

**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 0.086 acres (Parcel 216) described by metes and bounds in Exhibit "A" owned by **CHRISTOPHER AND LYNN MICHELLE ALLISON**. 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 31, 2024.

Valerie Covey

Valerie Covey
County Commissioner

EXHIBIT A

County: Williamson
Parcel: 216
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 216

METES & BOUNDS DESCRIPTION FOR A 0.086 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK E OF REAGAN'S OVERLOOK, PHASE ONE, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2014018679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO CHRISTOPHER ALLISON AND LYNN MICHELLE ALLISON BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018015813 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.086 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 west right-of-way line of Limestone Creek Road (50 feet wide) as dedicated by said REAGAN'S OVERLOOK, PHASE ONE, at the northeast corner of the above described Lot 1; Thence, with the west right-of-way line of said Limestone Creek Road and the east line of said Lot 1, S 26°20'28" E a distance of 395.97 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,189,611.14, E: 3,093,603.43) set for the north corner and **POINT OF BEGINNING** of the herein described tract, 700.21 feet left of FM 2243 baseline station 225+61.69;

THENCE, continuing with the west right-of-way line of said Limestone Creek Road and the east line of said Lot 1, S 26°20'28" E a distance of 164.97 feet to a 1/2-inch iron rod found on the curving north right-of-way line of FM 2243 (80 feet wide) as dedicated by instruments recorded in Volume 409, Page 78 and Volume 409, Page 377, both of the Deed Records of Williamson County, Texas, and Document Number 2014018679 of the Official Public Records of Williamson County, Texas, at the southeast corner of said Lot 1, for the beginning of a non-tangent curve to the left and the southeast corner of the herein described tract;

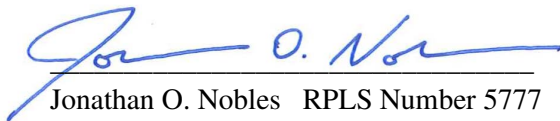
THENCE, with the north right-of-way line of said FM 2243 and the south line of said Lot 1, along said curve to the left, an arc distance of 61.39 feet, having a radius of 1,205.92 feet, a central angle of 02°55'00" and a chord which bears S 70°22'32" W a distance of 61.38 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the southwest corner of the herein described tract, 535.27 feet left of FM 2243 baseline station 225+99.22;

THENCE, departing the north right-of-way line of said FM 2243, over and across said Lot 1, N 06°34'08" E a distance of 22.15 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the point of curvature of a curve to the left, 557.41 feet left of FM 2243 baseline station 225+98.82;

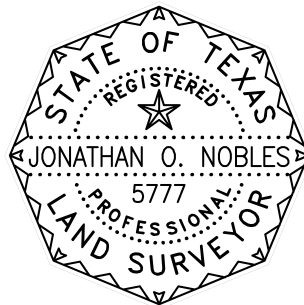
THENCE, continuing over and across said Lot 1, along said curve to the left, an arc distance of 148.93 feet, having a radius of 315.00 feet, a central angle of 27°05'20" and a chord which bears N 06°58'32" W a distance of 147.55 feet to the **POINT OF BEGINNING** and containing 0.086 acre (3,765 square 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



10/02/2023

Date

Client: Williamson County
Date: October 2, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RICHARD CANTU &
SALLY CANTU
CALLED 11.955 ACRES
DOC. NO. 2020025709
O.P.R.W.C.

P.O.R.

REMAINDER OF
[10.5] A 50' A.E.
VOL. 2691, PG.
143 O.P.R.W.C.

BLOCK A
128

REAGAN'S OVERLOOK,
PHASE ONE
DOC. NO. 2014018679
O.P.R.W.C.

CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105283
O.P.R.W.C.

MILTON HICKS
SURVEY, A-237

[10.10]
10' B.S.L.
DOC. NO. 2013112133
O.P.R.W.C.

PARCEL
216

10' P.U.E. & 10' D.E. [10.3] [10.4]
DOC. NO. 2014018679 O.P.R.W.C.

PARCEL 216 0.086 ACRE
3,765 SQUARE FEET

A PORTION OF LOT 1, BLOCK E
REAGAN'S OVERLOOK, PHASE ONE
CHRISTOPHER ALLISON & LYNN MICHELLE ALLISON
DOC. NO. 2018015813 O.P.R.W.C.



CITY OF GEORGETOWN
CALLED 100.00 ACRES
DOC. NO. 2016105283
O.P.R.W.C.

LIMESTONE CREEK ROAD

50' R.O.W.
DOC. NO. 2014018679 O.P.R.W.C.

APPROXIMATE LICENSE AGREEMENT AREAS
DOC. NO. 2014040544 O.P.R.W.C.
[10.17]

DETAIL
N.T.S.

RICHARD CANTU &
SALLY CANTU
CALLED 11.955 ACRES
DOC. NO. 2020025709
O.P.R.W.C.

DANIEL T. SACCONI
CALLED 2.0000 ACRES
DOC. NO. 2017036082
O.P.R.W.C.

[10.10]
40' B.S.L.
DOC. NO. 2013112133
O.P.R.W.C.

STA 225+98.82
557.41' LT
STA 225+99.22
535.27' LT

SEE
DETAIL

P.O.B.
STA 225+61.69
700.21' LT
GRID COORDINATES
N: 10,189,611.14
E: 3,093,603.43

PROPOSED
R.O.W.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

2' TRANS.
C4
F.O.M. ATT.

GUY & TRANS.
2LE W/GUY

PROPOSED R.O.W.
DRIVE GATE
TEL. PED. ATT.

EXISTING R.O.W.
H.W.F.

GUY POLE

EXISTING R.O.W.

TEL. POLE

CSM-MASON FAMILY, LP
REMAINDER OF A CALLED 168.4 ACRES
(TRACT ONE)
DOC. NO. 2011086909 O.P.R.W.C.

5'x4' BOX CULVERT

G.R.

U.C.M. ATT.

TEL. M.H.

TEL. POLE

U.C.M. ATT.

TEL. M.H.

TEL. POLE

U.C.M. ATT.

TEL. M.H.



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 216
0.086 ACRE
FM 2243
WILLIAMSON COUNTY, TEXAS

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LEGEND

A.E.	ACCESS EASEMENT
B.P.	BRICK PAVERS
B.S.L.	BUILDING SETBACK LINE
B.W.F.	BARBED WIRE FENCE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.M.	ELECTRIC METER
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
F.O.M.	FIBER OPTIC MARKER
G.R.	GUARD RAIL
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
S.R.W.	STONE RETAINING WALL
S.S.	STOP SIGN
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
T.V.	TELEVISION
U.C.M.	UNDERGROUND CABLE MARKER
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO. FOR DOC. NO. 2014018679 O.P.R.W.C.
[]	RECORD INFO. FOR DOC. NO. 2020025709 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	FOUND 3/8" IRON PIPE (UNLESS OTHERWISE NOTED)
—X—	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
—	WIRE FENCE
—DHT—	OVERHEAD TELEPHONE
—//—	EDGE OF ASPHALT
[10.3]	SCHEDULE B ITEM

GENERAL NOTES:

- 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
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-166319, DATED EFFECTIVE SEPTEMBER 19, 2023 AND ISSUED ON SEPTEMBER 27, 2023.

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
[L3]	[S 33°35'55" E]	

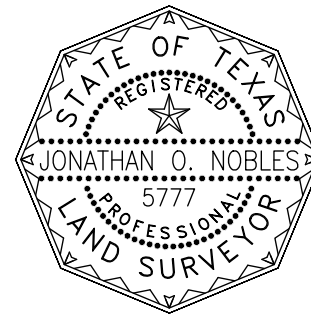
CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	61.39'	1,205.92'	2°55'00"	S 70°22'32" W	61.38'
C2	148.93'	315.00'	27°05'20"	N 06°58'32" W	147.55'
C3	16.21'	1,205.92'	0°46'13"	S 68°31'55" W	16.21'
C4	77.60'	1,205.92'	3°41'13"	S 69°59'25" W	77.59'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C4)	(76.82')	(1,205.92')	(3°38'59")	(S 69°58'50" W)	(76.80')

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.



10/02/2023

Jonathan O. Nobles
JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 26°20'28" E	164.97'
L2	N 06°34'08" E	22.15'
L3	S 33°31'31" E	3.23'



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RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN DOCUMENT NOS. 2014018679 (PLAT), 2013079356, 2013112133, 2014020613, 2014020615, AND 2021138135, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN DOCUMENT NOS. 2014042098, 2017021891, 2017095329, 2017116172, 2018004386, 2018026476, 2019076427, 2020110983 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 A 2.5' PUBLIC UTILITY EASEMENT RESERVED ALONG ALL SIDE LOT LINES, AS STATED ON THE PLAT OF RECORD IN DOCUMENT NUMBER 2014018679, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.3 A 10 FOOT PUBLIC UTILITY EASEMENT RESERVED ALONG ALL RIGHT OF WAY LOT LINES, AS STATED ON THE PLAT OF RECORD IN DOCUMENT NUMBER 2014018679, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A 10 FOOT WIDE DRAINAGE EASEMENT RESERVED ALONG THE NORTHERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 2014018679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 A 50 FOOT WIDE ACCESS EASEMENT ALONG A PORTION OF THE NORTHERLY PROPERTY LINE AS SHOWN ON THE PLAT RECORDED IN DOCUMENT NO. 2014018679, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS DESCRIBED IN VOLUME 2691, PAGE 143 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT OTHER THAN BEING IMMEDIATELY ADJACENT, AS SHOWN HEREON.
- 10.6 A 10 FOOT WIDE TELECOMMUNICATIONS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RESERVED ALONG THE SOUTHEASTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 2014018679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS DESCRIBED IN VOLUME 570, PAGE 702, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 A 20 FOOT ADDITIONAL R.O.W. AS RESERVED ALONG THE SOUTHEASTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 2014018679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT OTHER THAN BEING IMMEDIATELY ADJACENT.
- 10.8. BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN DOCUMENT NUMBER 2014018679, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, BUT ARE NOT DEFINED.
- 10.9 EASEMENTS AND EASEMENT RIGHTS AS SET OUT IN DOCUMENT NO. 2013079356, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AND ARE BLANKET IN NATURE.
- 10.10 BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN DOCUMENT NOS. 2013079356 AND 2013112133, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FURTHER AFFECTED BY VARIANCE RECORDED IN DOCUMENT NO. 2020009044 (LOT SPECIFIC), OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.11. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2014037868, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT, BUT CANNOT BE DETERMINED WITH INFORMATION CURRENTLY AVAILABLE.
- 10.14 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2012058977, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, DOCUMENT NO. 2015101011, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.15 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EDWARDS AQUIFER PROTECTION PLAN OF RECORD IN DOCUMENT NO. 2013033945, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.16. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 12-054-00 OF RECORD IN DOCUMENT NO. 2013051961, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.17. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN LICENSE AGREEMENT OF RECORD IN DOCUMENT NO. 2014040544 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT OTHER THAN BEING IMMEDIATELY ADJACENT, AS SHOWN HEREON.
- 10.18. ALL TERMS AND CONDITIONS CONCERNING THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF) AS DESCRIBED IN THAT AFFIDAVIT OF RECORD IN DOCUMENT NO. 2017109037 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (LOT SPECIFIC), DO AFFECT THE SUBJECT TRACT.
- 10.19. SUBJECT TO ALL CHARGES, LIENS, AND ASSESSMENTS, AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2013079356, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.



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