2015010110
O.P.R.W.C.T.

PARCEL PLAT SHOWING PROPERTY OF
C.R. 304E

PARCEL 1

**INLAND
GEODETICS**

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200 FAX (512) 238-1251
FIDAL REGISTRATION NO. 100601-00

SCALE
1" = 100'

PROJECT
CB 304E ABANDONMENT

COUNTY

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

EXHIBIT " " "

03/01/2022
PAGE 4 OF 4

- TxDOT TYPE I CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ IRON ROD FOUND W/PLASTIC CAP
- ⊗ IRON ROD W/PLASTIC CAP
- ⊕ STAMPED "INLAND 4933" SET
- Δ CALCULATED POINT
- ⌒ PROPERTY LINE
- () RECORD INFORMATION
- LINE BREAK
- ⌒ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale / *MAR 2022*

M. STEPHEN TRUESDALE

DATE:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

LICENSED STATE LAND SURVEYOR

INLAND GEODETICS, LLC

FIRM REGISTRATION NO. 100591-00

1504 CHISHOLM TRAIL ROAD, SUITE 103

ROUND ROCK, TX 78681



INLAND u
GEODETICS

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1231
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

C.R. 304E

SCALE

1" = 100'

PROJECT

CR 304E ABANDONMENT

COUNTY

WILLIAMSON

PARCEL 1

0.2804 ACRES
12,213 Sq. Ft.

County: Williamson
Parcel: Parcel 2 – Vietnamese Church
Project: CR304E-Abandonment

March 01, 2022
Page 1 of 4

EXHIBIT B

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.2424 ACRE (10,557 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE WILLIAM CONNELL SURVEY, ABSTRACT NO. 132 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE FORMER ALIGNMENT OF COUNTY ROAD 304 EAST (CR304E) AS OCCUPIED AND MAINTAINED BY WILLIAMSON COUNTY AND LIMITED BY ADJOINING TRACTS, SAID 0.2424 ACRE (10,557 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type I Concrete Monument (Grid Coordinates determined as: N=10,282,123.89, E=3,156,359.23 TxSPC Zone 4203), found being an angle point in the existing easterly Right-of-Way (ROW) line of Interstate Highway 35 (IH-35) (variable width ROW), same being in the existing northerly ROW line of CR304E, also being the southwesterly corner of that called 27.194 acre tract of land described in Gift Warranty Deed to Vietnamese Dominican Vicariate of St. Vincent Liem by instrument recorded in Document No. 2012005022 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said existing easterly ROW line of IH-35, with said existing northerly ROW line of CR304E, same being the southerly boundary line of said 27.194 acre tract, **N 69°12'48" E**, for a distance of **360.76** feet to an iron rod with plastic cap stamped "Inland-4933" set in said existing northerly ROW line of CR304E, same being said southerly boundary of the 27.194 acre tract, for the northeasterly corner of the herein described parcel, and from which a 1/2" iron rod found being the southwesterly corner of that called 12.00 acre tract of land described in Gift Warranty To Deed With Lifetime Estate to Johnnie Ray Martone by instrument recorded in Document No. 2013073865 of the Official Public Records of Williamson County, Texas, same being the southeasterly corner of said 27.194 acre tract, also being said existing northerly ROW line of CR304E, bears **N 69°12'48" E**, at a distance of **1,213.42** feet;
- 2) **THENCE**, departing said existing northerly ROW line of CR304E, same being said southerly boundary line of the 27.194 acre tract, **S 20°47'12" E**, for a distance of **26.41** feet to an iron rod with plastic cap stamped "Inland-4933" set in the calculated ROW centerline of CR304E, for the southeasterly corner of the herein described parcel;

THENCE, with said calculated centerline of CR304E, the following two (2) courses:

- 3) **S 69°02'06" W**, for a distance of **363.45** feet to an iron rod with plastic cap stamped "Inland-4933" set, for an angle point in the southerly boundary line hereof;
- 4) **S 67°12'37" W**, for a distance of **57.61** feet to an iron rod with plastic cap stamped "Inland-4933" set, for the southwesterly corner of the herein described parcel, and from which a TxDOT Type I Concrete Monument found being the intersection of said existing easterly ROW line of IH-35 and the existing southerly ROW line of CR304E, same being the northwesterly corner of the remainder of that called 568.38 acre tract of land described in Cash Warranty Deed to Schwertner Farms, Inc. by instrument recorded in Document No. 2015010110 of the Official Public Records of Williamson County, Texas, bears **S 43°05'48" W**, at a distance of **67.12** feet;

County: Williamson
Parcel: Parcel 2 – Vietnamese Church
Project: CR304E-Abandonment

March 01, 2022
Page 2 of 4

- 5) **THENCE**, departing said calculated centerline of CR304E, **N 43°05'48" E**, for a distance of **67.12** feet to the **POINT OF BEGINNING**, containing 0.2424 acres (10,557 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

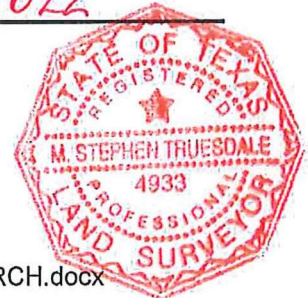
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

2 MAR 2022



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EXHIBIT " " PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	S20°47'12"E	26.41'
L2	S67°12'37"W	57.61'
L3	N43°05'48"E	67.12'
L4	S43°05'48"W	67.12'

WILLIAM CONNELL SURVEY
 ABSTRACT NO. 132

VIETNAMESE DOMINICAN
 VICARIATE OF ST. VINCENT LIEM
 (27.194 AC.)
 DOC. NO. 2012005022
 O.P.R.W.C.T.

JOHNNIE RAY MARTONE
 (12.00 AC.)
 DOC. NO. 2013073865
 O.P.R.W.C.T.

P.O.B.
 GRID COORDINATES:
 N=10,282,123.89
 E=3,156,359.23

0.2424 AC.
 10,557 SQ. FT.

(S69°09'15"W 1,574.86')

N69°12'48"E 1,213.42'

C.R. 304E
 (R.O.W. WIDTH VARIES)

EXISTING R.O.W.

EXISTING R.O.W. 360.76'

S69°02'06"W 363.45'

*FOREST 1847'

ORIGINAL NORTH
 LINE CR304E

STATE OF TEXAS
 CALLED 22.672 ACRES
 VOL. 451, PG. 326
 D.R.W.C.T.

EXISTING
 R.O.W.

I. H. 35
 (R.O.W. WIDTH VARIES)

EXISTING R.O.W.

EXISTING R.O.W.

SCHWERTNER FARMS, INC.
 (REMAINDER OF 568.38 AC.)
 DOC. NO. 2015010110
 O.P.R.W.C.T.

EXISTING R.O.W.

C.R. 305
 (100' R.O.W. WIDTH)

SCHWERTNER FARMS, INC.
 (REMAINDER OF 568.38 AC.)
 DOC. NO. 2015010110
 O.P.R.W.C.T.

ROBERT LILE SURVEY
 ABSTRACT NO. 391

R.O.W. AS SHOWN HEREON
 CONTRACTED FOR BY
 SHOWN BY SIEGER BITZELL FOR C.R. 305

EXISTING R.O.W.

RPLS-5784

RPLS-5784

INLAND
 GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD, STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251
 FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

C.R. 304E

SCALE
 1" = 100'

PROJECT
 CR 304E ABANDONMENT

COUNTY
 WILLIAMSON

PARCEL 2
 0.2424 ACRES
 10,557 Sq. Ft.

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/01/22
PAGE 4 OF 4

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ IRON ROD FOUND W/PLASTIC CAP
- ⊗ IRON ROD W/PLASTIC CAP
- ⊕ STAMPED "INLAND 4933" SET
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WILLIAMSON COUNTY, TEXAS

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Stephen Truesdale
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

DATE:

2 MAR 2022

INLAND & GEODETICS, J.
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
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PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00



PARCEL PLAT SHOWING PROPERTY OF

C.R. 304E

SCALE

1" = 100'

PROJECT

CR 304E ABANDONMENT

COUNTY

WILLIAMSON

PARCEL 2

0.2424 ACRES
10,557 Sq. Ft.

Deed Report

Tue Mar 01 20:13:13 2022

Deed Name: VIETNAMESE-CHURCH REV2-NOTES

Starting Coordinates: Northing 10281782.5016, Easting 3160275.0554

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 69°12'48" E	360.7600	LINE					
S 20°47'12" E	26.4100	LINE					
S 69°02'06" W	363.4500	LINE					
S 67°12'37" W	57.6100	LINE					
N 43°05'48" E	67.1200	LINE					

Ending Coordinates: Northing 10281782.4949, Easting 3160275.0622

Area: 10557.04 S.F., 0.2424 Acres

Total Perimeter Distance> 875.3500

Closure Error Distance> 0.009494 Error Bearing> N 45°34'44" W

Closure Precision> 1 in 92201.9

Deed Report

Tue Mar 01 20:13:21 2022

Deed Name: VIETNAMESE-CHURCH REV2-SKETCH

Starting Coordinates: Northing 10281534.2284, Easting 3160290.0930

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 69°12'48" E	360.7600	LINE					
S 20°47'12" E	26.4100	LINE					
S 69°02'06" W	363.4500	LINE					
S 67°12'37" W	57.6100	LINE					
N 43°05'48" E	67.1200	LINE					

Ending Coordinates: Northing 10281534.2218, Easting 3160290.0998

Area: 10557.04 S.F., 0.2424 Acres

Total Perimeter Distance> 875.3500

Closure Error Distance> 0.009494 Error Bearing> N 45°34'44" W

Closure Precision> 1 in 92202.0