

**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 13.11 acres and 1.28 acres owned by NORMA ANDRES AND KATY NEIL ANDRES WHITIS AND KATY NEIL ANDRES WHITIS, TRUSTEE OF THE TESTAMENTARY TRUST OF MARVIN AUGUST ANDRES FOR RICHARD LEE ANDRES(Parcel 8) described by metes and bounds in Exhibits "A & B" for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of Ronald Reagan Blvd. Phase IV ("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 Exhibits "A & B" 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

FIELD NOTES

JOB NO: 40051-03

DATE: January 29, 2010

PAGE: 2 of 2

PARCEL 8, PART 1 - ANDRES R011094-5

Revision 1/10

1.28 ACRES

BEING 1.28 acres out of the Lemuel Walters Survey, Abstract No.653, Williamson County, Texas and being a portion of that tract described as 5th Tract in a Deed to Marvin Andres, et ux dated May 10, 1959 and recorded as Volume 428, Page 396 of the Deed Records of Williamson County, Texas and described by metes and bounds as follows:

BEGINNING at a fence corner post found in the west margin of County Road 234 being the occupied southwest corner of that Tract 2 as described in a General Warranty Deed granted to Howard B. Pierce, et al dated May 5, 2002 and recorded as Doc.# 2002017745 of the Official Public Records of Williamson County, Texas and being the occupied northeast corner of said Andres 5th Tract for the northeast corner of this tract

THENCE: S19°28'12" E 111.09 feet with the west margin of said County Road 234 and the east line of said Andres 5th Tract to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" for the southeast corner of this tract'

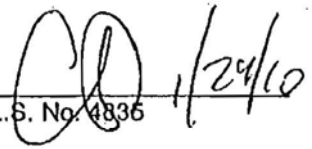
THENCE: across said Andres 5th Tract with the south line of this tract in the following two (2) courses:

1. S71°51'49"W 162.24 feet to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD",
2. 613.29 feet along a curve to the right, ($\Delta=11^{\circ}14'40"$, $r=3125.00$ feet, lc bears S77°29'06"W 612.31 feet), to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" in the south line of said Pierce tract and the north line of said Andres 5th Tract for the most westerly corner of this tract;

THENCE: with the occupied south line of said Pierce tract and the north line of said Andres 5th Tract and this tract as fenced the following ten (10) courses:

1. N68°23'04"E 133.16 feet to a fence post,
2. N49°57'54"E 49.16 feet to a fence post,
3. N67°55'32"E 32.24 feet to a fence post,
4. N72°02'26"E 93.10 feet to a fence post,
5. N71°17'31"E 30.57 feet to a fence post,
6. N72°23'29"E 75.76 feet to a fence post,
7. N35°33'56"E 10.46 to a calculated point,
8. N87°27'36"E 13.68 feet to a fence post,
9. N70°08'33"E 62.55 feet to a fence post,
10. N67°57'41"E 275.41 feet to the POINT OF BEGINNING.

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)


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CCC/tcp



EXHIBIT TO ACCOMPANY FIELD NOTES FOR
1.28 ACRES OUT OF THE LEMUEL WALTERS SURVEY, ABSTRACT
NO. 653, IN WILLIAMSON COUNTY, TEXAS

LEGEND	
○	1/2" IRON PIN SET YELLOW CAP, CS,LTD
+	CALCULATED POINT
✱	FENCE POST
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.

CURVE TABLE (NO RECORD)

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	14°06'47"	3125.00	769.75	767.81	S 76°03'06" W



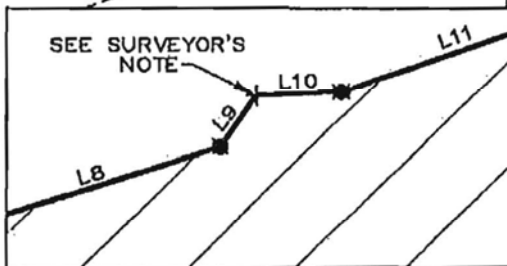
Scale: 1"=200'

BEARINGS CITED HEREON BASED ON
GRID NORTH, TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE
NAD83(93).

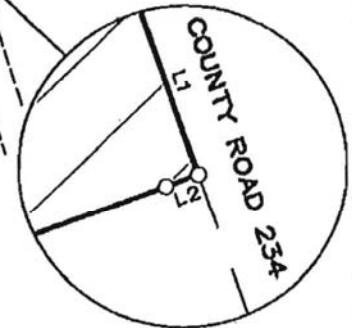
SURVEYORS NOTE:

Deed 20020177745 states
"...with existing fence line...". no
fence was found in this area,
however a tree stump wrapped
in wire and an old fence post
without wire was found as
evidence of old fence line.

TRACT 2
HOWARD B. PIERCE, ET AL
DOC. No. 20020177745
O.P.R.W.C.



5TH TRACT
MARVIN ANDRES, ET UX
VOL. 428, PG. 396
O.R.W.C.



LEMUEL WALTERS SURVEY
ABSTRACT NO. 653

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 19°28'12" E	106.90'
L2	S 68°59'43" W	5.76'
L3	N 68°23'04" E	133.16'
L4	N 49°57'54" E	49.16'
L5	N 67°55'32" E	32.24'
L6	N 72°02'26" E	93.10'
L7	N 71°17'31" E	30.57'
L8	N 72°23'29" E	75.76'
L9	N 35°33'56" E	10.46'
L10	N 87°27'36" E	13.68'
L11	N 70°08'33" E	62.55'
L12	N 67°57'41" E	275.41'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 19°28'12" E	106.90'
L2	S 68°59'43" W	5.76'
L3	N 70°38' E	735.53 OVERALL
L4	N 51°00'30" E	41.33'
L5	NO RECORD	NO RECORD
L6	N 70°29'30" E	86.19'
L7	N 79°11' E	49.99'
L8	N 74°28'30" E	97.19'
L9	N 22°22' E	10.53'
L10	N 88°20' E	27.25'
L11	N 70°27' E	325.68' OVERALL
L12	N 70°27' E	325.68' OVERALL



PARCEL 8 PART 1
ANDRES R011094-5 TRACT 1

REV 1/10



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SHEET

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OF
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FIELD NOTES
JOB NO: 40051-03
DATE: January 29, 2010
PAGE: 2 of 2
PARCEL 8, PART 2 - ANDRES R011094-5
Revision 11/09

13.11 ACRES

BEING 13.11 acres out of the Lemuel Walters Survey, Abstract No. 653, Williamson County, Texas and being a portion of that 3rd Tract described in a Deed to Marvin Andres, et ux, dated May 10, 1969 and recorded as Volume 428, Page 396 of the Deed Records of Williamson County, Texas and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the east line of that tract described as 57.95 acres in a Special Warranty Deed to Margie Ruth Ischy, dated August 5, 2004 and recorded as Doc. #2004063401 of the Official Public Records of Williamson County, Texas for the most westerly southwest corner of that tract described as 61.52 acres in a Warranty Deed with Vendors Lien to Howard B. Pierce, et ux dated February 28, 1983 and recorded as Volume 910, Page 715 of said deed records for the northwest corner of this tract;

THENCE: N 67°44'31"E 257.54 feet with the south line of said Pierce tract (910/715) and the north line of said Andres 3rd Tract and this tract to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" for the most northerly northeast corner of this tract;

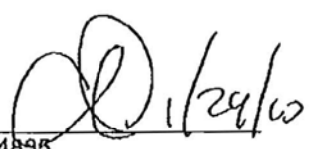
THENCE: 2083.31 feet across said Andres 3rd Tract, along a curve to the left, ($\Delta=41^{\circ}31'06"$, $r=2875.00$ feet, lc bears S62°00'01"E 2038.03 feet) to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the west line of that Tract 2 described in a General Warranty Deed to Howard B. Pierce, et al, dated May 5, 2002 and recorded as Doc. #2002017745 of said official public records for the most easterly northeast corner of this tract;

THENCE: S21°26'53"E 281.65 feet with the west line of said Pierce Tract 2 (2002017745) and the east line of said Andres 3rd Tract to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" for the southeast corner of this tract from which a fence corner post for the occupied southwest corner of said Pierce Tract 2 (2002017745) bears S21°26'53"E 222.71 feet;

THENCE: with the west line of this tract the following two (2) courses:

1. 2467.46 feet across said Andres 3rd Tract, along a curve to the right, ($\Delta=45^{\circ}14'24"$, $r=3125.00$ feet, lc bears N62°37'09"W 2403.86 feet), to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the east line of said Ischy tract and the west line of said Andres 3rd Tract from which a 1/2" iron pin found for the southeast corner of said Ischy tract bears S21°35'38"E 808.63 feet;
2. N21°35'38"W 17.03 feet with the east line of said Ischy tract and the west line of said Andres 3rd Tract to the POINT OF BEGINNING

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)


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653 IN WILLIAMSON COUNTY, TEXAS

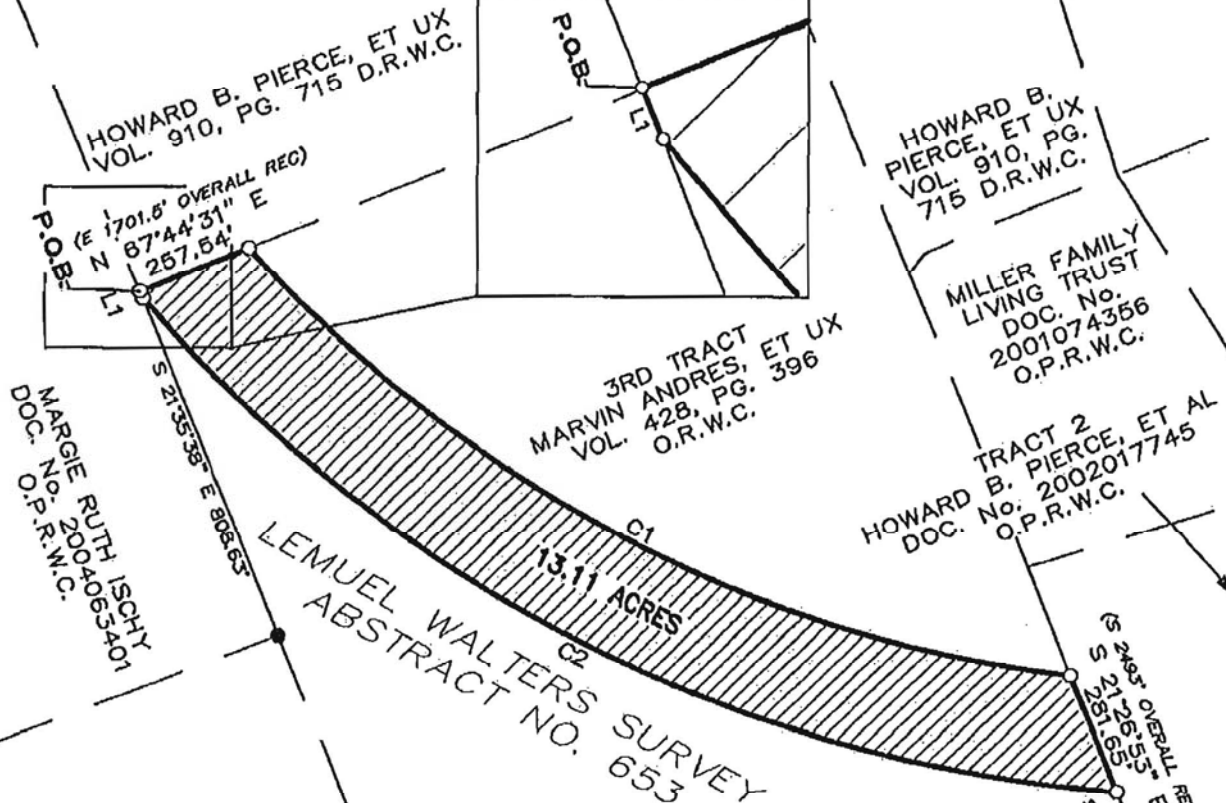


Scale: 1"=400'

BEARINGS CITED HEREON BASED ON
GRID NORTH, TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE
NAD83(93).



LEGEND	
●	1/2" IRON PIN FOUND NO CAP
○	1/2" IRON PIN SET YELLOW CAP, "CS,LTD"
✱	FENCE POST
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
D.R.W.C.	DEED RECORDS WILLIAMSON CO.



PARCEL 8 PART 2 ANDRES R011094-5 TRACT 2

REV 1/10



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SHEET

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