

**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 1.908 acres (Parcel 13) described by metes and bounds in Exhibit "A" owned by **PATRICIA MAXINE ANDERSON, Independent Executrix for the Estate of Lora Mae Johnson** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 255 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 \_\_\_\_\_.

---

Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT "A"**



P. O. Box 324  
Cedar Park, Texas 78630-0324  
(512) 259-3361  
T.B.P.L.S. Firm No. 10103800

**1.908 ACRE RIGHT-OF-WAY PARCEL NO. 13  
PATRICIA MAXINE ANDERSON (LE)  
PORTION OF  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.908 ACRES (APPROXIMATELY 83,098 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 31.598 ACRE TRACT OF LAND AS DESCRIBED IN THE OIL, GAS AND MINERAL LEASE FILED OF RECORD IN VOLUME 839, PAGE 736, ALSO BEING KNOWN AS: THE REMAINDER OF THAT CERTAIN CALLED 330 ACRE TRACT OF LAND TO PATRICIA MAXINE ANDERSON (LE), (ACCORDING TO TAX RECORDS AS CONVEYED BY THE LAST WILL AND TESTAMENT OF LORA MAE JOHNSON). SAID JOHNSON PROPERTY BEING THE RESERVE OF THE PROPERTY THAT WAS CONVEYED TO MASON JOHNSON FILED OF RECORD IN VOLUME 278, PAGE 39, DEED RECORDS WILLIAMSON COUNTY, TEXAS. SAID 1.908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the Northwest corner of the herein described tract, the northwest corner of said Anderson tract, the Southwest corner of that certain called 11.01 acre tract as described in the deed to County Road 255 A Series of Lane Commercial Enterprises LLC, recorded in Document Number 2022006275, Official Public Records, Williamson County, Texas, a ½ inch iron rod found in the East right-of-way line of County Road 255 (right-of-way width varies);

**THENCE** North 70°27'08" East with the North line of said called Anderson tract and the South line of said called 11.01 acre tract a distance of 91.06 feet to the northeast corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY", from which the a ½ inch iron rod with cap marked "Forest 1847" found in the North line of said Anderson tract and the South line of said called 11.01 acre tract bears North 70°27'08" East a distance of 903.78 feet;

**THENCE** South 19°26'44" East across said called Anderson tract a distance of 991.58 feet to the Southeast corner of the herein described tract a a set 5/8 inch iron rod with 1-

1/2 inch aluminum cap marked "WILLIAMSON COUNTY", set in the South line of said Anderson tract and the North line of that certain tract of land as described in the deed conveyed to Vale Building Group, LLC, filed of record in Document Number 2018098547, Official Public Records, Williamson County, Texas from which a 1" Iron Rod found in the South line of said Anderson tract bears North 69°15'11" East a distance of 708.94 feet;

**THENCE** South 69° 15' 11" West with the South line of said Anderson tract and the North line of said Vale Building Group tract a distance of 76.42 feet to the Southwest corner of the herein described tract, the Southwest corner of said Anderson tract and the Northwest corner of said Vale Building Group tract, a ½ inch iron rod found in the East line of said County Road 255;

**THENCE** North 20° 17' 27" West with the West line of said Anderson tract and the East line of said County Road 255 a distance of 993.26 feet the **POINT OF BEGINNING**, containing 1.908 acres of land more or less.

**All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).**

**Attachments: Survey Drawing No. 075054-02-PARCEL 13.**

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."**

I hereby certify that the hereon map and description was performed under my direct supervision:

Charles G. Walker      Date: February , 2023  
Registered Professional Land Surveyor  
State of Texas No. 5283  
Walker Texas Surveyors, Inc.  
T.B.P.L.S. FIRM NO. 10103800

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.1.908 ACRES (APPROXIMATELY 83,098 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, A PORTION THAT CERTAIN CALLED 31.598 ACRE TRACT OF LAND AS DESCRIBED IN THE OIL, GAS AND MINERAL LEASE FILED OF RECORD IN VOLUME 839, PAGE 736, ALSO BEING KNOWN AS: THE REMAINDER OF THAT CERTAIN CALLED 330 ACRE TRACT OF LAND TO PATRICIA MAXINE ANDERSON (LE), (ACCORDING TO TAX RECORDS AS CONVEYED BY THE LAST WILL AND TESTAMENT OF LORA MAE JOHNSON). SAID JOHNSON PROPERTY BEING THE RESERVE OF THE PROPERTY THAT WAS CONVEYED TO MASON JOHNSON FILED OF RECORD IN VOLUME 278, PAGE 39, DEED RECORDS WILLIAMSON COUNTY, TEXAS. SAID 1.908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGEND

○	5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
△	CALCULATED POINT
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT AND NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000115040  
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

CHARLES G. WALKER, TX. RPLS # 5283.

WALKER TEXAS SURVEYORS, INC.  
P.O. BOX 324  
CEDAR PARK, TEXAS 78630  
(512) 259-3361  
T.B.P.L.S. FIRM NO. 10103800  
DATE OF SURVEY: FEBRUARY , 2023  
DRAWING NO.: 0750504-02-PARCEL 13  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
PAGE 3 OF 4



"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."



SAFFELL  
CALLED 0.59 AC  
LOT 3  
DOC. NO.  
2019073754  
O.P.R.W.C. TX.

SAFFELL  
CALLED 0.58 AC  
LOT 4  
DOC. NO.  
2019073754  
O.P.R.W.C. TX.

### BON WINDE RD

WIECKOWSKI, PIOTR W &  
LAUREN A  
CALLED 2.141 AC  
DOC. NO. 2021134791  
O.P.R.W.C. TX.

Edward Allen Miller and  
Deborah K. Stanford-Miller  
Called 2.00 Acres  
Document Number 2004068037  
O.P.R.W.C.

Charles A Anderson and  
Patricia M. Anderson  
Called 2.00 Acres  
Document Number 9663666  
O.R.W.C.

C.R. 255 1/2" IR (variable width right-of-way)

P.O.B.

L1

PT 2093

PROPOSED R.O.W. LINE

L2

PT 2095

L3

Vale Building Group LLC  
Called 252.9 Acres  
Document Number 2018098547  
O.P.R.W.C.

COUNTY ROAD 255, A SERIES OF LANE  
COMMERCIAL ENTERPRISES LLC  
Called 11.01 Acres  
Doc. No: 2022006275, O.P.R.W.C.

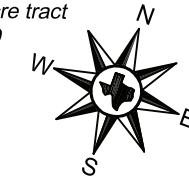
903.78' (TIE)  
N 70°27'08" E

PATRICIA MAXINE ANDERSON (LE)  
Called 31.598 Acres  
Oil, Gas and Mineral Lease  
Volume 839, Page 76  
Warranty Deed  
Remainder of a called 330 acre tract  
Volume 278, Page 39  
O.P.R.W.C.

"Forest 1847"

PT# 2093  
N:10,244,269.25  
E:3,075,905.76

PT# 2095  
N:10,243,334.26  
E:3,076,235.86



SCALE 1"=200'

**PARCEL 13**  
1.908 ACRES  
APPROX.  
83,098 SQ. FT.

No Improvements  
Shown Hereon

LINE	BEARING	DISTANCE
L1	N 70°27'08" E	91.06'
L2	S 19°26'44" E	991.58'
L3	S 69°15'11" W	76.42'
L4	N 20°17'27" W	993.26'

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT  
AND NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE  
EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT  
ARE NOT SHOWN HEREON.

708.94' (TIE)  
N 69°15'11" E

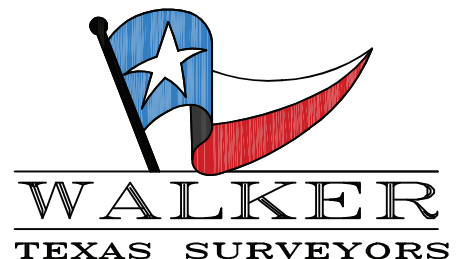
Fnd. 1" IR

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE  
BASED ON THE TEXAS COORDINATE SYSTEM OF 1983  
(NAD83), TEXAS CENTRAL ZONE, BASED ON GPS  
SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS)  
ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000115040  
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE  
CURRENT TEXAS  
SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND  
SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II  
SURVEY.

CHARLES G. WALKER, TX. RPLS # 5283.  
WALKER TEXAS SURVEYORS, INC.  
P.O. BOX 324  
CEDAR PARK, TEXAS 78630  
(512) 259-3361  
T.B.P.L.S. FIRM NO. 10103800  
DATE OF SURVEY: FEBRUARY 18, 2023  
DRAWING NO.: 0750504-02-PARCEL 13  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
PAGE 4 OF 4



"PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED FOR  
ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED  
UPON AS THE FINAL SURVEY  
DOCUMENT."