

**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 20.761, a drainage easement interest in and across approximately 2.936 acres and a temporary construction easement for 1.199 acres owned by FOY EUGENE HAYDON AND WIFE BARBARA K. HAYDON (parcel 56 Part 1 and Part 2 and parcel 561E and 561TE), described by metes and bounds in Exhibit "A", for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of SH 195 ("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, widening, straightening, lengthening, 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 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,

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or her designated agent be and she 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

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

Adopted this 18<sup>th</sup> day of August, 2009.


  
\_\_\_\_\_  
Dan A. Gattis  
Williamson County Judge

EXHIBIT A

County: Williamson  
Highway: SH 195  
Limits: From 0.830 mile south of Bell County Line to 6.903 miles south of Bell County Line  
ROW CSJ: 0440-01-037

Property Description  
for Parcel 56 Part 1

BEING a 14.94 acre parcel of land located in Williamson County, Texas, situated in the M. Wells Survey, Abstract 646 and the Washington Reese Survey, Abstract 523 and being part of a tract of land described as 105.0 acres conveyed from Foy E. Haydon and wife, Katherine M. Haydon, to Foy Eugene Haydon and wife, Barbara K. Haydon, by deed dated November 4, 1975 and recorded in Volume 620, Page 932 of the Williamson County Deed Records and also being part of a tract of land described as 173.399 acres conveyed from Foy E. Haydon and wife, Katherine Haydon, to Foy Eugene Haydon by deed dated October 26, 1983 and recorded in Volume 952, Page 485 of the Williamson County Deed Records.

COMMENCING at a found 1/2 inch iron rod, being 764.11 feet right of Proposed Baseline Station 1091+93.21, for the northwest corner of said 105.0 acre tract and the southwest corner of a tract of land described as 62.28 acres conveyed from Sara Alice Gower, Independent Executor of the Estate of Bennie Gower, Deceased, pursuant to the Last Will and Testament of Bennie Gower, Deceased, as admitted to probate under Cause No. 99-16755-CPI, County Court of Williamson County, Texas to Sara Alice Gower by deed dated July 11, 2001 and recorded in Document No. 2001050985 of the Williamson County Deed Records;

THENCE North 69° 03' 09" East a distance of 610.32 feet, along the north line of said 105.0 acre tract and the south line of said 62.28 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 159.77 feet right of Proposed Baseline Station 1092+79.64, for the POINT OF BEGINNING;

- (1) THENCE North 69° 03' 09" East a distance of 448.23 feet, along the north line of said 105.0 acre tract and the south line of said 62.28 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 284.61 feet left of Proposed Baseline Station 1093+37.67;
- (2) THENCE South 12° 36' 06" East a distance of 805.58 feet, along the proposed east right-of-way line of State Highway 195, the proposed west right-of-way line of an access road, and a Control of Access line, crossing said 105.0 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 120.00 feet left of Proposed Baseline Station 1101+00.00, for the beginning of a curve to the right;

- (3) THENCE southeasterly a distance of 1587.89 feet, crossing said 105.0 acre tract and into said 173.99 acre tract, along the proposed east right-of-way line of said State Highway 195, the proposed west right-of-way line of said access road, said Control of Access line, and the arc of said curve to the right, having a central angle of  $15^{\circ} 33' 11''$ , a radius of 5,849.58 feet, a chord bearing of South  $12^{\circ} 46' 40''$  East, and a chord distance of 1583.02 feet, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 120.00 feet left of Proposed Baseline Station 1116+55.32;
- (4) THENCE South  $68^{\circ} 58' 55''$  West a distance of 257.82 feet, along the south line of said 173.399 acre tract and the north line of a tract of land described as 455.719 acres conveyed from David M. Patten to Bill G. Kemnitz by deed dated February 24, 1995 and recorded in Volume 2683, Page 30, "Exhibit A" of the Williamson County Deed Records, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 127.36 feet right of Proposed Baseline Station 1117+28.08;
- (5) THENCE North  $09^{\circ} 53' 29''$  West a distance of 27.57 feet, along the proposed west right-of-way line of said State Highway 195 and a Control of Access line, crossing said 173.399 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 130.00 feet right of Proposed Baseline Station 1117+00.00;
- (6) THENCE North  $05^{\circ} 03' 15''$  West a distance of 97.73 feet, along the proposed west right-of-way line of said State Highway 195 and said Control of Access line, crossing said 173.399 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 130.00 feet right of Proposed Baseline Station 1116+00.00;
- (7) THENCE North  $00^{\circ} 13' 17''$  West a distance of 98.33 feet, along the proposed west right-of-way line of said State Highway 195 and said Control of Access line, crossing said 173.399 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 120.00 feet right of Proposed Baseline Station 1115+00.00, for the beginning of a curve to the left;
- (8) THENCE northwesterly a distance of 1076.96 feet, crossing said 173.399 acre tract and said 105.0 acre tract, along the proposed west right-of-way line of said State Highway 195, said Control of Access line, and the arc of said curve to the left, having a central angle of  $10^{\circ} 59' 60''$ , a radius of 5,609.58 feet, a chord bearing of North  $12^{\circ} 03' 16''$  West, and a chord distance of 1075.31 feet to a set Texas Department of Transportation Type II concrete monument, being 120.00 feet right of Proposed Baseline Station 1104+00.00,
- (9) THENCE North  $20^{\circ} 03' 15''$  West a distance of 489.37 feet, along the proposed west right-of-way line of said State Highway 195 and said Control of Access line, crossing said 105.0 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 120.00 feet right of Proposed Baseline Station 1099+00.00;

- (10) THENCE North 29° 24' 44" West, passing at a distance of 464.83 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 156.36 feet right of Proposed Baseline Station 1094+25.00, and continuing for a total distance of 606.21 feet, along the proposed west right-of-way line of said State Highway 195 and said Control of Access line, crossing said 105.0 acre tract, to the POINT OF BEGINNING and containing 14.94 acres of land

All bearings and distances are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All distances are adjusted to surface using a surface adjustment factor of 1.000120.

Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

A plat of even survey date herewith accompanies this property description.

Surveyed by:  
RODS Surveying, Inc.  
6810 Lee Road, Spring, Texas 77379  
Phone (281) 379-6388

*Scott Morris*

Scott Morris, Registered Professional Land Surveyor, No. 5076

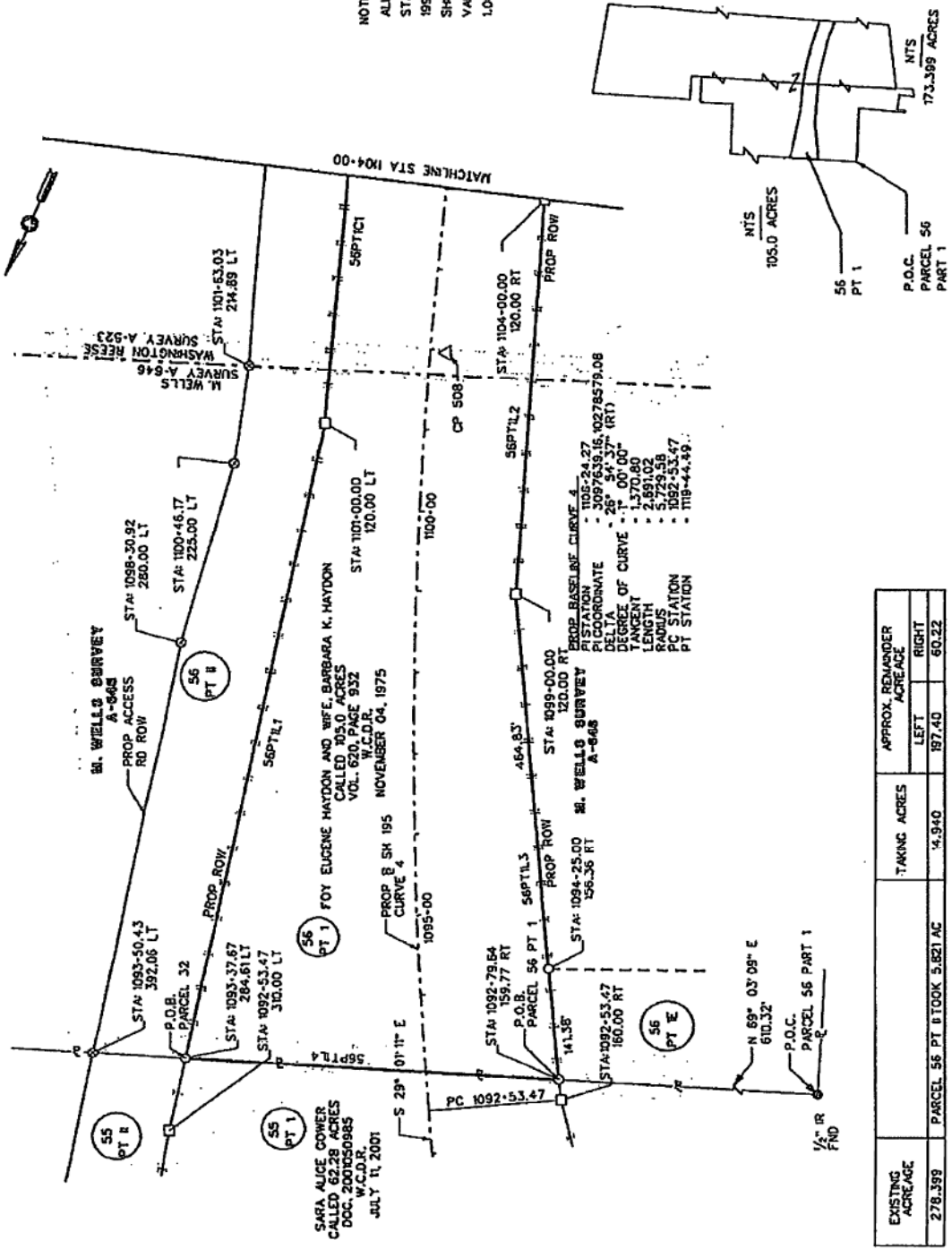
10-11-2007

Date



- LEGEND:**
- FOUND CORNER (AS DESCRIBED)
  - 1/4" ROD ROD W/ ALUMINUM CAP SET
  - ⊙ 3/4" ROD ROD W/ PLASTIC CAP SET
  - ⊙ "TODS SURVEYING"
  - ⊙ CONCRETE MONUMENT SET (TYPE B)
  - ⊙ FOUND CONCRETE MONUMENT (TYPE B)
  - ▲ CALCULATED POINT
  - △ CONTROL POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - BASE LINE / CENTERLINE
  - SURVEY LINE
  - PROPERTY LINE
  - EXIST ROW
  - PROP ROW
  - CONST EASEMENT (TEMPORARY)
  - DRAINAGE EASEMENT (PERMANENT)
  - CONTROL OF ACCESS
  - LINE OR CURVE NUMBER
  - L-LINE (C-CURVE)
  - G-TRACT (DE-EMASMENT OF TRACT G)

**NOTE:**  
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD83. 1983 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.000120.



**RIGHT OF WAY PLAT**  
SHOWING PROPERTY OF

**PARCEL 56 PART 1**

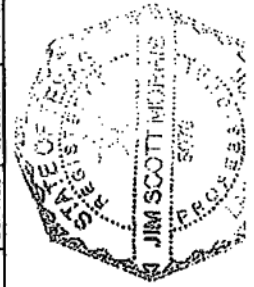
SHEET 4 OF 5

STATE HIGHWAY 195 WILLIAMSON COUNTY  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 379-6388  
CRAIG W. RODS, SURVEYOR, REG. NO. 117007

**CURVE TABLE**

PARCEL	CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
56 PT 1	56PT1C1	5,849.58	1587.89	19° 33' 11"	S 12° 46' 40" E	1583.02
	56PT1C2	5,800.58	1076.96	11° 00' 00"	N 12° 03' 16" W	1075.31

*Signature*  
10-11-2007



**APPROX. REMAINDER ACRES**

EXISTING ACRES	TAKING ACRES	LEFT	RIGHT
278.399	PARCEL 56 PT 1 TOOK 5.821 AC	187.40	60.22

**LINE TABLE**

PARCEL	LINE NO.	BEARING	DISTANCE
56 PT 1	56PT1L1	S 12° 36' 06" E	805.58
	56PT1L2	N 20° 03' 15" W	489.37
	56PT1L3	N 29° 24' 44" W	606.21
	56PT1L4	N 69° 03' 09" E	448.23
	56PT1L5	S 68° 36' 55" W	237.82
	56PT1L6	N 09° 53' 29" W	217.57
	56PT1L7	N 05° 03' 15" W	97.73
	56PT1L8	N 00° 13' 17" W	98.33



EXHIBIT A

County: Williamson  
Highway: SH 195  
Limits: From 0.830 mile south of Bell County Line to 6.903 miles south of Bell County Line  
ROW CSJ: 0440-01-037

Property Description  
for Parcel 56 Part II

BEING a 5.821 acre parcel of land located in Williamson County, Texas, situated in the M. Wells Survey, Abstract 646 and the Washington Reese Survey, Abstract 523 and being part of a tract of land described as 105.0 acres conveyed from Foy E. Haydon and wife, Katherine M. Haydon, to Foy Eugene Haydon and wife, Barbara K. Haydon, by deed dated November 4, 1975 and recorded in Volume 620, Page 932 of the Williamson County Deed Records and also being a part of a tract of land described as 173.399 acres conveyed from Foy E. Haydon and wife, Katherine Haydon, to Foy Eugene Haydon by deed dated October 26, 1983 and recorded in Volume 952, Page 485 of the Williamson County Deed Records.

COMMENCING at a found 1/2 inch iron rod, being 764.11 feet right of Proposed Baseline Station 1091+93.21, for the northwest corner of said 105.0 acre tract, and the southwest corner of a tract of land described as 62.28 acres conveyed from Sara Alice Gower, Independent Executor of the Estate of Bennie Gower, Deceased, pursuant to the Last Will and Testament of Bennie Gower, Deceased, as admitted to probate under Cause No. 99-16755-CPI, County Court of Williamson County, Texas to Sara Alice Gower by deed dated July 11, 2001 and recorded in Document No. 2001050985 of the Williamson County Deed Records;

THENCE North 69° 03' 09" East, passing at a distance of 610.32 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 159.77 feet right of Proposed Baseline Station 1092+79.64, and continuing for a total distance of 1,058.55 feet, along the north line of said 105.0 acre tract and the south line of said 62.28 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 284.61 feet left of Proposed Baseline Station 1093+37.67, for the POINT OF BEGINNING;

- (1) THENCE North 69° 03' 09" East a distance of 108.30 feet, along the north line of said 105.0 acre tract and the south line of said 62.28 acre tract, to a set 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING, INC.", being 392.06 feet left of Proposed Baseline Station 1093+50.43;
- (2) THENCE South 13° 13' 51" East a distance of 520.70 feet, along the proposed east right-of-way line of an access road and crossing said 105.0 acre tract, to a set 5/8 inch iron rod



with a yellow plastic cap marked "RODS SURVEYING, INC.", being 280.00 feet left of Proposed Baseline Station 1098+30.92;

- (3) THENCE South  $08^{\circ} 25' 07''$  East a distance of 231.35 feet, along the proposed east right-of-way line of said access road and crossing said 105.0 acre tract, to a set 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING, INC.", being 225.00 feet left of Proposed Baseline Station 1100+46.17;
- (4) THENCE South  $15^{\circ} 44' 45''$  East a distance of 121.76 feet, along the proposed east right-of-way line of said access road and crossing said 105.0 acre tract, to a set 5/8 inch iron rod with a yellow plastic cap marked "RODS SURVEYING, INC.", being 214.89 feet left of Proposed Baseline Station 1101+63.03, for the beginning of a curve to the right;
- (5) THENCE southeasterly a distance of 1518.44 feet, crossing said 105.0 acre tract and said 173.99 acre tract, along the proposed east right-of-way line of said access road and the arc of said curve to the right, having a central angle of  $15^{\circ} 02' 24''$ , a radius of 5,784.58 feet, a chord bearing of South  $13^{\circ} 20' 39''$  East, and a chord distance of 1514.08 feet, to a set 5/8 inch iron rod with yellow plastic cap marked "RODS SURVEYING, INC.", being 234.18 feet left of Proposed Baseline Station 1116+23.85;
- (6) THENCE South  $68^{\circ} 58' 55''$  West a distance of 118.70 feet, along the south line of a said 173.399 acre, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 120.00 feet left of Proposed Baseline Station 1116+55.32;
- (7) THENCE northwesterly a distance of 1587.89 feet, crossing said 105.0 acre tract and 173.99 acre tract, along the proposed east right-of-way line of State Highway 195, the proposed west right-of-way line of said access road, a Control of Access line, and the arc of a curve to the left, having a central angle of  $15^{\circ} 33' 11''$ , a radius of 5,849.58 feet, a chord bearing of North  $12^{\circ} 46' 40''$  West, and a chord distance of 1583.02 feet, to a set Texas Department of Transportation Type II concrete monument, being 120.00 feet left of Proposed Baseline Station 1101+00.00;

- (8) THENCE North 12° 36' 06" West 805.58 feet, along the proposed east right-of-way line of said State Highway 195, the proposed west right-of-way line of said access road, and said Control of Access line, crossing said 105.0 acre tract, to the POINT OF BEGINNING and containing 5.821 acres of land.

All bearings and distances are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All distances are adjusted to surface using a surface adjustment factor of 1.000120.

Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

A plat of even survey date herewith accompanies this property description.

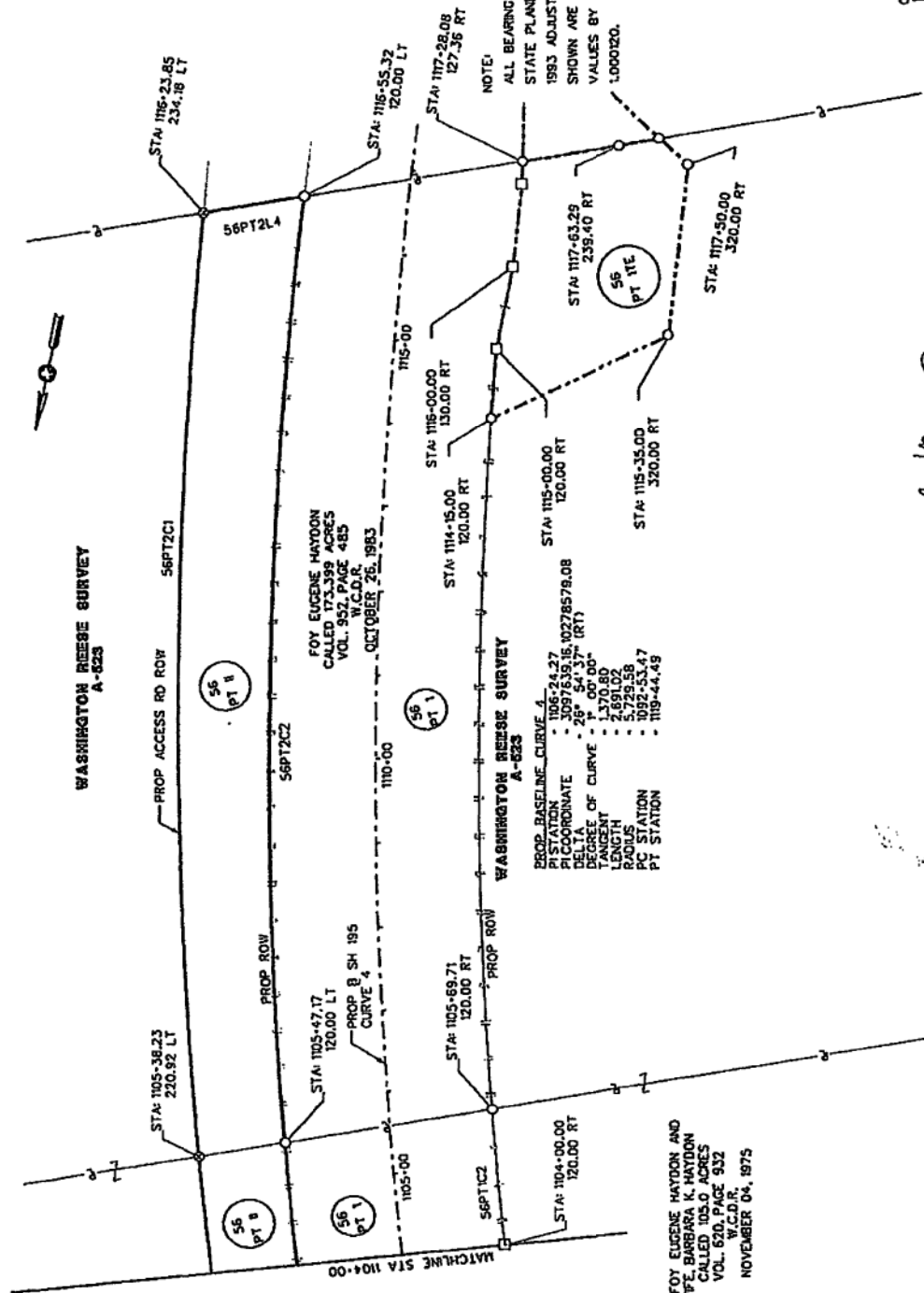
Surveyed by:  
RODS Surveying, Inc.  
6810 Lee Road, Spring, Texas 77379  
Phone (281) 379-6388

 10-11-2007  
\_\_\_\_\_  
Scott Morris, Registered Professional Land Surveyor, No. 5076 Date





- LEGEND**
- FOUND CORNER (AS DESCRIBED)
  - 3/4" IRON ROD W/ ALUMINUM CAP SET
  - ⊙ 3/4" IRON ROD W/ PLASTIC CAP SET
  - ⊕ "WOOD SURVEYING"
  - CONCRETE MONUMENT SET (TYPE B)
  - FOUND CONCRETE MONUMENT (TYPE B)
  - △ CALCULATED POINT
  - △ CONTROL POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - BASE LINE / CENTERLINE
  - SURVEY LINE
  - PROPERTY LINE
  - EXIST ROW
  - PROP ROW
  - CONST EASEMENT (TEMPORARY)
  - DRAINAGE EASEMENT (PERMANENT)
  - CONTROL OF ACCESS
  - L-LINE OR CURVE NUMBER
  - L-LINE (C-CURVE)
  - 6-TINACT REC-CASQUET OF TRACT 61



RIGHT OF WAY PLAT  
SHOWING PROPERTY OF

PARCEL 56 PART II

SHEET 5 OF 5

STATE HIGHWAY 195 WILLIAMSON COUNTY  
ROOS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 379-6388  
SCALE: 1"=200' REV. OCTOBER 11, 2007

*Surveyed*  
10-11-2007

FOY EUGENE HAYDON AND  
WIFE, BARBARA K. HAYDON  
CALLED 105.0 ACRES  
VOL. 670, PAGE 532  
W.C.O.R.  
NOVEMBER 04, 1975

EXHIBIT A

County: Williamson  
Highway: SH 195  
Limits: From 0.830 mile south of Bell County Line to 6.903 miles south of Bell County Line  
ROW CSJ: 0440-01-037

Property Description  
for Easement 56 Part 1E

BEING a 2.936 acre parcel of land located in Williamson County, Texas, situated in the M. Wells Survey, Abstract 646 and being part of a tract of land described as 105.0 acres conveyed from Foy E. Haydon and wife, Katherine M. Haydon, to Foy Eugene Haydon and wife, Barbara K. Haydon, by deed dated November 4, 1975 and recorded in Volume 620, Page 932 of the Williamson County Deed Records.

BEGINNING at a found 1/2 inch iron rod, being 764.11 feet right of Proposed Baseline Station 1091+93.21, for the northwest corner of said 105.0 acre tract and the southwest corner of a tract of land described as 62.28 acres conveyed from Sara Alice Gower, Independent Executor of the Estate of Bennie Gower, Deceased, pursuant of the Last Will and Testament of Bennie Gower, Deceased, as admitted to probate under Cause No. 99-16755-CPI, County Court of Williamson County, Texas to Sara Alice Gower by deed dated July 11, 2001 and recorded in Document No. 2001050985 of the Williamson County Deed Records;

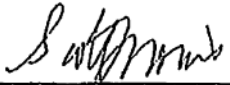
- (1) THENCE North 69° 03' 09" East a distance of 610.32 feet, along the proposed north line of a drainage easement, the north line of said 105.0 acre tract, and the south line of said 62.28 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 159.77 feet right of Proposed Baseline Station 1092+79.64, on the proposed west right-of-way line of State Highway 195;
- (2) THENCE South 29° 24' 44" East a distance of 141.38 feet, along the proposed east line of said drainage easement and the proposed west right-of-way line of said State Highway 195, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 156.36 feet right of Proposed Baseline Station 1094+25.00;
- (3) THENCE South 66° 21' 59" West a distance of 259.19 feet, along the proposed south line of said drainage easement and crossing said 105.0 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 415.00 feet right of Proposed Baseline Station 1094+07.11;

- (4) THENCE South 45° 23' 25" West a distance of 277.99 feet, along the proposed south line of said drainage easement and crossing said 105.0 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 680.00 feet right of Proposed Baseline Station 1095+00.00;
- (5) THENCE South 15° 08' 08" West a distance of 184.30 feet, along the proposed south line of said drainage easement and crossing said 105.0 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 800.65 feet right of Proposed Baseline Station 1096+60.00;
- (6) THENCE North 22° 17' 01" West a distance of 406.46 feet, along the proposed west line of said drainage easement, the west line of said 105.0 acre tract, and the east line of a tract of land described as 14.99 acres conveyed from Patrick M. O'Connor and wife, Ada E. O'Connor, to Kent Turner and wife, Tracey Turner, by deed dated August 23, 2001 and recorded in Document No. 2001063639, "Tract 1" of the Williamson County Deed Records, to a found 1/2 inch iron rod;
- (7) THENCE North 17° 04' 56" West a distance of 6.16 feet, along the proposed west line of a drainage easement and the west line of said 105.0 acre tract, to the POINT OF BEGINNING and containing 2.936 acres of land.

All bearings and distances are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All distances are adjusted to surface using a surface adjustment factor of 1.000120.

A plat of even survey date herewith accompanies this property description.

Surveyed by:  
RODS Surveying, Inc.  
6810 Lee Road, Spring, Texas 77379  
Phone (281) 379-6388

 10-11-2007  
\_\_\_\_\_  
Scott Morris, Registered Professional Land Surveyor, No. 5076 Date

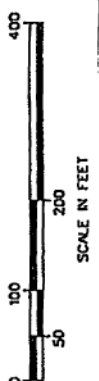
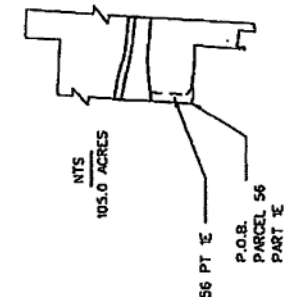
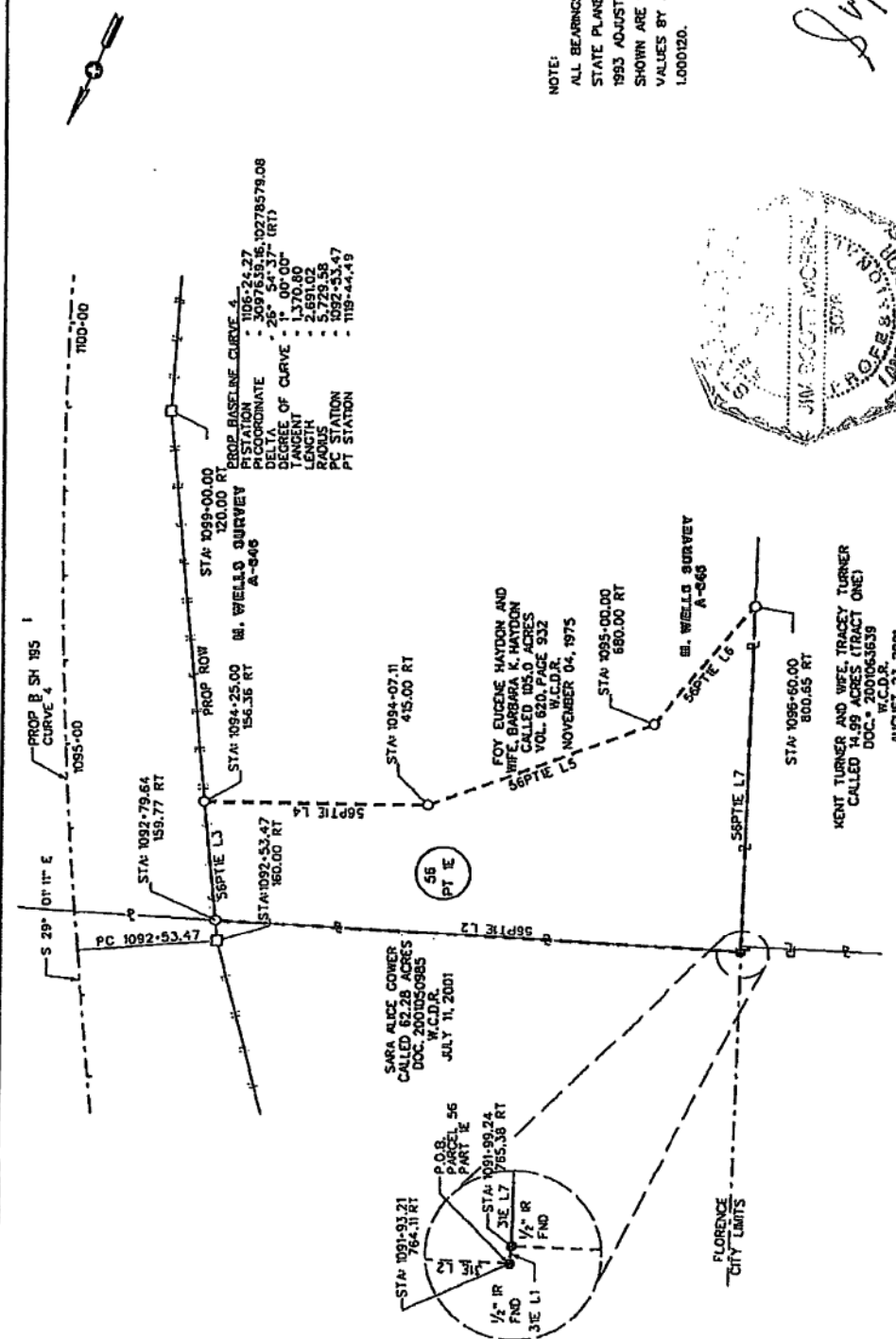


NOTE:  
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD83.  
1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES  
SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID  
VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF  
1.000120.

10-11-2007  
L. Brown

RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
PARCEL 56 PART 1E  
SHEET 3 OF 3

STATE HIGHWAY 195 WILLIAMSON COUNTY  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 379-6388  
SCALE: 1"=200' REV. OCTOBER 11, 2007



EXISTING ACREAGE	TAKING ACRES	APPROX. REMAINDER ACREAGE	
		LEFT	RIGHT

LINE TABLE			
PARCEL	LINE NO.	BEARING	DISTANCE
56 PT E	56PT E L1	N 17° 04' 56" W	6.16
	56PT E L2	N 69° 03' 09" E	670.32
	56PT E L3	S 29° 24' 44" E	141.38
	56PT E L4	S 68° 27' 59" W	259.19
	56PT E L5	S 43° 23' 25" W	277.99
	56PT E L6	S 15° 08' 08" W	184.30
	56PT E L7	N 22° 17' 01" W	405.46

EXHIBIT A

County: Williamson  
Highway: SH 195  
Limits: From 0.830 mile south of Bell County Line to 6.903 miles south of Bell County  
Line  
ROW CSJ: 0440-01-037

Property Description  
for Easement 56 Part 1TE

BEING a 1.199 acre parcel of land located in Williamson County, Texas, situated in the Washington Reese Survey, Abstract 523, and being part of a tract of land described as 173.399 acres conveyed from Foy E. Haydon and wife, Katherine Haydon, to Foy Eugene Haydon by deed dated October 26, 1983 and recorded in Volume 952, Page 485 of the Williamson County Deed Records.

COMMENCING at a found 1/2 inch iron rod, being 1,176.73 feet right of Proposed Baseline Station 1121+01.34, for the southwest corner of said 173.399 acre tract and an interior corner of a tract of land described as 455.719 acres conveyed from David M. Patten to Bill G. Kemnitz by deed dated February 24, 1995 and recorded in Volume 2683, Page 30, "Exhibit A" of the Williamson County Deed Records;

THENCE North 68° 25' 04" East a distance of 944.66 feet, along the north line of said 455.719 acre tract and the south line of said 173.399 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 283.82 feet right of Proposed Baseline Station 1117+78.17, for the POINT OF BEGINNING;

- (1) THENCE North 57° 30' 11" West a distance of 44.96 feet, along the proposed west line of a construction easement and crossing said 173.399 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 320.00 feet right of Proposed Baseline Station 1117+50.00;
- (2) THENCE North 05° 07' 48" West a distance of 202.98 feet, along the proposed west line of said construction easement and crossing said 173.399 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 320.00 feet right of Proposed Baseline Station 1115+35.00;
- (3) THENCE North 53° 12' 43" East a distance of 230.89 feet, along the proposed north line of said construction easement and crossing said 173.399 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 120.00 feet right of Proposed Baseline Station 1114+15.00, on the proposed west right-of-way line of State Highway 195;



- (4) THENCE southeasterly a distance of 83.22 feet, along the proposed east line of said construction easement, the proposed west right-of-way line of said State Highway 195, and along the arc of a curve to the right, having a central angle of  $00^{\circ} 51' 00''$ , a radius of 5,609.58 feet, a chord bearing of South  $06^{\circ} 58' 46''$  East, and a chord distance of 83.22 feet, to a set Texas Department of Transportation Type II concrete monument, being 120.00 feet right of Proposed Baseline Station 1115+00.00, for the end of said curve to the right;
- (5) THENCE South  $00^{\circ} 13' 17''$  East a distance of 98.33 feet, along the proposed east line of said construction easement and the proposed west right-of-way line of said State Highway 195, to a set Texas Department of Transportation Type II concrete monument, being 130.00 feet right of Proposed Baseline Station 1116+00.00;
- (6) THENCE South  $05^{\circ} 03' 15''$  East a distance of 97.73 feet, along the proposed east line of said construction easement and the proposed west right-of-way line of said State Highway 195, to a set Texas Department of Transportation Type II concrete monument, being 130.00 feet right of Proposed Baseline Station 1117+00.00;
- (7) THENCE South  $09^{\circ} 53' 29''$  East a distance of 27.57 feet, along the proposed east line of said construction easement and the proposed west right-of-way line of said State Highway 195, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 127.36 feet right of Proposed Baseline Station 1117+28.08, on the north line of said 455.719 acre tract and the south line of said 173.399 acre tract;
- (8) THENCE South  $68^{\circ} 58' 55''$  West a distance of 117.11 feet, along the proposed south line of said construction easement, the north line of said 455.719, and the south line of said 173.399 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 239.40 feet right of Proposed Baseline Station 1117+63.29;

- (9) THENCE South 68° 25' 04" West a distance of 46.63 feet, along the proposed south line of said construction easement, the north line of said 455.719, and the south line of said 173.399 acre tract, to the POINT OF BEGINNING and containing 1.199 acres of land.

All bearings and distances are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All distances are adjusted to surface using a surface adjustment factor of 1.000120.

A plat of even survey date herewith accompanies this property description.

Surveyed by:  
RODS Surveying, Inc.  
6810 Lee Road, Spring, Texas 77379  
Phone (281) 379-6388



Scott Morris, Registered Professional Land Surveyor, No. 5076

10-11-2007

Date



