

**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 0.5581 acres described by metes and bounds in Exhibit "A" owned by **UNNAM 1050 FM 1466 COUPLAND TX LLC**. for the purpose of constructing, reconstructing, maintaining, and operating the County Road 460 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 21, 2025.



Steven Snell.
Williamson County Judge

LEGAL DESCRIPTION

BEING ALL OF A 0.5581 ACRE (24,310 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE JOSEPH JORDAN SURVEY, ABSTRACT NO. 357, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 66.183 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UNNAM 1050 FM 1466 COUPLAND TX, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022113522 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (STATE PLANE COORDINATES N: 10142442.83 E:3228545.89) AT THE SOUTHEAST CORNER OF SAID 66.183 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE REMAINING PORTION OF A CALLED 61.7162 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO COUPLAND INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NO. 2007071605 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN THE EXISTING WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 460, 14.29 FEET LEFT OF COUNTY ROAD 460 BASE STATION 23+20.92;

THENCE S69°04'26"W, WITH THE SOUTH LINE OF SAID 66.183 ACRE TRACT, SAME BEING THE NORTH LINE OF THE REMAINING PORTION OF SAID 61.7162 ACRE TRACT A DISTANCE OF 53.25 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SURVWEST" (HEREINAFTER REFERRED TO AS CAPPED IRON ROD SET), 67.53 FEET LEFT OF COUNTY ROAD 460 BASE STATION 23+21.59;

THENCE OVER AND ACROSS SAID 66.183 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

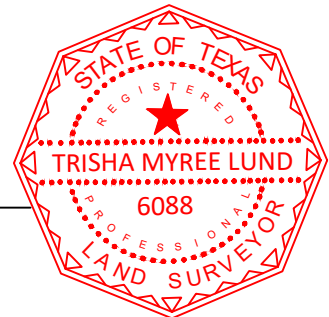
1. N21°52'53"W, A DISTANCE OF 176.69 FEET TO A CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, 68.23 FEET LEFT OF COUNTY ROAD 460 BASE STATION 24+98.29;
2. N16°30'12"W, A DISTANCE OF 428.91 FEET TO A CAPPED IRON ROD SET, 40.38 FEET LEFT OF COUNTY ROAD 460 BASE STATION 29+25.92;
3. N68°07'19"E, A DISTANCE OF 15.45 FEET TO A CAPPED IRON ROD SET IN THE EAST LINE OF SAID 66.183 ACRE TRACT, SAME BEING THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 460, 24.94 FEET LEFT OF COUNTY ROAD 460 BASE STATION 29+25.65, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 66.183 ACRE TRACT BEARS N21°39'12"W, A DISTANCE OF 911.80 FEET;

THENCE S21°39'12"E (RECORD - S21°39'26"E), WITH THE EAST LINE OF THE 66.183 ACRE TRACT AND THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 460 A DISTANCE OF 604.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.5581 ACRES (24,310 SQUARE FEET) OF LAND, MORE OR LESS.

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS STANDARDS AND SPECIFICATIONS. PROJECT CONTROLS WERE ESTABLISHED UNDER THE DIRECTION OF SURVWEST AND VERIFIED BY WLG SURVEYING SOLUTIONS, LLC. THE MONUMENTS WERE SET AND TIES ARE BASED ON AN ON THE GROUND SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF A PREVIOUS RPLS AND WERE REVIEWED AND VERIFIED BY TRISHA MYREE LUND, R.P.L.S. # 6088.

Trisha Lund

TRISHA MYREE LUND
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6088



SURVWEST PROJECT NO. P240070
ADD'L INFO:
DRAWING NAME: P240070- UNHAM Revised 20250303
REVISION: 3/3/25 REV DESC: COMMENTS & T.C.

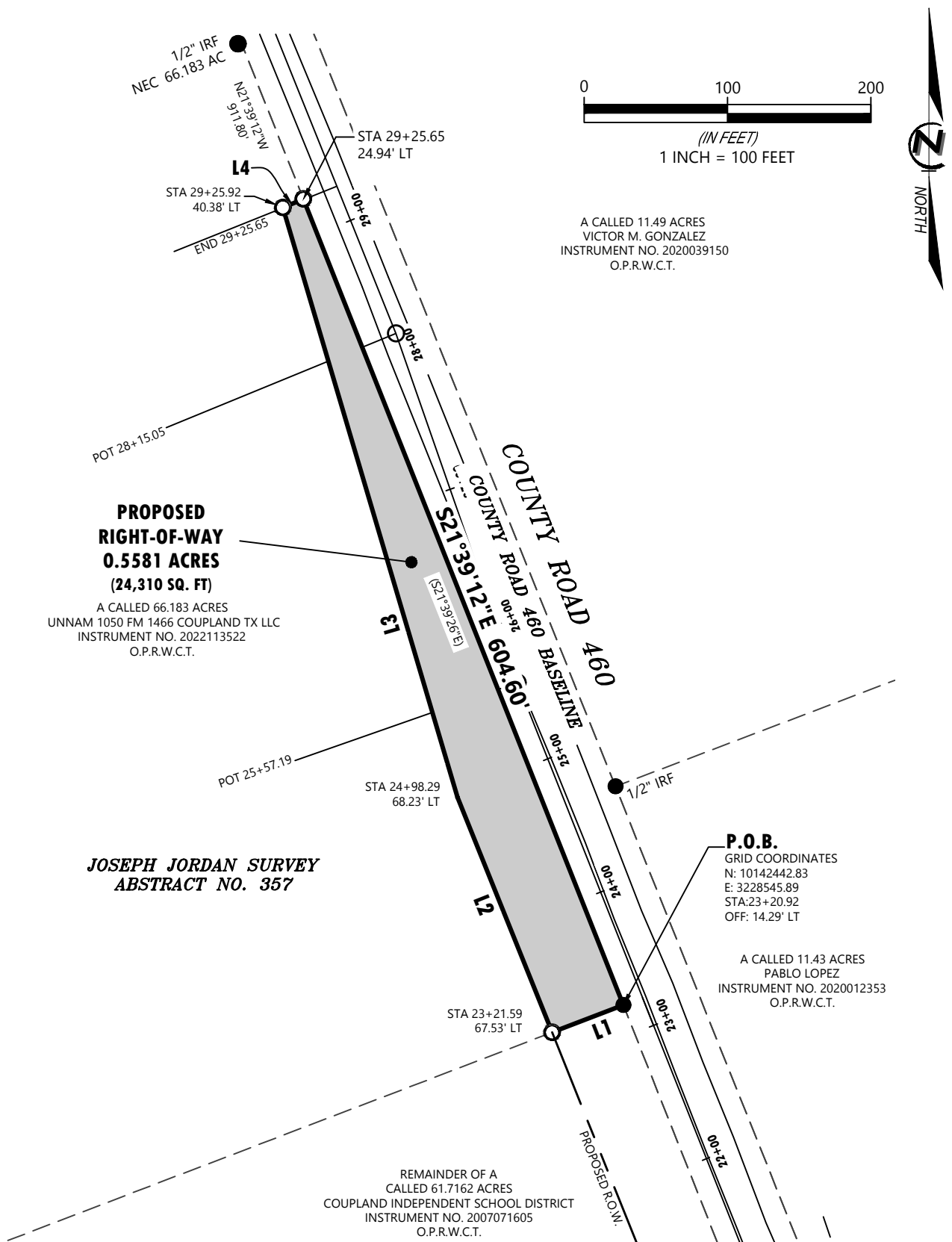
SURVWEST | SURVEY MAPPING
UTILITY BLUE
REAL ESTATE
720.259.9316 6501 E Bellevue Ave, Suite 300
www.survwest.com Englewood, CO 80111

WLG
SURVEYING
SOLUTIONS, LLC
MAIN: 281-270-6111
TBPLES FIRM NO:
10194926

0.5581 ACRES (24,310 SQ. FT)
SITUATED IN THE JOSEPH JORDAN SURVEY
ABSTRACT NO. 357
WILLIAMSON COUNTY, TEXAS

TITLE: **PROPOSED RIGHT-OF-WAY
ACQUISITION EXHIBIT**

DWN:	CHK'D	DATE:	SCALE:	SHEET NO:
KDA	RGM	07/24/2024	1:200	3 OF 3



SURVWEST PROJECT NO. P240070
 ADD'L INFO:
 DRAWING NAME: P240070- UNHAM Revised 20250303
 REVISION: 3/3/25 REV DESC: COMMENTS & T.C.



0.5581 ACRES (24,310 SQ. FT)
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TITLE: **PROPOSED RIGHT-OF-WAY
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DWN: KDA	CHK'D RGM	DATE: 07/24/2024	SCALE: 1:200	SHEET NO: 1 OF 3
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NOTES

1. BASIS OF BEARING IS BASED ON AN OPUS SOLUTION DATED DECEMBER 5, 2023 AND REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203). COORDINATES SHOWN HEREON ARE GRID.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY UNDER GF NO. GT2403390 WITH AN EFFECTIVE DATE OF DECEMBER 19, 2024.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S69°04'26"W	53.25'
L2	N21°52'53"W	176.69'
L3	N16°30'12"W	428.91'
L4	N68°07'19"E	15.45'

LEGEND



FOUND MONUMENT



5/8" CAPPED IRON ROD SET

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCING

R.O.W.

RIGHT OF WAY

IRF

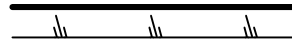
IRON ROD FOUND

CIRS

CAPPED IRON ROD SET

CIRF

CAPPED IRON ROD FOUND



PROPERTY BOUNDARY



ASPHALT



ADJOINER LINE

BARBED WIRE FENCE

O.P.R.W.C.T.

OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

D.W.C.T.

DEED RECORDS WILLIAMSON
COUNTY, TEXAS

SURVWEST PROJECT NO. P240070

ADD'L INFO:

DRAWING NAME: P240070- UNHAM Revised 20250303

REVISION: 3/3/25 REV DESC: COMMENTS & T.C.



720.259.9316 6501 E Belleview Ave, Suite 300
www.survwest.com Englewood, CO 80111



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SITUATED IN THE JOSEPH JORDAN SURVEY
ABSTRACT NO. 357
WILLIAMSON COUNTY, TEXAS

TITLE:

PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT

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SCALE:

1:200

SHEET NO:

2 OF 3