

**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 that certain tract of land being 0.551 acre (Parcel 40), described by metes and bounds in Exhibit "A" and owned by **JOSEPH WELDON MORTON, JR.**, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of County Road 110 South ("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 bona fide 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 its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he 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

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as she shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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



EXHIBIT A

**County:** Williamson  
**Parcel No.:** 40S  
**Highway:** CR 110  
**Limits:** From: U.S. Highway 79  
To: 300 feet north of CR 109 (Limmer Loop)

**DESCRIPTION FOR PARCEL 40S**

DESCRIPTION OF A 0.551 ACRE (23,992 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.982 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JOSEPH WELDON MORTON, JR., AND RECORDED IN DOCUMENT NO. 2014046833 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.551 ACRE (23,992 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at the base of a bent 1/4-inch iron rod found 262.01 feet right of Engineer's Centerline Station (E.C.S.) 201+00.20, said point being the southeast corner of said 1.982 acre tract, same being northeast corner of a called 1.000 acre tract as described in a deed to Marliza and Todd Osburn and recorded in Document No. 2012032864, O.P.R.W.C.TX., same being on the west line of a called 2.58 acre tract as described in a deed to Eulalio C. and Elvira G. Perez and recorded in Volume 2585, Page 790 of the Deed Records Williamson County, Texas (D.R.W.C.TX.);

**THENCE** S 87°37'14" W, with the common line of said 1.982 acre tract and said 1.000 acre tract, a distance of 171.83 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 100.00 feet right of E.C.S. 201+64.67, same being on the proposed east right-of-way line of County Road (CR) 110, for the **POINT OF BEGINNING** (grid N:10178327.89, E:3155037.87) of the parcel described herein;

- 1) **THENCE** S 87°37'14" W, continuing with the said common line, a distance of 117.16 feet to a 1/2-inch iron rod found 11.60 feet left of E.C.S. 202+01.33, said point being the southwest corner of said 1.982 acre tract, same being a northwest corner of said 1.000 acre tract, same being on the existing east right-of-way of CR 110, a variable width right-of-way (no record information found);
- 2) **THENCE** N 02°13'18" W, with the existing east right-of-way line of said CR 110, same being the west line of said 1.982 acre tract, a distance of 244.75 feet to a 1/2-inch iron rod found 43.81 feet right of E.C.S. 204+41.84, same being on the existing south right-of-way line of CR 109 (Limmer Loop), a variable width right-of-way, as conveyed to Williamson County, Texas and recorded in Document No. 2007036766, O.P.R.W.C.TX.;
- 3) **THENCE** N 50°34'26" E, with the existing south right-of-way line of said CR 109, same being the north line of said 1.982 acre tract, a distance of 93.54 feet to a calculated point;
- 4) **THENCE** N 87°43'41" E, continuing with the existing south right-of-way line of said CR 109, same being the north line of said 1.982 acre tract, a distance of 46.70 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 172.70 feet right of E.C.S. 204+77.66, said point being on the proposed east right-of-way line of CR 110, from which a Mag Nail® found 339.23 feet right of E.C.S. 204+49.95, bears N 87°43'41" E, a distance of 168.81 feet;

- 5) **THENCE** S 37°38'43" W, over and across said 1.982 acre tract, with the proposed east right-of-way line of CR 110, a distance of 95.78 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 100.00 feet right of E.C.S. 204+14.81, said point being the beginning of a curve;
- 6) **THENCE**, continuing with the proposed right-of-way line of CR 110, being a curve to the left, an arc distance of 234.86 feet, through a central angle of 08°45'19", having a radius of 1,537.00 feet and a chord that bears S 16°22'06" E, a distance of 234.63 feet to the **POINT OF BEGINNING**, and containing 0.552 acre (24,046 sq. ft.) of land, more or less.

\*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120. All coordinates shown hereon are in grid and can be converted to surface by multiplying by the same factor.

THE STATE OF TEXAS

§  
§  
§

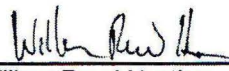
KNOW ALL MEN BY THESE PRESENTS:

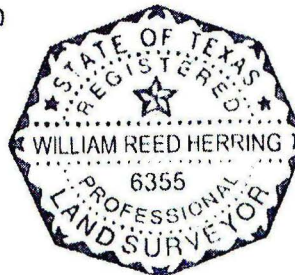
COUNTY OF TRAVIS

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20<sup>th</sup> day of October, 2015.

SURVEYING AND MAPPING, Inc.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

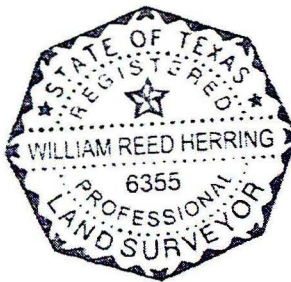
  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas





# LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- P PROPERTY LINE
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



ENGINEER'S CENTERLINE  
CURVE DATA  
P.I. Sta 201+26.32  
N 10, 179, 464.52  
E 3, 155, 312.54  
Δ = 20° 58' 33" (RT)  
D = 03° 30' 00"  
T = 303.04'  
L = 599.30'  
R = 1,637.00'  
P.C. Sta 198+23.28  
P.T. Sta 204+22.57

## NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.

• AREA CALCULATED BY SAM, LLC.

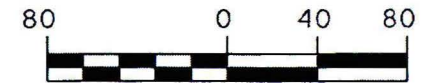
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*William Reed Herring*  
WILLIAM REED HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355, STATE OF TEXAS

10/20/2015  
DATE

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N50° 34' 26" E	93.54'
L2	N87° 43' 41" E	46.70'
L3	S37° 38' 43" W	95.78'



GRAPHIC SCALE  
SCALE: 1" = 80'  
WILLIAMSON COUNTY, TEXAS

W. DONAHU, JR. SURVEY.  
ABSTRACT 173  
R. MCNUTT SURVEY.  
ABSTRACT 422

APPROXIMATE LOCATION  
OF SURVEY LINE  
ENGINEER'S CENTERLINE  
MARLIZA AND TODD  
OSBURN  
CALLED 1.000 ACRES  
DOC. NO. 2012032864  
O.P.R.W.C.TX.

PROPOSED  
ROW LINE

EULALIO C. AND  
ELVIRA G. PEREZ  
CALLED 2.58 ACRES  
VOL. 2585, PG. 790  
D.R.W.C.TX.

COUNTY ROAD 110  
VARIABLE WIDTH ROW  
(NO RECORD INFORMATION FOUND)

N02° 13' 18" W 244.75'  
EXISTING ROW LINE

40S

P.O.B.  
201+64.67  
100.00' RT  
GRID COORDINATES  
N: 10178327.89  
E: 3155037.87

JOSEPH WELDON  
MORTON, JR.  
CALLED 1.982 ACRES  
DOC. NO. 2014046833  
O.P.R.W.C.TX.

P.O.C.  
1/4" IRF (BENT)  
201+00.20  
262.01' RT

P.O.R.  
MAG NAIL FOUND  
204+49.95  
339.23' RT

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	08° 45' 19" (LT)	1,537.00'	234.86'	234.63'	S16° 22' 06" E

TIME: 11:08:48 AM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plats\Parcel 40S.dgn

PAGE 3 OF 3  
REF. FIELD NOTE NO. 18051

EXISTING	1.982 AC.	ACQUIRE	0.551 AC.	REMAINING	1.431 AC. RIGHT
----------	-----------	---------	-----------	-----------	-----------------



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
JOSEPH WELDON MORTON, JR.  
PARCEL 40S  
0.551 AC. (23,992 SQ. FT.)