

**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 0.431 acres (Parcel 35) described by metes and bounds in Exhibit "A" owned by **LARRY LANE ROBERTS** 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 Gravel, 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

**0.431 ACRE RIGHT-OF-WAY PARCEL NO. 35
LARRY LANE ROBERTS AND WILMA IRENE ROBERTS
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.431 ACRES (APPROXIMATELY 18,794 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 9.899 ACRE TRACT OF LAND CONVEYED TO LARRY LANE ROBERTS AND WILMA IRENE ROBERTS, IN A DEED DATED APRIL 8, 1988, AND RECORDED IN VOLUME 1648, PAGE 361, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED TO DURWOOD D. WATKINS FILED OF RECORD IN VOLUME 1080, PAGE 415, GENERAL WARRANTY DEED RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.431 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Southeast corner of the herein described tract in the West right of way line of County Road 255 (variable width right-of-way), the Southeast corner of said Roberts called 9.899 acre tract and the Northeast corner of that certain called 9.901 acres as described in the deed Morris C. Bonnet and Ida M. Bonnet filed of record in Volume 2245, Page 876, Official Public Records, Williamson County Texas, from which a 1/2 inch iron rod found at the southeast corner of that certain tract of land as described in the deed to Randall and Melanie Townsend O'Neill filed of record in instrument number 2021192476, Official Public Records, Williamson County, Texas bears South 20°33'49" East a distance of 379.88 feet and South 20°38'49" East a distance of 166.11 feet;

THENCE South 72°06'35" West with the South line of said Roberts called 9.899 acre tract and the North line of said Bonnet called 9.901 acre tract a distance of 48.23 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 1/2 inch inside diameter pipe found at the Southwest corner of said Roberts tract bears South 72°06'35" West a distance of 1087.50 feet;

THENCE in a Northwesterly direction across said Roberts called 9.899 tract with an arc to the right an arc distance of 366.62 feet, (having a radius of 10,068 feet, a chord bearing of North 19°17'33" West, a chord distance of 366.60 feet, a delta angle of 02°05'11") to the 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 South 70°33'35" West across said Roberts called 9.899 acre tract a distance of 120.03 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE North 18°21'18" West across said Roberts called 9.899 acre tract a distance of 16.18 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Roberts called 9.899 acre tract and in the South line of that certain called 9.89 acre tract as described in the deed to Christopher M. Reeves and Teena L. Reeves filed of record in Document Number 2009069528, Official Public Records, Williamson County, Texas, from which a 1/2 inch inside diameter pipe found at the northwest corner of said Roberts tract bears South 72°05'50" West a distance of 977.31 feet;

THENCE North 72°05'50" East with the North line of said Roberts called 9.899 acre tract and the South line of said Reeves called 9.89 acre tract a distance of 159.27 feet to the Northeast corner of the herein described tract, the Northeast corner of said Roberts tract and the Southeast corner of said Reeves tract, in the West right of way line of said County Road 255 from which a 1/2 inch inside diameter pipe found at the Northeast corner of the Powder Horn Subdivision according to the map or plat thereof filed of record in Cabinet "H", Slide 163-164, plat records Williamson County, Texas bears North 20°41'49" West a distance of 380.01 feet and North 20°38'49" West a distance of 379.91 feet;

THENCE South 20°36'49" East with the East line of said Roberts tract and the West right of way line of said County Road 255 a distance of 379.88 feet to the **POINT OF BEGINNING**, containing 0.431 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 35.



Charles G. Walker Date: November 14, 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 0.431 ACRES (APPROXIMATELY 18,794 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 LANE ROBERTS AND WILMA IRENE ROBERTS, IN A DEED DATED APRIL 8, 1998 AND RECORDED IN DOCUMENT VOLUME 1648, PAGE 361, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301697 issued by Texan Title Insurance Company on April 17, 2023, 8:00am, with an effective date of April 10, 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.

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

c. Easement dated September 8, 1983, to Chisholm Trail Water Supply Corporation, recorded in Volume 939, Page 189, Deed Records, Williamson County, Texas. (Does NOT affect)

f. Right of Way Easement dated August 191995, executed by Larry L. Roberts to Chisholm Trail Special Utility District, recorded under Document No. 9541479, Official Records, Williamson County, Texas. (Does NOT affect)

LEGEND



5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP
MARKED "WILLIAMSON COUNTY"



1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)



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



