

**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 and adjacent public utility provider facilities, public necessity requires acquisition of a waterline easement interest in and to those two certain tracts of land being 0.456 acre (Parcel 11Part1-WE), described in further detail by metes and bounds in Exhibits "A-B", owned by **J.A. DAVIDSON HOLDINGS, L.P., a Texas limited partnership, PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON, JR.,** for the purpose of constructing, reconstructing, maintaining, and operating Corridor C roadway improvements and related public utility facility adjustments ("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 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 15th day of December, 2020.

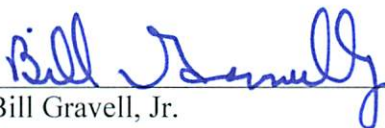

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

PROPERTY DESCRIPTION FOR J.A. DAVIDSON HOLDINGS L.P. - 0.272 AC. EASEMENT

DESCRIPTION OF A 0.272 ACRE (11,829 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 89.1 ACRE TRACT 5 (DESCRIBED IN VOLUME 401, PAGE 221 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS) AND A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 OF LAND (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), CITED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.272 ACRE (11,829 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set 258.41 feet right of proposed Corridor C baseline station 221+02.15 in the proposed southeasterly Right-of-Way (ROW) line of Corridor C (ROW width varies), for an angle point and **POINT OF BEGINNING** of the herein described tract;

THENCE, with said proposed easterly ROW line of Corridor C, the following three (3) courses:

- 1) **N 89°08'28" E**, for a distance of **140.48** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed County Road (C.R.) 106 baseline station 105+68.91 and 386.61 feet right of proposed Corridor C baseline station 221+56.12, for the northerly corner of the herein described tract;
- 2) **S 21°22'42" E**, at a distance of 24.72 feet, pass the southerly boundary line of said remainder of Tract 6, same being the northerly boundary line of said Tract 5 and continuing for a total distance of **568.91** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 100+00.00 and 798.60 feet right of proposed Corridor C baseline station 218+05.05, for an ell corner
- 3) **N 68°37'18" E** for a distance of **61.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set 18.70 feet left of proposed C.R. 106 baseline station 99+99.85 and 839.67 feet right of proposed Corridor C baseline station 218+44.45, for a point in the fenced ostensible westerly ROW line of said C.R. 106;
- 4) **THENCE**, departing said proposed southeasterly ROW of Corridor C, with said ostensible westerly ROW line, **S 21°51'32" E** for a distance of **25.00** feet to the easterly corner of the herein described tract, and from which a corner cedar fence post found, held as the southeasterly corner of said Tract 5, same being the northeasterly corner of that called 134.52 acre tract of land cited in Special Warranty Deed to Kathryn J. Carlton as Trustee of the Kathryn J. Carlton Revocable Living Trust recorded in Document No. 2016089829 and described in Document No. 2016027127 both of the Official Public Records of Williamson County, Texas bears, with said fenced ostensible westerly ROW line, **S 21°51'32" E**, at a distance of 757.39 feet;

THENCE, departing said ostensible westerly ROW line, through the interior of said Tract 5 and said remainder of Tract 6, the following five (5) courses:

- 5) **S 68°08'28" W** for a distance of **15.00** feet to a calculated ell corner;
- 6) **N 21°51'32" W** for a distance of **10.13** feet to a calculated ell corner;
- 7) **S 68°37'18" W** for a distance of **61.69** feet to the calculated southerly corner of the herein described tract;
- 8) **N 21°22'42" W**, at a distance of 558.96 feet, pass the northerly boundary line of said Tract 5, same being the southerly boundary line of said remainder of Tract 6 and continuing through the interior of said remainder of Tract 6, for a total distance of **573.51** feet to a calculated angle point;
- 9) **S 89°08'28" W**, for a distance of **135.74** feet to a calculated point in the curving proposed easterly ROW line of said Corridor C, for the westerly corner of the herein described tract;

PLAT TO ACCOMPANY PARCEL DESCRIPTION

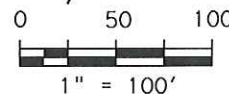
07/01/20
PAGE 3 OF 4

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 16' 27"	3350.00'	16.03'	16.03'	N19° 47' 51"E

NUMBER	DIRECTION	DISTANCE
L1	N89° 08' 28"E	140.48'
L2	N68° 37' 18"E	61.56'
L3	S21° 51' 32"E	25.00'
L4	S68° 08' 28"W	15.00'
L5	N21° 51' 32"W	10.13'
L6	S68° 37' 18"W	61.69'
L7	S89° 08' 28"W	135.74'
L8	S21° 51' 32"E	757.39'
L9	S21° 22' 42"E	24.72'

PROPOSED CORRIDOR C BASELINE
219+00PROPOSED CORRIDOR C
(VARIABLE R.O.W. WIDTH)P.O.B.
STA. 221+02.15
258.41' RT
GRID COORDINATES:
N=10,204,429.51
E=3,159,779.91

OSTENSIBLE R.O.W.

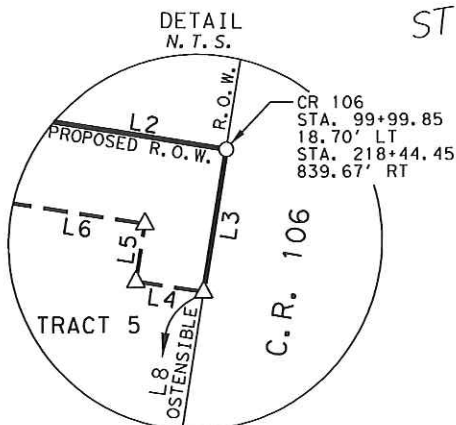
CR 106
STA. 105+68.91
80.00' LT
STA. 221+56.12
386.61' RT

J. A. DAVIDSON HOLDINGS, L.P.
1/2 INTEREST
DOC. NO. 2001027783
O.P.R.W.C.T.
PAMELA G. MARTIN,
DENNIS L. DAVIDSON
& JAMES A. DAVIDSON, JR.
1/2 INTEREST
DOC. NO. 2001072772
O.P.R.W.C.T.
(REMAINDER OF 92.0 AC.)
TRACT 6
DESCRIBED IN
VOL. 401, PG. 225
D.R.W.C.T.

J. A. DAVIDSON HOLDINGS, L.P.
1/2 INTEREST
DOC. NO. 2001027783
O.P.R.W.C.T.
PAMELA G. MARTIN, DENNIS L.
DAVIDSON & JAMES A. DAVIDSON, JR
1/2 INTEREST
DOC. NO. 2001072772
O.P.R.W.C.T.
(89.1 AC.)
TRACT 5
DESCRIBED IN VOL. 401, PG. 221
D.R.W.C.T.

PROPOSED EASEMENT
0.272 AC.
11,829 SQ. FT.WOODRUFF
STUBBLEFIELD SURVEY
ABSTRACT NO. 556

KATHRYN J. CARLTON AS
TRUSTEE OF THE
KATHRYN J. CARLTON
REVOCABLE LIVING TRUST
DOC. NO. 2016089829 &
DESCRIBED IN
DOC. NO. 2016027127
O.P.R.W.C.T.

CR 106
STA. 100+00.00
80.00' LT
STA. 218+05.05
798.60' RTCR 106
STA. 99+99.85
18.70' LT
STA. 218+44.45
839.67' RT

SEE DETAIL

JOHN F. FERGUSON SURVEY
ABSTRACT NO. 231

PARCEL PLAT SHOWING PROPERTY OF

J. A. DAVIDSON HOLDINGS, L.P., ET AL
0.272 ACRE EASEMENTPROPOSED
EASEMENTSCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

PLAT TO ACCOMPANY PARCEL DESCRIPTION

07/01/20
PAGE 4 OF 4

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	℄	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	℄	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
⊕	1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	—/—	LINE BREAK
⊗	FENCE POST FOUND	⌒	LAND HOOK
△	CALCULATED POINT	P.O.B.	POINT OF BEGINNING
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C.	POINT OF COMMENCEMENT
⊙	IRON PIPE FOUND	N.T.S.	NOT TO SCALE
⊗	AXLE FOUND	D.R.W.C.T.	DEED RECORDS
		O.R.W.C.T.	OFFICIAL RECORDS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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.

M. Stephen Truesdale *2 July 2020*

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:



PARCEL PLAT SHOWING PROPERTY OF
J. A. DAVIDSON HOLDINGS, L.P., ET AL
0.272 ACRE EASEMENT

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

**PROPOSED
EASEMENT**

EXHIBIT **B**

PROPERTY DESCRIPTION FOR J.A. DAVIDSON HOLDINGS L.P. - 0.184 AC. EASEMENT

DESCRIPTION OF A 0.184 ACRE (8,027 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 OF LAND (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), CITED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.184 ACRE (8,027 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set 481.68 feet left of proposed Corridor C baseline station 224+01.83, for a point in the fenced ostensible southerly Right-of-Way (ROW) line of County Road (C.R.) 106, same being in the proposed northwesterly ROW line of said proposed Corridor C (ROW width varies), for the northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said ostensible southerly ROW line, with said proposed westerly ROW line, the following three (3) courses:

- 1) **S 70°31'29" E**, for a distance of **166.51** feet to an iron rod with aluminum cap stamped "ROW 4933" set 315.18 feet left of proposed Corridor C baseline station 224+03.95, being a point of non-tangency of a curve to the right, for the easterly corner of the herein described tract;
- 2) Along said curve to the right, having a delta angle of **07°33'34"**, a radius of **1906.00** feet, an arc length of **251.47** feet and a chord which bears **S 15°14'14" W**, for a distance of **251.29** feet to an iron rod with aluminum cap stamped "ROW 4933" set 287.08 feet left of proposed Corridor C baseline station 221+38.20, for a point of non-tangent compound curvature;
- 3) Along said compound curve to the right, having a delta angle of **00°51'14"**, a radius of **4510.00** feet, an arc length of **67.21** feet and a chord which bears **S 21°26'20" W**, for a distance of **67.21** feet to the calculated southerly corner of the herein described tract, and from which, an iron rod with aluminum cap stamped "ROW 4933" set, being a point of tangency in said proposed westerly ROW line bears, along said curve to the right having a delta angle of **23°23'25"**, a radius of **4510.00** feet, an arc length of **1841.14** feet and a chord which bears **S 33°33'39" W** for a distance of **1828.38** feet;
- 4) **THENCE**, departing said proposed westerly ROW line, through the interior of said remainder of Tract 6, **N 68°08'03" W**, for a distance of **15.00** feet to a calculated point, being the point of beginning of a non-tangent curve to the left;

THENCE, through the interior of said remainder of Tract 6, being parallel with and 15.00 feet from said proposed ROW line, the following three (3) courses:

- 5) Along said non-tangent curve to the left, having a delta angle of **00°51'02"**, a radius of **4495.00** feet, an arc length of **66.73** feet and a chord which bears **N 21°26'26" E**, for a distance of **66.72** feet to a calculated point, for a non-tangent compound curve to the left;
- 6) Along said compound curve to the left, having a delta angle of **07°09'24"**, a radius of **1891.00** feet, an arc length of **236.20** feet and a chord which bears **N 15°25'51" E**, for a distance of **236.05** feet to a calculated point of non-tangency;
- 7) **N 70°31'29" W**, for a distance of **148.93** feet to a calculated angle point;
- 8) **THENCE**, continuing through the interior of said remainder of Tract 6, being parallel with and 15.00 feet from said existing ostensible southerly ROW line of C.R. 106, **S 76°06'06" W**, for a distance of **64.28** feet to an ell corner;

- 9) **THENCE**, continuing through the interior of said remainder of Tract 6, **N 13°53'54" W**, for a distance of **15.00** feet to a calculated point in said ostensible southerly ROW line, for the westerly corner of the herein described tract;
- 10) **THENCE**, with said existing ostensible southerly ROW line, being the northerly line of said remainder of Tract 6, **N 76°06'06" E**, for a distance of **68.78** feet to the **POINT OF BEGINNING**, containing 0.184 acre, (8,027 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, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

2 July 2020

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



- STA. 224+01.83
481.68' LT
GRID COORDINATES:
N=10,204,976.93
E=3,159,202.63

J.A. DAVIDSON HOLDINGS, L.P.

DOC. NO. 2001027783

O.P.R.W.C.T.

PAMELA G. MARTIN, DENNIS L. DAVIDSON
& JAMES A. DAVIDSON, JR.

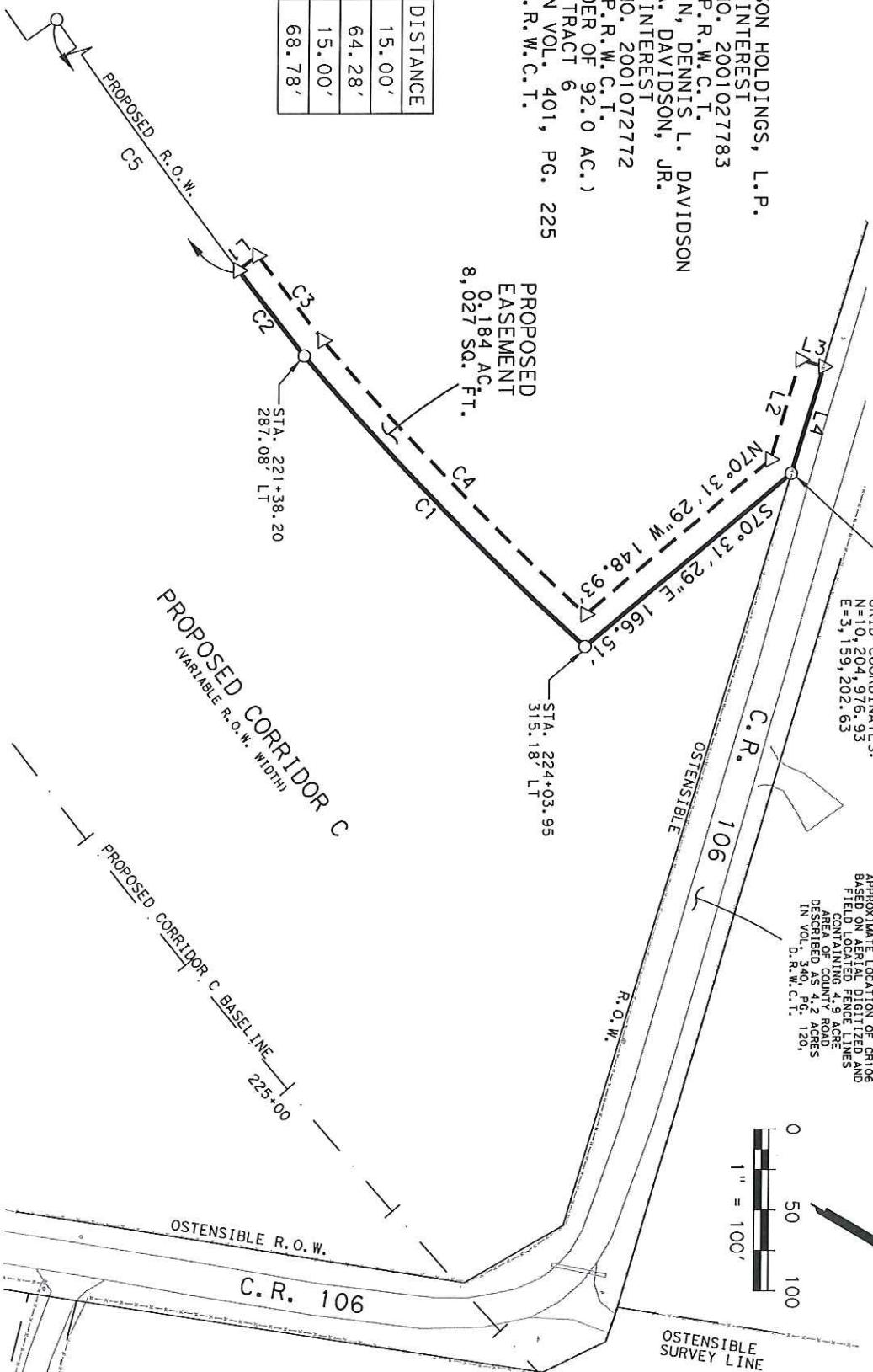
1/2 INTEREST

DOC. NO. 2001072772

(REMAINDER OF 92.0 AC.)

DESCRIBED IN VOL. 401, PG. 225
D.R.W.C.T.

NUMBER	DIRECTION	DISTANCE
L1	N68° 08' 03" W	15.00'
L2	S76° 06' 06" W	64.28'
L3	N13° 53' 54" W	15.00'
L4	N76° 06' 06" E	68.78'



PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL
0.184 ACRE EASEMENT

WILLIAMSON COUNTY

PROJECT CORRIDOR C

**PROPOSED
EASEMENT**



PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

S:*ATKINS\CORRIDOR C\PARCELS\JONAH WATER EASEMENTS\DAVIDSON-ESMT-0.184 AC-PROPOSED.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■ TXDOT TYPE I CONCRETE MONUMENT FOUND	€ CENTER LINE
□ IRON ROD FOUND W/TXDOT ALUMINUM CAP	ℙ PROPERTY LINE
● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	⌋ LINE BREAK
✱ FENCE POST FOUND	⌋ LAND HOOK
△ CALCULATED POINT	P.O.B. POINT OF BEGINNING
○ IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C. POINT OF COMMENCEMENT
⊙ IRON PIPE FOUND	N.T.S. NOT TO SCALE
⊙ AXLE FOUND	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 THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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.

M. Stephen Truesdale
2 July 2020



M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:



PARCEL PLAT SHOWING PROPERTY OF
J.A. DAVIDSON HOLDINGS, L.P., ET AL
0.184 ACRE EASEMENT

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

PROPOSED
EASEMENT