

**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 those certain tracts of land being 5.155 acres (Parcel 22) as described by metes and bounds in Exhibit "A" owned by **3405 INVESTMENTS, LLC**, for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan Extension 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 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 30, 2025.


Steven Snell (Jul 30, 2025 21:29:29 CDT)

Steven Snell
Williamson County Judge

County: Williamson
Parcel: 22 – 3405 Investments LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 5.155 ACRE (224,548 SQUARE FEET) PARCEL OF LAND SITUATED IN THE BURLESON WARREN SURVEY, ABSTRACT NO. 667, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 34.754 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 3405 INVESTMENTS LLC, RECORDED IN DOCUMENT NO. 2023057823 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 5.155 ACRE (224,548 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the existing North Right-of-Way (ROW) line of FM 3405 (Variable Width ROW), for the Southeast corner of said 34.754 acre tract and the common Southwest corner of Lot 27A, Block B, RESUBDIVISION OF LOTS 5-11 & 26-35, BLOCK B, BELTORRE SUBDIVISION, a subdivision of record in Document No. 2011070312 and corrected in an Affidavit of Correction in Document No. 2013018639 of said O.P.R.W.C.T., from which a nail with washer stamped "SANDERO" found for a common corner of Lot 28A, Block B, said RESUBDIVISION OF LOTS 5-11 & 26-35, BLOCK B, BELTORRE SUBDIVISION and said 34.754 acre tract, bears North 00°36'43" West a distance of 157.71 feet;

THENCE North 78°47'10" West with the South line of said 34.754 acre tract and the common existing North ROW line of said FM 3405, a distance of 1121.87 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,228,722.98, E=3,076,788.43), 262.63 feet Right of Ronald Reagan Baseline Station 666+50.90, for the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE North 78°47'10" West** continuing with the South line of said 34.754 acre tract and the common existing North ROW line of said FM 3405, a distance of **179.51** feet to a 1/2-inch rebar with cap stamped "PBS&J" found for the Southwest corner of said 34.754 acre tract, and being at the intersection of the existing North ROW line of said FM 3405 and the existing East ROW line of Ronald Reagan Boulevard (Variable Width ROW), 83.19 feet Right of Ronald Reagan Baseline Station 666+53.47;

THENCE with the West line of said 34.754 acre tract and the common existing East ROW line of said Ronald Reagan Boulevard, the following four (4) courses and distances:

- 2) **North 34°13'07" West** a distance of **126.17** feet to a 1/2-inch rebar found, 5.42 feet Left of Ronald Reagan Baseline Station 667+43.29;
- 3) **North 10°24'43" East** a distance of **659.47** feet to a 1/2-inch rebar with cap stamped "PBS & J" found, 5.21 feet Left of Ronald Reagan Baseline Station 674+02.76;



County: Williamson
Parcel: 22 – 3405 Investments LLC
Highway: Ronald Reagan Boulevard

- 4) Along a curve to the **Right** having a radius of **8,450.00** feet, an arc length of **528.19** feet, a delta angle of **03°34'53"**, and a chord which bears **North 12°11'16" East** a distance of **528.10** feet to a Calculated Point, 9.16 feet Right of Ronald Reagan Baseline Station 679+30.84; and
- 5) **North 38°51'59" East** a distance of **108.29** feet to a Calculated Point in the approximate centerline of Russell Branch, for the North corner of said 34.754 acre tract and the common Southwest corner of a called 10.00 acre tract of land described in a General Warranty Deed to Tait Sugimura and Ashley Sugimura, recorded in Document No. 2021140622 and corrected in Document No. 2022017423 of said O.P.R.W.C.T., 57.90 feet Right of Ronald Reagan Baseline Station 680+27.96;

THENCE with the North line of said 34.754 acre tract and the common South line of said 10.00 acre tract, also being the approximate centerline of Russell Branch, the following two (2) courses and distances:

- 6) **South 22°27'17" East** a distance of **151.56** feet to a Calculated Point, 143.67 feet Right of Ronald Reagan Baseline Station 679+01.34; and
- 7) **South 66°46'13" East** a distance of **24.82** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW line of said Ronald Reagan Boulevard, 167.97 feet Right of Ronald Reagan Baseline Station 678+96.19;

THENCE over and across said 34.754 acre tract with the proposed East ROW line of said Ronald Reagan Boulevard, the following three (3) courses and distances:

- 8) Along a curve to the **Left** having a radius of **7,469.43** feet, an arc length of **48.70** feet, a delta angle of **00°22'25"**, and a chord which bears **South 10°38'22" West** a distance of **48.70** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 168.54 feet Right of Ronald Reagan Baseline Station 678+46.41;
- 9) **South 10°23'37" West** a distance of **1,098.58** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 169.15 feet Right of Ronald Reagan Baseline Station 667+45.68; and



County: Williamson
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Highway: Ronald Reagan Boulevard

10) **South 34°12'44" East** a distance of **133.12** feet to the **POINT OF BEGINNING**, containing 5.155 acres (224,548 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

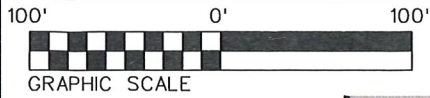
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 03/06/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION

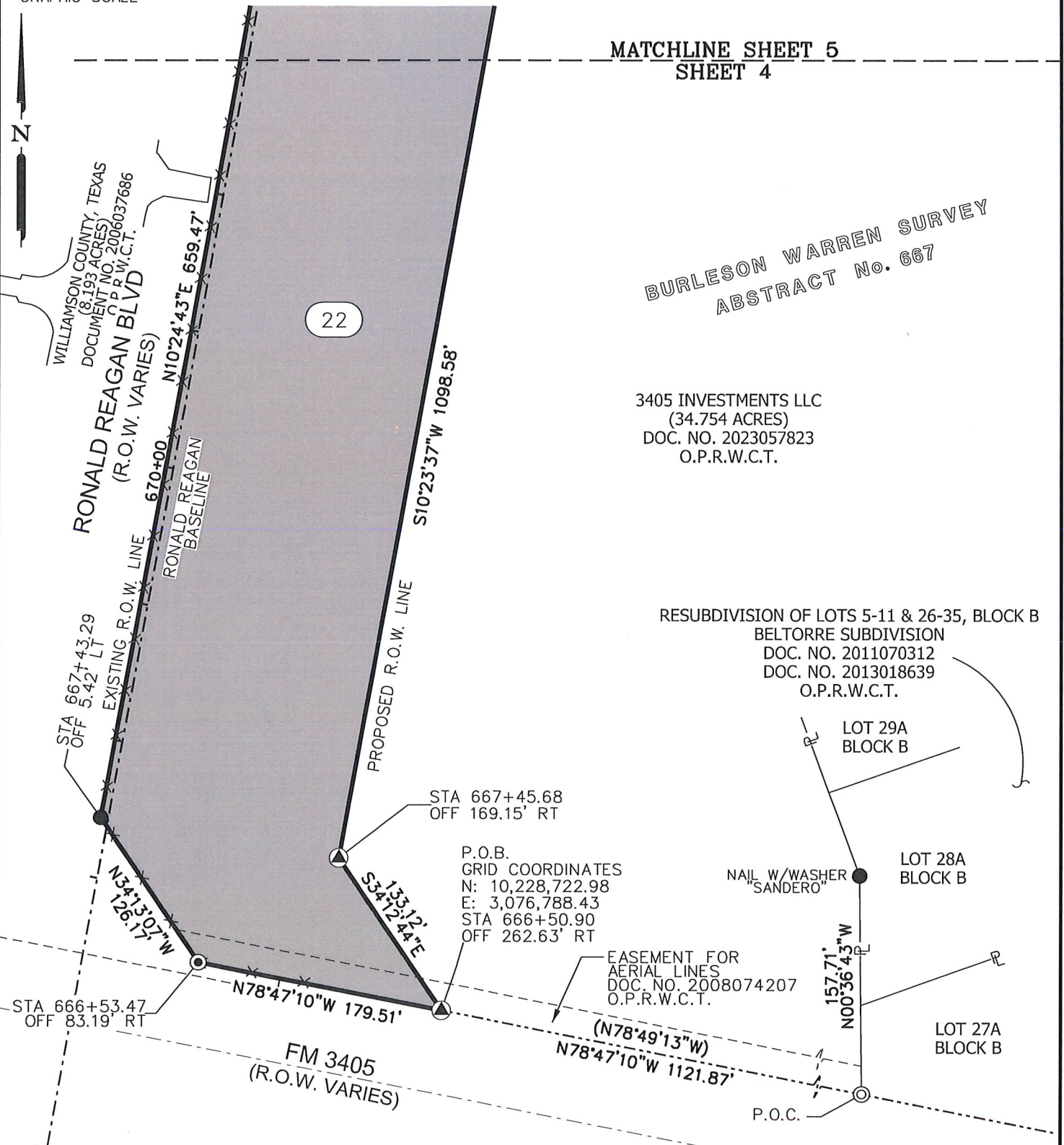


MATCHLINE SHEET 5
SHEET 4

BURLESON WARREN SURVEY
ABSTRACT No. 667

3405 INVESTMENTS LLC
(34.754 ACRES)
DOC. NO. 2023057823
O.P.R.W.C.T.

RESUBDIVISION OF LOTS 5-11 & 26-35, BLOCK B
BELTORRE SUBDIVISION
DOC. NO. 2011070312
DOC. NO. 2013018639
O.P.R.W.C.T.



LSI LANDESIGN
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

3405 INVESTMENTS LLC

SCALE
1" = 100'

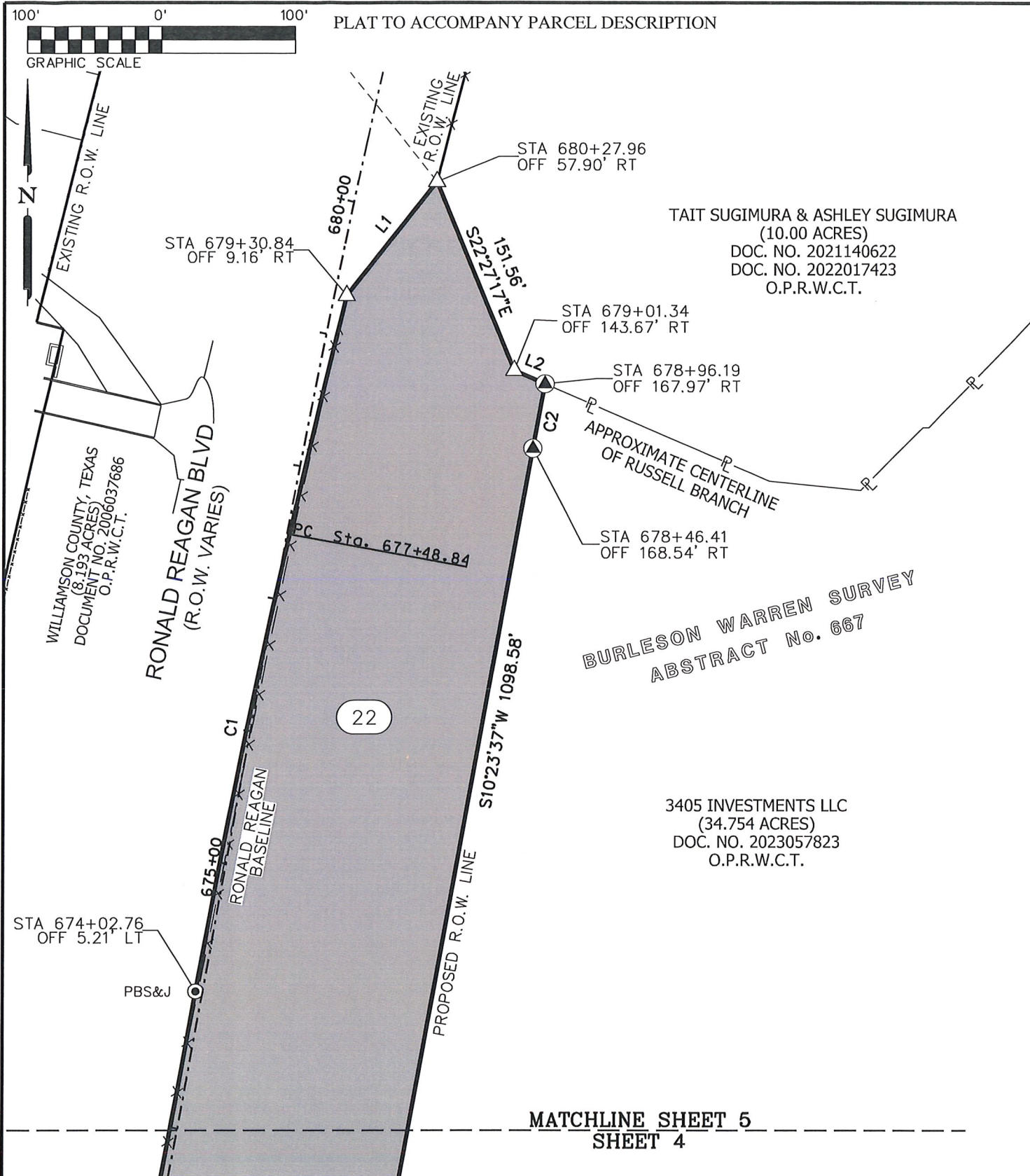
PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/06/2025

PARCEL 22
5.155 ACRES
224,548 Sq. Ft.
SHEET 4 OF 7

PLAT TO ACCOMPANY PARCEL DESCRIPTION



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PARCEL 22
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SHEET 5 OF 7

PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	03° 34'53"	8450.00'	528.19'	N12° 11'16"E 528.10'
C2	00° 22'25"	7469.43'	48.70'	S10° 38'22"W 48.70'

LINE DATA		
LINE	BEARING	LENGTH
L1	N38° 51'59"E	108.29'
L2	S66° 46'13"E	24.82'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

\triangle	CALCULATED POINT
\triangle	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
⊙	1/2-INCH REBAR FOUND WITH CAP STAMPED PBS&J (UNLESS OTHERWISE NOTED)
⊙	1/2-INCH REBAR WITH CAP STAMPED LSI SURVEY SET
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
—P—	PROPERTY LINE
-----	SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED
34.754 ACRES
1,513,884 Sq. Ft.

REMAINDER
23.599 ACRES
1,289,336 Sq. Ft.

LSI LANDESIGN SERVICES, INC.

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03/06/2025

PARCEL 22
5.155 ACRES
224,548 Sq. Ft.

SHEET 6 OF 7

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-179482

ISSUED: JUNE 04, 2024

EFFECTIVE DATE: May 27, 2024

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.6 THROUGH 10.12 ARE NOT A SURVEY MATTER.

- 10:1. A ROADWAY EASEMENT AS DESCRIBED IN VOLUME 375, PAGE 329 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED IN VOLUME 582, PAGE 492, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
2. A TELECOMMUNICATION AND ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND SYSTEMS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 894, PAGE 226 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2002007198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. AN AERIAL LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P. D/B/A AT&T TEXAS AS DESCRIBED IN DOCUMENT NO. 2008074207 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(SHOWN HEREON)
5. A UTILITY EASEMENT (UNDERGROUND) GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2016098796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATED BASED ON DESCRIPTION IN INSTRUMENT)
13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.
(OWNER'S POLICY ONLY) (NOTED HEREON)



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PARCEL 22
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SHEET 7 OF 7

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