

**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 a certain tract of land being 0.649 acre (Parcel 3) described by metes and bounds in Exhibit "A" owned by **Steve Shi and Yan Zhang**, for the purpose of constructing, reconstructing, maintaining, and operating CR 200 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 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.

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Dan A. Gattis  
Williamson County Judge

**EXHIBIT A**

**County:** Williamson County  
**Roadway:** CR. 200

**PROPERTY DESCRIPTION**  
**PARCEL 3**

BEING A 0.649 ACRE (28,250 SQUARE FEET) TRACT OF LAND SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT 643 IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 57, SUNDANCE RANCH, A PLAT RECORDED IN CABINET O, SLIDE 55, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C), AND IN DOCUMENT NO. 9701704, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.), SAID LOT 57 BEING CONVEYED TO STEVE SHI AND YAN ZHANG, HUSBAND AND WIFE, BY DEED RECORDED IN DOCUMENT NO. 2016037606, O.P.R.W.C., SAID 0.649 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod with plastic cap stamped "SURVTEX" set at the intersection of a common line being the southerly line of said Lot 57, Sundance Ranch and a northerly line of a called 58.13 acre tract conveyed to Andrew S. Huang and Min S. Huang, husband and wife, by deed recorded in Document No. 2013086306, of the Official Public Records of Williamson County, Texas (O.P.R.W.C.), with the proposed easterly right-of-way (R.O.W.) line of Williamson County Road 200 (C.R. 200), and being the southeast corner hereof, from said ½" iron rod with plastic cap, the calculated southeast corner of said Lot 57 bears N 81°26'40" E along said common line, a distance of 548.48', and from said calculated corner a ½" iron rod found bears S 20°44'47" E, a distance of 0.29', also from said ½" iron rod with plastic cap a calculated angle point in said common line bears N 81°26'40" E a distance of 1218.55', and from said calculated angle point, a ½" iron rod with "Forest" cap bears N 08°33'20" W a distance of 0.25', for reference;

1. **THENCE** S 81°26'40" W, with said common line, a distance of 47.57' to a ½" iron rod found marking the southwest corner of said Lot 57, and the southeast corner of a called 0.6664 acre right-of-way dedication recorded with the plat of said Sundance Ranch, and being the southwest corner hereof, from which a ½" iron rod with "Forest" cap found marking the common westerly corner of said Huang tract and said R.O.W. dedication (Sundance Ranch), bears S 81°26'40" W a distance of 20.13', for reference;
2. **THENCE** N 15°00'50" W, along the common line of said Lot 57 and said R.O.W. dedication, at a distance of 555.41' passing the calculated westerly termination of a Private Roadway Easement recorded with plat of said Sundance Ranch, from which a ½" iron rod found bears S 69°13'09" W a distance of 0.32', and continuing 40.22' for a total distance of 595.63' to a calculated point being the northwest corner of said Lot 57, same being the southwest corner of Lot 1, of said Sundance Ranch, and being the northwest corner hereof;

EXHIBIT \_\_\_

County: Williamson County  
Roadway: CR. 200

- 3. **THENCE** N 69°13'47" E, along the common line of said Lot 57 and said Lot 1, a distance of 47.04' to a Mag nail with washer stamped "SURVTEX" set in the proposed easterly R.O.W. line of said C.R. 200, from which a calculated point for a point of curvature in said common line bears N 69°13'47" E, a distance of 233.88', and from said calculated point a ½" iron rod found marking a point of curvature in the northerly line of a Private Roadway Easement recorded with said plat of Sundance Ranch bears N 20°35'23" W, a distance of 29.92', also from said calculated point a ½" iron rod found marking a point of curvature in the southerly line of said Private Roadway Easement bears S 20°35'23" E, a distance of 29.92';
- 4. **THENCE** S 15°03'26" E, across said Lot 57 and with the proposed easterly R.O.W. line of said C.R. 200, a distance of 605.70' to the **POINT OF BEGINNING** and containing 0.649 acres (28,250 square feet) of land, more or less.

The bearings shown hereon are stated to be: Texas State Plane, Central Zone, NAD 83 (2011). Distances are surface values, scaled using a project Surface Adjustment Factor of 1.00015. (Surface = Plane x 1.00015).

The square footage calculated and shown herein is based on a computed closure of this parcel(s) and is included for informational purposes only.

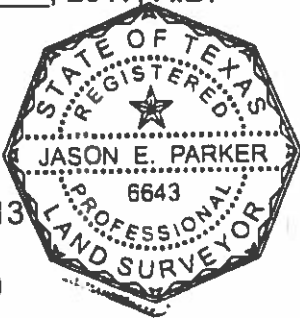
This property description is accompanied by a separate plat of even date.

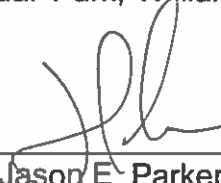
THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON    §

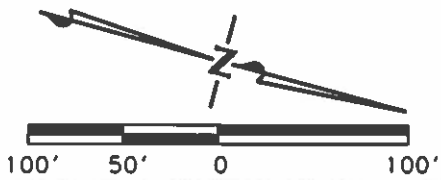
That I, Jason E. Parker, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Cedar Park, Williamson County, Texas this the 25<sup>th</sup> day of Oct, 2017, A.D.

SURVTEX LLC  
600 W. Whitestone Blvd  
Cedar Park, Texas 78613  
(512) 249-8875  
TBPLS Firm #10084600



  
\_\_\_\_\_  
Jason E. Parker  
Registered Professional Land Surveyor  
No. 6643 – State of Texas

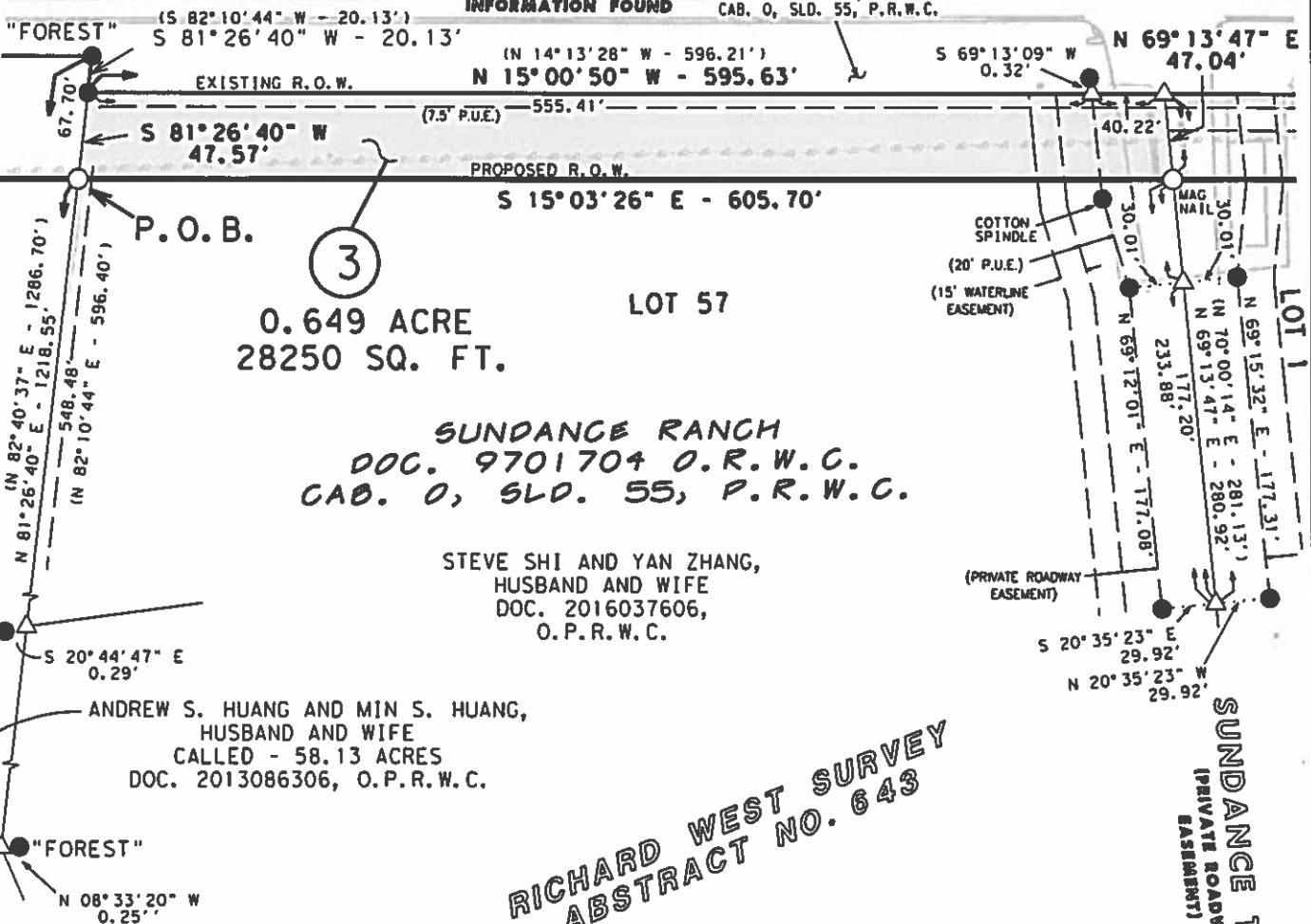


CITY OF LIBERTY HILL  
 (22.8670 ACRES)  
 DOC. 2004038173  
 O. P. R. W. C.

**C.R. 200**  
 NO RECORDING  
 INFORMATION FOUND

ROW DEDICATION  
 (0.6664 ACRES)  
 DOC. NO. 9701704, O.R.W.C.  
 CAB. O, SLD. 55, P.R.W.C.

RICHARD WEST SURVEY  
 ABSTRACT NO. 643



0.649 ACRE  
 28250 SQ. FT.

**SUNDANCE RANCH**  
 DOC. 9701704 O.R.W.C.  
 CAB. O, SLD. 55, P.R.W.C.

STEVE SHI AND YAN ZHANG,  
 HUSBAND AND WIFE  
 DOC. 2016037606,  
 O. P. R. W. C.

ANDREW S. HUANG AND MIN S. HUANG,  
 HUSBAND AND WIFE  
 CALLED - 58.13 ACRES  
 DOC. 2013086306, O. P. R. W. C.

RICHARD WEST SURVEY  
 ABSTRACT NO. 643

SUNDANCE TRAIL  
 (PRIVATE ROADWAY EASEMENT)

**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE: TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (2011). DISTANCES ARE SURFACE VALUES, SCALED USING A PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00015. (SURFACE = PLANE X 1.00015).
3. IMPROVEMENTS SHOWN ARE FROM ON THE GROUND MAPPING PERFORMED IN 2015.
4. THE SQUARE FOOTAGE CALCULATED AND SHOWN HEREON IS BASED ON A COMPUTED CLOSURE OF THIS PARCEL AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

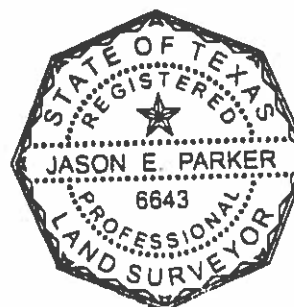
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10.25.17  
 DATE

JASON E. PARKER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6643, STATE OF TEXAS

**LEGEND**

- (UNLESS OTHERWISE NOTED)
- TxDOT TYPE I MONUMENT FOUND
  - 1/2" IRON ROD SET WITH "SURVTIX" CAP
  - 1/2" IRON ROD FOUND
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.R. POINT OF REFERENCE



PARCEL 3  
 ACRES: 0.649  
 HIGHWAY: C.R. 200  
 ROW CSJ:  
 COUNTY: WILLIAMSON  
 SCALE: 1" = 100'  
 SHEET 3 OF 3



600 W. WHITESTONE BLVD.  
 CEDAR PARK, TEXAS 78613  
 PHONE: (512) 249-8875  
 FAX (512) 249-5040  
 TBPLS FIRM NO. 10084600

FILE: P03. dgn