

**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 2.108 acres owned by JOHN BEHRENS SCHNEIDER TRUSTEE OF THE JBS HERITAGE TRUST (parcel 109A), described by metes and bounds in Exhibit "A", 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, the

Commissioners' Court of Williamson County, Texas is authorizing the use of eminent domain to condemn property.

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 she 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 1st day of November, 2011.

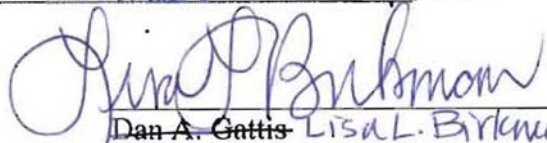
  
~~Dan A. Gattis~~ Lisa L. Birkenman  
Williamson County Judge Commissioner,  
Pct. One, presiding

EXHIBIT \_\_\_\_\_

County: Williamson  
Highway: SH 195  
Limits: From 8.105 Miles South of S. H. 138 to I.H. 35  
ROW CSJ: 0440-02-012

Legal Description Parcel 109 A

BEING a 2.108 acre (91,836 square feet) tract of land located in the Burrell Eaves Survey, Abstract No. 216, of Williamson County, Texas, said 2.108 acre tract of land is out of and a part of a 10.22 acre tract conveyed by Wilford C. Schneider, et al to John B. Schneider, by deed recorded May 10, 2010 as Document No. 2010030327 of the Official Public Records of Williamson County, Texas, said 2.108 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a plastic yellow cap stamped "RODS SURVEYING, INC." set for the most southerly corner of the 1.00 acre tract of land conveyed by Steven L. Prayter and wife, Ronda Prayter, to John Cahill and wife, Debra Cahill, by deed recorded August 16, 2000 as Document No. 2000054348 of said Official Public Records, said 1.00 acre tract being previously conveyed out of the referenced 419.34 acre tract and said point is located 175.04 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1650+93.19;

THENCE North 59° 31' 26" East with the southeast line of the said 1.00 acre tract for a distance of 62.66 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed southwest right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said rod is located 120.44 feet right of Proposed SH 195 Baseline Station 1651+24.02;

1. THENCE North 59° 31' 26" East continuing with the southeast line of the said 1.00 acre tract for a distance of 161.47 feet to a calculated point on the existing southwest right of way line of SH 195 for the east corner of the said 1.00 acre tract, from which a found 1/2 inch iron rod found bears South 59° 31' 26" West a distance of 0.63 feet;
2. THENCE South 59° 50' 49" East with the existing southwest right of way line of SH 195 for a distance of 626.36 feet to a calculated point for the north corner of a 1.00 acre tract of land conveyed by Wilford Schneider and wife, Mary Lois Schneider, to Janis Johnson and Richard W. Johnson, by deed recorded May 30,

EXHIBIT \_\_\_\_\_

2003 in Document No. 2003049663, of said Official Public Records, from which a 1/2 inch iron rod found bears South 44° 56' 18" West a distance of 0.32 feet;

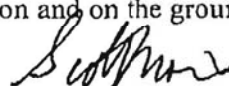
3. THENCE South 44° 56' 18" West with the west line of the said 1.00 acre tract for a distance of 147.82 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed southwest right of way line of SH 195, said rod is located 122.84 feet right of Proposed SH 195 Baseline Station 1657+91.77;
4. THENCE North 59° 39' 26" West with the proposed southwest right of way line of SH 195 for a distance of 667.84 feet to the POINT OF BEGINNING, said described tract containing 2.108 acres (91,836 square feet) 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 1.00012.

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 October 2006.



Scott Morris, Registered Professional Land Surveyor No. 5076

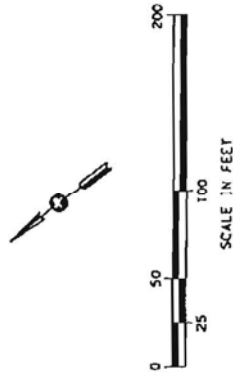
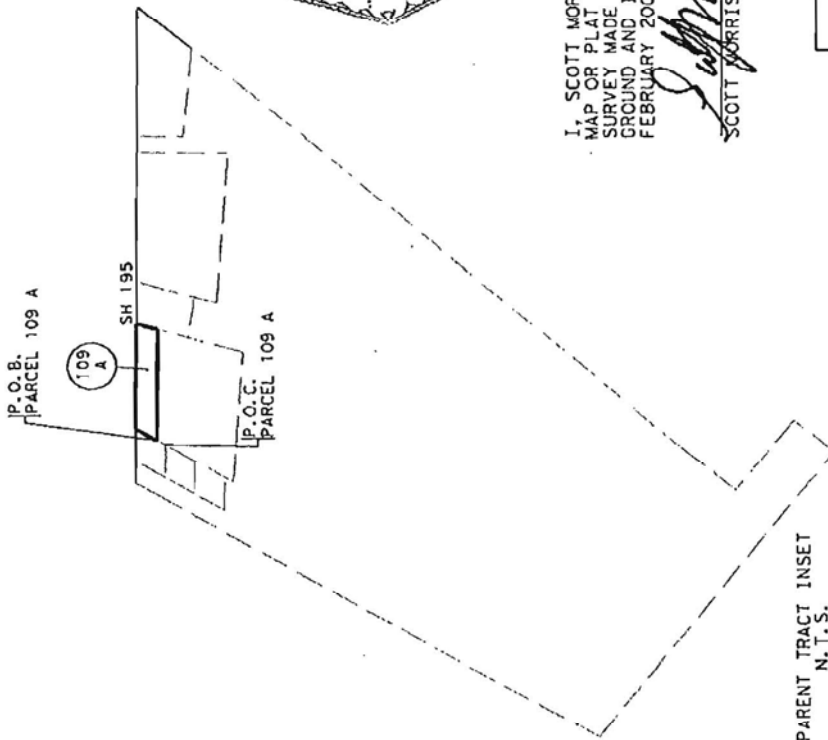
Date as of: 2-10-2011





# LEGEND

- FOUND CONCRETE MONUMENT (TXDOT TYPE I)
- FOUND CONCRETE MONUMENT (TXDOT TYPE II)
- CONCRETE MONUMENT SET (TXDOT TYPE III)
- FOUND 1/2" IRON ROD UNLESS NOTED
- 5/8" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- CALCULATED POINT
- FOUND CORNER (AS DESCRIBED)
- 5/8" IRON ROD SET WITH YELLOW CAP "RODS SURVEYING INC."
- PROPERTY LINE
- RECORD INFORMATION
- SURVEY LINE
- PROPOSED DRAINAGE EASEMENT
- ACCESS DENIAL LINE
- EXISTING R.O.W. LINE
- PARCEL BOUNDARY
- RIGHT OF WAY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- P.C.
- P.T.
- POINT OF TANGENCY
- CHB
- CHD
- CHORD DISTANCE
- B.L.
- BUILDING SETBACK LINE (PER PLAT)
- N.T.S.
- NOT TO SCALE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- W.C.D.R.
- WILLIAMSON COUNTY DEED RECORDS
- W.C.O.R.
- WILLIAMSON COUNTY OFFICIAL RECORDS
- W.C.O.P.R.
- WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.P.R.
- WILLIAMSON COUNTY PLAT RECORDS
- O.S.S.F.S.
- ON SITE SEWERAGE FACILITY SETBACK



## 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* 2-00-2011  
SCOTT MORRIS, R.P.L.S. # 5076 DATE AS OF

REVISED: NOVEMBER, 2010

### NOTES:

- IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY; DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.
- 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 127 A (PID AB2837), AUSTIN RRP (PID AF9537) AND, GEORGETOWN (PID B1093). 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 1.00012.



### RIGHT OF WAY PLAT

SHOWING PROPERTY OF  
JOHN B. SCHNEIDER

PARCEL 109 A

PAGE 3 OF 4

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS  
RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

SCALE: 1"=100'

NOVEMBER 23, 2010

PARCEL NO.	RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
	ACRES	SQ. FT.	ACRES	SQ. FT.	LEFT		RIGHT	
109 A	10.22	445,183	2.108	91,836			9.112	253,347

