IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, ("County") 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 0.555 acre (Parcel 26S), described by metes and bounds in Exhibit "A" and owned by **MUSTANG STORAGE LLC,** ("Owner") for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of County Road 110 South ("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, widening, straightening, lengthening, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; along with the right of the County, its agents or assigns, to enter upon their remaining property of Owner for the sole purpose of removing any bisected improvement(s) acquired by County, and for cutting any additional bisected improvements retained by Owner at the line of bisection or as closely as possible thereto in order to maintain the structural integrity of the remaining improvements; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, made a bona fide offer and entered into good faith negotiations with Owner 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 she 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 _____ day of _____, 2016.

_____
Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel No.: 26S
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR PARCEL 26S

DESCRIPTION OF A 0.555 ACRE (24,177 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS AND THE W. DONAHO, JR. SURVEY, ABSTRACT 173, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 15.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO MUSTANG BOAT AND RV STORAGE, LLC AND RECORDED IN DOCUMENT NO. 2009083770 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.555 ACRE (24,177 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 902.19 feet right of Engineer's Centerline Station (E.C.S.) 177+39.08, said point being the southeast corner of said 15.0 acre tract, same being on the north line of a called 2.606 acre tract of land, as described in a deed to Jack R. Swenson and recorded in Volume 1267, Page 841 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.);

THENCE S 87°34'40" W, with the common line of said 15.0 acre tract and said 2.606 acre tract, a distance of 937.68 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 73.00 feet right of E.C.S. 180+80.07, same being on the proposed east right-of-way line of County Road (CR) 110, for the **POINT OF BEGINNING** (Grid = N: 10176560.73, E: 3156100.55) of the parcel described herein;

1) **THENCE** S 87°34'40" W, continuing with the common line of said 15.0 acre tract and said 2.606 acre tract, a distance of 48.54 feet to a 1/2-inch iron rod found 31.08 feet right of E.C.S. 181+04.54, said point being on the existing east right-of-way line of CR 110, variable width right-of-way (no record information found), same being the west line of said 15.0 acre tract;

THENCE, with the existing east right-of-way line of said CR 110, same being the west line of said 15.0 acre tract, the following four (4) courses and distances numbered 2 through 5:

2) N 46°01'22" W, a distance of 76.07 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS1847" found 13.55 feet right of E.C.S. 181+78.56,

3) N 35°42'59" W, a distance of 63.93 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS1847" found 10.18 feet right of E.C.S. 182+42.40,

4) N 36°04'00" W, a distance of 36.01 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS1847" found 8.06 feet right of E.C.S. 182+78.34, and

5) N 32°27'11" W, a distance of 216.80 feet to a 1/2-inch iron rod found 8.97 feet right of E.C.S. 184+95.14, said point being the northwest corner of said 15.0 acre tract, same being the southwest corner of a called 5.777 acre tract of land as described in a deed to Deborah A. Mason and James A. Mason and recorded in Document No. 2005039327, O.P.R.W.C.TX.;

6) **THENCE** N 64°45'04" E, with the common line of said 15.0 acre tract and said 5.777 acre tract, a distance of 64.57 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 73.00 feet right of E.C.S. 184+86.77, said point being on the proposed east right-of-way line of CR 110;

7) **THENCE** S 32°41'42" E, over and across said 15.0 acre tract, with the proposed east right-of-way line of CR 110, a distance of 406.70 feet to the **POINT OF BEGINNING**, and containing 0.555 acre (24,177 sq. ft.) of land, more or less.

*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of October, 2015.

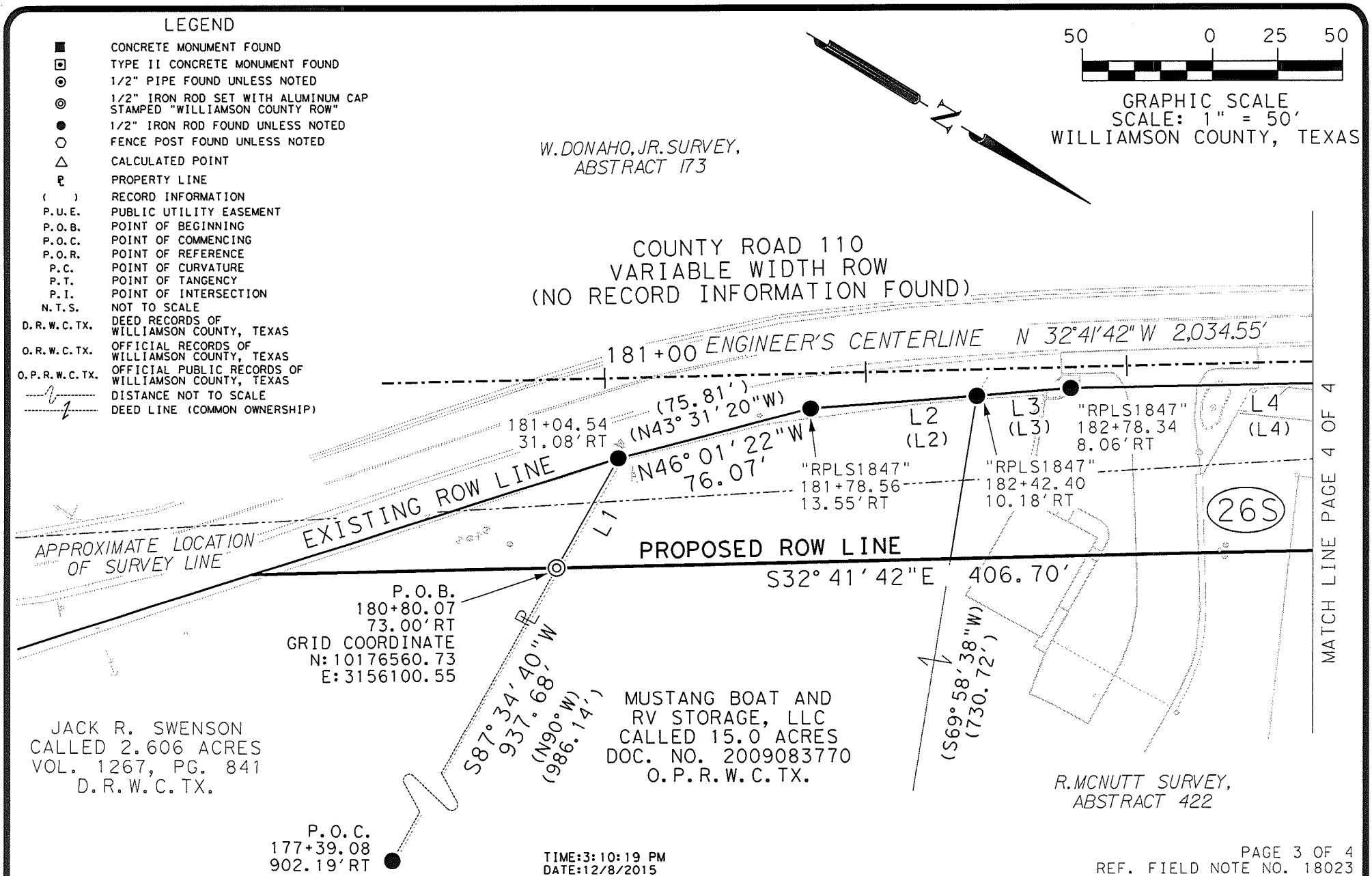
SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas

STATE OF TEXAS REGISTERED WILLIAM REED HERRING 6355 PROFESSIONAL LAND SURVEYOR

LEGEND

■	CONCRETE MONUMENT FOUND
⊡	TYPE II CONCRETE MONUMENT FOUND
⊙	1/2" PIPE FOUND UNLESS NOTED
◎	1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
●	1/2" IRON ROD FOUND UNLESS NOTED
⬡	FENCE POST FOUND UNLESS NOTED
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.S.	NOT TO SCALE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
---∿---	DISTANCE NOT TO SCALE
---1---	DEED LINE (COMMON OWNERSHIP)



TIME: 3:10:19 PM
DATE: 12/8/2015
FILE: C:\Users\sbrashear\Desktop\CR 110\Parcel 26Sa.dgn

PAGE 3 OF 4
REF. FIELD NOTE NO. 18023

EXISTING	15.0 AC.	ACQUIRE	0.555 AC.	REMAINING	14.4 AC. RIGHT

SAM® SURVEYING · AERIAL MAPPING · ENGINEERING

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
MUSTANG BOAT AND RV STORAGE, LLC
PARCEL 26S
0.555 AC. (24,177 SQ. FT.)

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

N

W. DONAHO, JR. SURVEY,
ABSTRACT 173

COUNTY ROAD 110
VARIABLE WIDTH ROW
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE N 32°41'42" W 2,034.55'

185+00

L4 (L4)

184+95.14 EXISTING ROW LINE
8.97' RT

APPROXIMATE LOCATION
OF SURVEY LINE

L5

26S

406.70'
S32° 41' 42"E

184+86.77 PROPOSED ROW LINE
73.00' RT

MATCH LINE PAGE 3 OF 4

MUSTANG BOAT AND
RV STORAGE, LLC
CALLED 15.0 ACRES
DOC. NO. 2009083770
O.P.R.W.C.TX.

(N67° 10' 33"E)
(884.37')

DEBORAH A. MASON AND
JAMES A. MASON
CALLED 5.777 ACRES
DOC. NO. 2005039327
O.P.R.W.C.TX.

R.MCNUTT SURVEY,
ABSTRACT 422

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S87° 34' 40"W	48.54'
L2	N35° 42' 59"W	63.93'
(L2)	(N33° 13' 39"W)	(63.97')
L3	N36° 04' 00"W	36.01'
(L3)	(N33° 39' 58"W)	(36.04')
L4	N32° 27' 11"W	216.80'
(L4)	(N30° 02' 37"W)	(216.88')
L5	N64° 45' 04"E	64.57'

STATE OF TEXAS
REGISTERED
WILLIAM REED HERRING
6355
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.

* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

10/20/2015
DATE

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DATE:12/8/2015
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PAGE 4 OF 4
REF. FIELD NOTE NO. 18023

EXISTING	15.0 AC.	ACQUIRE	0.555 AC.	REMAINING	14.4 AC. RIGHT

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RIGHT-OF-WAY SKETCH
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