

**IN THE COMMISSIONERS' COURT  
OF WILLIAMSON COUNTY, TEXAS**

**RESOLUTION**

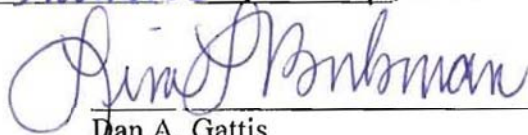
WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to 10.824 acres owned by JANIS K. JOHNSON, TRUSTEE OF THE JKJ HERITAGE TRUST (parcel 109C), 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

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 C

BEING a 10.824 acre (471,476 square feet) tract of land located in the Burrell Eaves Survey, Abstract No. 216, of Williamson County, Texas, said 10.824 acre tract of land is out of and a part of a 12.54 acre tract conveyed by Wilford C. Schneider, et al to Janis K. Johnson individually and as Trustee of the JKJ Heritage Trust, by deed recorded May 10, 2010 as Document No. 2010030329 of the Official Public Records of Williamson County, Texas, said 10.824 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 1/2" inch iron rod with a plastic yellow cap found for the south corner of the above referenced 12.54 acre tract, said point is located 311.23 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1681+96.04;

THENCE North 68° 46' 25" East with the southeast line of the said 12.54 acre tract and the northwest line of an 11.01 acre tract of land conveyed by Talmadge Edwin Brannen and Betty M. Brannen to Brannen Family Trust by deed recorded June 8, 2001 as Document No. 2001040681 of the Official Records of Williamson County, Texas, for a distance of 13.38 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 300.00 feet right of Proposed SH 195 Baseline Station 1682+03.32;

1. THENCE North 54° 09' 23" West with the proposed southwest right of way line of SH 195, at 103.32 feet pass a 5/8" iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of a proposed ACCESS DENIAL LINE, then continue on the same bearing with proposed ACCESS DENIAL LINE and proposed southwest right of way line for 115.00 feet in all a distance of 218.32 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 300.00 feet right of Proposed SH 195 Baseline Station 1679+85.00;
2. THENCE North 45° 46' 53" West continuing with the proposed southwest right of way line of SH 195 and ACCESS DENIAL LINE, for a distance of 348.72 feet to

EXHIBIT \_\_\_\_\_

a 5/8" iron rod set with a TxDOT aluminum cap stamped "ADL" for the ending of said ACCESS DENIAL LINE, said rod is located 249.21 feet right of Proposed SH 195 Baseline Station 1676+40.00;

3. THENCE North  $45^{\circ} 46' 53''$  West continuing with the proposed southwest right of way line of SH 195 for a distance of 502.19 feet to a 5/8 inch iron rod with an aluminum cap set in the west line of said 12.54 acre tract, said rod is located 176.06 feet right of Proposed SH 195 Baseline Station 1671+43.17;
4. THENCE North  $30^{\circ} 12' 10''$  East with the west or northwest line of said 12.54 acre tract for a distance of 240.91 feet to a 1/2" iron rod with a plastic cap found in the existing southwest right of way line of SH 195;
5. THENCE South  $59^{\circ} 50' 49''$  East with the existing southwest right of way line of SH 195 for a distance of 1173.72 feet to a calculated point of curvature, from which a TxDOT Type I concrete monument found bears North  $50^{\circ} 37' 04''$  West a distance of 0.67 feet;
6. THENCE continuing with the existing southwest right of way line of SH 195 in a southeasterly direction and with a curve turning to the right for an arc distance of 240.85 feet, said curve has a radius of 8135.11 feet, a delta angle of  $1^{\circ} 41' 47''$ , a chord bearing of South  $58^{\circ} 59' 56''$  East, and a chord distance of 240.84 feet, to a 3/8 inch iron rod found for the east corner of the aforementioned 12.54 acre tract and for the north corner of the said 11.01 acre tract;



EXHIBIT \_\_\_\_\_

7. THENCE South 68° 46' 25" West with the common line of the 12.54 acre tract and the 11.01 acre tract for a distance of 596.17 feet to the POINT OF BEGINNING, said described tract containing 10.824 acres (471,476 square feet) of land, more or less.

Access will be prohibited across the ACCESS DENIAL LINE as herein described to the highway facility from the remainder of the property lying adjacent to SH 195.

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





# BURRELL EAVES SURVEY, A-216

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

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

(S 59° 50' 49" E 1173.72'  
(N 57° 36' 00" W 3352.40')

MATCHLINE STA 1677+00

SEE PAGE 12

PROPOSED BASELINE  
S 54° 09' 23" E  
240.91  
(N 30° 12' 10" W 399.33')

PROPOSED R.O.W. LINE  
N 45° 46' 53" W 502.19'

CALLED 12.54 ACRES  
JANIS K. JOHNSON  
DOCUMENT NO. 2010030329  
MAY 10, 2010  
W.C.O.P.R.

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

348.72'

109 C

STA 1669+66.15  
150.00' RT.

STA 1671+43.17  
116.06' RT.

PT 1669+66.15  
1670+00

MATCHLINE STA 1668+00

SEE PAGE 10

EXHIBIT

RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
JANIS K. JOHNSON

PARCEL 109 C

PAGE 5 OF 6

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(281) 257-4020

SCALE: 1"=100' NOVEMBER 23, 2010

CALLED 419.34 ACRES  
WILFORD E. SCHNEIDER AND WIFE  
MARY SCHNEIDER  
VOL. 528 PAGE 590  
AUGUST 04, 1970  
W.C.D.R.

REVISED: NOVEMBER, 2010



# BURRELL EAVES SURVEY, A-216

PROPOSED AND EXISTING R.O.W.

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
CIVIL MINUTES WILLIAMSON COUNTY  
VOLUME 6, PAGE 361  
SH 195  
100' R.O.W.  
CSJ 0440-02-001  
PC=217+94.90  
P  
IN 58°23' W 5647.1'  
S 59°50'49" E 1173.72'  
IN 57°36' W 3552.4'  
IN 57°16' W 242.3'  
IN 50°37'04" W 10.67'  
DELTA=01°41'47"  
CHB=5 58°59'56" E  
CHD=240.84'

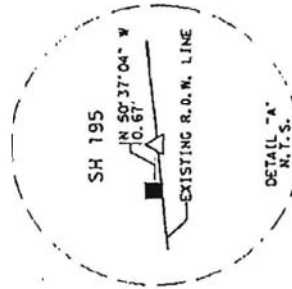
STATE OF TEXAS  
COUNTY OF WILLIAMSON  
CIVIL MINUTES WILLIAMSON COUNTY  
VOLUME 6, PAGE 362  
SH 195  
100' R.O.W.  
CSJ 0440-02-001  
PC=217+94.90  
P  
IN 58°23' W 5647.1'  
S 59°50'49" E 1173.72'  
IN 57°36' W 3552.4'  
IN 57°16' W 242.3'  
IN 50°37'04" W 10.67'  
DELTA=01°41'47"  
CHB=5 58°59'56" E  
CHD=240.84'

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
CIVIL MINUTES WILLIAMSON COUNTY  
VOLUME 6, PAGE 361  
SH 195  
100' R.O.W.  
CSJ 0440-02-001  
PC=217+94.90  
P  
IN 58°23' W 5647.1'  
S 59°50'49" E 1173.72'  
IN 57°36' W 3552.4'  
IN 57°16' W 242.3'  
IN 50°37'04" W 10.67'  
DELTA=01°41'47"  
CHB=5 58°59'56" E  
CHD=240.84'

MATCHLINE STA 1677+00

SEE PAGE 11

EXHIBIT



REVISED: NOVEMBER, 2010

RIGHT OF WAY PLAT

SHOWING PROPERTY OF

JANIS K. JOHNSON

PARCEL 109 C

PAGE 6 OF 6

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(281) 257-4020

SCALE: 1"=100' NOVEMBER 23, 2010

W. ROBERTS SURVEY, A-524

