

**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 0.289 acre (Parcel 11) described by metes and bounds in Exhibit "A" owned by **John B. Gordon and Cruzita R. Gordon**, for the purpose of constructing, reconstructing, maintaining, and operating CR 176 @ RM 2243 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.

---

Dan A. Gattis  
Williamson County Judge

EXHIBIT A

County: Williamson  
Parcel: 11  
Highway:County Road 176

FIELD NOTES  
FOR

A 0.289 ACRE, OR 12,575 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF LOT 1, OF THE WHITETAIL SUBDIVISION RECORDED IN CABINET C, SLIDES 117-122 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO JOHN B. GORDON AND CRUZITA R. GORDON IN WARRANTY DEED RECORDED IN VOLUME 1907, PAGES 170-171 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES B. ALLEN SURVEY, ABSTRACT NO. 36 AND THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS. SAID 0.289 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**COMMENCING** at a ½" iron rod found, on the east right-of-way line of County Road 176, a variable width right-of-way, the southeast corner of Lot 19 of the Whitetail Subdivision recorded in Cabinet C, Slides 117-122 of the Plat Records of Williamson County, Texas;

**THENCE N 20°42'11" W**, with the east right-of-way line of County Road 176, same being the west line of said Whitetail Subdivision and the west line of the Final Plat of a Resubdivision of Lot 18, Whitetail Subdivision recorded in Cabinet FF, Slide 108 of the Plat Records of Williamson County, Texas, a distance of **1591.10 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, (Grid Coordinates determined as N=10189003.14, E=3101968.94), the **POINT OF BEGINNING** of the herein described tract;

**THENCE N 20°42'11" W**, continuing with the east right-of-way line of said County Road 176, same being the west line of said Whitetail Subdivision and the aforementioned Lot 1, a distance of **374.34 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, an angle point in the southeast cutback for said County Road 176, same being a northwest corner of said Lot 1;

**THENCE** with said cutback, same being the north line of said Lot 1, the following two (2) courses and distances:

1. **N 17°09'49" E**, a distance of **39.43 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, and

2. **N 57°09'49" E**, a distance of **61.70 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set;

**THENCE N 69°01'49" E**, continuing with the north line of said Lot 1, same being the south right-of-way line of said County Road 176, a distance of **12.43 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, a point of non-tangent curvature;

**THENCE** departing the south right-of-way line of said County Road 176, through the interior of said Lot 1, with said non-tangent curve to the left having a radius of **1011.00 feet**, a central angle of **24°31'54"**, a chord bearing and distance of **S 07°39'33" E, 429.57 feet**, an arc length of **432.87 feet** to the **POINT OF BEGINNING** and containing 0.289 of an Acre in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc. under Job No. 59006-16.

PREPARED BY: Pape-Dawson Engineers, Inc.

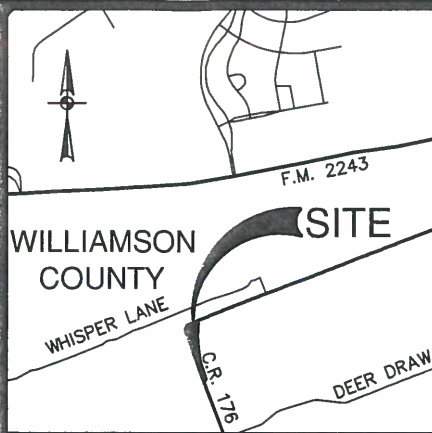
DATE: May 3, 2017

JOB No.: 59006-16

DOC.ID.: H:\survey\SURVEY16\16-59006\Exhibits\Word\GORDON-0.289Acre.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



LOCATION MAP

NOT-TO-SCALE

LEGEND:

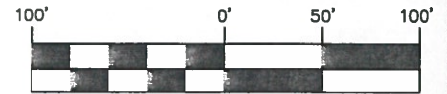
D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
FD. FOUND  
I.R. IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



1 inch = 100'



OWNER: MMA RANCH LIMITED  
PARTNERSHIP  
A CALLED 223.444 ACRE  
TRACT  
DOC. NO. 2011065654  
(O.P.R.)

JOHN T. CHURCH  
SURVEY  
ABSTRACT NO. 140

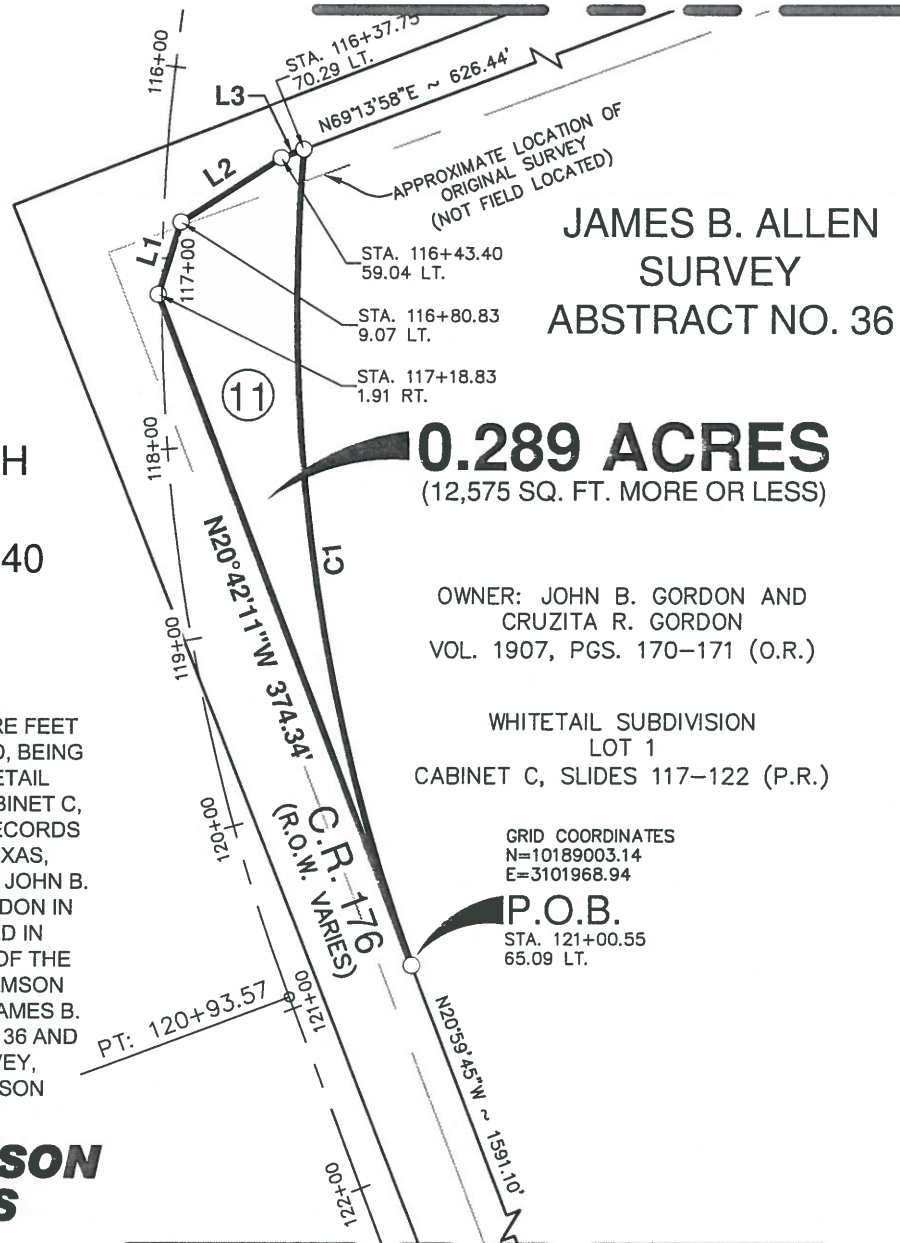
EXHIBIT  
OF

A 0.289 ACRE, OR 12,575 SQUARE FEET  
MORE OR LESS, TRACT OF LAND, BEING  
OUT OF LOT 1, OF THE WHITETAIL  
SUBDIVISION RECORDED IN CABINET C,  
SLIDES 117-122 OF THE PLAT RECORDS  
OF WILLIAMSON COUNTY, TEXAS,  
DESCRIBED IN CONVEYANCE TO JOHN B.  
GORDON AND CRUZITA R. GORDON IN  
WARRANTY DEED RECORDED IN  
VOLUME 1907, PAGES 170-171 OF THE  
OFFICIAL RECORDS OF WILLIAMSON  
COUNTY, TEXAS, OUT OF THE JAMES B.  
ALLEN SURVEY, ABSTRACT NO. 36 AND  
THE JOHN T. CHURCH SURVEY,  
ABSTRACT NO. 140, WILLIAMSON  
COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE "B" SEE SHEET 2 OF 2



MATCHLINE "A" SEE SHEET 2 OF 2

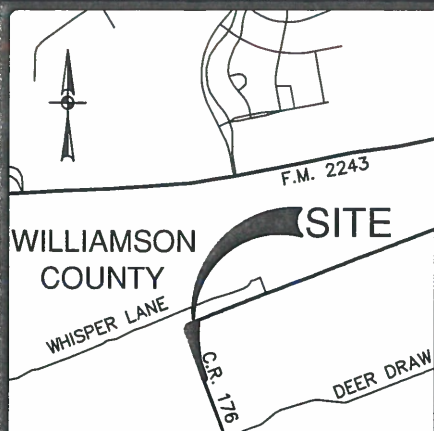
SHEET 3 OF 4

APRIL 27, 2017

JOB No.:

59006-16





LOCATION MAP

NOT-TO-SCALE

**LEGEND:**

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
FD. FOUND  
I.R. IRON ROD

**NOTES:**

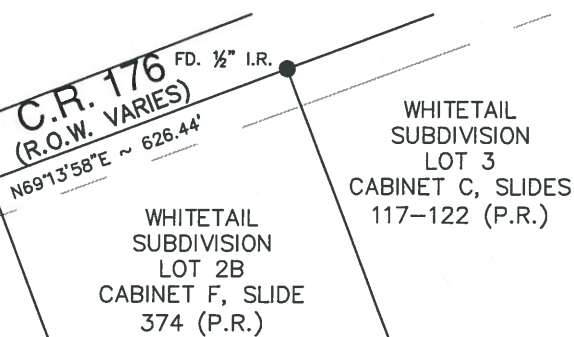
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



1 inch = 100'



MATCHLINE "B" SEE SHEET 1 OF 2



**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1011.00'	24°31'54"	S07°39'33"E	429.57'	432.87'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N17°09'49"E	39.43'
L2	N57°09'49"E	61.70'
L3	N69°01'49"E	12.43'

EXHIBIT  
OF

A 0.289 ACRE, OR 12,575 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF LOT 1, OF THE WHITETAIL SUBDIVISION RECORDED IN CABINET C, SLIDES 117-122 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO JOHN B. GORDON AND CRUZITA R. GORDON IN WARRANTY DEED RECORDED IN VOLUME 1907, PAGES 170-171 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES B. ALLEN SURVEY, ABSTRACT NO. 36 AND THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE "A" SEE SHEET 1 OF 2

