

**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 2.492 acres described by metes and bounds in Exhibits "A" owned by **M. REYNA TRUCKING, LLC.** for the purpose of constructing, reconstructing, maintaining, and operating the Chandler Road/Corridor B 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

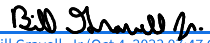
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 Exhibits "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 Oct 4, 2023.


Bill Gravell, Jr (Oct 4, 2023 07:47 CDT)

Bill Gravell, Jr.
Williamson County Judge

Exhibit "A"

County: Williamson
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660
Tax ID: R474791
Parcel: M. Reyna Trucking LLC, 2.492 acre tract

METES AND BOUNDS DESCRIPTION

FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.492 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF AUGUST 2022, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10191392.14, E=3175036.30) monumenting the southwest corner of said 15.382 acre M. Reyna Trucking LLC tract, the northwest corner of the called 5.81 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006031884 of the Official Public Records of Williamson County, Texas, the northeast corner of the called 11.45 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006088533 of the Official Public Records of Williamson County, Texas, and the southeast corner of the called 44.465 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2015101357 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Chandler Road, being 137.07 feet left of Chandler Road Engineer's Baseline Station 403+42.71, for the southwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "RPLS 1433" monumenting the southwest corner of said 5.81 acre Williamson County, Texas tract, the southeast corner of said 11.45 acre Williamson County, Texas tract, the northwest corner of Lot 5, Block A, Chandler Corner, a subdivision recorded in Document No. 2019000610 of the Official Public Records of Williamson County, Texas and the northeast corner of the called 163.89 acre tract of land conveyed to Ricky D. Kruger, Timothy R. Kruger and Brenda K. Sladek, recorded in Document No. 2016121073 of the Official Public Records of Williamson County, Texas, said 163.89 acre tract of land being more fully described in Volume 491, Page 547 of the Deed Records of Williamson County, Texas, same being on the south right-of-way line of said Chandler Road, bears S 21°14'36" E for a distance of 201.88 feet;

THENCE, **N 21°25'09" W** with the west boundary line of said 15.382 acre M. Reyna Trucking LLC tract and the east boundary line of said 44.465 acre Williamson County, Texas tract for a distance of **100.79 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 237.00 feet left of Chandler Road Engineer's Baseline Station

County: Williamson
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660
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403+55.53, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said 15.382 acre M. Reyna Trucking LLC tract and the northeast corner of said 44.465 acre Williamson County, Texas tract, bears N 21°25'09" W for a distance of 540.77 feet;

THENCE, through the interior of said 15.382 acre M. Reyna Trucking LLC tract, the following two (2) courses and distances:

1. With a curve to the right an arc length of **205.76 feet**, said curve having a radius of **8737.00 feet**, a delta angle of **1°20'58"** and a chord which bears **N 61°49'48" E** for a distance of **205.75 feet** to a 5/8" iron rod set with cap marked "Williamson County" for the end of this curve and being 237.00 feet left of Chandler Road Engineer's Baseline Station 405+55.71;
2. **N 62°30'17" E** for a distance of **930.32 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the south boundary line of said 15.382 acre M. Reyna Trucking LLC tract and the north boundary line of said 5.81 acre Williamson County, Texas tract, same being on said north right-of-way line of Chandler Road, being 237.00 feet left of Chandler Road Engineer's Baseline Station 414+86.03, for the northeast corner hereof, from which an iron rod found with cap marked "JS Coalter" monumenting the upper southeast corner of said 15.382 acre M. Reyna Trucking LLC tract and the northeast corner of said 5.81 acre Williamson County, Texas tract, same being on the west right-of-way line of F.M. 1660, bears N 20°55'53" E for a distance of 55.36 feet;

THENCE, with said south boundary line of the 15.382 acre M. Reyna Trucking LLC tract, said north boundary of the 5.81 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, the following three (3) courses and distances:

1. **S 20°55'53" W** for a distance of **150.86 feet** to an iron rod found with cap marked "Coalter Texas RPLS", being 136.89 feet left of Chandler Road Engineer's Baseline Station 413+73.17, for the southeast corner hereof;
2. **S 62°30'45" W** for a distance of **817.24 feet** to a 1/2" iron rod found monumenting the beginning of a curve to the left and being 137.01 feet left of Chandler Road Engineer's Baseline Station 405+55.93;

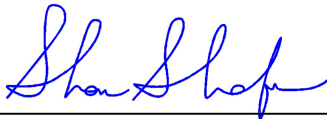
County: Williamson
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Tax ID: R474791
Parcel: M. Reyna Trucking LLC, 2.492 acre tract

3. With said curve to the left an arc length of **216.64 feet**, said curve having a radius of **8637.00 feet**, a delta angle of **1°26'14"** and a chord which bears **S 61°48'16" W** for a distance of **216.64 feet** to the **POINT OF BEGINNING** hereof and containing 2.492 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

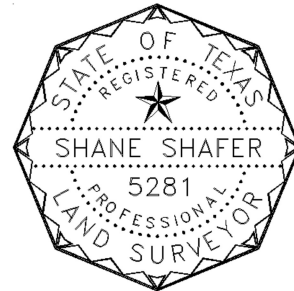
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



November 22, 2022

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WCRB_2020 WA-6 CHANDLER CORRIDOR SH130 TO CR 101_FINAL LAND TITLE SURVEYS
ROW\CHANDLER CORRIDOR M REYNA ROW PARCEL M&B 20221122.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: 2296 FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

WILLIAMSON COUNTY
WCAD PROPERTY ID: R020365
186.49 AC. PER WCAD

REMNANT PORTION OF CALLED 261-30/100 AC.
DESCRIBED IN VOL. 103, PG. 320

WILLIAMSON COUNTY, TEXAS
CALLED 44.465 AC.
DOC. NO. 2015101357

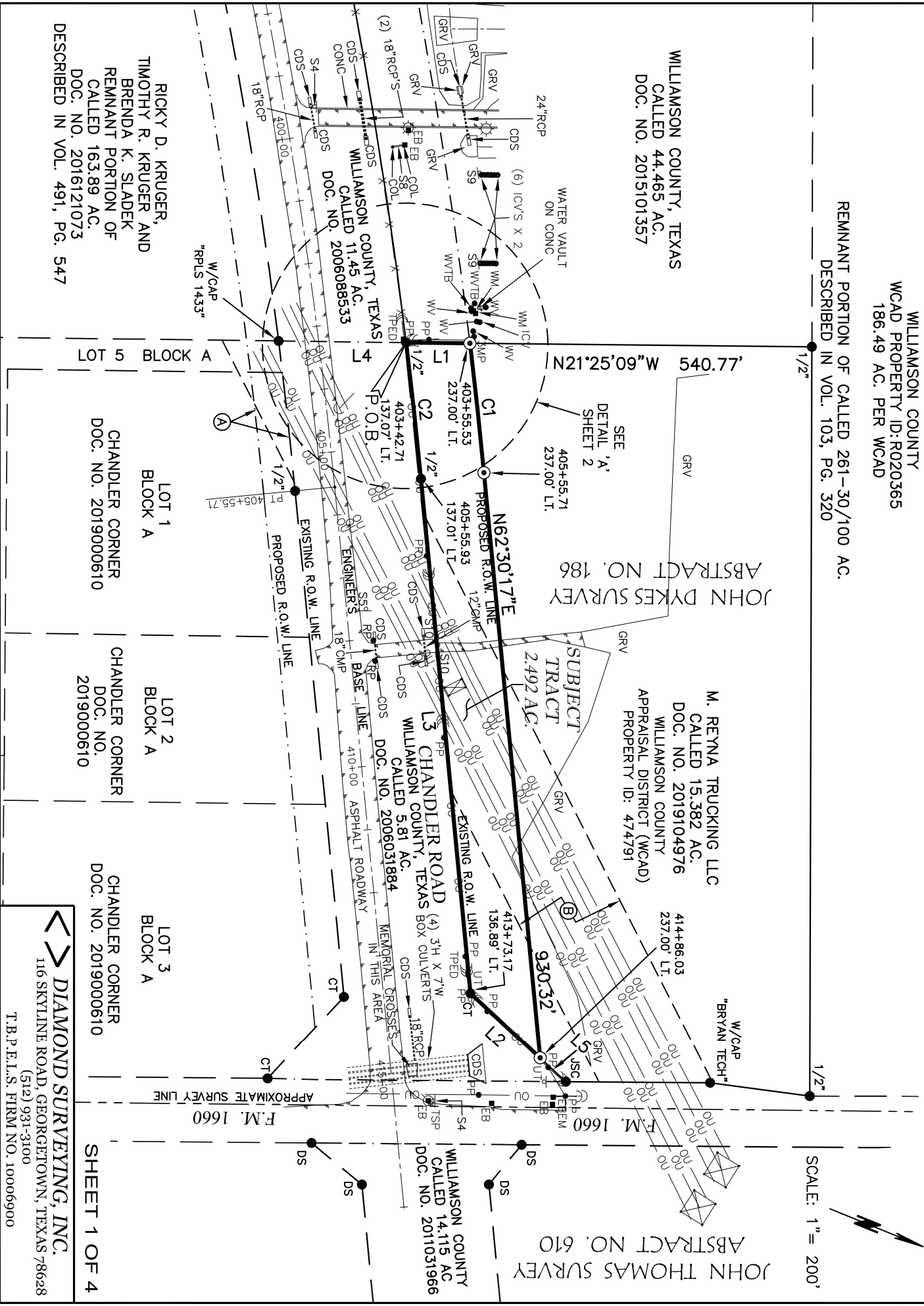
SEE
DETAIL 'A'
SHEET 2

SUBJECT
TRACT
2.492 AC.

M. REYNA TRUCKING LLC
CALLED 15.382 AC.
DOC. NO. 2019104976
WILLIAMSON COUNTY
APPRAISAL DISTRICT (WCAD)
PROPERTY ID: 474791

JOHN THOMAS SURVEY
ABSTRACT NO. 610

SCALE: 1" = 200'



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: 2296 FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON AUGUST 8, 2022.

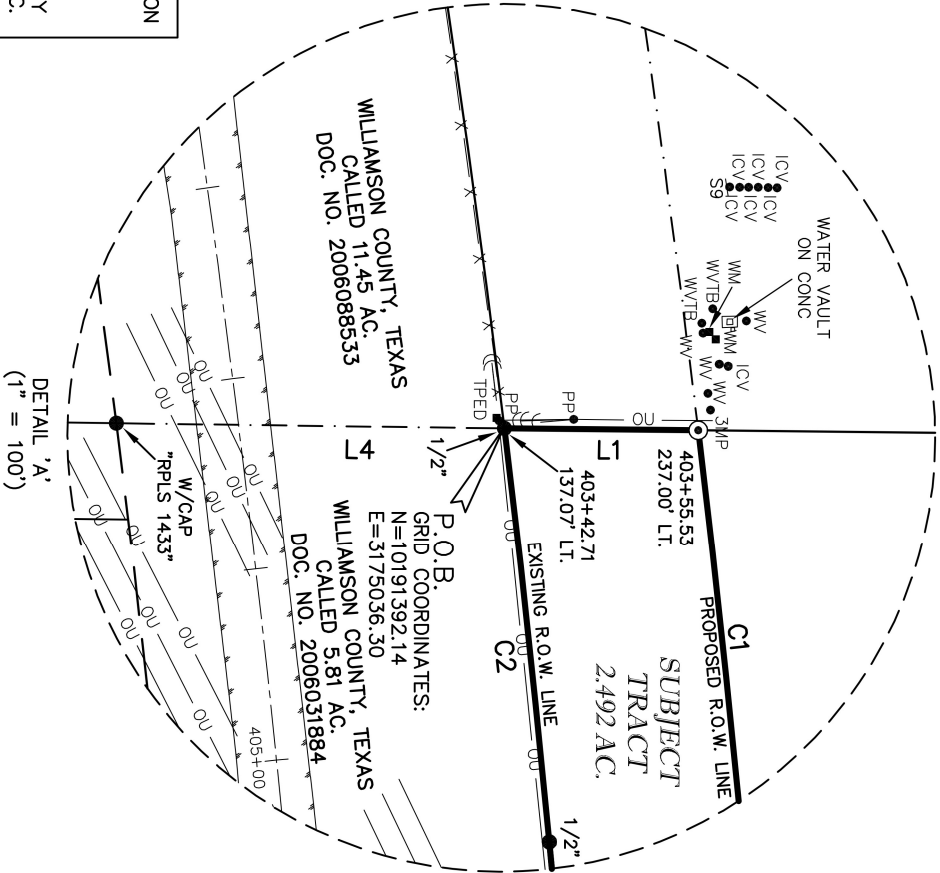
LINE TABLE	
LINE	DISTANCE
L1	N21°25'09"W 100.79'
L2	S20°55'53"W 150.86'
L3	S62°30'45"W 817.24'
L4	S21°14'36"E 201.88'
L5	N20°55'53"E 55.36'

RECORD EASEMENT INFORMATION
SHEET 1 OF 4

(A) ONCOR ELECTRIC DELIVERY
COMPANY LLC
EASEMENT AND RIGHT OF WAY
TRACT A - CALLED 0.228 AC.
DOC. NO. 2009068281

(B) ONCOR ELECTRIC DELIVERY
COMPANY LLC
EASEMENT AND RIGHT OF WAY
TRACT B - CALLED 2.801 AC.
DOC. NO. 2009068281

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	8737.00'	205.76'	1°20'58"	N61°49'48"E
C2	8637.00'	216.64'	1°26'14"	S61°48'16"W



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PROPERTY ADDRESS: 2296 FM 1660, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7), GF No. GT2201197, which bears an Effective Date of September 7, 2022 and an Issued Date of September 15, 2022 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10b. Lease dated February 7, 1920, executed by C. E. Almquist and Sallie Almquist to Paul N. Nelson, recorded in Volume 194, Page 218 and in Volume 302, Page 42, Deed Records, Williamson County, Texas. Not a survey matter.

10c. Easement dated May 28, 1930, executed by C. E. Almquist and Sallie Almquist to Texas Power and Light Company, recorded in Volume 279, Page 470, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement, due to a vague description contained in said instrument.

10d. Right of Way Easement dated May 9, 1936, executed by C. E. Almquist and Sallie Almquist to Texas Power and Light Company, recorded in Volume 280, Page 494, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement, due to a vague description contained in said instrument.

10e. Easement dated September 15, 1941, executed by C. E. Almquist and Sallie Almquist to Southwestern Bell Telephone Company, recorded in Volume 308, Page 563, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10f. Easement For Highway Purposes dated March 18, 1965, executed by C. E. Almquist and Sallie Almquist to the State of Texas, recorded in Volume 476, Page 574, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10g. Right of Way Easement dated March 6, 1972, executed by Arnold E. Anderson et al to Jonah Water Supply Corp., recorded in Volume 563, Page 689, Deed Records, Williamson County, Texas. May be a part of the subject tract, unable to determine the exact location of said easement due to a vague description contained in said instrument. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

10h. Easement and Right of Way dated August 24, 2009, executed by William Albert and Frances M. Albert to Dnccor Electric Delivery Company, LLC, recorded under Document No. 2009068281, Official Records, Williamson County, Texas. The called 2.801 acre tract of land (Tract B) is a part of the subject tract as shown hereon.

10i. Terms, conditions and provisions of Ordinance No. D-2021-045 by the City of Hutto, Texas, recorded under Document No. 2021123927, Official Records, Williamson County, Texas. The subject tract is a part of the property described in said instrument.

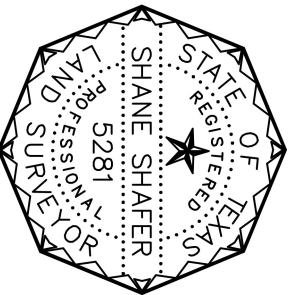
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LEGEND

●	IRON ROD FOUND	⊗ ^{TSP}	TRAFFIC SIGNAL POLE
● _{DS}	IRON ROD FOUND WITH CAP	⊗	LCRA TRANSMISSION LINE TOWER
● _{JSC}	MARKED "DIAMOND SURVEYING"	☀	LIGHT POLE
● _{JSC}	IRON ROD FOUND WITH CAP	⊗ ^{TSP}	TRAFFIC SIGNAL POLE
● _{CT}	MARKED "JS COALTER"	● _{PP}	POWER POLE
● _{CT}	IRON ROD FOUND WITH CAP	—	DOWN GUY
● _{CT}	MARKED "COALTER TEXAS RPLS"	■ _{EB}	ELECTRIC BOX
● _{CT}	IRON ROD SET WITH ALUMINUM CAP	■ _{EBEM}	ELECTRIC BOX AND ELECTRIC METER OF METAL POLE
● _{CT}	MARKED "WILLIAMSON COUNTY"	— ^{S1}	SIGN
▽	CALCULATED POINT	— ^{OU} — ^{OU} —	OVERHEAD UTILITY LINE
● _{3MP}	3" METAL PIPE - POSSIBLE VENT PIPE	—	EDGE OF PAVEMENT
● _{WVB}	WATER VALVE/TEST BOLT ON CONCRETE	—	RIGHT-OF-WAY RECORD DEED LINE
● _{WV}	WATER VALVE ON CONCRETE	—	APPROXIMATE SURVEY LINE
● _{ICV}	IRRIGATION CONTROL VALVE	—	PROPOSED RIGHT-OF-WAY LINE
■ _{WM}	WATER METER	—	STONE COLUMN
■ _{TJPD}	TELEPHONE JUNCTION BOX	—	CONCRETE DRAINAGE STRUCTURE
⊗ _{UT}	UNDERGROUND TELEPHONE MARKER	—	CONCRETE
⊗	LCRA TRANSMISSION LINE TOWER	—	REINFORCED CONCRETE PIPE
☀	LIGHT POLE	—	CORRUGATED METAL PIPE
		—	GRAVEL
		—	POINT OF BEGINNING

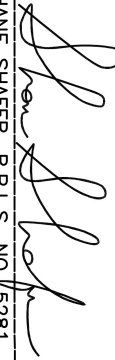
To: Williamson County, Texan Title Insurance Company and Longhorn Title Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on August 18, 2022. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SIGN LEGEND:

S4 = STOP SIGN
S5 = 60 MPH
S9 = SEPTIC DRAIN FIELD
S10 = NO TRESPASSING

 November 22, 2022
SHANE SHAFER, R.P.L.S. NO. 5281 DATE

SHEET 4 OF 4

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900