

**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 0.014 acres (Parcel 3) described by metes and bounds in Exhibit "A" owned by **DORIS S. DICKERSON a/k/a DORIS SUE DICKERSON**, for the purpose of constructing, reconstructing, maintaining, and operating O'Connor Drive 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 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 _____, 2020.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel : 3
Project: WA 7-2019

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.014 ACRE (589 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, THE MEADOWS OF BRUSHY CREEK, A SUBDIVISION OF RECORD IN CABINET F, SLIDES 210-218 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CITED IN ORDER ADMITTING WILL TO PROBATE AS A MUNIMENT OF TITLE AND DESCRIBED IN GENERAL WARRANTY DEED TO JERRY L. DICKERSON (DECEASED) AND SPOUSE, DORIS S. DICKERSON RECORDED IN VOLUME 2364, PAGE 650 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.014 ACRE (589 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with plastic cap stamped "RPLS 4933" set in the proposed southwesterly Right-of-way (ROW) line of O'Conner Dr. (ROW width varies), same being the common boundary line of said Lot 1 and Lot 2 of said subdivision, for the southeasterly corner, and **POINT OF BEGINNING** of the herein described tract and from which, a nail in a rock found, being the common southerly corner of said Lot 1 and Lot 2, in the existing northeasterly ROW line of Denise Drive (50' ROW width) bears S 33°55'29" W, at a distance of 130.77 feet;

- 1) **THENCE**, departing said Lot 2, through the interior of said Lot 1, with said proposed ROW line, **N 65°53'44" W**, for a distance of **75.58** feet to an iron rod with plastic cap stamped "RPLS 4933" set in the existing curving southeasterly ROW line of Pocono Drive (120' ROW width), for the most westerly corner of the herein described tract, and from which, the calculated point of tangency of said curving ROW line bears along a curve to the left, having a delta angle of 34°13'26", a radius of 25.00 feet, an arc length of 14.93 feet and a chord which bears S 39°58'18" W, at a distance of 14.71 feet;
- 2) **THENCE**, departing said proposed ROW line, with the said existing curving southeasterly ROW line, same being the northerly boundary line of said Lot 1, along said curve to the right having a delta angle of **61°35'21"**, a radius of **25.00** feet, an arc length of **26.87** feet and a chord which bears **N 88°13'01" E**, at a distance of **25.60** feet to a 1/2" iron rod found, for a point of compound curvature, same being the intersection of said southeasterly ROW line and said existing southwesterly ROW line of O'Connor Drive, for the northwesterly corner of the herein described tract;

THENCE, with said existing southwesterly ROW line, same being the northeasterly boundary line of said Lot 1, the following two (2) courses:

- 3) along said curve to the right, having a delta angle of **05°59'49"**, a radius of **295.00** feet, an arc length of **30.88** feet and a chord which bears **S 58°17'14" E**, for a distance of **30.86** feet to a 1/2" iron rod found, for a point of tangency;
- 4) **55°19'54" E**, for a distance of **22.84** feet to 1/2" iron rod found being the northeasterly corner of said Lot 1, and the northwesterly corner of said Lot 2, for the most northeasterly corner of the herein described tract;
- 5) **THENCE**, departing said existing southwesterly ROW line, with the common boundary line of said Lot 1 and Lot 2, **S 33°55'29" W**, for a distance of **2.95** feet to the **POINT OF BEGINNING**, containing 0.014 acre (589 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, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

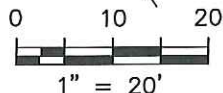
8 OCT 2019

Date



EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	61°35'21"	25.00'	26.87'	25.60'	N88°13'01"E
C2	05°59'49"	295.00'	30.88'	30.86'	S58°17'14"E
(C2)	(05°59'36")	(295.00')	(30.86')	(30.84')	(N56°25'48"W)
(C3)	(95°58'24")	(25.00')	(41.88')	(37.15')	
C4	34°13'26"	25.00'	14.93'	14.71'	S39°58'18"W



NO.	DIRECTION	DISTANCE
L1	S33°55'29"W	2.95'
L2	S55°19'54"E	22.84'
(L2)	(S53°26'00"E)	(22.89')

LEGEND

⊕	NAIL FOUND
⊙	IRON ROD WITH CAP FOUND
●	1/2" IRON ROD FOUND UNLESS NOTED
⊙	CAPPED IRON ROD MARKED "INLAND-4933" SET
△	CALCULATED POINT
⌄	PROPERTY LINE
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
()	RECORD INFORMATION
—	DISTANCE BREAK
---	CONCRETE FENCE

1) 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.

2) This survey was performed without benefit of a Title Abstract. There may be other instruments of record that affect this tract not depicted hereon.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale *8 OCT 2019*

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

DATE



EXISTING R.O.W.

DENISE DRIVE
(50' ROW WIDTH)

	ACRES	SQUARE FEET
ACQUISITION	0.014	589
CALC/DEED AREA	0.209	9,087
REMAINDER AREA	0.195	8,498

10-03-2019

PARCEL 3
0.014 ACRES
589 SQUARE FEET

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