

**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 0.325 acres owned by JESUS J TEJEDA AND SILVINA TEJEDA, described by metes and bounds in Exhibit "A", for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of CR 313 ("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

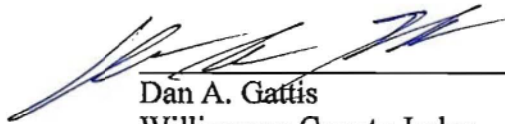
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. 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

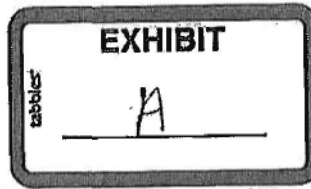
hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; 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 27th day of October, 2009.



Dan A. Gattis
Williamson County Judge



METES AND BOUNDS DESCRIPTION

FOR A 0.325 ACRE TRACT OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 12.50-ACRE TRACT OF LAND CONVEYED TO JESUS J. TEJEDA AND WIFE, SILVINA TEJEDA, AS DESCRIBED IN DOCUMENT NO. 2006042169 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.325-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the northwest corner of said 12.50-acre TEJEDA tract, same being on a point in the easterly boundary line of a called 1.122-acre tract of land conveyed to WILLIAMSON COUNTY as recorded in Document No. 2006020988 of the Official Public Records of Williamson County, Texas, same being on a point in the easterly boundary line of the called 1.122-acre Lot labeled as "Dedicated to Williamson County for Right-of-Way Purposes", as shown on SONTERRA WEST SECTION 7-A PHASE 1, a subdivision recorded in Cabinet EE, Slide 259 of the Plat Records of Williamson County, Texas, same being on an angle point in the existing southerly right-of-way line of COUNTY ROAD No. 313 EAST (right-of-way width varies), monumenting the POINT OF BEGINNING and northwest corner hereof, BEARING BASIS: NAD-83 (1993), TEXAS CENTRAL (4203), STATE PLANE SYSTEM for this description;

THENCE with the northerly boundary line of said 12.50-acre TEJEDA tract, same being with said existing southerly right-of-way line of COUNTY ROAD No. 313 EAST the following four (4) courses and distances:

1. N67°08'49"E for a distance of 174.75 feet to a 1/2" iron rod found, monumenting an angle point hereof;
2. N75°10'39"E for a distance of 36.16 feet to a 1/2" iron rod found, monumenting an angle point hereof;
3. S58°48'37"E for a distance of 35.59 feet to a 1/2" iron rod found, monumenting an angle point hereof;
4. S27°23'07"E for a distance of 35.45 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner hereof, from which a 1/2" iron rod found on an angle point in said northerly boundary line of the 12.50-acre TEJEDA tract, same being on an angle point in said existing southerly right-of-way line of COUNTY ROAD No. 313 EAST, bears S27°23'07"E for a distance of 36.27 feet;

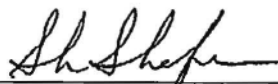
THENCE departing said existing southerly right-of-way line of COUNTY ROAD No. 313 EAST, through the interior of said 12.50-acre TEJEDA tract, the following two (2) courses and distances:

1. With the arc of a curve to the left having a radius of 950.14 feet, a delta angle of $6^{\circ}04'21''$, an arc length of 100.70 feet, and a chord which bears $S70^{\circ}57'18''W$ for a distance of 100.66 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of said curve;
2. $S67^{\circ}55'07''W$ for a distance of 135.04 feet to a 1/2" iron rod found with cap marked "RPLS 2475" on a point in the westerly boundary line of said 12.50-acre TEJEDA tract, same being on the southeast corner of said 1.122-acre WILLIAMSON COUNTY TRACT, same being the northeast corner of LOT 1, BLOCK 1 of aforementioned SONTERRA WEST SECTION 7-A PHASE I, monumenting the southwest corner hereof, from which a 1/2" iron rod found on the southwest corner of said 12.50-acre TEJEDA tract, bears $S21^{\circ}42'38''E$ for a distance of 1388.19 feet;

THENCE with said westerly boundary line of the 12.80-acre TEJEDA tract, same being with the easterly boundary line of said 1.122-acre WILLIAMSON COUNTY tract, $N21^{\circ}42'38''W$ for a distance of 60.70 feet to the POINT OF BEGINNING hereof, and containing 0.325 acre of land more or less.

◇ **DIAMOND SURVEYING, INC.**

P.O. BOX 1937, GEORGETOWN, TX 78627
(512) 931-3100


SHANE SHAFER R.P.L.S. NO. 5281
CR 313 EAST TEJEDA TRACT

JUNE 29, 2007
DATE



SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.325 ACRE TRACT OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 12.50-ACRE TRACT OF LAND CONVEYED TO JESUS J. TEJEDA AND WIFE, SILVINA TEJEDA BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006042169, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6'04'21"	100.70'	950.14'	S70°57'18"W	100.66'

SURVEYOR'S NOTES:

- 1) BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DANEK
CALLED 39.377 ACRES
EXHIBIT C, SECOND TRACT
VOL. 1361, PG. 528

TSCHOERNER
CALLED 35.99 ACRES
EXHIBIT B, SECOND TRACT
VOL. 1361, PG. 528

WILLIAMSON COUNTY
CALLED 1.184 ACRES
EXHIBIT A, TRACT 1
DOC. NO. 2007103242

BRYAN A. PEMBERTON AND WIFE,
KALLETIA J. PEMBERTON
CALLED 15.00 ACRES
DOC. NO. 9647777

JESUS J. TEJEDA AND WIFE,
SILVINA TEJEDA
CALLED 12.50 ACRES
DOC. NO. 2006042169

NUM	DISTANCE	BEARING
L1	36.16'	N75°10'39"E
L2	35.59'	S58°48'37"E
L3	35.45'	S27°23'07"E
L4	60.70'	N21°42'38"W
L5	36.27'	S27°23'07"E
L6	31.22'	S62°06'54"E
L7	35.95'	N87°14'31"E
L8	4.08'	N21°42'38"W

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision, completed on June 29, 2009. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed without benefit of title report and shows only the easements which the surveyor was aware of at the time of this survey. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Shane Shafer

SHANE SHAFER, R.P.L.S. NO. 5281

JUNE 29, 2009

DATE:



- LEGEND
- O = CAPPED IRON ROD SET
 - = BOUNDARY MONUMENT FOUND (1/2" IRON ROD UNLESS OTHERWISE NOTED)
 - = FENCE POST FOUND
 - △ = CALCULATED UNMONUMENTED BOUNDARY CORNER

OR 313 EAST: TEJEDA

DIAMOND SURVEYING, INC.

P.O. BOX 1997, GEORGETOWN, TX 78647
(512) 932-3100

SCALE: 1"= 100'

