

**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 (1) fee simple title in and to a certain tract of land being 0.548 acres, being more particularly described by metes and bounds in Exhibit "A" (Parcel 1) attached hereto; (2) a temporary construction and staging easement interest in and across a certain tract of land being 0.59 acre as shown in Exhibit "B" attached hereto; and (3) a temporary drainage easement in and across a certain tract of land being 0.03 acre as described and shown in "Exhibit B" attached hereto, all owned by **MARY ELIZABETH SOWELL, THE ESTATE OF RAYMOND SOWELL, DECEASED AND JOSHUA JOE SOLIS a/k/a JOSHUA SOLIS**, for the purpose of constructing, reconstructing, maintaining, and operating San Gabriel Ranch Road and related channel and drainage 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 for a voluntary purchase 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 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 _____, 2018.

Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel No.: 1
Highway: San Gabriel Ranch Road
Limits: From: South of Remuda Drive
To: North of Mustang Circle

DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.548 ACRE (23,859 SQ. FT.) PARCEL OF LAND, LOCATED IN THE JOHN F. WEBBER SURVEY, ABSTRACT 654, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 132, SAN GABRIEL RIVER RANCH, SECTION 1, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 94, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED AS A CALLED 1.280 ACRE TRACT OF LAND IN A DEED TO JOSHUA JOE SOLIS, RECORDED IN DOCUMENT NO. 2013015102 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), ALSO BEING A PORTION OF LOT 131, OF SAID SAN GABRIEL RIVER RANCH SUBDIVISION, DESCRIBED AS A CALLED 1.41 ACRE TRACT OF LAND IN SAID DEED TO JOSHUA JOE SOLIS, RECORDED IN DOCUMENT NO. 2013015102, O.P.R.W.C.TX., SAID 0.548 ACRE (23,859 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a cotton spindle found on the centerline of a 50-foot wide road easement (San Gabriel Ranch Road), per said plat of San Gabriel River Ranch subdivision, same being the west line of said Lot 132;

A) **THENCE** S 03°21'41" E, with the centerline of said San Gabriel Ranch Road, a distance of 0.89 feet to a calculated point at the west corner of said Lot 131, and the north corner of Lot 132, of said San Gabriel River Ranch, described as a called 1.280 acre tract of land in deed to Joshua Joe Solis, recorded in Document No. 2013015102, O.P.R.W.C.Tx.;

B) **THENCE** S 03°21'41" E, with the centerline of said San Gabriel Ranch Road, same being the west line of said Lot 132, a distance of 228.43 feet to a calculated point at the intersection of San Gabriel Ranch Road and Remuda Drive, a 50-foot wide road easement, per said plat of San Gabriel River Ranch subdivision, for the west corner of said Lot 132, also being the north corner of Lot 133, of said San Gabriel River Ranch subdivision, described as a called 0.78 acre tract of land in a deed to Joe E. Mireles, Jr., recorded in Document No. 2015108075, O.P.R.W.C.TX.;

C) **THENCE** S 61°00'13" E, continuing with centerline of said San Gabriel Ranch Road, same being the south line of said Lot 132 and the north line of said Lot 133, a distance of 25.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set on the proposed north right-of-way (ROW) line of said San Gabriel Ranch Road, for the **POINT OF BEGINNING** and the west corner of the parcel described herein;

(THIS SPACE INTENTIONALLY LEFT BLANK)

THENCE departing the centerline of said San Gabriel Ranch Road, with the proposed north right-of-way line of said San Gabriel Ranch Road, over and across said Lot 132, the following five (5) courses and distances numbered 1-5:

- 1) N 25°02'24" E, a distance of 25.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set, on the north line of said San Gabriel Ranch Road easement,
- 2) S 61°00'13" E, a distance of 168.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set,
- 3) S 74°32'06" E, departing said north line of said San Gabriel Ranch Road easement, a distance of 36.34 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set,
- 4) N 31°27'59" E, a distance of 37.91 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set, and
- 5) N 35°19'31" E, a distance of 52.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set on the common boundary line of said Lots 132 and 131,

THENCE with the proposed north ROW of San Gabriel Ranch Road, through the interior of said Lot 131, the following two (2) courses and distances numbered 6-7:

- 6) N 35°19'31" E, a distance of 56.64 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set, for the northwest corner of the parcel described herein, and
- 7) S 89°03'25" E, a distance of 61.85 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set on the common boundary line of said Lot 131 and Lot 130, of said San Gabriel River Ranch subdivision, described as a called 1.31 acre tract of land in a deed to Joshua & Patricia Solis, recorded in Document No. 2016011400, O.P.R.W.C.TX, for a northeast corner of the parcel described herein,
- 8) **THENCE** S 41°06'13" E, with the common line of said Lots 131 and Lot 130, and the proposed north ROW of San Gabriel Ranch Road, a distance of 42.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set on the south corner of said Lot 130, same being the east corner of said Lot 131, for the east corner of the parcel described herein;
- 9) **THENCE** S 39°45'37" W, with the common line of said Lots 130 and Lot 38, and the proposed north ROW of San Gabriel Ranch Road, a distance of 21.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set on the east line of said Lot 131, same being the west line of said Lot 38;
- 10) **THENCE** S 39°45'37" W, departing the proposed north right-of-way line of said San Gabriel Ranch Road, with the common line of said Lot 131 and said Lot 38, a distance of 66.84 feet to a calculated point, same being the west line of said Lot 38, the south corner of said Lot 131, and the east corner of said Lot 132;
- 11) **THENCE** S 20°14'47" W, with the common line of said Lot 132 and said Lot 38, a distance of 108.99 feet to a calculated point on the centerline of said San Gabriel Ranch Road, for the west corner of said Lot 38, the north corner of Lot 37, of said San Gabriel River Ranch subdivision, described as a called 1.09 acre tract of land in a deed to Toni M. Baugh, recorded in Document No. 9723441 of the Official Records of Williamson County, Texas (O.R.W.C.TX.), the east corner of said Lot 133, and the south corner of said Lot 132 and the parcel described herein;

- 12) **THENCE** N 61°00'13" W, with the centerline of said San Gabriel Ranch Road, same being the north line of said Lot 133 and the south line of said Lot 132, passing at a distance of 1.07 feet a cotton spindle found, and continuing for a total distance of 309.84 feet to the **POINT OF BEGINNING**, and containing 0.548 acres (23,859 sq. ft.) of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface by dividing by a combined scale factor of 0.99985472. Units: U.S. Survey Feet.

THE STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF TRAVIS

That I, William R. Herring, 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 14th day of August, 2017.

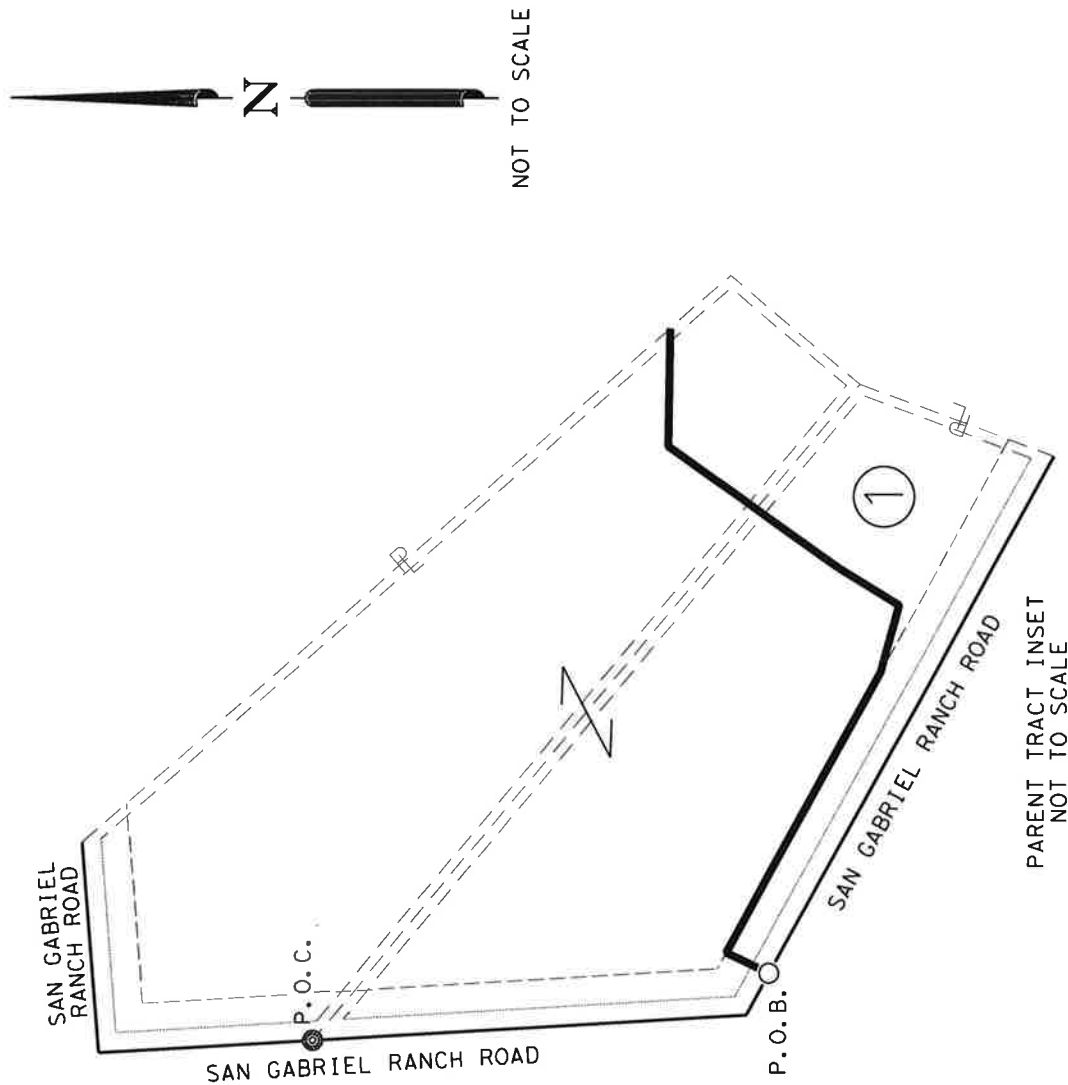
SURVEYING AND MAPPING, LLC.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300




William R. Herring
Registered Professional Land Surveyor
No. 6355-State of Texas

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◐ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- P.R.W.C.TX. PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



NOTES:

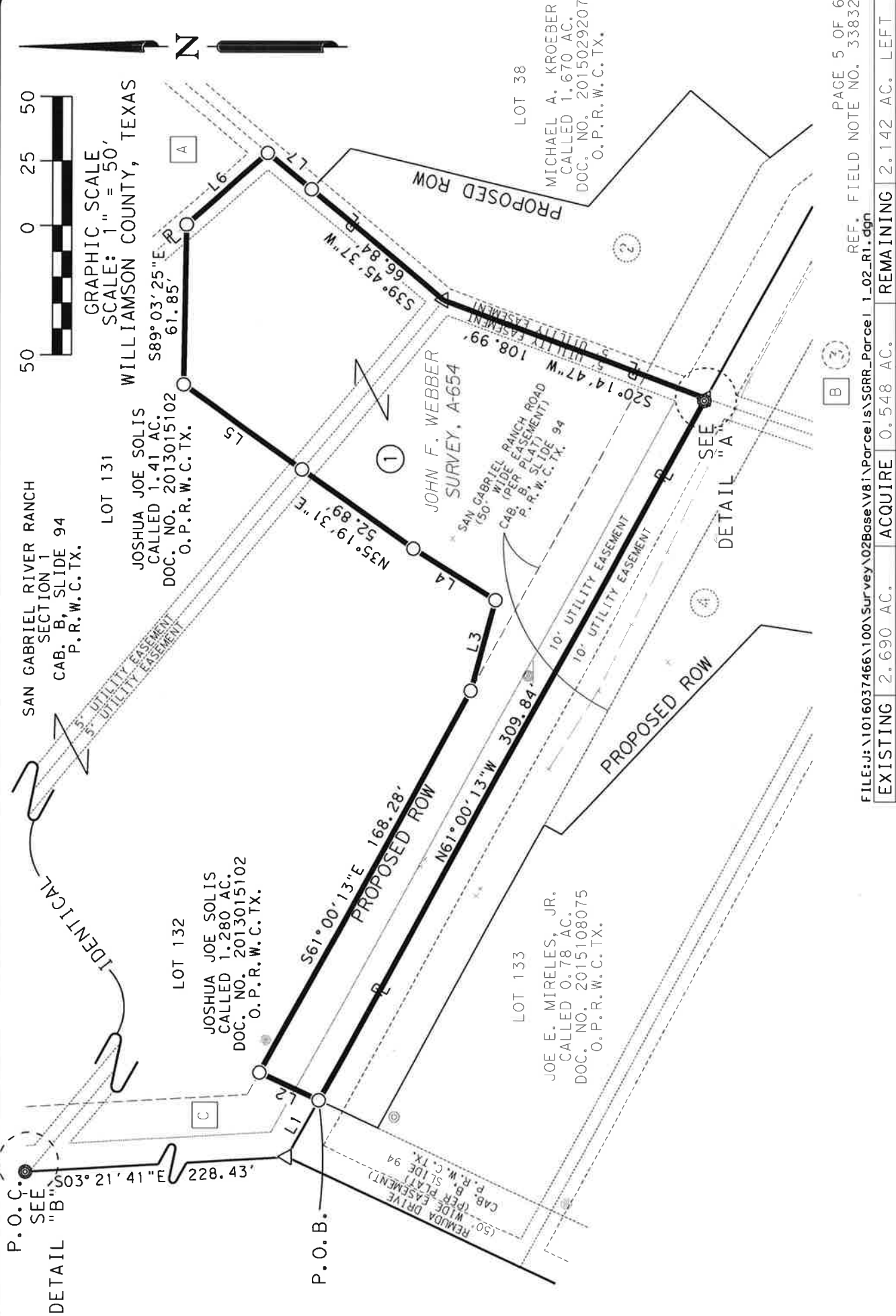
- ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011) (EPOCH 2010) NAVD88 (GEOID03). ALL COORDINATES SHOWN HEREIN ARE ADJUSTED TO SURFACE BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.99965472. UNITS: U.S. SURVEY FEET
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JOSHUA JOE SOLIS
PARCEL 1
0.548 AC. (23,859 SQ. FT.)

EXISTING	2.690 AC.	ACQUIRE	0.548 AC.	REMAINING	2.142 AC.	LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JOSHUA JOE SOLIS
PARCEL 1
0.548 AC. (23,859 SQ. FT.)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S61°00'13"E	25.06'
L2	N25°02'24"E	25.06'
L3	S74°32'06"E	36.34'
L4	N31°27'59"E	37.91'
L5	N35°19'31"E	56.64'
L6	S41°06'13"E	42.20'
L7	S39°45'37"W	21.97'
L8	S03°21'41"E	0.89'

A

LOT 130

JOSHUA & PATRICIA SOLIS
CALLED 1.31 AC.
DOC. NO. 2016011400
O. P. R. W. C. T. X.

B

LOT 37

TONI M. BAUGH
CALLED 1.09 AC.
DOC. NO. 9723441
O. R. W. C. T. X.

C

SAN GABRIEL RANCH ROAD
(50' WIDE EASEMENT)
(PER PLAT)
CAB. B, SLIDE 94
P. R. W. C. T. X.



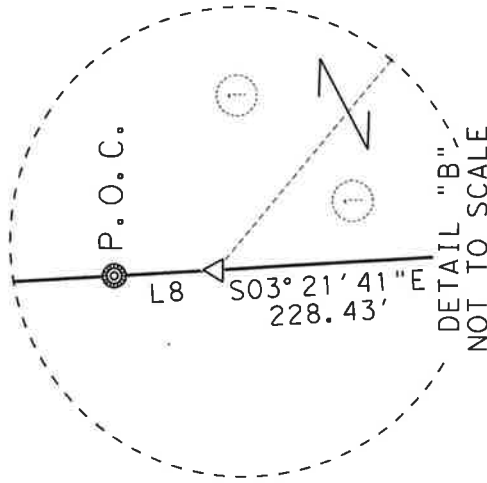
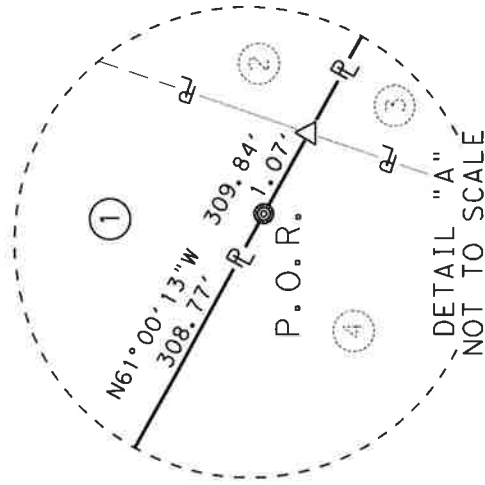
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William R. Herring

WILLIAM R. HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

8/14/2012

DATE



FILE: J:\1016037466\100\Survey\02Base\81\Parcel\SGRR_Parcel 1_02_RI.dgn

EXISTING 2.690 AC. ACQUIRE 0.548 AC. REMAINING 2.142 AC. LEFT



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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JOSHUA JOE SOLIS
PARCEL 1
0.548 AC. (23,859 SQ. FT.)

PAGE 6 OF 6
REF. FIELD NOTE NO. 33832



NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF DUSTIN G. MORTENSEN, P.E.
PROJECT NO. 2017070001
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

**FREES
NICHOLS**
10431 Mercado Circle, Suite 300
Austin, Texas 78759
Phone - (512) 617-3100
Fax - (512) 617-3101

WILLIAMSON COUNTY, TEXAS
SAN GABRIEL RANCH ROAD DAM REMOVAL
SOLIS TEMPORARY CONSTRUCTION
AND DRAINAGE EASEMENTS

FIGURE_ROW_July-TempConstruction.dwg

NO. ISSUE	BY	DATE	PER. JOB NO.	W/C 16278
			DATE	5/15/17
			DESIGNED: SV	
			DRAWN: MJB	
			REVISED: AD	
			CHECKED: BBW	
FILE NAME			FIGURE_ROW_July-TempConstruction.dwg	
VERIFY SCALE			Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.	
SHEET			2	
SEQ.				