

**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 3.081 acres (Parcel 52) described by metes and bounds in Exhibit "A" owned by **LARRY DEAN KEMP SR. a/k/a LARRY D. KEMP** 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

**3.081 ACRE RIGHT-OF-WAY PARCEL NO. 52
LARRY DEAN KEMP
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 3.081 ACRES (APPROXIMATELY 134,195 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 12.07 ACRE TRACT OF LAND CONVEYED TO LARRY DEAN KEMP, IN A DEED DATED NOVEMBER 21, 2005. AND RECORDED IN DOCUMENT NO. 2005092530 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.081 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the most northerly Northeast corner of the herein described tract, the most northerly Northeast corner of said Kemp tract, in the West line of that certain called 2.99 acre tract of land conveyed in the deed to Toni Lynn Lawrence filed of record in document number 2004057588 of the official public records of Williamson County, Texas

THENCE South 20°52'47" East with the most northerly East line of said Kemp tract and the West line said called 2.99 acre tract a distance of 147.86 feet to a ½ inch iron rod found for an interior corner of the herein described tract, an interior corner of said Kemp tract, and the Southwest corner of said Lawrence tract;

THENCE North 68°10'21" East with the South line of said Lawrence tract and the most southerly north line of said Kemp tract, a distance of 162.73 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for the most southerly northeast corner of the herein described tract;

THENCE South 27°42'06" East across said Kemp tract, a distance of 522.18 feet a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at an angle point;

THENCE South 36°47'31" East a distance of 71.85 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the East line of said Kemp tract and the West line of that certain called 42.807 acre tract as described in the deed to Elvin R. Hall and Donna Hall filed of record in Volume 2530, Page 362, Official Public

EXHIBIT "A"

Records, Williamson County, Texas;

THENCE South 21°19'53" East with the East line of said Kemp tract and the West line of said Hall tract a distance of 83.41 feet to the Southeast corner of the herein described tract a ½ inch iron rod found at the Southeast corner of said Kemp tract, and the Northeast corner of that certain called 10.9994 acre tract of land as described in the deed to Marcel Vera, filed of record in Document Number 2019098332, Official Public Records, Williamson County, Texas;

THENCE South 68°43'01" West with the south line of said Kemp tract and the North line of said Vera tract a distance of 160.84 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for the Southwest corner of the herein described tract from which a ½ inch iron rod found at the Southwest corner of said Kemp tract bears South 68°43'01" West a distance of 259.78 feet;

THENCE North 18°36'41" West across said Kemp tract a distance of 137.59 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE North 27°42'06" West across said Kemp tract a distance of 461.14 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE South 62°17'54" West across said Kemp tract a distance of 176.20 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE North 27°42'06" West across said Kemp tract a distance of 107.96 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE South 68°00'58" West across said Kemp tract a distance of 13.67 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE North 24°17'17" West across said Kemp tract a distance of 135.14 feet to the Northwest corner of the herein described tract, to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Kemp tract and the south line of said GB Farms LLC tract;

THENCE North 68°47'06" East with the north line of said Kemp tract and the south line of said GB Farms LLC tract, a distance of 174.56 feet to the POINT OF BEGINNING, containing 3.081 acres of land more or less.

EXHIBIT "A"

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 52.

"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: March , 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 3.081 ACRES (APPROXIMATELY 134,195 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO LARRY DEAN KEMP, IN A DEED DATED NOVEMBER 21, 2005 AND RECORDED IN DOCUMENT NO. 2005092530 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)
- M-H-S 1/2" IRON ROD FOUND WITH CAP MARKED
"MATKIN-HOOVER-SURVEY&ENG"
- P.R.W.C.T. PLAT RECORDS WILLIAMSON CO., TX.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON CO., TX.
- () 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)

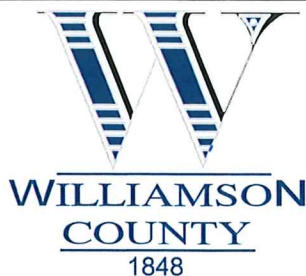
INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

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

"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: MARCH , 2023
DRAWING NO.: 0750504-02-PARCEL 52
PROJECT NO.: 0750504
DRAWN BY: MLH
PAGE 4 OF 5



GB Farms LLC
Called 13.53 Acres
Lot 16, Big Valley Subdivision
Cabinet "E", Page 337,
Document Number 2021026961
O.R.W.C.TX.

Parcel 51
Toni Lynn Lawrence
Called 2.99 Acres
Doc. No. 2004057588
Vol. 1722, Pg. 237
O.P.R.W.C.

Larry Dean Kemp
Called 12.07 Acres
Lot 17, Big Valley Subdivision
Cabinet "E", Page 337,
Document Number 2018055760
2005092530

Lot 17, Big Valley Subdivision
Cabinet "E", Page 337,
Document Number 2018055760
2005092530

Elvin R. Hall and
Donna Hall
Called 42.807 Acres
Volume 2530, Page 362
O.R.W.C.

PARCEL 52
3.081ACRES
APPROX.
134,195 SQ. FT.

NO IMPROVEMENTS
SHOWN HEREON

Marcelo Vera
Called 10.9994 Acres
Document Number 2019098332
O.P.R.W.C.

2037 N:10,235,390.97 E:3,079,395.47	2045 N:10,235,793.57 E:3,079,017.65
2038 N:10,235,910.83 E:3,079,109.69	2046 N:10,235,711.66 E:3,078,861.65
2041 N:10,235,448.50 E:3,079,352.44	2047 N:10,235,807.24 E:3,078,811.47
2043 N:10,235,254.89 E:3,079,275.93	2048 N:10,235,802.12 E:3,078,798.79
2044 N:10,235,385.28 E:3,079,232.02	2049 N:10,235,925.31 E:3,078,743.21

LINE	BEARING	DISTANCE
L1	S 20°52'47" E	147.86'
L2	N 68°10'21" E	162.73'
L3	S 27°42'06" E	522.18'
L4	S 36°47'31" E	71.85'
L5	S 21°19'53" E	83.41'
L6	S 68°43'01" W	160.84'
L7	N 18°36'41" W	137.59'
L8	N 27°42'06" W	461.14'
L9	S 62°17'54" W	176.20'
L10	N 27°42'06" W	107.96'
L11	S 68°00'58" W	13.67'
L12	N 24°17'17" W	135.14'
L13	N 68°47'06" E	174.56'

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