

**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 1.064 acres (Parcel 6A) described by metes and bounds in Exhibit "A" owned by **SUNNY SPRING RANCH LLC, a Texas Limited Liability Company** 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

**1.064 ACRE RIGHT-OF-WAY PARCEL NO. 06A  
SUNNY SPRING RANCH LLC,  
PORTION OF  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.064 ACRES (APPROXIMATELY 46,329 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 55.78 ACRE TRACT OF LAND CONVEYED TO SUNNY SPRING RANCH LLC, FILED OF RECORD IN DOCUMENT NUMBER 2022020342, DATED FEBRUARY 16, 2022, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.064 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 called 55.78 acre tract and the Southeast corner of that certain called 271.725 acre tract of land as described in the deed conveyed to Fred R. Kaufman and Alice L. Kaufman in Volume 2319, Page 884, Official Public Records, Williamson County, Texas, a ½ inch iron rod found in the West right of way line of County Road 255 (variable width right-of-way);

**THENCE** South 06°32'34" East with the East line of said called 55.78 acre tract and the West right-of-way line of said County Road 255 a distance of 263.51 feet to a ½ inch iron rod found at an angle point;

**THENCE** South 20°21'40" East with the East line of said called 55.78 acre tract and the West right-of-way line of said County Road 255 a distance of 92.53 feet to a ½ inch iron rod found at an angle point;

**THENCE** South 21°40'54" East with the East line of said called 55.78 acre tract, and the West right-of-way line of said County Road 255 a distance of 428.70 feet to the Southeast corner of the herein described tract, the Southeast corner of said called 55.78 acre tract, and the Northeast corner of that certain called 3.25 acre tract of land as described in the deed to Steve R. and Jill Kaufman, filed of record in Document

Number 199847657, Official Public Records, Williamson County, Texas a ½ inch iron rod found in the West line of said County Road 255;

THENCE South 77°54'00" West with the South line of said called 55.78 acre tract and the North line of said called 3.25 acre Kaufman tract a distance of 15.19 feet to the Southwest corner of the herein described tract, a set ½ inch iron rod with cap marked "Walker 5283";

**THENCE** in a northwesterly direction across said called 3.25 acre tract and said called 55.78 acre Kaufman tracts the following calls:

- 1) with a curve to the right an arc length of 323.92 feet, (having a radius of 4,748.00 feet, a chord bearing of North 19°04'12" West, a chord length of 323.85 feet, a delta angle of 03°54'32") to a ½ inch iron rod with cap marked "Walker 5283" set for an interior corner of the herein described tract;
- 2) South 69°57'56" West a distance of 74.12 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 3) North 20°02'04" West a distance of 80.00 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 4) South 69°57'56" West a distance of 25.00 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 5) North 52°43'47" West a distance of 27.04 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 6) North 26°13'11" West a distance of 137.65 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 7) North 05°43'30" West a distance of 134.65 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 8) North 68°57'58" East a distance of 129.02 feet to a ½ inch iron rod with cap marked "Walker 5283" set for a corner of the herein described tract;
- 9) with a curve to the right an arc length of 79.39 feet, (having a radius of 4,748.00 feet, a chord bearing of North 12°07'26" West, a chord length of 79.39 feet, a delta angle of 00°57'29") 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 called 55.78 acre Kaufman tract and the South line of said called 271.725 acre Kaufman tract;

THENCE N 68°09'50" E with the North line of said called 55.78 acre tract and the South line of said called 271.725 acre Kaufman tract a distance of 13.58 feet to the **POINT OF BEGINNING**, having an area of 1.064 acres 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 06.

"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  
075054-02-PARCEL-06A-20221109



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.064 ACRES (APPROXIMATELY 46,329 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 55.78 ACRE TRACT OF LAND CONVEYED TO SUNNY SPRINGS RANCH, IN A DEED DATED FEBRUARY 16, 2022 RECORDED IN DOCUMENT NUMBER 2022020342 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
- ( ) 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).

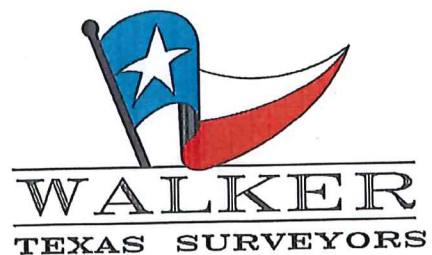
COMBINED SCALE FACTOR = 0.999849624  
(FOR SURFACE TO GRID CONVERSION)

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

THIS SURVEY 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: NOVEMBER, 2022  
DRAWING NO.: 0750504-02-PARCEL 06A  
PROJECT NO.: 0750504-02  
DRAWN BY: MLH  
PAGE 4 OF 5



"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."

PT# 2076  
N:10,246,169.42  
E:3,075,100.03

PT# 2077  
N:10,246,091.80  
E:3,075,116.71

PT# 2078  
N:10,246,045.49  
E:3,074,996.29

PT# 2079  
N:10,245,911.51  
E:3,075,009.72

PT# 2080  
N:10,245,788.03  
E:3,075,070.53

PT# 2081  
N:10,245,771.66  
E:3,075,092.05

PT# 2082  
N:10,245,780.22  
E:3,075,115.54

PT# 2083  
N:10,245,705.06  
E:3,075,142.94

PT# 2084  
N:10,245,730.46  
E:3,075,212.58

PT# 2084  
N:10,245,730.46  
E:3,075,212.58

PT# 2109  
N:10,245,424.38  
E:3,075,318.39

Fred R. Kaufman and Alice L. Kaufman  
Called 271.725 Acres  
Volume 2319, Page 884, O.R.W.C.



SCALE 1"=200'

Sunny Springs Ranch  
Called 55.78 Acres  
Doc. No.: 2022020342  
O.P.R.W.C.

LINE	BEARING	DISTANCE
L1	N 68°07'19" E	13.58'
L2	S 06°32'34" E	263.51'
L3	S 20°21'40" E	92.53'
L4	S 21°40'54" E	428.70'
L5	S 77°54'00" W	15.19'
L6	S 69°57'56" W	74.12'
L7	N 20°02'04" W	80.00'
L8	S 69°57'56" W	25.00'
L9	N 52°43'47" W	27.04'
L10	N 26°13'11" W	137.65'
L11	N 05°43'30" W	134.65'
L12	N 68°57'58" E	129.02'

**PARCEL 06**  
1.064 ACRES  
46,329 SQ. FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4748.00'	79.39'	79.39'	N 12°07'26" W	0°57'29"
C2	4748.00'	323.92'	323.85'	N 19°04'12" W	3°54'32"

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 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: NOVEMBER, 2022  
DRAWING NO.: 0750504-02-PARCEL 06A  
PROJECT NO.: 0750504-02  
DRAWN BY: MLH  
PAGE 5 OF 5



"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."