

**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 2.447 acres and 2.681 acres owned by JOE P. GIDDENS AND JOAN M. GIDDENS (parcel 17 part 1 and part 2 ), described by metes and bounds in Exhibit "A" and Exhibit "B", for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of US 183 Extension ("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, widening, straightening, lengthening, 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 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,

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or her designated agent be and she 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

BE IT FURTHER RESOLVED that the County Attorney or her designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as she shall deem necessary to assist her in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Dan A. Gattis  
Williamson County Judge

EXHIBIT A

County: Williamson  
Parcel No.: 17, Part 1  
Highway: U.S. 183  
Limits: From: Riva Ridge Drive  
To: State Highway 29

**PROPERTY DESCRIPTION FOR PARCEL 17, PART 1**

DESCRIPTION OF A 2.447 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A RESIDUE OF A CALLED 43.0 ACRE TRACT OF LAND, DESCRIBED IN THE DEED TO JOE P. GIDDENS AND WIFE, JOAN M. GIDDENS, AS RECORDED IN VOLUME 2703, PAGE 635, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.447 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 172+83.16, in the proposed east right-of-way line of U.S. Highway 183, a varying width right-of-way, being in the south line of said residue tract and in the north line of a called 1.533 acre tract of land, described in the deed to Lower Colorado River Authority (LCRA), as recorded in Document No. 2004002671, of the Official Public Records of Williamson County, Texas, being the most southeast corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod with a LCRA cap found for a southeast corner of said residue tract and the northeast corner of said 1.533 acre tract, bears, N 68° 55' 51" E, a distance of 822.38 feet;

**THENCE** leaving said proposed east right-of-way line with said common line of said residue tract and said 1.533 acre tract, S 68° 55' 51" W, a distance of 291.18 feet to a 1/2-inch iron rod with a LCRA cap found for the west common corner of said residue tract and said 1.533 acre tract, being the southwest corner of the tract described herein, also being in the existing east right-of-way line of U.S. Highway 183, a varying width right-of-way;

**THENCE** leaving said common line with said existing east right-of-way line, N 21° 02' 54" W, a distance of 438.65 feet to a 1/2-inch iron rod found for the most westerly common corner of said residue tract and a called 43.0 acre tract of land, described in the deed to George A. Mason, as recorded in Volume 595, Page 288, of the Deed Records of Williamson County, Texas, same being the northwest corner of the tract described herein;

**THENCE** leaving said existing east right-of-way line with the common line of said residue tract and said 43.0 acre tract, N 68° 56' 09" E, a distance of 190.00 feet to a calculated point for the northwest corner of a called 1.0 acre tract of land, described in a deed to Joe P. Giddens, Jr. and wife, Kyra O. Giddens, as recorded in Volume 629, Page 201, of the Deed Records of Williamson County, Texas;

**THENCE** leaving said common line with the west line of said 1.0 acre tract, S 21° 03' 51" E, a distance of 208.71 feet to a calculated point, for the southwest corner of said 1.0 acre tract;

**THENCE** with the south line of said 1.0 acre tract, N 68° 56' 09" E, a distance of 100.92 feet to a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 170+53.25, in said proposed east right-of-way line, being the most easterly northeast corner of the tract described herein;

**THENCE** with said proposed east right-of-way line, S 21° 05' 55" E, a distance of 229.91 feet to the **POINT OF BEGINNING** and containing 2.447 acres of land, more or less.

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

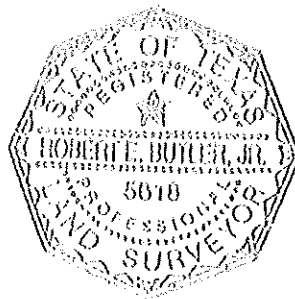
All coordinates shown hereon are NAD 83/93 (HARN) Texas State Plane Coordinates, Central Zone, adjusted to the surface using a combined scale factor of 1.00012.

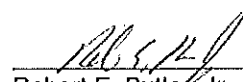
THE STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS         §

That I, Robert E. Butler, Jr., 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 herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4<sup>th</sup> day of March 2008.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290  
Building B  
Austin, Texas 78735



  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 – State of Texas

# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND UNLESS NOTED
- 5/8" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/2" IRON ROD W/ SAM INC. PLASTIC CAP SET
- ✕ CHISELED PLUS FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◎ 1/2" PIPE FOUND UNLESS NOTED
- ◎ COTTON SPINDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- ( ) RECORD INFORMATION

DRW.C.TX DEED RECORDS WILLIAMSON COUNTY, TEXAS  
 ORW.C.TX OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS  
 OPRW.C.TX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS  
 PRW.C.TX PLAT RECORDS WILLIAMSON COUNTY, TEXAS

P.O.B. POINT-OF-BEGINNING

GEORGE A. MASON  
 CALLED 43.0 ACRES  
 VOL. 595, PG. 288  
 D.R.W.C.TX

JOE P. GIDDENS, JR. AND  
 WIFE, KYRA O. GIDDENS  
 CALLED 1.0 ACRES  
 VOL. 629, PG. 201  
 D.R.W.C.TX

JOE P. GIDDENS AND WIFE  
 JOAN M. GIDDENS  
 CALLED 43.0 ACRES  
 VOL. 2703, PG. 635  
 O.R.W.C.TX

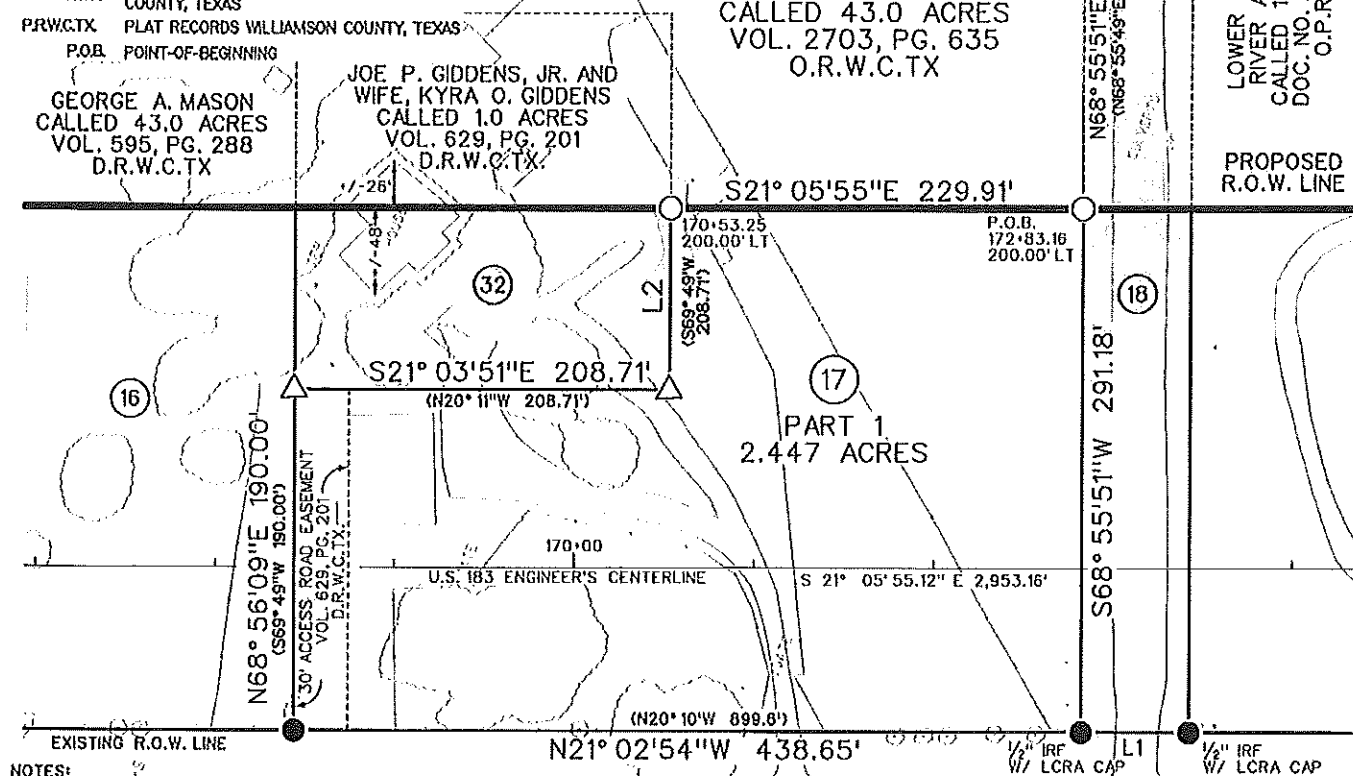
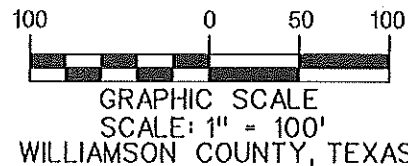
LOWER COLORADO  
 RIVER AUTHORITY  
 CALLED 1.533 ACRES  
 DOC. NO. 2004002671  
 O.P.R.W.C.TX

PROPOSED  
 R.O.W. LINE

## JOHN B. ROBINSON SURVEY ABSTRACT NO. 521

### LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21° 02' 54" E	60.00'
L2	N68° 56' 09" E	100.92'



### NOTES:

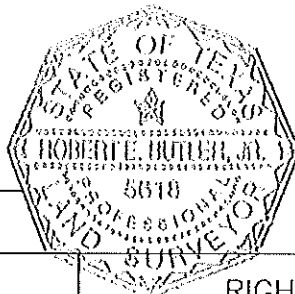
1. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL COORDINATES AND BEARINGS ARE BASED UPON NAD 83/93 (HARN) TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, ADJUSTED TO THE SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON SAM, INC. AERIAL SURVEY DIGITAL FILES SUPPLEMENTED BY ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT SHOWN.
4. VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
5. PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SKETCH.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

U.S. 183  
 (VARIABLE WIDTH R.O.W.)

ROBERT E. BUTLER, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5618, STATE OF TEXAS

03/04/09  
 DATE



PAGE 3 OF 3  
 REF. FIELD NOTE NO. 4823



6508 West Highway 290, Building B  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
 PARCEL 17  
 PART 1  
 WILLIAMSON COUNTY, TEXAS



EXHIBIT B

County: Williamson  
Parcel No.: 17 Part 2  
Highway: U.S. 183  
Limits: From: Riva Ridge Drive  
To: State Highway 29

## PROPERTY DESCRIPTION FOR PARCEL 17 PART 2

DESCRIPTION OF A 2.681 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A RESIDUE OF A CALLED 43.0 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOE P. GIDDENS AND WIFE, JOAN M. GIDDENS, AS RECORDED IN VOLUME 2703, PAGE 635, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.681 ACRE TRACT, SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 173+43.16, being in a north line of said residue tract and the south line of a called 1.533 acre tract of land, described in the deed to Lower Colorado River Authority (LCRA), as recorded in Document No. 2004002671, of the Official Public Records of Williamson County, Texas, also being the northeast corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found for the southeast corner of said 1.553 acre tract bears N 68° 55' 51" E, a distance of 821.92 feet;

**THENCE** leaving said common line, crossing through the interior of said residue tract with the proposed east right-of-way line of U.S. Highway 183, a variable width right-of-way, S 21° 05' 55" E, a distance of 400.77 feet to a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 177+43.93, in the south line of said residue tract, same being the north line of a called 43.0 acre tract of land (Tract Four), described in the deed to John T. Mason, as recorded in Volume 595, Page 288, of the Deed Records of Williamson County, Texas, from which a 1/2-inch iron rod with a cap found for the southeast corner of said residue tract also being in the north line of said Tract Four bears, N 68° 55' 27" E, a distance of 818.82 feet;

**THENCE** leaving said proposed east right-of-way line, with the common line of said Tract Four and said remainder tract, S 68° 55' 27" W, a distance of 291.58 feet, to a 1/2-inch iron rod found in the existing east right-of-way line of said U.S. Highway 183, same being the west common corner of said residue tract and said Tract Four;

**THENCE** leaving said common line, with said existing east right-of-way line, N 21° 02' 54" W, a distance of 400.80 feet to a 1/2-inch iron rod with a LCRA cap found for the west common corner of said residue tract and said 1.533 acre tract;

**THENCE** leaving said existing east right-of-way line, with the common line of said residue tract and said 1.533 acre tract, N 68° 55' 51" E, a distance of 291.23 feet to the **POINT OF BEGINNING** and containing 2.681 acres of land, more or less.

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

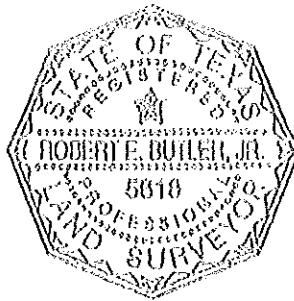
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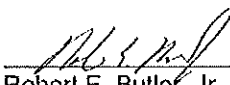
THE STATE OF TEXAS           §  
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WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4<sup>th</sup> day of March 2009.

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Austin, Texas 78735



  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 – State of Texas

100 0 50 100

GRAPHIC SCALE

SCALE: 1" = 100'

WILLIAMSON COUNTY, TEXAS

LOWER COLORADO  
RIVER AUTHORITY  
CALLED 1.533 ACRES  
DOC. NO. 2004002671  
O.P.R.W.C.TX

JOHN B. ROBINSON SURVEY  
ABSTRACT NO. 521

JOE P. GIDDENS AND WIFE  
JOAN M. GIDDENS  
REMAINDER OF A  
CALLED 43.0 ACRES  
VOL. 2703, PG. 635  
O.R.W.C.TX

# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND UNLESS NOTED
- ⊠ 1/2" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/2" IRON ROD W/ SAM INC. PLASTIC CAP SET
- ⊗ GASEL PLUS FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- ⊕ COTTON SPINDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

DRW.GTX  
DRW.GTX  
OPAW.GTX

1/2" IRF  
W/ CAP

JOHN T. MASON  
CALLED 43.0 ACRES  
(TRACT FOUR)  
VOL. 595, PG. 288  
D.R.W.C.TX

PROPOSED  
R.O.W. LINE

P.O.B.  
173+43.16  
200.00' LT

S21° 05' 55" E 400.77'

(S68° 49' W 2078.6')  
N68° 55' 27" E  
818.82'  
(N69° 49' E 2078.6')

177+43.93  
200.00' LT

N68° 55' 51" E 291.23'

⑰ PART 2  
2.681 ACRES

175+00

S 25° 46' 20" E 1,549.49' U.S. 183 ENGINEER'S CENTERLINE

1/2" IRF  
W/ LCRA CAP

(N21° 03' 19" W 400.80')

N21° 02' 54" W 400.80'

U.S. 183  
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W. LINE

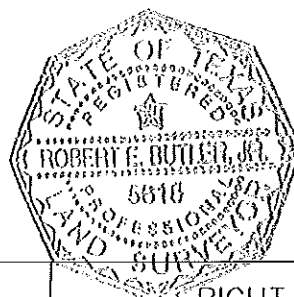
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ROBERT E. BUTLER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5618, STATE OF TEXAS

03/04/09  
DATE



PAGE 3 OF 3  
REF. FIELD NOTE NO. 4594R1



5508 West Highway 290, Building B  
Austin, Texas 78735  
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RIGHT-OF-WAY SKETCH  
PARCEL  
17 PART 2  
WILLIAMSON COUNTY, TEXAS