

**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 4.726 acres owned by EMOGENE CHAMPION (parcel 22), described by metes and bounds in Exhibit "A", for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of US 183 Extension ("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 13<sup>th</sup> day of October, 2009.


  
Dan A. Gattis  
Williamson County Judge

EXHIBIT A

**County:** Williamson  
**Parcel No.:** 22  
**Highway:** U.S. 183  
**Limits:** From: Riva Ridge Drive  
To: State Highway 29

**PROPERTY DESCRIPTION FOR PARCEL 22**

DESCRIPTION OF A 4.726 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 38.24 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EMOGENE CHAMPION, AS RECORDED IN VOLUME 595, PG. 288, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.726 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 195+81.76, being in the south line of a called 21.543 acre tract of land, described in the deed to Mark Mason, as recorded in Document No. 2007021745, of the Official Public Records of Williamson County, Texas, same being the north line of said 38.24 acre tract, also being in the proposed east right-of-way line of U.S. Highway 183, a variable width right-of-way, and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found for the east common corner of said 38.24 acre tract and said 21.543 acre tract bears, N 68° 55' 45" E, a distance of 1722.91 feet;

**THENCE** leaving said common line with said proposed east right-of-way line crossing through the interior of said 38.24 acre tract, the following two (2) courses and distances:

1. with the arc of a curve to the left a distance of 202.81 feet, through a central angle of 00° 35' 13", having a radius of 19,800.00 feet, and whose chord bears S 25° 28' 44" E, a distance of 202.81 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 197+86.62, for a point of tangency, and
2. S 25° 46' 20" E, a distance of 523.62 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 203+10.24, from which a 1/2-inch iron rod found for the common east corner of said 38.24 tract and tract of land conveyed to Charles Wesley Craven and Kenneth Dale Craven in an order admitting will to probated and granting letters testamentary recorded June 18, 2007 in the Williamson County, Texas Court Records and being further described as a called 43.0 acre tract of land described in the deed to Ina Dale Craven, as recorded in Volume 595, Page 293, of the Deed Records of Williamson County, Texas, bears N 70° 06' 03" E, a distance of 1953.89 feet;

**THENCE** leaving said proposed east right-of-way line, with the south line of said 38.24 acre tract and north line of said 43.0 acre tract, S 70° 06' 03" W, a distance of 290.38 feet to a calculated point, in the existing east right-of-way line of said U.S. Highway 183, for the common west corner of said 38.24 acre tract and said 43.0 acre tract;

**THENCE** with said existing east right-of-way line, N 25° 04' 10" W, a distance of 719.88 feet to a calculated point, for the common west corner of said 38.24 acre tract and said 21.543 acre tract;

**THENCE** leaving said existing east right-of-way, with the common line of said 38.24 acre tract and said 21.543 acre tract, N 68° 56' 45" E, a distance of 282.01 feet to the **POINT OF BEGINNING** and containing 4.726 acres of land, more or less.

This property description is accompanied by a separate sketch of even date.

All coordinates shown hereon are NAD 83/93 (HARN) State Plane Coordinates adjusted to the surface using a combined scale factor of 1.00012.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

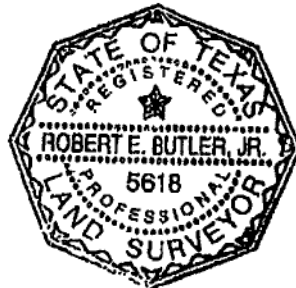
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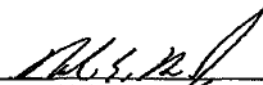
KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 26<sup>th</sup> day of June 2008.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290  
Building B  
Austin, Texas 78735



  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 – State of Texas

■ TYPE I CONCRETE MONUMENT FOUND  
 □ TYPE II CONCRETE MONUMENT FOUND  
 ○ UNLESS NOTED  
 □ 1/2" IRON ROD W/ SAM INC. ALUMINUM  
 SET IN CONCRETE  
 □ 1/2" IRON ROD W/ SAM INC. PLASTIC  
 SET  
 ○ CIRCLED PLUS FOUND  
 ● 1/2" IRON ROD FOUND UNLESS NOTED  
 ● 1/2" PIPE FOUND UNLESS NOTED  
 ● COTTON SPINDLE FOUND UNLESS NOTED  
 ○ FENCE POST FOUND UNLESS NOTED  
 △ CALCULATED POINT  
 ( ) PROPERTY LINE  
 ) RECORD INFORMATION  
 WACTX DEED RECORDS WILLIAMSON COUNTY, TEXAS  
 WACTX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS  
 WACTX PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
 P.B. POINT OF BEGINNING

100 0 50 100  
GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUNTY, TEXAS

PI Sta 189+71.38  
 $\Delta = 4^\circ 40' 24.95''$  (LT)  
 D =  $0^\circ 17' 11.32''$   
 L = 1,631.39'  
 T = 816.15'  
 R = 20,000.00'  
 PC Sta 181+55.23  
 PT Sta 197+86.62

CHARLES WESLEY CRAVEN  
AND KENNETH DALE CRAVEN  
FILED JUNE 18, 2007  
WILLIAMSON COUNTY  
COURT RECORDS  
FURTHER DESCRIBED AS  
INA DALE CRAVEN  
CALLED 43.0 ACRES  
VOL. 595, PG. 293  
D.R.W.C.TX.

MARK MASON  
CALLED 21.543 ACRES;  
DOC. NO. 2007021745  
O.P.R.W.C. TX.

EMOGENE CHAMPION  
CALLED 38.24 ACRES  
VOL. 595, PG. 288  
D.R.W.C.TX.

PROPOSED  
R.O.W. LINE


EXISTING R.O.W. LINE

U.S. 183  
(VARIABLE WIDTH R.O.W.)

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 35' 13"	19,800.00'	202.81'	202.81'	S25° 28' 44"E

**NOTES:**

1. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL COORDINATES AND BEARINGS ARE BASED UPON NAD 83/93 (HARN) STATE PLANE COORDINATES ADJUSTED TO THE SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON SAM, INC. AERIAL SURVEY DIGITAL FILES SUPPLEMENTED BY ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT SHOWN.
4. VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
5. PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SKETCH.
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- A circular seal for the State of Tennessee, featuring the text "STATE OF TENNESSEE" around the perimeter and a central emblem.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. BUTLER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5618, STATE OF TEXAS

06/26/08  
DATE



PAGE 3 OF 3  
REF. FIELD NOTE NO. 4762



5508 West Highway 290, Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
PARCEL  
22  
WILLIAMSON COUNTY, TEXAS