

**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 0.262 acres (Parcel 39) described by metes and bounds in Exhibit "A" owned by **JUSTIN D. AKRE AND KEISHA R. AKRE** 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.

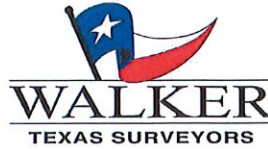
BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this \_\_\_\_\_.

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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

**0.262 ACRE RIGHT-OF-WAY PARCEL NO. 39  
JUSTIN D. AND KEISHA R. AKRE  
PORTION OF  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.262 ACRES (APPROXIMATELY 11,406 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PART OF LOT TWO (2) OF LITTLE CREEK ACRES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET EE, SLIDES 265-266, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 0.262 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch iron rod with plastic cap marked "3DS Surveying" found in the East right-of-way line of County Road 255 (right-of-way width varies), for the Southwest corner the herein described tract, the Southwest corner of said Lot 2, of said Akre tract, found in the North line of that certain called 11.52 acre tract of land as described in the deed to Rocking Wilco L.P. filed of record in Document Number 2021191090, Official Public Records Williamson County, Texas;

**THENCE** North 26°40'52" West with the West line of said Lot 2, and of said Akre tract and the East right of way line of County Road 289 a distance of 261.99 feet to an angle point in the West line of said Lot 2, and said Akre tract and the East right of way line of said County Road 289;

**THENCE** North 20°38'02" West continuing with the West line of said Lot 2 and said Akre tract and the East right of way line of County Road 289 a distance of 40.48 feet to the Northwest corner of the herein described tract, the Northwest corner of said Lot 2, the Northwest corner of said Akre tract and the Southwest corner of Lot 1, of said Little Creek acres, the Southwest corner of that certain called 10 acre tract as described in the deed to Saebastian Hwang filed of record in Document Number 2021031970, Official Public Records, Williamson County, Texas, from which a ½ inch iron rod with orange plastic cap bears North 20°49'32" West a distance of 613.19 feet;

**THENCE** North 64°57'40" East with the North line of said Lot 2, the South line of said Lot 1, and the North line of said called 5.558 acre Akre tract and the South line of said 10.00 acre Hwang tract a distance of 39.99 feet to the Northeast corner of the herein described tract, a 5/8 inch iron rod with 1-1/2" aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Lot 2, the north line of said Akre tract and the South line of said Lot 1, from which a 1/2 inch iron rod found at the Northeast corner of said Akre tract bears North 64°57'40" East a distance of 475.17 feet and North 68°53'47" East a distance of 230.07 feet;

**THENCE** in a southeasterly direction across said Lot 2, and said called 5.558 acre Akre tract with a curve to the left having a radius of 9,932.0 feet an arc distance of 305.22 feet (having a chord bearing of South 24°33'31" East, chord distance of 305.20 feet, delta angle of 01°45'39") to the Southeast corner of the herein described tract, a 5/8 inch iron rod with 1-1/2" aluminum cap marked "WILLIAMSON COUNTY" set in the South line of said Lot 2, the South line of said Akre tract and the North line of said Rocking Wilco L.P. Tract from which a 1/2 inch iron rod found at the Southeast corner of said Lot 2 bears North 70°04'04" East a distance of 679.13 feet;

**THENCE** South 70°04'04" West with the South line of said Lot 2, the South line of said Akre tract and the North line of said Rocking Wilco L.P. tract a distance of 33.17 feet to the **POINT OF BEGINNING**, containing 0.262 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 39.

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I hereby certify that the hereon map and description was performed under my direct supervision:

  
Charles G. Walker      Date: October 27, 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 0.262 ACRES (APPROXIMATELY 11,406 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PART OF LOT TWO (2) OF LITTLE CREEK ACRES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "EE", SLIDES 265-266, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.**

**Surveyor's Notes:**

Only those easements and that information listed in Title Commitment File No. GT2301707 issued by Texan Title Insurance Company on April 23, 2023, 8:00am, with an effective date of April 14, 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.

a. Waterline easement granted to Chisholm Trail WSC, as recorded in Volume 938, Page 575, Deed Records, Williamson County, Texas. (Does Effect).

b. Waterline easement granted to Chisholm Trail WSC, as recorded in Volume 944, Page 762, Deed Records, Williamson County, Texas. (Does Effect).

c. Waterline easement granted to Chisholm Trail Special Utility District, as recorded in Volume 2602, Page 226, Official Records, Williamson County, Texas. (Does Effect).

g. A 50' front building setback line as shown on plat recorded in Cabinet EE, Slides 265-266, Plat Records, Williamson County, Texas. (Does Effect-as shown)

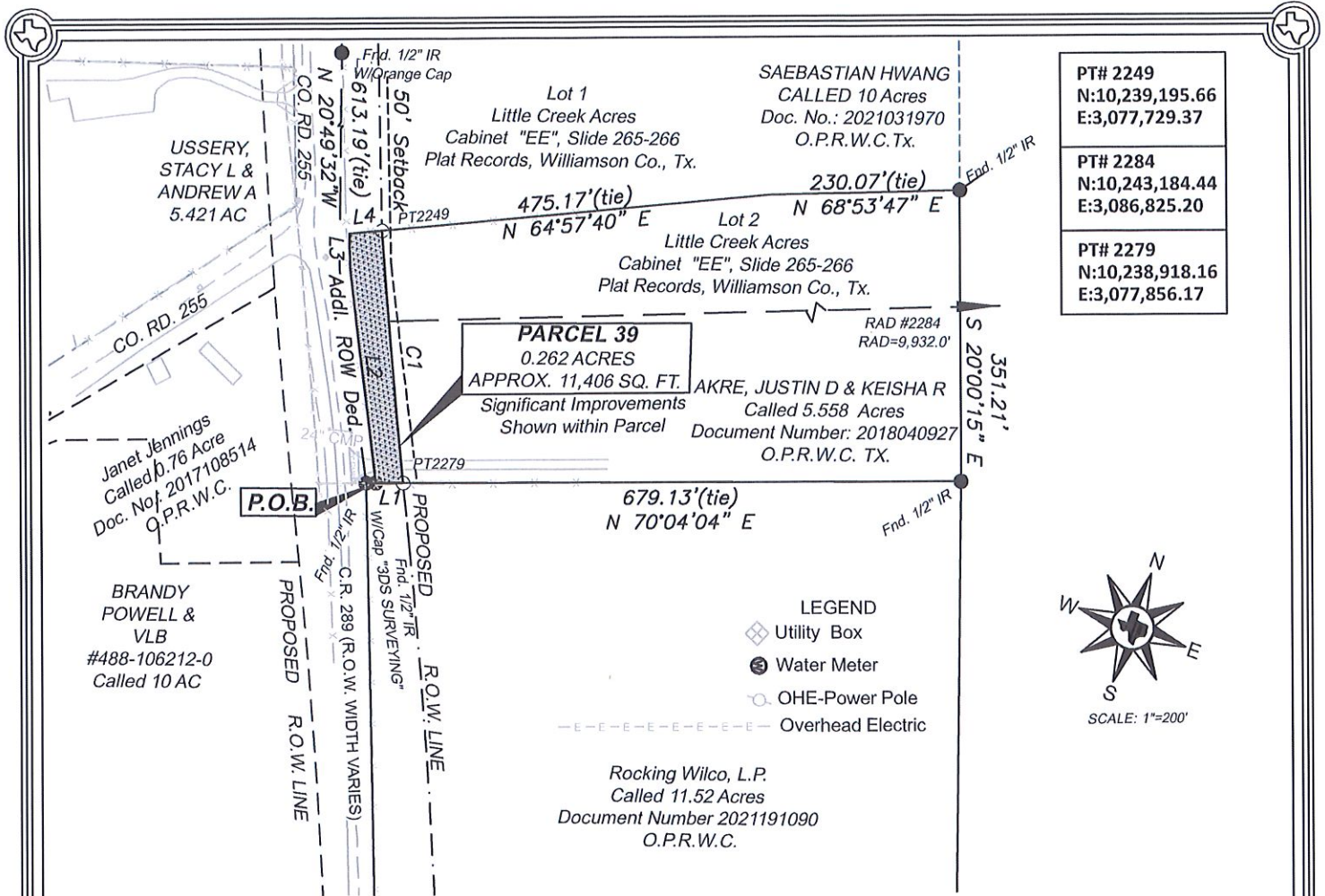
h. Area of additional right of way dedicated along County Road 255, as shown on plat of subdivision recorded in Cabinet EE, Slides 265-266, Plat Records, Williamson County, Texas. (Does Effect-as shown)

**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







PT# 2249  
N:10,239,195.66  
E:3,077,729.37

PT# 2284  
N:10,243,184.44  
E:3,086,825.20

PT# 2279  
N:10,238,918.16  
E:3,077,856.17



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

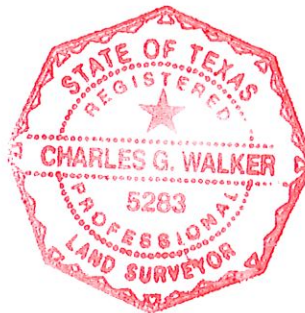
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9932.00'	305.22'	305.20'	S 24°33'31" E	1°45'39"

LINE	BEARING	DISTANCE
L1	S 70°04'04" W	33.17'
L2	N 26°40'52" W	261.99'
L3	N 20°38'02" W	40.48'
L4	N 64°57'40" E	39.99'
L5	N 70°04'04" E	679.13'

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.



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: OCTOBER 27, 2023  
DRAWING NO.: 0750504-02-PARCEL 39  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
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