

**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 public safety, facilitate the safety and movement of traffic, and preserve the financial investment of the public in its roadways, public necessity requires the acquisition of fee simple title to that certain tract of land being 0.286 acres (Parcel 324) and 0.138 acres for an electric easement (Parcel 324E), both of which are described by metes and bounds in Exhibits "A & B" which are attached hereto and incorporated herein, and owned by **STELLA CARTER** for the purpose of constructing, reconstructing, maintaining, and operating the Hero Way/RM 2243 roadway improvements ("Project"), excluding all the oil, gas, and sulfur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulfur 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

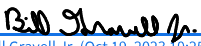
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 & B, 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 19, 2023_____.


Bill Gravell, Jr. (Oct 19, 2023 10:25 CDT)

Bill Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel: 324
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 324

METES & BOUNDS DESCRIPTION FOR A 0.286 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 4.411 ACRE TRACT OF LAND DESCRIBED AS TRACT III AS CONVEYED TO STELLA CARTER (LE) BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 2059, PAGE 702 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTED BY SPECIAL WARRANTY DEED (LADY BIRD DEED RETAINING ENHANCED LIFE ESTATE) RECORDED IN DOCUMENT NUMBER 2022028373 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN VOLUME 894, PAGE 532 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.286 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 found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the southeast corner of the above described Carter Tract, and at the southwest corner of a called 27.992 acre tract of land described as Tract I as conveyed to Harmony Public Schools by Special Warranty Deed recorded in Document Number 2021088010 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at an angle point in the south line of said Harmony Public School Tract, bears N 68°55'47" E a distance of 300.15 feet;

THENCE, with the north right-of-way line of said Hero Way and the south line of said Carter Tract, S 69°33'50" W a distance of 60.09 feet to a 1/2-inch iron rod found at the southwest corner of said Carter Tract, and at the southeast corner of a called 41.56 acre tract of land as conveyed to Hero Way Capital, LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021121563 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 5/8-inch iron rod with a cap stamped "SAM INC" found on the north right-of-way line of said Hero Way, at the southwest corner of said Hero Way Capital Tract, bears S 68°45'55" W a distance of 497.87 feet, and from which a 5/8-inch iron rod with cap stamped "SAM LLC" found bears, S 14°43'02" E a distance of 0.78 feet;

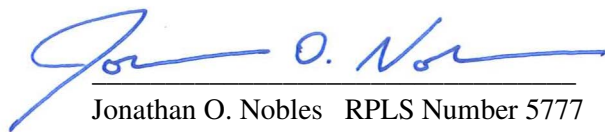
THENCE, with the west line of said Carter Tract and the east line of said Hero Way Capital Tract, N 21°00'26" W a distance of 209.32 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,745.92, E: 3,084,931.56) set for the northwest corner of the herein described tract, 202.49 feet left of FM 2243 baseline station 137+81.89, from which a 1/2-inch iron rod with cap stamped "FOREST RPLS 1847" found on the line common to said Hero Way Capital Tract and said Carter Tract, bears N 21°00'26" W a distance of 361.63 feet;

THENCE, over and across said Carter Tract, N 73°01'38" E a distance of 60.05 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the east line of said Carter Tract and the west line of said Harmony Public Schools Tract, for the northeast corner of the herein described tract, 204.95 feet left of FM 2243 baseline station 138+41.89, from which a 1/2-inch iron rod found on the line common to said Harmony Public Schools Tract and said Carter Tract, bears N 21°03'39" W a distance of 633.74 feet;

THENCE, with the east line of said Carter Tract and the west line of said Harmony Public Schools Tract, S 21°03'39" E a distance of 205.70 feet to the **POINT OF BEGINNING** and containing 0.286 acre (12,449 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



08/05/2022

Date

Client: Williamson County
Date: June 10, 2022
Revised: August 5, 2022
Project Number: 7473-00

LEGEND

B.F.	BOARD FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
G.C.B.	GATE CONTROL BOX
H.W.F.	HOG WIRE FENCE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
TEL.	TELEPHONE
TRANS.	TRANSFORMER
VOL.	VOLUME
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2021121563 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO 2021088010 O.P.R.W.C.
{ }	RECORD INFO FOR VOL. 894, PG. 532 D.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 69°33'50" W	60.09'
L2	S 14°43'02" E	0.78'
L3	N 21°00'26" W	209.32'
L4	N 73°01'38" E	60.05'
L5	S 21°03'39" E	205.70'
L6	N 21°00'26" W	361.63'
L7	N 21°03'39" W	633.74'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
{L1}	{S 70°07'25" W}	{60.00'}
[L1]	[S 69°31'38" W]	{60.17'}

REVISED 08/05/2022: UPDATED TITLE COMMITMENT



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PARCEL PLAT
 SHOWING PARCEL 324
 0.286 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 06/10/2022	Page: 4 of 5
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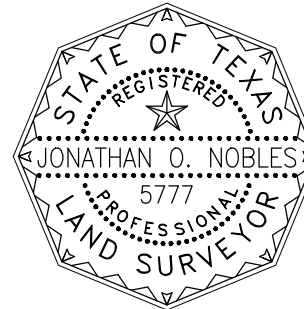
GENERAL NOTES:

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-158436, DATED EFFECTIVE JUNE 1, 2022 AND ISSUED ON JUNE 13, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 623, PAGE 86, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.
- 10.2 A UTILITIES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AND PEDERNALES ELECTRIC CO-OP, INC. AS DESCRIBED IN VOLUME 623, PAGE 86 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT BUT CANNOT BE DETERMINED WITH INFORMATION CURRENTLY AVAILABLE.
- 10.3 AN INGRESS, EGRESS AND UTILITIES EASEMENT AS DESCRIBED IN VOLUME 786, PAGE 774 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 AN INGRESS AND EGRESS EASEMENT AS DESCRIBED IN VOLUME 1241, PAGE 808 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 AN ELECTRIC LINE AND AERIAL EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018050497 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN COMMUNITY ROAD MAINTENANCE AGREEMENT OF RECORD IN VOLUME 2419, PAGE 712 AND AMENDED IN VOLUME 2594, PAGE 896 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.8 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT OF RECORD IN VOLUME 2419, PAGE 718 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

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.



08/05/2022

Jonathan O. Nobles
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REVISED 08/05/2022: UPDATED TITLE COMMITMENT



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PARCEL PLAT
SHOWING PARCEL 324
0.286 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	06/10/2022	5 of 5

EXHIBIT B

County: Williamson
Parcel: 324E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 324E

METES & BOUNDS DESCRIPTION FOR A 0.138 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 4.411 ACRE TRACT OF LAND DESCRIBED AS TRACT III AS CONVEYED TO STELLA CARTER (LE) BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 2059, PAGE 702 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTED BY SPECIAL WARRANTY DEED (LADY BIRD DEED RETAINING ENHANCED LIFE ESTATE) RECORDED IN DOCUMENT NUMBER 2022028373 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN VOLUME 894, PAGE 532 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.138 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the southeast corner of the above described Carter Tract, and at the southwest corner of a called 27.992 acre tract of land described as Tract I as conveyed to Harmony Public Schools by Special Warranty Deed recorded in Document Number 2021088010 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at an angle point in the south line of said Harmony Public Schools Tract, bears N 68°55'47" E a distance of 300.15 feet, and from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southwest corner of said Carter Tract, and at the southeast corner of a called 41.56 acre tract of land as conveyed to Hero Way Capital, LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021121563 of the Official Public Records of Williamson County, Texas, bears N 69°33'50" W a distance of 60.09 feet; Thence, with the east line of said Carter Tract and the west line of said Harmony Public Schools Tract, N 21°03'39" W a distance of 205.70 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,763.44, E: 3,084,988.99) set for the southeast corner and **POINT OF BEGINNING** of the herein described tract, 204.95 feet left of FM 2243 baseline station 138+41.89;

THENCE, over and across said Carter Tract, S 73°01'38" W a distance of 60.05 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the west line of said Carter Tract and the east line of said Hero Way Capital Tract, for the southwest corner of the herein described tract, 202.49 feet left of FM 2243 baseline station 137+81.89;

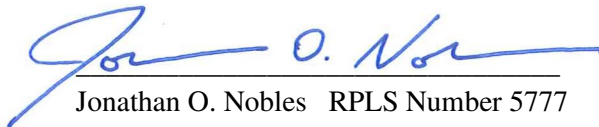
THENCE, with the west line of said Carter Tract and the east line of said Hero Way Capital Tract, N 21°00'26" W a distance of 100.25 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of the herein described tract, 302.12 feet left of FM 2243 baseline station 137+70.75, from which a 1/2-inch iron rod with cap stamped "FOREST RPLS 1847" found on the line common to said Hero Way Capital Tract and said Carter Tract, bears N 21°00'26" W a distance of 261.38 feet;

THENCE, over and across said Carter Tract, N 73°01'38" E a distance of 59.95 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set on the east line of said Carter Tract and the west line of said Harmony Public Schools Tract, for the northeast corner of the herein described tract, 304.58 feet left of FM 2243 baseline station 138+30.65, from which a 1/2-inch iron rod found on the line common to said Harmony Public Schools Tract and said Carter Tract, bears N 21°03'39" W a distance of 533.49 feet;

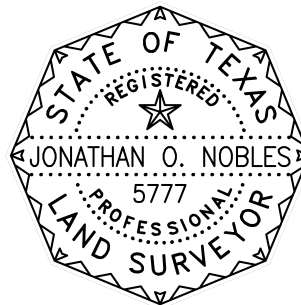
THENCE, with the east line of said Carter Tract and the west line of said Harmony Public Schools Tract, S 21°03'39" E a distance of 100.26 feet to the **POINT OF BEGINNING** and containing 0.138 acre (6,000 square feet) of land, more or less.

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.


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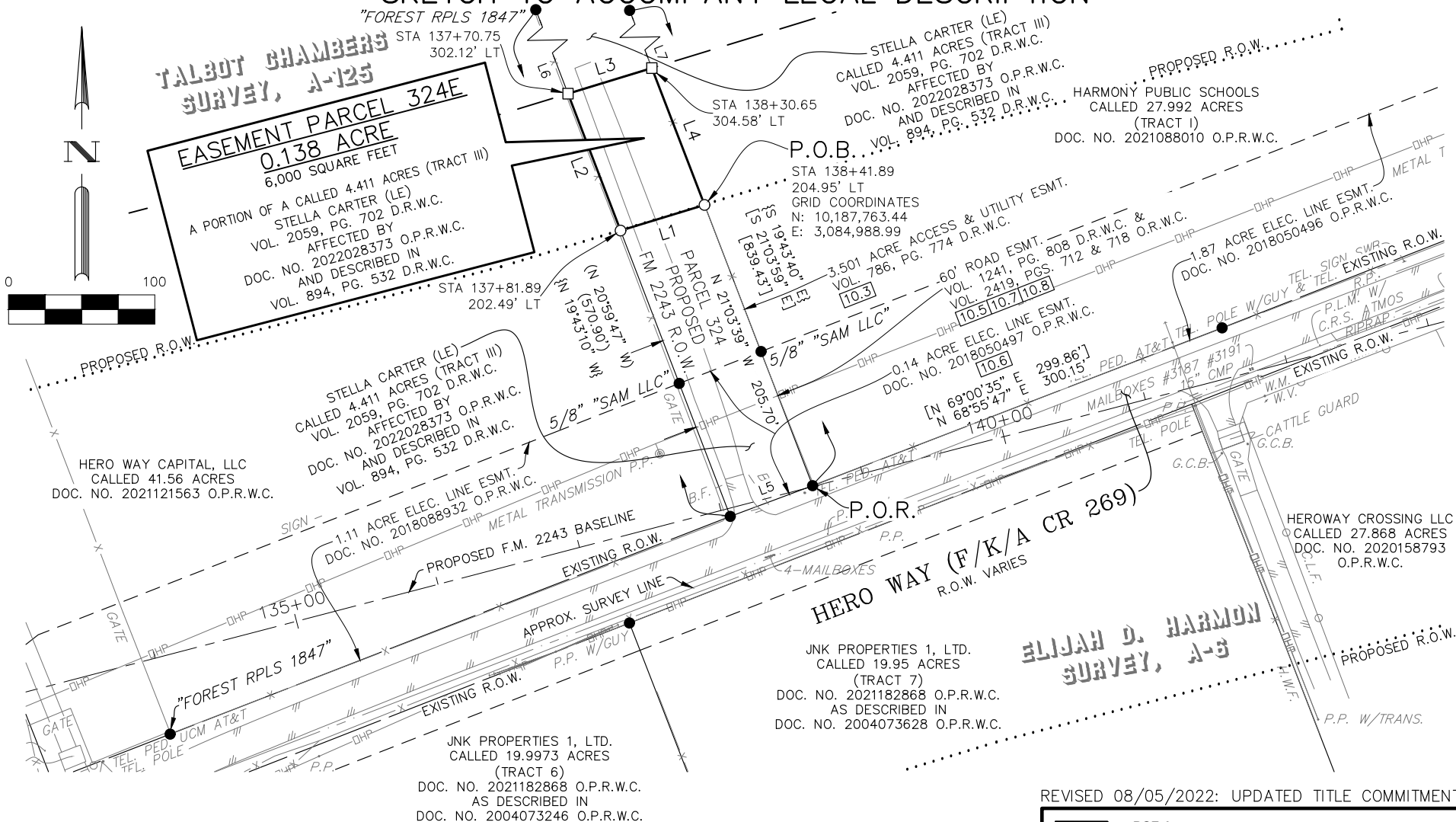
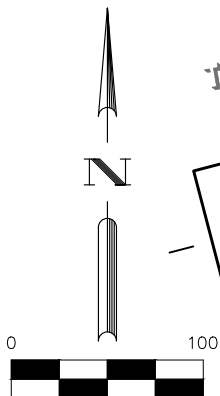


08/05/2022

Date

Client: Williamson County
Date: June 10, 2022
Revised: August 5, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



REVISÉ 08/05/2022: MISE À JOUR DU TITRE DE L'ENGAGEMENT



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PARCEL PLAT SHOWING
EASEMENT PARCEL 324E
0.138 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 06/10/2022	Page: 3 of 5
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LEGEND

B.F.	BOARD FENCE
CMP	CORRUGATED METAL PIPE
C.R.S.	CATHODIC READING STATION
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
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G.C.B.	GATE CONTROL BOX
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NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
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PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
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●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
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—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°01'38" W	60.05'
L2	N 21°00'26" W	100.25'
L3	N 73°01'38" E	59.95'
L4	S 21°03'39" E	100.26'
L5	S 69°33'50" W	60.09'
L6	N 21°00'26" W	261.38'
L7	N 21°03'39" W	533.49'

RECORD LINE TABLE		
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REVISED 08/05/2022: UPDATED TITLE COMMITMENT



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PARCEL PLAT SHOWING
 EASEMENT PARCEL 324E
 0.138 ACRE
 FM 2243
 WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 06/10/2022	Page: 4 of 5
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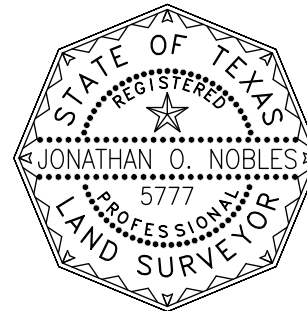
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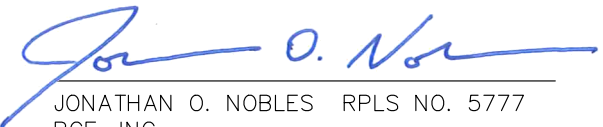
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- 10.8 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT OF RECORD IN VOLUME 2419, PAGE 718 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

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08/05/2022


JONATHAN O. NOBLES RPLS NO. 5777
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REVISED 08/05/2022: UPDATED TITLE COMMITMENT



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PARCEL PLAT SHOWING
EASEMENT PARCEL 324E
0.138 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

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