

**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 0.121 acres (Parcel 16) described by metes and bounds in Exhibit "A" owned by **PATRICIA M. ANDERSON**, 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 \_\_\_\_\_.

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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

**0.121 ACRE RIGHT-OF-WAY PARCEL NO. 16  
CHARLES A. ANDERSON AND PATRICIA M. ANDERSON  
PORTION OF  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.121 ACRES (APPROXIMATELY 5,285 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO CHARLES A. ANDERSON AND PATRICIA M. ANDERSON, IN A DEED DATED DECEMBER 05, 1996, AND RECORDED IN DOCUMENT NO. 1996063666 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.121 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the Northeast corner of the herein described tract, the Northeast corner of said Anderson tract and the Southeast corner of that certain called 2.00 acre tract as described in the deed to Edward Allen Miller and Deborah K. Stanford-Miller, filed of record in Document Number 2004068037, Official Public Records, Williamson County, Texas, a ½ inch Iron Pipe found in the West right-of-way line of County Road 255 (right-of-way width varies);

**THENCE** South 19°50'06" East with the East line of said Anderson tract and the West line of said County Road 255 a distance of 227.29 feet to an angle point;

**THENCE** South 18°36'53" East with the East line of said Anderson tract and the West line of said County Road 255 a distance of 60.88 feet to an angle point;

**THENCE** South 13°02'52" East with the East line of said Anderson tract and the West line of said County Road 255 a distance of 130.67 feet to the Southeast corner of the herein described tract, the Southeast corner of said Anderson tract and the Northeast corner of that certain called 4.114 acre tract as described in the deed to Arbie J. Heckman filed of record in Volume 2085, Page 786, Official Public Records, Williamson County, Texas;

**THENCE** South 71°49'53" West with the South line of said Anderson tract and the North line of said Heckman tract a distance of 0.22 feet to the Southwest corner of the herein described tract, a set ½ inch iron rod with cap marked "Walker 5283";

**THENCE** North 19°26'44" West across said Anderson tract a distance of 418.02 feet to the Northwest corner of the herein described tract a ½ inch iron rod with cap marked "Walker 5283" set in the North line of said Anderson tract and the South line of said Miller tract;

**THENCE** North 70°34'50" East with the North line of said Anderson tract and the South line of said Miller tract a distance of 14.12 feet to the **POINT OF BEGINNING**, containing 0.121 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 16.

**"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."**

Charles G. Walker                      Date  
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 0.121 ACRES (APPROXIMATELY 5,285 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHARLES A ANDERSON AND PATRICIA M. ANDERSON, IN A DEED DATED DECEMBER 05, 1996, AND RECORDED IN DOCUMENT NO. 21996063666 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

○	1/2" IRON ROD WITH "WALKER 5283" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
Δ	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
—X—	FENCE LINE
( )	RECORD INFORMATION

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)

"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."

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.

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: OCTOBER, 2022  
DRAWING NO.: 0750504-02-PARCEL 16  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
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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 1996063666  
O.R.W.C.

PT# 2054  
N:10,243,548.99  
E:3,076,015.82

PT# 2100  
N:10,243,154.82  
E:3,076,154.98

Patricia Maxine Anderson  
Vol. 1014, Pg. 0068  
D.R.W.C.

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

Arbie J. Heckman, Called 4.114 Acres  
Volume 2085, Page 786, O.R.W.C.

**PARCEL 16**  
0.121 ACRES  
APPROX.  
5,285 SQ. FT.



PT2054

PT2100

P.O.B.

C.R. 255 (R.O.W. WIDTH VARIES)

PROPOSED R.O.W. LINE

PROPOSED R.O.W. LINE

1/2" IR

1/2" IR

LINE	BEARING	DISTANCE
L1	N 19°26'44" W	418.02'
L2	S 71°49'53" W	0.22'
L3	S 13°02'52" E	130.67'
L4	S 18°36'53" E	60.88'
L5	S 19°50'06" E	227.29'
L6	N 70°34'50" E	14.12'

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DATE OF SURVEY: NOVEMBER, 2022  
DRAWING NO.: 0750504-02-PARCEL 16  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
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