

**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 0.063 acres (Parcel 4) legally described in Exhibit "A" and owned by **RAYMOND JAMES TRUST N.A. Corporate Trustee of The Alexander Warden Self-Settled Special Needs Trust**, for the purpose of constructing, reconstructing, maintaining, and operating the CR 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 Jul 24, 2024.

  
Bill Gravell Jr. (Jul 24, 2024 13:28 CDT)

Bill Gravell, Jr.  
Williamson County Judge

Exhibit "A"

County: Williamson  
Parcel No.: 4  
Tax ID: R395143  
County Road: 313 East of County Road 332 Jarrell

METES AND BOUNDS DESCRIPTION

FOR A 0.063 ACRE (2,741 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 6.31 ACRE TRACT OF LAND CONVEYED TO RAYMOND JAMES TRUST, N.A., CORPORATE TRUSTEE OF THE ALEXANDER WARDEN SELF-SETTLED SPECIAL NEEDS TRUST, RECORDED IN DOCUMENT NO. 2018023919 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.063 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10268800.04, E=3160412.04) monumenting the most southerly southwest corner of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract and the southeast corner of the called 5.28 acre tract of land conveyed to Brandi Ritchie and John Fredrick Schimanski Jr, wife and husband, recorded in Document No. 2020121288 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 southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 21°23'13" W** with the lower west boundary line of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract and the east boundary line of said 5.28 acre Ritchie and Schimanski tract, for a distance of **49.89 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 5.28 acre Ritchie and Schimanski tract and an interior ell corner of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, bears **N 21°23'13" W** for a distance of 385.94 feet;

THENCE, **N 67°45'23" E** through the interior of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, for a distance of **54.91 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the east boundary line of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract and the lower west boundary line of the called 12.99 acre tract of land conveyed to Saul Marentes, Maria Del Refugio Marentes and Javier Marentes Rocha, recorded in Document No. 2021183362 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the

County: Williamson  
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Alexander Warden Self-Settled Special Needs Trust tract and an interior ell corner of said 12.99 acre Marentes tract, bears N 21°23'32" W for a distance of 878.70 feet;

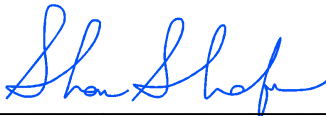
THENCE, **S 21°23'32" E** with said east boundary line of the 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract and said lower west boundary line of the 12.99 acre Marentes tract, for a distance of **49.96 feet** to a 1/2" iron rod found monumenting the southeast corner of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, and the most southerly southwest corner of said 12.99 acre Marentes tract, same being on said north right-of-way line of County Road 313, for the southeast corner hereof, from which a 1/2" iron rod found monumenting the southeast corner of said 12.99 acre Marentes tract and the southwest corner of Tract A C.R. 313 ROW as shown on the Final Plat of Schwertner Ranch Phase I, a subdivision recorded in Document No. 2020086940 of the Official Public Records of Williamson County, Texas, same being on an angle point in said north right-of-way line of County Road 313, bears N 67°43'28" E for a distance of 54.94 feet;

THENCE, **S 67°49'34" W** with the south boundary line of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract and said north right-of-way line of County Road 313, for a distance of **54.91 feet** to the **POINT OF BEGINNING** hereof and containing 0.063 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.

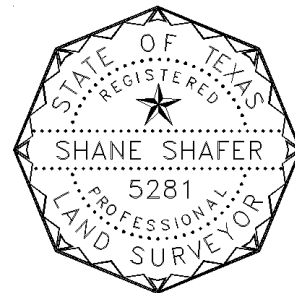
A drawing has been prepared to accompany this metes and bounds description.

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



February 7, 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 4 CR 313 - JAMES FINAL M&B 20240207.doc

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.063 ACRES (2,741 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 6.31 ACRE TRACT OF LAND CONVEYED TO RAYMOND JAMES TRUST, N.A., CORPORATE TRUSTEE OF THE ALEXANDER WARDEN SELF-SETTLED SPECIAL NEEDS TRUST, RECORDED IN DOCUMENT NO. 2018023919 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
PROPERTY ADDRESS: 2177 CR 313, JARRELL, TX 76537

CRESCENCIANO ALVARADO  
AND MARIA A. CASTILLO  
CALLED 5.95 AC.  
DOC. NO. 2017071910

SAUL MARENTES,  
MARIA DEL REFUGIO MARENTES  
AND JAVIER MARENTES ROCHA  
CALLED 12.99 AC.  
DOC. NO. 2021183362

RAYMOND JAMES TRUST, N.A.,  
CORPORATE TRUSTEE OF THE  
ALEXANDER WARDEN SELF-SETTLED  
SPECIAL NEEDS TRUST  
CALLED 6.31 AC.  
DOC. NO. 2018023919

A.K.A. TRACT 12  
GREEN PASTURES

WILLIAMSON CENTRAL  
APPRAISAL DISTRICT (WCAD)  
PROPERTY ID: R395143

BRANDI RITCHIE AND  
JOHN FREDRICK SCHIMANSKI JR,  
WIFE AND HUSBAND  
CALLED 5.28 AC.  
DOC. NO. 2020121288

G. SCHNEIDER SURVEY  
ABSTRACT NO. 579

GRID COORDINATES:  
N=10268800.04  
E=3160412.04  
P.O.B.

COUNTY ROAD 313

G. SCHNEIDER SURVEY  
ABSTRACT NO. 580

1.001 AC.  
R.O.W. DEDICATION  
DOC. NO. 2021142268

FINAL PLAT  
RIO LOBO PHASE 2  
DOC. NO. 2021142268

BLOCK 1  
4

W/CAP  
'FOREST  
RPLS1847"

TRACT A  
12.38 AC.

FINAL PLAT  
SCHWERTNER RANCH PHASE III  
DOC. NO. 2023009438

SCALE: 1" = 60'

FINAL PLAT  
SCHWERTNER RANCH  
PHASE I  
DOC. NO. 2020086940

BLOCK 1  
1

TRACT A C.R. 313 ROW  
DOC. NO. 2020086940

1/2" LEANING

MIDAS LANE  
(50' R.O.W.)

COUNTY ROAD 313

ASPHALT ROADWAY

G. SCHNEIDER SURVEY  
ABSTRACT NO. 580

1.001 AC.  
R.O.W. DEDICATION  
DOC. NO. 2021142268

CR 313 PARCEL 4 SHEET 1 OF 4

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

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## LEGEND

●	IRON ROD FOUND
● LA	IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES AUSTIN, TEXAS"
● YALGO	IRON ROD FOUND WITH CAP MARKED "YALGO RPLS 6200"
⊙	5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
● PP	POWER POLE
—	DOWN GUY
■ EM	ELECTRIC METER
■ GMT	ELECTRIC GATE MOTOR
● BB	BROADBAND BOX
● TPED	TELEPHONE PEDESTAL
● WV	WATER VALVE
■ WM	WATER METER
● ICV	IRRIGATION CONTROL VALVE
● WMET	WATER METER LARGE METAL RIM
● UMH	UNKNOWN MANHOLE
● 2VP	2" VENT PIPE
● 2PVC	2" PVC RISER
■ MB	MAIL BOX
■ SMB	STONE MAIL BOX
— S1	SIGN
— X — X —	WIRE FENCE (WF)
— — — — —	PRECAST CONCRETE FENCE (PCF)
— — — — —	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
— — — — —	METAL FENCE (MF)
— " — " — " —	WOOD FENCE (WDF)
MG	METAL GATE
SC	STONE COLUMN
CONC	CONCRETE
FE	FENCE EASEMENT
UE	UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

## EASEMENT INFORMATION

- (E1) JARRELL SCHWERTNER WSC  
APPARENT LOCATION OF  
10' WIDE RIGHT OF WAY EASEMENT  
VOL. 586, PG. 288
- (E2) JARRELL SCHWERTNER WSC  
APPARENT LOCATION OF  
15' WIDE RIGHT OF WAY EASEMENT  
VOL. 601, PG. 272
- (E3) LONE STAR REGIONAL WATER  
AUTHORITY AND SONTERRA  
MUNICIPAL UTILITY DISTRICT  
WATER LINE EASEMENT  
CALLED 1.925 AC.  
DOC. NO. 2020089500
- (E4) 15' UTILITY EASEMENT  
DOC. NO. 2003113438
- (E5) 10' UTILITY EASEMENT  
DOC. NO. 2003113438

## SETBACK INFORMATION

- (SB1) 150' COUNTY ROAD  
BUILDING SETBACK  
DOC. NO. 2003113438

## SIGN LEGEND

S1 = STOP  
S4 = CALL MUNICIPAL UTILITY

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°23'13"W	49.89'
L2	N67°45'23"E	54.91'
L3	S21°23'32"E	49.96'
L4	S67°49'34"W	54.91'
L5	N67°43'28"E	54.94'

CR 313 PARCEL 4 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. GT2402427, which bears an Effective Date January 8, 2024 and an Issued Date of January 19, 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. 2003113438, Official Public Records, Williamson County, Texas and Document No. 2005084004, Official Public Records, Williamson County, Texas. The Subject Tract is a.k.a Tract 12 Green Pastures described in Document No. 199958972, Official Public Records of Williamson County, Texas, referenced in said Document Nos. 2003113438 and 2005084004. The setbacks and easements affecting the Subject Tract are shown hereon.

10a. Oil, Gas and Mineral Lease dated April 4, 1980 between B. F. Goode and Claudia E. Good, as Lessor and M. L. McGinnis, as Lessee, recorded in Volume 811, page 638, Deed Records of Williamson County, Texas. 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 hereinbefore 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 or other facility."

10d. Electric Utility Easement to Bartlett Electric Cooperative, Inc., recorded under Document No. 2006016042, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 6.31 acre tract of land described in said instrument. Unable to determine the exact location of said easement due to a vague description. Said instrument states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance on 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 any such pole, guy wire, anchor structure or other facility." No electric utilities were observed on the Subject Tract.

CR 313 PARCEL 4 SHEET 3 OF 4



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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.

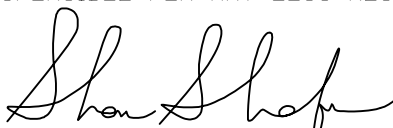
2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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 6, 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 7, 2024  
DATE

CR 313 PARCEL 4 SHEET 4 OF 4  
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