

**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 1.014 acres (Parcel 19) and 0.471 acres (Parcel 19A) described by metes and bounds in Exhibits "A & B" owned by **KEVIN KREINKE**, 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 Exhibits "A & B" 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

**1.014 ACRE RIGHT-OF-WAY PARCEL NO. 19
TANYA AND JOSEPH BLANCO
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.014 ACRES (APPROXIMATELY 44,183 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 15.00 ACRE TRACT OF LAND CONVEYED TO TANYA AND JOSEPH BLANCO IN A WARRANTY DEED DATED JULY 7, 2016 AND RECORDED IN DOCUMENT NO. 2020105303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.014 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod with cap marked "RPLS 1213" Found in the existing east right-of-way line of County Road 255 (right-of-way width varies), for the Southwest corner of the herein described tract, the Northwest corner of that certain called 200.871 acre tract of land a described in the deed conveyed to NORTH VISTA RANCH LLC of record in document no.: 2016060626, Official Public Records Williamson County, Texas, from which a ½ inch iron rod with cap marked "RPLS 5785", bears South 20°33'46" East, a distance of 70.05 feet;

THENCE North 20°40'43" West with the west line of said BLANCO tract and the existing east right-of-way line of said County Road 255 a distance of 500.19 feet to the northwest corner of the herein described tract, the Northwest corner of said Blanco tract, and the southwest corner of that certain tract of land as conveyed to Christopher L. Anderson and Amyjo Anderson, according to the deed filed of record in instrument number (2014061997), official public records Williamson County, Texas, from which an iron rod found at the northwest corner of said Anderson tract bears North 20°41'43" West a distance of 30.01 feet;

THENCE North 70°50'12" East with the North line of said Blanco tract and the South line of said Anderson tract a distance of 90.94 feet to the northeast corner of the herein described tract, 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for the Northeast corner of the herein described tract from which a ½ inch

iron rod with cap "Unreadable-22?2" found at the northeast corner of said Blanco tract bears North 70°50'12" East a distance of 1,222.22 feet;

THENCE South 20°05'16" East across said Blanco tract a distance of 500.08 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 Blanco tract and the North line of said North Vista Ranch LLC tract from which a 1/2 inch iron rod with cap marked "PLS 2218" found at the Southeast corner of said Blanco tract bears North 70°49'59" East a distance of 1214.08 feet;

THENCE South 70°49'59" West with the South line of said Blanco tract and the North line of said North Visa Ranch LLC tract a distance of 85.78 feet to the **POINT OF BEGINNING**, containing 1.014 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 19.



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 1.014 ACRES (APPROXIMATELY 44,183 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO TANYA AND JOSEPH BLANCO, IN A DEED DATED AUGUST 05, 2014 AND RECORDED IN DOCUMENT NO. 2014061997 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2201310, issued by Texan Title Insurance Company on October 31, 2022, 8:00am, with an effective date of October 21, 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.

10a. Easement dated January 1, 1981, executed by William Daniels to Mid-State Telephone Company, recorded in Volume 826, Page 349, Deed Records, Williamson County, Texas. (Does affect, referenced to a called 330 acre tract)

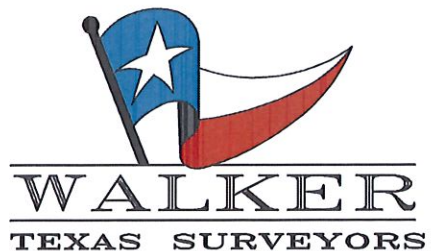
10b. Easement dated September 12, 1983, executed by William Daniels to Chisholm Trail Water Supply Corporation, recorded in Volume 944, Page 762, Deed Records, Williamson County, Texas, and transferred to Chisholm Trail Special Utility District by instrument dated July 16, 1992, and recorded in Volume 2168, Page 44, Official records, Williamson County, Texas. (Does affect, referenced to a called 380.05 acre tract)

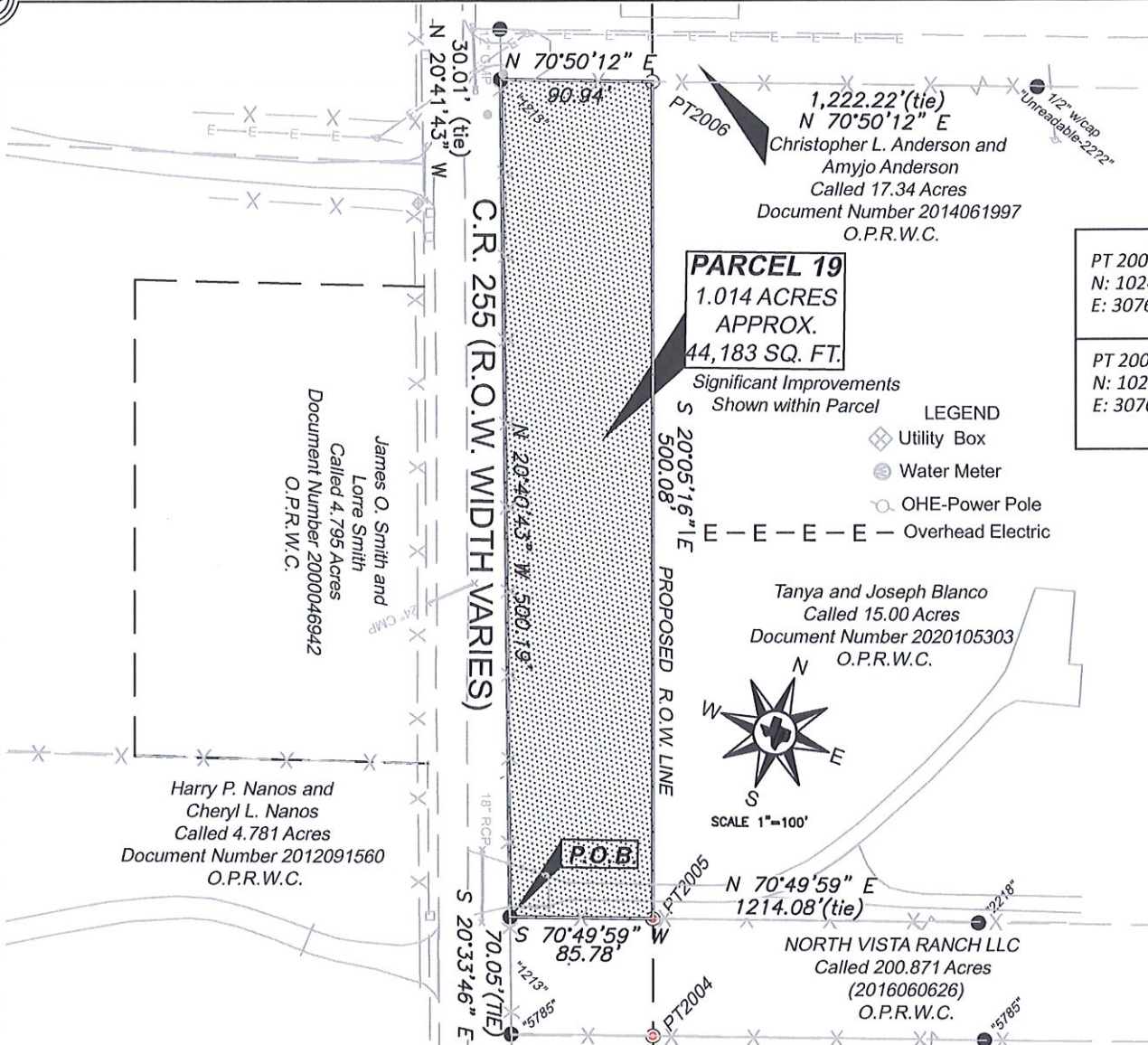
10i. Water line Easement dated October 15, 2013, executed by Lee Ann Skinner to Chisholm Trail Special Utility District, recorded under Document No. 201300398, Official records, Williamson County, Texas. (Does Affect 15 acre tract)

10j. Utility Easement dated November 2, 2014, executed by Aaron Skinner and Lee Ann Skinner to Pedernales Electric Cooperative, Inc., recorded under Document No. 2014000176, Official Records, Williamson County, Texas. (Does Affect 15 acre tract)

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 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: SEPTEMBER 21, 2023
 DRAWING NO.: 075029-02-PARCEL 19
 PROJECT NO.: 0750504
 DRAWN BY: MLH
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EXHIBIT "B"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**0.471 ACRE RIGHT-OF-WAY PARCEL NO. 19A
TANYA AND JOSEPH BLANCO
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.471 ACRES (APPROXIMATELY 20,513 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 15.00 ACRE TRACT OF LAND CONVEYED TO TANYA AND JOSEPH BLANCO IN A WARRANTY DEED DATED JULY 7, 2016 AND RECORDED IN DOCUMENT NO. 2020105303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.471 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 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 proposed East right of way line of County Road 255 (right-of-way width varies), from which a 1/2 inch iron rod with cap marked "RPLS 1213, found for the Northwest corner of said Blanco tract in the existing East right-of-way line of said County Road 255 (right-of-way width varies) the southwest corner of that certain tract of land as conveyed to Christopher L. Anderson and Amyjo Anderson, according to the deed filed of record in instrument number (2014061997), official public records Williamson County, Texas bears South 70°50'12" West a distance of 90.94 feet;

THENCE North 70°50'12" East with the North line of said Blanco tract and the South line of said Anderson tract a distance of 85.01 feet to the northeast corner of the herein described tract, a 1/2 inch iron rod with cap marked "Walker 5283" set for the Northeast corner of the herein described tract from which a 1/2 inch iron rod with "Unreadable cap 22?2" found for the northeast corner of said Blanco tract bears North 70°50'12" East a distance of 1137.21 feet;

THENCE South 20°05'16" East across said Blanco tract a distance of 198.15 feet a 1/2 inch iron rod with cap marked "Walker 5283" set for an angle point in the herein described tract;

THENCE South 24°54'44" West across said Blanco tract a distance of 120.21 feet to a ½ inch iron rod with cap marked "Walker 5283" set for the South corner of the herein described tract, in the proposed East right-of-way line of said County Road 255 from which a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the South line of said Blanco tract bears South 20°05'16" East a distance of 215.56 feet;

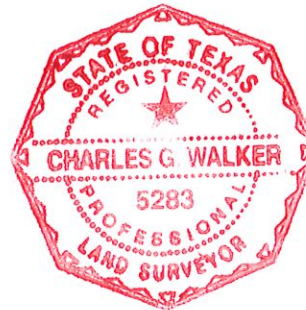
THENCE North 20°05'16" West across said Blanco tract, with the proposed East right-of-way line of said County Road 255 a distance of 284.52 feet the POINT OF BEGINNING, containing 0.471 acres of land more or less.

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Attachments: Survey Drawing No. 075054-02-PARCEL 19A.**

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



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



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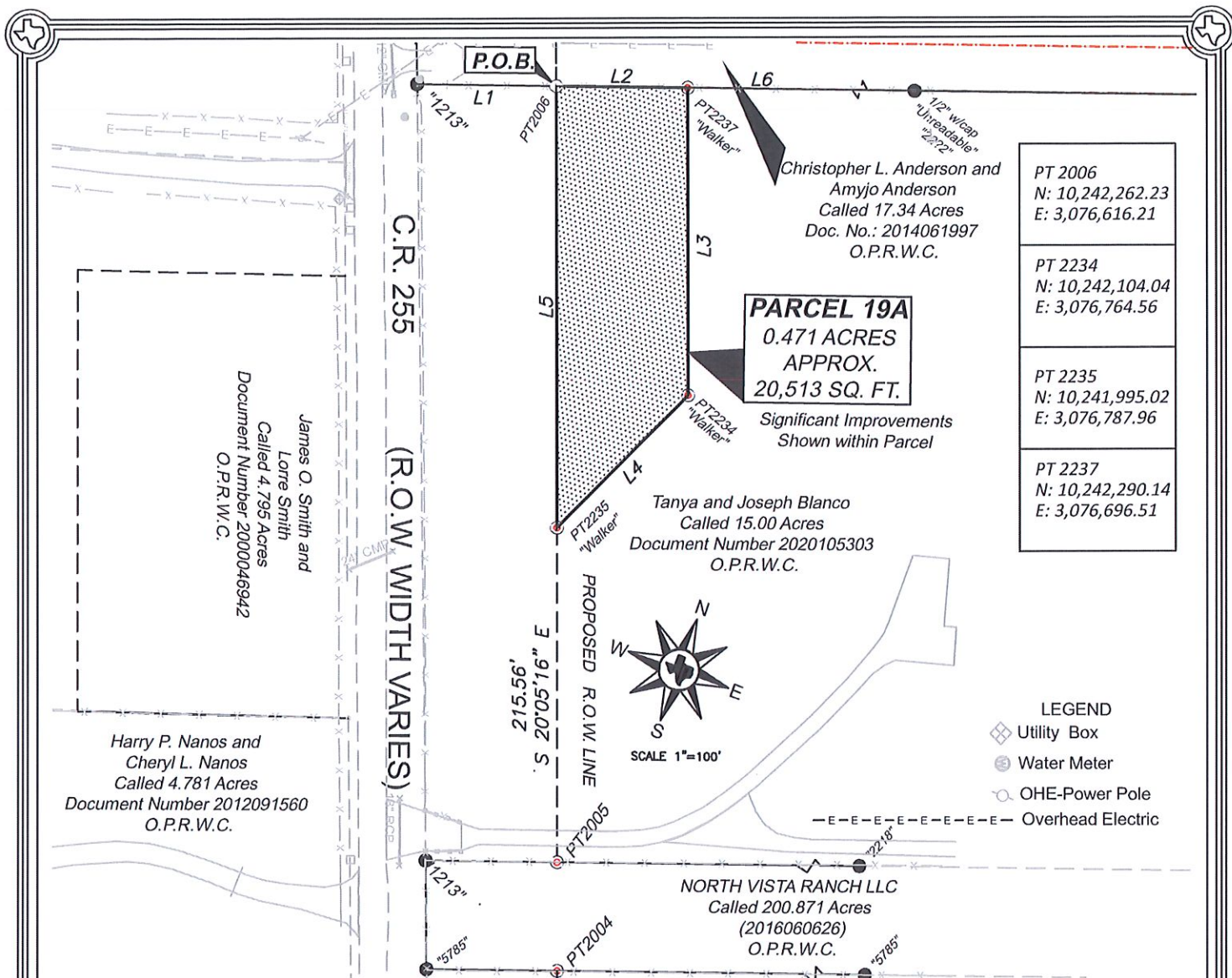
LEGEND

- 1/2" IRON ROD WITH "WALKER 5283" CAP SET
"Walker"
- 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

LINE	BEARING	DISTANCE
L1	S 70°50'12" W	90.94'
L2	N 70°50'12" E	85.01'
L3	S 20°05'16" E	198.15'
L4	S 24°54'44" W	120.21'
L5	N 20°05'16" W	284.52'
L6	N 70°50'12" E	1137.21'





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CHARLES G. WALKER, TX. RPLS # 5283.

WALKER TEXAS SURVEYORS, INC.

P.O. BOX 324

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(512) 259-3361

T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: September 21, 2023

DRAWING NO.: 075029-02-PARCEL 19A

PROJECT NO.: 0750504

DRAWN BY: MLH

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