

**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 3.313 acres (Parcel 207) described by metes and bounds in Exhibit "A" owned by **J & M, LLC** 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 Jun 27, 2023.

Bill Gravell Jr.

Bill Gravell Jr. (Jun 27, 2023 15:36 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 207
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 207

METES & BOUNDS DESCRIPTION FOR A 3.313 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND A PORTION OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH AS CONVEYED TO J&M, LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2018103155 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.313 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 3/8-inch iron pipe found on the northwest right-of-way line of FM 2243 (80 feet wide right-of-way) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, at the most southerly corner of the above described J&M Tract 1, and at the most easterly corner of a called 20.92 acre tract of land as conveyed to LCRA Transmission Services Corporation by General Warranty Deed recorded in Document Number 2016061302 of the Official Public Records of Williamson County, Texas, for the most southerly corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found at the most southerly corner of said LCRA Tract and at the most easterly corner of a called 95.096 acre tract of land as conveyed to Roy Kuchera and wife, Alice Kuchera by General Warranty Deed recorded in Volume 2640, Page 64 of the Official Records of Williamson County, Texas, bears S 34°06'25" W a distance of 436.39 feet;

THENCE, with the southwest line of said J&M Tract 1 and a northeast line of said LCRA Tract, N 48°10'53" W a distance of 673.33 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,308.21, E: 3,092,485.16) set for the most westerly corner of the herein described tract, 252.00 feet left of FM 2243 baseline station 214+93.18, from which a 3/8-inch iron pipe found at an interior corner of said LCRA Tract, and at the most westerly corner of said J&M Tract 1, bears N 48°10'53" W a distance of 54.84 feet;

THENCE, over and across said J&M Tracts 1 and 2, S 82°24'01" E a distance of 768.53 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the northeast line of said J&M Tract 2 and the southwest line of a called 11.955 acre tract of land as conveyed to Richard Cantu and Sally Cantu by General Warranty Deed recorded in Document Number 2020025709 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 252.00 feet left of FM 2243 baseline station 222+61.71, from which a 3/4-inch iron pipe found on the line common to said J&M Tract 2 and said Cantu Tract, bears N 48°30'09" W a distance of 197.22 feet;

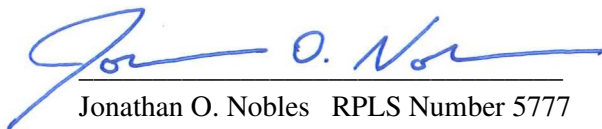
THENCE, with the northeast line of said J&M Tract 2 and the southwest line of said Cantu Tract, S 48°30'09" E a distance of 13.70 feet to a 3/8-inch iron pipe found on the northwest right-of-way line of said FM 2243, at the most easterly corner of said J&M Tract 2, and at the most southerly corner of said Cantu Tract, for the beginning of a non-tangent curve to the left and the most easterly corner of the herein described tract;

THENCE, with the northwest right-of-way line of said FM 2243 and the southeast line of said J&M Tract 2, along said curve to the left, pass a 1/2-inch iron rod found at the most southerly corner of said J&M Tract 2 and at the most easterly corner of said J&M Tract 1 at an arc distance of 186.12 feet, and continuing on with the northwest right-of-way line of said FM 2243 and the southeast line of said J&M Tract 1, for a total arc distance of 287.20 feet, having a radius of 1,185.92 feet, a central angle of 13°52'32" and a chord which bears S 40°56'22" W a distance of 286.50 feet to a TXDOT Type I concrete right-of-way monument found for an angle point;

THENCE, continuing with the northwest right-of-way line of said FM 2243 and the southeast line of said J&M Tract 1, S 34°06'25" W a distance of 147.13 feet to the **POINT OF BEGINNING** and containing 3.313 acres (144,295 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.


Jonathan O. Nobles RPLS Number 5777

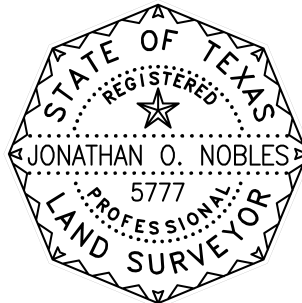
BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, TX 78728

Telephone: 512-879-0400

TBPELS Licensed Surveying Firm Number 10106502

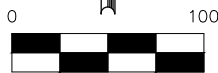


09/16/2022

Date

Client: Williamson County
Date: September 16, 2022
Project Number: 7473-00

G:\TxC\Projects\County_Williamson\7473-00_RM 2243\06_Survey\04_Finals\Drawings\7473-00_P207_EX1.dwg, 8/17/2022 5:14 PM, Stephen Barger



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Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	09/16/2022	3 of 5

LEGEND

B.	BOLLARD
BLDG.	BUILDING
B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
ESMT.	EASEMENT
G.P.	GATE POST
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.P.	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.C.M.	UNDERGROUND CABLE MARKER
W.W.	WATER WELL
()	RECORD INFO FOR DOC. NO. 2016061302 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2018103155 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2020025709 O.P.R.W.C.
* *	RECORD INFO FOR TXDOT FM 2243 R.O.W. MAP DATED MAY 1955 & VOL. 409, PG. 78
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊙	FOUND 3/8" IRON PIPE (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
■	FOUND TXDOT TYPE I CONCRETE R.O.W. MONUMENT
—X—	WIRE FENCE
—○—	METAL FENCE
—OHT—	OVERHEAD TELEPHONE
—OHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 48°10'53" W	54.84'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	287.20'	1,185.92'	13°52'32"	S 40°56'22" W	286.50'
C2	186.12'	1,185.92'	8°59'32"	S 43°22'52" W	185.93'
C3	101.08'	1,185.92'	4°53'00"	S 36°26'36" W	101.05'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1		*1,185.92'*			
C2		*1,185.92'*			
[C2]	[186.25']	[1,185.91']	[8°59'55"]	[S 45°10'21" W]	[186.06']
C3		*1,185.92'*			
[C3]	[100.97']	[1,185.91']	[4°52'41"]	[S 38°14'02" W]	[100.94']



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 207
3.313 ACRES
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 09/16/2022	Page: 4 of 5
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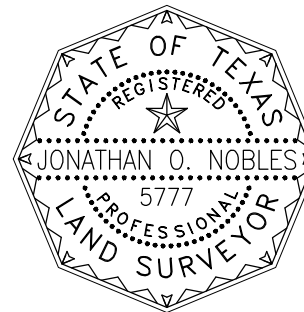
GENERAL NOTES:

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. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-164636, DATED EFFECTIVE JUNE 20, 2022 AND ISSUED ON JUNE 28, 2022.


RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 730, PAGE 762, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT AS THEY HAVE BEEN TERMINATED BY TERMINATION OF DEED RESTRICTIONS RECORDED IN DOCUMENT NO. 2018103154 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 10.1 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 730, PAGE 762 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT AS THEY HAVE BEEN TERMINATED BY TERMINATION OF DEED RESTRICTIONS RECORDED IN DOCUMENT NO. 2018103154 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 10.2 A TELECOMMUNICATIONS SYSTEMS AND/OR LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 570, PAGE 702 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 NOTICE REGARDING ORDINANCE NO. 16-042-00 RECORDED IN DOCUMENT NO. 2017011287 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. The property has access to a public roadway and there are no visible encroachments, except as shown hereon.



09/16/2022


JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.

101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400



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Scale: 1"=100'	Job No.: 7473-00	Date: 09/16/2022	Page: 5 of 5
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