

**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 0.772 acres (Parcel 6) and 0.118 acres (Parcel 6DE) described by metes and bounds in Exhibit "A" and Exhibit " B" owned by **DONNA H. GAWARECKI AS TRUSTEE FOR BRIAN MICHAEL GAWARECKI AND ADAM WAYNE GAWARECKI** for the purpose of constructing, reconstructing, maintaining, and operating County Road 111 roadway improvements (Westinghouse Rd) ("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

County: Williamson
Parcel: 6
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 6

BEING 0.772 of an acre (33,629 Square Feet) of land, situated in the J. Mott Survey, Abstract No. 427, in Williamson County, Texas, said land being a portion of that certain tract of land, called 2.00 acres, as conveyed to Donna H. Gawarecki as Trustee for Brian Michael Gawarecki & Adam Wayne Gawarecki by deed as recorded in Volume 933, Page 846, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at a calculated point (Surface Coordinates determined as N=10190338.59, E=3142366.75) on the south line of County Road No. 111 (Westinghouse Road), for the Northeast corner of the above-referenced 2.00 acre Gawarecki tract being the west line of that certain tract of land as conveyed to the City of Georgetown by deed as recorded in Volume 1970, Page 497, of the Official Records of Williamson County, Texas, for the Northeast corner hereof, from which a ½-inch iron rebar found for the southwest corner of the above referenced 2.00 acre Gawarecki tract bears S 27°48'30" E, 263.91 feet;

THENCE, along the east line of the said 2.00 acre Gawarecki tract, being the west line of the said City of Georgetown tract, S 27°48'30" E, 91.55 feet to an iron pin set 71.96 feet right of Engineers Centerline Station 47+26.42 for the Southeast corner hereof;

THENCE, S 69°11'00" W, 227.65 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 45+00.00; S 57°52'30" W, 101.98 feet to an iron pin set 88.00 feet right of Engineers Centerline Station 44+00.00; and S 69°11'00" W, 19.75 feet to an iron pin set 88.00 feet right of Engineers Centerline Station 43+80.25 on the west line of the said 2.00 acre Gawarecki tract, being an easterly line of that certain tract of land, called 60 acres, as conveyed to Donna Gawarecki Family Land Trust by deed recorded as Document No. 9707225 and 9816901, of the Official Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, N 28°56'00" W, 113.69 feet to a calculated point on the said south line of County Road No. 111, for the Northwest corner of the said 2.00 acre Gawarecki tract, being the most northerly Northeast corner of the said 60 acre Donna Gawarecki Family Land Trust tract, for the Northwest corner hereof;

THENCE, along the said south line of County Road No. 111, N 69°27'30" E, 352.30 feet to the Place of **BEGINNING** and containing 0.772 of an acre of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.



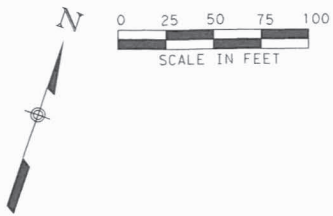
Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas



Project No. 22009-6

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 6.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION



89.64 AC
LOUIS MILTON COCKRUM & WIFE
JOSHEPHINE MARIE COCKRUM
376/334

CITY OF GEORGETOWN
1970/497

59.91 AC
THE CARL W. GATTIS &
DOROTHY F. GATTIS
REVOCABLE LIVING TRUST
9834538

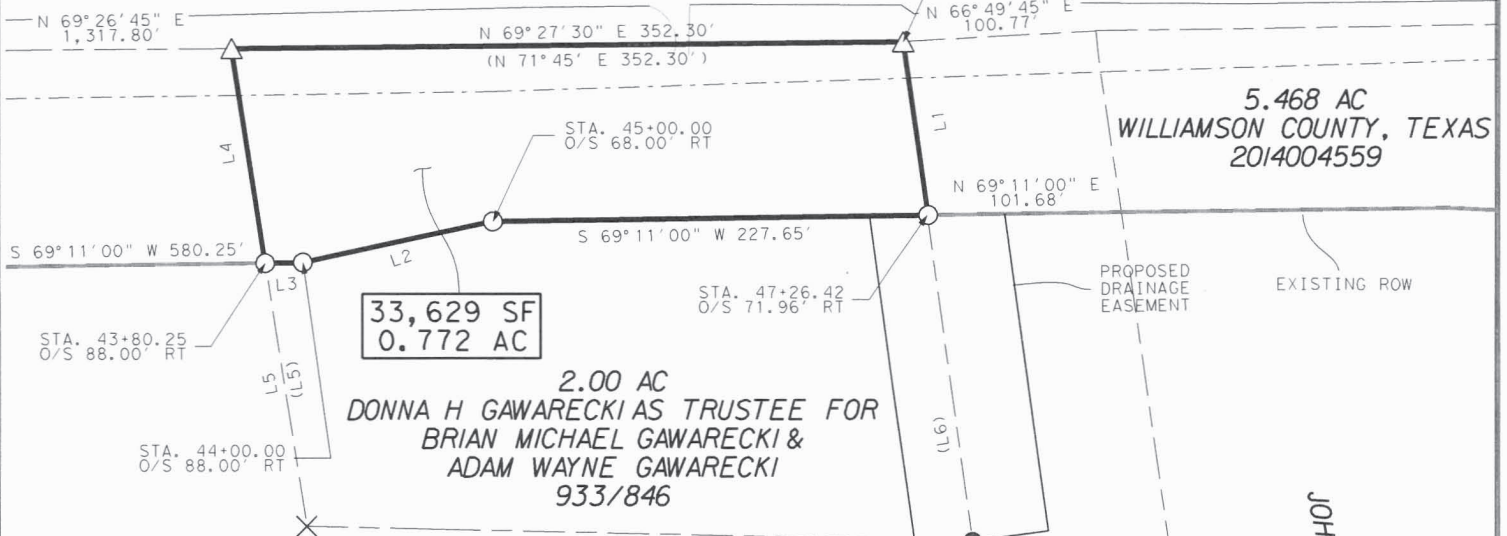
41.94 AC
THE CARL W. GATTIS &
DOROTHY F. GATTIS
REVOCABLE LIVING TRUST
9836358

POINT OF BEGINNING
STA. 147+16.86
O/S 19°09' RT
SURFACE COORDINATES
N 10190338.5850
E 3142366.7450

J ROBERTSON
ABSTRACT No. 545

(N 71°09' E 1034.87')
(N 68°24'45" E 809.72')

CR 111 / WESTINGHOUSE RD.



60 ACRES
DONNA GAWARECKI FAMILY LAND TRUST
9707225 & 9816901

J MOTT
ABSTRACT No. 427

PAGE 1 OF 2

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 FAX 512.930.9411 WEB STEGERBIZZELL.COM
SERVICES >>>ENGINEERS >>>PLANNERS >>>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
DONNA GAWARECKI AS TRUSTEE FOR
BRIAN AND ADAM GAWARECKI

SCALE:
1"=100'

PARCEL:
6

PROJECT:
CR 111

COUNTY:
WILLIAMSON



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ℄ CENTER LINE
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- /— LINE BREAK
- × FENCE CORNER

CODE	BEARING	DISTANCE
L1	S 27°48'30" E	91.56'
L2	S 57°52'30" W	101.98'
L3	S 69°11'00" W	19.75'
L4	N 28°56'00" W	113.69'
(L5)	N 26°15' W	230.86'
L5	S 28°56'00" E	139.50'
(L6)	S 25°30' E	250.42'

NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):

1. TEXAS POWER & LIGHT COMPANY, VOL. 239, PG. 65
2. TEXAS POWER & LIGHT COMPANY, VOL. 296, PG. 166
3. TEXAS POWER & LIGHT COMPANY, VOL. 299, PG. 401
4. SOUTHWESTERN STATES TELEPHONE COMPANY VOL. 438, PG. 46
5. SOUTHWESTERN STATES TELEPHONE COMPANY VOL. 450, PG. 263
6. TEXAS POWER & LIGHT COMPANY AND THE GENERAL TELEPHONE COMPANY, VOL. 1033, PG. 113
7. SPRINT COMMUNICATIONS COMPANY, L.P. & OTHERS DOCUMENT NO. 2015058336
8. AGREEMENT WITH MISSOURI-KANSAS-TEXAS RAILROAD COMPANY OF TEXAS, VOL. 245, PG. 163

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 DIRECTION AND SUPERVISION.


 12-15-16
 PATRICK J. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
 STATE OF TEXAS



PAGE 2 OF 2


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SCALE:
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PARCEL:
 6

PROJECT:
 CR 111

COUNTY:
 WILLIAMSON

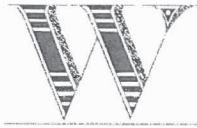

WILLIAMSON
 COUNTY
 1848

EXHIBIT B

County: Williamson
Parcel: 6DE
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 6DE

BEING 0.118 of one acre parcel (5,153 Square Feet) of land, situated in the J. Mott Survey, Abstract No. 427, in Williamson County, Texas, being a portion of a called 2.00 acre tract of land described in a Warranty Deed to Donna H. Gawarecki as Trustee for Brian Michael Gawarecki & Adam Wayne Gawarecki, recorded in Volume 933, Page 846, of the Deed Records of Williamson County, Texas. Said 0.118 of one acre parcel being more particularly described as follows:

COMMENCING at a 1/2-inch iron rebar found (Surface Coordinates = N: 10190293.74, E: 3142504.50) for the Southwest corner of a called 5.468 acre tract of land described in a Donation Special Warranty Deed to Williamson County, Texas recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, being the Northwest corner of the remainder portion of a called 144.41 acre tract of land described in a Warranty Deed with Vendor's Lien to John S. Avery Exempt Trust, recorded in Document No. 2006112407 of said Official Public Records, being in the East line of a tract of land described in a Special Warranty Deed to the City of Georgetown, recorded in Volume 1970, Page 497 of said Deed Records, and also being in the proposed Southeasterly right-of-way line of County Road No. 111, commonly known as Westinghouse Road (being a variable width right-of-way at this point), said 1/2-inch iron rebar found being 73.74 feet right of and at a right angle to Engineers Centerline Station 48+28.09, from which a 1/2-inch iron rebar found in the West line of said 5.468 acre tract and said East line of the City of Georgetown tract, bears North 28°31'45" West a distance of 77.06 feet;

THENCE South 69°11'00" West over and across said City of Georgetown tract and along said proposed Southeasterly right-of-way line of County Road No. 111, a distance of 101.68 feet to a 1/2-iron rebar with cap stamped "RPLS 5784" set in the East line of said 2.00 acre tract and the West line of said City of Georgetown tract, also being the Northeast corner and **POINT OF BEGINNING** (Surface Coordinates = N: 10190257.60, E: 3142409.46) of the herein described tract, said corner being 71.96 feet right of and at a right angle to Engineers Centerline Station 47+26.42;

THENCE **South 27°48'30" East** along said East line of the 2.00 acre tract and said West line of the City of Georgetown tract, a distance of **172.36** feet to a 1/2-inch iron rebar found for the Southeast corner of said 2.00 acre tract and being the Easterly Northeast corner of the remainder portion of a called 60 acre tract of land described in Gift Deeds to Donna Gawarecki Family Land Trust, recorded in Document Nos. 1997007225 and 1998016901 of said Official Public Records;

THENCE **South 71°18'45" West** along the South line of said 2.00 acre tract and a North line of said remainder portion of the 60 acre tract, a distance of **30.38** feet to the Southwest corner of the herein described tract;

THENCE **North 27°48'30" West** over and across said 2.00 acre tract, a distance of **171.22** feet to the Northwest corner of the herein described tract and being in said proposed Southeasterly right-of-way line of County Road No. 111, from which a 1/2-iron rebar with cap stamped "RPLS 5784" set for an angle point in said proposed Southeasterly right-of-way line of County Road No. 111, bears South 69°11'00" West a distance of 197.42 feet;

THENCE **North 69°11'00" East** continuing over and across said 2.00 acre tract and along said proposed Southeasterly right-of-way line of County Road No. 111, a distance of **30.22** feet to the **POINT OF BEGINNING** and containing 0.118 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein under my supervision and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.



Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas





89.64 AC
LOUIS MILTON COCKRUM & WIFE
JOSHEPHINE MARIE COCKRUM
376/334

41.94 AC
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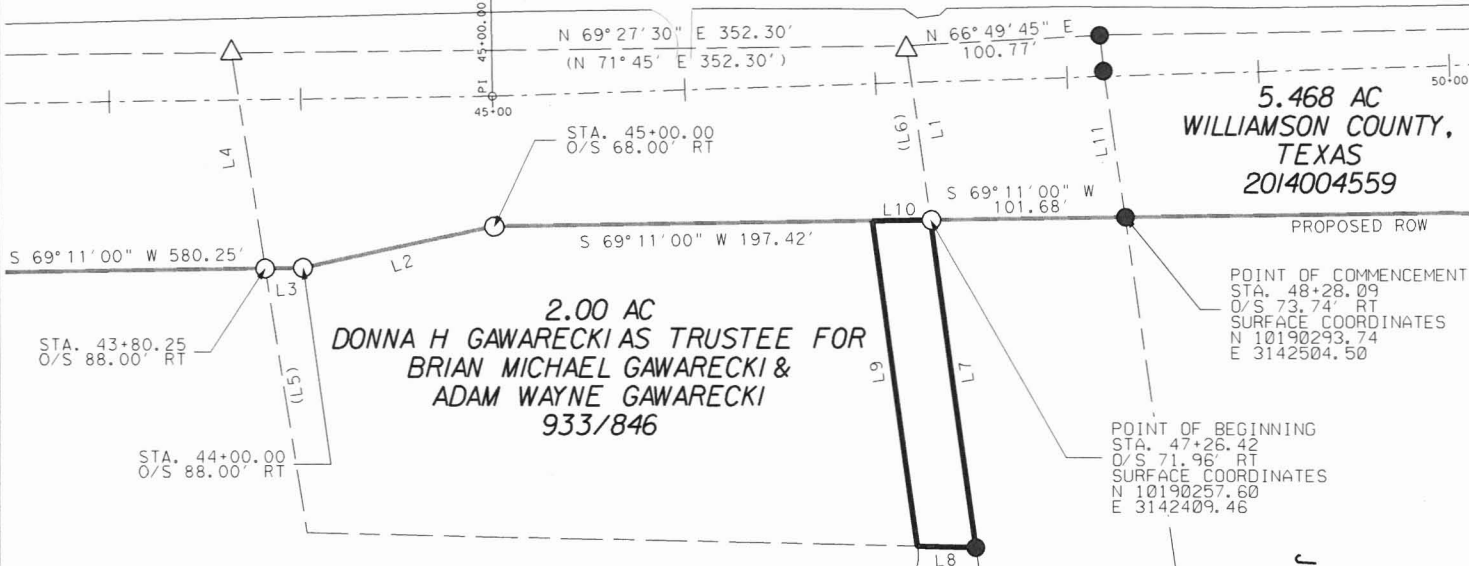
CITY OF GEORGETOWN
1970/497

J ROBERTSON
ABSTRACT No. 545

(N 71° 09' E 1034.87')
(N 68° 24' 45" E 809.72')

CR 111 / WESTINGHOUSE RD.

5.468 AC
WILLIAMSON COUNTY,
TEXAS
2014004559



2.00 AC
DONNA H GAWARECKI AS TRUSTEE FOR
BRIAN MICHAEL GAWARECKI &
ADAM WAYNE GAWARECKI
933/846

REMAINDER OF
60 ACRES
DONNA GAWARECKI FAMILY LAND TRUST
1997007225 & 1998016901

CITY OF GEORGETOWN
1970/497

REMAINDER OF
144.41 AC
JOHN S AVERY EXEMPT TRUST
2006112407

J MOTT
ABSTRACT No. 427

STEGER BIZZELL

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METRO 512.930.9412 FAX 512.930.9412 WEB STEGERBIZZELL.COM
SERVICES >>>ENGINEERS >>>PLANNERS >>>SURVEYORS

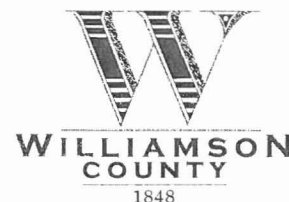
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PARCEL:
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PROJECT:
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COUNTY:
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 () RECORD INFORMATION
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 — LINE BREAK
 X FENCE CORNER

CODE	BEARING	DISTANCE
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L2	S 57°52'30" W	101.98'
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(L5)	N 26°15' W	230.86'
(L6)	S 25°30' E	250.42'
L7	S 27°48'30" E	172.36'
L8	S 71°18'45" W	30.38'
L9	N 27°48'30" W	171.22'
L10	N 69°11'00" E	30.22'
L11	N 28°31'45" W	77.06'

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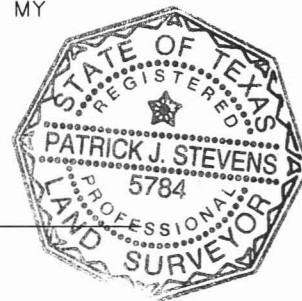


 12-15-16

 PATRICK J. STEVENS

 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784

 STATE OF TEXAS



PAGE 2 OF 2


STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
TEL	512.930.9412	TELEPHONE 1-311
WEBSITE	STEBERBIZZELL.COM	
SERVICES	>>ENGINEERS	>>PLANNERS >>SURVEYORS

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