

**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 5.08 acres (Parcel 1) described by metes and bounds in Exhibit "A" owned by **R040062, LP, a Texas limited partnership**, for the purpose of constructing, reconstructing, maintaining, and operating the County Road 110N 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 Nov 5, 2024.


Bill Gravell, Jr. (Nov 5, 2024 20:22 CST)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel : 1 – R040062, LP
Highway: County Road 110

PROPERTY DESCRIPTION

DESCRIPTION OF A 5.080 ACRE (221,291 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 64.358 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO R040062, LP RECORDED IN DOCUMENT NO. 2021042165 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.080 ACRE (221,291 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with plastic cap stamped "RPLS 5784" found in the existing easterly Right-of-Way (ROW) line of County Road (C.R.) 104 (Right-of-way width varies), being the northwesterly corner of that called 3.885 acre ROW acquisition parcel (C.R. 105) described in Deed to Williamson County, Texas recorded in Document No. 2018082244 of the Official Public Records of Williamson County, Texas, same as being in the existing easterly Right-of-way line of County Road (C.R.) 105 (Right-of-way width varies), and same being the southwesterly corner of said 64.358 acre tract,

THENCE, with said existing easterly ROW line, same being the westerly boundary line of said 64.358 acre tract N 21°50'47" W, for a distance of 325.75 feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 95.45 feet right of proposed CR 110 Baseline Station 367+47.18 (Grid Coordinates determined as N=10,193,787.73, E=3,149,184.16 TxSPC Zone 4203), for the southerly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, continuing with said common boundary/ROW line, **N 21°50'47" W**, for a distance of **792.57** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 22.29 feet right of proposed C.R. 104 connecting Baseline Station P.T. 13+81.05, for the southerly northwest corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "FOREST 1847", being the northwesterly corner of said 64.358 acre tract in said existing easterly ROW line of C.R. 104, same being the southwesterly corner of that called 28.00 acre tract of land described in Warranty Deed With Vendor's Lien to Jimmy C. Webb and wife, Virginia M. Webb recorded in Volume 707, Page 182 of the Deed Records of Williamson County, Texas bears N 21°50'47" W, at a distance of 335.81 feet;

THENCE, departing said existing easterly ROW line, with the proposed westerly ROW line of County Road 110, through the interior of said 64.358 acre tract, the following six (6) courses:

- 2) **N 68°28'34" E**, for a distance of **7.71** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, 30.00 feet right of proposed C.R. 104 connecting Baseline Station P.T. 13+81.05, for an angle point;
- 3) **S 35°46'55" E** for a distance of **214.30** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 30.00 feet right of proposed C.R. 104 connecting Baseline Station 11+49.59, for an angle point;
- 4) **N 74°51'49" E**, for a distance of **63.72** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 80.52 feet right of proposed C.R. 104 connecting Baseline Station P.T. 11+05.43, same being 83.00 feet left of proposed CR 110 Baseline Station 373+27.53, for an angle point;
- 5) **N 19°46'12" E**, for a distance of **724.20** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 380+51.73, for an angle point;
- 6) **S 67°39'59" W**, for a distance of **97.04** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 155.00 feet left of proposed CR 110 Baseline Station 379+86.66, for an angle point;

County: Williamson
Parcel : 1 - R040062, LP
Highway: County Road 110

Page 2 of 4

- 7) **N 19°46'12" E**, for a distance of **20.22** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in said northerly boundary line of said 64.358 acre tract, same being the southerly boundary line of said 28.00 acre tract, being 155.00 feet left of proposed CR 110 Baseline Station 380+06.88, for the most northerly northwest corner of the herein described parcel, and from which, said iron rod with plastic cap stamped "FOREST 1847", being the northwesterly corner of said 64.358 acre tract in said existing easterly ROW line of C.R. 104, same being the southwesterly corner of that called 28.00 acre tract bears with said common boundary line, **S 67°39'59" W** for a distance of 519.98 feet;

THENCE, departing said proposed westerly ROW line, with said common boundary line, being the northerly line of the herein described parcel, the following three (3) courses:

- 8) **N 67°39'59" E**, for a distance of **92.51** feet to a 1/2" iron rod found, for an angle point;
- 9) **N 50°55'51" E**, for a distance of **130.61** feet to an iron rod with plastic cap stamped "FOREST 1847" found, for an angle point;
- 10) **N 68°15'24" E**, for a distance of **135.92** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of proposed CR 110 Baseline Station 382+70.76 in the proposed easterly ROW line of C.R. 110, for the northeasterly corner of the herein described parcel;

THENCE, departing said common boundary line, with said proposed easterly ROW line, through the interior of said 64.358 acre tract, the following three (3) courses:

- 11) **S 19°46'12" W**, for a distance of **1018.03** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of proposed CR 110 Baseline Station 372+52.73, for an angle point;
- 12) **S 08°37'30" W**, for a distance of **200.18** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet right of proposed CR 110 Baseline Station 370+32.73, for an angle point,
- 13) **S 00°00'42" E**, for a distance of **256.81** feet to the **POINT OF BEGINNING**, containing 5.080 acres (221,291 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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 during the months of June 2022, and August 2023 under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S.

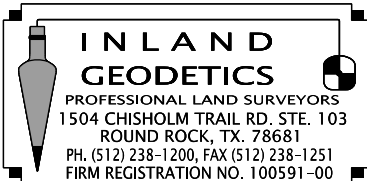
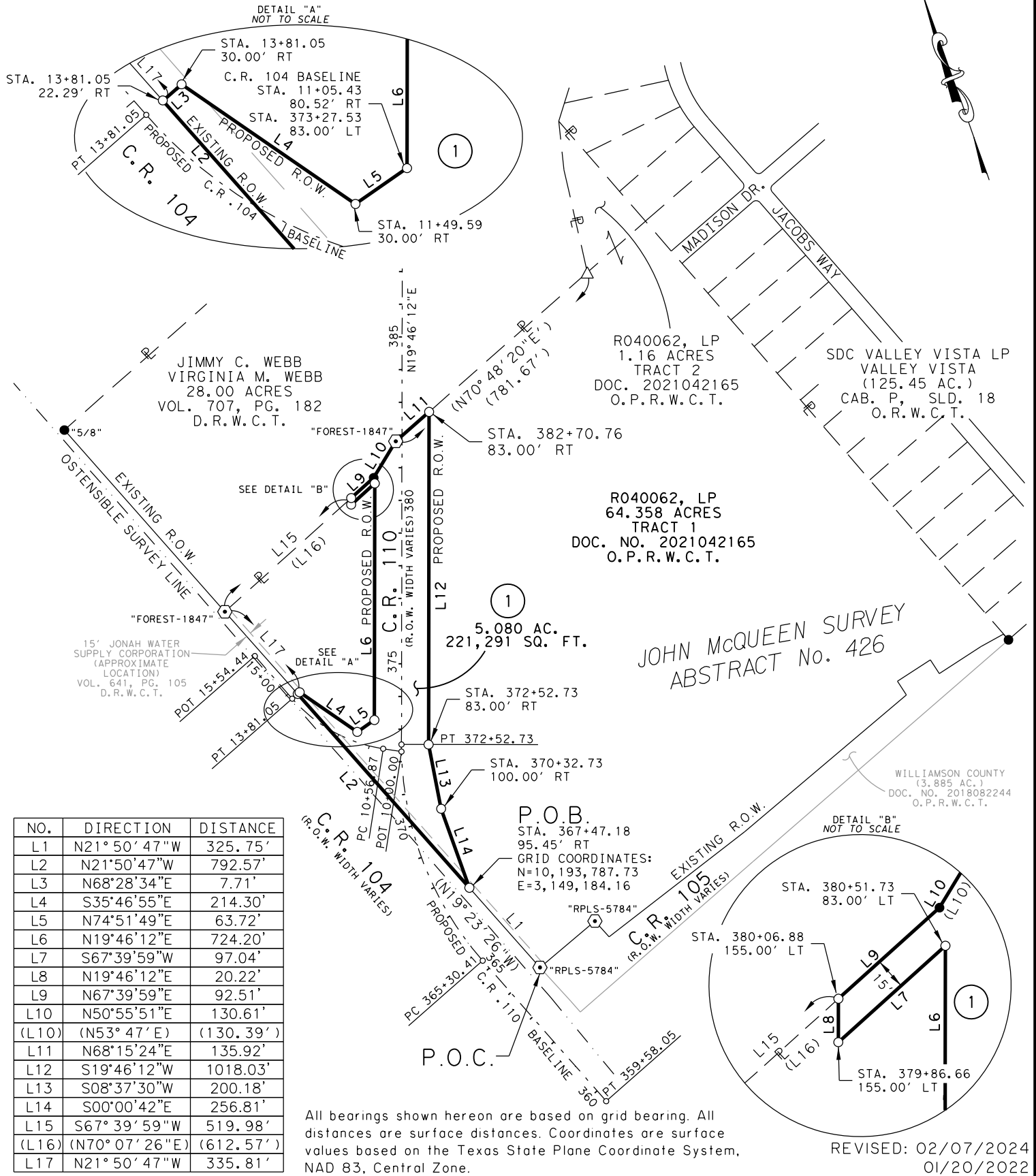
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 7th of February, 2024, A.D.

INLAND GEODETICS


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



PLAT TO ACCOMPANY PARCEL DESCRIPTION



PARCEL PLAT SHOWING PROPERTY OF

R040062, LP

PARCEL 1
5.080 ACRES
221,291 Sq. Ft.

SCALE
1" = 400'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

PAGE 3 OF 4

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊕	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.O.C.	POINT OF COMMENCING
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
△	CALCULATED POINT	P.R.W.C.T.	PLAT RECORDS
ℙ	PROPERTY LINE	WILLIAMSON COUNTY, TEXAS	DEED RECORDS
↗	DENOTES COMMON OWNERSHIP	D.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
— —	LINE BREAK	O.R.W.C.T.	OFFICIAL RECORDS
		WILLIAMSON COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS
			WILLIAMSON COUNTY, TEXAS

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2200483, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 7, 2022, ISSUE DATE JANUARY 15, 2022.

(10)A. EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOL. 299, PG. 515, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

B. RIGHT OF WAY EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION RECORDED IN VOL. 563, PG. 513, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

C. RIGHT OF WAY EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION RECORDED IN VOL. 641, PG. 105, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

D. TERMS, PROVISIONS AND STIPULATIONS OF A BOUNDARY LINE AGREEMENT BY ERNEST KIMBRO ET AL AND SDC VALLEY VISTA RECORDED IN DOCUMENT NO. 9731931, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, DOES NOT AFFECT.

E. RIGHT OF WAY EASEMENT GRANTED TO JONAH WATER SPECIAL UTILITY DISTRICT RECORDED IN DOCUMENT NO. 9845595, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY
MADE ON THE GROUND IN NOVEMBER AND DECEMBER 2021,
AND JANUARY 2022 UNDER THE DIRECT SUPERVISION OF M.
STEPHEN TRUESDALE, L.S.L.S., R.P.L.S.

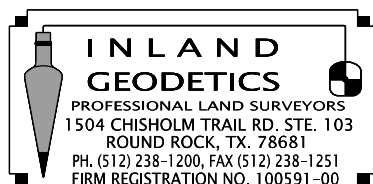
INLAND GEODETICS



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.



REVISED: 02/07/2024
01/20/2022



PARCEL PLAT SHOWING PROPERTY OF

R040062, LP

PARCEL 1
5.080 ACRES
221,291 Sq. Ft.

SCALE
1" = 400'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

PAGE 4 OF 4