

**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 a certain tract of land being 2.618 acres (Parcel 28) described by metes and bounds in Exhibit "A" owned by **Sam McFarlin**, for the purpose of constructing, reconstructing, maintaining, and operating County Road 101 ("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 she 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

---

Dan A. Gattis  
Williamson County Judge

EXHIBIT A

County: Williamson  
Highway: C.R. 101  
Parcel: 28

PROPERTY DESCRIPTION FOR  
PARCEL 28

DESCRIPTION OF A 2.618 ACRE (114,041 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 51.49 ACRE TRACT OF LAND CONVEYED TO JOYCE W. McFARLIN BY INSTRUMENT RECORDED IN VOLUME 1832, PAGE 825 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.618 ACRE (114,041 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at an iron rod with aluminum cap stamped "REF/WITNESS" set 110.00 feet right of proposed County Road (C.R.) 101 baseline station 137+64.23 in the common boundary line of that called 46.99 acre tract of land conveyed to Wendy Ann Wendland and Ryan A. Wendland by instrument recorded in Document No. 2007085821 of the Official Public Records of Williamson County, Texas, and the said 51.49 acre tract;

Thence, with said common boundary line, S 67°19'43" W for a distance of 50.00 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 137+63.68, having grid coordinates of N=10,188,439.79, E=3,188,565.36, in the proposed easterly Right-of-Way (ROW) line of CR 101 (variable width ROW), for northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing said 46.99 acre tract, through the interior of said 51.49 acre tract, with said proposed easterly ROW line, the following four (4) courses:

1. **S 22°02'12" E** for a distance of **263.68** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 60.00 feet right of proposed C.R. 101 baseline station 135+00.00, for an angle point;
2. **S 27°44'50" E** for a distance of **201.00** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 80.00 feet right of proposed C.R. 101 baseline station 133+00.00, for an angle point;
3. **S 22°02'12" E** for a distance of **600.00** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 80.00 feet right of proposed C.R. 101 baseline station 127+00.00, for an angle point;
4. **S 19°10'27" E** for a distance of **144.55** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 72.78 feet right of proposed C.R. 101 baseline station 125+55.63, in the southerly boundary line of said 51.49 acre tract, same being the northerly boundary line of that called 4.26 acre tract of land conveyed to Sam McFarlin and Wife, Joyce McFarlin by instrument recorded in Volume 979, Page 471 of the Official Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;

5. **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said 51.49 acre tract and said 4.26 acre tract, **N 77°51'38" W**, for a distance of **114.53** feet to a calculated point in the existing easterly ROW line of C.R. 101 (variable width ROW), being the southwesterly corner of said 51.49 acre tract, same being the northwesterly corner of said 4.26 acre tract, for the southwesterly corner of the herein described tract;
6. **THENCE**, departing said 4.26 acre tract, with the common boundary line of said 51.49 acre tract and said existing easterly ROW line of C.R. 101, **N 22°11'20" W** for a distance of **1142.77** feet to a 2" pipe post found (+/- 6 feet tall), being the northwesterly corner of said 51.49 acre tract, same being the southwesterly corner of said 46.99 acre tract, for the northwesterly corner of the herein described tract;
7. **THENCE**, departing said existing ROW line, with the common boundary line of said 51.49 acre tract and said 46.99 acre tract, **N 67°19'43" E** for a distance of **85.02** feet to the **POINT OF BEGINNING**, containing 2.618 acres (114,041 square feet) of land, more or less.

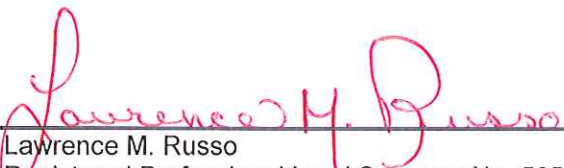
This property description is accompanied by a separate parcel plat.

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

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

That I, Lawrence M. Russo, 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 Round Rock, Williamson County, Texas.

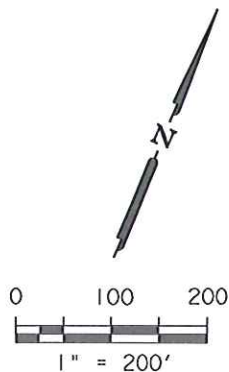
  
\_\_\_\_\_  
Lawrence M. Russo  
Registered Professional Land Surveyor No. 5050  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

09/27/2016  
Date





## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 09/15/16  
PAGE 3 OF 4

NUMBER	DIRECTION	DISTANCE
L1	S67°19'43"W	50.00'
L2	S19°10'27"E	144.55'
L3	N77°51'38"W	114.53'
L4	N67°19'43"E	85.02'

JOHN THOMAS SURVEY  
ABSTRACT No. 610C.R. 160  
(R.O.W. WIDTH VARIES)  
OSTENSIBLE SURVEY LINEP. O'DOUGHERTY SURVEY  
ABSTRACT No. 1842" PIPE  
POST FND  
+/- 6' TALL

EXISTING R.O.W.

(N19°03'40"W 1142.70')

C.R. 101 (R.O.W. WIDTH VARIES) - N22°11'20"W 1142.77'

PROPOSED C.R. 101 BASELINE  
130+00P.O.B.  
STA. 137+63.68  
60.00' RT  
GRID COORDINATES:  
N=10188439.79  
E=3188565.36WENDY ANN &  
RYAN A. WENDLAND  
(46.99 AC.)  
TRACT 2  
DOC NO. 2007085821  
O.P.R.W.C.T.GERALDINE & BARTH  
DWIGHT TIMMERMANN  
(172.76 AC.)  
DOC. NO. 2015105417  
O.P.R.W.C.T.S67°19'43"W 1710.16'  
(S70°23'30"W 1797.29')P.O.R.  
STAMPED  
REF/WITNESS  
STA. 137+64.23  
110.00' RTSTA. 135+00.00  
60.00' RTS22°02'12"E 263.68'  
S27°44'50"E 201.00'STA. 133+00.00  
80.00' RT2,618 AC.  
114,041 SQ. FT.JOYCE W. MCFARLIN  
(51.49 AC.)  
VOL. 1832, PG. 825  
O.R.W.C.T.STA. 127+00.00  
80.00' RTSTA. 125+55.63  
72.78' RTSAM MCFARLIN AND WIFE,  
JOYCE MCFARLIN  
(4.26 AC.)  
VOL. 979, PG. 471  
O.R.W.C.T.JAMES C. EAVES SURVEY  
ABSTRACT No. 213

PARCEL PLAT SHOWING PROPERTY OF

JOYCE W. MCFARLIN

PARCEL 28

SCALE  
1" = 200'PROJECT  
CR 101COUNTY  
WILLIAMSON

## LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 09/15/16  
PAGE 4 OF 4

✱	FENCE CORNER POST FOUND	℄	CENTER LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	℄	PROPERTY LINE
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	( )	RECORD INFORMATION
⊙	COTTON GIN SPINDLE FOUND	— —	LINE BREAK
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	≡	DENOTES COMMON OWNERSHIP
X	X CUT FOUND	P.O.B.	POINT OF BEGINNING
▲	60/D NAIL FOUND	P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW-5050" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
		O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

I) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1622926-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 14, 2016, ISSUE DATE JULY 25, 2016.

- IOE. EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 287, PAGE 61, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- F. EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 426, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 355, PAGE 547, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 233, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. EASEMENT TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- J. EASEMENT TO JONAH WATER SUPPLY CORPORATION, RECORDED IN DOCUMENT NO. 2011022418, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- K. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT, RECORDED IN DOCUMENT NO. 2010064659, DOCUMENT NO. 2010083230, AND DOCUMENT NO. 2010064661, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- L. NOTICE REGARDING ORDINANCE 2010-30, RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.
- M. INCLUSION WITHIN THE LOWER BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT, SUBJECT TO IF APPLICABLE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*Lawrence M. Russo* 09/27/2016  
LAWRENCE M. RUSSO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681



	ACRES	SQUARE FEET
ACQUISITION	2.618	114,041
CALC/DEED AREA	51.49	2,242,904
REMAINDER AREA	48.872	2,128,863



PARCEL PLAT SHOWING PROPERTY OF

JOYCE W. MCFARLIN

PARCEL 28

SCALE  
1" = 200'PROJECT  
CR 101COUNTY  
WILLIAMSON