

**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 1.727 acres (Parcel 49) described by metes and bounds in Exhibit "A" owned by **MARJORIE M. VICKERS, Individually and as Independent Executrix of the Estate of Claude R. Vickers, deceased.** 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

**1.727 ACRE RIGHT-OF-WAY PARCEL NO. 49
CLAUDE R. VICKERS
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.727 ACRES (APPROXIMATELY 75,212 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 4.00 ACRE TRACT OF LAND CONVEYED TO CLAUDE R. VICKERS, IN A DEED DATED NOVEMBER 29, 2005. AND RECORDED IN DOCUMENT NO. 2005094676 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.727 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northwest corner of the herein described tract, the Northwest corner of said Vickers tract the Northeast corner of Lot 16, Big Valley Subdivision, filed of record in Cabinet "E", Page 337, Plat Records, Williamson County, Texas, a ½ inch iron rod found in the South line of County Road 289;

THENCE North 89°20'29" East with the North line of said Vickers tract and the South line of said County Road 289 a distance of 58.09 feet to an angle point in the North line of said Vickers Tract;

THENCE South 87°59'41" East with the North line of said Vickers Tract and the South line of said County Road 289 a distance of 94.45 feet to a ½ inch iron rod found in the South right of way line of said County Road 289;

THENCE North 68°38'09" East with the North line of said Vickers Tract and the South right of way line of said County Road 289 a distance of 77.55 feet to the Northeast 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 the Northeast corner of said Vickers tract, a ½ inch iron rod found near a fence corner post bears North 68°38'09" East a distance of 47.80 feet;

THENCE South 22°36'08" West across said Vickers tract a distance of 188.32 feet to an

angle point in the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY"

THENCE in a Southeasterly direction across said Vickers tract with a curve to the Left an arc distance of 318.45 feet (having a radius of 3,332.00 feet, a chord bearing of South 24°57'49" East, a chord distance of 318.33 feet, and a delta angle of 05°28'34") to the point of tangency, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE South 27°42'06" East across said Vickers tract a distance of 196.93 feet to the southeast 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 South line of said Vickers tract and the North line of that certain called 2.99 acre tract of land as described in the deed conveyed to Tony Lynn Lawrence, filed of record in document number 2004057588, Official Public Records, Williamson County, Texas from which a 1/2 inch iron rod found at the Southeast corner of said Vickers called 4.00 acre tract bears North 68°36'01" East a distance of 137.62 feet;

THENCE South 68°36'01" West with the South line of said Vickers tract and the North line of said Lawrence tract a distance of 125.82 feet to the Southwest corner of the herein described tract, the Southwest corner of said Vickers tract, a 1/2 inch iron rod found at a fence corner post in the East line of said Big Valley Subdivision;

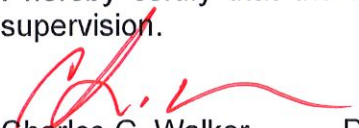
THENCE North 20°43'35" West with the West line of said Vickers tract and the East line of said Big Valley Subdivision a distance of 337.49 feet to an angle point;

THENCE North 22°31'49" West with the West line of said Vickers tract and the East line of said Big Valley Subdivision a distance of 369.67 feet the POINT OF BEGINNING, containing 1.727 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 49.

I hereby certify that the heron map and description was performed under my direct supervision.


Charles G. Walker Date: October 12, 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 1.727 ACRES (APPROXIMATELY 75,212 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CLAUDE R. VICKERS, IN A DEED DATED NOVEMBER 29, 2005 AND RECORDED IN DOCUMENT NO. 2005094676 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2201763 issued by Texan Title Insurance Company on May 23, 2022, 8:00am, with an effective date of May 18, 2022, 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.

d. Right of Way Easement dated July 18, 1984, executed by Donald L. Harrell to Chisholm Trail Water Supply Corp., recorded in Volume 1064, Page 542, Official Records, Williamson County, Texas. (Does not affect)

e. Right of Way Easement dated September 8, 1983, executed by Lora Mae Anderson to Chisholm Trail Water Supply Corp., recorded in Volume 939, Page 187, Deed Records, Williamson County, Texas. (Does not affect)

f. Right of Way Easement dated May 14, 1982, executed by Weaver Anderson to Chisholm Trail, WSC, recorded in Volume 938, Page 559, Deed Records, Williamson County, Texas. (Does not affect)

g. Telephone Company Right of Way Easement dated January 1, 1981, executed by Mr. William Daniels to Mid-State Telephone Company, recorded in Volume 826, Page 349, Deed Records, Williamson County, Texas. (Does not affect)

h. Utility Easement dated April 8, 2015, executed by Claude R. Vickers to Pedernales Electric Cooperative, Inc., recorded under Document No. 2015039284, 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)
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
—X—	FENCE LINE
()	RECORD INFORMATION



BIG VALLEY SPUR

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 49
1.727 ACRES
APPROX.
75,212 SQ. FT.

Significant Improvements
Shown within Parcel

C.R. 289

PT# 2059
N:10,236,816.72
E:3,078,814.89

PT# 2117
N:10,237,903.21
E:3,081,826.95

PT# 2196
N:10,236,354.27
E:3,078,876.86

PT# 2036
N:10,236,179.92
E:3,078,968.41

PT# 2233
N:10,236,642.87
E:3,078,742.51

PT2117
Rad. Pt.
Radius=3,332.0

Allen B. Parson, et al.
Called 3.00 Ac.
Doc. No.: 2015013993
O.P.R.W.C.

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

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



SCALE 1"=200'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3332.00'	318.45'	318.33'	N 24°57'49" W	5°28'34"

LINE	BEARING	DISTANCE
L1	S 22°31'49" E	369.67'
L2	S 20°43'35" E	337.49'
L3	N 68°36'01" E	125.82'
L4	N 27°42'06" W	196.93'
L5	N 22°36'08" E	188.32'
L6	S 68°38'09" W	77.55'
L7	N 87°59'41" W	94.45'
L8	S 89°20'29" W	58.09'
L9	N 68°38'09" E	47.80'

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.



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 12, 2023
DRAWING NO.: 0750504-02-PARCEL 49
PROJECT NO.: 0750504
DRAWN BY: MLH
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