

**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 0.011 acres (Parcel 317) described by metes and bounds in Exhibit "A", owned by **TECHTOWN INDUSTRIAL L1, 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 Jan 9, 2024.

Valerie Covey

Valerie Covey
County Commissioner

EXHIBIT A

County: Williamson
Parcel: 317
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 317

METES & BOUNDS DESCRIPTION FOR A 0.011 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 9.1064 ACRE TRACT OF LAND AS CONVEYED TO TECHTOWN INDUSTRIAL L1 LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022062301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.011 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 south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Numbers 2022092836 and 2022089870, both of the Official Public Records of Williamson County, Texas, at the most northerly northeast corner of the above described TechTown Industrial Tract, and at the northwest corner of a called 0.288 acre tract of land described as Parcel 318 as conveyed to Williamson County, Texas by Deed recorded in said Document Number 2022092836 of the Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 3/8-inch iron rod found at the northeast corner of said Parcel 318, and at the northwest corner of a called 0.424 acre tract of land described as Parcel 319 as conveyed to Williamson County, Texas by Deed recorded in said Document Number 2022089870 of the Official Public Records of Williamson County, Texas, bears N 68°57'52" E a distance of 369.96 feet;

THENCE, with the east line of said TechTown Industrial Tract and the south right-of-way line of said Hero Way, S 21°01'02" E a distance of 16.53 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,081.43, E: 3,084,000.88) set at the beginning of a non-tangent curve to the left, and at the northwest corner of the remainder of Lot 1, Block "A" of LIBERTY HEIGHTS, a subdivision as recorded in Document Number 2020092083 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, 205.49 feet right of FM 2243 baseline station 127+13.44;

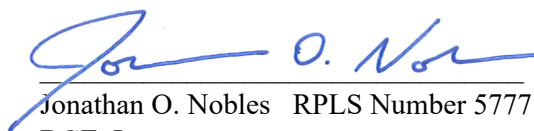
THENCE, departing the south right-of-way line of said Hero Way, over and across said TechTown Industrial Tract, along said curve to the left, an arc distance of 30.08 feet, having a radius of 6,503.00 feet, a central angle of 00°15'54" and a chord which bears S 73°06'48" W a distance of 30.08 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the west line of said TechTown Industrial Tract and the east line of a called 12.819 acre tract of land described as Tract 9 as conveyed to JNK Properties 1, LTD. by Contribution Deed recorded in Document Number 2021182868 of the Official Public Records of Williamson County, Texas, and being described in Document Number 2004099911 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 206.67 feet right of FM 2243 baseline station 126+83.39, from which a 1/2-inch iron rod found at the southwest corner of said TechTown Industrial Tract, and at the southeast corner of said JNK Properties Tract 9, bears S 21°01'25" E a distance of 1,385.06 feet;

THENCE, with the west line of said TechTown Industrial Tract and the east line of said JNK Properties Tract 9, N 21°01'25" W a distance of 14.34 feet to a calculated point on the south right-of-way line of said Hero Way, at the northwest corner of said TechTown Industrial Tract and the northeast corner of said JNK Properties Tract 9, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "TLS" found at the northwest corner of said JNK Properties Tract 9 and at the northeast corner of a called 10.96 acre tract of land as conveyed to Bobby Golden and wife, Christine Golden by Warranty Deed with Vendor's Lien recorded in Volume 2018, Page 708 of the Official Records of Williamson County, Texas, bears S 68°56'23" W a distance of 400.02 feet;

THENCE, with the south right-of-way line of said Hero Way and the north line of said TechTown Industrial Tract, N 68°56'23" E, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.011 acre (463 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



10/23/2023

Date

Client: Williamson County
Date: October 23, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TALBOT CHAMBERS
SURVEY, A-125

EMOGENE M. CHAMPION, TRUSTEE OF THE ALBERT
R. CHAMPION EXCEPTION EQUIVALENT TRUST
REMAINDER OF A CALLED 101 ACRES
DOC. NO. 2008083902 O.P.R.W.C.

PARCEL 317 0.011 ACRE

463 SQUARE FEET

A PORTION OF A CALLED 9.1064 ACRES
MAUCK PROPERTIES, LLC
DOC. NO. 2019000260 O.P.R.W.C.

HERO WAY (F/K/A CR 269)
R.O.W. VARIES
PROPOSED R.O.
L2

JNK PROPERTIES 1, LTD.
CALLED 12.819 ACRES
(TRACT 9)

DOC. NO. 2021182868 O.P.R.W.C.
AS DESCRIBED IN
DOC. NO. 2004099911 O.P.R.W.C.

ELIJAH D. HARMON
SURVEY, A-3

TECHTOWN INDUSTRIAL L1 LLC—
CALLED 9.111 ACRES
DOC. NO. 2022062301 O.P.R.W.C.

130+00

DHP DHP DHP P.P.
METAL TRANSMISSION

EXISTING R.O.W

~~OLD~~ ~~BHP~~ ~~CRC~~
P.P. W/TRANS.
P.P. DEAD

PRELUDE VENTURES LLC
CALLED 6.42 ACRES
C. NO. 2019005550 O.P.R.W.C.

REMAINDER
OF LOT 2

3 &
7 O.R.W.C.

UNDER
OT 1

DOC. NO. 2020092083

LIBERTY HEIGHTS

BLOCK "A"

O.P.R.W.C.



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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
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PARCEL PLAT SHOWING
PARCEL 317
0.011 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

Scale: 1"=100'	Job No.: 7473-00	Date: 10/23/2023	Page: 3 of 5
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LEGEND

B.	BOLLARD
B.S.L.	BUILDING SETBACK LINE
C.H.W.	CONCRETE HEADWALL
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
F.H.	FIRE HYDRANT
G.P.	GATE POST
G.R.	GUARD RAIL
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
P.O.B.	POINT OF BEGINNING
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
V.P.	VERTICAL PIPE
W.M.	WATER METER
()	RECORD INFO FOR DOC. NO. 2022062301 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2004099911 O.P.R.W.C.
{ }	RECORD INFO FOR DOC. NO. 2020092083 O.P.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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 21°01'02" E	16.53'
L2	N 21°01'25" W	14.34'
L3	N 68°56'23" E	30.00'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L3)	(N 68°59'02" E)	(30.00')

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.08'	6,503.00'	0°15'54"	S 73°06'48" W	30.08'



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G:\TxC\Projects\County_Williamson\7473-00_RM_2243\06_Survey\04_Finals\Drawings\7473-00_P317_EX1.dwg, 10/17/2023 1:18 PM, Damian Fisher

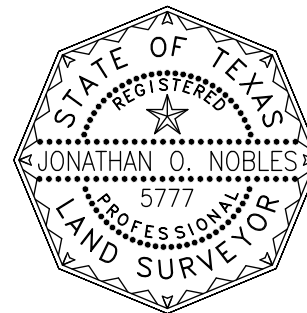
GENERAL NOTES:

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 FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-166262, DATED EFFECTIVE OCTOBER 6, 2023 AND ISSUED ON OCTOBER 12, 2023.


RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 2332, PAGE 303 RE-RECORDED IN VOLUME 2448, PAGE 807, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, VOLUME 809, PAGE 786, AND VOLUME 817, PAGE 105, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 2232, PAGE 303 RE-RECORDED IN VOLUME 2448, PAGE 807, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON, VOLUME 809, PAGE 786, AND VOLUME 817, PAGE 105, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.3 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 624 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A 20 FOOT WIDE WASTEWATER EASEMENT GRANTED TO THE CITY OF LEANDER AS DESCRIBED IN DOCUMENT NO. 2020090949 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.5 A 10 FOOT WIDE UTILITY EASEMENT GRANTED TO THE CITY OF LEANDER AS DESCRIBED IN DOCUMENT NO. 2020124974 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES 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.



10/23/2023


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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