

**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 0.594 acres (Parcel 25) described by metes and bounds in Exhibit "A" owned by **BENJAMIN KYLE PERRY** 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

**0.594 ACRE RIGHT-OF-WAY PARCEL NO. 25  
BENJAMIN AND NICOLE PERRY  
PORTION OF  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.594 ACRES (APPROXIMATELY 25,853 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 9.878 ACRE TRACT OF LAND CONVEYED TO BENJAMIN K. AND NICOLE L. PERRY, IN A DEED DATED FEBRUARY 15, 2000 AND RECORDED IN DOCUMENT NO. 2000009193 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.594 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the Northeast corner of the herein described tract, a ½ inch iron rod with cap marked "Walker 5283" set in the East line of said Perry tract and the West line of said County Road 255 (variable width right-of-way) from which the Northeast corner of said Perry tract, a ½ inch pipe found in the West right of line bears North 19°42'41" East a distance of 40.89 feet;

THENCE South 19°42'41" East with the East line of said Perry tract and the West right-of-way line of said County Road 255 a distance of 235.08 feet to the Southeast corner of the herein described tract from which a ½ inch iron rod found at the Southeast corner of that certain called 9.877 acre tract of land as described in the deed to Louis Laves-Webb filed of record in Document Number 2022012391, Official Public Records, Williamson County, Texas bears South 19°42'41" East a distance of 482.83 feet;

THENCE South 68°46'30" West across said Perry tract a distance of 109.99 feet to the Southwest corner of the herein described tract, a set ½ inch iron rod with cap marked "Walker 5283";

THENCE North 19°43'13" West across said Perry tract a distance of 235.08 feet to the Northwest corner of the herein described tract, a set ½ inch iron rod with cap marked "Walker 5283";

THENCE North 68°46'30" East across said Perry tract a distance of 110.03 feet to the **POINT OF BEGINNING**, containing 0.594 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 25 .

**"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 0.594 ACRES (APPROXIMATELY 25,853 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.878 ACRE TRACT OF LAND CONVEYED TO BENJAMIN K. AND NICOLE L. PERRY IN A WARRANTY DEED DATED FEBRUARY 15, 2000 AND RECORDED IN DOCUMENT NO. 2000009193 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	S 19°42'41" E	235.08'
L2	S 68°46'30" W	109.99'
L3	N 19°43'13" W	235.08'
L4	N 68°46'30" E	110.03'
L5	S 19°42'41" E	40.89'
L6	S 19°42'41" E	482.83'

#### LEGEND

- 1/2" IRON ROD WITH "WALKER 5283" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- <sub>M-H-S</sub> 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).

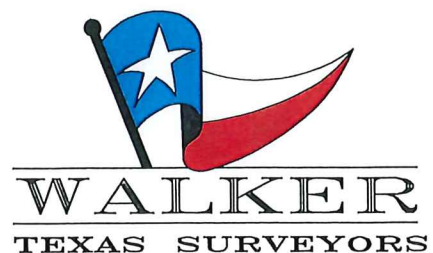
COMBINED SCALE FACTOR = 0.999849624  
(FOR SURFACE TO GRID CONVERSION)

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

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 25  
PROJECT NO.: 0750504  
DRAWN BY: MLH  
PAGE 3 OF 4



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**PARCEL 25**  
0.594 ACRES  
APPROX.  
25,853 SQ. FT.



BENJAMIN K & NICOLE L. PERRY  
9.878 AC  
(2000009193)  
O.P.R.W.C.T.

Louis Laves-Webb  
Called 9.877 Acres  
Document Number 2022012391  
O.P.R.W.C.

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

Fnd. 1/2" Pipe  
P.O.B.

PT 2108

PT 2105

PT 2107

PT 2106

Fnd. 1/2" Iron Rod  
97

Lot 4

PT# 2105  
N:10,241,439.72  
E:3,076,777.07

PT# 2106  
N:10,241,218.42  
E:3,076,856.36

PT# 2107  
N:10,241,178.60  
E:3,076,753.83

PT# 2108  
N:10,241,399.89  
E:3,076,674.50

PROPOSED  
R.O.W. LINE

PROPOSED  
R.O.W. LINE

PROPOSED  
R.O.W. LINE

287.78' (TIE)  
LOT 3, BLOCK A  
NORTH VISTA RANCH, PHASE 1 FINAL PLAT  
(2020065726) O.P.R.W.C.T.

LOT 2, BLOCK A  
NORTH VISTA RANCH, PHASE 1  
FINAL PLAT  
(2020065726) O.P.R.W.C.T.

LOT 1, BLOCK A  
NORTH VISTA RANCH, PHASE 1  
FINAL PLAT  
BANSAL, YOGESH & PRAGATI  
(2021103753)  
O.P.R.W.C.T.

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