

**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 3.192 acres (Parcel 05) described by metes and bounds in Exhibit "A" owned by **DONNA WICKER, TRUSTEE OF THE HULLUM FAMILY LAND TRUST AND TRUSTEE OF THE GAWARECKI FAMILY LAND TRUST**, for the purpose of constructing, reconstructing, maintaining, and operating CR 111 roadway improvements ("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

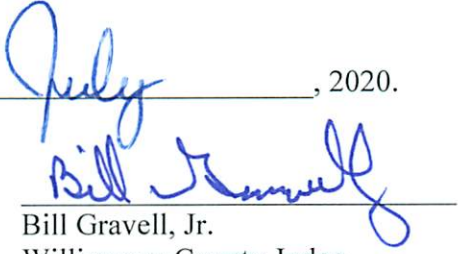
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 he 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 21<sup>st</sup> day of July, 2020.

  
Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT A**

**County:** Williamson  
**Parcel:** 5  
**Highway:** County Road 111 (Westinghouse Road)

**PROPERTY DESCRIPTION FOR PARCEL 5**

BEING 3.192 acres (139,035 Square Feet) of land, situated in the J. Mott Survey, Abstract No. 427, in Williamson County, Texas, said land being a portion of that certain tract of land, called 60 acres, as conveyed to Donna Gawarecki Family Land Trust by deeds recorded as Document No. 9707225 and 9816901 of the Official 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 a calculated point (Surface Coordinates determined as N=10190214.96, E=3142036.85) on the south line of County Road No. 111 (Westinghouse Road), for the most northerly Northeast corner of the above-referenced 60 acre Donna Gawarecki Family Land Trust tract, being the Northwest corner of that certain tract of land called 2.00 acres, as conveyed to Donna H. Gawarecki as Trustee for Brian Michael Gawarecki & Adam Wayne Gawarecki by deed as recorded in Volume 933, Page 846, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof, from which a fence corner found for the southwest corner of said 2.00 acre tract bears S 28°56'00" E, 253.19 feet;

**THENCE**, along an easterly line of the said 60 acre Donna Gawarecki Family Land Trust tract, being the west line of the said 2.00 acre Gawarecki tract, S 28°56'00" E, 113.69 feet to an iron pin set 88.00 feet right of Engineers Centerline Station 43+80.25 for the Southeast corner hereof;

**THENCE**, S 69°11'00" W, 580.25 feet to an iron pin set 88.00 feet right of Engineers Centerline Station 38+00.00; S 80°29'45" W, 101.98 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 37+00.00 and S 69°11'00" W, 652.45 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 30+47.55 on the west line of the said 60 acre Donna Gawarecki Family Land Trust tract, being the east line of that certain tract of land, called 60 acres, as conveyed to Danny Hullum Family Land Trust by deed recorded as Document No. 9707226 and Document No. 9816900 of the Official Records of Williamson County, Texas, for the Southwest corner hereof;

**THENCE**, N 21°28'30" W, 98.54 feet to an iron pin set 30.53 feet left of Engineers Centerline Station 30+46.42 on the said south line of County Road No. 111, for the Northwest corner of the said 60 acre Donna Gawarecki Family Land Trust tract, being the Northeast corner of the said 60 acre Danny Hullum Family Land Trust tract, for the Northwest corner hereof;

**THENCE**, along the said south line of County Road No. 111, N 69°26'45" E, 1,317.80 feet to the Place of **BEGINNING** and containing 3.192 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. 22009-5

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 5.docx

# PLAT TO ACCOMPANY PARCEL DESCRIPTION

18.980 AC  
RICHARD MUTAI & IRENE MUTAI,  
HUSBAND & WIFE  
2006015326

2.20 AC  
CARL WADE GATTIS, JR.  
942/227

THE CARL W.  
GATTIS &  
DOROTHY F.  
GATTIS REVOCABLE  
LIVING TRUST  
9834538

J ROBERTSON  
ABSTRACT No. 545

CR 111 / WESTINGHOUSE RD.

N 69° 26' 45" E 863.76'

N 69° 26' 45" E 1317.80'

S 69° 11' 00" W 847.55'

S 69° 11' 00" W 652.45'

PROPOSED ROW

STA. 30+47.55  
O/S 68.00' RT

60 ACRES  
DANNY HULLUM  
FAMILY LAND TRUST  
9707226 & 9816900

139,035 SF  
3.192 AC

J MOTT  
ABSTRACT No. 427

60 ACRES  
DONNA GAWARECKI FAMILY LAND TRUST  
9707225 & 9816901

S 21° 28' 30" E 1,043.17'

N

0 25 50 75 100  
SCALE IN FEET

PAGE 1 OF 4

STEGER BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:  
DONNA GAWARECKI FAMILY LAND TRUST

**W**  
WILLIAMSON  
COUNTY  
1848

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
METRO 512.930.9412 TSP/PLN/ENG/DESIGN/STUDIOS  
SERVICES >>>ENGINEERS >>>PLANNERS >>>SURVEYORS  
WWW.STEGERBIZZELL.COM

SCALE:  
1"=100'

PARCEL:  
5

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON

# PLAT TO ACCOMPANY PARCEL DESCRIPTION

2.20 AC  
JEANNE ANN  
GATTIS REESE  
1359/616

59.91 AC  
THE CARL W. GATTIS & DOROTHY F. GATTIS  
REVOCABLE LIVING TRUST  
9834538

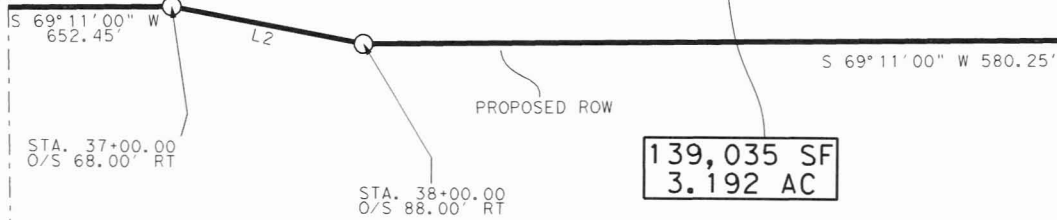
J ROBERTSON  
ABSTRACT No. 545

CR 111 / WESTINGHOUSE RD.

N 69° 26' 45" E 1317.80'

MATCH LINE WITH PLAT: 1

MATCH LINE WITH PLAT: 3



J MOTT  
ABSTRACT No. 427

60 ACRES  
DONNA GAWARECKI FAMILY LAND TRUST (51%)  
9707225 & 9816901



0 25 50 75 100  
SCALE IN FEET

PAGE 2 OF 4

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
METRO 512.930.9412 TIREY/K/131 TEL: 512.930.9412 FAX 512.930.9412  
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS STEGERBIZZELL.COM

PARCEL PLAT SHOWING PROPERTY OF:  
DONNA GAWARECKI FAMILY LAND TRUST

SCALE:  
1"=100'

PARCEL:  
5

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON

**W**  
WILLIAMSON  
COUNTY  
1848

PLAT TO ACCOMPANY PARCEL DESCRIPTION

41.94 AC  
THE CARL W. GATTIS & DOROTHY F. GATTIS  
REVOCABLE LIVING TRUST  
9836358

POINT OF BEGINNING  
STA. 43+64.20  
O/S 24.55' LT  
SURFACE COORDINATES  
N 10190214.9620  
E 3142036.8470

J ROBERTSON  
ABSTRACT No. 545

CR 111 / WESTINGHOUSE RD.

N 69°26'45" E 1317.80'

(N 71°45' E 352.30')

J MOTT  
ABSTRACT No. 427

S 69°11'00" W 580.25'

PROPOSED ROW

139,035 SF  
3.192 AC

STA. 43+80.25  
O/S 88.00' RT

2.00 AC  
DONNA H GAWARECKI  
AS TRUSTEE FOR  
BRIAN MICHAEL GAWARECKI &  
ADAM WAYNE GAWARECKI  
933/846

60 ACRES  
DONNA GAWARECKI FAMILY LAND TRUST (51%)  
9707225 & 9816901

N

0 25 50 75 100  
SCALE IN FEET

PAGE 3 OF 4

STEGER BIZZELL

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

PARCEL PLAT SHOWING PROPERTY OF:  
DONNA GAWARECKI FAMILY LAND TRUST

SCALE:  
1"=100'

PARCEL:  
5

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON

W  
WILLIAMSON  
COUNTY  
1848

## 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
- × FENCE CORNER

CODE	BEARING	DISTANCE
L1	S 28°56'00" E	113.69'
L2	S 80°29'45" W	101.98'
L3	N 21°28'30" W	98.54'
(L4)	N 26°15' W	250.86'
L4	N 28°56'00" W	139.50'
L5	N 69°11'00" E	19.75'

## 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. 239, PG. 65
2. TEXAS POWER & LIGHT COMPANY, VOL. 296, PG. 166
3. TEXAS POWER & LIGHT COMPANY, VOL. 299, PG. 401
4. SOUTHWESTERN STATES TELEPHONE COMPANY VOL. 438, PG. 46
5. SOUTHWESTERN STATES TELEPHONE COMPANY VOL. 450, PG. 263
6. SPRINT COMMUNICATIONS COMPANY, L.P. & OTHERS DOCUMENT NO. 2015058336
7. AGREEMENT WITH MISSOURI-KANSAS-TEXAS RAILROAD COMPANY OF TEXAS, VOL. 245, PG. 163

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.

  
 12-15-10  
 PATRICK J. STEVENS  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784  
 STATE OF TEXAS



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STEGER BIZZELL

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

PARCEL PLAT SHOWING PROPERTY OF:

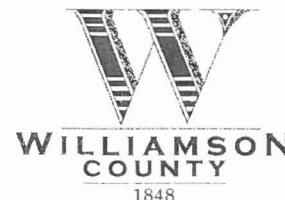
DONNA GAWARECKI FAMILY LAND TRUST

SCALE:  
1"=100'

PARCEL:  
5

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON



1848