

**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 3.166 acres owned by WILFORD C. SCHNEIDER, TRUSTEE OF THE WCS HERITAGE TRUST (parcel 109B), 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

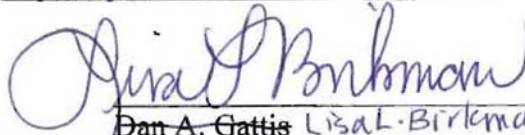
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. 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. Birkman
~~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 B

BEING a 3.166 acre (137,901 square feet) tract of land located in the Burrell Eaves Survey, Abstract No. 216, of Williamson County, Texas, said 3.166 acre tract of land is out of and a part of a 11.17 acre tract conveyed by Wilford C. Schneider, et al to Wilford C. Schneider, by deed recorded May 10, 2010 as Document No. 2010030328 of the Official Public Records of Williamson County, Texas, said 3.166 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with a plastic cap found for the south corner of the above referenced 11.17 acre tract, said rod is located 516.32 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1670+56.19;

THENCE North 30° 11' 59" East with the southeast line of the said 11.17 acre tract for a distance of 360.02 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 158.05 feet right of Proposed SH 195 Baseline Station 1670+20.78;

1. THENCE North 45° 46' 53" West, with the proposed southwest right of way line of SH 195 for a distance of 55.22 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 150.00 feet right of Proposed SH 195 Baseline Station 1669+66.15;
2. THENCE North 54° 26' 29" West continuing with the proposed southwest right of way line of SH 195 for a distance 557.23 feet to a TxDOT Type II concrete monument set for angle point, said monument is located 125.00 feet right of Proposed SH 195 Baseline Station 1663+95.55;
3. THENCE North 59° 39' 26" West continuing with the proposed southwest right of way line of SH 195 for a distance of 240.31 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the southeast line of a 2.24 acre tract conveyed by Wilford Schneider and wife, Mary Lois Schneider, to Janis Johnson and Richard

EXHIBIT _____

W. Johnson, by deed recorded September 20, 1982 in Volume 889, Page 756, of the Deed Records of Williamson County, Texas, said rod is located 124.14 feet right of Proposed SH 195 Baseline Station 1661+55.24;

4. THENCE North 44° 56' 38" East with the southeast line of the 2.24 acre tract for a distance of 149.07 feet to a calculated point in the existing southwest right of way line of SH 195, from which a 1/2 inch iron rod found bears South 44° 56' 38" West a distance of 0.28 feet;
5. THENCE South 59° 50' 49" East with the existing southwest right of way line of SH 195 for a distance of 810.74 feet to a 1/2" iron rod with a plastic cap found for the north or northeast corner of said 11.17 acre tract;
6. THENCE South 30° 11' 59" West, with the southeast line of said 11.17 acre tract for a distance of 210.85 feet to the POINT OF BEGINNING, said described tract containing 3.166 acres or (137,901 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

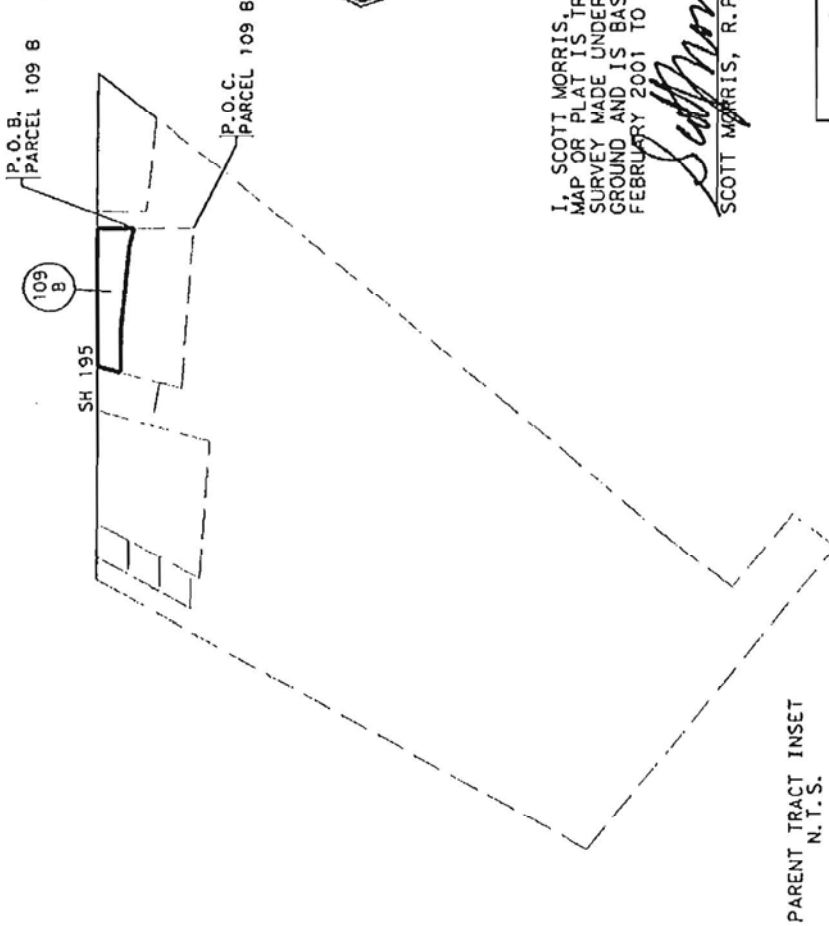
I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to October 2006.

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 II)
- 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
- P.O.B.
- P.O.C.
- P.C.
- P.T.
- CHB
- CHD
- B.L.
- N.T.S.
- P.U.E.
- W.C.D.R.
- W.C.O.R.
- W.C.O.P.R.
- W.C.P.R.
- O.S.F.S.



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 2-10-2011
SCOTT MORRIS, R.P.L.S. # 5076 DATE AS OF

REVISED: NOVEMBER, 2010



TEXAS DEPARTMENT OF TRANSPORTATION
©2004

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
WILFORD C. SCHNEIDER

PARCEL 109 B

PAGE 3 OF 5

ROW CSJ NO. 0440-02-012
STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS
RODS SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379
(281) 257-4020

PARENT TRACT INSET
N.T.S.

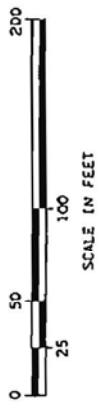
NOTES:

1. 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.

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 AF9337) 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 1.00012.

PARCEL NO.	RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER		
	ACRES	SQ. FT.	ACRES	SQ. FT.	LEFT		RIGHT
109 B	11.17	486,565	3.166	137,901	ACRES	SQ. FT.	SQ. FT.
					8.004		348,664

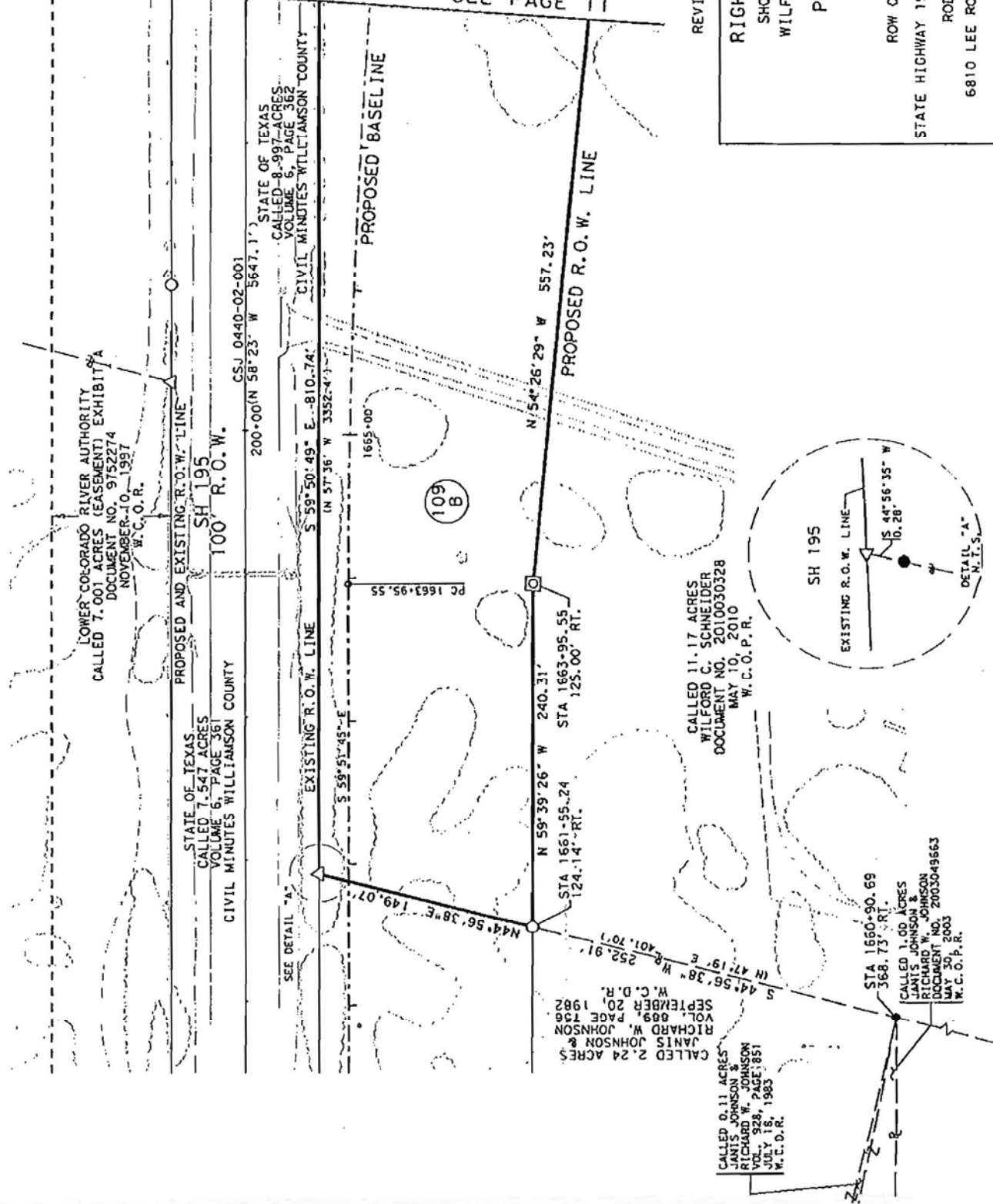
BURRELL EAVES SURVEY, A-216



EXHIBIT

MATCHLINE STA 1668+00

SEE PAGE 11



REVISED: NOVEMBER, 2010

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
WILFORD C. SCHNEIDER

PARCEL 109 B

PAGE 4 OF 5

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(281) 257-4020

BURRELL EAVES SURVEY, A-216

PROPOSED AND EXISTING R.O.W. LINE
WITH PROPOSED ACCESS DENIAL LINE

PROPOSED AND EXISTING R.O.W. LINE

STATE OF TEXAS
CALLED 7.547 ACRES
VOLUME 6, PAGE 361
CIVIL MINUTES WILLIAMSON COUNTY

SH 195
100' R.O.W.

CSJ 0440-02-001
(N 58°23' W 5647.1')



EXISTING R.O.W. LINE

STATE OF TEXAS
CALLED 8.997 ACRES
VOLUME 6, PAGE 362
CIVIL MINUTES WILLIAMSON COUNTY

S 59°50'49" E 810.74'

1/2" I, R. FND.
WITH PLASTIC CAP

109
B

P.O.B.
PARCEL 109 PT 2
STA 1670+20.78
158.05' RT.

N 45°46'53" W 55.22'
N 54°26'29" W 557.23'
STA 1569+66.15
150.00' RT.

PROPOSED BASELINE S 54°09'23" E

CALLED 11.17 ACRES
WILFORD C. SCHNEIDER
DOCUMENT NO. 2010030328
MAY 10, 2010
W.C.O.P.R.

3/4" IRON ROD SET
WITH ALUMINUM TXDOT CAP
STAMPED "ADL"
END OF PROPOSED
ACCESS DENIAL LINE
STA 1676+40.00
249.21' RT.

PROPOSED R.O.W. LINE

348.72'

MATCHLINE STA 1677+00

SEE PAGE 12

MATCHLINE STA 1668+00

SEE PAGE 10

CALLED 419.34 ACRES
WILFORD E. SCHNEIDER AND WIFE
MARY SCHNEIDER
VOL. 528, PAGE 590
AUGUST 04, 1910
W.C.D.R.

P.O.C.
PARCEL 109 B
STA 1670+56.19
516.32' RT.

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
WILFORD C. SCHNEIDER
PARCEL 109 B

PAGE 5 OF 5

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

5810 LEE ROAD SPRING, TX 77379

(281) 257-4020

EXHIBIT