

**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 certain tracts of land being 1.226 acres (53,405 Square Feet) (**Parcel 4**) and 0.155 acre (6,743 Square Feet) (**Parcel 6**) described by metes and bounds in Exhibits "A" & "B" owned by **Irma Diaz**, 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 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.

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Dan A. Gattis  
Williamson County Judge

EXHIBIT A

County: Williamson  
Parcel: 4  
Highway:County Road 176

FIELD NOTES  
FOR

A 1.226 ACRE, OR 53,405 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF THE "2<sup>ND</sup>" REMNANT OF A CALLED 26.045 ACRE TRACT, DESCRIBED IN CONVEYANCE TO IRMA DIAZ IN PARTITION DEED RECORDED IN DOCUMENT NO. 2002058098 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS. SAID 1.226 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 for the northeast corner of the "1st" remnant of said 26.045 acre tract described in the aforementioned Partition Deed, same being the northwest corner of a called 1.998 acre tract recorded in Document No. 9967430 of the Official Records of Williamson County, Texas, also being a point in the south boundary line of a called 50.0 acre tract recorded in Document No. 2011065655 of the Official Public Records of Williamson County, Texas;

**THENCE S 69°07'32" W**, with the south line of said called 50.0 acre tract, same being in part the north line of said "1st" remnant and in part the north boundary line of a called 1.000 acre tract recorded in Document No. 2003019309 of the Official Public Records of Williamson County, Texas, a distance of **236.37 feet** to an angle point;

**THENCE S 21°03'14" E**, departing the south line of said called 50.0 acre tract, with the west line of said 1.000 acre tract, same being the east line of said "2<sup>nd</sup>" remnant, a distance of **28.01 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, (Grid Coordinates determined as N=10188795.85, E=3101610.95), Station 110+53.97, 75.00 feet right, the **POINT OF BEGINNING** of the herein described tract;

**THENCE S 21°03'14" E**, continuing with the east line of said "2<sup>nd</sup>" remnant of a called 26.045 acre tract, same being the west line of said called 1.000 acre tract, a distance of **173.96 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, a point of non-tangent curvature;

**THENCE** departing the west line of said called 1.000 acre tract, through the interior of said "2<sup>nd</sup>" remnant with said non-tangent curve to the left having a radius of **1011.00 feet**, a central angle of **13°50'15"**, a chord bearing and distance of **S 23°17'11" W, 243.58 feet**, and an arc length of **244.17 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, on the north line of a called 26.045 acre tract, described in conveyance to Henri J. Knipper and Pauline Knipper in the aforementioned Partition Deed, same being the south line of said "2<sup>nd</sup>" remnant;

**THENCE** with the north line of said called 26.045 acre tract to Henri J. Knipper and Pauline Knipper, same being the south line of said "2<sup>nd</sup>" remnant, the following two (2) courses and distances:

1. **S 68°58'56" W**, a distance of **33.60 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, and
2. **S 68°51'07" W**, a distance of **143.30 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, a point of non-tangent curvature;

**THENCE** departing the north line of said called 26.045 acre tract to Henri J. Knipper and Pauline Knipper, through the interior of said "2<sup>nd</sup>" remnant of a called 26.045 acre tract, with said non-tangent curve to the right having a radius of **1115.00 feet**, a central angle of **25°28'53"**, a chord bearing and distance of **N 23°50'38" E, 491.80 feet**, an arc length of **495.88 feet** to the **POINT OF BEGINNING** and containing 1.226 Acres 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.

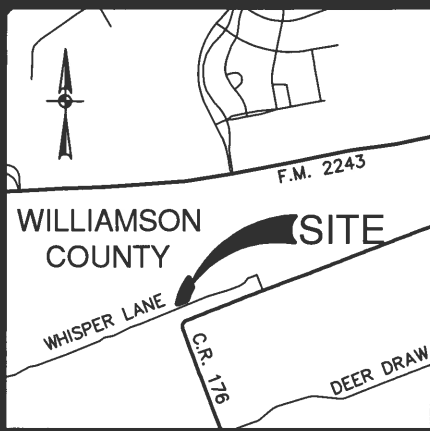
DATE: March 23, 2018

JOB No.: 59006-16

DOC.ID.: H:\survey\SURVEY16\16-59006\Exhibits\Word\ DIAZ-1.226Acres-R-4.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



**LOCATION MAP**

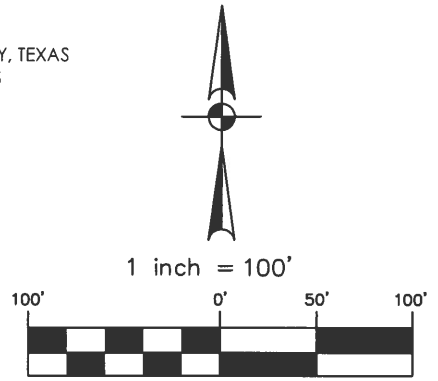
NOT-TO-SCALE

**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
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 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.



**MATCHLINE SHEET 4 OF 4**

OWNER: MMA RANCH LIMITED PARTNERSHIP  
A CALLED 50.0 ACRE TRACT  
DOC. NO. 2011065655 (O.P.R.)

**P.O.B.**  
GRID COORDINATES  
N=10188795.85  
E=3101610.95  
STA. 110+53.97  
75.00 RT.

**1.226 ACRES**  
(53,405 SQ. FT. MORE OR LESS)

**JOHN T. CHURCH  
SURVEY  
ABSTRACT NO. 140**

OWNER: IRMA DIAZ  
REMNANT OF A  
CALLED 26.045 ACRE  
TRACT  
DOC. NO.  
2002058098 (O.P.R.)

STA. 108+40.51  
24.38 LT.

OWNER: KENNETH E.  
KIRK AND THERESA M.  
KIRK  
A CALLED 1.998 ACRE  
TRACT  
DOC. NO. 9667430  
(O.R.)

OWNER: IRMA DIAZ  
REMNANT OF A  
CALLED 26.045 ACRE  
TRACT  
DOC. NO. 2002058098  
(O.P.R.)

OWNER: THOMAS D.  
DIAZ, III AND MELISSA R.  
DIAZ, SHARPE-DIAZ  
TRACT 1.000 ACRE  
DOC. NO. 2003019309  
(O.P.R.)

AERIAL UTILITY EASEMENT  
DOC. NO. 2016001535 (O.P.R.)

4

C1

C2

STA. 115+16.49  
75.00 RT.

STA. 114+15.18  
70.05 LT.

STA. 114+36.62  
43.25 LT.

OWNER: HENRI J. KNIPPER & PAULINE KNIPPER  
A CALLED 26.045 ACRE TRACT  
DOC. NO. 2002058098 (O.P.R.)

EXHIBIT  
OF

REVISED:  
06/02/17  
06/16/17  
12/19/17  
03/23/18

A 1.226 ACRE, OR 53,405 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A REMNANT OF A CALLED 26.045 ACRE TRACT, DESCRIBED IN CONVEYANCE TO IRMA DIAZ IN PARTITION DEED RECORDED IN DOCUMENT NO. 2002058098 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS.



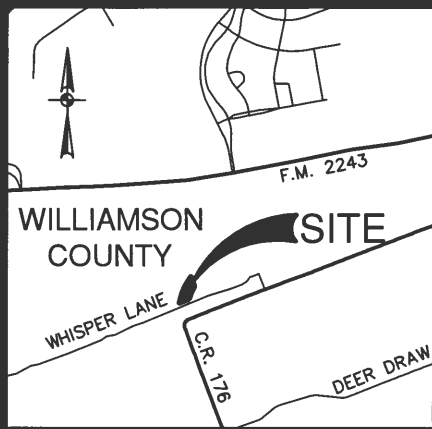
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Mar 23, 2018, 7:57am User ID: jfriranda  
File: H:\survey\SURVEY16\16-59006\Exhibits\IRMA-DIAZ-4.dwg

MARCH 23, 2018

JOB No.: 59006-16

SHEET 3 OF 4



**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
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 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.

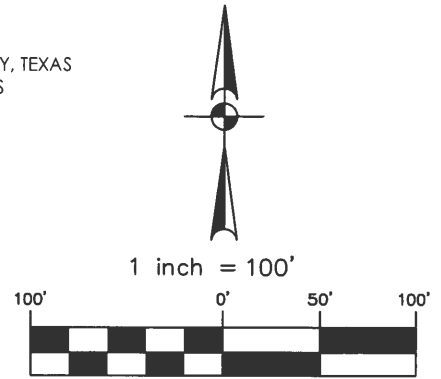
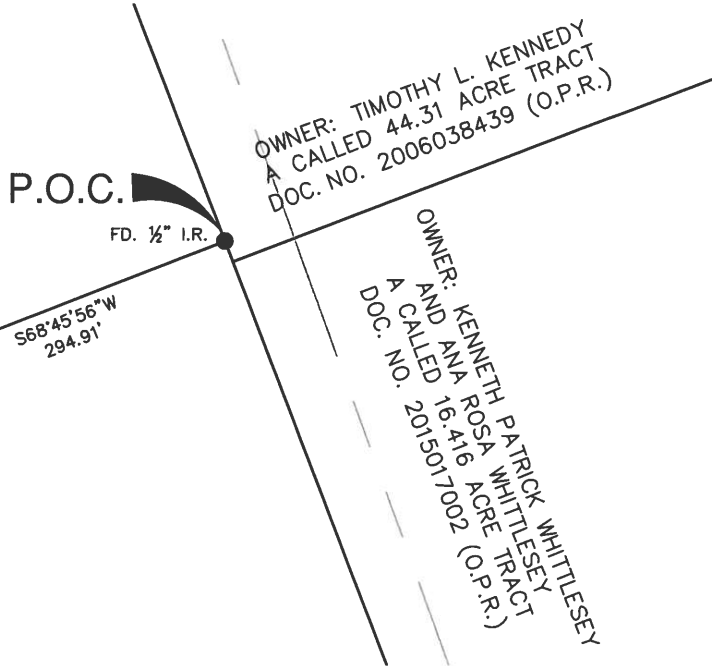


EXHIBIT  
OF

A 1.226 ACRE, OR 53,405 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A REMNANT OF A CALLED 26.045 ACRE TRACT, DESCRIBED IN CONVEYANCE TO IRMA DIAZ IN PARTITION DEED RECORDED IN DOCUMENT NO. 2002058098 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS.

MATCHLINE SHEET 3 OF 4



LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°03'14"E	28.01'
L2	S21°03'14"E	173.96'
L3	S68°58'56"W	33.60'
L4	S68°51'07"W	143.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1011.00'	13°50'15"	S23°17'11"W	243.58'	244.17'
C2	1115.00'	25°28'53"	N23°50'38"E	491.80'	495.88'

REVISED:  
06/02/17  
06/16/17  
12/19/17  
03/22/18



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Mar 23, 2018, 7:57am User ID: jmiranda File: H:\survey\SURVEY16\16-59006\Exhibits\IRMA-DIAZ-4.dwg

EXHIBIT B

County: Williamson  
Parcel: 6  
Highway:County Road 176

FIELD NOTES  
FOR

A 0.155 ACRE, OR 6,743 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF THE "1<sup>ST</sup>" REMNANT OF A CALLED 26.045 ACRE TRACT, DESCRIBED IN CONVEYANCE TO IRMA DIAZ IN PARTITION DEED RECORDED IN DOCUMENT NO. 2002058098 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS. SAID 0.155 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 for the northeast corner of a called 1.998 acre tract recorded in Document No. 9667430 of de Official Records of Williamson County, Texas, same being the southeast corner of a called 50.0 acre tract recorded in Document No. 2011065655 of the Official Public Records of Williamson County, Texas, also being a point in the west boundary line of a called 44.31 acre tract recorded in Document No. 2006038439 of the Official Public Records of Williamson County, Texas;

**THENCE S 68°45'56" W**, with the south line of said called 50.0 acre tract, same being the north boundary line of a said 1.998 acre tract, a distance of **236.37 feet** to a ½" iron rod found for the northeast corner of said "1<sup>st</sup>" remnant, same being the northwest corner of said 1.998 acre tract, also being a point in the south boundary line of said 50.0 acre tract, (Grid Coordinates determined as N=10188906.20, E=3101821.72), Station 108+40.51, 24.38 feet left, for the **POINT OF BEGINNING** of the herein described tract;

**THENCE S 20°57'44" E**, departing the south boundary line of said 50.0 acre tract, with the west line of said called 1.998 acre tract, same being an east line of said "1<sup>st</sup>" remnant, a distance of **48.88 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, a point of non-tangent curvature;

**THENCE** departing the west line of said called 1.998 acre tract, through the interior of said "1<sup>st</sup>" remnant, the following two (2) courses and distances:

1. with said non-tangent curve to the right having a radius of **1105.00 feet**, a central angle of **02°35'40"**, a chord bearing and distance of **S 37°14'45" W, 50.03 feet**, an arc length of **50.04 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, a point of tangency, and
2. **S 38°32'35" W**, a distance of **53.34 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, on the east line of a called 1.000 acre tract recorded in recorded in Document No. 2003019309 of the Official Public Records of Williamson County, Texas, same being the west line of said remnant of a called 26.045 acre tract;

**THENCE N 21°03'14" W**, with the east line of said called 1.000 acre tract, same being the west line of said "1<sup>st</sup>" remnant, a distance of **102.44 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson set, on the south line of the aforementioned 50.0 acre tract, the northeast corner of said called 1.000 acre tract, same being the northwest corner of said "1<sup>st</sup>" remnant;

**THENCE N 69°07'32" E**, with the south line of said called 50.0 acre tract, same being the north line of said "1<sup>st</sup>" remnant, a distance of **88.65 feet** to the **POINT OF BEGINNING** and containing 0.155 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.

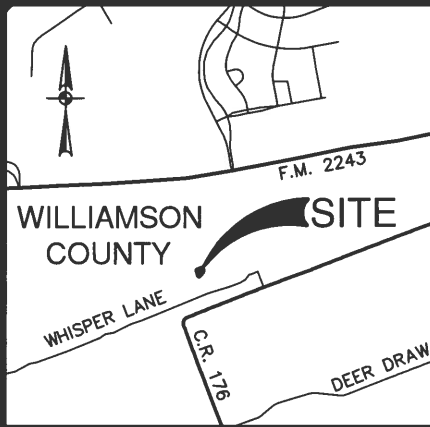
DATE: March 23, 2018

JOB No.: 59006-16

DOC.ID.: H:\survey\SURVEY16\16-59006\Exhibits\Word\ DIAZ-0.155Acre\_R-4.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



LOCATION MAP

NOT-TO-SCALE

OWNER: MMA RANCH LIMITED PARTNERSHIP  
A CALLED 50.0 ACRE TRACT  
DOC. NO. 2011065655 (O.P.R.)

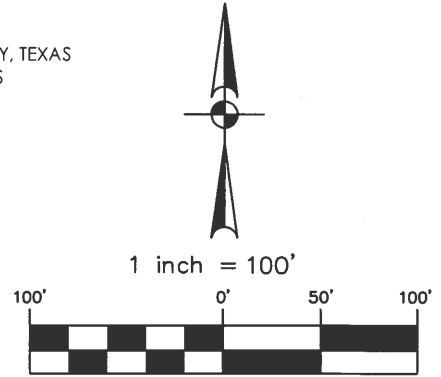
**0.155 OF AN ACRE**  
(6,743 SQUARE FEET MORE OR LESS)

**LEGEND:**

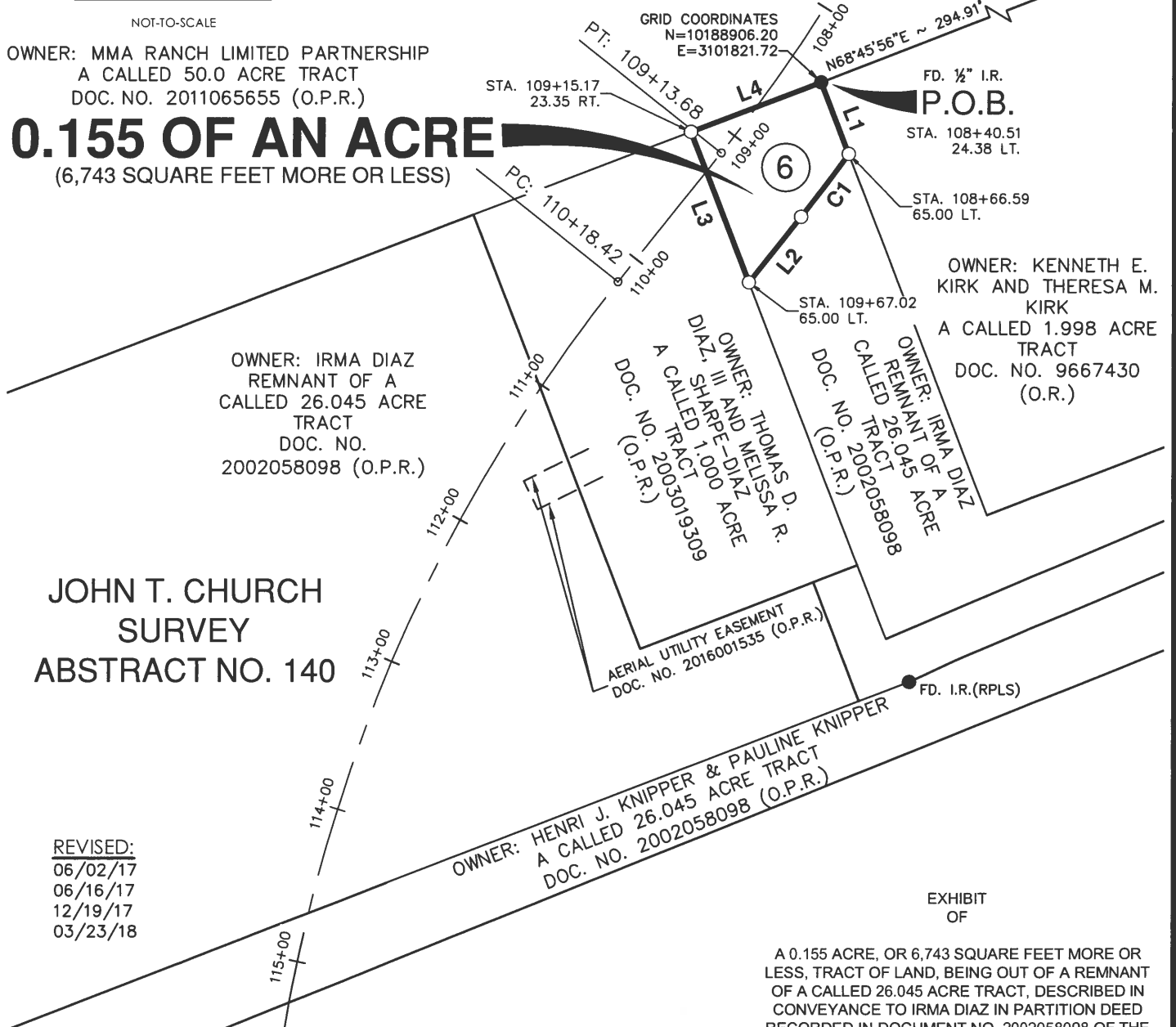
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
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- P.O.B. POINT OF BEGINNING
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- FD. FOUND
- I.R. IRON ROD

**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.



**MATCHLINE SHEET 4 OF 4**



OWNER: IRMA DIAZ  
REMNANT OF A  
CALLED 26.045 ACRE  
TRACT  
DOC. NO.  
2002058098 (O.P.R.)

OWNER: THOMAS D.  
DIAZ, III AND MELISSA R.  
A CALLED 1.000 ACRE  
TRACT  
DOC. NO. 2003019309  
(O.P.R.)

OWNER: IRMA DIAZ  
REMNANT OF A  
CALLED 26.045 ACRE  
TRACT  
DOC. NO. 2002058098  
(O.P.R.)

OWNER: KENNETH E.  
KIRK AND THERESA M.  
KIRK  
A CALLED 1.998 ACRE  
TRACT  
DOC. NO. 9667430  
(O.R.)

JOHN T. CHURCH  
SURVEY  
ABSTRACT NO. 140

REVISED:  
06/02/17  
06/16/17  
12/19/17  
03/23/18

OWNER: HENRI J. KNIPPER & PAULINE KNIPPER  
A CALLED 26.045 ACRE TRACT  
DOC. NO. 2002058098 (O.P.R.)

AERIAL UTILITY EASEMENT  
DOC. NO. 2016001535 (O.P.R.)

EXHIBIT  
OF

A 0.155 ACRE, OR 6,743 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A REMNANT OF A CALLED 26.045 ACRE TRACT, DESCRIBED IN CONVEYANCE TO IRMA DIAZ IN PARTITION DEED RECORDED IN DOCUMENT NO. 2002058098 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

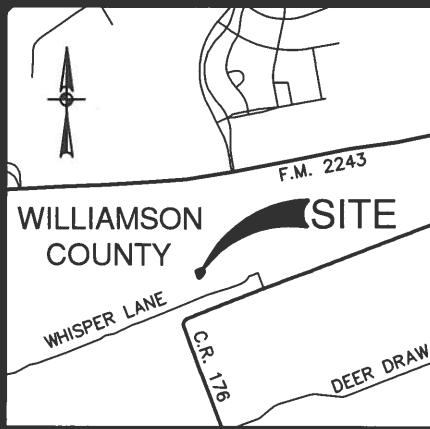
MARCH 23, 2018

JOB No.:

SHEET 3 OF 4

59006-16

Date: Mar 23, 2018, 8:04am User ID: Jmiranda  
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**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
- P.O.B. POINT OF BEGINNING
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- FD. FOUND
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**NOTES:**

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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.

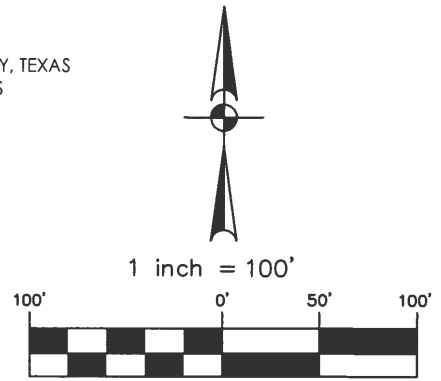
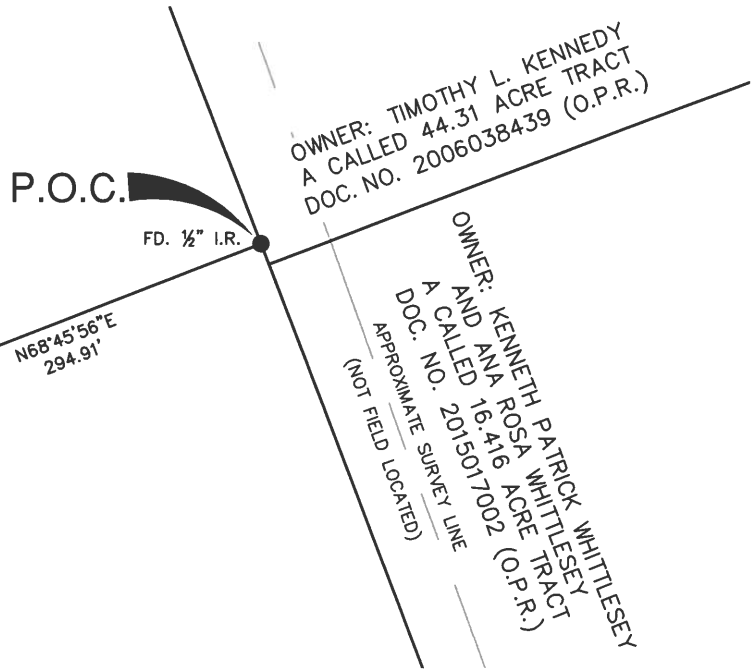


EXHIBIT OF

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MATCHLINE SHEET 3 OF 4



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1105.00'	2°35'40"	S37°14'45"W	50.03'	50.04'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°57'44"E	48.88'
L2	S38°32'35"W	53.34'
L3	N21°03'14"W	102.44'
L4	N69°07'32"E	88.65'

REVISED:  
 06/02/17  
 06/16/17  
 12/19/17  
 03/23/18



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
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 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801