

**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 1.237 acres (Parcel 9) described by metes and bounds in Exhibit "A" owned by **KATHY L. BOYER** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 255 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 May 16, 2023.

Bill Gravell

Bill Gravell (May 16, 2023 12:38 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**1.237 ACRE RIGHT-OF-WAY PARCEL NO. 09
KATHY BOYER
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.237 ACRES (APPROXIMATELY 53,888 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 19.16 ACRE TRACT OF LAND CONVEYED TO KATHY BOYER, IN A DEED DATED JANUARY 17, 2012 AND RECORDED IN DOCUMENT NO. 2012003168 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.237 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the East right-of-way line of County Road 255 (right-of-way width varies), for the Northwest corner of the herein described tract, the northwest corner of said Kathy Boyer tract, and the Southwest corner of that called 33.70 acre tract of land as described in the deed conveyed to Willis Daulton and Cheryl Halliburton filed of record in Document No.: 199715678, Official Public Records Williamson County, Texas, from which a ½ inch iron rod found at the northwest corner of said called 33.70 acre tract as described in the deed filed of record in Document No.: 199757288, Official Public Records, Williamson County, Texas bears North 20°58'31" West a distance of 99.90 feet;

THENCE North 69°40'50" East with the North line of said Boyer tract and the South line of said Halliburton tract a distance of 84.98 feet to the northeast corner of the herein described tract, a set ½ inch iron rod with cap marked "Walker 5283", from which the northeast corner of said Boyer tract bears North 69°40'50" East a distance of 1,286.93 feet;

THENCE in a Southeasterly direction across said Boyer tract, with a curve to the left an arc distance of 342.49 feet (having a radius of 4,612.00 feet, a delta angle of 04°15'17", a chord bearing of South 21°49'13" East, a chord distance of 342.41 feet) to a ½ inch iron rod with cap marked "Walker 5283" set at the Point of Reverse curvature to the right;

THENCE in a Southeasterly direction across said Boyer tract, with a curve to the right an arc distance of 270.88 feet (having a radius of 6,768.00 feet, a delta angle of 02°17'34", a chord bearing of South 22°48'05" East, a chord distance of 271.21 feet) to a ½ inch iron rod with cap marked "Walker 5283" in the south line of said Boyer tract, the North line of a called 14.17 acre tract of land as conveyed in the deed to Danny L. and Barbara Ferguson filed of record in Document Number 2018110815, Official Public Records, Williamson County, Texas from which a ½ with cap marked "Forest 1847" found at an angle point in said Boyer and Ferguson tract bears North 83°31'50" East a distance of 46.70 feet;

THENCE South 83°31'50" West with the South line of said Boyer tract and the North line of said Ferguson tract a distance of 102.22 feet to the Southwest corner of the herein described tract, the Southwest corner of said Boyer tract and the Northwest corner of said Ferguson tract a ½ inch iron rod with cap marked "Forest 1847" found in the East right of way line of said County Road No. 255, from which a ½ inch iron rod found in the East right of way line of said County Road No. 255 at the Southwest corner of a called 11.01 acre tract of land as conveyed in the deed to John R. Curl II, and Cristy Lane Craft filed of record in Document Number 2019049576, Official Public Records, Williamson County, Texas bears South 20°24'38" East a distance of 806.39 feet;

THENCE North 20°56'43" West with the East right-of-way line of said County Road 255 and the West line of said Boyer Tract a distance of 588.47 feet to the **POINT OF BEGINNING**, containing 1.237 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments: Survey Drawing No. 075054-02-PARCEL 09.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

Charles G. Walker Date
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.237 ACRES (APPROXIMATELY 53,888 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO KATHY BOYER, IN A DEED DATED JANUARY 17, 2012 AND RECORDED IN DOCUMENT NO. 2012003168 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 69°40'50" E	84.98'
L2	N 20°56'43" W	588.47'
L3	S 83°31'50" W	102.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6768.00'	270.88'	270.86'	S 22°48'05" E	2°17'34"
C2	4612.00'	342.49'	342.41'	S 21°49'13" E	4°15'17"

LEGEND

- 1/2" IRON ROD WITH "WALKER 5283" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- _{M-H-S} 1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
- Δ CALCULATED POINT

- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- X— FENCE LINE
- () RECORD INFORMATION

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

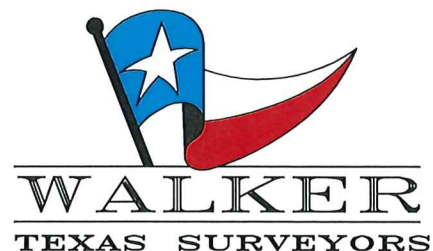
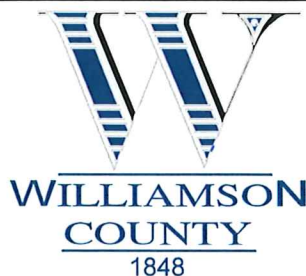
INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT AND NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: OCTOBER, 2022
DRAWING NO.: 0750504-02-PARCEL 09
PROJECT NO.: 0750504
DRAWN BY: MLH
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Steve R. Kaufman and
Jill Kaufman
Called 59.045 ac.
save and except 3.25 Ac.
Doc. No. 2001087331
O.P.R.W.C.

Stephen R. Kaufman and
Jill K.H. Kaufman
Called 3.25 Acres
Document Number 9847657
O.R.W.C.

William C. Long and
Susan J. Long
Called 4.908 acres
Volume 1255, Page 111
O.R.W.C.

Stephen P. Walker & Margaret R. Walker

Called 37.50 Ac.

Doc. No.: 9757288 O.R.W.C.

Willis Daulton Halliburton & Cheryl S. Halliburton

Called 33.70 Acres

Doc. No.: 199715678, O.R.W.C.

PT 2025
N: 10,245,573.63
E: 3,075,408.05

PT 2026
N: 10,245,255.76
E: 3,075,535.33

PT 2027
N: 10,245,006.06
E: 3,075,640.30

PARCEL 09
1.237 ACRES
APPROX.
53,888 SQ. FT.

Kathy L. Boyer
Called 19.16 Acres
Document Number 2012003168
O.P.R.W.C.



SCALE 1"=100'

1/2" IR
99.90' (tie)
N 20°58'31" W
1/2" IR

C.R. 255

No Improvements Shown Hereon

PT 2025

PROPOSED R.O.W. LINE
C2

1286.93' (tie)
S 69°40'50" W

PT 2026

C1

46.70'
N 83°31'50" E

PT 2027

1/2" IR
"Forest 1847"

Danny L. Ferguson and
Barbara Ferguson
Called 14.17 Acres
Document Number 2018110815
O.P.R.W.C.

"Forest 1847"

806.39' (tie)
S 20°24'38" E

1/2" IR

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DRAWING NO.: 075054-02--PARCEL 09
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