

**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 2.255 acres (Parcel 4) described by metes and bounds in Exhibit "A" owned by **TAYLOR 47 BUSINESS, LLC, a Texas limited liability company** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 401 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

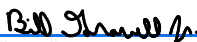
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 \_\_\_\_\_, 2022.

  
Bill Gravell (Apr 13, 2022 08:48 CDT)

Bill Gravell, Jr.  
Williamson County Judge

## EXHIBIT "A"

County: Williamson  
Parcel No.: 4  
Highway: C.R. 401/404  
Limits: From: FM 973  
To: Intersection of US 79

Page 1 of 7  
March 25, 2022

### PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 2.255 ACRE (98,226 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 47.634 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TAYLOR 47 BUSINESS, LLC, A TEXAS LIMITED LIABILITY, RECORDED DECEMBER 3, 2021 IN DOCUMENT NO. 2021184603, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 2.255 ACRE (98,226 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 1/2-inch iron rod with a plastic cap stamped "BAKER AICKLEN" found 732.85 feet right of County Road (C.R. 401) Engineer's Centerline Station (E.C.S.) 166+40.75, for an interior ell corner of said 47.634 acre tract, same being the northeast corner of a called 1.50 acre tract of land, described in a deed to Immanuel Lutheran Church, recorded in Document No. 2014088879, O.P.R.W.C.TX.;

**THENCE** N 83°06'10" W, with the common line of said 1.50 acre tract and said 47.634 acre tract, a distance of 669.31 feet to a 1/2-inch iron rod with a plastic cap stamped "BAKER AICKLEN" found on the existing east right-of-way line of C.R. 401, a variable width right-of-way, no record information found, for the northwest corner of said 1.50 acre tract, same being the most westerly southwest corner of said 47.634 acre tract;

**THENCE** N 06°51'51" E, departing the common line of said 1.50 acre tract and said 47.634 acre tract, with the existing east right-of-way line of said C.R. 401, a distance of 108.35 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set (Surface Coordinates: N=10,178,086.48, E=3,203,558.33) set 61.09 feet right of C.R. 401 E.C.S 167+51.84 on the proposed east right-of-way line of C.R. 401, for the south corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 06°51'51" E, departing the proposed east right-of-way line of said C.R. 401, continuing with the existing east right-of-way line of said C.R. 401, a distance of 1,385.74 feet to a 2-inch metal fence post found 18.34 feet left of C.R. 401 E.C.S 181+38.78 on the south right-of-way line of the Union Pacific Railroad, a 200 foot wide right-of-way, as depicted on a right-of-way and track map dated June 30, 1917, same being the south right-of-way line of C.R. 403, no record information found, for the northwest corner of said 47.634 acre tract and the parcel described herein, said point being the beginning of a curve to the left;

2) **THENCE** departing the existing east right-of-way line of said C.R. 401, with the said south right-of-way line of the Union Pacific Railroad and said curve to the left, an arc distance of 94.84 feet, through a central angle 01°49'58", having a radius of 2,964.79 feet, and a chord that bears N 73°14'16" E, a distance of 94.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 401 E.C.S 181+78.03 on the proposed east right-of-way line of said C.R. 401, for the northeast corner of the parcel described herein, from which a 3/4-inch iron pipe found, for the northeast corner of said 47.634 acre tract bears with said curve to the left, an arc distance of 560.49 feet, through a central angle 10°49'54", having a radius of 2,964.79 feet, and a chord bearing N 66°54'19" E, a distance of 559.65 feet;

## EXHIBIT "A"

County: Williamson  
Parcel No.: 4  
Highway: C.R. 401/404  
Limits: From: FM 973  
To: Intersection of US 79

Page 2 of 7  
March 25, 2022

**THENCE** departing said south right-of-way line of the Union Pacific Railroad, with the proposed east right-of-way line of said C.R. 401, over and across said 47.634 acre tract, following four (4) courses and distances numbered 3-6:

- 3) S 07°40'56" W, a distance of 778.03 feet to a \*\*5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 401 E.C.S 174+00.00,
- 4) S 04°28'17" W, a distance of 207.95 feet to a \*\*5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 88.00 feet right of C.R. 401 E.C.S 172+00.00, said point being the beginning of a curve to the right,
- 5) With said curve to the right, an arc distance of 104.40 feet, through a central angle 02°51'53", having a radius of 2,088.00 feet, and a chord that bears S 14°14'28" W, a distance of 104.39 feet to a \*\*5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 88.00 feet right of C.R. 401 E.C.S 171+00.00, and

**THIS SPACE INTENTIONALLY LEFT BLANK**

## EXHIBIT "A"

County: Williamson  
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To: Intersection of US 79

Page 3 of 7  
March 25, 2022

- 6) S 18°51'27" W, a distance of 341.97 feet to the **POINT OF BEGINNING**, and containing 2.255 acres (98,226 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 1.00012352. Units: U.S. Survey Feet.

\*\*Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.

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**  
**TX. Firm No. 10064300**

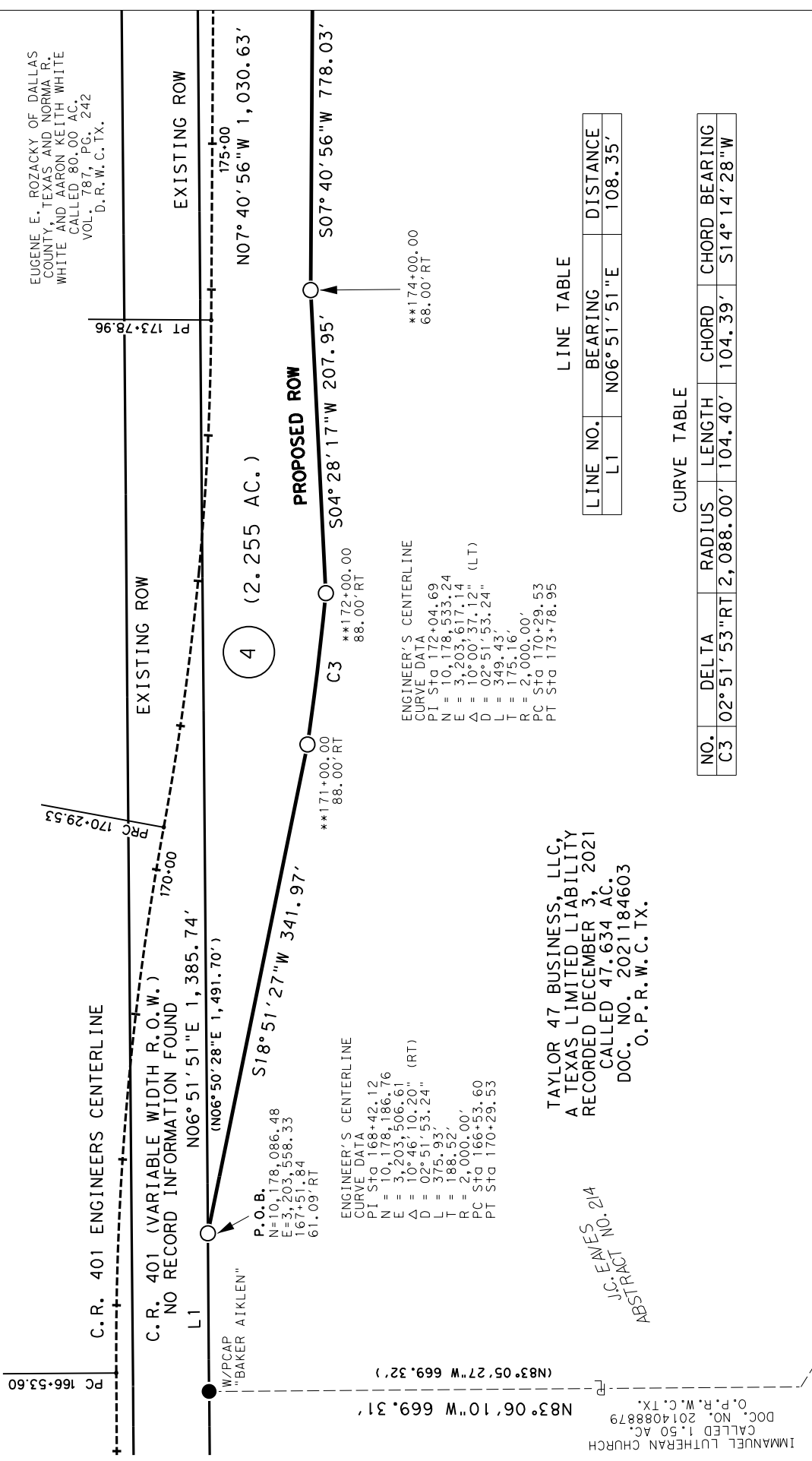


Sarah C. Re 03/24/2022

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

## EXHIBIT "A"

MATCH SHEET 5 OF 7




TAYLOR 47 BUSINESS, LLC,  
A TEXAS LIMITED LIABILITY  
COMPANY  
RECORDED DECEMBER 3, 2021  
CALLED 47.634 AC.  
DOC. NO. 2021184603  
O.P.R.W.C. TX.

ABSTRACT  
J.C. ENVES NO. 214

LINE NO.	BEARING	DISTANCE
L1	N06°51'51"E	108.35'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	02° 51' 53" RT	2,088.00'	104'.40'	104.39'	S14° 14' 28" W

P. O. C.  
1 1/2" W/PCAP  
"BAKER AICKLEN"  
166\*40.75  
732.85' RT



100 0 100

GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\102005826\B\100\Survey\03Exhibits\4\PLAT\01P-4\_1.dgn  
REF. FIELD NOTE NO. 48889  
PAGE 4 OF 7

EXISTING	47.634 AC.	ACQUIRE	2.255 AC.	REMAINING	45.379 AC.	RIGHT
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**SAI**<sup>TM</sup>

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  
TAYLOR 47 BUSINESS, LLC,  
A TEXAS LIMITED LIABILITY  
PARCEL 4  
2.255 AC. (98,226 SQ. FT.)

EXHIBIT "A"

EUGENE E. ROZACKY OF DALLAS  
COUNTY, TEXAS AND NORMA R.  
WHITE AND AARON KEITH WHITE  
CALLED 80.00 AC.  
VOL. 787, PG. 242  
D.R.W.C.TX.

EXISTING ROW  
C.R. 401 (VARIABLE WIDTH R.O.W.)  
NO RECORD INFORMATION FOUND  
EXISTING ROW  
N06° 51' 51" E 1,385.74'

C.R. 401  
ENGINEERS CENTERLINE  
(N06° 50' 28" E 1,491.70')  
N07° 40' 56" E 1,030.63' 180° 00'

PROPOSED ROW  
4 (2.255 AC.)

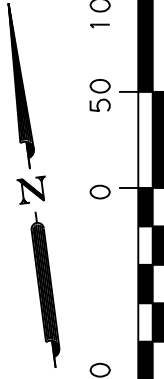
S07° 40' 56" W 778.03'

TAYLOR 47 BUSINESS, LLC,  
A TEXAS LIMITED LIABILITY  
CORPORATION  
RECORDED DECEMBER 3, 2021  
CALLED 47.634 AC.  
DOC. NO. 2021184603  
O.P.R.W.C.TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 49' 58" LT	2,964.79'	94.84'	94.84'	N73° 14' 16" E
(C1)	(LT)	(2,924.55')	(656.76')	(655.38')	(N67° 47' 29" E)
C2	10° 49' 54" LT	2,964.79'	560.49'	559.65'	N66° 54' 19" E

J.C. EVES NO. 214  
ABSTRACT NO. 214



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 187+43.03  
N = 12,345,678.90  
E = 123,456,789  
Δ = 34° 01' 09.37" (RT)  
D = 05° 15' 23.38"  
L = 647.19'  
T = 333.45'  
R = 1,090.00'  
PC STA 184+09.59  
PT STA 190+56.77

UNION PACIFIC RAILROAD  
(200' WIDE R.O.W.)  
AS DEPICTED ON A R.O.W. AND  
TRACK MAP DATED JUNE 30, 1917  
C1 (C1)  
181+78.03  
68.00' RT  
C2  
P.O.R. 3/4"

C.R. 402  
(VARIABLE WIDTH R.O.W.)  
NO RECORD INFORMATION FOUND  
DEGREE OF CURVATURE=2° 00'

C.R. 403  
(VARIABLE WIDTH R.O.W.)  
NO RECORD INFORMATION FOUND

EXISTING	ACQUIRE	REMAINING
47.634 AC.	2.255 AC.	45.379 AC.

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  
TAYLOR 47 BUSINESS, LLC,  
A TEXAS LIMITED LIABILITY  
CORPORATION  
PARCEL 4  
2.255 AC. (98,226 SQ. FT.)

**SCHEDULE B:**

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 21061677, ISSUED BY TEXAS TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 28, 2022, AND ISSUED DATE FEBRUARY 8, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. RIGHT OF WAY EASEMENT DATED JUNE 18, 1936, EXECUTED BY MISS IDA H. F. SCHULTZ TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 282, PAGE 61, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION. MAY AFFECT)

B. EASEMENT DATED DECEMBER 13, 1955, EXECUTED BY MARVIN G. ROZNOVAK AND ARTIE B. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 410, PAGE 41, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION, MAY AFFECT)

C. EASEMENT DATED OCTOBER 24, 1972, EXECUTED BY MARVIN G. ROZNOVAK AND ARTIE B. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 570, PAGE 76, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO DETERMINE LOCATION, MAY AFFECT)

D. RIGHT OF WAY EASEMENT DATED AUGUST 23, 1974, EXECUTED BY MARVIN G. ROZNOVAK AND ARTIE B. ROZNOVAK TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 979, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT. MAY AFFECT.)

E. A 30' RIGHT OF WAY EASEMENT CONVEYED TO DONALD W. KUNZE AND NANCY L. KUNZE BY W. A. KUNZE AND ANNIE MAE KUNZE IN WARRANTY DEED DATED OCTOBER 25, 1983, RECORDED IN VOLUME 948. PAGE 561. DEED RECORDS. WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

F. RIGHT OF WAY EASEMENT DATED OCTOBER 18, 1994, EXECUTED BY FRED GOLA AND ANGELEE GOLA TO JONAH WATER SPECIAL UTILITY DIST., RECORDED UNDER DOCUMENT NO. 9458612, OFFICIAL RECORDS, WILL TAMSON COUNTY, TEXAS. (UNABLE TO PLOT. MAY AFFECT)

G. PUBLIC UTILITY AND ACCESS EASEMENT DATED FEBRUARY 3, 2006, EXECUTED BY FREDDY GOLA TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2006009994. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT. MAY AFFE

H. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS.

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

I. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY)

K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)

I. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

<p><b>SAH</b></p> <p>4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300</p>	<p>EXISTING 47.634 AC. ACQUIRE 2.255 AC. REMAINING 45.379 AC. RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF TAYLOR 47 BUSINESS, LLC, A TEXAS LIMITED LIABILITY PARCEL 4 2.255 AC. (98.226 SQ. FT.)</p>
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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
- 800 NAIL FOUND
- MAGNAIL FOUND
- SPINDLE FOUND
- RAILROAD TIE
- CALCULATED POINT
- PROPERTY LINE

- RECORD INFORMATION
- POINT OF BEGINNING
- P.O.B.
- P.O.C.
- P.O.R.
- N.T.S.
- D.R.W.C.TX.
- O.R.W.C.TX.
- O.P.R.W.C.TX.

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

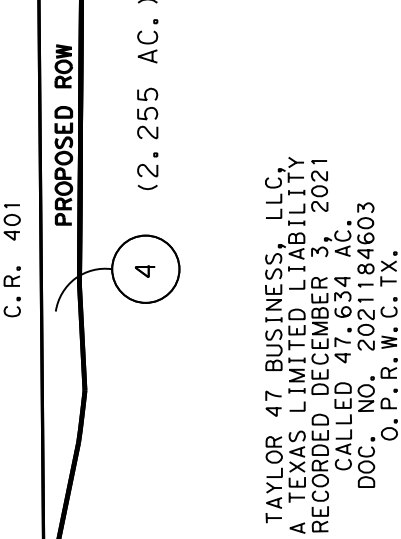
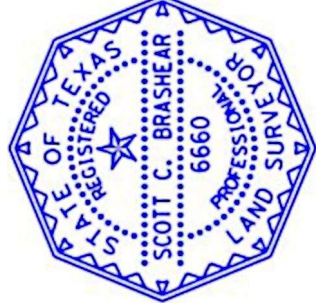
NOTES:

- 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 1.00012352. 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.
  - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAS TITLE INSURANCE COMPANY, GF NO. 21061677, EFFECTIVE DATE JANUARY 28, 2022, AND ISSUED DATE FEBRUARY 8, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  - C.R. 401 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HNTB. SCHEMATIC RECEIVED BY SAM, LLC. IN MAY, 2021.
  - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.
- \*\*UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.
- 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

03/24/2022

DATE



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibit\4\PLAT\01NP-4-2.dgn

PAGE 7 OF 7  
REF. FIELD NOTE NO. 48889

EXISTING	47.634 AC.	ACQUIRE	2.255 AC.	REMAINING	45.379 AC.	RIGHT
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**SAM**

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
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A TEXAS LIMITED LIABILITY  
COMPANY  
PARCEL 4  
2.255 AC. (98,226 SQ. FT.)