

**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 .723 acres (Parcel 12) described by metes and bounds in Exhibit "A" owned by **COUNTY ROAD 255, a Series of Lane Commercial Enterprises, LLC, a Texas limited liability company** 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 12:39 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

**0.723 ACRE RIGHT-OF-WAY PARCEL NO. 12
COUNTY ROAD 255, A SERIES OF LANE COMMERCIAL ENTERPRISES, LLC
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.723 ACRES (APPROXIMATELY 31,493 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 11.01 ACRE TRACT OF LAND CONVEYED TO COUNTY ROAD 255, A SERIES OF LANE COMMERCIAL ENTERPRISES, LLC, IN A DEED DATED JANUARY 14, 2022 AND RECORDED IN DOCUMENT NO. 2022006275 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.723 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northwest corner of the herein described tract, a point in the East right-of-way line of County Road 255 (right-of-way width varies), for the northwest corner of said called 11.01 acre County Road 255 tract, A Series Of Lane Commercial Enterprises, LLC tract, the Southwest corner of that certain called 14.17 acre tract as described in the deed to Carmelo & Carole Janelle Tassone, recorded in Document Number 2022040214, Official Public Records, Williamson County, Texas;

THENCE North 70°30'50" East with the North line of said called 11.01 acre tract and the South line of said Tassone tract a distance of 95.81 feet to the northeast corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY", from which the a 1/2 inch iron rod with cap marked "Forest 1847" found in the North line of said called 11.01 acre tract and the South line of said Tassone tract North 70°30'50" East a distance of 654.29 feet;

THENCE South 19°26'44" East across said called 11.01 acre tract a distance of 337.94 feet to the Southeast corner of the herein described tract a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY", set in the South line of said called 11.01 acre tract and the North line of that certain tract of land as described in the deed to Patricia Maxine Anderson, being the remainder of a called 330 acre tract of land filed of record in Volume 278, Page 39, Official Public Records, Williamson County,

Texas from which a ½ inch iron rod with cap marked "Forest 1847" found in the South line of said called 11.01 acre tract bears North 70°27'08" East a distance of 903.78 feet;

THENCE South 70°27'08" West with the South line of said called 11.01 acre tract and the North line of said Anderson tract a distance of 91.06 feet to the Southwest corner of the herein described tract, the Southwest corner of said called 11.01 acre tract and the Northwest corner of said Anderson tract a ½ inch iron rod found in the East line of said County Road 255;

THENCE North 20°05'47" West with the West line of said called 11.01 acre tract and the East line of said County Road 255 a distance of 190.67 feet to a ½ inch iron rod found at an angle point;

THENCE North 20°27'08" West with the West line of said called 11.01 acre tract and the East line of said County Road 255 a distance of 147.40 feet to the **POINT OF BEGINNING**, containing 0.723 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 12.

"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: February, 2023
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 0.723 ACRES (APPROXIMATELY 31,493 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED COUNTY ROAD 255 A SERIES OF LANE COMMERCIAL ENTERPRISES LLC IN A DEED DATED JANUARY 14, 2022 AND RECORDED IN DOCUMENT NO. 2022006275 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2201415, issued by Texan Title Insurance Company on December 27, 2022, 8:00am, with an effective date of December 15, 2022, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

10a. A 25' building setback line along the front lot line as stated in instrument recorded under Document No. 2016067032, Official Records, Williamson County, Texas. (DOES NOT AFFECT)

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)

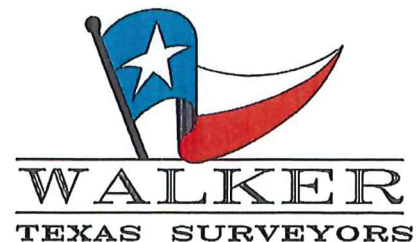
INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

"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, TX. RPLS # 5283.

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: FEBRUARY , 2023
DRAWING NO.: 0750504-02-PARCEL 12
PROJECT NO.: 0750504
DRAWN BY: MLH
PAGE 3 OF 4



KELVIN D &
SHANNON D. COLLINS
CALLED 4.78 AC, LOT 28
DOC. NO. 2020053897, O.P.R.W.C. TX.



PT# 2091
N:10,244,555.96
E:3,075,702.93

PT# 2092
N:10,244,587.92
E:3,075,793.26

PT# 2093
N:10,244,269.25
E:3,075,905.76

ROBERT B
& HOLLY A. SAFFELL
CALLED 2.10 AC
LOT 1
DOC. NO. 2019073754
O.P.R.W.C. TX.

ROBERT B
& HOLLY A. SAFFELL
LOT 2
CALLED 0.58 AC
DOC. NO. 2019073754
O.P.R.W.C. TX.

ROBERT B
& HOLLY A. SAFFELL
CALLED 0.59 AC
LOT 3
DOC. NO. 2019073754
O.P.R.W.C. TX.

ROBERT B
& HOLLY A. SAFFELL
CALLED 0.58 AC
LOT 4
DOC. NO. 2019073754
O.P.R.W.C. TX.

C.R. 255 (variable width right-of-way)

CARMELO & CAROLE
JANELLE TASSONE
Called 14.17 Acres
Document Number 2022040214
O.P.R.W.C.

COUNTY ROAD 255
A SERIES OF LANE
COMMERCIAL ENTERPRISES LLC
Called 11.01 Acres
Document number 2022006275
O.P.R.W.C.

PARCEL 12
0.723 ACRES
APPROX.
31,493 SQ. FT.

No Improvements
Shown Hereon

903.78' (TIE)
N 70°27'08" E

Patricia Maxine Anderson
Vol. 1014, Pg. 0068
D.R.W.C.

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LINE	BEARING	DISTANCE
L1	N 70°30'50" E	95.81'
L2	S 19°26'44" E	337.94'
L3	S 70°27'08" W	91.06'
L4	N 20°05'47" W	190.67'
L5	N 20°27'08" W	147.40'

LEGEND

- 5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- M-H-S 1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
- P.R.W.C.T. PLAT RECORDS WILLIAMSON CO., TX.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON CO., TX.
- () RECORD INFORMATION

CHARLES G. WALKER, TX, RPLS # 5283.

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