

**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 13.11 acres and 1.28 acres owned by NORMA ANDRES AND KATY NEIL ANDRES WHITIS AND KATY NEIL ANDRES WHITIS, TRUSTEE OF THE TESTAMENTARY TRUST OF MARVIN AUGUST ANDRES FOR RICHARD LEE ANDRES (Parcel 8 ), described by metes and bounds in Exhibits "A & B" for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of Ronald Reagan Blvd. Phase IV ("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,

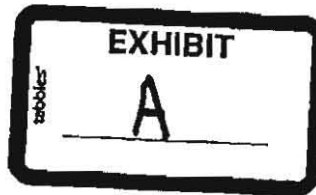
BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or her designated agent be and she is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts 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 \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

FIELD NOTES  
JOB NO: 40051-03  
DATE: January 29, 2010  
PAGE: 2 of 2  
PARCEL 8, PART 2 - ANDRES R011094-5  
Revision 11/09



### 13.11 ACRES

BEING 13.11 acres out of the Lemuel Walters Survey, Abstract No.653, Williamson County, Texas and being a portion of that 3rd Tract described in a Deed to Marvin Andres, et ux, dated May 10, 1959 and recorded as Volume 428, Page 396 of the Deed Records of Williamson County, Texas and described by metes and bounds as follows:

BEGINNING at a ½" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the east line of that tract described as 57.95 acres in a Special Warranty Deed to Margie Ruth Ischy, dated August 5, 2004 and recorded as Doc. #2004063401 of the Official Public Records of Williamson County, Texas for the most westerly southwest corner of that tract described as 61.52 acres in a Warranty Deed with Vendors Lien to Howard B. Pierce, et ux dated February 28, 1983 and recorded as Volume 910, Page 715 of said deed records for the northwest corner of this tract;

THENCE: N 67°44'31"E 267.64 feet with the south line of said Pierce tract (910/715) and the north line of said Andres 3<sup>rd</sup> Tract and this tract to a ½" iron pin set with a yellow plastic cap inscribed "CS,LTD" for the most northerly northeast corner of this tract;


THENCE: 2083.31 feet across said Andres 3<sup>rd</sup> Tract, along a curve to the left, ( $\Delta=41^{\circ}31'06''$ ,  $r=2875.00$  feet,  $lc$  bears S62°00'01"E 2038.03 feet) to a ½" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the west line of that Tract 2 described in a General Warranty Deed to Howard B. Pierce, et al, dated May 5, 2002 and recorded as Doc. #2002017745 of said official public records for the most easterly northeast corner of this tract;

THENCE: S21°26'53"E 281.66 feet with the west line of said Pierce Tract 2 (2002017745) and the east line of said Andres 3<sup>rd</sup> Tract to a ½" iron pin set with a yellow plastic cap inscribed "CS,LTD" for the southeast corner of this tract from which a fence corner post for the occupied southwest corner of said Pierce Tract 2 (2002017745) bears S21°26'53"E 222.71 feet;

THENCE: with the west line of this tract the following two (2) courses:

1. 2467.46 feet across said Andres 3<sup>rd</sup> Tract, along a curve to the right, ( $\Delta=45^{\circ}14'24''$ ,  $r=3125.00$  feet,  $lc$  bears N62°37'09"W 2403.86 feet), to a ½" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the east line of said Ischy tract and the west line of said Andres 3<sup>rd</sup> Tract from which a ½" iron pin found for the southeast corner of said Ischy tract bears S21°35'38"E 808.63 feet;
2. N21°36'38"W 17.03 feet with the east line of said Ischy tract and the west line of said Andres 3<sup>rd</sup> Tract to the POINT OF BEGINNING

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)

  
Clyde C. Castleberry Jr., R.P.L.S. No. 4895  
Castleberry Surveying, Ltd.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



CCC/tcp



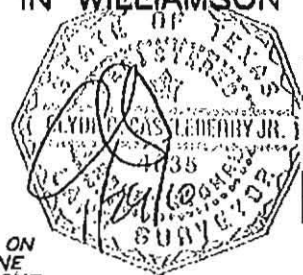
DRAWING FILE: R:\EPT\_04\40051\_PARMER\_EXT\40051-2008-2008\DRAWINGS\EXHIBITS\REVISED EXHIBITS 1-10\40051\_PARCEL 8 PART 2\_ANDRES\_R011094-5\_TRACT 2\_REV\_2010.dwg Jan 29, 2010

EXHIBIT TO ACCOMPANY FIELD NOTES FOR  
13.11 ACRES OUT OF THE LEMUEL WALTERS SURVEY, ABSTRACT NO.  
653 IN WILLIAMSON COUNTY, TEXAS

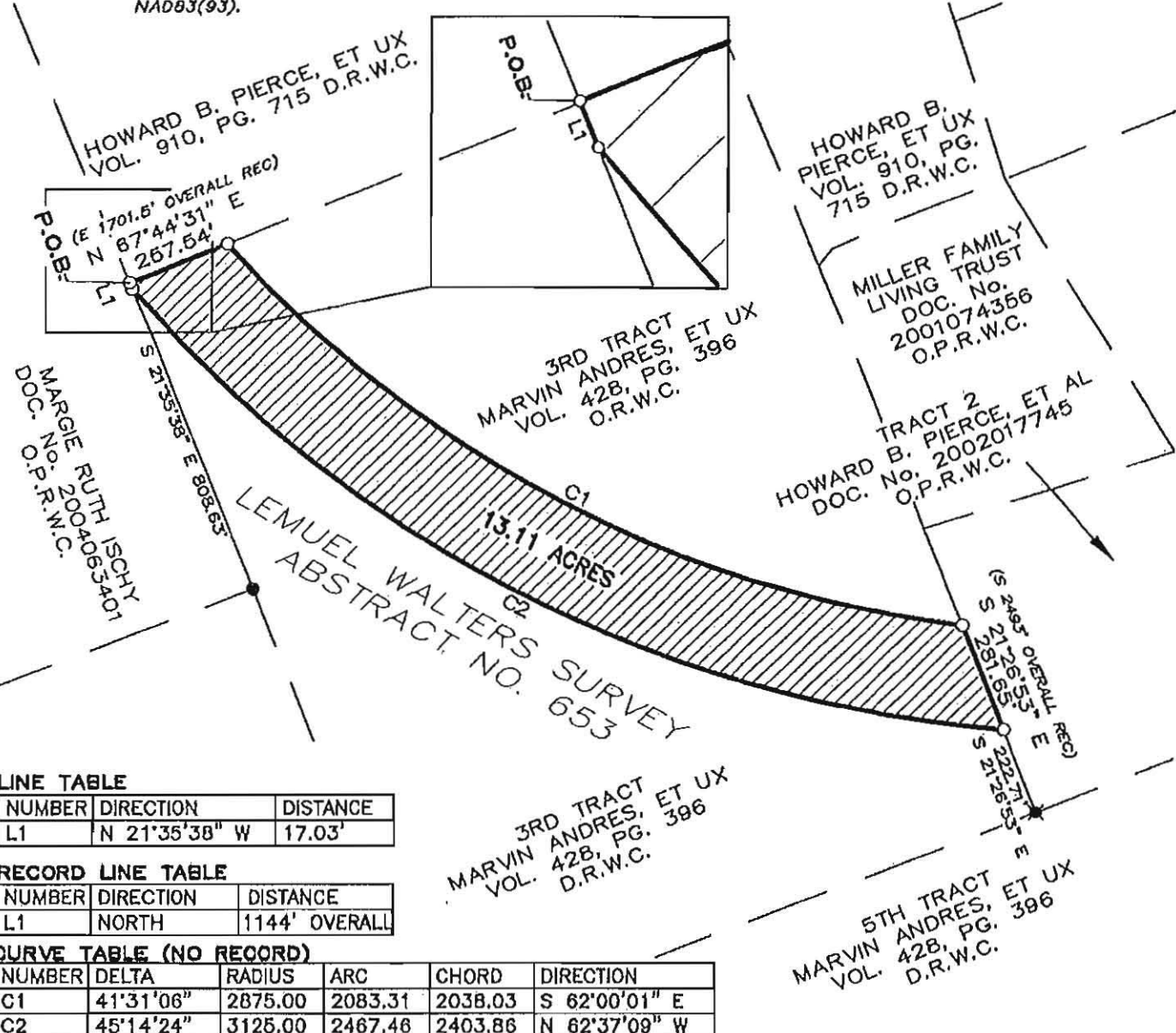


Scale: 1"=400'

BEARINGS CITED HEREON BASED ON  
GRID NORTH, TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE  
NAD83(93).



LEGEND	
●	1/2" IRON PIN FOUND NO CAP
○	1/2" IRON PIN SET YELLOW CAP, "CS,LTD"
✱	FENCE POST
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
D.R.W.C.	DEED RECORDS WILLIAMSON CO.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 21°35'38" W	17.03'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	NORTH	1144' OVERALL

CURVE TABLE (NO RECORD)

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	41°31'06"	2875.00	2083.31	2038.03	S 62°00'01" E
C2	45°14'24"	3125.00	2467.48	2403.86	N 62°37'09" W

PARCEL 8 PART 2 ANDRES R011094-5 TRACT 2

REV 1/10



**Castleberry Surveying, Ltd.**  
3613 Williams Drive, Suite 903 - Georgetown, Texas 78626  
(512) 930-1600/(512) 930-9389 fax  
www.castleberrysurveying.com

SHEET

1 OF 2

FIELD NOTES  
JOB NO: 40051-03  
DATE: January 29, 2010  
PAGE: 2 of 2  
PARCEL 8, PART 1 - ANDRES R011094-5  
Revision 1/10



1.28 ACRES

BEING 1.28 acres out of the Lemuel Walters Survey, Abstract No.653, Williamson County, Texas and being a portion of that tract described as 5<sup>th</sup> Tract in a Deed to Marvin Andres, et ux dated May 10, 1959 and recorded as Volume 428, Page 396 of the Deed Records of Williamson County, Texas and described by metes and bounds as follows:

BEGINNING at a fence corner post found in the west margin of County Road 234 being the occupied southwest corner of that Tract 2 as described in a General Warranty Deed granted to Howard B. Pierce, et al dated May 5, 2002 and recorded as Doc.# 2002017745 of the Official Public Records of Williamson County, Texas and being the occupied northeast corner of said Andres 5<sup>th</sup> Tract for the northeast corner of this tract

THENCE: S19°28'12" E 111.09 feet with the west margin of said County Road 234 and the east line of said Andres 5<sup>th</sup> Tract to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" for the southeast corner of this tract

THENCE: across said Andres 5<sup>th</sup> Tract with the south line of this tract in the following two (2) courses:

1. S71°51'49"W 162.24 feet to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD",
2. 613.29 feet along a curve to the right, ( $\Delta=11^{\circ}14'40"$ ,  $r=3125.00$  feet, to bears S77°29'06"W 612.31 feet), to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" in the south line of said Pierce tract and the north line of said Andres 5<sup>th</sup> Tract for the most westerly corner of this tract;

THENCE: with the occupied south line of said Pierce tract and the north line of said Andres 5<sup>th</sup> Tract and this tract as fenced the following ten (10) courses:

1. N68°23'04"E 133.16 feet to a fence post,
2. N49°57'54"E 49.16 feet to a fence post,
3. N87°55'32"E 32.24 feet to a fence post,
4. N72°02'26"E 93.10 feet to a fence post,
5. N71°17'31"E 30.57 feet to a fence post,
6. N72°23'29"E 75.76 feet to a fence post,
7. N35°33'56"E 10.48 to a calculated point,
8. N87°27'36"E 13.68 feet to a fence post,
9. N70°08'33"E 62.55 feet to a fence post,
10. N67°57'41"E 275.41 feet to the POINT OF BEGINNING.

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)

Clyde C. Castleberry Jr., R.P.L.S. No. 4836  
Castleberry Surveying, Ltd.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628

CCC/lcp





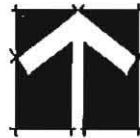
DRAWING FILE: R:\Sept\_04\40051\_PARCEL 8 PART 1\ANDRES\_R011094-5\_TRACT 1\_REV 2010.dwg Jan 28, 2010 - 11:50 a

# EXHIBIT TO ACCOMPANY FIELD NOTES FOR 1.28 ACRES OUT OF THE LEMUEL WALTERS SURVEY, ABSTRACT NO. 653, IN WILLIAMSON COUNTY, TEXAS

LEGEND	
○	1/2" IRON PIN SET YELLOW OAP, OS, LTD
+	CALCULATED POINT
✱	FENCE POST
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.

CURVE TABLE (NO RECORD)

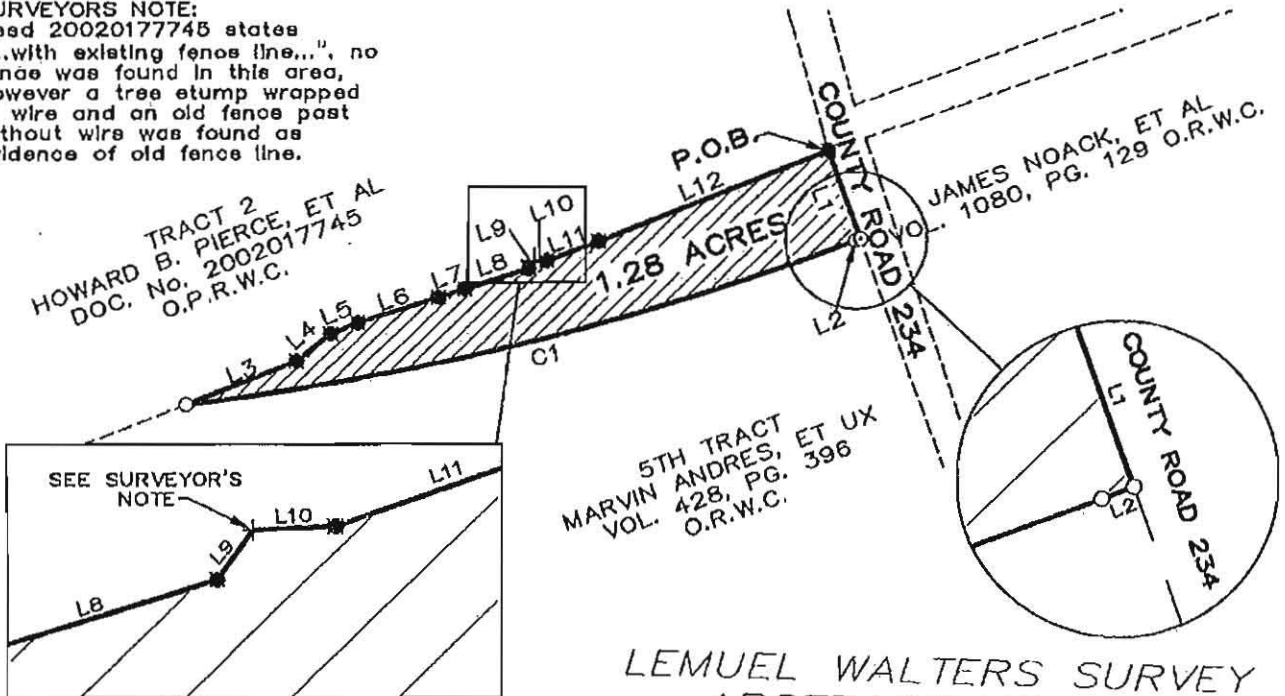
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	14°06'47"	3126.00	789.75	787.81	S 76°03'08" W



Scale: 1"=200'

BEARINGS CITED HEREON BASED ON  
GRID NORTH, TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE  
NAD83(93).

**SURVEYORS NOTE:**  
Deed 20020177745 states  
"...with existing fence line...", no  
fence was found in this area,  
however a tree stump wrapped  
in wire and an old fence post  
without wire was found as  
evidence of old fence line.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 19°28'12" E	106.90'
L2	S 68°59'43" W	5.76'
L3	N 68°23'04" E	133.16'
L4	N 49°57'54" E	49.16'
L5	N 67°55'32" E	32.24'
L6	N 72°02'26" E	93.10'
L7	N 71°17'31" E	30.67'
L8	N 72°23'29" E	75.76'
L9	N 35°33'56" E	10.46'
L10	N 87°27'36" E	13.68'
L11	N 70°08'33" E	62.55'
L12	N 67°57'41" E	275.41'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 19°28'12" E	106.90'
L2	S 68°59'43" W	5.76'
L3	N 70°38' E	735.53' OVERALL
L4	N 51°00'30" E	41.33'
L5	NO RECORD	NO RECORD
L6	N 70°29'30" E	86.19'
L7	N 79°11' E	49.99'
L8	N 74°28'30" E	97.19'
L9	N 22°22' E	10.53'
L10	N 88°20' E	27.25'
L11	N 70°27' E	325.68' OVERALL
L12	N 70°27' E	325.68' OVERALL



PARCEL 8 PART 1  
ANDRES R011094-5 TRACT 1

REV 1/10



**Castleberry Surveying, Ltd.**

3813 Williams Drive, Suite 903 - Georgetown, Texas 78626  
(512) 930-1800/(512) 930-9389 fax  
www.castleberrysurveying.com

SHEET

1

OF

2