

**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 3.230 acres (Parcel 221) described by metes and bounds in Exhibit "A" owned by **UNITED BEAR CREEK STORAGE, L.P.** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 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 May 3, 2023.

Bill Gravell

Bill Gravell (May 3, 2023 09:40 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT _____

County: Williamson
Parcel: 221
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 221

METES & BOUNDS DESCRIPTION FOR A 3.230 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF LOT 6, HIGHMEADOW ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO UNITED BEAR CREEK STORAGE, L.P. BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2006104854 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.230 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found at the intersection of the south right-of-way line of Creekview Circle (60 feet wide) as dedicated by said plat of HIGHMEADOW ESTATES PHASE ONE and the east right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by Document Numbers 2003082332 and 2003114403, both of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of said Lot 6 and at the northeast corner of a called 0.023 acre tract of land described as Parcel 23B as dedicated in said Document Number 2003114403 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the south right-of-way line of said Creekview Circle and the north line of said Lot 6, N 69°14'25" E a distance of 394.63 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing with the south right-of-way line of said Creekview Circle and the north line of said Lot 6, along said curve to the right, an arc distance of 21.69 feet, having a radius of 25.00 feet, a central angle of 49°42'49" and a chord which bears S 85°54'11" E a distance of 21.02 feet to a calculated point of reverse curvature;

THENCE, continuing with the south right-of-way line of said Creekview Circle and the north line of said Lot 6, along said curve to the left, an arc distance of 66.10 feet, having a radius of 60.00 feet, a central angle of $63^{\circ}07'09''$ and a chord which bears $N 87^{\circ}23'39'' E$ a distance of 62.81 feet to a calculated point at the northeast corner of said Lot 6 and at the most westerly corner of Lot 5 of said HIGHMEADOW ESTATES PHASE ONE, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northwest corner of said Lot 5 and the southwest corner of Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, bears along a curve to the left, an arc distance of 65.23 feet, having a radius of 60.00 feet, a central angle of $62^{\circ}17'32''$ and a chord which bears $N 24^{\circ}41'18'' E$ a distance of 62.07 feet;

THENCE, departing the south right-of-way line of said Creekview Circle, with the northeast line of said Lot 6 and the southwest line of said Lot 5, $S 41^{\circ}12'34'' E$ a distance of 63.82 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,680.25, E: 3,090,325.49) set at the beginning of a non-tangent curve to the left, for the most easterly corner of the herein described tract, 425.72 feet right of FM 2243 baseline station 193+04.75, from which a 1/2-inch iron rod found at the most easterly corner of said Lot 6, and at the most northerly corner of Lot 7 of said HIGHMEADOW ESTATES PHASE ONE, bears $S 41^{\circ}12'34'' E$ a distance of 316.84 feet;

THENCE, departing the southwest line of said Lot 5, over and across said Lot 6, along said curve to the left, an arc distance of 478.83 feet, a central angle of $27^{\circ}08'12''$ and a chord which bears $S 30^{\circ}31'24'' W$ a distance of 474.37 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the south line of said Lot 6 and the north line of said Lot 7, for the southeast corner of the herein described tract, 794.04 feet right of FM 2243 baseline station 189+78.40, from which a 1/2-inch iron rod found at the most easterly corner of said Lot 6 and the most northerly corner of said Lot 7, bears $N 69^{\circ}15'35'' E$ a distance of 480.82 feet;

THENCE, with the south line of said Lot 6 and the north line of said Lot 7, $S 69^{\circ}15'35'' W$ a distance of 171.52 feet to a 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found on the east right-of-way line of said Ronald W Reagan Boulevard, at the southwest corner of the remainder of said Lot 6, and at the southeast corner of a called 0.040 acre tract of land described as Parcel 23A as dedicated in said Document Number 2003114403 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of the remainder of said Lot 6, $N 21^{\circ}14'20'' W$ a distance of 324.98 feet to a calculated point at the most westerly corner of the remainder of said Lot 6, for the most westerly corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and the northwest line of the remainder of said Lot 6, $N 23^{\circ}25'04'' E$, pass a 1/2-inch iron rod found at a distance of 18.88 feet and continuing on for a total distance of 70.08 feet to a 1/2-inch iron rod with an illegible cap found for an interior corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and a west line of the remainder of said Lot 6, N 21°39'27" W a distance of 9.62 feet to the **POINT OF BEGINNING** and containing 3.230 acre (140,687 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203.
All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.

PRELIMINARY
This document shall not be
recorded for any purpose.

Jonathan O. Nobles RPLS Number 5777

Date

BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502

Client: Williamson County

Date: June 26, 2022

Project Number: 7473-00

LEGEND

AC	AIR CONDITIONING PAD
B.	BOLLARD
B.F.	BOARD FENCE
B.L.	BUILDING LINE
BLDG.	BUILDING
B.O.	BUILDING OVERHANG
B.P.	BRICK PAVERS
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
C.F.	CABLE FENCE
CONC.	CONCRETE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
F.H.	FIRE HYDRANT
F.O.M.	FIBER OPTIC MARKER
F.P.	FENCE POST
G.P.	GATE POST
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
SAN.	SANITARY
S.N.S.	STREET NAME SIGN
S.S.	STOP SIGN
TEL.	TELEPHONE
TRANS.	TRANSFORMER
VOL.	VOLUME
W.B.O.V.	WATER BLOW-OFF VALVE
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR CAB, K, SLIDES 297-299 P.W.R.C.
[]	RECORD INFO FOR DOC. NOS. 2003082332 & 2003114403 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
▲	FOUND MAG NAIL
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—○—	CABLE FENCE
—//—	BOARD FENCE
—[H]—	OVERHEAD TELEPHONE
—[HP]—	OVERHEAD POWER
—#—	EDGE OF ASPHALT

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 41°12'34" E	63.82'
L2	S 69°15'35" W	171.52'
L3	N 23°25'04" E	70.08'
L4	N 21°39'27" W	9.62'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
[L3]	[N 23°20'38" E]	[70.18']
[L4]	[N 21°13'30" W]	[9.54']

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	21.69'	25.00'	49°42'49"	S 85°54'11" E	21.02'
C2	66.10'	60.00'	63°07'09"	N 87°23'39" E	62.81'
C3	478.83'	1,011.00'	27°08'12"	S 30°31'24" W	474.37'
C4	65.23'	60.00'	62°17'32"	N 24°41'18" E	62.07'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C1)	(21.68')	(25.00')	(49°40'47")	(S 84°06'30" E)	(21.00')
(C2)	(65.58')	(60.00')	(62°37'25")	(N 89°25'11" E)	(62.36')
(C4)	(65.58')	(60.00')	(62°37'25")	(N 26°47'45.9" E)	(62.36')

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.



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TBPLS Licensed Surveying Firm No. 10106502

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PRELIMINARY
PENDING FINAL
REVIEW

PARCEL PLAT
SHOWING PARCEL 221
3.230 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
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