

**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 to that certain tract of land being 2.235 acres (Parcel 19.2) located in Williamson County, Texas and more particularly described by metes and bounds in Exhibit "A" attached hereto; and (2) waterline easement interest in an across that certain tract of land being approximately 11,329 SF (Parcel 19.2-WE) located in Williamson County, Texas and more particularly described by metes and bounds in Exhibit "B", owned by **MYRA L. VALENTA ALSO KNOWN AS MYRA VALENTA NOW KNOWN AS MYRA L. PAGE**, for the purpose of constructing, reconstructing, maintaining, and operating CR 111 roadway improvements and related appurtenances and utility adjustments ("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 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 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 _____, 2021.

Bill Gravel, Jr.
Williamson County Judge

EXHIBIT "A"

Page 1 of 3
Proj No. 22009
January 6, 2021

Parcel 19P2-2.235 Acres
Williams Addison Survey
Abstract No. 21
Williamson County, Texas

DESCRIPTION OF PARCEL 19P2

DESCRIPTION OF A 2.235 ACRE TRACT OF LAND LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT 21, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 20.126 ACRES OF LAND CONVEYED TO MYRA VALENTA BY DIVORCE DECREE RECORDED IN DOCUMENT NO. 2007054660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 20.126 ACRES OF LAND, BEING THE SUM OF THAT CERTAIN CALLED 15.126 ACRE TRACT OF LAND AND THAT CERTAIN CALLED 5.00 ACRE TRACT OF LAND BOTH DESCRIBED IN VOLUME 2225, PAGE 432, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.235 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN OCTOBER 2016 TO DECEMBER 2020, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5784" found in the west right-of-way line of County Road 104 (also known as Bell Gin Road), a variable width roadway, no dedication found to date, same line being the east boundary line of said 5.00 acre tract, for the southeast corner of that certain called 3.00 acre tract conveyed to Jimmy Webb by General Warranty Deed of record in Document No. 2019060650, Official Public Records, for the northeast corner of the herein described tract, from which point a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" bears North 21°48'53" West, with said west right-of-way line, a distance of 163.12 feet;

THENCE, South 21°41'22" East, with said west right-of-way line of said County Road 104, same line being the east boundary line of said 5.00 acre tract, a distance of 303.88 feet, to a 1/2 inch iron rod found for the southeast corner of said 5.00 acre tract, same point being the northeast corner of said 15.126 acre tract;

THENCE, South 21°40'20" East, continuing with the west right-of-way line of said County Road 104, same line being the east boundary line of said 15.126 acre tract, a distance of 413.33 feet, to a 3/8 inch disturbed iron rod found for the northeast corner of that certain called 0.723 acre tract of land conveyed to Williamson County by Special Warranty Deed of record in Document No. 2004066779, said Official Public Records, for the southeast corner of the herein described tract;

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01/06/2021

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Georgetown, TX 78626

THENCE, South 73°40'33" West, with the north boundary line of said 0.723 acre tract, a distance of 15.55 feet, to a 1/2 inch iron rod with red cap found for the northwest corner of said 0.723 acre tract, same point being the northeast corner of that certain called 1.253 acre tract conveyed to Williamson County by Deed of record in Document No. 2016079904, said Official Public Records;

THENCE, South 73°49'25" West, with the north boundary line of said 1.253 acre tract, a distance of 267.89 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set, from which point a 3/8 inch iron rod found for the northwest corner of said 1.253 acre tract bears South 73°49'25" West, with said north boundary line of said 1.253 acre tract, a distance of 132.86 feet;

THENCE, over and across said 15.126 acre tract of land and said 5.00 acre tract of land, the following seven (7) courses and distances:

1. North 26°04'14" East, a distance of 155.87 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set;
2. North 21°36'57" West, a distance of 65.05 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set;
3. with a non-tangent curve to the right an arc distance of 84.54 feet, having a radius of 1076.01 feet, a central angle of 004°30'07", and a chord that bears North 19°21'55" West, a chord distance of 84.52 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set;
4. with said compound curve to the right, an arc distance of 135.28 feet, having a radius of 537.00 feet, a central angle of 014°26'02", and a chord that bears North 09°53'51" West, a chord distance of 134.92 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set;
5. with a non-tangent curve to the left an arc distance of 40.83 feet, having a radius of 465.90 feet, a central angle of 005°01'17", and a chord that bears North 00°49'49" West, a chord distance of 40.82 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set;
6. with a non-tangent curve to the right an arc distance of 285.33 feet, having a radius of 1083.01 feet, a central angle of 015°05'43", and a chord that bears

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01/06/2021



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North 00°16'48" West, a chord distance of 284.51 feet, to a point in the south boundary line of said 3.00 acre tract;

7. North 66°12'21" East, with said south boundary line of the 3.00 acre tract of land, a distance of 17.40 feet, to the **POINT OF BEGINNING**, and containing 2.235 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00013.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a survey map of the subject tract.

I certify that this description was prepared from a survey made on the ground in October 2016 to December, 2020, under my supervision.

Steger & Bizzell Engineering Inc.


01/06/2021

Miguel A. Escobar, LSLS, RPLS
Texas Reg. No. 5630
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPELS Firm No. 10003700



P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal description for PARCEL 19P2.docx



1978 S. Austin Ave
Georgetown, TX 78626



GRAPHIC SCALE: 1" = 60'

CALLLED 3.00 AC
JIMMY WEBB
DOC NO. 2019060650, OPR

LEGEND

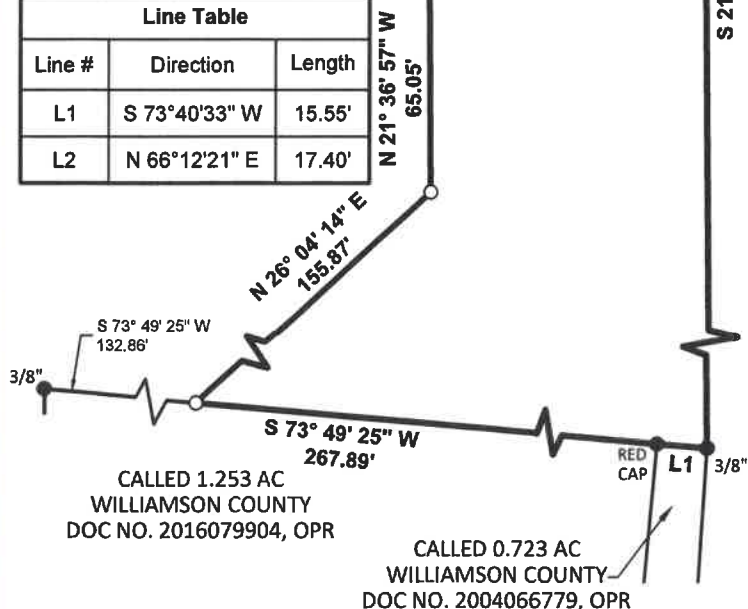
- IRON ROD FOUND (1/2" OR AS NOTED)
- ROW
- OPR
- PR
- POB
- POC
- IRON ROD WITH CAP STAMPED "RPLS 5784" OR "STEGER BIZZELL" PREVIOUSLY SET

CALLLED 20.126 AC
(CALLED 5.00 AC)
MYRA VALENTA
DOC NO. 2007054660, OPR
(VOL 2225, PAGE 432, DR)

WILLIAM ADDISON SURVEY
ABSTRACT 21
WILLIAMSON COUNTY, TEXAS

CALLLED 20.126 AC
(CALLED 15.126 AC)
MYRA VALENTA
DOC NO. 2007054660, OPR
(VOL 2225, PAGE 432, DR)

Line Table		
Line #	Direction	Length
L1	S 73°40'33" W	15.55'
L2	N 66°12'21" E	17.40'



NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
3. IMPROVEMENTS ARE NOT SHOWN.

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C1	84.54'	1076.01'	004°30'07"	N 19°21'55" W	84.52'
C2	135.28'	537.00'	014°26'02"	N 09°53'51" W	134.92'
C3	40.83'	465.90'	005°01'17"	N 00°49'49" W	40.82'
C4	285.33'	1083.01'	015°05'43"	N 00°16'48" W	284.51'

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER 2016 TO DECEMBER 2020, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL

DATED 12-17-2020

REVISED 1-6-2021: UPDATE PARCEL NUMBER

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630



PARCEL 19 P2

SKETCH TO ACCOMPANY DESCRIPTION
OF A 2.235 ACRE TRACT OF LAND
OUT OF
CALLLED 20.126 AC OF LAND CONVEYED TO
MYRA VALENTA
DOC NO. 2007054660, OPR
WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
WEB	STEGERBIZZELL.COM	

DATE 1-6-2021

JOB NO. 22009

DESCRIPTION OF EASEMENT

DESCRIPTION OF A 11329 SQ FT TRACT OF LAND LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT 21, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 20.126 ACRE TRACT OF LAND CONVEYED TO MYRA VALENTA BY DIVORCE DECREE RECORDED IN DOCUMENT NO. 2007054660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 20.126 ACRES OF LAND BEING THE SUM OF THAT CERTAIN CALLED 15.126 ACRE TRACT OF LAND AND THAT CERTAIN CALLED 5.00 ACRE TRACT OF LAND BOTH DESCRIBED IN VOLUME 2225, PAGE 432, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 11329 SQ FT TRACT OF LAND BEING SURVEYED ON THE GROUND IN OCTOBER 2016 TO DECEMBER 2020, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron rod found in the north right-of-way line of County Road 111, a variable with roadway, no dedication found to date, same point being the southwest corner of that certain called 0.723 acre tract of land conveyed to Williamson County by Special Warranty Deed of record in Document No. 2004066779, said Official Public Records;

THENCE, North 21°31'40" West, with the west boundary line of said 0.723 acre tract, and continuing with the west boundary line of that certain called 1.253 acre tract conveyed to Williamson County by Deed of record in Document No. 2016079904, said Official Public Records, a distance of 173.11 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784" found for the southernmost southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across said 15.126 acre tract, the following three (3) courses and distances:

1. South 69°30'55" West, a distance of 88.61 feet, to a point;
2. South 67°05'25" West, a distance of 425.38 feet, to a point;
3. South 69°30'55" West, a distance of 63.99 feet, to a 1/2 inch iron rod with cap stamped "5784" previously set in the west boundary line of said 15.126 acre tract, same line being the east boundary line of that certain called 7.00 acre tract of land conveyed to Samuel Glenn Patterson by Gift Deed of record in Volume 1902, Page 459, Deed Records of Williamson County, Texas, for the northeast corner of that certain called 1.378 acre tract of land conveyed to Williamson County by Deed of record in Document No. 2020003851, said Official Public Records, for the southwest corner of the herein described tract;

THENCE, North 16°50'35" West, with the common line of said 15.126 acre tract, and said 7.00 acre tract, a distance of 15.03 feet, to a point for the westernmost northwest corner of the herein described tract;

THENCE, over and across said 15.126 acre tract, the following six (6) courses and distances:

1. North 69°30'55" East, a distance of 62.72 feet, to a point;
2. North 67°05'25" East, a distance of 425.38 feet, to a point;
3. North 69°30'55" East, a distance of 73.66 feet, to a point for an interior ell corner of the herein described tract;

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01/06/2021

STEGER BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

4. North 21°31'40" West, a distance of 38.09 feet, to a point for the northernmost northwest corner of the herein described tract;
5. North 73°49'25" East, a distance of 162.95 feet, to a point for the northernmost northeast corner of the herein described tract;
6. South 26°04'14" West, a distance of 20.26 feet, to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" set in the north boundary line of said 1.253 acre tract, for the easternmost southeast corner of the herein described tract, from which point a 1/2 inch iron rod with red cap found bears North 73°49'35" East, a distance of 267.89 feet;

THENCE, South 73°49'25" West, with the north line of said 1.253 acre tract, a distance of 132.86 feet, to a 3/8 inch iron rod found for the northwest corner of said 1.253 acre tract and an interior ell corner of the herein described tract;

THENCE, South 21°31'40" East, with the west boundary line of said 1.253 acre tract, a distance of 36.89 feet, to the **POINT OF BEGINNING**, and containing 11329 square feet of land, more or less, within these metes and bounds.


Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00013.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a survey map of the subject tract.

The subject tract is an easement, monuments were not set for corners.

I certify that this description was prepared from a survey made on the ground in October 2016 to December 2020, under my supervision.

Steger & Bizzell Engineering Inc.

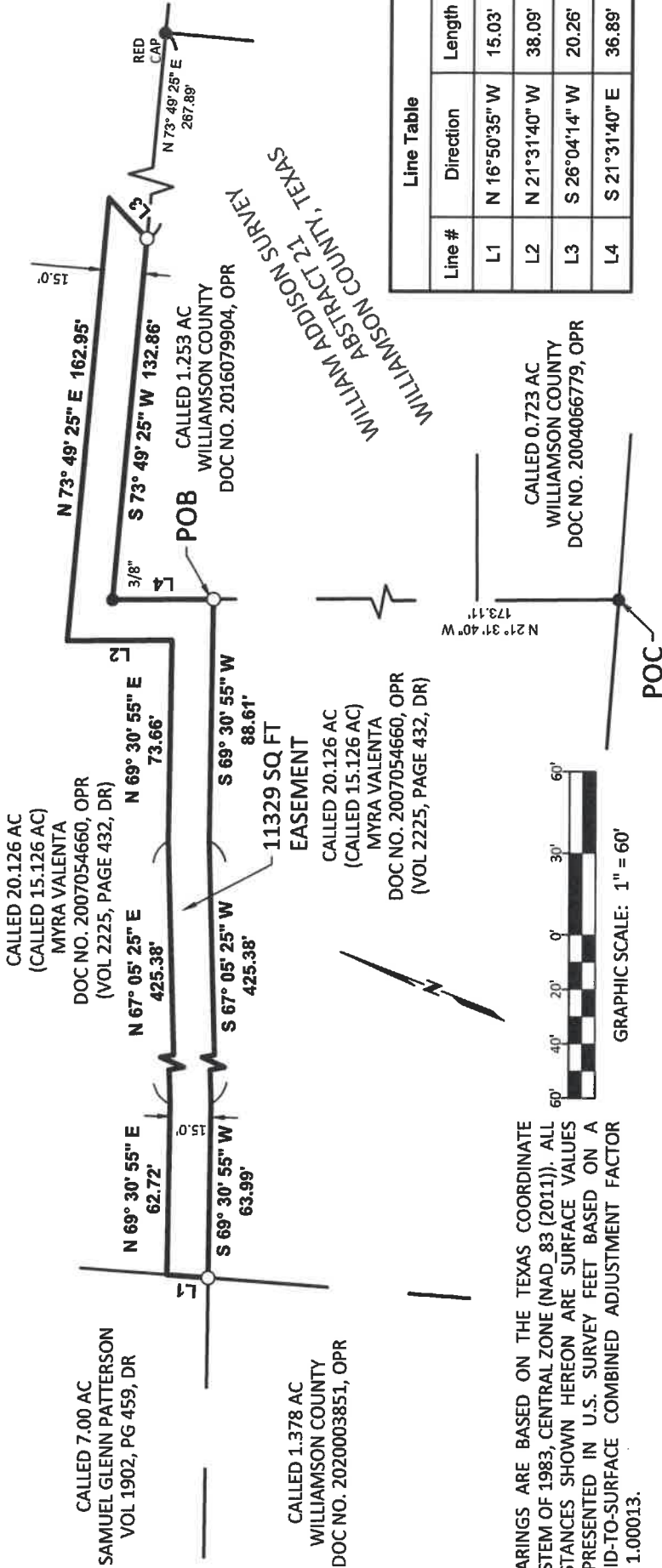

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P:\22000-22999\22009 Wilco CR111 Route Study\Survey Data\Descriptions\DESCRIPTION OF ESMT PARCEL 19-WE.docx

STEGER  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626



NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
3. THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

CR 111
(ROW VARIES)
(NO DEDICATION FOUND TO DATE)

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POINT OF BEGINNING
- POINT OF COMMENCING
- IRON ROD WITH CAP STAMPED "RPLS 5784" OR "STEGER BIZZELL" PREVIOUSLY SET

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER 2016 TO OCTOBER 2020, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL

DATED 12-18-2020

REVISED 1-6-2021: UPDATE TITLE



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630

PARCEL 19 WE
SKETCH TO ACCOMPANY DESCRIPTION
OF A 11329 SQ FT EASEMENT
OUT OF

CALLED 20.126 AC TRACT OF LAND
CONVEYED TO MYRA VALENTA
DOC NO. 2007054660, OPR
WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.530.9412	TELEPHONE
SERVICES	>>ENGINEERS >>>PLANNERS >>>SURVEYORS	WWW.STEGERBIZZELL.COM

DATE 01-06-2021 JOB NO. 22009