

**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 23.062 acres (Parcel 9) described by metes and bounds in Exhibit "A" owned by **RICHARD CHARLES SCHMICKRATH and CAROL JEAN SCHMICKRATH**, 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 Gravel, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 9

DESCRIPTION OF A 23.062 ACRE (1,004,568 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION 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, SAID 23.062 ACRE (1,004,568 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an axle found in the ostensible survey line of said Woodruff Stubblefield Survey and the John McQueen Survey, Abstract No. 426, being in the southerly boundary line of said 172.51 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 the northeasterly corner of that called 55.2342 acre tract of land described in Warranty Deed to Thomas Dee Langston recorded in Document No. 2009047006 of the Official Public 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, S 68°41'07" W for a distance of 1116.37 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10199661.66, E=3156053.80 TxSPC Zone 4203) set 193.00 feet right of proposed Corridor C baseline station 161+05.10, for a point in the proposed southeasterly Right-of-Way (ROW) line of Corridor C (ROW width varies) and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed southeasterly ROW line, continuing with said common boundary line, S 68°41'07" W for a distance of 128.17 feet to a 1/2" iron rod found, being the southwesterly corner of said 172.51 acre tract, same being the southeasterly corner 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 southwesterly corner of the herein described tract;
- 2) **THENCE**, departing said 55.2342 acre tract, with the common boundary line of said remainder of 101.06 acre tract and said 172.51 acre tract, N 27°08'36" W for a distance of 392.83 feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 159+76.94, in the proposed northwesterly ROW line of said Corridor C, for the northwesterly corner of the herein described tract;

THENCE, departing said remainder of the 101.06 acre tract, through the interior of said 172.51 acre tract, with the proposed northwesterly ROW line, the following nine (9) courses:

- 3) Along a curve to the left, having a delta angle of 14°05'38", a radius of 1987.00 feet, an arc length of 488.77 feet and a chord which bears N 57°29'16" E for a distance of 487.54 feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 165+18.10, for a point of non-tangency;
- 4) S 39°33'33" E for a distance of 10.00 feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet left of proposed Corridor C baseline station 165+18.10, for the beginning of a non-tangent curve to the left;

- 5) Along said non-tangent curve to the left, having a delta angle of **19°29'52"**, a radius of **1997.00** feet, an arc length of **679.58** feet and a chord which bears **N 40°41'31" E** for a distance of **676.31** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet left of proposed Corridor C baseline station 172+66.76, for a point of non-tangency;
- 6) **S 59°03'25" E** for a distance of **10.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 172+66.76, for the beginning of a non-tangent curve to the left;
- 7) Along said non-tangent curve to the left, having a delta angle of **07°00'55"**, a radius of **2007.00** feet, an arc length of **245.73** feet and a chord which bears **N 27°26'07" E** for a distance of **245.58** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline PT station 175+36.13, for a point of tangency;
- 8) **N 23°55'39" E** for a distance of **751.09** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station PC 182+87.22, for the beginning of a curve to the right;
- 9) Along said curve to the right, having a delta angle of **09°42'34"**, a radius of **2393.00** feet, an arc length of **405.53** feet and a chord which bears **N 28°46'57" E** for a distance of **405.04** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 186+60.04, for a point of non-tangency;
- 10) **N 56°21'46" W** for a distance of **20.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 186+60.04, for the beginning of a non-tangent curve to the right;
- 11) Along said non-tangent curve to the right, having a delta angle of **00°49'14"**, a radius of **2413.00** feet, an arc length of **34.56** feet and a chord which bears **N 34°02'51" E** for a distance of **34.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 186+91.55, being in the easterly boundary line of said 172.51 acre tract, same being in the westerly boundary line of that called 134.52 acre tract of land cited in Special Warranty Deed to Kathryn J. Carlton as Trustee of the Kathryn J. Carlton Revocable Living Trust recorded in Document No. 2016089829 and described in Document No. 2016027127 both of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract, and from which, a 1/2" iron rod found, being an angle point in the easterly boundary line of said 172.51 acre tract, same being the northwesterly corner of said 134.52 acre tract, also being the southwesterly corner of that called 83.23 acre Tract 4 described in Warranty Deed to J. A. Davidson Holdings, L.P. (undivided 1/2 Interest) recorded in Document No. 2001027783 and also described in Executor's Distribution Deed to Pamela G. Martin, Dennis L. Davidson and James A. Davidson Jr. (undivided 1/2 interest) recorded in Document No. 2001072772, both of the Official Public Records of Williamson County, Texas bears **N 21°36'46" W** at a distance of 62.19 feet;
- 12) **THENCE**, departing said proposed northwesterly ROW line, with the common boundary line of said 172.51 acre tract and said 134.52 acre tract, **S 21°36'46" E** for a distance of **514.18** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet right of proposed Corridor C baseline station 183+75.87 in the proposed southeasterly ROW line, for the southeasterly corner of the herein described tract, and from which, an iron rod found in the ostensible survey line of said Woodruff Stubblefield and the John McQueen Survey Abstract No. 426, being the southwesterly corner of said 134.52 acre tract, same being the southeasterly corner of said 172.51 acre tract, also being in the northerly boundary line of that called 3.99 acre tract of land described in Warranty Deed to Jerry J. Cazares and Maria R. Cazares recorded in Document No. 2006026815 of the Official Public Records of Williamson County, Texas bears **S 21°36'46" E** at a distance of 1257.83 feet;

THENCE, departing said 134.52 acre tract, through the interior of said 172.51 acre tract, with said proposed southeasterly ROW line, the following three (3) courses:

- 13) Along a curve to the left, having a delta angle of **02°18'31"**, a radius of **2007.00** feet, an arc length of **80.87** feet and a chord which bears **S 25°04'55" W** for a distance of **80.86** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet right of proposed Corridor C baseline PC station 182+87.22, for a point of tangency;
- 14) **S 23°55'39" W** for a distance of **751.09** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet right of proposed Corridor C baseline PT station 175+36.13, for the beginning of a curve to the right;
- 15) Along said curve to the right, having a delta angle of **37°16'09"**, a radius of **2393.00** feet, an arc length of **1556.57** feet and a chord which bears **S 42°33'44" W** for a distance of **1529.28** feet to the **POINT OF BEGINNING**, containing 23.062 acres, (1,004,568 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

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

3 DEC 2019

Date



EXHIBIT " " PLAT TO ACCOMPANY PARCEL DESCRIPTION

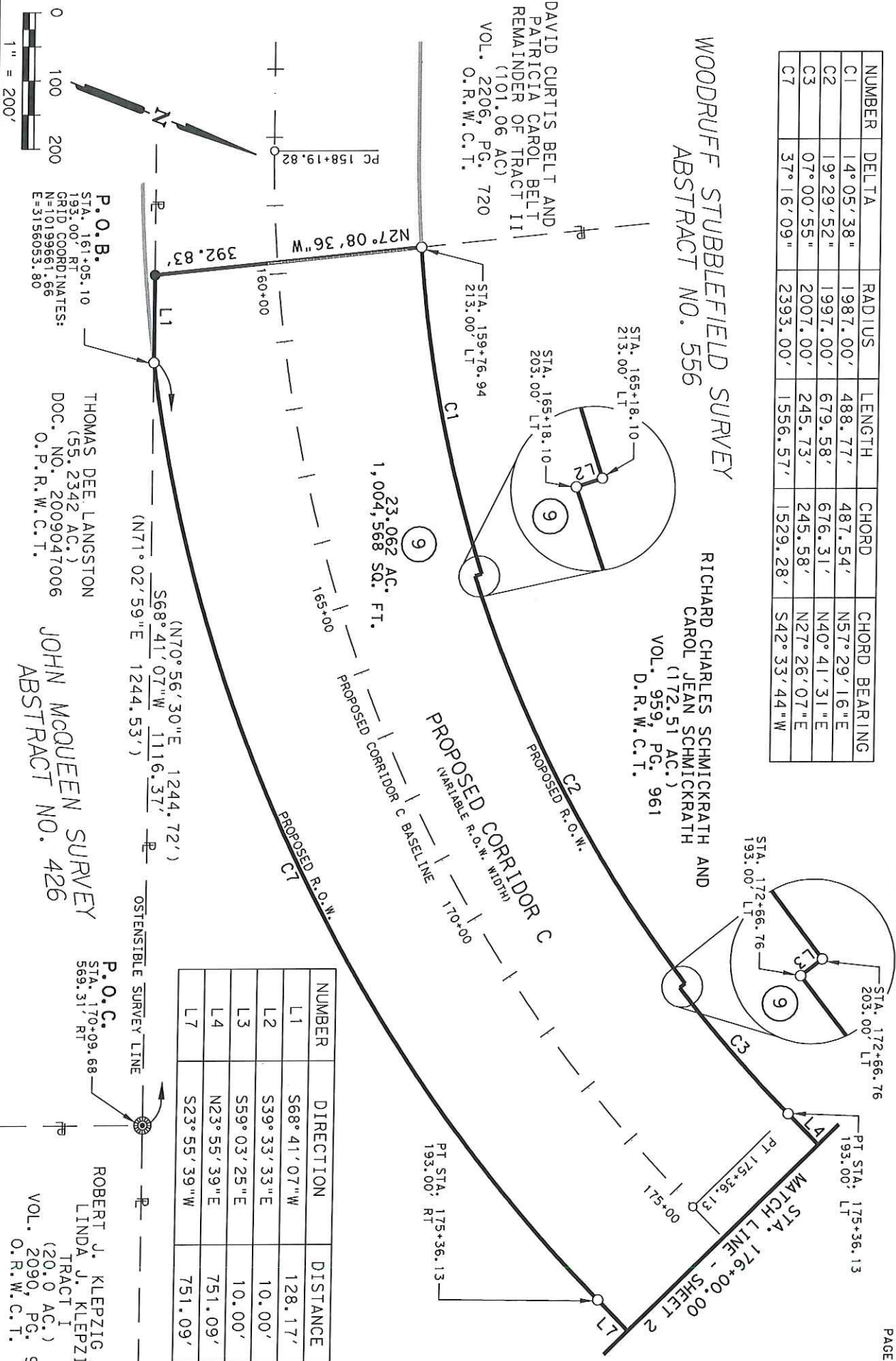
11/20/19
PAGE 4 OF 6

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14° 05' 38"	1987.00'	488.77'	487.54'	N57° 29' 16"E
C2	19° 29' 52"	1997.00'	679.58'	676.31'	N40° 41' 31"E
C3	07° 00' 55"	2007.00'	245.73'	245.58'	N27° 26' 07"E
C7	37° 16' 09"	2393.00'	1556.57'	1529.28'	S42° 33' 44"W

WOODRUFF STUBBLEFIELD SURVEY
ABSTRACT NO. 556

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

DAVID CURTIS BELT AND
PATRICIA CAROL BELT
REMAINDER OF TRACT 11
(101.06 AC)
VOL. 2206, PG. 720
O.R.W.C.T.



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

SCALE 1" = 200'

PARCEL PLAT SHOWING PROPERTY OF
**RICHARD CHARLES SCHMICKRATH AND
CAROL JEAN SCHMICKRATH**

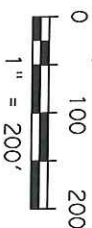
WILLIAMSON COUNTY

PROJECT
CORRIDOR C

PARCEL 9

[illegible]

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



JERRY J. CAZARES AND
MARIA R. CAZARES
(3.99 AC.)
-DOC. NO. 2006026815
O.P.R.W.C.T.

KATHRYN J. CARLTON AS
TRUSTEE OF THE KATHRYN J.
CARLTON REVOCABLE LIVING TRUST
(134.52 AC.)
DOC. NO. 2016089829 &
IN DOC. NO. 2016027127
O.P.R.W.C.T.

PARCEL 9

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 6 OF 6

■ 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	P.O.C. POINT OF COMMENCEMENT
STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	N.T.S. NOT TO SCALE
⊙ IRON PIPE FOUND	D.R.W.C.T. DEED RECORDS
⊙ AXLE FOUND	WILLIAMSON COUNTY, TEXAS
	OFFICIAL RECORDS
	WILLIAMSON COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS
	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 OF NO.1933224-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 29, 2019, ISSUE DATE SEPTEMBER 9, 2019.

- 10A. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 335, PAGE 257, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- B. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 379, PAGE 652, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- C. TERMS, CONDITIONS, AND STIPULATIONS IN THE EASEMENTS AGREEMENT RECORDED IN VOLUME 956, PAGE 583, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- D. TERMS, CONDITIONS, AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 959, PAGE 967, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- E. EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOLUME 1216, PAGE 471, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

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 *3 Dec 2019*

DATE:

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

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	172.51	7,514,536
REMAINDER AREA	149.45	6,509,968

PARCEL PLAT SHOWING PROPERTY OF

**RICHARD CHARLES SCHMICKRATH AND
CAROL JEAN SCHMICKRATH**

PARCEL 9

**INLAND
GEODETICS, LLC**

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1" = 200'

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CORRIDOR C