

**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 (1) fee simple title in and to a certain tract of land being 2.321 acres (Parcel 26) described by metes and bounds in Exhibit "A", and (2) drainage easement interest in and across a certain tract of land being 0.138 acre (Parcel 26DE) described by metes and bounds in Exhibit "B", both owned by **M&RBFF, LLC**, for the purpose of constructing, reconstructing, maintaining, and operating County Road 111 (Westinghouse Road) roadway improvements and related appurtenances ("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 Exhibits "A-B" 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 12th day of February, 2019.



Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 26
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 26

BEING 2.321 acres (101,092 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, said land being a portion of that certain Tract One, called 52.41 acres, as conveyed to Mary L. Bost, Trustee of the Family Trust Established under the will of Robert V. Bost, of record as Document No. 2013006956 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING, at an iron pin found (Surface Coordinates determined as N=10195810.74, E=3152973.69) on the south line of County Road No. 105 marking the Northeast corner of the above-referenced 52.41 acre Bost Tract One, being the northwest corner of that certain tract of land, called 50.441 acres, as conveyed to The Ranches at Emerald Meadows, LLC, by deed as recorded in Document No. 2015044217, of the Official Public Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, along the east line of the said 52.41 acre Bost Tract One, being the west line of the said 50.441 acre Ranches at Emerald Meadows tract, S 21°28'45" E, 22.48 feet to an iron pin set 68.20 feet right of Engineers Centerline Station 169+44.51 for the Southeast corner hereof;

THENCE, along a curve to the Right, (Radius = 1,568.00 feet, Delta = 14°37'30", Long Chord bears S 61°33'45" W, 399.17 feet) an arc distance of 400.26 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 165+61.65 and S 68°52'30" W, 1,067.54 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 154+94.11 on the west line of the said 52.41 acre Bost Tract One, being the east line of that certain tract of land, called 17.90 acres, as conveyed to Homer R. Thomas and wife, Barbara L. Thomas, by deed as recorded in Volume 770, Page 825, of the Deed Records of Williamson County, Texas, for the Southwest corner hereof, from which a fence corner found for the Southwest corner of the above-referenced 52.41 acre Bost Tract One bears S 21°20'30" E, 1,485.84 feet;

THENCE, N 21°20'30" W, 73.96 feet to an iron pin found on the said south line of County Road No. 105, marking the Northwest corner of the said 52.41 acre Bost Tract One, being the Northeast corner of the said 17.90 acre Thomas tract, for the Northwest corner hereof;

THENCE, along the said south line of County Road No. 105, N 68°54'00" E, 1,463.61 feet to the Place of **BEGINNING** and containing 2.321 acres of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.



Patrick J. Stevens

Registered Professional Land Surveyor, No. 5784

State of Texas

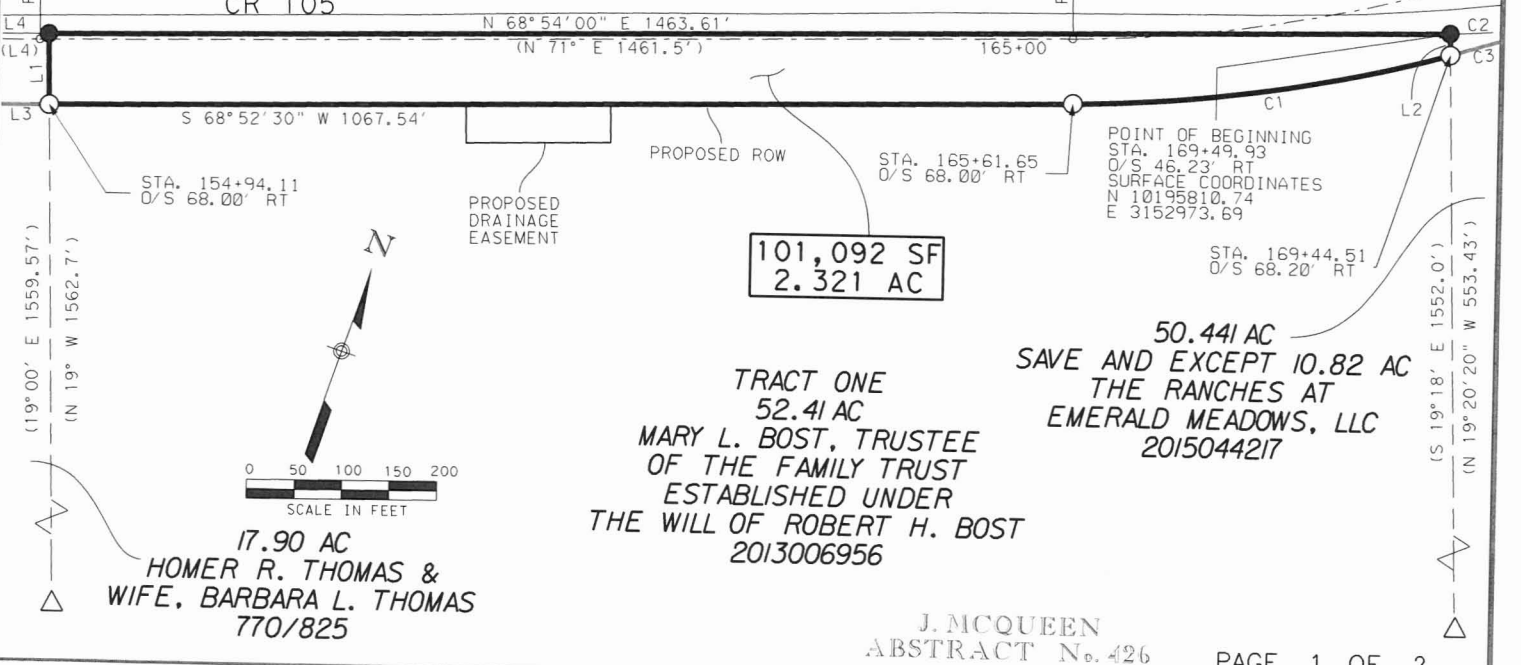
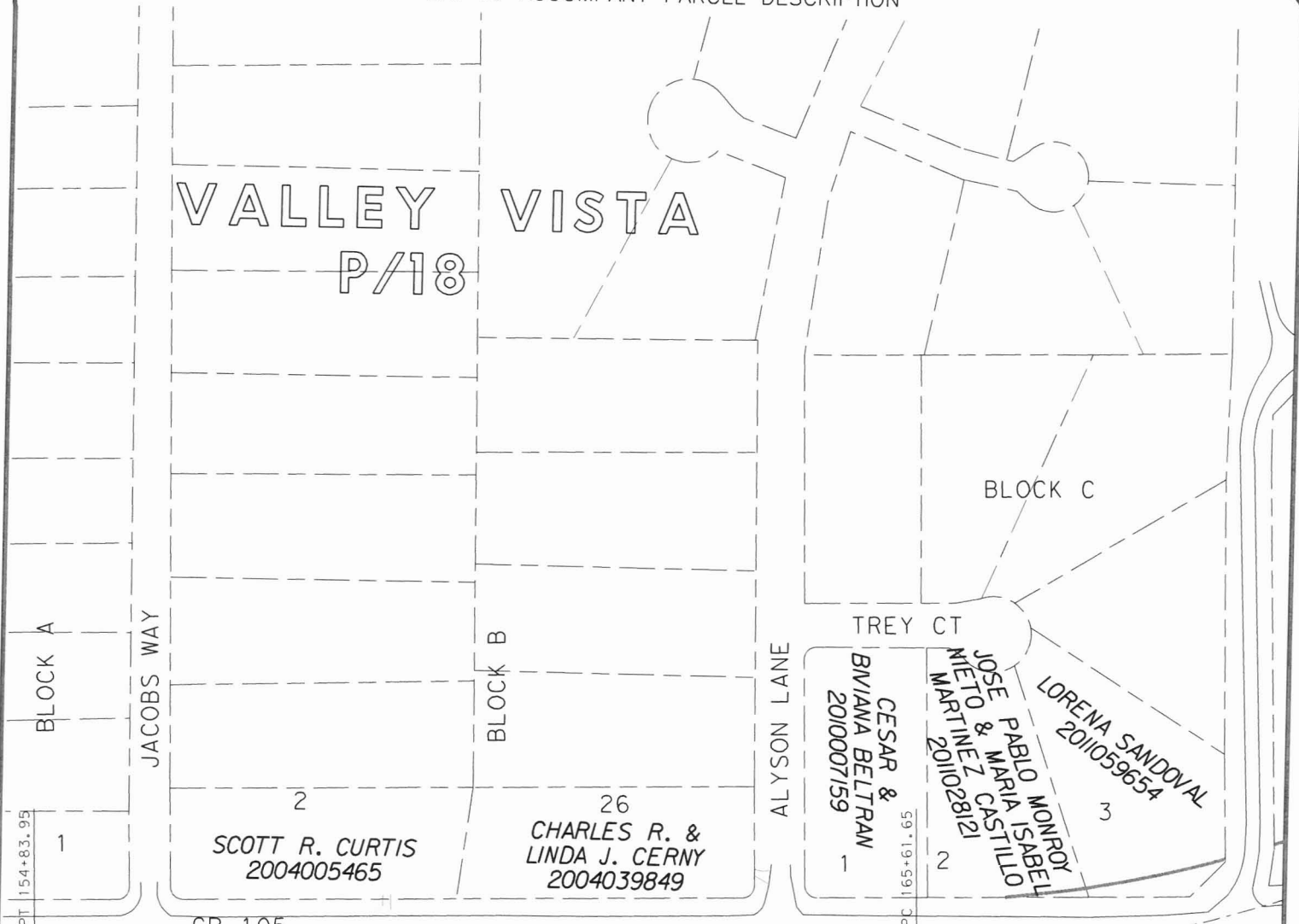


Project No. 22009-26

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 26.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

VALLEY VISTA
P/18

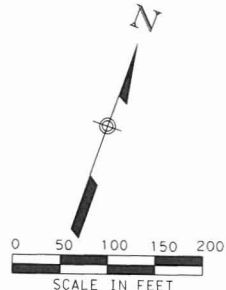


101,092 SF
2.321 AC

TRACT ONE
52.41 AC
MARY L. BOST, TRUSTEE
OF THE FAMILY TRUST
ESTABLISHED UNDER
THE WILL OF ROBERT H. BOST
2013006956

50.44 AC
SAVE AND EXCEPT 10.82 AC
THE RANCHES AT
EMERALD MEADOWS, LLC
2015044217

17.90 AC
HOMER R. THOMAS &
WIFE, BARBARA L. THOMAS
770/825



J. MCQUEEN
ABSTRACT No. 426

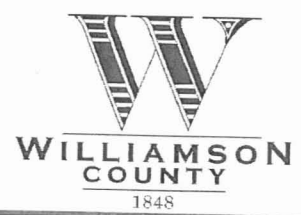
PAGE 1 OF 2

STEGER BIZZELL

ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
 METRO: 512.930.9412
 SERVICES: ENGINEERS, PLANNERS, SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
MARY L. BOST, TRUSTEE OF THE FAMILY TRUST
ESTABLISHED UNDER THE WILL OF ROBERT H. BOST

SCALE: 1"=200'	PARCEL: 26	PROJECT: CR 111	COUNTY: WILLIAMSON
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LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ⊕ CENTER LINE
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK

CODE	BEARING	DISTANCE
L1	N 21°20'30" W	73.96'
L2	S 21°28'45" E	22.48'
L3	N 68°52'30" E	10.16'
L4	N 71°20' E	339.60'
(L4)	N 71°18'50" E	159.15'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	1,568.00'	400.26'	S 61°33'45" W	399.17'	14°37'30"
C2	838.65'	98.01'	N 65°07'30" E	175.27'	6°41'45"
C3	1,568.00'	101.80'	N 52°23'30" E	101.79'	3°43'15"

NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):

1. TEXAS POWER & LIGHT COMPANY, VOL. 282, PG. 289
2. TEXAS POWER & LIGHT COMPANY, VOL. 307, PG. 194
3. JONAH WATER SUPPLY CORP., VOL. 563, PG. 666

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 DIRECTION AND SUPERVISION.

[Handwritten Signature]
 12-15-16

PATRICK J. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
 STATE OF TEXAS





 <small>ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626</small> <small>METRO 512.930.9412 TELEPHONE 713.789.1151 FAX 713.789.1150 WEB STEGERBIZZELL.COM</small> <small>SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS</small>	PARCEL PLAT SHOWING PROPERTY OF: MARY L. BOST, TRUSTEE OF THE FAMILY TRUST ESTABLISHED UNDER THE WILL OF ROBERT H. BOST				 WILLIAMSON COUNTY 1848
	SCALE: 1"=200'	PARCEL: 26	PROJECT: CR 111	COUNTY: WILLIAMSON	

EXHIBIT B

County: Williamson
Parcel: 26DE
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 26DE

BEING a 0.138 of one acre parcel (6,000 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, being a portion of a called 52.41 acre tract of land described as 'Tract One' in an Independent Executor's Distribution Deed to Mary L. Bost, recorded in Document No. 2013006956 of the Official Public Records of Williamson County, Texas. Said 0.138 of one acre parcel being more particularly described as follows:

COMMENCING at a 1/2-inch iron rebar with cap stamped "RPLS 5784" set (Surface Coordinates = N: 10195215.01, E: 3151635.10) in the West line of said 52.41 acre tract and the East line of a called 17.90 acre tract of land described in a Warranty Deed with Vendor's Lien to Homer R. Thomas and wife, Barbara L. Thomas, recorded in Volume 770, Page 825, of the Deed Records of Williamson County, Texas, also being in the proposed Southeasterly right-of-way line of County Road No. 105, said 1/2-inch iron rebar with cap set being 68.00 feet right of and at a right angle to Engineers Centerline Station 154+94.11, from which a 1/2-inch iron rebar found for the Northwest corner of said 52.41 acre tract and the Northeast corner of said 17.90 acre tract, also being in the existing Southeasterly right-of-way line of County Road No. 105, bears North 21°20'30" West a distance of 73.96 feet;

THENCE over and across said 52.41 acre tract and along said proposed Southeasterly right-of-way line of County Road No. 105, the following two (2) courses and distances:

1. North 68°52'30" East a distance of 434.89 feet to the Northwest corner and **POINT OF BEGINNING** (Surface Coordinates = N: 10195371.74, E: 3152040.77) of the herein described tract, said corner being 68.00 feet right of and at a right angle to Engineers Centerline Station 159+29.00; and
2. **North 68°52'30" East** a distance of **150.00** feet to the Northeast corner of the herein described tract, said corner being 68.00 feet right of and at a right angle to Engineers Centerline Station 160+79.00, from which a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature in said proposed Southeasterly right-of-way line of County Road No. 105, bears North 68°52'30" East a distance of 482.65 feet;

THENCE departing said proposed Southeasterly right-of-way line of County Road No. 105, and continuing over and across said 52.41 acre tract, the following three (3) courses and distances:

1. **South 21°07'30" East** a distance of **40.00** feet to the Southeast corner of the herein described tract;
2. **South 68°52'30" West** a distance of **150.00** feet to the Southwest corner of the herein described tract; and
3. **North 21°07'30" West** a distance of **40.00** feet to the **POINT OF BEGINNING** and containing 0.138 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

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


STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein under my supervision and is correct, to the best of my knowledge and belief.

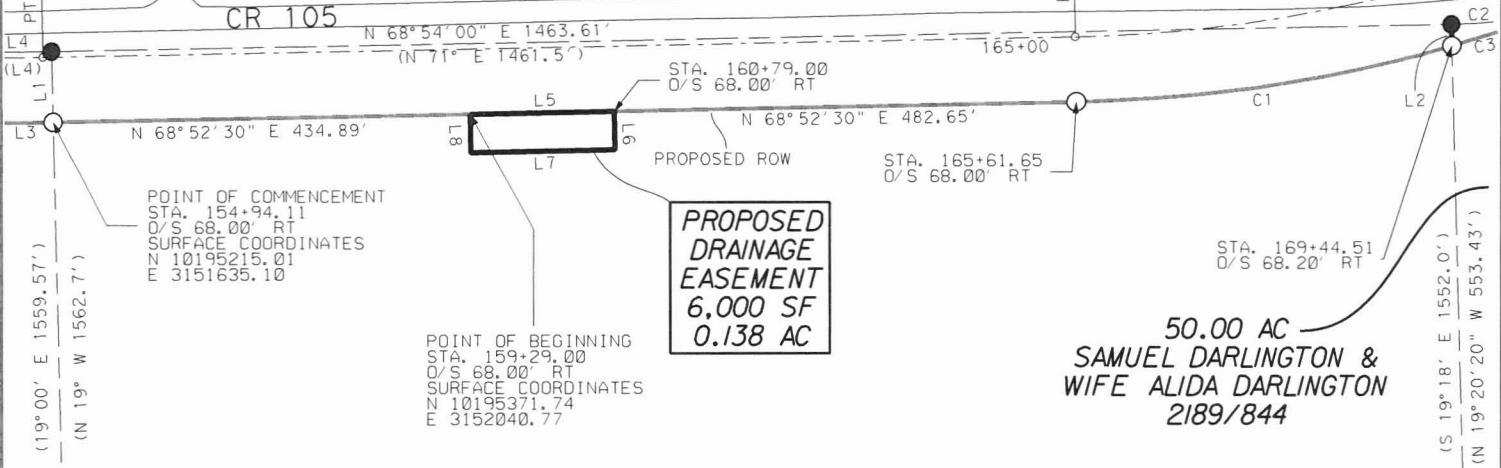
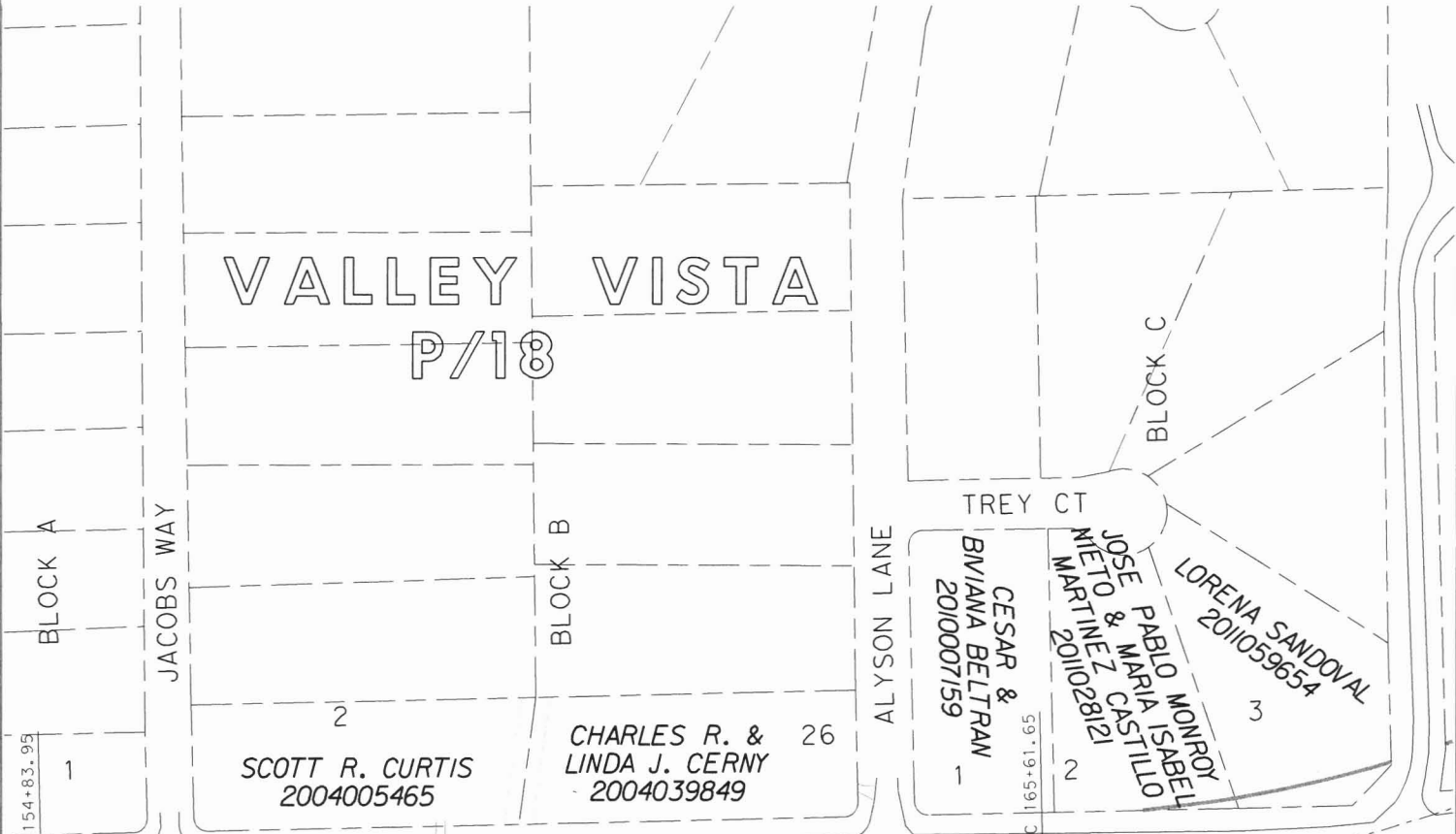
To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.



Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas



VALLEY VISTA P/18

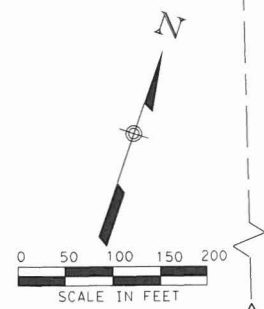


**PROPOSED
DRAINAGE
EASEMENT
6,000 SF
0.138 AC**

50.00 AC
SAMUEL DARLINGTON &
WIFE ALIDA DARLINGTON
2189/844

TRACT ONE
52.41 AC
MARY L. BOST, TRUSTEE OF THE FAMILY TRUST
ESTABLISHED UNDER THE WILL OF ROBERT H. BOST
2013006956

17.90 AC
HOMER R. THOMAS &
WIFE, BARBARA L. THOMAS
770/825



J. MCQUEEN
ABSTRACT No. 426

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
 METRO 512.930.9412 FAX 512.930.9411 TWP STEGERBIZZELL.COM
 SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

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SCALE: 1"=200'	PARCEL: 26DE	PROJECT: CR 111	COUNTY: WILLIAMSON
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**WILLIAMSON
COUNTY**
1848

LEGEND

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- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LINE BREAK
- × FENCE CORNER

CODE	BEARING	DISTANCE
L1	N 21°20'30" W	73.96'
L2	S 21°28'45" E	22.48'
L3	N 68°52'30" E	10.16'
L4	N 71°20' E	339.60'
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L5	N 68°52'30" E	150.00'
L6	S 21°07'30" E	40.00'
L7	S 68°52'30" W	150.00'
L8	N 21°07'30" W	40.00'

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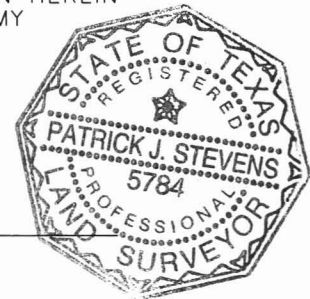
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12-15-16

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