

**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 0.134 acres and 13.450 acres (Parcel 4 Parts 1 and 2), described by metes and bounds in Exhibits "A & B" all of which are owned by LAND PARTNERSHIP NO.1 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 20th day of April, 2010.

  
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Dan A. Gattis  
Williamson County Judge

EXHIBIT A

County: Williamson  
Parcel No.: 4 Part 1  
Highway: U.S. 183  
Limits: From: Riva Ridge Drive  
To: State Highway 29

**PROPERTY DESCRIPTION FOR PARCEL 4 PART 1**

DESCRIPTION OF A 0.134 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 156.48 ACRE TRACT OF LAND, DESCRIBED IN THE DEED TO LAND PARTNERSHIP NO. 1, AS RECORDED IN DOCUMENT NO. 2004030001, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.134 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 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 336.79 feet right of U.S. Highway 183 Engineer's Centerline Station 81+96.58, in the proposed west right-of-way line of U.S. Highway 183, a varying width right-of-way, being in an east line of said 156.48 acre tract and in the west line of a called 245,230 square foot (sq. ft.) tract of land, described in the deed to Harvey Evans and wife, Gloria Evans, as recorded in Volume 1080, Page 297, of the Official Records of Williamson County, Texas, being the southeast corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found for the southwest corner to be replaced with a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, of said 245,230 sq. ft. tract, bears S 15° 20' 36" E, a distance of 724.28 feet;

**THENCE** leaving said common line with said proposed west right-of-way line crossing through the interior of said 156.48 acre tract the following two (2) courses and distances:

1. N 67° 55' 25" W, a distance of 588.43 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set, 766.29 feet right of U.S. Highway 183 Engineer's Centerline Station 77+94.38, for the southwest corner of the tract described herein, and
2. N 21° 55' 32" E, a distance of 10.02 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 759.46 feet right of U.S. Highway 183 Engineer's Centerline Station 77+87.04 in the existing south right-of-way line of State Highway 29, a varying width right-of-way, same being the north line of said 156.48 acre tract and being the northwest corner of the tract described herein;

**THENCE** leaving said proposed west right-of-way line with said common line the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 36.26 feet, through a central angle of 00° 10' 56", having a radius of 11,399.25 feet, and whose chord bears, S 68° 01' 41" E, a distance of 36.26 feet to a calculated point, and
2. S 67° 53' 55" E, a distance of 544.65 feet to a calculated point for the north common corner of said 156.48 acre tract and said 245,230 sq. ft. tract, from which a 1/2-inch iron rod found bears, N 15° 29' 45" W, a distance of 0.19 feet;

**THENCE** leaving said common line with the east line of said 156.48 acre tract and the west line of said 245,230 sq. ft., S 15° 20' 32" E, a distance of 12.40 feet to the **POINT OF BEGINNING** and containing 0.134 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) Texas State Plane Coordinates, Central Zone, adjusted to the surface using a combined scale factor of 1.00012.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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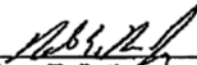
KNOW ALL MEN BY THESE PRESENTS:

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 4<sup>th</sup> day of March 2009.

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

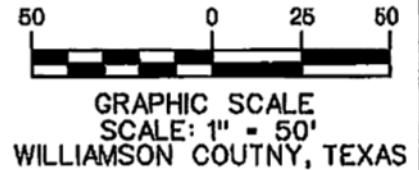


  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 -- State of Texas

# LEGEND

- TYPE 1 CONCRETE MONUMENT FOUND
- TYPE 2 CONCRETE MONUMENT FOUND
- 1/2" IRON ROD W/ 1/2" DIA. ALUMINUM CAP SET IN CONCRETE
- 1/2" IRON ROD W/ 1/2" DIA. PLASTIC CAP SET
- CHISELED PLUG FOUND
- 1/4" IRON ROD FOUND UNLESS NOTED
- 1/2" PIPE FOUND UNLESS NOTED
- CUTTON SPINDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- POINT-OF-DECISION

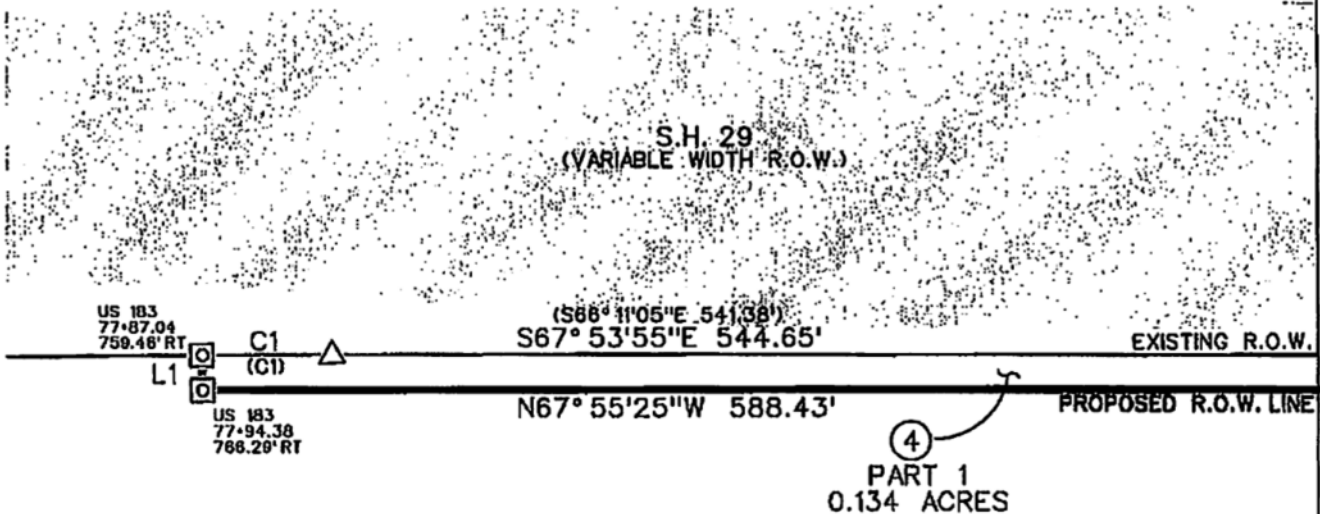
## JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



LINE NO.	BEARING	DISTANCE
L1	N21° 55' 32" E	10.02'

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 10' 56" W	11,399.25'	36.26'	36.26'	S68° 01' 41" E
(C1)	(01° 24' 01" W)	(11,398.20')	(278.60')	(278.60')	(N68° 51' 44" W)

EXISTING R.O.W.



LAND PARTNERSHIP NO. 1  
CALLED 156.48 ACRES  
DOC. NO. 2004030001  
O.P.R.W.C.TX.

### 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 UTM TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 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.

PAGE 3 OF 4  
REF. FIELD NOTE NO. 4881



6608 West Highway 280, Building B  
Austin, Texas 78735  
(512) 447-0576  
Fax: (512) 328-3029

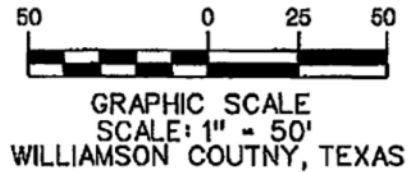
RIGHT-OF-WAY SKETCH  
PARCEL 4  
PART 1  
WILLIAMSON COUNTY, TEXAS

MATCHLINE SHEET 04 OF 04

# LEGEND

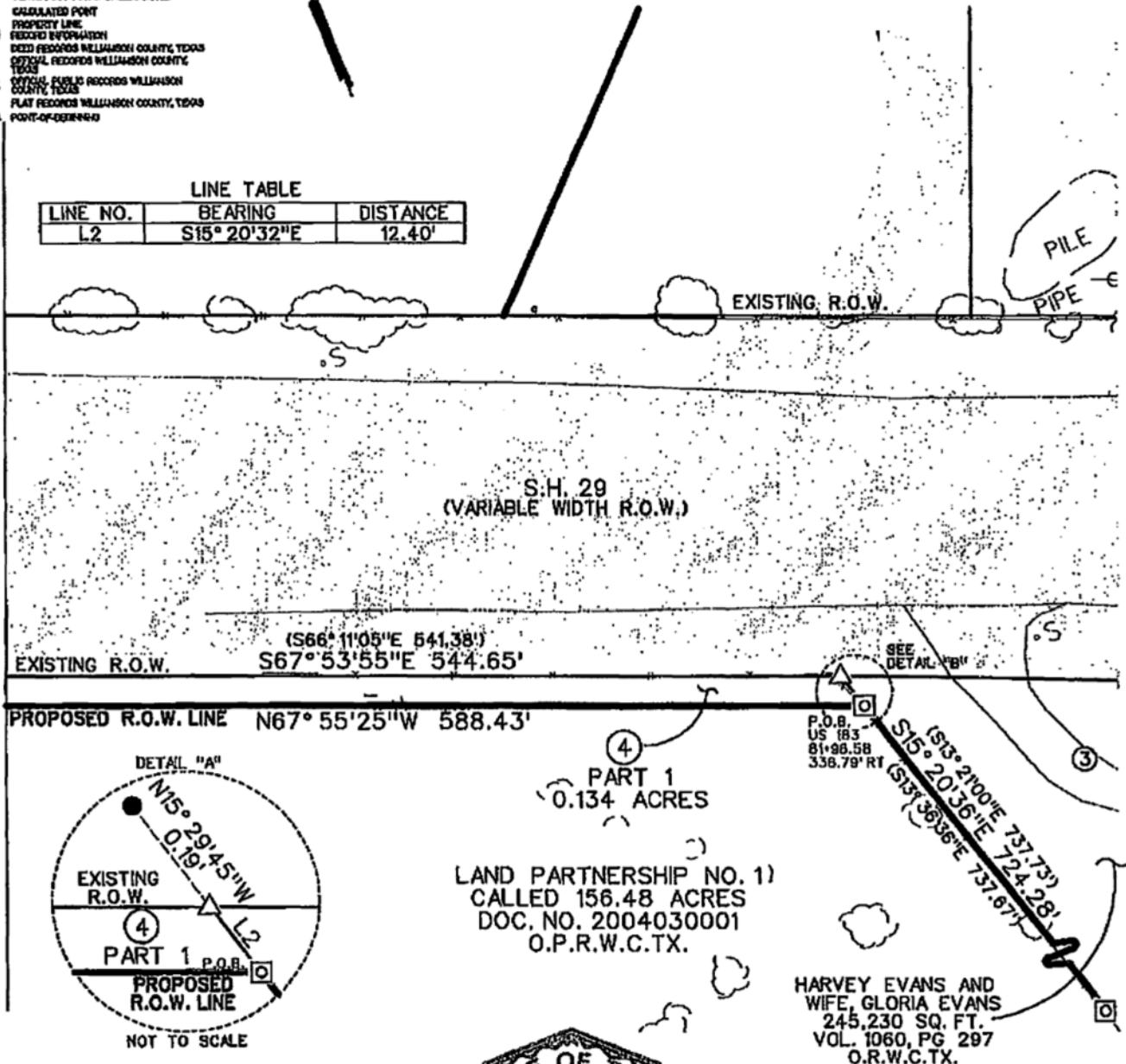
- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/4" IRON ROD W/ GAL NAIL ALUMINUM CAP SET IN CONCRETE
- 1/4" IRON ROD W/ GAL NAIL PLASTIC CAP SET
- CHECKED PILES FOUND
- 1/4" IRON ROD FOUND UNLESS NOTED
- 1/2" PIPE FOUND UNLESS NOTED
- COTTON BUNDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- DRUGGTX DEED RECORDS WILLIAMSON COUNTY, TEXAS
- CUNGGTX OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- CPKGGTX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PRUGGTX PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING

## JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



MATCHLINE SHEET 03 OF 04

LINE NO.	BEARING	DISTANCE
L2	S15° 20' 32" E	12.40'



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

03/04/09  
DATE



PAGE 4 OF 4  
REF. FIELD NOTE NO. 4881



5608 West Highway 280, Building B  
Austin, Texas 78735  
(512) 447-0576  
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
PARCEL 4  
PART 1  
WILLIAMSON COUNTY, TEXAS

EXHIBIT B

County: Williamson  
Parcel No.: 4 Part 2  
Highway: U.S. 183  
Limits: From: Riva Ridge Drive  
To: State Highway 29

**PROPERTY DESCRIPTION FOR PARCEL 4 PART 2**

DESCRIPTION OF A 13.450 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 156.48 ACRE TRACT OF LAND, DESCRIBED IN THE DEED TO LAND PARTNERSHIP NO.1, AS RECORDED IN DOCUMENT NO. 2004030001, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 13.450 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 5/8-inch Iron rod with a "SAM Inc." aluminum cap set in concrete, 220.00 feet right of U.S. Highway 183 Engineer's Centerline Station 89+17.64, being in the proposed west right-of-way line of U.S. Highway 183, a varying width right-of-way, being in a north line of said 156.48 acre tract and the south line of a called 245,230 square foot (sq. ft.) tract of land, described in the deed to Harvey Evans and wife, Gloria Evans, as recorded in Volume 1060, Page 297, of the Official Records of Williamson County, Texas, being the northwest corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch Iron rod found to be replaced with a 5/8-inch Iron rod with a "SAM Inc." aluminum cap set in concrete, being an inside ell corner of said 156.48 acre tract and a southwest corner of said 245,230 sq. ft. tract of land bears, S 69° 00' 49" W, a distance of 42.15 feet, S 68° 51' 35" W, a distance of 108.76 feet, and S 69° 47' 05" W, a distance of 37.81 feet;

**THENCE** leaving said proposed west right-of-way line with the south line of said 245,230 sq. ft. tract and the north line of said 156.48 acre tract the following five (5) courses and distances:

1. N 68° 41' 30" E, a distance of 85.54 feet to a calculated point, from which a 1/2-inch Iron found bears, S 19° 10' 27" E, a distance of 0.48 feet,
2. N 70° 14' 06" E, a distance of 42.22 feet to a calculated point,
3. N 68° 38' 03" E, a distance of 56.85 feet to a calculated point, from which a 1/2-inch Iron found bears, N 77° 38' 26" W, a distance of 0.23 feet,
4. N 69° 37' 14" E, a distance of 30.08 feet to a calculated point, and
5. N 69° 41' 23" E, passing at a distance of 95.76 feet a Texas Department of Transportation Type I monument found, continuing in all a total distance of 96.24 to a calculated point being in the existing west right-of-way line of U.S. Highway 183, a varying width right-of-way and the east common corner of said 156.48 acre tract and said 245,230 sq. ft. tract;



**THENCE** leaving said east common corner with said existing west right-of-way line, S 21° 02' 37" E, a distance of 1874.86 feet to a iron pipe found for the east common corner of said 156.48 acre tract and a called 10.86 acre tract of land, described in the deed to Capitol Aggregates, Ltd., as recorded in Document No. 2003101293, of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron found for the southeast corner of said 10.86 acre tract bears, S 21° 02' 37" E, a distance of 113.87 feet;

**THENCE** leaving said existing west right-of-way line with the common line of said 156.48 acre tract and said 10.86 acre tract the following two (2) courses and distances:

1. S 53° 57' 05" W, a distance of 34.92 feet to a 1/2-inch iron rod found, and
2. S 69° 16' 03" W, a distance of 277.19 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 220.00 feet right of U.S. Highway 183 Engineer's Centerline Station 108+01.89, being in the proposed west right-of-way line of U.S. Highway 183, a varying width right-of-way, from which a 1/2-inch iron rod found for the southwest corner of said 156.48 acre tract bears, S 69° 16' 03" W, a distance of 1835.98 feet;

**THENCE** leaving said common line with said proposed west right-of-way line crossing through the interior of said 156.48 acre tract, N 21° 02' 37" W, a distance of 1884.21 feet to the **POINT OF BEGINNING** and containing 13.450 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) Texas State Plane Coordinates, Central Zone, adjusted to the surface using a combined scale factor of 1.00012.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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§  
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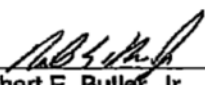
KNOW ALL MEN BY THESE PRESENTS:

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 4<sup>th</sup> day of March 2009.

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



# LEGEND

- TYPE 1 CONCRETE MONUMENT FOUND
- TYPE 4 CONCRETE MONUMENT FOUND UNLESS NOTED
- ⊗ 1/4" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/4" IRON ROD W/ SAM INC. PLASTIC CAP SET
- ⊙ CHISELED 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
- DRW:CTK DEED RECORDS WILLIAMSON COUNTY, TEXAS
- ORW:CTK OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OPAW:CTK OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PRW:CTK PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING

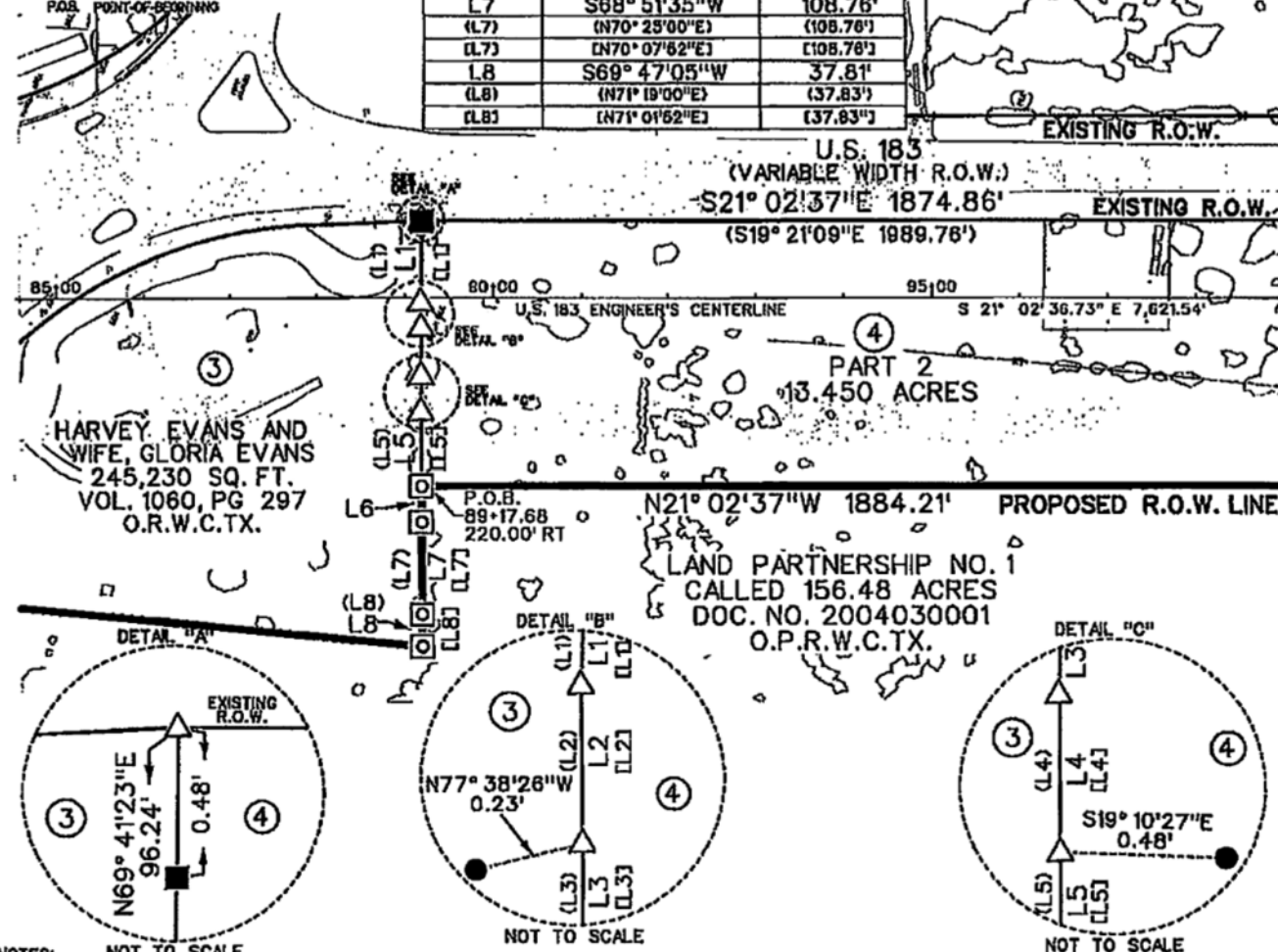
## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69° 41'23"E	96.24'
(L1)	(N71° 29'00"E)	(87.13')
(L1)	(N71° 12'01"E)	(88.51')
L2	N89° 37'14"E	30.08'
(L2)	(N70° 35'00"E)	(28.53')
(L2)	(N70° 17'52"E)	(29.53')
L3	N68° 38'03"E	56.85'
(L3)	(N70° 52'00"E)	(87.40')
(L3)	(N70° 34'52"E)	(87.40')
L4	N70° 14'08"E	42.22'
(L4)	(N71° 35'00"E)	(41.58')
(L4)	(N70° 17'52"E)	(41.68')
L5	N88° 41'30"E	85.54'
(L5)	(N71° 01'00"E)	(128.35')
(L2)	(N70° 43'52"E)	(128.38')
L6	S69° 00'49"W	42.15'
L7	S68° 51'35"W	108.76'
(L7)	(N70° 25'00"E)	(108.76')
(L7)	(N70° 07'52"E)	(108.76')
L8	S69° 47'05"W	37.81'
(L8)	(N71° 19'00"E)	(37.83')
(L8)	(N71° 01'52"E)	(37.83')



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

JOHN B. ROBINSON SURVEY  
ABSTRACT NO. 521



MATCH PAGE 4 STA. 99+00

NOTES: NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

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- ALL COORDINATES AND BEARINGS ARE BASED UPON NAD 83/93 (HARN) TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, ADJUSTED TO THE SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 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.
- VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
- PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SKETCH.

PAGE 3 OF 4  
REF. FIELD NOTE NO. 4809R



6508 West Highway 290, Building B  
Austin, Texas 78735  
(512) 447-0576  
Fax: (512) 328-3029

RIGHT-OF-WAY SKETCH  
PARCEL 4  
PART 2  
WILLIAMSON COUNTY, TEXAS

# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND UNLESS NOTED
- ⊠ 1/4" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/4" IRON ROD W/ SAM INC. PLASTIC CAP SET
- × CHISELED 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
- ORVCTX DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OUVCTX OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OPRWCTX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PARVCTX PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING

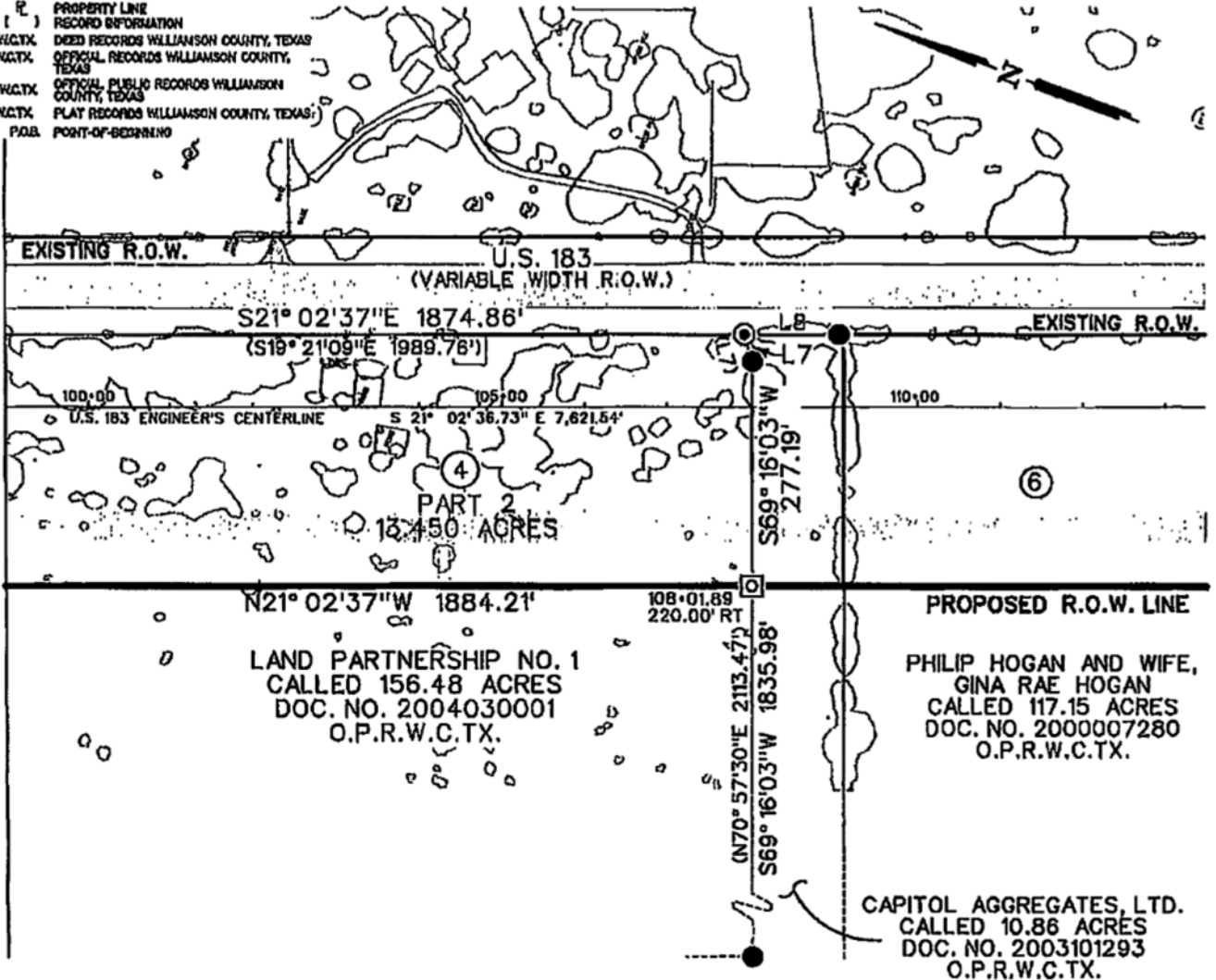


GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUNTY, TEXAS

JOHN B. ROBINSON SURVEY  
ABSTRACT NO. 521

LINE NO.	BEARING	DISTANCE
L7	S53° 57' 05" W	34.92'
(L7)	(N55° 40' 00" E)	(34.80')
L8	S21° 02' 37" E	113.87'

MATCH PAGE 3 STA. 99+00



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

03/04/09  
DATE



PAGE 4 OF 4  
REF. FIELD NOTE NO. 4809R



6508 West Highway 290, Building B  
Austin, Texas 78735  
(512) 447-0575  
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RIGHT-OF-WAY SKETCH  
PARCEL 4  
PART 2  
WILLIAMSON COUNTY, TEXAS