

**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 11.573 acres, and drainage easement interest in and to 0.137 acre, owned by WILLIAM SLADE SULLIVAN, INDEPENDENT EXECUTOR OF THE ESTATE OF HERBERT FRIEDRICH SULLIVAN (parcels 226/226E), described by metes and bounds in Exhibits "A-B", for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of SH 195 ("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 22nd day of March, 2011.

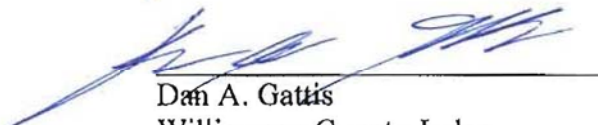

Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Highway: SH 195
Limits: From 3.4 Miles South of S. H. 138 to 8.105 Miles S. of 138
ROW CSJ: 0440-01-036

Legal Description Parcel 226.

BEING an 11.573 acre (504,107 square feet) tract of land located in the L. S. Walter Survey, Abstract No. 653, of Williamson County, Texas, said 11.573 acre tract of land is out of and a part of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded March 28, 1953 in Volume 387, Page 513, of said Deed Records, said 11.573 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the most southerly corner of the above referenced 133 acre tract and for the most westerly corner of a 1441.49 acre tract of land conveyed by Richard C. Baker, Trustee to Austin White Lime Company by deed recorded on September 24, 1979 and recorded in Volume 771, Page 65, of said Deed Records, said rod is located 978.94 feet right of the Proposed State Highway 195 (SH 195) Baseline Station 1481+93.14;

THENCE North 68° 52' 37" East along the common line of the 133 acre tract and the 1441.49 acre tract for a distance of 1136.65 feet to a 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set in the proposed south right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said rod is located 130.00 feet right of the Proposed SH 195 Baseline Station 1491+51.05;

1. THENCE in a northwesterly direction along the proposed south right of way line of SH 195 and with a curve turning to the left for an arc distance of 1526.87 feet, said curve has a radius of 2734.79 feet, a delta angle of 31° 59' 20", a chord bearing of North 70° 06' 27" West, and a chord distance of 1507.12 feet, to a TxDOT Type II concrete monument set for the point of tangency of said curve, said monument is located 130.00 feet right of Proposed SH 195 Baseline Station 1475+51.59;
2. THENCE North 86° 03' 32" West continuing with the proposed south right of way line of SH 195 for a distance of 481.59 feet to a TxDOT Type II concrete monument set at the intersection of said proposed right of way line and the existing southeast right of way line of County Road No. 239 (C. R. 239);
3. THENCE North 68° 56' 20" East along the existing southeast right of way line of C. R. 239 for a distance of 256.05 feet to a calculated point for corner;

EXHIBIT _____

4. THENCE North $70^{\circ} 47' 37''$ East continuing along said existing right of way line for a distance of 374.25 feet to a calculated point for corner;
5. THENCE North $74^{\circ} 09' 18''$ East continuing with said existing right of way line for a distance of 304.30 feet to a calculated point for corner;
6. THENCE North $72^{\circ} 07' 18''$ East continuing along said existing southeast right of way line for a distance of 144.24 feet to a calculated point for corner;
7. THENCE North $69^{\circ} 20' 55''$ East continuing with the existing southeast right of way line of C. R. 239 a distance of 61.68 feet to a TxDOT Type II concrete monument set at the intersection of said existing right of way line and the proposed north right of way line of SH 195, said monument is located 358.22 feet left of Proposed SH 195 Baseline Station 1480+62.03
8. THENCE South $20^{\circ} 11' 12''$ East along the proposed north right of way line of SH 195 for a distance of 28.33 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 334.85 feet left of Proposed SH 195 Baseline Station 1480+76.32;
9. THENCE South $69^{\circ} 48' 37''$ West continuing with the proposed north right of way line of SH 195 for a distance of 33.10 feet to a TxDOT Type II concrete monument set for the beginning of a curve to the left, said monument is located 316.18 feet left of Proposed SH 195 Baseline Station 1480+51.78;
10. THENCE in a southwesterly direction continuing with the proposed right of way line of SH 195 and with a curve turning to the left for an arc distance of 190.13 feet, said curve has a radius of 255.00 feet, a delta angle of $42^{\circ} 43' 14''$, a chord bearing of South $48^{\circ} 26' 59''$ West, and a chord distance of 185.76 feet to a TxDOT Type II concrete monument set for the point of tangency of said curve, said monument is located 165.01 feet left of Proposed SH 195 Baseline Station 1479+52.15
11. THENCE South $25^{\circ} 12' 54''$ East continuing with the proposed north right of way line of SH 195 for a distance of 56.70 feet to a TxDOT Type II concrete monument set for the beginning of a curve to the right, said monument is located 120.00 feet left of Proposed SH 195 Baseline Station 1479+85.00;
12. THENCE in a southeasterly direction continuing with the proposed north right of way line of SH 195 and with a curve turning to the right for an arc distance of 1374.64 feet, said curve has a radius of 2984.79 feet, a delta angle of $26^{\circ} 23' 15''$, a chord bearing of South $64^{\circ} 14' 24''$ East, and a chord distance of 1362.53 feet to

EXHIBIT _____

a 5/8" iron rod with a TxDOT aluminum cap set at the intersection of said proposed right of way line of SH 195 and the south line of the 133 acre tract, said rod is located 120.00 feet left of Proposed SH 195 Baseline Station 1493+04.38;

13. THENCE South $68^{\circ} 59' 37''$ West along the common line of the said 133 acre tract and the aforementioned 1441.49 acre tract for a distance of 65.00 feet to a calculated angle point;

14. THENCE South $68^{\circ} 52' 37''$ West continuing with said common line for a distance of 228.05 feet to the POINT OF BEGINNING, said described tract containing 504,107 square feet or 11.573 acres of land, more or less.


This survey is referenced to the National Spatial Reference System. The projection and datum are the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. All bearings are relative to National Geodetic Survey, 1993 Adjustment; monuments T27 A (PID AB2837), Austin RRP (PID AF9537) and, Georgeport (PID BM1093). All distances are surface values expressed in U. S. Survey feet and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.000120.

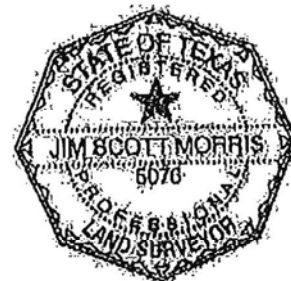
Access will be permitted to the highway facility for the remainder of the property lying adjacent to SH 195.

This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring Texas 77379
Phone (281) 379-6388

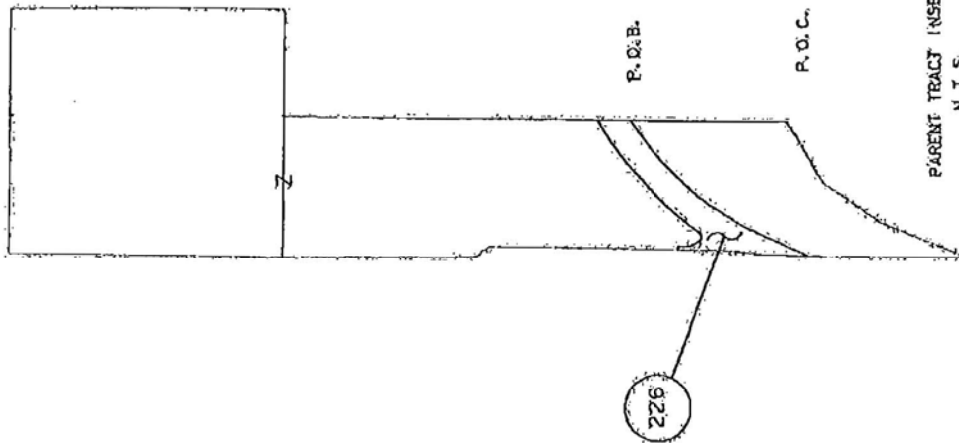
I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to February 2007.


Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of: May 9, 2007



LEGEND

- FOUND CONCRETE MONUMENT (TYPED TYPE 1)
- FOUND CONCRETE MONUMENT (TYPED TYPE 1)
- CONCRETE MONUMENT SET (TYPED TYPE 1)
- FOUND 1/2" IRON ROD UNLESS NOTED
- 5/8" IRON ROD SET WITH TYPED
- ALUMINUM CAP (UNLESS NOTED)
- CALCULATED POINT
- △ FOUND CORNER (AS DESCRIBED)
- 5/8" IRON ROD SET WITH
- YELLOW CAP (TYPED SURVEYING INC.)
- PROPERTY LINE
- RECORD INFORMATION
- SURVEY LINE
- PROPOSED DRAINAGE EASEMENT
- ACCESS DENIAL LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- RIGHT OF WAY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF CURVATURE
- POINT OF TANGENCY
- CHORD BEARING
- CHORD DISTANCE
- BUILDING SETBACK LINE (PER PLAT)
- NOT TO SCALE
- PUBLIC UTILITY EASEMENT
- WILLAMSON COUNTY DEED RECORDS
- WILLAMSON COUNTY OFFICIAL RECORDS
- WILLAMSON COUNTY OFFICIAL PUBLIC RECORDS
- WILLAMSON COUNTY PLAT RECORDS
- O.S.S.F.S. ON SITE SEWERAGE FACILITY SETBACK



NOTES:

1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TYPED AERIAL SURVEY, DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.
2. THIS SURVEY IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. THE PROJECTION AND DATUM ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL BEARINGS ARE RELATIVE TO NATIONAL GEODETIC SURVEY, 1993 ADJUSTMENT, MONUMENTS T27 A (PID AB2837), AUSTIN RRP (PID AF9537) AND, GEORGETOWN (PID BW093). ALL DISTANCES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TYPED SURFACE ADJUSTMENT FACTOR OF 1.000120.

PARCEL NO.	RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
	ACRES	SQ. FT.	ACRES	SQ. FT.	LEFT		RIGHT	
226	133	5,793,480	11.573	504,107	93.620	4,086,681	27.61	1,202,692

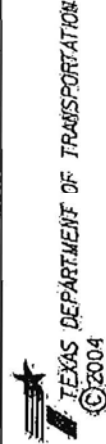


EXHIBIT

I, SCOTT MORRIS, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE UNDER MY SUPERVISION AND ON THE GROUND AND IS BASED ON DATA GATHERED FROM FEBRUARY 2001 TO OCTOBER 2006

Scott Morris 5-8-2007
SCOTT MORRIS, R.P.L.S. # 5076 DATE AS OF

PARENT TRACT INSET
N.T.S.



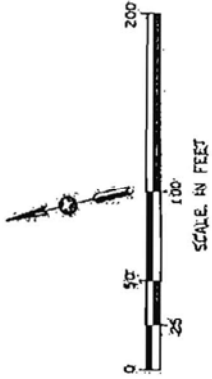
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
IRENE BRIDGEMAN SULLIVAN
AND HUSBAND
HERBERT SULLIVAN
PARCEL 226
PAGE 4 OF 8

ROW CSJ NO. 0440-01-036
STATE HIGHWAY 195 BRILLMANSON COUNTY, TEXAS
BOOS SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379
12812 379-6388
SCALE: 1"=100' MAY 9, 2007

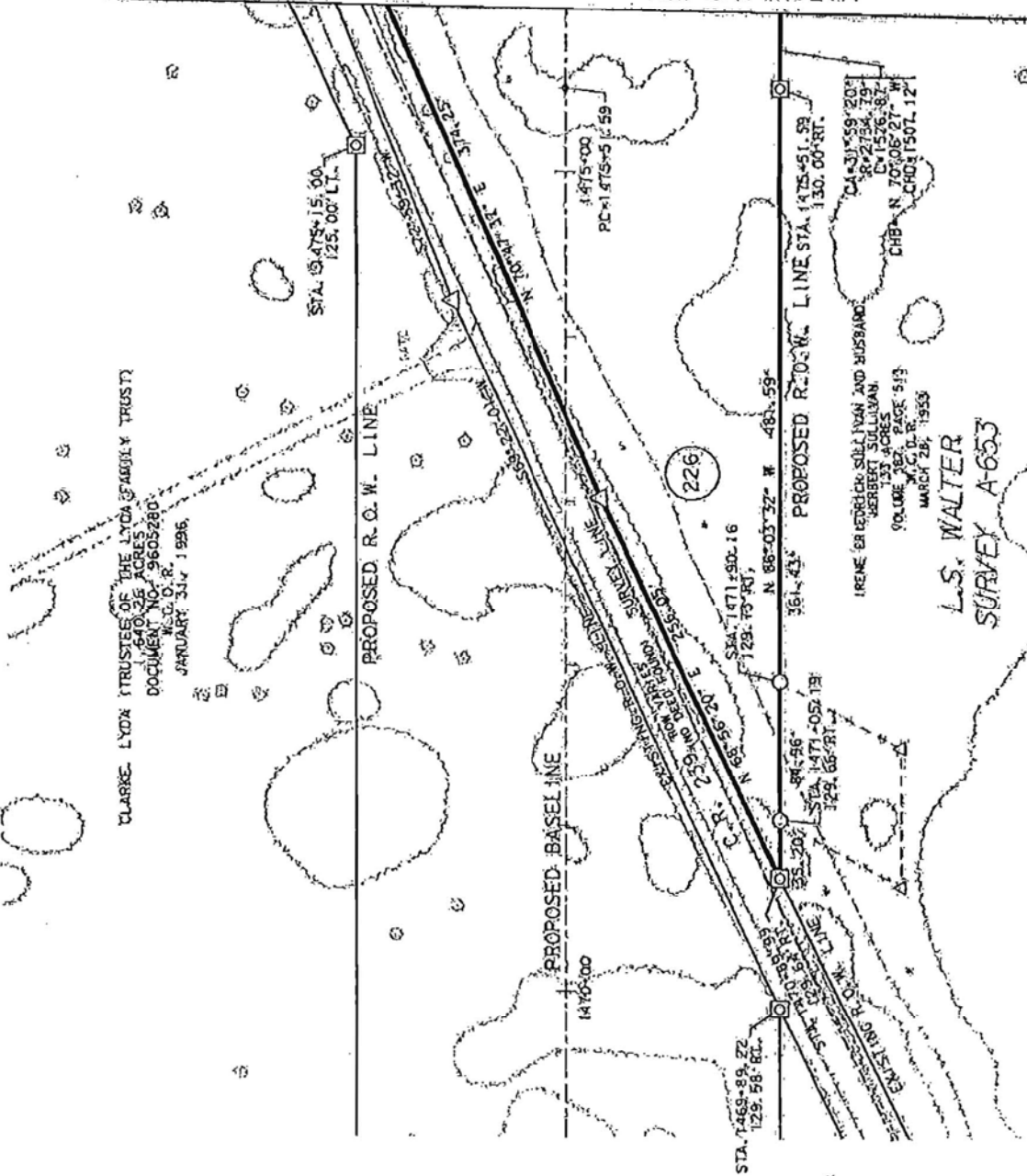
J.A.F. GRAVES SURVEY A-244

CLARKE LYON (TRUSTEES OF THE LYON FAMILY TRUST)
 640.25 ACRES
 DOCUMENT NO. 9605280
 REC. O.R.
 JANUARY 31, 1996

MATCHLINE STA. 1476+00.00 (SEE PAGE B)



EXHIBIT



RIGHT OF WAY PLAT
 SHOWING PROPERTY OF
 IRENE FRIEDRICH SULLIVAN
 AND HUSBAND
 HERBERT SULLIVAN
 PARCEL 226
 PAGE 5 OF 8

ROW CSJ NO. 0740-01-036
 STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS
 RODS SURVEYING INC.
 8810 LEE ROAD SPRING, TX 77379
 (281) 379-5385
 SCALE: 1"=100' MAY 9, 2007

IRENE FRIEDRICH SULLIVAN AND HUSBAND
 HERBERT SULLIVAN
 VOLUME 28, PAGE 513
 MARCH 28, 1953

L.S. WALTER
 SURVEY A-653

EXHIBIT _____

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
BERNE FREDRICH SULLIVAN
AND HUSBAND,
HERBERT SULLIVAN
PARCEL 226

PAGE 7 OF 8

ROW CSJ NO. 0440-01-036

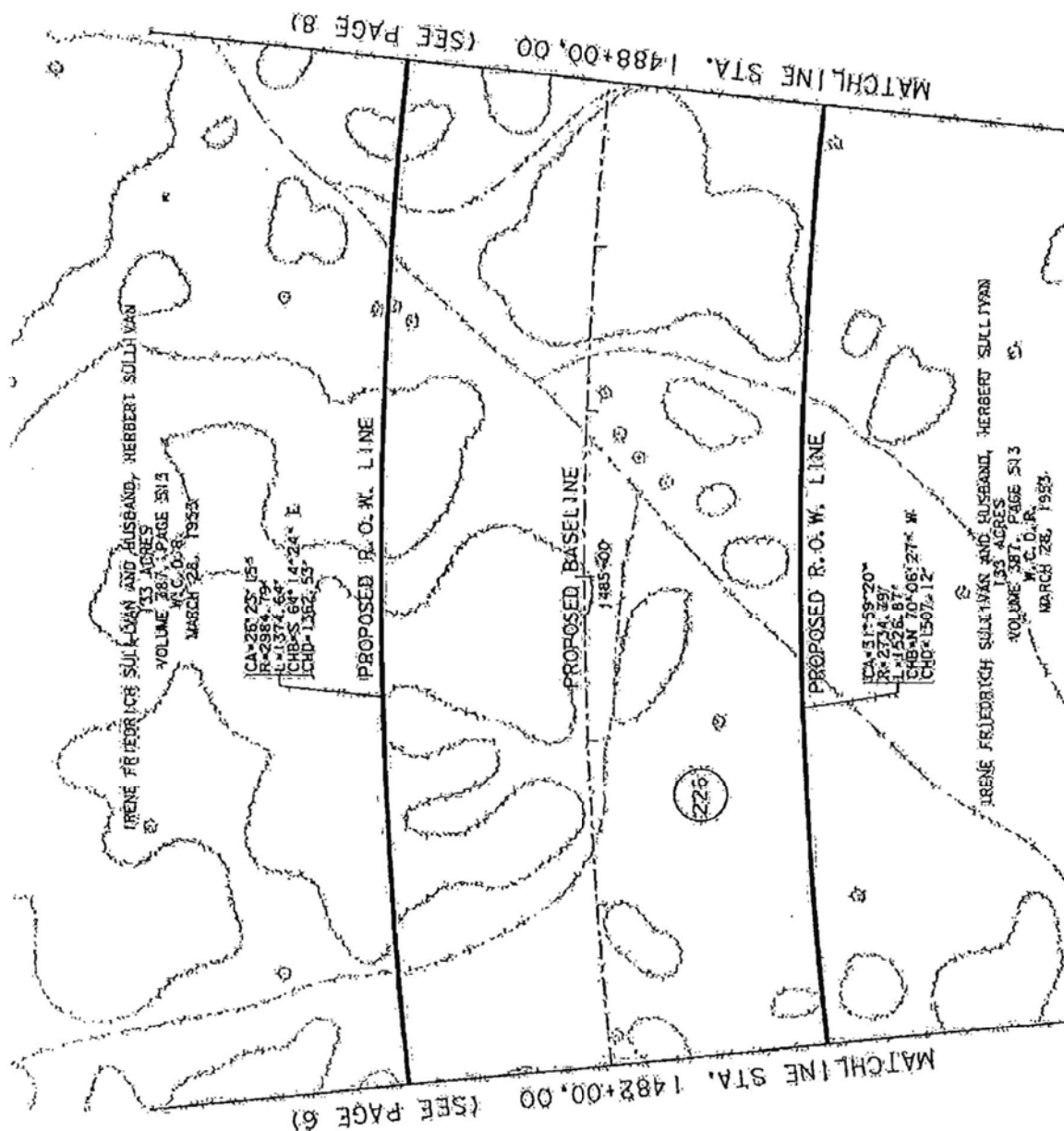
STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(28) 379-6388

SCALE: 1" = 100' MAY 9, 2007



00-871961-Sub E 017x017, 20036-065 sh 195-3A000XdgN'00r-000 s. 3H1'957-111-pur 236-Q3, dgr

DATE: 5/3/2007 TIME: 10:00:42 AM

L.S. WALTER SURVEY A-653

IBENE FRIEDRICH SULLIVAN AND HUSBAND, HERBERT SULLIVAN
138 ACRES
VOLUME 587, PAGE 513
W.C.D.R.
MARCH 28, 1953

CA=26° 25' 15"
R=2384.79'
L=1374.64'
CHB=554' 14" 24"E
1040=1362.53'

PROPOSED R.O.W. LINE

STA 1493+04.38
120.00 L.T.

S 88° 59' 37" W
55.00'

PROPOSED BASELINE

1492+00

ENDING STATION
SR 195, PHASE 3
STA. 1492+36.66
X=3,113.489, 09
Y=10,249,386.74

S 68° 50' 37" W
228.03'

PROPOSED R.O.W. LINE

CA=31° 59' 20"
R=2734.79'
L=1526.87'
CHB=N 70° 06' 27" W
CHD=1501.72'

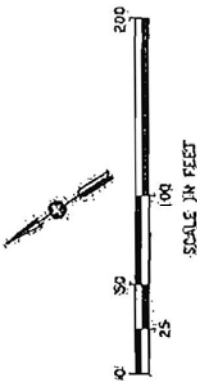
P.O.B.
PARCEL 226
STA 1491+51.04
130.00 RT

IBENE FRIEDRICH SULLIVAN
AND HUSBAND, HERBERT SULLIVAN
138 ACRES
VOLUME 587, PAGE 513
W.C.D.R.
MARCH 28, 1953

P.O.C.
PARCEL 226
STA 1481+93.14
378.94 RT

AUSTIN WHITE LINE COMPANY
1441.49 ACRES
VOLUME 771, PAGE 65
W.C.D.R.
SEPTEMBER 24, 1978

MATCHLINE STA. 1488+00.00 (SEE PAGE 7)



RIGHT OF WAY PLAT

SHOWING PROPERTY OF
IBENE FRIEDRICH SULLIVAN
AND HUSBAND,
HERBERT SULLIVAN
PARCEL 226

PAGE 3 OF 3

ROW CSJ NO. 0440-01-036
STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS
ROADS SURVEYING INC.

6810 LEE ROAD SPRING, TX. 77378

(281) 379-6388

SCALE: 1"=100' MAY 9, 2007

EXHIBIT B

County: Williamson
Highway: SH 195
Limits: From 3.4 Miles South of S. H. 138 to 8.105 Miles S. of 138
ROW CSJ: 0440-01-036

Legal Description Parcel 226E

BEING an 0.137 acre (5,976 square feet) tract of land located in the L. S. Walter Survey, Abstract No. 653, of Williamson County, Texas, said 0.137 acre tract of land is out of and a part of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded March 28, 1953 in Volume 387, Page 513, of said Deed Records, said 0.137 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a calculated point at the existing north right of way line of State Highway 195 (SH 195) and the existing south right of way line of County Road No. 239 (C. R. 239) for the southwest corner of the above referenced 133 acre tract, said point is located 549.36 feet right of the Proposed SH 195 Baseline Station 1461+91.10;

THENCE North 68° 00' 28" East along the common line of the 133 acre tract and existing south right of way line of C. R. 239 for a distance of 593.98 feet to a calculated point in the existing south right of way line of C. R. 239 for an angle point;

THENCE North 68° 56' 20" East along the common line of the 133 acre tract and existing south right of way line of C. R. 239 for a distance of 380.02 feet to a TxDOT Type II concrete monument set at the intersection of the proposed south right of way line of SH 195 and the existing south right of way line of C. R. 239;

THENCE South 86° 03' 32" East continuing with the proposed south right of way line of SH 195 for a distance of 35.20 feet to a 5/8" iron rod set with a Texas Department of Transportation (TxDOT) aluminum cap in the proposed south right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said rod is located 129.66 feet right of the Proposed SH 195 Baseline Station 1471+05.19;

1. THENCE South 86° 03' 32" East continuing with the proposed south right of way line of SH 195 for a distance of 84.96 feet to a 5/8" iron rod set with a TxDOT aluminum cap in the proposed south right of way line of SH 195;
2. THENCE South 33° 38' 35" West with the southeast line of said easement for a distance of 80.94 feet to a calculated point for corner, said point is located 200.00 feet right of Proposed SH 195 Baseline Station 1471+50.00;

EXHIBIT _____

3. THENCE North $86^{\circ} 06' 07''$ West with the southwest line of said easement for a distance of 85.00 feet to a calculated point for corner, said point is located 200.00 feet right of Proposed SH 195 Baseline Station 1470+65.00;
4. THENCE North $33^{\circ} 38' 35''$ East with the southwest line of said easement for a distance of 81.01 feet to a POINT OF BEGINNING, said described tract containing 504,107 square feet or 11.573 acres of land, more or less.

This survey is referenced to the National Spatial Reference System. The projection and datum are the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. All bearings are relative to National Geodetic Survey, 1993 Adjustment, monuments T27 A (PID AB2837), Austin RRP (PID AF9537) and, Georgetown (PID BM1093). All distances are surface values expressed in U. S. Survey feet and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.000120.

Access will be permitted to the highway facility for the remainder of the property lying adjacent to SH 195.

This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring Texas 77379
Phone (281) 379-6388

I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to February 2007.

Scott Morris
Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of 5-9-2007



J.A.F. GRAVES SURVEY A-244

CLARK E. LYDR TRUSTEE OF THE LYDR FAMILY TRUST
1.640.26 ACRES
DOCUMENT NO. 9605280
W.C.O.R.
JANUARY 31, 1996

PROPOSED R.O.W. LINE

PROPOSED BASELINE

PROPOSED R.O.W. LINE

L.S. WALTER
SURVEY A-653

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
IRENE FRIEDRICH SULLIVAN
AND HER HUSBAND
HERBERT SULLIVAN
PARCEL 226E
PAGE 4 OF 4

ROW CSJ NO. 0440-01-036

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS: SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379

1283.379-6388

SCALE: 1"=100' MAY 9, 2003

EXHIBIT

SH 195
P.O.C.
PARCEL 226E
STA. 1481+51.10
349.36 RT.