

**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 5.836 acres (Parcel 4) described by metes and bounds in Exhibit "A" and temporary construction easement to 23,181 SF as described on sketch which accompanies Exhibit "A"; owned by **MARY ANNETTE HAWTHORNE** for the purpose of constructing, reconstructing, maintaining, and operating of the Bud Stockton Extension ("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 _____, 2022.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 5.836 ACRE (254,213 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 44.04 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO MARY ANNETTE HAWTHORNE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2016037893 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.836 ACRE (254,213 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as: N=10,277,394.49, E=3,144,414.54 TxSPC Zone 4203), set 97.69 feet right of Bud Stockton Extension baseline station 679+40.85 at the intersection of the proposed easterly Right-of-Way (ROW) line of Bud Stockton Extension (variable width ROW) and the existing southerly ROW line of County Road (C.R.) 305 (variable width ROW), same being the northwesterly corner of that called 0.19 acre tract (Tract Two) of land described in General Warranty Deed to Clifford Dean Tschoerner, Sr. and Nancy Jane Tschoerner, Trustees of The Tschoerner Family Trust by instrument recorded in Document No. 2017054628 of the Official Public Records of Williamson County, Texas, also being the northeasterly corner of said 44.04 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which a 1/2" iron rod found being the northeasterly corner of that called 15 acre tract of land described in Warranty Deed with Vendor's Lien to Danny C. Hammett and J. Bonnie Hammett by instrument recorded in Volume 1905, Page 524 of the Official Records of Williamson County, Texas, same being in said southerly ROW line of C.R. 305, bears N 68°29'11" E, at a distance of 1,126.12 feet;

- 1) **THENCE**, departing said existing southerly ROW line, with the easterly boundary line of said 44.04 acre tract, same being in part with the westerly boundary line of said 0.19 acre tract, in part with the westerly boundary line of that called 1.68 acre tract (Tract Six) of land described in said General Warranty Deed to Clifford and Nancy Tschoerner, in part with the westerly boundary line of that called 8.28 acre tract (Tract Five) of land described in said General Warranty Deed to Clifford and Nancy Tschoerner, and in part the westerly boundary line of that called 13.75 acre tract of land described in Cash Warranty Deed to Lisa Meadows by instrument recorded in Document No. 2008040046 of the Official Public Records of Williamson County, Texas, all of the above being in part with said proposed easterly ROW line of Bud Stockton Extension, **S 20°41'55" E**, at a distance of 810.38 feet, pass an iron rod with plastic cap stamped "RPLS-5784" found, being the southwesterly corner of said 1.68 acre tract, same being in the westerly boundary line of said 8.28 acre tract, at a distance of 1,153.38 feet, pass a 5/8" iron rod found, being the southwesterly corner of said 8.28 acre tract, same being the northwesterly corner of said 13.75 acre tract, and from which a 1/2" iron rod found, being the northeasterly corner of said 13.75 acre tract, bears N 68°32'29" E, at a distance of 748.55 feet; at a distance of 1,215.25 feet, pass an iron rod with aluminum cap stamped "WILCO ROW" set 66.00 feet right of Bud Stockton Extension baseline station 667+15.94, departing said proposed easterly ROW line of Bud Stockton Extension, continuing for a total distance of **1,781.43** feet to a calculated point being an ell corner in the westerly boundary line of said 13.75 acre tract, same being the southeasterly corner of said 44.04 acre tract, for the southeasterly corner of the herein described parcel;
- 2) **THENCE**, with the southerly boundary line of said 44.04 acre tract, same being in part the westerly boundary line of said 13.75 acre tract, and in part the northerly boundary line of the remainder of that called 4.1 acre tract of land described in Deed to The Salado Valley Cemetery Association by instrument recorded in Volume 42, Page 356 of the Deed Records of Williamson County, Texas, **S 68°47'07" W**, at a distance of 0.93 feet, pass a 1/2" iron rod found, at a distance of 61.48 feet, pass a fence corner, being the northeasterly corner of said remainder of 4.1 acre tract, same being an ell corner in the westerly boundary line of said 13.75 acre tract, continuing for a total distance of **67.62** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 55.92 feet left of Bud Stockton Extension baseline station 661+54.38 in the proposed westerly ROW line of Bud Stockton Extension, for the southwesterly corner of the herein described parcel;

County: Williamson
Parcel: 4
Project: CR305

January 11, 2022
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THENCE, departing said northerly boundary line of the remainder of 4.1 acre tract, with said proposed westerly ROW line of Bud Stockton Extension, through the interior of said 44.04 acre tract, the following four (4) courses:

- 3) **N 27°22'11" W**, at a distance of 59.09 feet, pass the beginning of a Temporary Construction Easement (T.C.E.), at a distance of 310.45 feet, pass the end of said T.C.E., continuing for a total distance of **761.45** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 67.00 feet left of Bud Stockton Extension baseline station 669+22.30 at the beginning of a tangent curve to the right;
- 4) Along said curve to the right, having a delta angle of **06°47'24"**, a radius of **1,533.00** feet, an arc length of **181.67** feet and a chord which bears **N 23°58'29" W**, for a distance of **181.57** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 67.00 feet left of Bud Stockton Extension baseline station 670+96.01;
- 5) **N 20°34'47" W**, for a distance of **812.23** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 67.00 feet left of Bud Stockton Extension baseline station 679+08.27, for an angle point in the westerly boundary line hereof;
- 6) **N 65°34'47" W**, for a distance of **41.84** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 96.58 feet left of Bud Stockton Extension baseline station 679+37.85 in said existing southerly ROW line of C.R. 305, same being the northerly boundary line of said 44.04 acre tract, for the northwesterly corner of the herein described parcel;
- 7) **THENCE**, departing said proposed westerly ROW line of Bud Stockton Extension, with said existing southerly ROW line of C.R. 305 and said northerly boundary line of the 44.04 acre tract, **N 68°32'11" E** for a distance of **194.30** feet to the **POINT OF BEGINNING**, containing 5.836 acres (254,213 square feet) of land, more or less.

Note: This parcel is accompanied by a 23,181 square foot (T.C.E.) lying coincident and parallel 92.22 feet westerly of call 3 of the above description and depicted on the accompanying Parcel Plat.

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 direction and supervision.

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

PRELIMINARY

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

**This document shall not be
recorded for any purpose.**

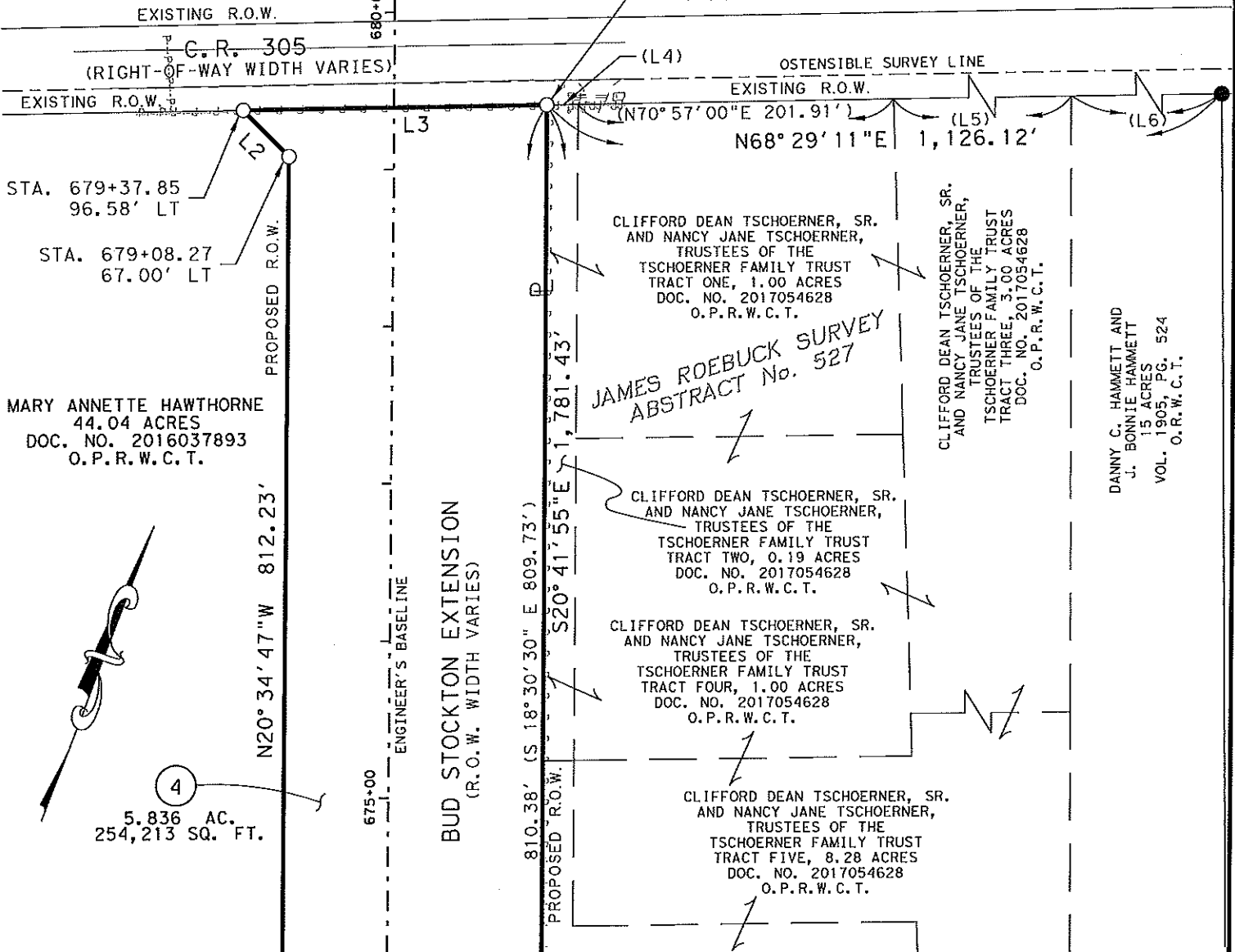
Date

PLAT TO ACCOMPANY PARCEL DESCRIPTION

ELISHA DAVIS SURVEY
ABSTRACT No. 172

P.O.B.

GRID COORDINATES:
N=10,277,394.49
E=3,144,414.54
STA. 679+40.85
97.69' RT



MARY ANNETTE HAWTHORNE
44.04 ACRES
DOC. NO. 2016037893
O. P. R. W. C. T.

5.836 AC.
254,213 SQ. FT.

STA. 674+00
SEE SHEET 4

NO.	DIRECTION	DISTANCE
L2	N65°34'47"W	41.84'
L3	N68°32'11"E	194.30'
(L4)	N70°57'00"E	20.00'
(L5)	N70°57'00"E	341.53'
(L6)	N70°37'00"E	562.92'

01/10/22

INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

MARY ANNETTE HAWTHORNE

PARCEL 4
5.836 ACRES
254,213 Sq. Ft.

SCALE
1" = 100'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

PAGE 3 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

JAMES ROEBUCK SURVEY
ABSTRACT No. 527

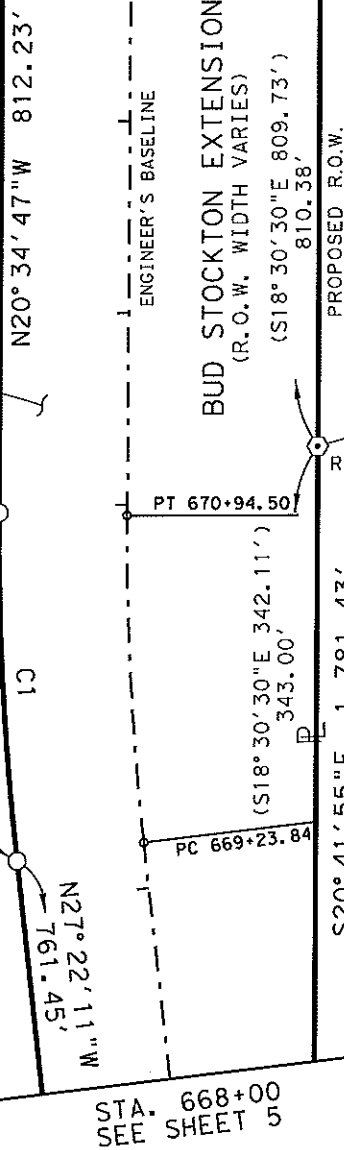
STA. 674+00
SEE SHEET 3

④
5.836 AC.
254,213 SQ. FT.

STA. 670+96.01
67.00' LT

STA. 669+22.30
67.00' LT

MARY ANNETTE HAWTHORNE
44.04 ACRES
DOC. NO. 2016037893
O. P. R. W. C. T.



CLIFFORD DEAN TSCHOERNER, SR.
AND NANCY JANE TSCHOERNER,
TRUSTEES OF THE
TSCHOERNER FAMILY TRUST
TRACT SIX, 1.68 ACRES
DOC. NO. 2017054628
O. P. R. W. C. T.

CLIFFORD DEAN TSCHOERNER, SR.
AND NANCY JANE TSCHOERNER,
TRUSTEES OF THE
TSCHOERNER FAMILY TRUST
TRACT FIVE, 8.28 ACRES
DOC. NO. 2017054628
O. P. R. W. C. T.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	6° 47' 24"	1,533.00'	181.67'	181.57'	N23° 58' 29"W

01/13/22

PARCEL PLAT SHOWING PROPERTY OF

MARY ANNETTE HAWTHORNE

PARCEL 4
5.836 ACRES
254,213 Sq. Ft.

SCALE
1" = 100'

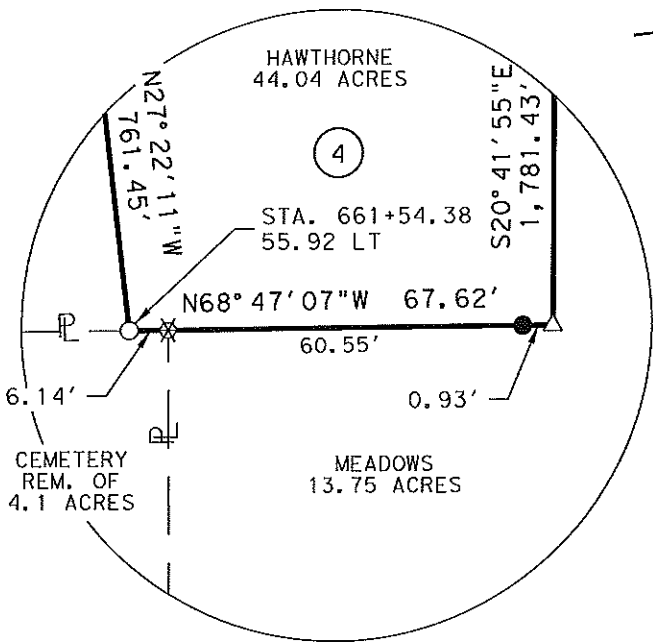
PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

DETAIL "A"
N. T. S.



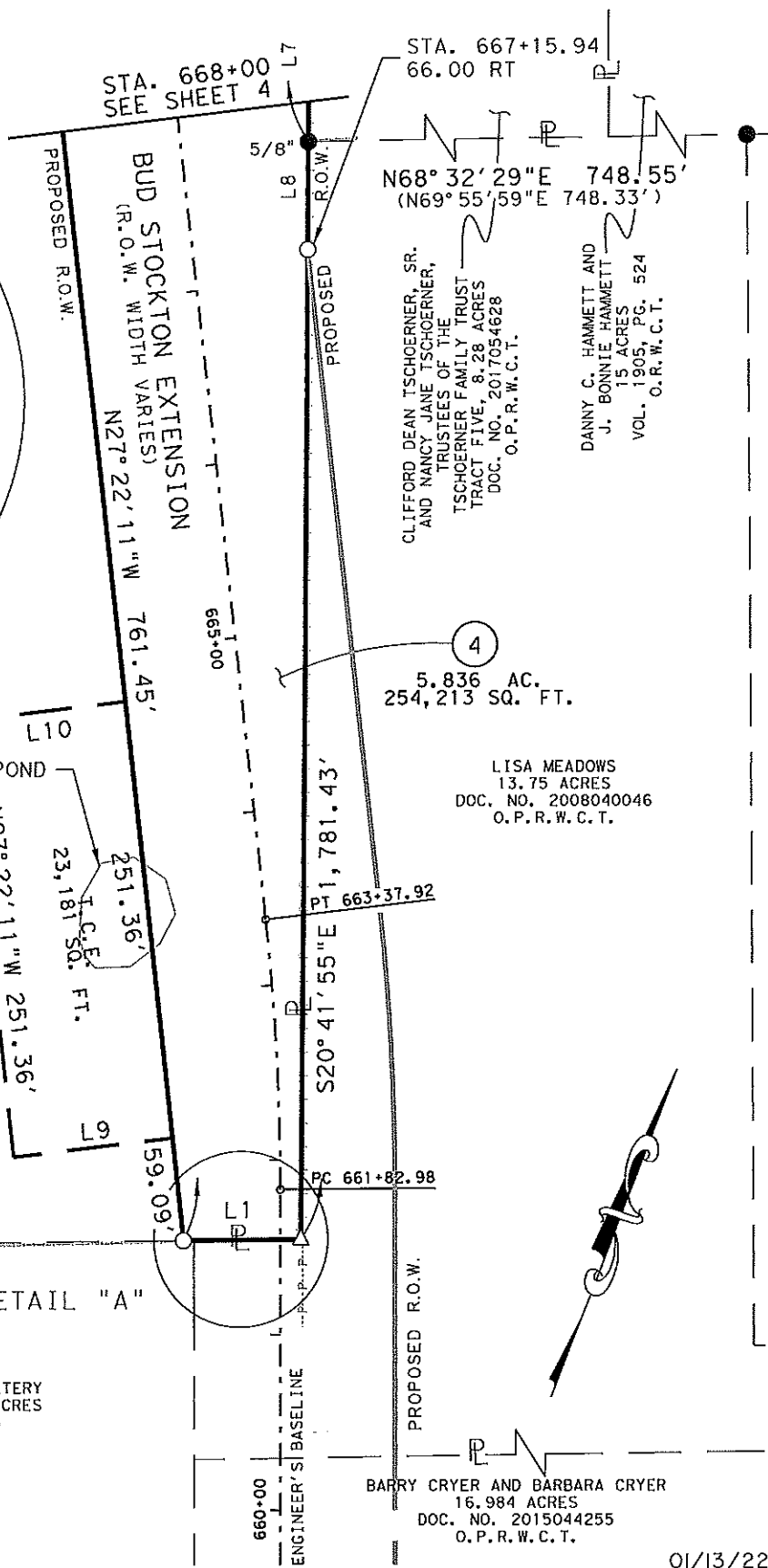
MARY ANNETTE HAWTHORNE
44.04 ACRES
DOC. NO. 2016037893
O. P. R. W. C. T.

NO.	DIRECTION	DISTANCE
L1	S68°47'07"W	67.62'
L7	S20°41'55"E	343.00'
(L7)	(S18°30'30"E)	(342.11')
L8	S20°41'55"E	61.87'
L9	S62°37'49"W	92.22'
L10	N62°37'49"E	92.22'

JAMES ROEBUCK SURVEY
ABSTRACT No. 527

SEE DETAIL "A"

SALADO VALLEY CEMETERY
REMAINDER OF 4.1 ACRES
VOL. 42, PG 356
D. R. W. C. T.



N68°32'29"E 748.55'
(N69°55'59"E 748.33')

CLIFFORD DEAN TSCHOERNER, SR.
AND NANCY JANE TSCHOERNER,
TRUSTEES OF THE
TSCHOERNER FAMILY TRUST
TRACT FIVE, 8.28 ACRES
DOC. NO. 2017054628
O. P. R. W. C. T.

DANNY C. HAMMETT AND
J. BONNIE HAMMETT
VOL. 1905, PG. 524
O. P. R. W. C. T.

5.836 AC.
254,213 SQ. FT.

LISA MEADOWS
13.75 ACRES
DOC. NO. 2008040046
O. P. R. W. C. T.

BARRY CRYER AND BARBARA CRYER
16.984 ACRES
DOC. NO. 201504255
O. P. R. W. C. T.

01/13/22

PARCEL PLAT SHOWING PROPERTY OF

MARY ANNETTE HAWTHORNE

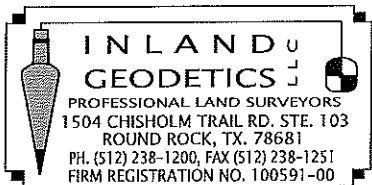
PARCEL 4
5.836 ACRES
254,213 Sq. Ft.

SCALE
1" = 100'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILCO ROW" SET	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
⊕	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.O.B.	POINT OF BEGINNING
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
△	CALCULATED POINT	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
⊗	FENCE POST	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	LINE BREAK		

1) All bearings shown hereon are based on 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.

PRELIMINARY

This document shall not be

recorded for any purpose.

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

01/13/22

PARCEL PLAT SHOWING PROPERTY OF
MARY ANNETTE HAWTHORNE

PARCEL 4
5.836 ACRES
254,213 Sq. Ft.

SCALE
1" = 100'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

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INLAND LLC
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

Deed Report

Fri Jan 14 16:57:47 2022

Deed Name: PARCEL 4-HAWTHORNE-SKETCH

Starting Coordinates: Northing 10280889.9037, Easting 3174743.6812

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 20°41'55" E	1781.430	LINE					
S 68°47'07" W	67.6200	LINE					
N 27°22'11" W	761.4500	LINE					
N 23°58'29" W	181.5700	CURVE R	1533.000	181.6763	6°47'25"	90.9446	
							Rad-In: N 62°37'49" E Rad-Out: N 69°25'13" E
N 20°34'47" W	812.2300	LINE					
N 65°34'47" W	41.8400	LINE					
N 68°32'11" E	194.3000	LINE					

Ending Coordinates: Northing 10280889.8992, Easting 3174743.6754

Area: 254212.71 S.F., 5.8359 Acres

Total Perimeter Distance> 3840.5463

Closure Error Distance> 0.007380 Error Bearing> N 51°32'25" E

Closure Precision> 1 in 520384.1

Deed Report

Fri Jan 14 16:57:56 2022

Deed Name: PARCEL 4-HAWTHORNE-NOTES

Starting Coordinates: Northing 10280874.1434, Easting 3172869.1900

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 20°41'55" E	1781.430	LINE					
S 68°47'07" W	67.6200	LINE					
N 27°22'11" W	761.4500	LINE					
N 23°58'29" W	181.5700	CURVE R	1533.000	181.6763	6°47'25"	90.9446	
					Rad-In: N 62°37'49" E	Rad-Out: N 69°25'13" E	
N 20°34'47" W	812.2300	LINE					
N 65°34'47" W	41.8400	LINE					
N 68°32'11" E	194.3000	LINE					

Ending Coordinates: Northing 10280874.1389, Easting 3172869.1842

Area: 254212.71 S.F., 5.8359 Acres

Total Perimeter Distance> 3840.5463

Closure Error Distance> 0.007380 Error Bearing> N 51°32'26" E

Closure Precision> 1 in 520383.0