

**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 two temporary construction easements to that certain tracts of land being 0.237 acres and 0.031 acres (Parcel 7 TCE parts 1 & 2) described by metes and bounds in Exhibits "A & B" owned by **SANDRA J ANDERSON**. for the purpose of constructing, reconstructing, maintaining, and operating the County Road 258 at US 183 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

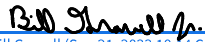
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 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 _____ day of _____, 2022.


Bill Gravell (Sep 21, 2022 10:14 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-7-1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 4
February 2, 2022

PROPERTY DESCRIPTION FOR TCE 7_1

DESCRIPTION OF A 0.237 ACRE (10,301 SQ. FT.) EASEMENT LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 7.35 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SANDRA ANDERSON, RECORDED JULY 9, 1999 IN DOCUMENT NO. 1999046139, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.237 ACRE (10,301 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with a plastic cap stamped "WALKER 5283" found 59.98 feet left of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 68+71.37 on the existing north right-of-way line of C.R. 258, a variable width right-of-way, conveyed to Williamson County in Document No. 2015069264, O.P.R.W.C.TX., for the southeast corner of said remainder of a called 7.35 acre tract, same being the southwest corner of a called 5.26 acre tract of land, described in a deed to Diane Elizabeth Pennington, recorded in Document No. 2017105195, O.P.R.W.C.TX., being further described as the remainder of Lot 2, Omer Galle Subdivision, recorded in Document No. 2012011285, O.P.R.W.C.TX.;

THENCE S 68°45'21" W, departing the common line of said remainder of a called 7.35 acre tract and said remainder of Lot 2, with the existing north right-of-way line of said C.R. 258, a distance of 234.90 feet to a calculated point (Surface Coordinates: N=10,219,237.20, E=3,070,733.28) 60.07 feet left of C.R. 258 E.C.S 66+36.47, for the southeast corner and **POINT OF BEGINNING** of the easement described herein;

1) **THENCE** S 68°45'21" W, continuing with the existing north right-of-way line of said C.R. 258, a distance of 63.21 feet to a 1/2-inch iron rod found on the east line of a remainder of a called 262.022 acre tract of land, described in a deed to Macnak, LLC, recorded in Document No. 2007083912, O.P.R.W.C.TX., for the southwest corner of said remainder of a called 7.35 acre tract and the easement described herein;

2) **THENCE** N 08°02'31" W, departing the existing north right-of-way line of said C.R. 258, with the common line of said remainder of a called 7.35 acre tract and said remainder of a called 262.022 acre tract, a distance of 254.71 feet to a calculated point 308.06 feet left of C.R. 258 E.C.S 66+31.54, for the northwest corner of the easement described herein;

THENCE departing the common line of said remainder of a called 7.35 acre tract and said remainder of a called 262.022 acre tract, over and across said remainder of a called 7.35 acre tract, the following three (3) courses and distances numbered 3-5:

- 3) N 81°15'17" E, a distance of 29.04 feet to a calculated point 301.76 feet left of C.R. 258 E.C.S 66+59.88, for the northeast corner of the easement described herein,
- 4) S 08°44'43" E, a distance of 70.15 feet to a calculated point 233.28 feet left of C.R. 258 E.C.S 66+44.67, for an angle corner of the easement described herein, and

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-7-1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 2 of 4
February 2, 2022

- 5) S 18°33'22" E, a distance of 173.40 feet to the **POINT OF BEGINNING**, and containing 0.237 acre (10,301 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, 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, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N81°15'17"E	29.04'

MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2007
DOC NO. 2007083912
O.P.R.W.C.TX.

SANDRA ANDERSON
RECORDED JULY 9, 1999
REMAINDER OF A
CALLED 7.35 AC.
DOC NO. 1999046139
O.P.R.W.C.TX.

DIANE ELIZABETH PENNINGTON
CALLED 5.26 AC.
DOC NO. 2017105195
O.P.R.W.C.TX.

REMAINDER OF LOT 2
OMER GALLE SUBDIVISION
DOC. NO. 2012011285
O.P.R.W.C.TX.

40' ACCESS EASEMENT
DOC. NO. 2014101204
O.P.R.W.C.TX.

B. MANLOVE SURVEY
ABSTRACT NO. 417

TEMPORARY CONSTRUCTION
EASEMENT

TCE-7-1
(0.237 AC.)

P.O.B.
N=10,219,237.20
E=5,070,733.28
66+36.47
60.07' LT

P.O.C.
5/8"W/PCAP
"WALKER" 5283"
68+71.37
59.98' LT

S68°45'21"W 234.90' EXISTING ROW

WILLIAMSON COUNTY
DOC NO. 2015069264
O.P.R.W.C.TX.

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)

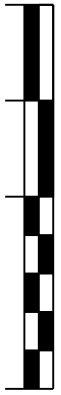
C.R. 258 ROAD
ENGINEER'S CENTERLINE
N68°43'58"E 1,287.06'

65+00

67+00

68+00

50 0 25 50



GRAPHIC SCALE,
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

SAM

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

EASEMENT SKETCH
SHOWING PROPERTY OF
SANDRA ANDERSON
TCE-7-1

0.237 AC. (10,301 SQ. FT.)

FILE: \\saminc\AUS\PROJECTS\1019049922\100\Survey\03Exhibits\TCE-7-1\TCE-7-1.dgn
PAGE 3 OF 4
REF. FIELD NOTE NO. 48723

EXISTING *7.103 AC. ACQUIRE 0.000 AC. REMAINING 7.103 AC. LEFT

LEGEND

EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 800 NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- 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)
- PROPOSED TEMPORARY EASEMENT LINE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING 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. LOCATION OF EASEMENTS SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 3. C.R. 258 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTURE, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2020.
 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

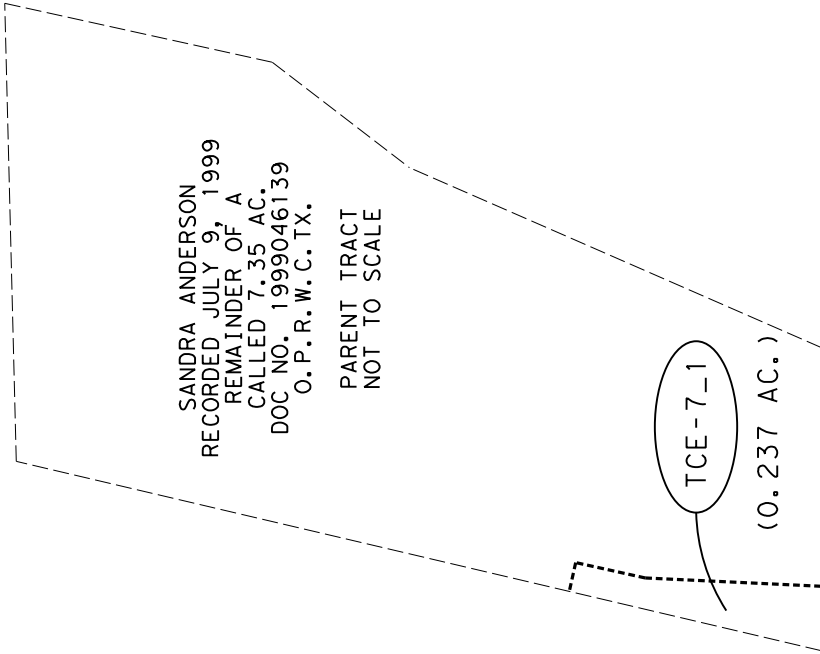
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

11/21/2022

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE



EXISTING	*7.103 AC.	ACQUIRE	0.000 AC.	REMAINING	*7.103 AC.	LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064300



EASEMENT SKETCH
SHOWING PROPERTY OF
SANDRA ANDERSON
TCE-7-1

0.237 AC. (10,301 SQ. FT.)

EXHIBIT "B"

County: Williamson
Parcel No.: TCE-7_2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 4
February 2, 2022

PROPERTY DESCRIPTION FOR TCE 7_2

DESCRIPTION OF A 0.031 ACRE (1,359 SQ. FT.) EASEMENT LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 7.35 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SANDRA ANDERSON, RECORDED JULY 9, 1999 IN DOCUMENT NO. 1999046139, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.031 ACRE (1,359 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with a plastic cap stamped "WALKER 5283" found 60.03 feet left of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 68+71.31 on the existing north right-of-way line of C.R. 258, a variable width right-of-way, conveyed to Williamson County in Document No. 2015069264, O.P.R.W.C.TX., for the southeast corner of said remainder of a called 7.35 acre tract, same being the southwest corner of the remainder of lot 2, Omer Galle Subdivision, recorded in Document No. 2012011285, O.P.R.W.C.TX., described as a called 5.26 acre tract of land in a deed to Diane Elizabeth Pennington, recorded in Document No. 2017105195, O.P.R.W.C.TX.;

THENCE, S 68°45'21" W, departing the common line of said remainder of a called 7.35 acre tract and said remainder of Lot 2, with the existing north right-of-way line of said C.R. 258, a distance of 114.37 feet to a calculated point (Surface Coordinates: N=10,219,280.88, E=3,070,845.62) 60.02 feet left of C.R. 258 E.C.S 67+57.00, for the southeast corner and **POINT OF BEGINNING** of the easement described herein;

1) **THENCE** S 68°45'21" W, continuing with the existing north right-of-way line of said C.R. 258, a distance of 34.00 feet to a calculated point 60.04 feet left of C.R. 258 E.C.S 67+23.00, for the southwest corner of the easement described herein;

THENCE departing the existing north right-of-way line of said C.R. 258, over and across said remainder of a called 7.35 acre tract, the following three (3) courses and distances numbered 2-4:

- 2) N 21°16'02" W, a distance of 40.51 feet to a calculated point 100.55 feet left of C.R. 258 E.C.S 67+23.00, for the northwest corner of the easement described herein,
- 3) N 70°33'35" E, a distance of 34.02 feet to a calculated point 99.46 feet left of C.R. 258 E.C.S 67+57.00, for the northeast corner of the easement described herein, and

THIS SPACE IS INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-7_2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 2 of 4
February 2, 2022

- 4) S 21°16'02" E, a distance of 39.44 feet to the **POINT OF BEGINNING**, and containing 0.031 acre (1,359 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, 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, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 1/21/2022

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°45'21"W	34.00'
L2	N21°16'02"W	40.51'
L3	N70°33'35"E	34.02'
L4	S21°16'02"E	39.44'

MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2007
DOC. NO. 2007083912
O.P.R.W.C.TX.

SANDRA ANDERSON
RECORDED JULY 9, 1999
REMAINDER OF A
CALLED 7.35 AC.
DOC. NO. 1999046139
O.P.R.W.C.TX.

DIANE ELIZABETH PENNINGTON
CALLED 5.26 AC.
DOC NO. 2017105195
O.P.R.W.C.TX.

REMAINDER OF LOT 2
OMER GALLE SUBDIVISION
DOC. NO. 2012011285
O.P.R.W.C.TX.

40' ACCESS EASEMENT
DOC. NO. 2014101204
O.P.R.W.C.TX.

B. MANLOVE SURVEY
ABSTRACT NO. 417

TEMPORARY CONSTRUCTION
EASEMENT

TCE-7-2
(0.031 AC.)

67+23.00
100.55' LT
67+57.00
99.46' LT
P.O.B.
N=10,219,280.88
E=3,070,845.62
67+57.00
60.02' LT
(N68°43'58"E 298.16')

EXISTING ROW L1 S68°45'21"W 114.37'

WILLIAMSON COUNTY
DOC. NO. 2015069264
O.P.R.W.C.TX.

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)

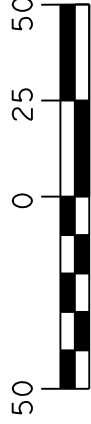
C.R. 258 ROAD
ENGINEER'S CENTERLINE
N68°43'58"E 1,287.06'

67+00

68+00

65+00

PAGE 3 OF 4
REF. FIELD NOTE NO. 48902



WILLIAMSON COUNTY, TEXAS

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

SAM

EASEMENT SKETCH
SHOWING PROPERTY OF
SANDRA ANDERSON
TCE-7-2
0.031 AC. (1,359 SQ. FT.)

FILE: \saming\AUS\PROJECTS\1019049922\Survey*Exhibits\Tce-7-2\Tce-7-2.dgn

EXISTING	*7.103 AC.	ACQUIRE	0.000 AC.	REMAINING	7.103 AC. LEFT
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LEGEND

EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 800 NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- 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)
- PROPOSED TEMPORARY EASEMENT LINE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR.
 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. LOCATION OF EASEMENTS SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 3. C.R. 258 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTURE, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2020.
 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

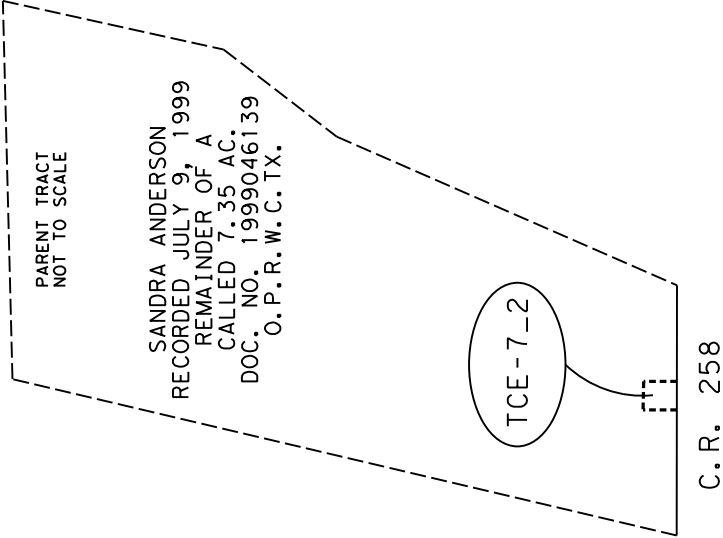
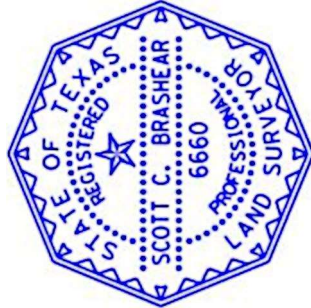
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

11/21/2022

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE



EXISTING	*7.103 AC.	ACQUIRE	0.000 AC.	REMAINING	7.103 AC. LEFT
EASEMENT SKETCH SHOWING PROPERTY OF SANDRA ANDERSON TCE-7-2 0.031 AC. (1,359 SQ. FT.)					
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 FAX: (512) 326-3029 Texas Firm Registration No. 10064300					