

**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 1.891 acres (Parcel 54) described by metes and bounds in Exhibit "A" owned by **MARCELO VERA** 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 _____.

Bill Gravell, Jr.
Williamson County Judge

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 15:17 CDT)
Bill Gravell, Jr.
Williamson County Judge



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

**1.891 ACRE RIGHT-OF-WAY PARCEL NO. 54
MARCELO VERA
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.891 ACRES (APPROXIMATELY 82,380 SQ. FT.) IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 10.9994 ACRE TRACT OF LAND CONVEYED TO MARCEL VERA, IN A DEED DATED OCTOBER 15, 2019. AND RECORDED IN DOCUMENT NO. 2019098332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.891 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract, a nail and spinner found at the Northeast corner of said Vera tract, the Southeast corner of that certain called 12.07 acre tract of land as described in the deed to Larry Dean Kemp filed of record in Document Number 2018055760 and 2005092530, official public records Williamson County, Texas, and in the West line of that certain called 42.807 acre tract of land as described in the deed to Elvin and Donna Hall filed of record in Volume 2530, Page 362, official public records of Williamson County, Texas;

THENCE South $21^{\circ}47'57''$ East with the East line of said Vera tract and the West line of said Elvin Hall tract a distance of 561.25 feet to the Southeast corner of the herein described tract a $\frac{1}{2}$ inch iron rod with red cap "Unreadable" found at the Southeast corner of said Vera tract and the Southwest corner of said Elvin Hall tract in the curved North right of way line of Ronald Reagan Boulevard;

THENCE in a southwesterly direction with the curved north right of way line of said Ronald Reagan Boulevard an arc distance of 158.47 feet (being concave to the South, having a radius of 8,650.0 feet, a chord distance of 158.47 feet, a chord bearing of South $51^{\circ}22'18''$ West, having a delta angle of $01^{\circ}02'59''$) to the Southwest corner of the herein described tract a set $\frac{5}{8}$ inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" from which the Southwest corner of said Vera tract a $\frac{1}{2}$ inch iron rod with pink cap marked "Flugel 5096" bears South $48^{\circ}54'18''$ West a distance of 586.21 feet;

EXHIBIT "A"

THENCE North 09°52'12" East across said Vera tract a distance of 70.87 feet to an angle point, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE North 27°42'06" West across said Vera tract, a distance of 485.98 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at an angle point;

THENCE North 19°15'04" West a distance of 64.93 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Vera tract and the South line of said Kemp tract from which a 3/8 inch iron rod found at the Southwest corner of said Kemp tract in the North line of said Vera tract bears South 68°43'01" West a distance of 259.78 feet;

THENCE North 68°43'01" East with the south line of said Kemp tract and the North line of said Vera tract a distance of 161.57 feet to the POINT OF BEGINNING, containing 1.891 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 52.**

I hereby certify that the hereon map and description was performed under my direct supervision:

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 1.891 ACRES (APPROXIMATELY 82,380 SQ. FT.) IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412 WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARCELO VERA, IN A SPECIAL WARRANTY DEED DATED OCTOBER 15, 2019 AND RECORDED IN DOCUMENT NO. 20190983320 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	S 21°47'57" E	561.25'
L2	N 09°52'12" E	70.87'
L3	N 27°42'06" W	485.98'
L4	N 19°15'04" W	64.93'
L5	N 68°43'01" E	161.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8650.00'	158.47'	158.47'	S 51°22'18" W	1°02'59"

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

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.

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)

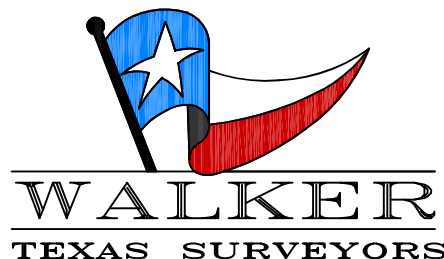
INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

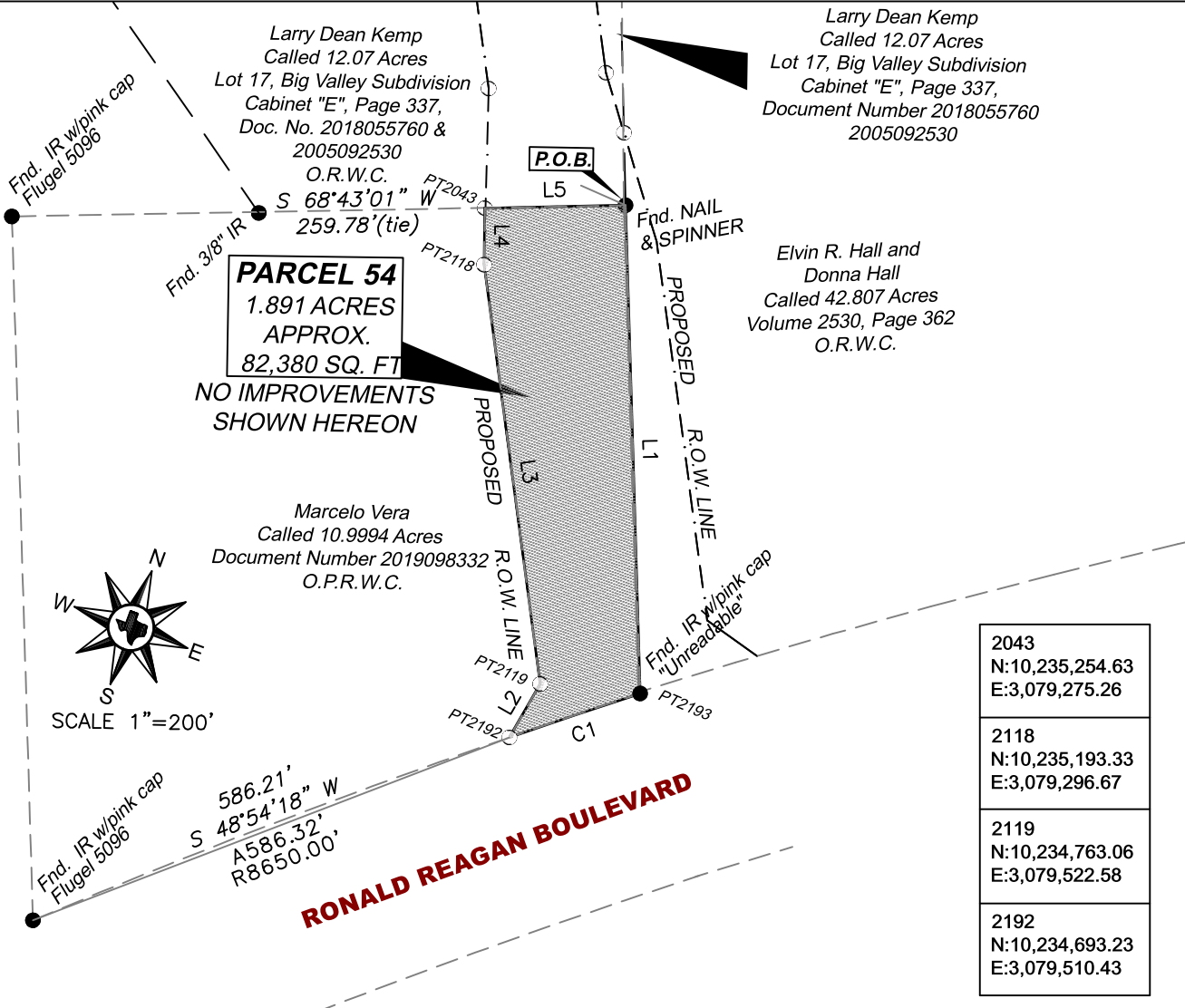
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

"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: JANUARY, 2023
DRAWING NO.: 0750504-02-PARCEL 52
PROJECT NO.: 0750504
DRAWN BY: MLH
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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
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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 54
PROJECT NO.: 0750504
DRAWN BY: MLH
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