

**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 0.0467 acres (Parcel 43) described by metes and bounds in Exhibit "A" owned by **MEHDI SADRUDDIN UMATIYA**, for the purpose of constructing, reconstructing, maintaining, and operating the County Road 314 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 Sep 11, 2024.


Bill Gravell, Jr. (Sep 11, 2024 07:43 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0467 ACRE (2,034 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, SPHERE SUBDIVISION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017092687, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DESCRIBED IN GENERAL WARRANTY DEED TO MEHDI SADRUDDIN UMATIYA IN DOCUMENT NO. 2022100937, SAID OFFICIAL PUBLIC RECORDS, SAID 0.0467 ACRE (2,034 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "TLS" found (Grid coordinates determined as: N=10,262,413.57, E=3,151,743.14), at the intersection of the existing northerly right of way (ROW) line County Road 314 (C.R. 314) (variable ROW width) and the existing easterly ROW line of County Road 312 (variable ROW width), same point being an interior ell corner of a 0.33 acre ROW dedication depicted in said SPHERE SUBDIVISION ONE plat, said point being the southwesterly corner of said Lot 1, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, N 21°31'09" W**, departing said existing northerly ROW line, with said existing easterly ROW line, same line being the westerly boundary line of said Lot 1, a distance of **13.41 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 61+53.63, on the proposed northerly ROW of C.R. 314 (variable ROW width), for the northwesterly corner of the herein described parcel;
- 2) **THENCE, N 69°39'10" E**, with said proposed northerly ROW line, over and across said Lot 1, a distance of **180.03 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 left of Engineer's baseline station 63+33.66, in the westerly boundary line of Lot 2, said SPHERE SUBDIVISION ONE, same line being the easterly boundary line of said Lot 1 for the northeasterly corner of the herein described parcel;
- 3) **THENCE, S 21°32'31" E**, with the common boundary line of said Lot 1 and said Lot 2, a distance of **9.19 feet** to a calculated point on said existing northerly ROW line of C.R. 314, same line being the northerly boundary line of said 0.33 acre ROW Dedication, said point being the southwesterly corner of said Lot 2 and the southeasterly corner of said Lot 1, for the southeasterly corner of the herein described parcel, from which a 1/2 inch rod found in said existing northerly ROW line being the southwesterly corner of that called 81.949 acre tract of land described in Deed to Pale Rider LP in Document No. 2019091043, said Official Public Records, same point being the southeasterly corner of said 0.33 acre ROW dedication, bears N 68°18'37" E a distance of 280.98 feet, and S 21°30'46" E a distance of 25.96 feet;

- 4) **THENCE, S 68°18'37" W**, with said existing northerly ROW line and said northerly boundary line of the 0.33 acre ROW dedication, a distance of **180.00 feet** to the **POINT OF BEGINNING**, containing 0.0467 acre (2,034 square feet) of land, more or less.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.


This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired).

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics



08/08/2024

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Registration No. 5630
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Project No: SLAN-001



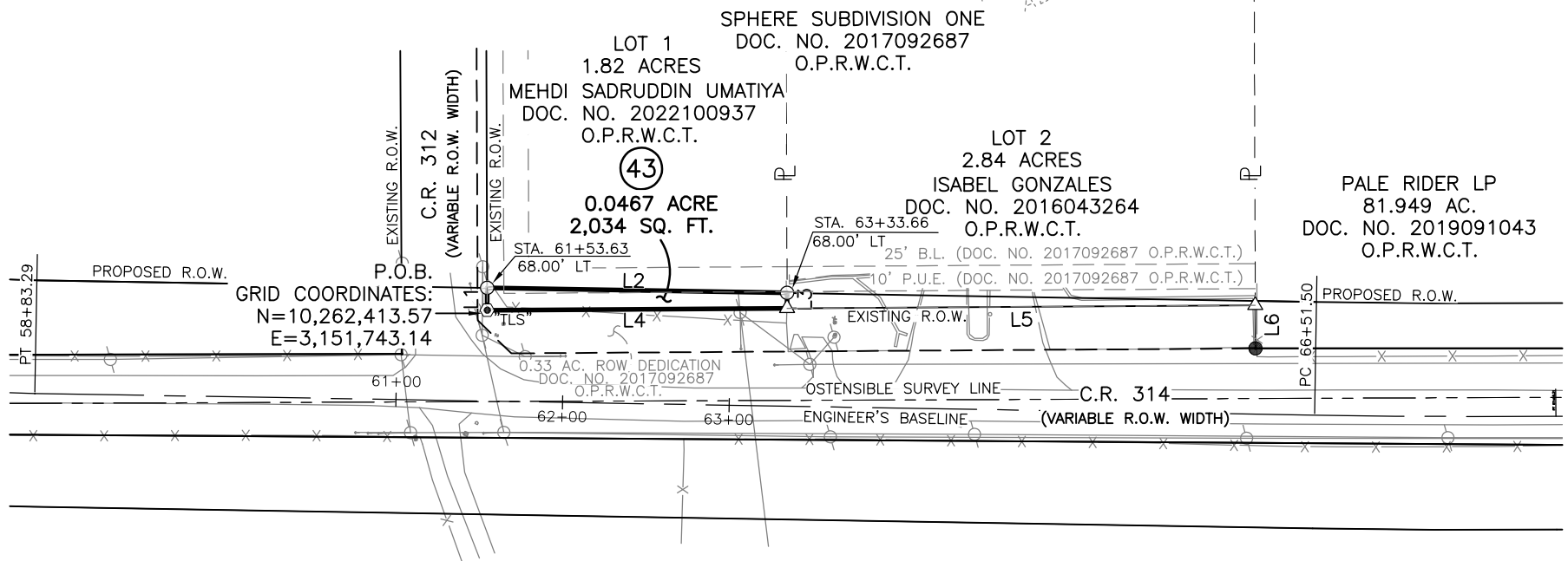
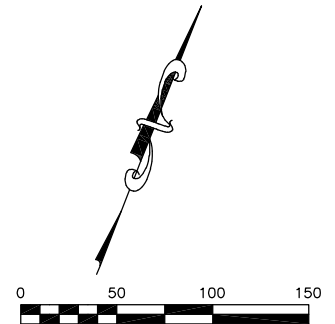
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EXHIBIT _____
PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET
- PROPERTY LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.E. ELECTRIC LINE EASEMENT
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION

LINE	BEARING	DISTANCE
L1	N 21°31'09" W	13.41'
L2	N 69°39'10" E	180.03'
L3	S 21°32'31" E	9.19'
L4	S 68°18'37" W	180.00'
L5	N 68°18'37" E	280.98'
L6	S 21°30'46" E	25.96'



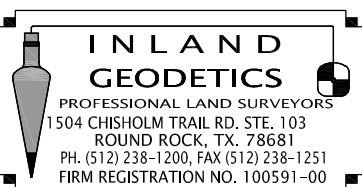
PROJECT NO.: SLAN-001

08/06/2024

PARCEL PLAT SHOWING PROPERTY OF

MEHDI SADRUDDIN UMATIYA

PARCEL 43
0.0467 ACRE
2,034 SQ. FT.



SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
C.R. 314

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EXHIBIT


PLAT TO ACCOMPANY DESCRIPTION

NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402658, EFFECTIVE 03/26/2024, ISSUED 04/05/2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

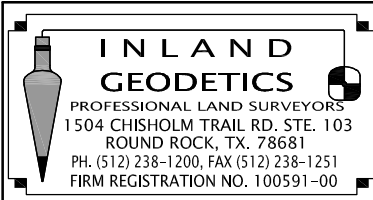
I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS NO. 4933 (NOW RETIRED).

INLAND GEODETICS


08/08/2024
MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100



PROJECT NO.: SLAN-001



PARCEL PLAT SHOWING PROPERTY OF

MEHDI SADRUDDIN UMATIYA

WILLIAMSON COUNTY

SCHEDULE B:

1. RESTRICTIVE COVENANTS RECORDED IN: DOCUMENT NO. 2015033087 AND DOCUMENT NO. 2017092687 (PLAT), OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
- 10a. A 10' PUBLIC UTILITY EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10b. A 25' BUILDING SETBACK ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10c. A RIGHT OF WAY ROAD WIDENING EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. RIGHT OF WAY EASEMENT DATED OCTOBER 21, 1936, GRANTED BY G.G. HARRISON TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 283, PAGE 398, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10e. (NOT A SURVEY MATTER)
- 10f. EASEMENT DATED FEBRUARY 10, 1997, GRANTED BY JOE R. SCHWERTNER TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED UNDER DOCUMENT NO. 9707630, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10g. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED OCTOBER 11, 2017, TO BARTLETT ELECTRIC COOPERATIVE, RECORDED UNDER DOCUMENT NO. 2017112942, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10h. (NOT A SURVEY MATTER)
- 10i. (NOT A SURVEY MATTER)
- 10j. (NOT A SURVEY MATTER)
- 10k. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10l. RIGHTS OF PARTIES IN POSSESSION.

08/06/2024

PARCEL 43
0.0467 AC.
2,034 SQ. FT.

PROJECT
C.R. 314

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