

**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 2.306 acres (Parcel 7) described by metes and bounds in Exhibit "A" owned by **THOMAS DEE LANGSTON**, for the purpose of constructing, reconstructing, maintaining, and operating Corridor C 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 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 _____ day of _____, 2020.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 7

DESCRIPTION OF A 2.306 ACRE (100,445 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 55.2342 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH TO THOMAS DEE LANGSTON RECORDED IN DOCUMENT NO. 2009033393 AND CORRECTED IN DOCUMENT NO. 2009047006 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.306 ACRE (100,445 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an axle found 569.31 feet right of proposed Corridor C baseline station 170+09.68 in the ostensible survey line of said John McQueen Survey and the Woodruff Stubblefield Survey, Abstract No. 556, being the northeasterly corner of said 55.2342 acre tract, same being the northwesterly corner of that called 20.0 acre Tract I described in Special Warranty Deed to Robert J. Klepzig and wife, Linda J. Klepzig recorded in Volume 2090, Page 905 of the Official Records of Williamson County, Texas, also being in the southerly boundary line of that called 172.51 acre tract of land described in Warranty Deed to Richard Charles Schmickrath and wife, Carol Jean Schmickrath recorded in Volume 959, Page 961 of the Deed Records of Williamson County, Texas;

THENCE, departing said 20.0 acre tract, with the common boundary line of said 172.51 acre tract and said 55.2342 acre tract, with said ostensible survey line, S 68°41'07" W, for a distance of 1116.37 feet to an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10199661.66, E=3156053.80 TxSPC Zone 4203) 193.00 feet right of proposed Corridor C baseline station 161+05.10, in the proposed southerly right-of-way (ROW) line of Corridor C (variable ROW width), for the easterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said 172.51 acre tract, same being said ostensible survey line, through the interior of said 55.2342 acre tract, with said proposed ROW line, the following three (3) courses:

- 1) along a curve to the right, having a delta angle 07°25'47", a radius of 2393.00 feet, to an arc length of 310.31 feet and a chord which bears S 64°54'42" W for a distance of 310.09 feet an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet right of proposed Corridor C baseline station 158+19.82, for a point of tangency;
- 2) S 68°37'35" W for a distance of 128.53 feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet right of proposed Corridor C baseline station 156+91.29, for the beginning of a non-tangent curve to the left;
- 3) along said curve to the left, having a delta angle 30°13'24", a radius of 1270.00 feet, an arc length of 669.92 feet and a chord which bears S 34°19'10" W for a distance of 662.18 feet an iron rod with aluminum cap stamped "ROW 4933" set 566.22 feet right of proposed Corridor C baseline station 151+44.31 in the westerly boundary line of said 55.2342 acre tract, same being in the easterly boundary line of the easterly remainder of that called 52.4 acre tract of land described in Deed to Ronny Jay Meinardus recorded in Volume 483, Page 462 of the Deed Records of Williamson County, Texas, for the southwesterly corner of the herein described tract;
- 4) **THENCE**, departing said proposed southerly ROW line, with the common boundary line of said 55.2342 acre tract and said easterly remainder of the 52.4 acre tract, N 21°32'24" W for a distance of 392.89 feet to an axle found in said ostensible survey line, same being the common northerly corner of said 55.2342 acre tract and said easterly remainder of the 52.4 acre tract, also being in the southerly boundary line of the remainder of that called 101.06 acre (Tract II) described in Warranty Deed With Vendor's Lien to David Curtis Belt and Patricia Carol Belt, husband and wife, recorded in Volume 2206, Page 720 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described tract;

- 5) **THENCE**, departing said easterly remainder of the 52.4 acre tract, with said ostensible survey line, same being the common boundary line of said 55.2342 acre tract and said remainder of the 101.06 acre tract, **N 68°35'21" E** for a distance of **857.93** feet an iron rod found, being the southeasterly corner of said remainder of the 101.06 acre tract, same being the southwesterly corner of said 172.51 acre tract, for an angle point;
- 6) **THENCE**, departing said remainder of the 101.06 acre tract, continuing with said ostensible survey line, same being the common boundary line of said 55.2342 acre tract and said 172.51 acre tract, **N 68°41'07" E** for a distance of **128.17** feet to the **POINT OF BEGINNING**, containing 2.306 acres, (100,445 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 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

10 DEC 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, TX 78681

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 3 OF 4

NUMBER	DIRECTION	DISTANCE
L1	S68° 37' 35" W	128.53'
L2	N68° 41' 07" E	128.17'

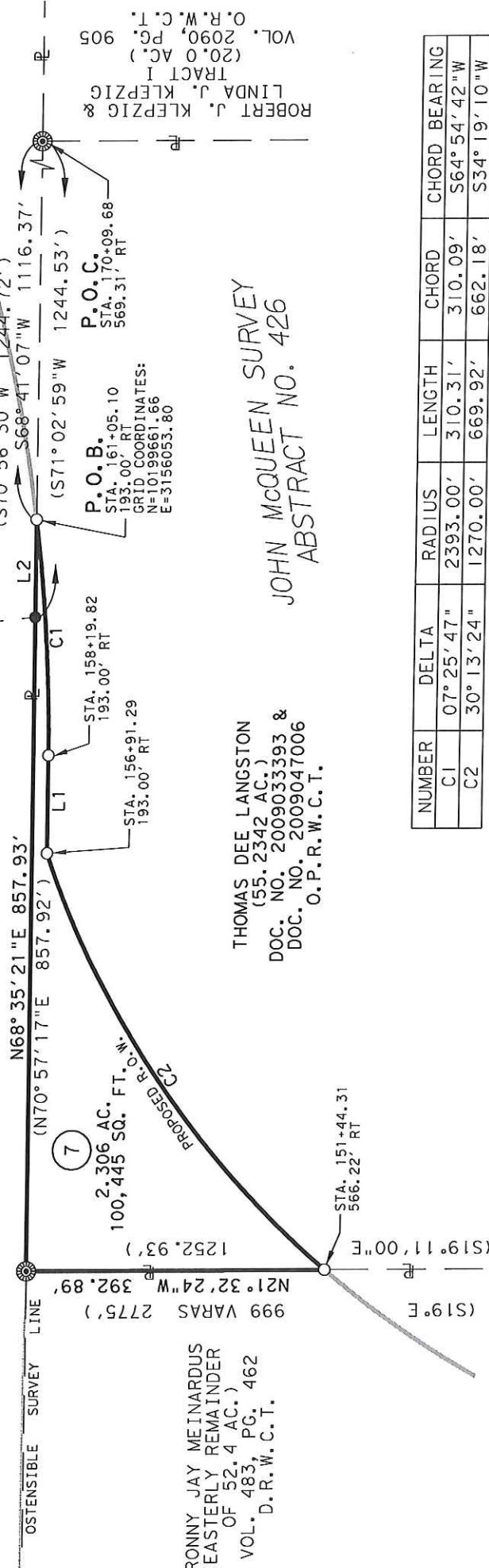
WOODRUFF STUBBLEFIELD SURVEY ABSTRACT NO. 556

DAVID CURTIS BELT AND
PATRICIA CAROL BELT
(REMAINDER OF 101.06 AC.)
TRACT II
VOL. 2206, PG. 720
O.R.W.C.T.

RICHARD CHARLES SCHMICKRATH AND
CAROL JEAN SCHMICKRATH
(172.51 AC.)
VOL. 959, PG. 961
D.R.W.C.T.

PROPOSED CORRIDOR C BASELINE
(VARIABLE R.O.W. WIDTH)

PROPOSED CORRIDOR C (VARIABLE R.O.W. WIDTH)



THOMAS DEE LANGSTON
(55.2342 AC.)
DOC. NO. 2009033393 &
DOC. NO. 2009047006
O.P.R.W.C.T.

JOHN McQUEEN SURVEY
ABSTRACT NO. 426

ROBERT J. KLEPZIG &
LINDA J. KLEPZIG
(20.0 AC.)
VOL. 2090, PG. 905
O.R.W.C.T.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	07° 25' 47"	2393.00'	310.31'	310.09'	S64° 54' 42" W
C2	30° 13' 24"	1270.00'	669.92'	662.18'	S34° 19' 10" W

**INLAND U
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

THOMAS DEE LANGSTON

WILLIAMSON COUNTY

SCALE
1" = 200'

PROJECT
CORRIDOR C

PARCEL 7

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	£	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	ℙ	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	—	LINE BREAK
⊗	FENCE POST FOUND	—	LAND HOOK
△	CALCULATED POINT	P.O.B.	POINT OF BEGINNING
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C.	POINT OF COMMENCEMENT
⊙	IRON PIPE FOUND	N.T.S.	NOT TO SCALE
⊗	AXLE FOUND	D.R.W.C.T.	DEED RECORDS
		O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS
		O.P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS
		P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

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.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1937054-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 4, 2019, ISSUE DATE SEPTEMBER 12, 2019.

10A. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 282, PAGE 294, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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.

M. Stephen Truesdale 10 DEC 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, TX 78681



ACQUISITION	ACRES	SQUARE FEET
CALC/DEED AREA	2.306	100,445
REMAINDER AREA	55.2342	2,406,002
	52.9282	2,305,557



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PARCEL PLAT SHOWING PROPERTY OF

THOMAS DEE LANGSTON

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

PARCEL 7