

**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 10.43 acres owned by COBB SPRINGS RANCH, LTD. (Parcel 4), described by metes and bounds in Exhibit "A" 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 18th day of January, 2011.



Dan A. Gattis
Williamson County Judge

EXHIBIT TO ACCOMPANY FIELD NOTES FOR
10.43 ACRES OUT OF THE J.A.F. GRAVES SURVEY, ABSTRACT NO.
244 IN WILLIAMSON COUNTY, TEXAS

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



Scale: 1"=400'

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

J.A.F. GRAVES SURVEY
ABSTRACT NO. 244

TRACT 3
COBB SPRINGS RANCH, LTD
DOC. No. 9838601 O.R.W.C.

N 68°39'46" E 543.78' TO 1/2"
IRON PIN FOUND FOR SE CORNER
TRACT 3 (9838601) AND SW
CORNER TRACT TWO, JAFFER
WALINAY, DOC. No. 9836781
O.R.W.C.

JACKSON T. STILES
DOC. No. 199973466
O.P.R.W.C.

(NO RECORD)
N 59°20'31" E 672.42'
C1
(S 68°30'16" W 952.06'
(S 70°54'30" W 952.04' REC)
P.O.B.

(NO RECORD)
N 68°30'39" E 684.31'
10.43 ACRES

S 68°39'46" W 1781.63'
(S 71°04' W 2325.36' OVERALL REC)
C2

WILLIAM G. THOMPSON
VOL. 2273, PG. 84
O.R.W.C.

THIRD TRACT
IRENE FREIDRICH SULLIVAN, ET VIR
VOL. 387, PG. 513 D.R.W.C.

DOUGLAS GIBBS
DOC. No. 2006053409
O.P.R.W.C.

LEMUEL WALTERS SURVEY
ABSTRACT NO. 653



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 21°19'35" W	83.48'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 19°00' W	5298.86' OVERALL

CURVE TABLE (NO RECORD)

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	09°10'08"	1785.00	285.65	285.35	N 63°55'35" E
C2	22°01'05"	2989.79	1148.95	1141.89	N 79°31'12" E

PARCEL 4

COBB SPRINGS RANCH R328340

REV 1/10



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www.castleberysurveying.com

SHEET

1
OF
2

FIELD NOTES
JOB NO: 40051-03
DATE: January 29, 2010
PAGE: 2 of 2
PARCEL 4 - COBB SPRINGS R326340
Revision 1/10

10.43 ACRES

BEING 10.43 acres out of the J.A.F. Graves Survey, Abstract No.244, Williamson County, Texas and being a portion of that tract described as Tract 3 in a Warranty Deed to Cobb Springs Ranch, LTD, dated July 2, 1998 and recorded as Doc. #9838601 of the Official Records of Williamson County, Texas and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the north margin of County Road 239 being the southeast corner of that tract described in a Special Warranty Deed to Jackson T. Stiles, Trustee, dated August 6, 1999 and recorded as Doc. #199973466 of the Official Public Records of Williamson County, Texas and being the southwest corner of said Cobb Springs Ranch tract and this tract;

THENCE: N21°19'35"W 83.48 feet with the east line of said Stiles tract and the west line of said Cobb Springs Ranch Tract 3 to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,Ltd" for the northwest corner of this tract;

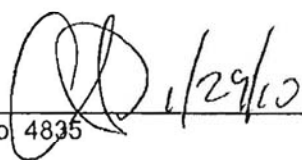
THENCE: across said Cobb Springs Ranch Tract 3 the following four (4) courses:

1. N59°20'31"E 672.42 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,Ltd",
2. 285.65 feet along a curve to the right, ($\Delta=09^{\circ}10'08"$, $r=1785.00$ feet, lc bears N63°55'35"E 285.35 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,Ltd",
3. N68°30'39"E 664.31 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,Ltd",
4. 1148.95 feet along a curve to the right, ($\Delta=22^{\circ}01'05"$, $r=2989.79$ feet, lc bears N79°31'12"E 1141.89 feet), to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,Ltd" in the north margin of said County Road 239 and the south line of said Cobb Springs Ranch Tract 3 for the most easterly corner of this tract from which a 1/2" iron pin found bears N68°39'46"E 543.78 feet being the southwest corner of that tract described as Tract Two in a Warranty Deed with Vendor's Lien to Jaffer Wallany, dated July 15, 1996 and recorded as Doc. #9636781 of said official records and the southeast corner of said Cobb Springs Ranch tract;

THENCE: with the north margin of said County Road 239 and the south line of said Cobb Springs Ranch Tract 3 the following two (2) courses:

1. S 68°39'46"W 1781.63 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,Ltd",
2. S68°30'16"W 952.06 feet to the POINT OF BEGINNING.

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


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CCC/tcp