

**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 (1) fee simple title to a certain tract of land being 5.7658 acres (Parcel 6) described by metes and bounds in Exhibit "A" attached hereto, and (2) a drainage easement interest in and across two tracts of land totaling 1.8226 acres (Parcel 6DE) more particularly described in Exhibit "B" attached hereto, said tracts owned by **ANN PI-YUAN YANG, YEA-RAN YANG and YEA-TYNG YANG**, for the purpose of constructing, reconstructing, maintaining, and operating Seward Junction Southeast/CR 259/CR 266 ("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 Exhibits "A-B" 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 _____, 2018.

Dan A. Gattis
Williamson County Judge

EXHIBIT "A"

5.7658-Ac.
Noah Smithwick Survey, A-590,
Williamson County, Texas

Job No. 5569-02-001
FN1786(gt)
Page 1 of 13

FIELD NOTES DESCRIPTION – PARCEL 6

DESCRIPTION OF 5.7658 ACRES (251,160 SQUARE FEET) OF LAND IN THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 83.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAW-CHING YANG AND ANN PI-YUAN YANG OF RECORD IN VOLUME 983, PAGE 68, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN CAUSE NO. 81456, PROBATE COURT NO. 1, TRAVIS COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 2005042516, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.7658 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found, 29.45 feet right of Williamson County Road 266 Baseline Station 263+82.82, at the intersection of the existing south right-of-way line of County Road 259, a varying width right-of-way, with the existing west right-of-way line of County Road 266, a varying width right-of-way, same being an angle point in the east line of the said 83.54 acre tract, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the existing west right-of-way line of County Road 266, same being the east line of the said 83.54 acre tract and with the east line of the tract described herein, the following three (3) courses and distances:

1. S 07° 32' 54" E, a distance of 503.75 feet to a 1/2-inch iron rod found, 17.07 feet right of County Road 266 Baseline Station 258+73.57, for an angle point,
2. S 09° 29' 09" E, a distance of 170.34 feet to a 1/2-inch iron rod found, 0.82 feet right of County Road 266 Baseline Station 257+04.00, for an angle point, and
3. S 10° 26' 20" E, a distance of 699.14 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 23.54 feet left of County Road 266 Baseline Station 250+03.70, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the west right-of-way line of County Road 266, same being the east line of the said 83.54 acre tract bears S 10° 26' 20" E, a distance of 458.79 feet;

THENCE leaving the existing west right-of-way line of County Road 266 and crossing the said 83.54 acre tract, with the proposed west right-of-way line of County Road 266 and the proposed south right-of-way line of County Road 259, and with the west and south lines of the tract described herein, the following seven (7) courses and distances:

1. N13° 10' 16" W, a distance of 443.16 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 40.00 feet left of County Road 266 Baseline Station 254+48.73, for a point of curvature,
2. with the arc of a curve to the left, having a radius of 960.00 feet, an arc distance of 132.47 feet and a chord which bears N 17° 07' 27" W, a distance of 132.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set 45.46 feet left of County Road 266 Baseline Station 255+82.25, for a point of tangency,
3. N 21° 04' 38" W, a distance of 171.50 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 63.73 feet left of County Road 266 Baseline Station 257+52.77 and 121.29 feet right of County Road 259 Baseline Station 219+84.65, for an angle point,
4. N 57° 06' 39" W, a distance of 73.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 112.72 feet left of County Road 266 Baseline Station 258+06.90 and 75.00 feet right of County Road 259 Baseline Station 219+31.68, for an angle point,

5. with the arc of a curve to the right, having a radius of 750.00 feet, an arc distance of 616.59 feet and a chord which bears N 71° 14' 04" W, a distance of 599.37 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of County Road 259 Baseline Station 213+76.76, for a point of tangency,
6. N 47° 40' 56" W, a distance of 259.58 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of County Road 259 Baseline Station 211+17.18, for a point of curvature, and
7. with the arc of a curve to the left, having a radius of 600.00 feet, an arc distance of 449.30 feet and a chord which bears N 69° 08' 05" W, a distance of 438.87 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of County Road 259 Baseline Station 206+11.72, in the existing south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract, for a western northwest corner of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the south right-of-way line of County Road 259, being the northerly northwest corner of the said 83.54 acre tract, same being the northeast corner of that certain called 6.67 acre tract of land described in the deed to The Union Hall Baptist Church, of record in Document No. 2007098519, Official Public Records of Williamson County, Texas, bears S 85° 21' 27" W, a distance of 83.43 feet;

THENCE N 85° 21' 27" E, with the existing south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract, and with the north line of the tract described herein, a distance of 409.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 210+00.55, for an angle point in the north line of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract bears N 85° 21' 27" E, a distance of 336.49 feet;

THENCE leaving the existing south right-of-way line of County Road 259 and re-crossing the said 83.54 acre tract, with the proposed north right-of-way line of County Road 259 and the proposed west right-of-way line of County Road 266, and with the north and west lines of the tract described herein, the following six (6) courses and distances:

1. with the arc of a curve to the right, having a radius of 750.00 feet, an arc distance of 129.58 feet and a chord which bears S 52° 37' 55" E, a distance of 129.42 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 211+17.18, for a point of tangency,
2. S 47° 40' 56" E, a distance of 259.58 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 213+76.76, for a point of curvature,
3. with the arc of a curve to the left, having a radius of 600.00 feet, an arc distance of 441.20 feet and a chord which bears S 68° 44' 53" E, a distance of 431.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 218+73.10 and 137.01 feet left of County Road 266 Baseline Station 259+65.95, for an angle point,
4. N 37° 31' 09" E, a distance of 78.30 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 135.17 feet left of County Road 259 Baseline Station 219+32.55 and 75.00 feet left of County Road 266 Baseline Station 260+12.66, for an angle point,
5. with the arc of a curve to the right, having a radius of 1075.00 feet, an arc distance of 182.76 feet and a chord which bears N 09° 20' 54" W, a distance of 182.54 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 266 Baseline Station 261+82.67, for a point of tangency, and
6. N 04° 28' 41" W, a distance of 229.31 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 266 Baseline Station 264+11.98, in the existing south right-of-

way line of County Road 259, same being the north line of the said 83.54 acre tract, for a northern northwest corner of the tract described herein, from which the previously referenced 1/2-inch iron rod found at an angle point in the south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract bears S 84° 38' 12" W, a distance of 363.12 feet;

THENCE with the existing south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract and with the north line of the tract described herein, the following two (2) courses and distances:

1. N 84° 38' 12" E, a distance of 76.87 feet to a 1/2-inch iron rod found, 1.86 feet right of County Road 266 Baseline Station 264+13.17, for an angle point, and
2. S 46° 44' 42" E, a distance of 41.01 feet to the **POINT OF BEGINNING** and containing 5.7658 acres (251,160 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

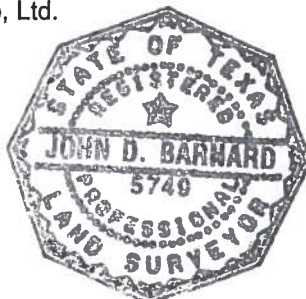
BOWMAN WORD FILE: FN1786(gt)


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

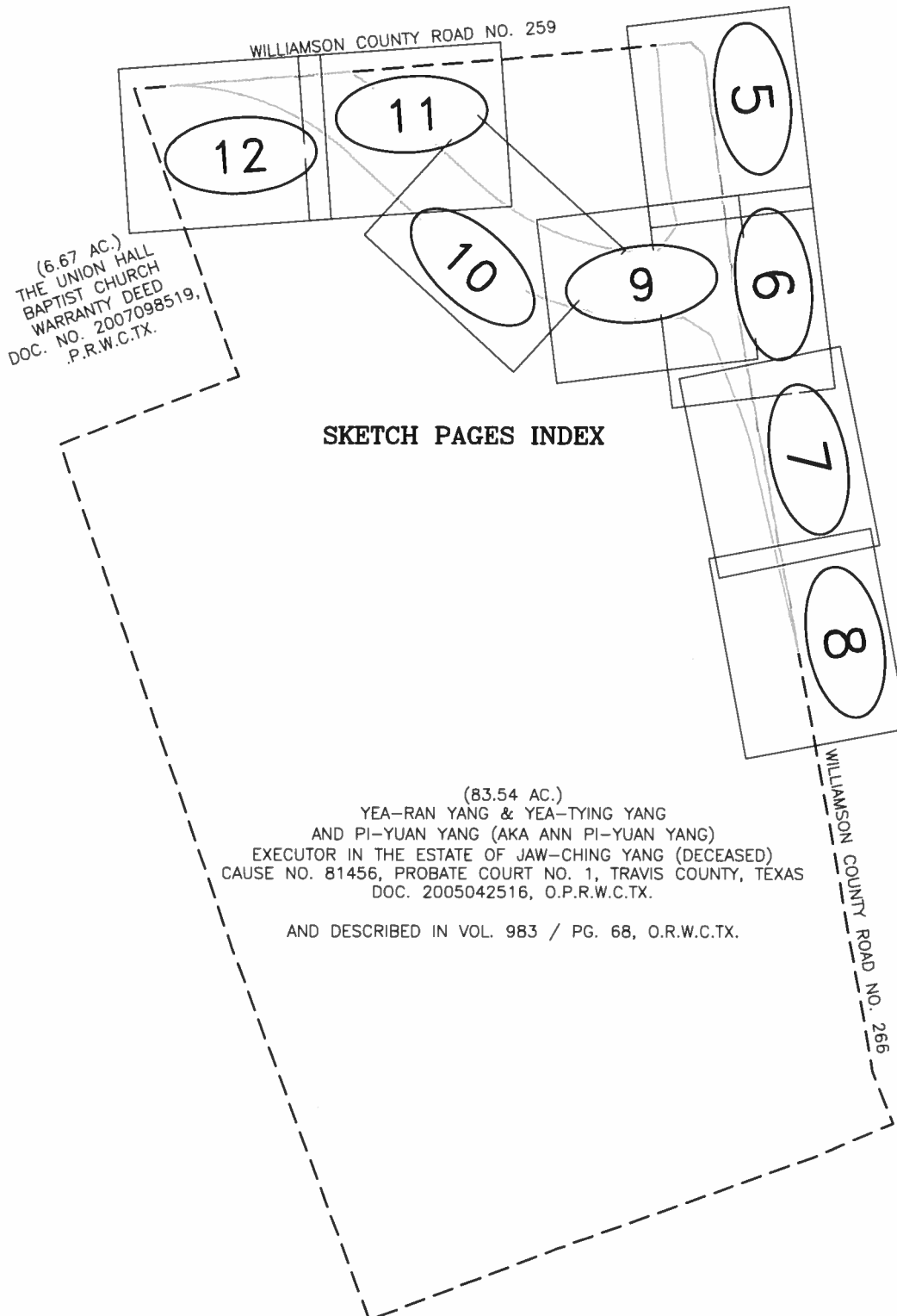
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of January through June 2015 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 24th of August, 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas



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CONSULTING

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3101 Bee Cave Road, Suite 100, Austin, Texas 78746
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www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786**

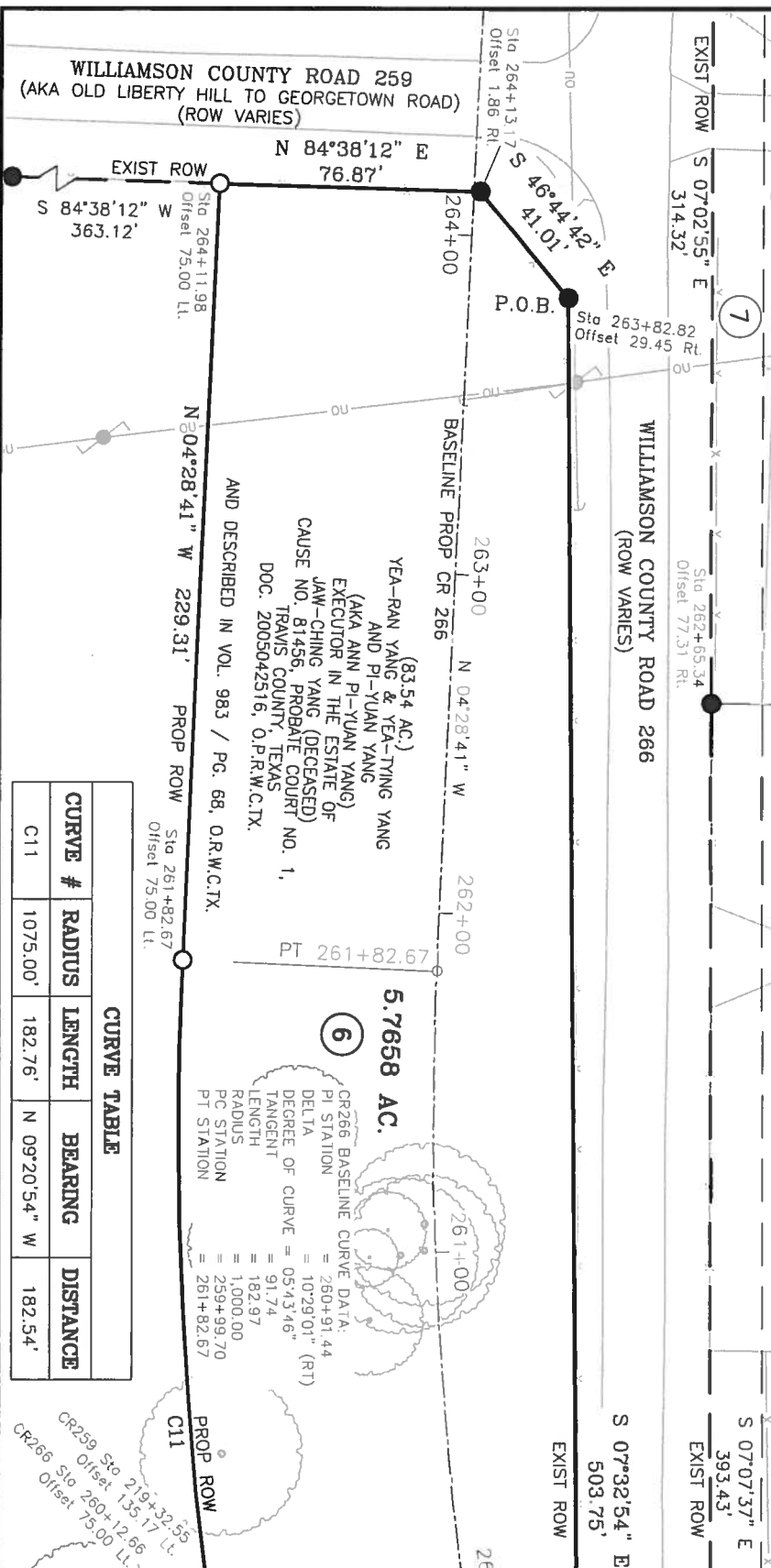
SCALE: 1"=50'
AUGUST, 2016
WILLAMSON COUNTY,
TEXAS

NOAH SMITHWICK
SURVEY, A-590

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.W.C.TX. PLAT RECORDS OF WILLAMSON
COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF
WILLAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLAMSON COUNTY, TEXAS

SEE PAGE 6 OF 13



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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

NOAH SMITHWICK

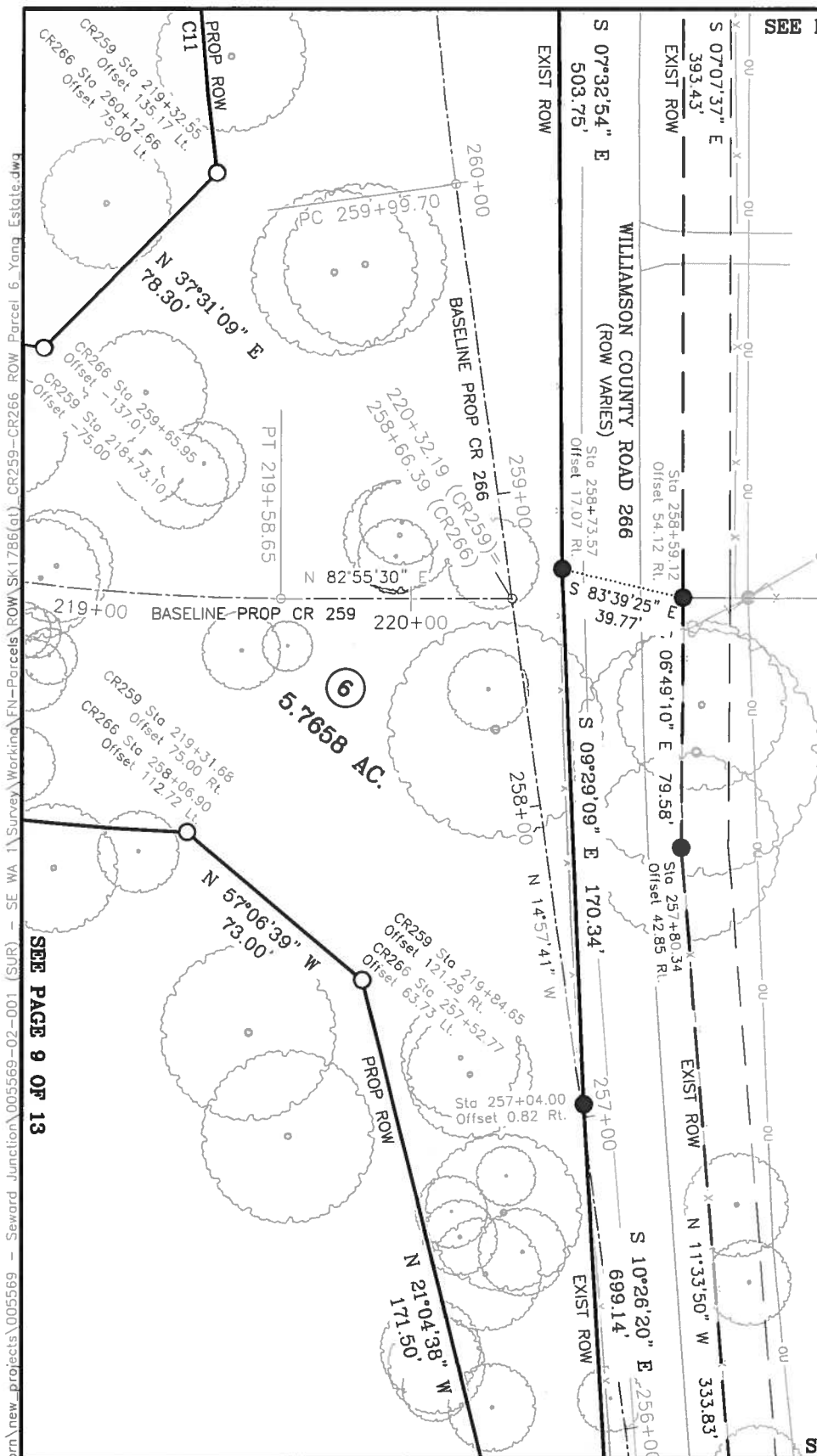
SURVEY, A-590



LOT 10
WILLIAMSON COUNTY,
TEXAS

SEE PAGE 5 OF 13

SEE PAGE 7 OF 13



FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey Working\FN-Parcels\ROW\SK1786(a)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg

SEE PAGE 9 OF 13

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

DATE: Aug 23, 2016-4:59pm

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NOAH SMITHWICK
SURVEY, A-590

0 25' 50'

SCALE: 1"=50'

AUGUST, 2016

WILLAMSON COUNTY,
TEXAS

(6.47 AC. PORTION OF LOT 12)
ARMANDO AND FRANCISCA ORTEGA
SPECIAL WARRANTY DEED W/VENDOR'S LIEN
DOC. 2011061568, O.P.R.W.C.TX.

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

SEE PAGE 6 OF 13

LOT 11

N 11°33'50" W 333.83

Sta 254+47.85
Offset 23.59 Rt.

(Row varies)

N 11°29'26" W

S 10°26'20" E 256+00
699.14'

EXIST ROW

N 14° 57' 41" W

①

5.7658 AC

PROP ROW

Sta 200+00 45.46 L

N 21°04'38"
171.50'

CR656 BASELINE CURVE DATA:	
PI STATION	= 2544+49.93
DELTA	= 03.2640" (LT)
DEGREE OF CURVE	= 05.4346"
TANGENT	= 30.07
LENGTH	= 60.12
RADIUS	= 1,000.00
PC STATION	= 2544+19.86
PT STATION	= 2544+79.98

(83.54 AC.)
YEAP-RAN YANG & YEAP-TYING YANG
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAW-CHING YANG (DECEASED)
JAW-CHING YANG (DECEASED)
CAUSE NO. 8145 PROBATE COURT NO.

TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX

AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX

CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C6	960.00'	132.47'	N 17°07'27" W	132.36'

SEE PAGE 8 OF 13

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PAGE 7 OF 13

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DATE: Aug 23, 2016-5:00pm

FILE \\Lonchorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1 Survey Working FN Parcels ROW SK1786(qt) CR259--CR266 ROW Parcel 6 Yang Estate.dwg

TWENTY-NINE RANCH
CAB. K, SLIDES 115-116. P.R.W.C.TX.

0 25' 50'

SCALE: 1"=50'

AUGUST, 2016

WILLIAMSON COUNTY,
TEXAS

(2.53 AC. PORTION OF LOT 13)
TRACT 1
JUNE O. LANDRY
GENERAL WARRANTY DEED
W/VENDOR'S LIEN
DOC. 2013005520, O.P.R.W.C.TX.

S 10°09'50" E 213
Sta 249+33.42
Offset 25.97 Rt.
EXIST ROW
249+00

YEA-RAN YANG & YEA-TING YANG
(83-54 AC.)
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAW-CHING YANG (DECEASED)
CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.

NOAH SMITHWICK
SURVEY, A-590

AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX.

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PAGE 8 OF 13

FILE \\Longhorn\new projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(qt) - CR259-CR266 ROW Parcel 5_Yang Estate.dwg

Bowman
CONSULTING

DATE: Aug 23, 2016-5:01 pm

FILE Longhorn\new_projects\0055569\Seward Junction\0055569-69-02-00-(SUR)-SE WA SE Survey\Working\Parcels\ROW\SK1786(at)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C7	750.00'	616.59'	N 71°14'04" W	599.37'
C10	600.00'	441.20'	S 68°44'53" E	431.33'

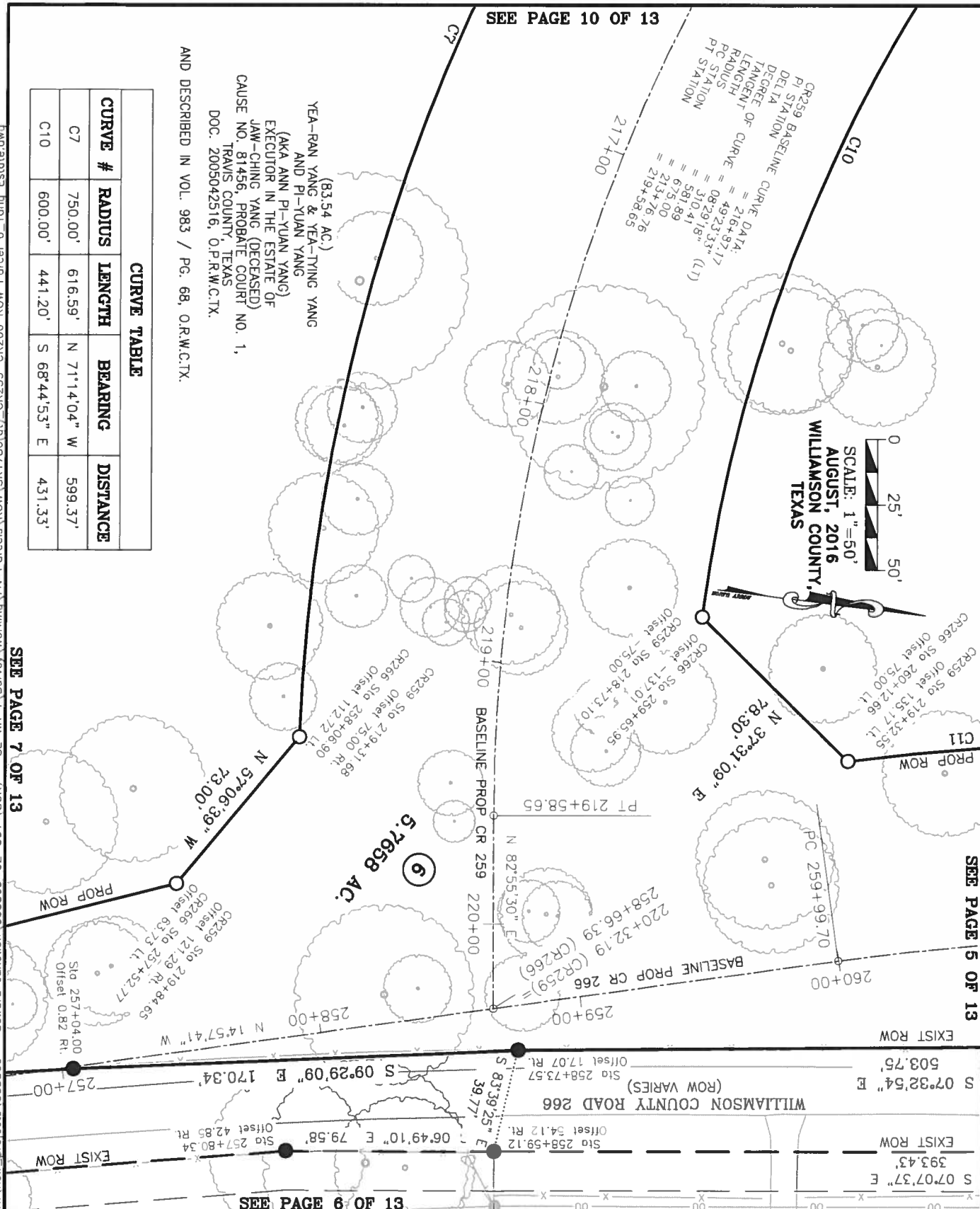
AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX.

YEA-RAN YANG & YEA-TYING YANG
(83.54 AC.)
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAN-CHING YANG (DECEASED)
CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.

SEE PAGE 10 OF 13

CR259 BASELINE CURVE DATA:
DELTA = 216°+57'17"
TANGENT = 49°23'33"
PC STATION = 310°+18"
PT STATION = 581°+41"
= 675.00'
= 213°+76'76"
= 219°+58.65'

SCALE: 1"=50'
AUGUST, 2016
WILLIAMSON COUNTY,
TEXAS



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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

DATE: Aug 23, 2016-5:01pm

SCALE: 1"=50'
AUGUST, 2016
WILLIAMSON COUNTY,
TEXAS



NOAH SMITHWICK
SURVEY, A-590

S 47°40'56" E
259.58'
Sta 213+76.76
Offset 75.00 Lt.

PROP ROW

PC 213+76.76

BASELINE PROP CR 259

213+00

214+00

215+00

216+00

CR259 BASELINE CURVE DATA:
PI STATION = 216+81.17
DELTA = 49°23'33"
DEGREE OF CURVE = 08°29'18"
TANGENT LENGTH = 310.41
CHORD BEARS = 581.86
RADIUS = 675.00
PC STATION = 213+76.76
PT STATION = 219+58.65

217+00

5.7658 AC.

(6)

SEE PAGE 11 OF 13

N 47°40'56" W
259.58'

PROP ROW

Sta 213+76.76
Offset 75.00 Rt.

CURVE TABLE

CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C7	750.00'	616.59'	N 71°14'04" W	599.37'
C10	600.00'	441.20'	S 68°44'53" E	431.33'

SEE PAGE 9 OF 13

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00



WILLIAMSON COUNTY ROAD 259
(AKA OLD LIBERTY HILL TO GEORGETOWN ROAD)
(ROW VARIES)

208 T
208+00
BASELINE PROP

EXIST ROW

N 85°21'27" E
409.56'

(6.67 AC.)
THE UNION HALL
BAPTIST CHURCH
WARRANTY DEED
DOC. NO. 2007098519,
O.P.R.W.C.TX.

AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX.

(83-54 AC.)
YEA-RAN YANG & YEA-TING YANG
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAW-CHING YANG (DECEASED)
CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C8	600.00'	449.30'	N 69°08'05" W	438.87'


SCALE: 1"=50'
AUGUST, 2016
WILLIAMSON COUNTY,
TEXAS



SEE PAGE 11 OF 13

**EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786**

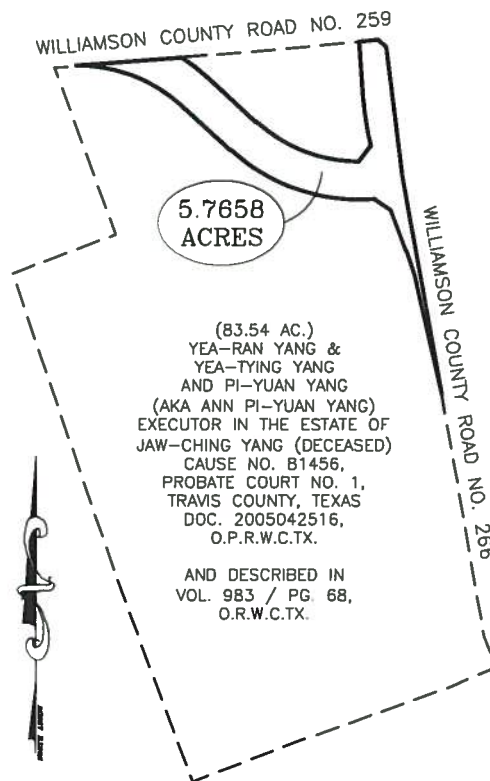
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TBPE Firm No. F-14309 | TBPLS Firm No. 101208-00

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NAD83, GRID, BASED ON SURVEY TIES MADE TO CONTROL MONUMENTS SAM3, SAM4, SAM5 & SAM6 AS SHOWN ON CONTROL SHEETS FOR THE US 183: CR213 TO RIVA RIDGE DRIVE PROJECT (CSJ: 0151-04-063/064); LOWER COLORADO RIVER AUTHORITY (LCRA) CONTROL MONUMENTS AZF9 AND X622; AND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) CONTROL MONUMENT N2463018.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000115 (GRID TO SURFACE).
4. IMPROVEMENTS SHOWN HEREON ARE BASED ON AN ENGINEERING DESIGN SURVEY PERFORMED BY BOWMAN CONSULTING, DURING THE MONTHS OF JANUARY THROUGH JUNE, 2015.
5. COUNTY ROAD 259 STATIONS AND OFFSETS SHOWN HEREON ARE BASED ON THE THE PROJECT BASELINES (269011AL01.DGN), AS PROVIDED BY AGUIRRE & FIELDS, LP ON 08-26-2015.
6. THE ACREAGE CALCULATED AND SHOWN HEREON IS DERIVED FROM RECORD INFORMATION, AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT IN ANY WAY REPRESENT A BOUNDARY SURVEY OF THE PARENT TRACT.
7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



WHOLE PROPERTY INSET
(NOT TO SCALE)

PROPOSED PARCEL ACQUISITION TABLE
 RECORD PROPERTY AREA = 83.54 ACRES
 PROPOSED ROW ACQUISITION AREA = 5.7658 ACRES
 CALCULATED REMAINDER AREA = 77.7742 ACRES



SURVEYOR CERTIFICATION

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.

[Signature]
 JOHN D. BARNARD
 REGISTERED PROFESSIONAL LAND
 SURVEYOR NO. 5749,
 STATE OF TEXAS

8/24/2016
 DATE

Bowman
 CONSULTING

Bowman Consulting Group, Ltd.
 3101 Bee Cave Road, Suite 100, Austin, Texas 78746
 Phone: (512) 327-1180 Fax: (512) 327-4062
 www.bowmanconsulting.com Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**EXHIBIT TO ACCOMPANY
 FIELD NOTES DESCRIPTION
 FN1786**

EXHIBIT "B"

5.7658-Ac.
Noah Smithwick Survey, A-590,
Williamson County, Texas

Job No. 5569-02-001
FN1872-R1(gt)
Page 1 of 11

FIELD NOTES DESCRIPTION – 6DE

DESCRIPTION OF A TOTAL OF 1.8226 ACRES OF LAND DESCRIBED HEREIN AS TRACT 1 CONTAINING 1.1249 ACRES (49,000 SQUARE FEET) AND TRACT 2 CONTAINING 0.6977 ACRE (30,393 SQUARE FEET) OF LAND IN THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 83.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAW-CHING YANG AND ANN PI-YUAN YANG OF RECORD IN VOLUME 983, PAGE 68, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN CAUSE NO. 81456, PROBATE COURT NO. 1, TRAVIS COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 2005042516, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.7658 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of Williamson County Road 259 Baseline Station 206+11.72, in the existing south right-of-way line of County Road 259, a varying width right-of-way, and being the north line of said 83.54 acre tract, from which a 1/2-inch iron rod found bears S 85° 21' 27" W a distance of 83.43 feet;

THENCE N 85° 21' 27" E, with the existing south right-of-way line of said County Road 259, same being the north line of said 83.54 acre tract, a distance of 409.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for the western northwest corner of proposed right-of-way Parcel 6, a 5.7658 acre portion of said 83.54 acre tract, and being the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 85° 21' 27" E, continuing with the existing south right-of-way line of said County Road 259, same being the north line of said 83.54 acre tract, a distance of 40.37 feet to a calculated point for the northeast corner of the tract described herein;

THENCE leaving said right-of-way line and crossing said 83.54 acre tract with the northern line of the herein described tract, the following seven (7) courses and distances:

1. with the arc of a curve to the right, having a radius of 775.00 feet, an arc distance of 101.68 feet and a chord which bears S 51° 26' 27" E, a distance of 101.60 feet to a calculated point of tangency;
2. S 47° 40' 56" E a distance of 259.58 feet to a calculated point of curvature;
3. with the arc of a curve to the left, having a radius of 575.00 feet, an arc distance of 70.21 feet and a chord which bears S 51° 10' 49" E a distance of 70.17 feet to a calculated point for a reentrant corner;
4. N 16° 04' 03" E a distance of 257.36 feet to a calculated point for a reentrant corner;
5. S 74° 51' 37" E a distance of 100.01 feet to a calculated point for a reentrant corner;
6. S 16° 04' 03" W a distance of 279.05 feet to a calculated point for a reentrant corner; and
7. with the arc of a curve to the left, having a radius of 570.00 feet, an arc distance of 271.23 feet, and a chord which bears S 78° 31' 09" E a distance of 268.68 feet to a calculated point in a northeastern line of said Parcel 6 for the most eastern corner of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point corner of said Parcel 6, being 135.17 feet left of Williamson County Road 259 Baseline Station 219+32.55 and

75.00 feet left of Williamson County Road 266 Baseline Station 260+12.66 bears N 37° 31' 09" E a distance of 78.30 feet;

THENCE S 37° 31' 09" W, with the line of said Parcel 6, a distance of 38.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for a corner of said Parcel 6, being 75.00 feet left of Williamson County Road 259 Baseline Station 218+73.10 and 137.01 left feet of Williamson County Road 266 Baseline Station 259+65.95;

THENCE continuing across said 83.54 acre tract with the north line of said Parcel 6, the following three (3) courses and distances:

1. with the arc of a curve to the right having a radius of 600.00 feet, an arc distance of 441.20 feet, and a chord which bears N 68° 44' 53" W a distance of 431.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for a point of tangency,
2. N 47° 40' 56" W a distance of 259.58 to a 1/2-inch iron rod with plastic cap stamped "BCG" set for a point of curvature, and
3. with the arc of a curve to the left a radius of 750.00 feet, an arc distance of 129.58 feet, and a chord which bears N 52° 37' 55" W a distance of 129.42 feet to the **POINT OF BEGINNING** and containing 1.1249 acres of land, more or less.

TRACT 2

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of Williamson County Road 259 Baseline Station 206+11.72, in the existing south right-of-way line of County Road 259, a varying width right-of-way, and being the north line of said 83.54 acre tract, from which a 1/2-inch iron rod found bears S 85° 21' 27" W a distance of 83.43 feet;

THENCE leaving the existing west right-of-way line of County Road 259, and crossing said 83.54 acre tract with the south line of said Parcel 6, same being the proposed south right-of-way line of said County Road 259, the following three (3) courses and distances:

1. with the arc of a curve to the right having a radius of 600.00 feet, an arc distance of 449.30 feet and a chord which bears S 69° 08' 05" E a distance of 438.87 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set 75.00 feet right of County Road 259 Baseline Station 211+17.18, for a point of tangency,
2. S 47° 40' 56" E, a distance of 259.58 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set 75.00 feet right of County Road 259 Baseline Station 213+76.76, for a point of curvature, and
3. with the arc of a curve to the left, having a radius of 750.00 feet, an arc distance of 151.92 feet, and a chord which bears S 53° 29' 07" E, a distance of 151.66 feet to a calculated point for the north corner and **POINT OF BEGINNING** of the tract described herein

THENCE continuing across said 83.54 acre tract with the south line of said Parcel 6, with said curve to the left having a radius of 750.00 feet, an arc distance of 101.87 feet, and a chord which bears S 63° 10' 45" E a distance of 101.79 feet to a calculated point for the east corner of the tract described herein;

THENCE leaving the south line of said Parcel 6, continuing across said 83.54 acre tract, the following five (5) courses and distance:

1. S 16° 04' 03" W, a distance of 225.83 feet to a calculated angle point,

2. S 26° 37' 47" E a distance of 30.68 feet to a calculated point for the southeast corner of the tract described herein,
3. S 63° 22' 13" W, a distance of 100.00 feet to a calculated angle point for the southwest corner of the tract described herein,
4. N 26° 37' 47" W a distance of 69.77 feet to a calculated angle point, and
5. N 16° 04' 03" E, a distance of 283.91 feet to the **POINT OF BEGINNING** and containing 0.6977 acres (30,393 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

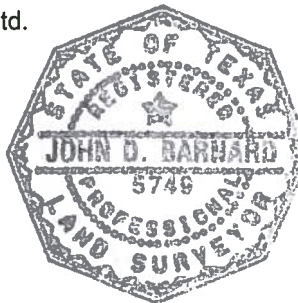
BOWMAN WORD FILE: FN1872-R1(gt)

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

That I, John D. Barnard, 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 during the months of January through June 2015 under my direction and supervision.

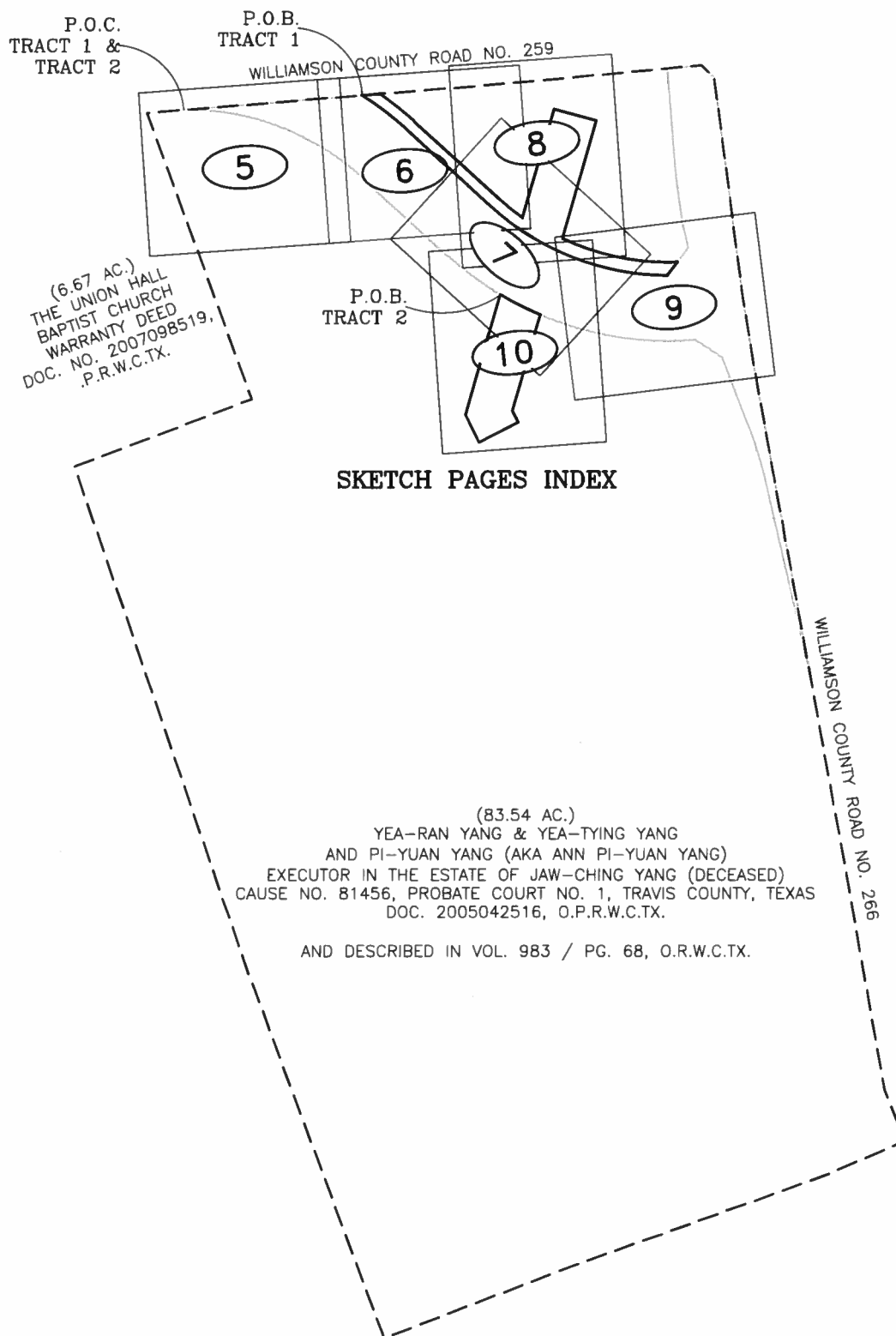
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 2nd of August, 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey Working\FN-Parcels\Easement\SK1872-R1(qt) CR259-CR266 DE Parcel 6_Yang Estate.dwg



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**EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1872-R1**

DATE: Aug 23, 2016-6:40pm

PAGE 4 OF 11

WILLIAMSON COUNTY ROAD 259
(AKA OLD LIBERTY HILL TO GEORGETOWN ROAD)
(ROW VARIES)

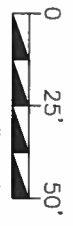
Sta 206+11.72
Offset 75.00 Rt.

P.O.C.
TRACT 1 &
TRACT 2

Sta 205+17.77
Offset 75.10 Rt.

NOAH SMITHWICK SURVEY, A-590

AUGUST, 2016
WILLIAMSON COUNTY,
TEXAS



LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCC" SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.R.W.C.TX. PLAT 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

AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX.

(83.54 AC.)
YEA-RAN YANG & YEA-TYING YANG
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAW-CHING YANG (DECEASED)
CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.

5.7658 AC.
ROW PARCEL 6

SEE PAGE 6

SEE PAGE 11 OF 11 FOR LINE
AND CURVE TABLES, AND NOTES.

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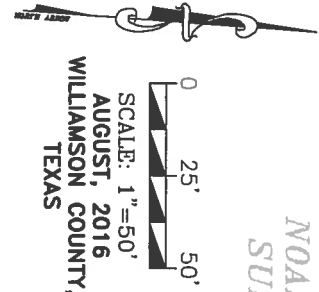
Bowman Consulting Group, Ltd.
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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1872-R1

WILLIAMSON COUNTY ROAD 259
(AKA OLD LIBERTY HILL TO GEORGETOWN ROAD)
(ROW VARIES)

EXIST ROW
Sta 210+00.55
Offset 75.00 Lt.
N 85°21'27" E 409.56'
P.O.B.
TRACT 1
L1
CR-259 BASELINE CURVE DATA:
PI STATION = 207+83.08
DETA TANGENT = 426.19
LENGTH = 675.00
RADIUS = 203+56.89
PC STATION = 211+17.18
PT 211+17.18
C6
ROW PARCEL 6
5.7658 AC.

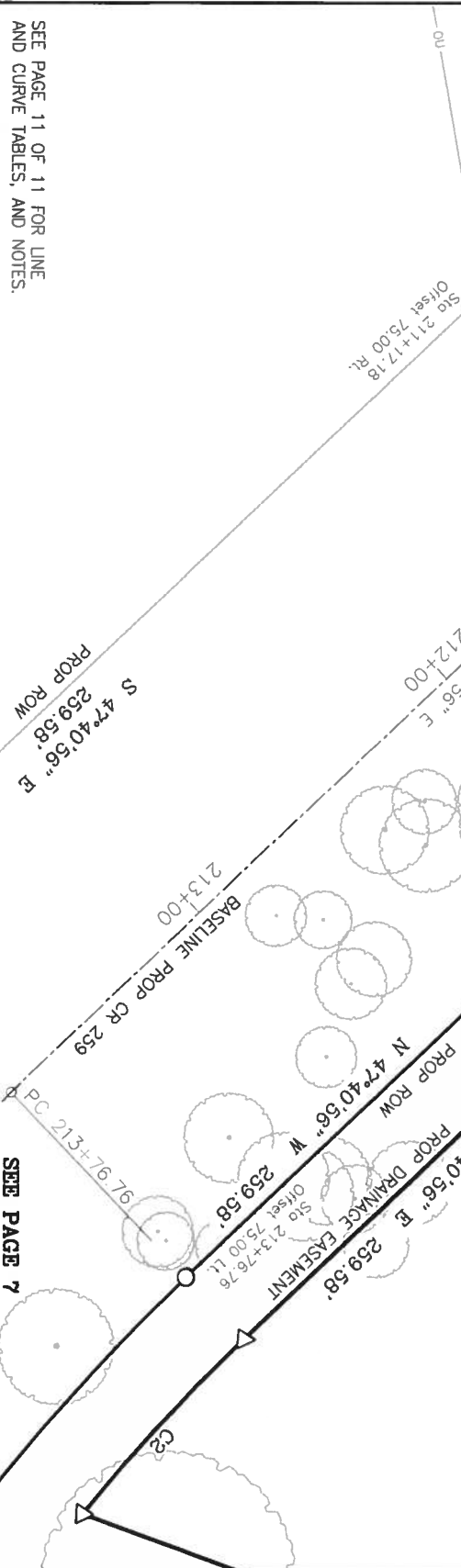
NOAH SMITHWICK
SURVEY, A-590



SEE PAGE 8

SEE PAGE 5

(83.54 AC.)
YEA-RAN YANG & YEA-TYING YANG
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
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CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.
AND DESCRIBED IN
VOL. 983 / PG. 68, O.R.W.C.TX.



SEE PAGE 11 OF 11 FOR LINE
AND CURVE TABLES, AND NOTES.

SEE PAGE 7

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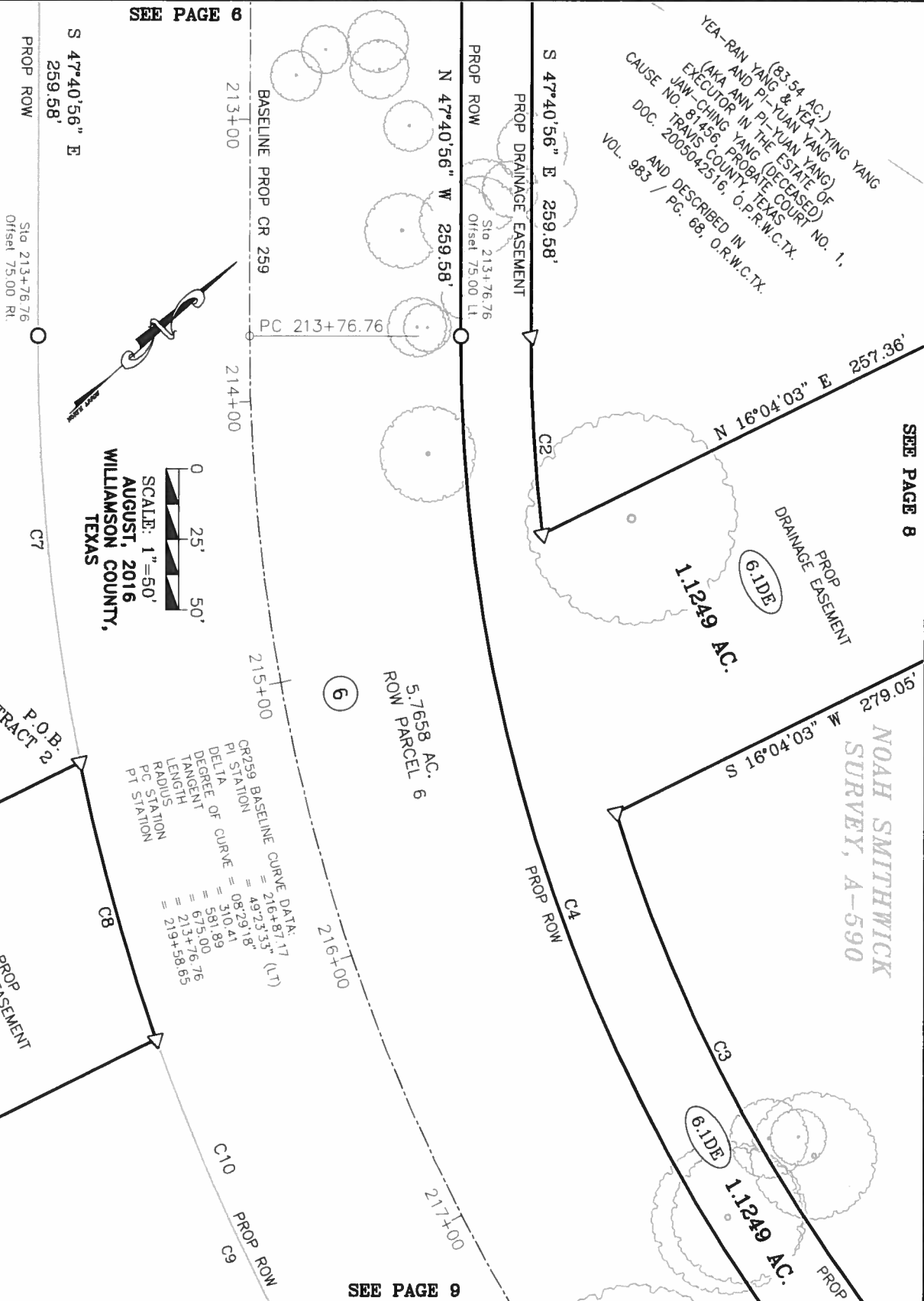
EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1872-R1

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-100-00-(SUR)-SE WA Survey\Working\FN-Parcels\Easement\SK1872-R1-9 Yang Estate.dwg

SEE PAGE 11 OF 11 FOR LINE
AND CURVE TABLES, AND NOTES.

SEE PAGE 10

SEE PAGE 8



WILLIAMSON COUNTY ROAD 259
(AKA OLD LIBERTY HILL TO GEORGETOWN ROAD)
(ROW VARIES)

EXIST ROW
N 85°21'27" E 336.49'

NOAH SMITHWICK
SURVEY, A-590

SEE PAGE 6

(83.54 AC.)
YEA-RAN YANG & YEA-TYING YANG
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
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TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.
AND DESCRIBED IN
VOL. 983 / PG. 68, O.R.W.C.TX.

SCALE: 1"=50'
0 25' 50'
AUGUST, 2016
WILLIAMSON COUNTY,
TEXAS

NOAH SMITHWICK
SURVEY, A-590



PROP ROW
S 47°40'56" E 259.58'
N 47°40'56" W 259.58'

PROP DRAINAGE EASEMENT
Sta 213+76.76
Offset 75.00 L

PROP DRAINAGE EASEMENT
6.1DE

1.1249 AC.

5.7658 AC.
ROW PARCEL 6

SEE PAGE 10

SEE PAGE 9

SEE PAGE 11 OF 11 FOR LINE
AND CURVE TABLES, AND NOTES.

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1872-R1

DATE: Aug 23, 2016-6:44pm

PAGE 8 OF 11

FILE: \\lonhorn\new_projects\005569\Seward\junction\005569-0001\1\VA SE - (SUR) 100-20-69-5569-0001.dwg

SEE PAGE 10

SEE PAGE 11 OF 11 FOR LINE AND CURVE TABLES, AND NOTES.

AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.T.X.

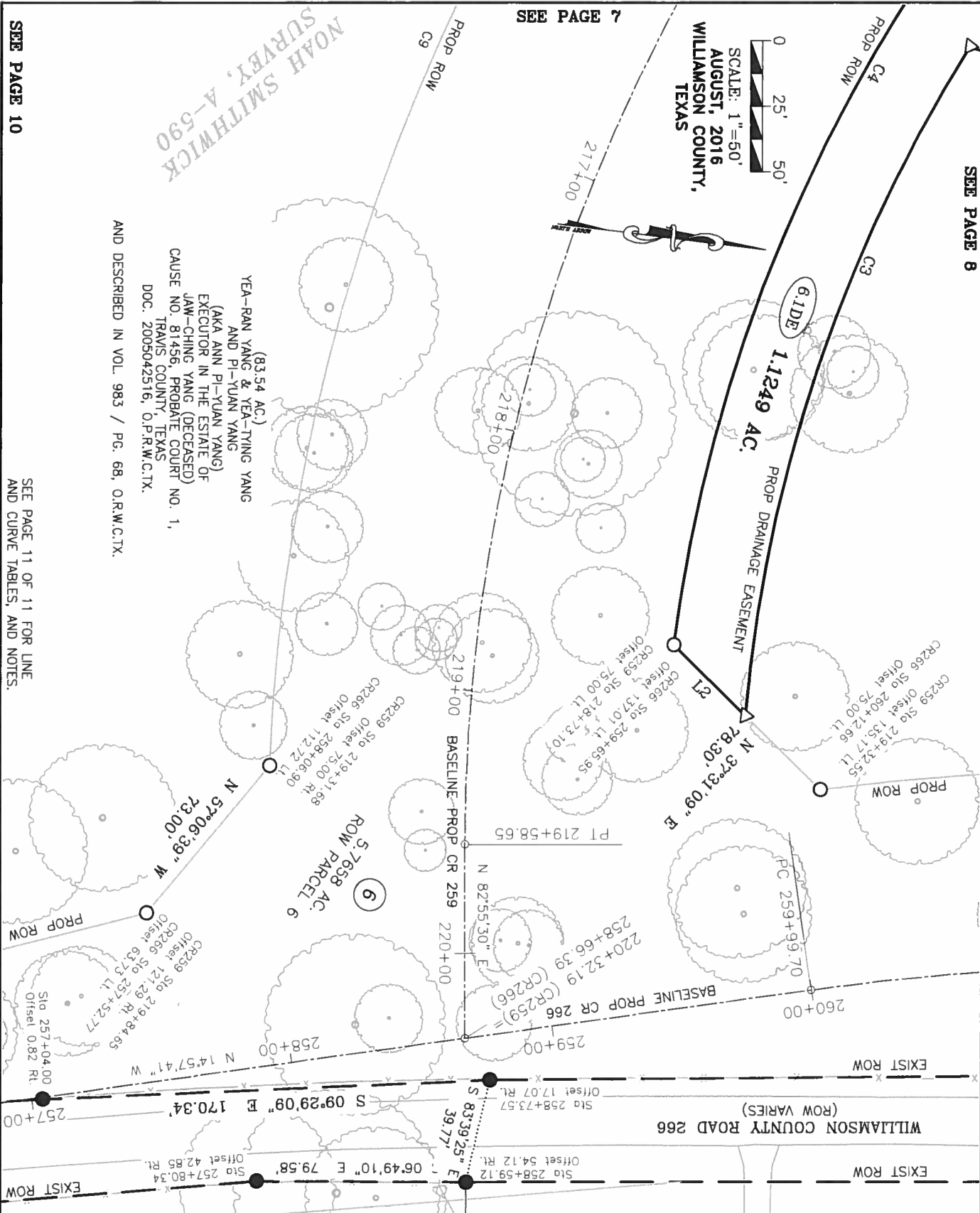
YEA-RAN YANG & YEA-TYING YANG
AND PI-YUAN YANG
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EXECUTOR IN THE ESTATE OF
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CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.T.X.

NOAH SMITHWICK
SURVEY, A-690

SEE PAGE 7

SCALE: 1"=50'
AUGUST, 2016
WILLAMSON COUNTY,
TEXAS

SEE PAGE 8



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FN1872-R1

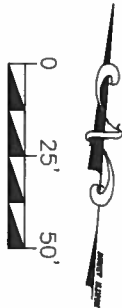
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PAGE 9 OF 11

FILE: \\Longhorn\new_projects\005569-02-001 (SUR) - SE - VA - Working\Parcels\Easement\SK1872-R1(qt)_CR259-CR266-DE Parcel 6_Yang Estate.dwg

SEE PAGE 11 OF 11 FOR LINE
AND CURVE TABLES, AND NOTES.

SCALE: 1"=50'
AUGUST, 2016
WILLIAMSON COUNTY,
TEXAS



SEE PAGE 7

5.7658 AC.
ROW PARCEL 6

6

C4
PROP ROW

215+00

216+00

217+00

SEE PAGE 9

CR259 BASELINE CURVE DATA:
PI STATION = 216+87.17
DELTA = 49°23'33" (LT)
DEGREE OF CURVE = 08°29'18"
TANGENT = 310.41
LENGTH = 581.89
RADIUS = 675.00
PC STATION = 213+76.76
PT STATION = 219+58.65

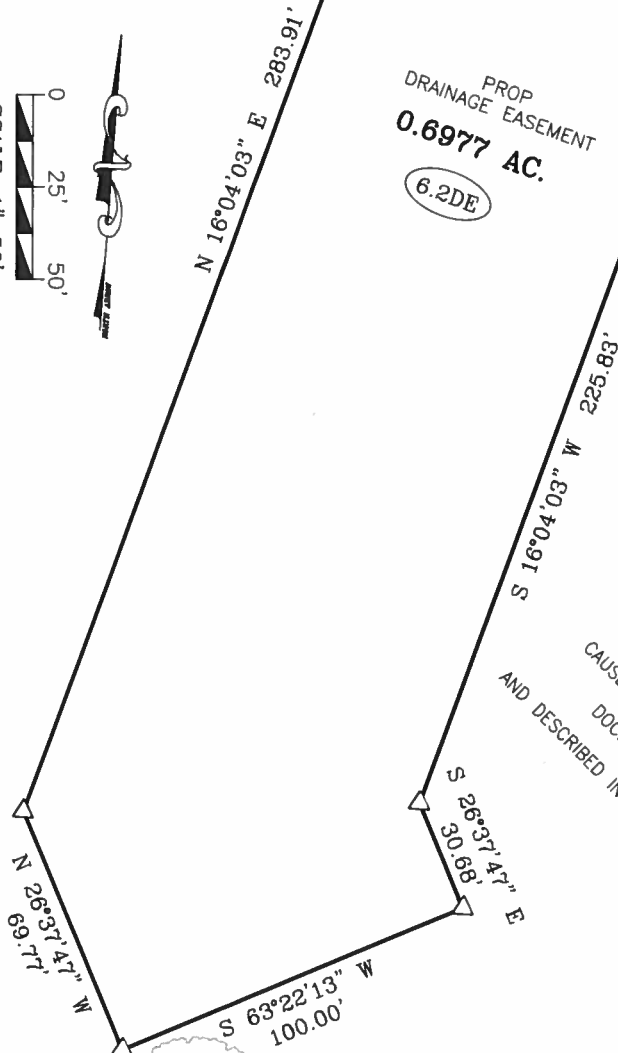
P.O.B.
TRACT 2

PROP
DRAINAGE EASEMENT
0.6977 AC.
(6.2DE)

C10
PROP ROW
C9

NOAH SMITHWICK
SURVEY, A-590

YEA-RAN YANG (83.54 AC.)
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAW-CHING YANG (DECEASED)
CAUSE NO. 81456, PROBATE COURT NO. 1,
DOC. 2005042316, O.P.R.W.C.TX.
AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX.



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EXHIBIT TO ACCOMPANY
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DATE: Aug 23, 2016-6:45pm

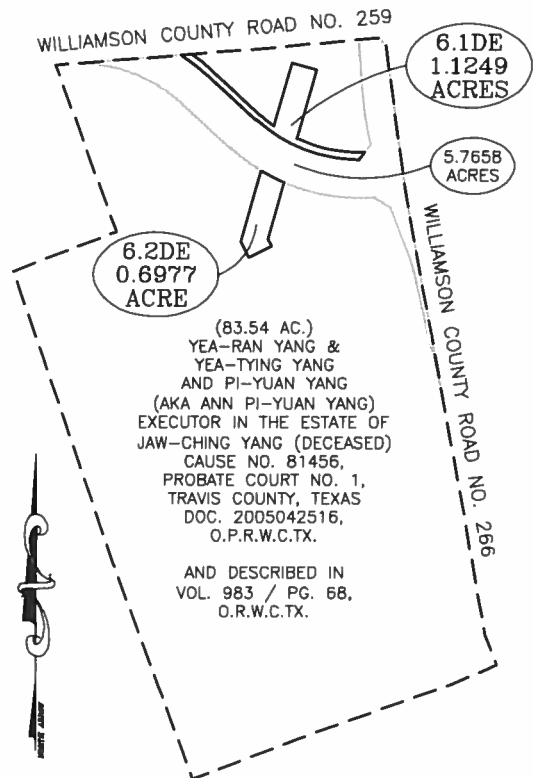
PAGE 10 OF 11

FILE: \\Lonchorn\new_projects\005569 - Seward Junction\005569 - 02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(gt) - CR259-CR266 DE Parcel 6 - Yang Estate.dwg

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NAD83, GRID, BASED ON SURVEY TIES MADE TO CONTROL MONUMENTS SAM3, SAM4, SAM5 & SAM6 AS SHOWN ON CONTROL SHEETS FOR THE US 183: CR213 TO RIVA RIDGE DRIVE PROJECT (CSJ: 0151-04-063/064); LOWER COLORADO RIVER AUTHORITY (LCRA) CONTROL MONUMENTS AZF9 AND X622; AND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) CONTROL MONUMENT N2463018.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000115 (GRID TO SURFACE).
4. IMPROVEMENTS SHOWN HEREON ARE BASED ON AN ENGINEERING DESIGN SURVEY PERFORMED BY BOWMAN CONSULTING, DURING THE MONTHS OF JANUARY THROUGH JUNE, 2015.
5. COUNTY ROAD 259 STATIONS AND OFFSETS SHOWN HEREON ARE BASED ON THE THE PROJECT BASELINES (269011AL01.DGN), AS PROVIDED BY AGUIRRE & FIELDS, LP ON 08-26-2015; PROPOSED DRAINAGE EASEMENT LINEWORK PROVIDED ON 03-06-2016.
6. THE ACREAGE CALCULATED AND SHOWN HEREON IS DERIVED FROM RECORD INFORMATION, AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT IN ANY WAY REPRESENT A BOUNDARY SURVEY OF THE PARENT TRACT.
7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C1	775.00'	101.68'	S 51°26'27" E	101.60'
C2	575.00'	70.21'	S 51°10'49" E	70.17'
C3	570.00'	271.23'	S 78°31'09" E	268.68'
C4	600.00'	441.20'	N 68°44'53" W	431.33'
C5	750.00'	129.58'	N 52°37'55" W	129.42'
C6	600.00'	449.30'	S 69°08'05" E	438.87'
C7	750.00'	151.92'	S 53°29'07" E	151.66'
C8	750.00'	101.87'	S 63°10'45" E	101.79'
C9	750.00'	362.80'	S 80°55'42" E	359.28'
C10	750.00'	616.59'	S 71°14'04" E	599.37'



WHOLE PROPERTY INSET
(NOT TO SCALE)

PROPOSED PARCEL ACQUISITION TABLE
RECORD PROPERTY AREA = 83.54 ACRES
PROPOSED ROW ACQUISITION AREA = 5.7658 ACRES
CALCULATED REMAINDER AREA = 77.7742 ACRES

PROPOSED DRAINAGE EASEMENT(S) AREA = 1.8226 ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 85°21'27" E	40.37'
L2	S 37°31'09" W	38.33'

SURVEYOR CERTIFICATION

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.

JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5749,
STATE OF TEXAS

DATE

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FN1872-R1**

DATE: Aug 23, 2016-5:46pm

PAGE 11 OF 11