

**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 0.777 acres (Parcel 32) described by metes and bounds in Exhibit "A" owned by **CHRISTOPHER M. AND TEENA L. REEVES** 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

**0.777 ACRE RIGHT-OF-WAY PARCEL NO. 32
CHRISTOPHER M. REEVES AND TEENA L. REEVES
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.777 ACRES (APPROXIMATELY 33,832 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 9.89 ACRE TRACT OF LAND CONVEYED TO CHRISTOPHER M. REEVES AND TEENA L. REEVES, IN A DEED DATED SEPTEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2009069528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.777 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract in the West right-of-way line of County Road 255 (right-of-way width varies), the Northeast corner of said Reeves called 9.89 acre tract, the Southeast corner of a called 0.5 acre tract of land as described in the deed conveyed to Robert Stark, Jr. filed of record in Document No. 2019033253, Official Public Records Williamson County, Texas, from which a found ½ inch iron pipe bears North 20°37'02" West a distance of 380.00 feet;

THENCE South 20°45'44" East with the West right-of-way line of said County Road 255 and the East line of said Reeves tract a distance of 379.97 feet to the Southeast corner of the herein described tract, the Southeast corner of said Reeves tract, the Northeast of that certain called 9.899 acre tract of land as described in the deed to Larry Lane Roberts and Wilma Irene Roberts filed of record in Volume 1648, Page 361, O.R.W.C., from which a ½ inch iron rod found at the Northeast corner of that certain called 9.901 acre tract as described in the deed to Morris and Ida Bonnet filed of record in Volume 2245, Page 876, Official Public Records, Williamson County, Texas bears South 20°21'43" East a distance of 758.65 feet;

THENCE South 72°26'22" West with the South line of said Miller tract and the North line of said Roberts called 9.899 acre tract a distance of 159.75 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 a ½ inch iron rod found at the Southwest corner of said Reeves tract bears South 72°02'23" West a distance of 977.30 feet;

THENCE North 18°21'18" West across said Reeves tract a distance of 182.88 feet to the most Westerly Northwest corner of the herein described tract a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE North 70°33'35" East across said Reeves tract a distance of 121.36 feet 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 North 17°55'33" West across said Reeves tract a distance of 192.37 feet to the 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 Reeves tract and the South line of said Robert Stark tract from which a found ½ inch iron rod bears South 71°59'38" West a distance of 111.26 feet;

THENCE North 71°59'38" East with the North line of said Reeves tract and the South line of said Stark tract a distance of 21.00 feet to the **POINT OF BEGINNING**, containing 0.777 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 32.



Charles G. Walker Date: September 21, 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 0.777 ACRES (APPROXIMATELY 33,832 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHRISTOPHER M. REEVES AND TEENA L. REEVES, IN A DEED DATED SEPTEMBER 22, 2009, AND RECORDED IN DOCUMENT NO. 2009069528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301761 issued by Texan Title Insurance Company on May 23, 2023, 8:00am, with an effective date of May 18, 2023, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

b. Easement dated June 15, 1973, to Pedernales Electric Cooperative, Inc., recorded in Volume 571, Page 510, Deed Records, Williamson County, Texas. (Does Effect).

c. Easement dated September 8, 1983, to Chisholm Trail Water Supply Corporation, recorded in Volume 939, Page 189, Deed Records, Williamson County, Texas. (Does Effect).

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, TX.
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION



Robert Stark, Jr.
Doc. No. 2019033253, O.P.R.W.CO. TX.
AKA/Powderhorn Sub. LOT 1, BLOCK 1,
Cab. H, Slide 163, P.R.W.C.



Christopher M. Reeves and
Teena L. Reeves
Called 9.89 Acres
Document Number 2009069528
O.P.R.W.C.

PARCEL 32
0.777 ACRES
APPROX.
33,832 SQ. FT.

Significant Improvements
Shown within Parcel

977.30'(tie)
S 72°02'23" W
PT2110
Larry Lane Roberts and
Wilma Irene Roberts
Called 9.899 Acres
Volume 1648, Page 361
O.R.W.C.

Fnd. 1/2" I.R.
380.0'(tie)
N 20°37'02" W
P.O.B.

Fnd. 1/2" I.R.
111.26'(tie)
S 71°59'38" W
PT2113

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

Lot 7

PT 2110
N:10,240,007.95
E:3,077,145.01

PT 2111
N:10,240,181.53
E:3,077,087.42

PT 2112
N:10,240,221.92
E:3,077,201.86

PT 2113
N:10,240,405.90
E:3,077,142.35

LEGEND

- Utility Box
- Water Meter
- OHE-Power Pole
- Overhead Electric

Kyle Schaefer and
Melony Schaefer
Called 12.935 acres
Document Number 2017018693
O.P.R.W.C.

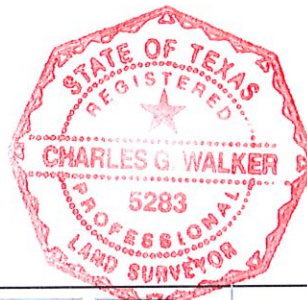
ALL BEARINGS, DISTANCES, COORDINATES AND AREAS
ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), TEXAS CENTRAL ZONE, BASED ON GPS
SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY
(NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

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.

LINE	BEARING	DISTANCE
L1	S 72°26'22" W	159.75'
L2	N 18°21'18" W	182.88'
L3	N 70°33'35" E	121.36'
L4	N 17°55'33" W	192.37'
L5	N 71°59'38" E	21.00'
L6	S 20°45'44" E	379.97'



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: September 21, 2023
DRAWING NO.: 0750504-02-PARCEL 32
PROJECT NO.: 0750504
DRAWN BY: MLH
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