

**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 1.146 acres (Parcel 20) described by metes and bounds in Exhibit "A" owned by **BIG OAKS VILLAGE LLC** 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 Aug 17, 2023.

Bill Gravell Jr.  
Bill Gravell Jr. (Aug 17, 2023 15:15 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

**1.146 ACRE RIGHT-OF-WAY PARCEL NO. 20  
BIG OAKS VILLAGE, LLC  
PORTION OF A CALLED 4.795 TRACT  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.146 ACRES (APPROXIMATELY 49,926 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 4.795 ACRE TRACT OF LAND CONVEYED TO BIG OAKS VILLAGE, LLC, DATED MARCH 16, 2021, FILED OF RECORD IN DOCUMENT NUMBER 2012091560, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.146 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the Southeast corner of the herein described tract, the Southeast corner of said Big Oaks Village, LLC tract, and the Northeast corner of that certain called 4.781 acre tract as described in the deed conveyed to Harry P. Nanos and Cheryl L. Nanos, filed of record in Document Number 2012091560, a ½ inch pipe found in the West right of way line of County Road 255 (variable width right-of-way);

**THENCE** South 71°24'56" West with the South line of said called 4.795 acre tract and the North line of said Nanos tract a distance of 177.15 feet to the Southwest corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

**THENCE** North 20°00'46" West across said called 4.795 acre tract a distance of 284.48 feet to the Northwest corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

**THENCE** North 71°23'18" East across said called 4.795 acre tract a distance of 173.90 feet to the Northeast 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 West line of said County Road 255;

THENCE South 20°40'02" East with the East line of said called 4.795 acre tract and the West line of said County Road 255 a distance of 284.67 feet to the **POINT OF BEGINNING**, having an area 1.146 acres 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 20.**

**"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."**

I Hereby certify that the hereon map and description was performed under my direct supervision.

Charles G. Walker      Date: March, 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 1.146 ACRES (APPROXIMATELY 49,926 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO BIG OAKS VILLAGE, LLC, IN A DEED DATED MARCH 16, 2021 AND RECORDED IN DOCUMENT NO. 2021037142 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.**

LINE	BEARING	DISTANCE
L1	S 20°40'02" E	284.67'
L2	S 71°24'56" W	177.15'
L3	N 20°00'46" W	284.48'
L4	N 71°23'18" E	173.90'

**LEGEND**



5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP  
MARKED "WILLIAMSON COUNTY"



Iron Pipe Found (UNLESS NOTED OTHERWISE)



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)

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: March , 2023  
DRAWING NO.: 075029-02-PARCEL 20  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
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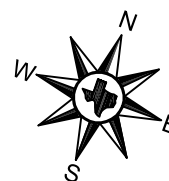
1848

# DANIEL MOUNTAIN ROAD

PT# 2102  
N:10,242,099.88  
E:3,076,528.04

PT# 2103  
N:10,241,777.08  
E:3,076,460.60

PT# 2104  
N:10,242,044.39  
E:3,076,363.24



SCALE 1"=100'

Tanya and Joseph Blanco  
Called 15.00 Acres  
Document Number 2020105303  
O.P.R.W.C.

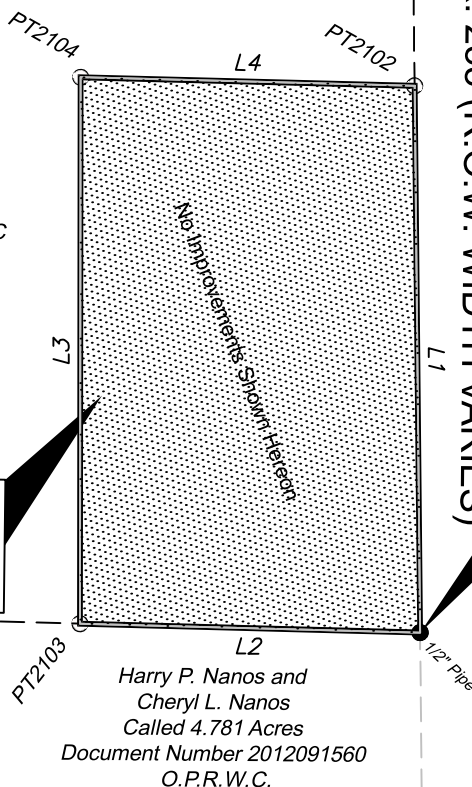
C.R. 255 (R.O.W. WIDTH VARIES)

PROPOSED R.O.W. LINE

P.O.B.

BIG OAKS VILLAGE, LLC  
Called 4.795 Acres  
Doc. No.: 2021037142  
O.P.R.W.C.

**PARCEL 20**  
1.146 ACRES  
APPROX.  
49,926 SQ. FT.



Harry P. Nanos and  
Cheryl L. Nanos  
Called 4.781 Acres  
Document Number 2012091560  
O.P.R.W.C.

LINE	BEARING	DISTANCE
L1	S 20°40'02" E	284.67'
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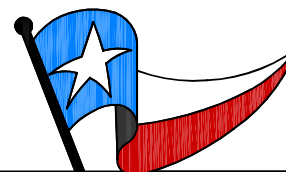
INVERSE SCALE FACTOR = 1.000115040  
(FOR GRID TO SURFACE CONVERSION)

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DRAWING NO.: 075029-02-PARCEL 20  
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WILLIAMSON  
COUNTY  
1848



WALKER  
TEXAS SURVEYORS

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