

**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 0.344 acres (Parcel 1) described by metes and bounds in Exhibit "A" owned by **ATX 313 Pro, LLC.**, for the purpose of constructing, reconstructing, maintaining, and operating the County Road 313 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 May 22, 2024.

Valerie Covey

Valerie Covey
Williamson County Commissioner

Exhibit "A"

County: Williamson
Parcel No.: 1
Tax ID: R395142
County Road: 313 East of County Road 332 Jarrell

METES AND BOUNDS DESCRIPTION

FOR A 0.344 ACRE (15,003 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.515 ACRE TRACT OF LAND CONVEYED TO ATX 313 PRO, LLC, RECORDED IN DOCUMENT NO. 2022134963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.344 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "UP ENGINEERING AND SURVEYING" (Grid Coordinates: N=10268401.99, E=3159436.69) monumenting the southeast corner of said 5.515 acre ATX 313 Pro, LLC tract and the southwest corner of the called 5.29 acre tract of land conveyed to Michael J. Madding, recorded in Document No. 2016004904 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of County Road 313 (variable width right-of-way), for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, with the south boundary line of said 5.515 acre ATX 313 Pro, LLC tract and said north right-of-way line of County Road 313, the following two (2) courses and distances:

1. **S 67°47'39" W** for a distance of **378.95 feet**, to an iron rod found with cap marked "LENZ & ASSOCIATES AUSTIN TEXAS" monumenting the most southerly southwest corner of said 5.515 acre ATX 313 Pro, LLC tract and an angle point on said north right-of-way line of County Road 313, for the most southerly southwest corner hereof;
2. **N 72°49'03" W** for a distance of **23.12 feet** to a leaning 1/2" iron rod found monumenting the most westerly southwest corner of said 5.515 acre ATX 313 Pro, LLC tract, same being on the east right-of-way line of County Road 332 (variable width right-of-way), for the most westerly southwest corner hereof;

THENCE, **N 21°24'49" W** with the west boundary line of said 5.515 acre ATX 313 Pro, LLC tract and said east right-of-way line of County Road 332, for a distance of **21.97 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the northwest corner hereof, from which an iron rod found with cap marked "UP ENGINEERING AND SURVEYING" monumenting the northwest corner of said 5.515 acre ATX 313 Pro, LLC tract and the most westerly southwest corner of the called 5.35 acre tract of land conveyed to Daniel Rangel and Anna C. Rangel, recorded in Document No. 2020128146 of the Official Public Records of Williamson County, Texas, same being on said east right-of-way line of County Road 332, bears N 21°24'49" W for a distance of 578.24 feet;


County: Williamson
Parcel No.: 1
Tax ID: R395142
County Road: 313 East of County Road 332 Jarrell

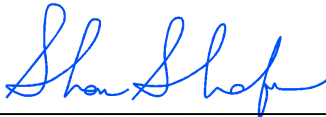
THENCE, **N 67°21'33" E** through the interior of said 5.515 acre ATX 313 Pro, LLC tract for a distance of **396.52 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the east boundary line of said 5.515 acre ATX 313 Pro, LLC tract and the west boundary line of said 5.29 acre Madding tract for the northeast corner hereof, from which an iron rod found with cap marked "FOREST RPLS 1847" monumenting the northwest corner of said 5.29 acre Madding tract and the most southerly southwest corner of said 5.35 acre Rangel tract, same being on said east boundary line of the 5.515 acre ATX 313 Pro, LLC tract, bears N 22°12'45" W for a distance of 396.21 feet;

THENCE, **S 22°12'45" E** with said east boundary line of the 5.515 acre ATX 313 Pro, LLC tract and said west boundary line of the 5.29 acre Madding tract for a distance of **39.66 feet** to the **POINT OF BEGINNING** hereof and containing 0.344 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface based on a combined surface adjustment factor of 1.00015. Coordinates shown hereon are grid.

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

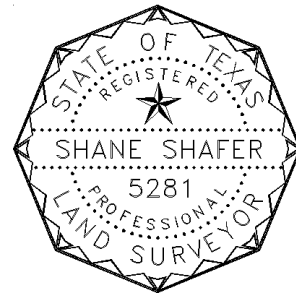
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



February 07, 2024

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

DATE



Z:\WCRB_2020 WA-7 CR 313 EAST OF CR 332 2023-42_FINAL ROW SURVEYS LTS\PARCEL 1_CR 313 ATX 313 PRO FINAL M&B 20240207.doc

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.344 ACRE (15,003 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.515 ACRE TRACT OF LAND CONVEYED TO ATX 313 PRO, LLC, RECORDED IN DOCUMENT NO. 2022134963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROPERTY ADDRESS: 1921 CR 313, JARRELL, TX 76537

DANIEL RANGEL AND
ANNA C. RANGEL
CALLED 5.35 AC.
DOC. NO. 2020128146

A.K.A. TRACT 11
GREEN PASTURES

ATX 313 PRO, LLC
CALLED 5.515 AC.
DOC. NO. 2022134963

LONE STAR REGIONAL
WATER AUTHORITY
- WATER LINE EASEMENT
CALLED 0.493 ACRE
DOC. NO. 2021026570

WILLIAMSON CENTRAL
APPRAISAL DISTRICT (WCAD)
PROPERTY ID: R395142

G. SCHNEIDER SURVEY
ABSTRACT NO. 579

APPROXIMATE SURVEY LINE
N67°21'33"E

G. SCHNEIDER SURVEY
ABSTRACT NO. 580

PARCEL 1
0.344 AC.

S67°47'39"W

COUNTY ROAD 313

60' R.O.W. DEDICATION
CAB. AA, SLD. 153

BLOCK E

HILLTOP ESTATES
SECTION 1
CAB. AA, SLDS. 153-154

CR 313 PARCEL 1 SHEET 1 OF 4

<> DIAMOND SURVEYING, INC.

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T.B.P.E.L.S. FIRM NO. 10006900

DANIEL RANGEL AND
ANNA C. RANGEL
CALLED 5.35 AC.
DOC. NO. 2020128146

MICHAEL J. MADDING
CALLED 5.29 AC.
DOC. NO. 2016004904

GRID COORDINATES:

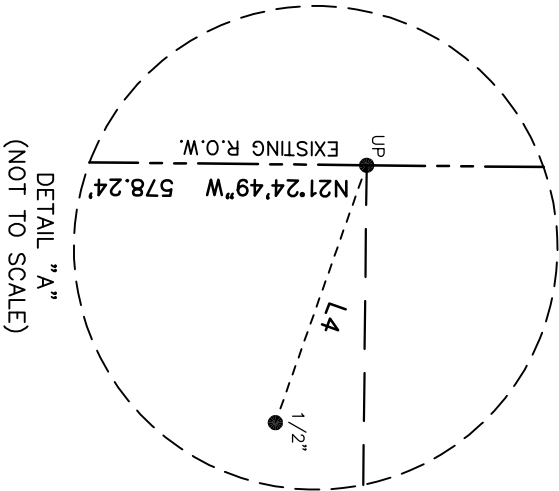
N=10268401.99
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P.O.B.

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LEGEND

- IRON ROD FOUND
- LA IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES AUSTIN, TEXAS"
- UP IRON ROD FOUND WITH CAP MARKED "UP ENGINEERING AND SURVEYING"
- ⊙ 5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- PP POWER POLE
- DOWN GUY
- TPED TELEPHONE PEDESTAL
- PBX TELEPHONE PULL BOX
- WVC WATER VALVE ON CONCRETE
- WM WATER METER
- 2PVC 2"PVC RISER
- MB MAIL BOX
- ⋈ RP REFLECTOR POST
- ⊕ S1 SIGN
- X — X — WIRE FENCE (WF)
- \ — \ — WOOD FENCE (WDF)
- // — // — EDGE OF PAVEMENT
- OU — OU — OVERHEAD UTILITY LINE
- — — RIGHT-OF-WAY DEDICATION LINE
- — — EXISTING RIGHT-OF-WAY LINE
- — — EASEMENT LINE
- — — ADJOINING BOUNDARY LINES
- SUBDIVISION LOT LINES
- SUBJECT TRACT BOUNDARY
- WG WOOD GATE
- SC STONE COLUMN
- CDS CONCRETE DRAINAGE STRUCTURE
- CMP CORRUGATED METAL PIPE
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING



DETAIL "A"
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°49'03"W	23.12'
L2	N21°24'49"W	21.97'
L3	S22°12'45"E	39.66'
L4	N87°30'51"E	0.56'

SIGN LEGEND

S1 = STOP
S3 = 40 MPH

CR 313 PARCEL 1 SHEET 2 OF 4

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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. GT2402424, which bears an Effective Date January 11, 2024 and an Issued Date of January 18, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

The following restrictive covenants of record:

Document No. 2001074654, Official Public Records, Williamson County, Texas.

Document No. 2003113438, Official Public Records, Williamson County, Texas.

Document No. 2023101625, Official Public Records, Williamson County, Texas. The subject tract is a part of the property described in said documents. Document 2023101625 states: "Tract 11 (which is the 5.515 acre tract shown hereon) of the Vaughan Tracts shall no longer be subject to the 2001 Declarations, the 2003 Amended Declarations, or any subsequent amendments and/or clarifications to said Declarations. From the date of the recording of this Amendment, Tract 11 shall be forever released from the 2001 Declarations and the 2003 Amended Declarations and said Declarations shall have no force or effect upon the real property know as Tract 11."

10a. Oil, Gas and Mineral Lease dated April 4, 1980 between R. F. Goode and Claudia E. Goode, as Lessor and M. L. McGinnis, as Lessee, recorded in Volume 811, Page 38, Deed Records of Williamson County, Texas, together with all rights incident thereto. Not a survey matter.

10b. Mineral reservation as shown in deed from Claudia Evelyn Goode, Byron F. Goode and Susan E. Kautzer to Roger L. Vogt and Dona A. Vogt, dated December 11, 1992 and recorded in Volume 2230, Page 724, Official Records of Williamson County, Texas. Not a survey matter.

10c. Electric Utility Easement and Covenant of Access dated February 8, 1993, executed by Roger Vogt to Bartlett Electric Cooperative, Inc., recorded in Volume 2309, Page 180, Official Records, Williamson County, Texas. The subject tract is a part of the 100 acre tract of land described in said instrument. Unable to determine the exact location of said easement, due to a vague description. Said document states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance to either side of the Cooperative's lines, as they are or will be constructed on Grantor's hereinafter described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure of other facility."

10d. Electric Utility Easement and Covenant of Access dated August 31, 2004, executed by Rhonda Suckow and Dusty Suckow to Bartlett Electric Cooperative, Inc., recorded under Document No. 2006016060, Official Public Records, Williamson County, Texas. The subject tract is a part of the 89.06 acre tract of land described in Document No. 9641039, Official Records, Williamson County, Texas as referenced in said instrument. Unable to determine the exact location of said easement, due to a vague description. Said document states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance to either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around such pole, guy wire, anchor structure of other facility."

10e. Water Line Easement dated May 5, 2017, executed by Steven Blake Edelen, Erin Joy Brophy, Steven Benjamin Edelen and Colleen Edelen to Lone Star Regional Water Authority, recorded under Document No. 2017044874, Official Public Records, Williamson County, Texas, and as corrected and/or amended, re-recorded under Document No. 2021026570, Official Records, Williamson County, Texas. Easement described in said Document No. 2021026570 is a part of the subject tract as shown hereon.

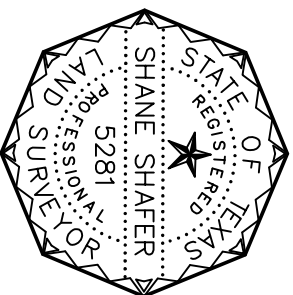
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NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015. COORDINATES SHOWN HEREON ARE GRID.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0150F, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

To: Williamson County, Texas, Texan Title Insurance Company, and Longhorn Title Company, LLC 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 February 06, 2024. 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.




SHANE SHAFER, R.P.L.S. NO. 5281
February 07, 2024
DATE

CR 313 PARCEL 1 SHEET 4 OF 4

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