

**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 0.484 acres owned by CLYDE WINFRED THOMPSON AND MARTHA THOMPSON (parcel 102), 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 12 day of January, 2012.

  
\_\_\_\_\_  
Dan A. Gattis  
Williamson County Judge

EXHIBIT \_\_\_\_\_

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

Legal Description Parcel 102

BEING a 0.484 acre (21,088 square feet) tract of land located in the L. S. Walters Survey, Abstract No. 653, of Williamson County, Texas, said 0.484 acre tract of land is out of and a part of the remaining portion of a called 389.1 acre tract conveyed by Mary E. Thompson, et al to T. R. Thompson by deed recorded March 16, 1948 in Volume 348, Page 345 of the Deed Records of Williamson County, Texas, said 0.484 acre tract of land is further described by metes and bounds as follows:

PART 1

COMMENCING at a fence corner found for the most northerly corner of a 160.66 acre tract conveyed out of the said 389.1 acre tract by Clyde Thompson, Independent Executor of the Estate of Thomas Raymond Thompson to Leana Jewell Thompson Irrevocable Trust, by deed recorded December 11, 1989 in Volume 1849, Page 741, of the Official Records of Williamson County, Texas, said fence corner is located 213.48 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1553+47.97;

THENCE North 79° 34' 01" East with the north line of the said 160.66 acre tract for a distance of 129.54 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument set at the intersection of said line and the existing southwest right of way line of SH195, said monument is located 121.62 feet right of Proposed SH 195 Baseline Station 1554+39.30;

THENCE North 55° 16' 49" West with the existing south or southwest right of way line of SH 195 for a distance of 239.30 feet to a TxDOT Type II concrete monument set at the intersection of said proposed right of way line and the existing south or southwest right of way line of SH 195, said monument is located 121.67 feet right of Proposed SH 195 Baseline Station 1552+00.00;

THENCE North 55° 16' 49" West with the existing south or southwest right of way line of SH 195 for a distance of 762.33 feet to a TxDOT Type II concrete monument set at the intersection of said existing right of way line and the proposed southwest right of way line of SH 195 and for the POINT OF BEGINNING of the herein described tract, said monument is located 121.81 feet right of Proposed SH 195 Baseline Station 1541+00.00;

EXHIBIT \_\_\_\_\_

1. THENCE North  $68^{\circ} 19' 22''$  West with the proposed southwest right of way line of SH 195 for a distance of 102.65 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 145.00 feet right of Proposed SH 195 Baseline Station 1540+00.00;
2. THENCE North  $56^{\circ} 09' 05''$  West continuing with the proposed southwest right of way line of SH 195 for a distance of 324.73 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 1536+75.31;
3. THENCE North  $55^{\circ} 21' 23''$  West continuing with the proposed southwest right of way line of SH 195 for a distance of 334.22 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 160.00 feet right of Proposed SH 195 Baseline Station 1533+50.00;
4. THENCE North  $35^{\circ} 02' 09''$  West continuing with the proposed southwest right of way line of SH 195 for a distance of 53.60 feet to a TxDOT Type II concrete monument set at the intersection of said proposed right of way line and the existing southwest right of way line of SH 195, said monument is located 144.57 feet right of Proposed SH 195 Baseline Station 1533+00.00;
5. THENCE South  $55^{\circ} 16' 49''$  East with the existing southwest right of way line of SH 195 for a distance of 163.86 feet to an angle point, from which a TxDOT Type I concrete monument found bears North  $54^{\circ} 51' 30''$  East a distance of 2.74 feet;
6. THENCE South  $60^{\circ} 59' 27''$  East continuing with the existing southwest right of way line of SH 195 for a distance of 100.50 feet to an angle point, from which a TxDOT Type I concrete monument found bears North  $52^{\circ} 26' 40''$  East a distance of 2.43 feet;
7. THENCE South  $55^{\circ} 16' 49''$  East continuing with the existing southwest right of way line of SH 195 for a distance of 545.33 feet to the POINT OF BEGINNING, said described tract containing 0.408 acres (17,779 square feet) of land, more or less.

PART 2

COMMENCING at a fence corner found for the most northerly corner of a 160.66 acre tract conveyed out of the said 389.1 acre tract by Clyde Thompson, Independent Executor of the Estate of Thomas Raymond Thompson to Leana Jewell Thompson Irrevocable Trust, by deed recorded December 11, 1989 in Volume 1849, Page 741, of the Official Records of Williamson County, Texas, said fence corner is located 213.48 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1553+47.97;

EXHIBIT \_\_\_\_\_

THENCE North  $79^{\circ} 34' 01''$  East with the north line of the said 160.66 acre tract for a distance of 103.62 feet to a TxDOT Type II concrete monument set in the proposed southwest right of way line of SH 195 for the POINT OF BEGINNING of the herein described 0.076 tract, said monument is located 140.00 feet right of Proposed SH 195 Baseline Station 1554+21.03;

1. THENCE North  $55^{\circ} 16' 09''$  West with the proposed south or southwest right of way line of SH 195 for a distance of 121.03 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 140.00 feet right of Proposed SH 195 Baseline Station 1553+00.00;
2. THENCE North  $44^{\circ} 52' 45''$  West continuing with the proposed south or southwest right of way line of SH 195 for a distance of 101.67 feet to a TxDOT Type II concrete monument set at the intersection of said proposed right of way line and the existing south or southwest right of way line of SH 195, said monument is located 121.67 feet right of Proposed SH 195 Baseline Station 1552+00.00;
3. THENCE South  $55^{\circ} 16' 49''$  East with the existing south or southwest right of way line of SH 195 for a distance of 239.30 feet to a TxDOT Type II concrete monument set for the most easterly corner of the remaining portion of the said 389.1 acres and for the most northerly or northeast corner of the said 160.66 acre tract, said monument is located 121.62 feet right of Proposed SH 195 Baseline Station 1554+39.30;



EXHIBIT \_\_\_\_\_

4. THENCE South 79° 34' 01" West with the north line of the said 160.66 acre tract for a distance of 25.92 feet to the POINT OF BEGINNING, said described tract containing 0.076 acres (3,309 square feet) of land, more or less.

PARCEL SUMMARY

Part 1 = 17,779 square feet = 0.408 acres  
Part 2 = 3,309 square feet = 0.076 acres  
Total = 21,088 square feet = 0.484 acres

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

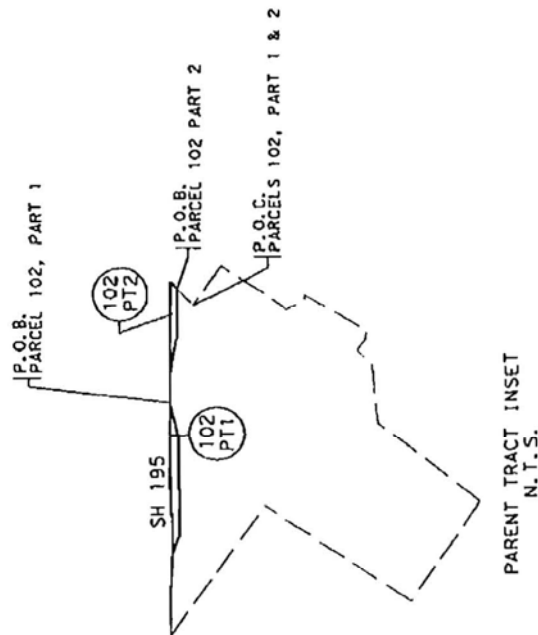
I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to October 2006.

*Scott Morris*  
Scott Morris, Registered Professional Land Surveyor No. 5076  
Date as of: March 7, 2007



# 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
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF CURVATURE
- POINT OF TANGENCY
- CHORD BEARING
- CHORD DISTANCE
- BUILDING SETBACK LINE (PER PLAT)
- N.T.S.
- NOT TO SCALE
- PUBLIC UTILITY EASEMENT
- W.C.O.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* March 7, 2007  
SCOTT MORRIS, R.P.L.S. # 5076 DATE AS OF



TEXAS DEPARTMENT OF TRANSPORTATION  
©2004

## RIGHT OF WAY PLAT

SHOWING PROPERTY OF  
T.R. THOMPSON

PARCEL 102, PART 1

PAGE 5 OF 8

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 379-6388  
SCALE: 1"=100' MARCH 7, 2007

## NOTES:

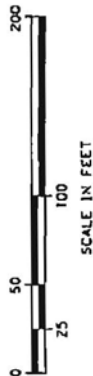
1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY; DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.

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 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.

PARCEL NO.	RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
	ACRES	SQ. FT.	ACRES	SQ. FT.	LEFT	RIGHT	ACRES	SQ. FT.
102 PT1	389.1	15,949,196	0.408	17,779	---	---	388.616	16,928,108
102 PT2			0.076	3,309				







SCALE IN FEET

# EXHIBIT

L.S. WALTERS SURVEY, A-653

CALLLED 1441.49 ACRES  
AUSTIN WHITE LINE COMPANY  
VOL. 771, PAGE 65  
SEPTEMBER 24, 1979  
W.C.D.R.

PROPOSED R.O.W. LINE

TRACT 2 (21.825 AC.)  
LOWER COLORADO RIVER AUTHORITY  
EASEMENT AND R.O.W.  
DOCUMENT NO. 5804456  
W.C.D.R. 1998  
JANUARY 27, 1998

PROPOSED BASELINE

STATE OF TEXAS  
CALLLED 11.436 ACRES  
VOL. 273, PAGE 354, W.C.D.R.  
FEBRUARY 9, 1935

EXISTING R.O.W. LINE

102  
PT1

STATE OF TEXAS  
CALLLED 8.728 ACRES  
VOLUME 6, PAGE 364  
CIVIL-MINUTES-WILLIAMSON-COUNTY  
100' R.O.W.

CSJ 0440-02-001

(S 53°49' E 11051.4')

STA 1552+00.00  
121.67' RT.

N 55°16'49" W 239.30'

N 55°16'09" W 121.03'

N 44°52'45" W 101.67'

STA 1554+39.30  
121.62' RT.

CALLLED 160.66 ACRES  
LEANS JEWELL  
THOMPSON  
IRREVOCABLE TRUST  
VOL 1849, PAGE 741  
DECEMBER 11, 1989, W.C.D.R.

P.O.C.

PARCEL 102, PART 1  
STA 1553+47.97  
213.48' RT.

CALLLED 389.1 ACRES  
T.R. THOMPSON  
VOL. 348, PAGE 345  
MARCH 15, 1948  
W.C.D.R.

P.O.B.

PARCEL 102, PART 1  
STA. 1541+00.00  
121.81' RT.

N 55°16'49" W 762.33'

N 68°19'22" W 102.65'

N 56°09'05" W 324.73'

STA 1540+00.00  
145.00' RT.

PROPOSED R.O.W. LINE

MATCHLINE STA 1538+00

SEE PAGE 6

## RIGHT OF WAY PLAT

SHOWING PROPERTY OF

T.R. THOMPSON

PARCEL 102, PART 1

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ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

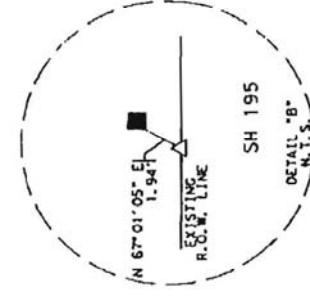
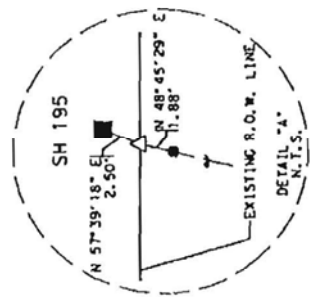
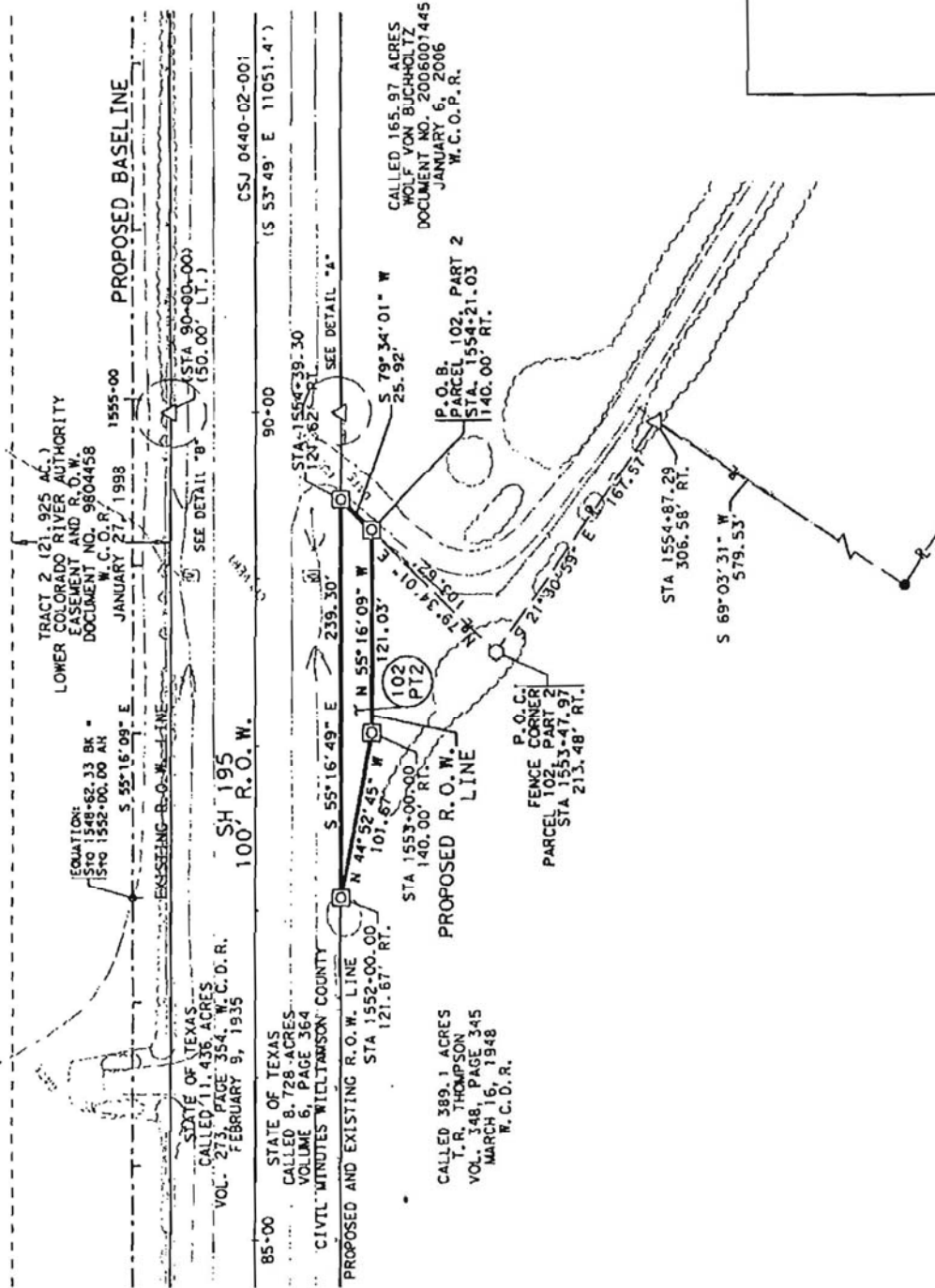
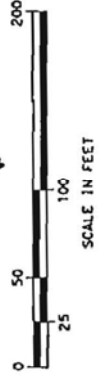
6810 LEE ROAD SPRING, TX 77379

(281) 379-6388

SCALE: 1"=100' MARCH 7, 2007

# L.S. WALTERS SURVEY, A-653

PROPOSED R.O.W. LINE



EXHIBIT

RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
T. R. THOMPSON

PARCEL 102, PART 2

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ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 379-6388  
SCALE: 1"=100' MARCH 7, 2007