

**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 1.234 acres (Parcel 50) described by metes and bounds in Exhibit "A" owned by **GB FARMS LLC** 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

**1.234 ACRE RIGHT-OF-WAY PARCEL NO. 50
GB FARMS LLC
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.234 ACRES (APPROXIMATELY 53,746 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 13.53 ACRE TRACT OF LAND CONVEYED TO GB FARMS LLC, IN A DEED DATED FEBRUARY 26, 2021. AND RECORDED IN DOCUMENT NO. 2021026961 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.234 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract, a ½ inch iron rod found in the South line of County Road 289 at the Northeast corner of Lot 16, Big Valley Subdivision, filed of record in Cabinet "E", Page 337, Plat Records, Williamson County, Texas;

THENCE South 22°31'49" East with the East line of said Lot 16, the East line of said GB Farms LLC tract and the West line of that certain called 4.00 acre tract of land as described in the deed to Claude R. Vickers filed of record in document number 2005094676, official public records, Williamson County, Texas, a distance of 369.67 feet to a calculated point in the West line of said Vickers tract;

THENCE South 20°43'35" East with the West line of said Claude Vickers tract a distance of 337.49 feet to a ½ inch iron rod found at the Southwest corner of said Vickers tract and the Northwest corner of that certain called 2.99 acre tract as described in the deed to Toni Lynn Lawrence filed of record in document Number 2004057588, official public records, Williamson County, Texas;

THENCE S 68°49'05" W with the south line of said Lot 16 and the North line of said Lot 17, a distance of 174.56 feet to the southwest 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 ½ inch iron rod with cap marked "Walker 5283" set at the Southwest corner of said Lot 16 bears South 68°49'05" West a distance of 456.82 feet;

THENCE N 24°17'17" W across said Lot 16 and said GB Farms LLC tract a distance of 62.73 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE N 63°56'10" E across said Lot 16 and said GB Farms LLC tract a distance of 178.08 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an interior corner of the herein described tract;

THENCE N 27°42'06" W across said Lot 16 and said GB Farms LLC tract a distance of 260.04 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at the beginning of a curve to the right;

THENCE in a northwesterly direction across said Lot 16 and said GB Farms LLC tract with a curve to the right an arc length of 345.77 feet (having a radius of 3,468.00 feet, a chord bearing of N 24°50'43" W, a chord distance of 345.63 feet, a delta angle of 5°42'45") to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at an interior corner of the herein described tract;

THENCE S 69°13'30" W across said Lot 16 and said GB Farms LLC tract a distance of 59.28 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE in a northwesterly direction across said Lot 16 and said GB Farms LLC tract with a curve to the right an arc length of 171.12 feet, (having a radius of 6,628.00 feet, a chord bearing of North 20°02'08" West, a chord distance of 171.12 feet, a delta angle of 1°28'45") to an interior corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE in a southwesterly direction across said Lot 16 and said GB Farms LLC tract, with a curve to the right, an arc length of 14.35 feet, (having a radius of 525.00 feet, a chord bearing of South 81°19'22" West, a chord length of 14.35 feet, a delta angle of 1°33'56") to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE South 82°06'20" West across said Lot 16 and said GB Farms LLC tract, a distance of 49.15 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at the beginning of a curve to the Left;

THENCE in a southwesterly direction across said Lot 16 and said GB Farms LLC tract, with a curve to the left an arc length of 57.48 feet, (having a radius of 475.00 feet, a chord bearing of South 78°38'20" West, a chord length of 57.44 feet, a delta angle of 06°56'00") to the most northerly northwest corner of the herein described tract, a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Lot 16, the North line of said GB Farms LLC tract and the South line of

Big Valley Spur Road, from which a ½ inch iron rod with plastic cap marked "Walker 5283" bears South 72°29'58" West a distance of 442.85';

THENCE North 72°29'58" East with the North line of said Lot 16, the North line of said GB Farms LLC tract and the South line of said Big Valley Spur Road a distance of 222.49 feet to the POINT OF BEGINNING and containing 1.234 acres of land more or less.

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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 49.

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

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SKETCH TO ACCOMPANY A DESCRIPTION OF 1.234 ACRES (APPROXIMATELY 53,746 SQ. FT.) IN THE JAMES
NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT
CERTAIN TRACT OF LAND CONVEYED TO GB FARMS LLC, IN A DEED DATED FEBRUARY 26, 2021 AND
RECORDED IN DOCUMENT NO. 2021026961 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS.

LEGEND

○	5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
●	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 GEO DETIC 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.

"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, 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: APRIL , 2023
DRAWING NO.: 0750504-02-PARCEL 50
PROJECT NO.: 0750504
DRAWN BY: MLH
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