

**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 a certain tract of land being 1.264 acres (Parcel 27) described by metes and bounds in Exhibit "A" owned by **Sam McFarlin**, for the purpose of constructing, reconstructing, maintaining, and operating County Road 101 ("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, 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 12 day of Sept, 2017.



Dan A. Gattis
Williamson County Judge

EXHIBIT A

Page 1 of 4
Rev: 12/06/16

County: Williamson
Parcel: 27
Highway: C.R. 101

**PROPERTY DESCRIPTION FOR
PARCEL 27**

DESCRIPTION OF A 1.264 ACRE (55,046 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, IN WILLIAMSON COUNTY, TEXAS, BEING PORTIONS OF THAT CALLED 4.26 ACRE TRACT OF LAND CONVEYED TO SAM McFARLIN AND WIFE JOYCE McFARLIN BY INSTRUMENT RECORDED IN VOLUME 979, PAGE 471 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OF THAT CALLED 3.86 ACRE TRACT OF LAND CONVEYED TO SAM McFARLIN AND WIFE JOYCE McFARLIN BY INSTRUMENT RECORDED IN VOLUME 586, PAGE 989 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.264 ACRE (55,046 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron rod with aluminum cap stamped "REF/WITNESS" set, 110.00 feet right of proposed County Road (C.R.) 101 baseline station 121+48.03, in the common boundary line of said 3.86 acre tract, and said 4.26 acre tract;

THENCE, with said common boundary line, S 69°19'30" W for a distance of 50.00 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 121+49.22, having grid coordinates of N=10,186,943.47 E=3,189,171.04 in the proposed easterly Right-of-Way (ROW) line of CR 101, for the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said 4.26 acre tract, through the interior of said 3.86 acre tract, with said proposed easterly ROW line, the following two (2) courses:

1. S 22°02'21" E, for a distance of 175.94 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 119+73.28, for an angle point;
2. S 67°06'47" E, for a distance of 47.68 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 93.77 feet right of proposed C.R. 101 baseline station 119+39.61, in the existing northerly ROW line of C.R. 369 (variable width right-of-way), for the southeasterly corner of the herein described tract, and from which a 2" (center of three) pipe fence post, being the southeasterly corner of said 4.26 acre tract, same being the most southerly southwesterly corner of that called 51.49 acre tract of land conveyed to Joyce W. McFarlin by instrument recorded in Volume 1832, Page 825 of the Official Records of Williamson County, Texas, bears along said northerly ROW line, N 68°44'01" E, at a distance of 797.04 feet;
3. **THENCE**, with the common line of said northerly ROW line and the southerly boundary line of said 3.86 acre tract, S 68°44'01" W, for a distance of 113.95 feet to a calculated point at the intersection of said northerly ROW line of C.R. 369 and the existing easterly ROW line of said C.R. 101, for the southwesterly corner of said 3.86 acre tract and the herein described tract;

4. **THENCE**, departing said existing northerly ROW line of C.R. 369, with the westerly boundary line of said 3.86 acre tract, same being the existing easterly ROW line of C.R. 101, N 22°11'20" W, at a distance of 210.00 feet, pass the southwesterly corner of said 4.26 acre tract, same being the northwesterly corner of said 3.86 acre tract and continuing for a total distance of 678.83 feet to a calculated point, being the southwesterly corner of a 51.49 acre tract of land conveyed to Joyce W. McFarlin by instrument recorded in Volume 1832, Page 825 of the Official Records of Williamson County, Texas, same being the northwesterly corner of said 4.26 acre tract, for the northwesterly corner of the herein described tract;
5. **THENCE**, departing said existing easterly ROW line of C.R. 101, with the common boundary line of said 4.26 acre tract and said 51.49 acre tract, S 77°51'38" E for a distance of 114.53 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 72.78 feet right of proposed C.R. 101 baseline station 125+55.63 in said proposed easterly ROW line, for the northeasterly corner of the herein described tract;

THENCE, departing said 51.49 acre tract, through the interior of said 4.26 acre tract, with said proposed easterly ROW line, the following two (2) courses:

6. S 19°10'27" E for a distance of 255.95 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 123+00.00, for an angle point;
7. S 22°02'12" E for a distance of 150.78 feet to the **POINT OF BEGINNING**, containing 1.264 acres (55,046 square feet) of land, more or less.

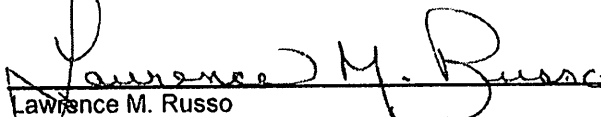
This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WILLIAMSON §

That I, Lawrence M. Russo, 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 Round Rock, Williamson County, Texas.


Lawrence M. Russo

Registered Professional Land Surveyor No. 5050
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

12/06/2016
Date



PARCEL 27

PARCEL PLAT SHOWING PROPERTY OF SAM MCFARLIN AND WIFE, JOYCE MCFARLIN	PROJECT CR 101	100' WILLIAMSON COUNTY
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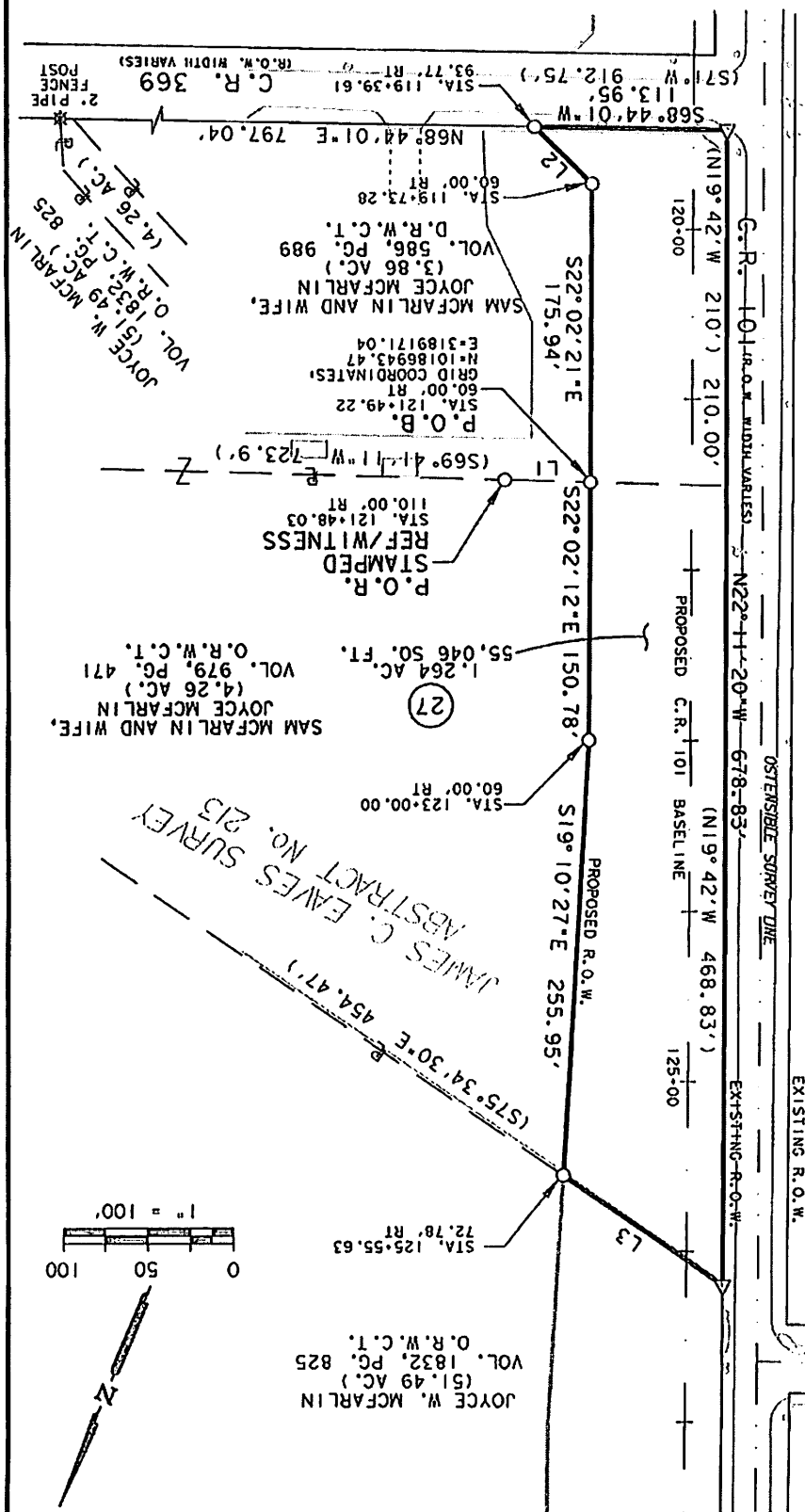
SCALE

$$,001 = n$$
PROJECT
CB-101

WILLIAMSON
COUNTY

INLAND
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 76681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

NUMBER	DIRECTION	DISTANCE
L1	S69°19'30"W	50.00'
L2	S67°06'47"E	47.68'
L3	S77°51'38"E	114.53'



P. O'DOUGHERTY JUREY
ABSTRACT No. 184

JAMES C. EAVES SURVEY
ABSTRACT No. 213

JOYCE W. MCFARLIN
(51.49 AC.)
VOL. 1832, PG. 825
O.R.W.C.T.

OSTENSIBLE SURVEY LINE C.R. 160 (R.O.R. WIDTH VARIES)

REV: 12/06/16
PAGE 3 OF 4

PLAT TO ACCOMPANY PARCEL DESCRIPTION

EXHIBIT "A"

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 12/06/16
PAGE 4 OF 4

* FENCE CORNER POST FOUND	€ CENTER LINE
o 1/2" IRON ROD FOUND UNLESS NOTED	ℙ PROPERTY LINE
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	() RECORD INFORMATION
⊙ COTTON GIN SPINDLE FOUND	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	⊙ DENOTES COMMON OWNERSHIP
X X CUT FOUND	P.O.B. POINT OF BEGINNING
▲ 60/D NAIL FOUND	P.O.R. POINT OF REFERENCE
Δ CALCULATED POINT	N.T.S. NOT TO SCALE
○ 1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW-5050" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
	O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1622839-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 13, 2016, ISSUE DATE JULY 22, 2016 AND GF NO. 1622926-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 14, 2016, ISSUE DATE JULY 25, 2016.

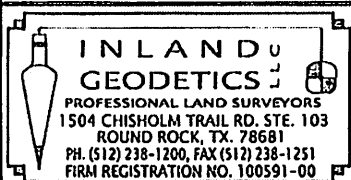
- 10E. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 287, PAGE 61, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- F. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 286, PAGE 426, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 355, PAGE 547, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 337, PAGE 233, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. EASEMENT TO JONAH WATER SUPPLY CORPORATION, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 563, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- J. (GF NO. 1622839) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT, RECORDED IN DOCUMENT NO. 2010063262 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- J. (GF NO. 1622826) EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 613, PAGE 340, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- K. (GF NO. 1622839) NOTICE REGARDING ORDINANCE 2010-30, RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- K. (GF NO. 1622826) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT, RECORDED IN DOCUMENT NO. 2010063271 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- L. (GF NO. 1622839) INCLUSION WITHIN THE LOWER BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT, SUBJECT TO IF APPLICABLE.
- L. (GF NO. 1622826) NOTICE REGARDING ORDINANCE 2010-30, RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- M. (GF NO. 1622826) INCLUSION WITHIN THE LOWER BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT, SUBJECT TO IF APPLICABLE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 12/06/2016
LAWRENCE M. RUSSO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



	ACRES	SQUARE FEET
ACQUISITION	1.264	55,046
CALC/DEED AREA	8.12	353,707
REMAINDER AREA	6.856	298,661



PARCEL PLAT SHOWING PROPERTY OF
SAM MCFARLIN AND WIFE,
JOYCE MCFARLIN

SCALE	PROJECT	COUNTY
1" = 100'	CR 101	WILLIAMSON

PARCEL 27