

**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 Lot 1 of Teichelman acres and 2.69 acres legally described in Exhibits "A & B" and owned by **2600 BLUEBONNETS, LLC a Texas limited liability company**, for the purpose of constructing, reconstructing, maintaining, and operating the Corridor A-2 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 Exhibits "A & B" 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 \_\_\_\_\_.

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Bill Gravell, Jr.  
Williamson County Judge

## **Exhibit "A"**

**Tract One: Lot 1, Teichelman Acres, an addition to Williamson County, Texas, according to the Map or Plat recorded in Cabinet I, slide 277, Plat Records, Williamson County, Texas; also, being the same as tract of land owned by 2600 Bluebonnets, LLC as shown in General Warranty Deed recorded in Clerk's File No. 2023075568, Official Public Records, Williamson County, Texas. CAD: R314139**

## EXHIBIT B

### 2.69 ACRES

BEING 2.69 ACRES OF LAND, MORE OR LESS, OUT OF THE JACOB EBBERLY SURVEY, ABSTRACT NO. 923, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A TRACT CONVEYED TO HOWARD E. TEICHELMAN, JR., ET UX, AND DESCRIBED AS TRACT 2 INADEED RECORDED IN DOCUMENT NO. 2011011311, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON JUNE 14TH, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at-a 1/2 inch iron rod with pink cap stamped "TLS" set in the west right-of-way margin of FM 973, marking the southeast comer of a tract conveyed to Samsung Austin Semiconductor, LLC, and described in deed recorded in Document No. 2021184141, of said Official Public Records, for the northeast comer of said Howard Teichelman tract and this tract, from which an iron rod with yellow cap stamped "Atwell LLC" found, bears N 07°42'06" E 253.40 feet, also from which an iron rod with yellow cap stamped "Atwell LLC" found, bears N 49°06'45" E, 2.00 feet;

THENCE: S 07°26'11" W, 262.79 feet with the said west margin of said FM 973 and the east line of said Howard Teichelman tract to a 1/2 inch iron rod found, for the southeast comer of said Howard Teichelman tract and this tract;

THENCE: N 82°27'22" W, with the east-west running west margin of said FM 973 and the south line of said Howard Teichelman tract at 20.00 feet passing a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northeast corner of Lot 1, Teichelman Acres, said plat recorded in Cabinet I, Slide 277, Plat Records, Williamson County, Texas, continuing with the north line of said Lot 1 and the south line of said Howard Teichelman tract in all 447.09 feet to a 1/2 inch iron rod found, marking the northwest corner of said Lot 1, for the southwest corner of said Howard Teichelman tract and this tract, from which a 1/2 inch iron rod found in the east-west running east line of a tract conveyed to the M. Moore Family Farms, LLC, and described in deed recorded in Document No. 20180972261 of said Official Public Records, marking the southwest corner of said Lot 1, bears S 07°20'23" W, 299.67 feet;

THENCE: N 08°18'14" E, 263.72 feet with the west line of said Howard Teichelman tract to a 1/2 inch iron rod found in the south line of said Samsung tract, marking the northeast comer of said Moore tract, for the northwest corner of said Howard Teichelman tract and this tract, from which a 1/2 inch iron rod found, marking an angle point of said Moore tract, bears N 82°11'40" W, 1462.58 feet;

THENCE: S 82°20'21" E, 443.10 feet with the south line of said Samsung tract and the north line of said Howard Teichelman tract to the POINT OF BEGINNING, containing 2.69 acres of land, more or less.