

**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 1.593 acres (Parcel 3) described by metes and bounds in Exhibit "A" and owned by **MMA RANCH LIMITED PARTNERSHIP**, 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.

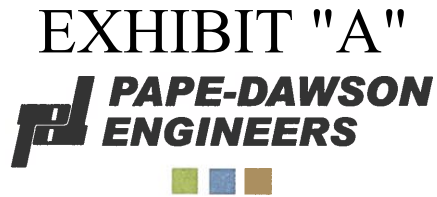
BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts 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



## FIELD NOTES

### FOR

A 1.593 ACRE, OR 69,388 SQUARE FOOT TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 50.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO MMA RANCH LIMITED PARTNERSHIP IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2011065655 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, WILLIAMSON COUNTY, TEXAS. SAID 1.593 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 a point in the west line of a called 44.31 acre tract conveyed to Timothy L. Kennedy, recorded in Document No. 2006038439 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a called 1.998 acre tract conveyed to Kenneth E. Kirk and Theresa M. Kirk, recorded in Document No. 9667430 of the Official Records of Williamson County, Texas, also being the southeast corner of a called 0.539 acre tract conveyed to Kenneth E. Kirk and Theresa M. Kirk, recorded in Document No. 2018002225 of the Official Public Records of Williamson County Texas;

**THENCE S 68°45'56" W**, with the north line of said 1.998 acre tract, same being the south line of said 0.539 acre tract, a distance of **225.40 feet** to a ½” iron rod with a yellow cap marked “Pape-Dawson” set for the southeast corner of said Remnant Portion, same being a southwest corner of said 0.539 acre tract, (Grid Coordinates determined as N=10190154.19, E=3102258.77), for the **POINT OF BEGINNING** hereof;

**THENCE S 68°45'56" W**, continuing with the north line of said 1.998 acre tract, same being the south line of said Remnant Portion, a distance of **69.51 feet** to a ½” iron rod found for the northeast corner of a Remnant Portion of a called 26.045 acre tract conveyed to Irma Diaz recorded in Document No. 2002058098 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said called 1.998 acre tract;

**THENCE S 69°07'32" W**, continuing with the south line of said Remnant Portion of a 50.00 acre tract, same being the north line of said Remnant Portion of a called 26.045 acre tract, at a distance of 88.65 feet, passing the northeast corner of a called 1.000 acre tract conveyed to Thomas D. Diaz, III and Melissa R. Sharpe-Diaz, recorded in Document No. 2003019309 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Remnant Portion of a called 26.045 acre tract, continuing with the south line of said called 50.0 acre tract, same being the north line of said called 1.000 acre tract, for a total distance of **190.16 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a southeast corner of a called 49.55 acre tract conveyed to HM CR 176-2243, LP, recorded in Document No. 2018023178 of the Official Public Records of Williamson County, Texas, same being the southwest corner of said Remnant Portion of a 50.00 acre tract;

**THENCE** departing the north line of said 1.000 acre tract, with the west boundary line of said Remnant Portion of a 50.00 acre tract, same being the east boundary line of said 49.55 acre tract, the following two (2) courses and distances:

1. **N 38°32'35" E**, a distance of **88.88 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a point of curvature, and
2. Along the arc of a curve to the left having **radius** of **965.00 feet**, a **central angle** of **31°06'09"**, a **chord bearing and distance** of **N 22°59'31" E, 517.43 feet**, an **arc length** of **523.84 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a point of tangency, on the south line of a called 40.80 acre tract conveyed to HM CR 176-2243, LP, recorded in Document No. 2018012540 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Remnant Portion of a 50.00 acre tract, and being a northeast corner of said 49.55 acre tract;

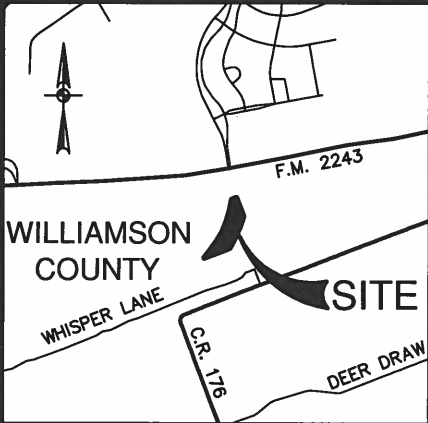
**THENCE N 69°02'10" E**, with the south line of said 40.80 acre tract, same being the north line of said Remnant Portion of a 50.00 acre tract, a distance of **48.21 feet** to a 3/8" iron rod found on the west line of a called 1.182 acre tract conveyed to Williamson County, recorded in Document No. 2018000880 of the Official Public Records of Williamson County, Texas, same being the southeast corner of said 40.80 acre tract, and being the northeast corner of said Remnant Portion of a 50.00 acre tract;

**THENCE S 21°06'59" E**, with the west line of said 1.182 acre tract, same being the east line of said Remnant Portion of a 50.00 acre tract, a distance of **185.52 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set on the southernmost corner of said 1.182 acre tract, same being a southwest corner of the aforementioned 44.31 acre tract, and being the northernmost corner of the aforementioned 0.539 acre tract, for a point of non-tangent curvature hereof;

**THENCE** with the north line of said 0.539 acre tract, same being the south line of the Remnant Portion of a 50.00 acre tract, along the arc of a curve to the right having a **radius** of **1105.00 feet**, a **central angle** of **16°48'41"**, a **chord bearing and distance** of **S 23°07'34" W, 323.06 feet**, an **arc length** of **324.22 feet** to the **POINT OF BEGINNING** and containing 1.593 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: August 31, 2018  
JOB No.: 59006-16  
DOC.ID.: H:\survey\SURVEY16\16-59006\Exhibits\Word\MMA RANCH-1.593Acres\_R-1.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.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- 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: HM CR 176-2243, LP  
A CALLED 40.80 ACRE TRACT  
DOC. NO. 2018012540 (O.P.R.)

OWNER: MMA RANCH LIMITED  
PARTNERSHIP  
REMNANT PORTION OF A  
CALLED 50.00 ACRE TRACT  
DOC. NO. 2011065655 (O.P.R.)

**1.593 ACRE**  
(69,388 SQUARE FEET)

OWNER: HM CR 176-2243, LP  
A CALLED 49.55 ACRE TRACT  
DOC. NO. 2018023178 (O.P.R.)

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

GRID COORDINATES  
N=10190154.19  
E=3102258.77  
STA. 107+86.41  
65.00 LT.  
**P.O.B.**

**KEY WEST IRRIGATION COMPANY SURVEY**  
**ABSTRACT NO. 711**

OWNER: WILLIAMSON COUNTY A CALLED  
1.182 ACRE TRACT  
DOC. NO. 2018000880  
(O.P.R.)

OWNER: TIMOTHY L. KENNEDY  
A CALLED 44.31 ACRE TRACT  
DOC. NO. 2006038439  
(O.P.R.)

A CALLED 0.539 ACRE TRACT  
OWNER: KENNETH E. KIRK  
AND THERESA M. KIRK  
DOC. NO. 2018002225  
(O.P.R.)

FD. 1/2" I.R.

**P.O.C.**

APPROXIMATE SURVEY LINE  
(NOT FIELD LOCATED)

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

EXHIBIT OF

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SHEET 1 OF 2



STA. 110+02.56  
75.00 RT.

PC: 110+18.42  
S69°07'32"W  
190.16'

PT: 109+13.68  
88.65'

OWNER: IRMA DIAZ  
REMNANT PORTION OF A  
CALLED 26.045 ACRE TRACT  
DOC. NO. 2002058098

OWNER: THOMAS D. DIAZ, III  
AND MELISSA R. SHARPE-DIAZ  
A CALLED 1.000 ACRE TRACT  
DOC. NO. 200301930309 (O.P.R.)

STA. 108+40.51  
24.38 LT.

FD. 1/2" I.R.

L1

108+00

107+00

106+00

105+00

104+00

103+00

STA. 103+25.37  
32.18 RT.

STA. 103+49.13  
75.00 RT.

FD. 3/8" I.R.

L3

S21°06'59"E 185.52'

104+00

105+00

106+00

107+00

108+00

109+00

104+81.26  
65.00 LT.

C2

106+00

107+00

108+00

109+00

106+00

107+00

108+00

109+00

106+00

107+00

108+00

109+00

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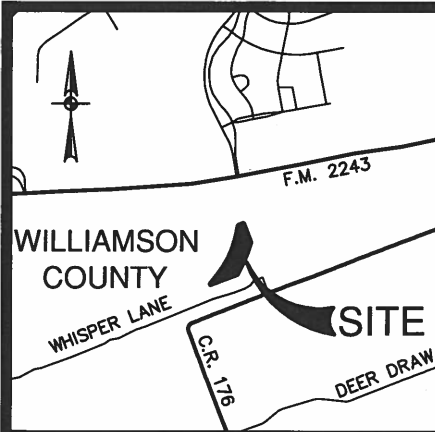
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

AUGUST 31, 2018

JOB No.:

59006-16

Date: Aug 31, 2018, 3:49pm User ID: blawson  
File: H:\survey\SURVEY\16-59006\Exhibits\3-MMA RANCH-50\_acres\_R-1.dwg



**LOCATION MAP**

NOT-TO-SCALE

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- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
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**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	965.00'	31°06'09"	N22°59'31"E	517.43'	523.84'
C2	1105.00'	16°48'41"	S23°07'34"W	323.06'	324.22'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S68°45'56"W	69.51'
L2	N38°32'35"E	88.88'
L3	N69°02'10"E	48.21'



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

AUGUST 31, 2018

JOB No.:

SHEET 2 OF 2

59006-16

Date: Aug 31, 2018, 9:15am User ID: blawson File: H:\survey\SURVEY\16-59006\Exhibits\3-MMA RANCH-50\_acres\_R-1.dwg