

**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 those certain tracts of land being 0.2085 acres (Parcel 18) as described by metes and bounds in Exhibit "A" owned by **MICHAEL AND CHRISTY MAYFIELD** for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan Extension 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 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 he 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 \_\_\_\_\_.

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Steven Snell  
Williamson County Judge

**County:** Williamson  
**Parcel:** 18- MICHAEL MAYFIELD & CHRISTIE MAYFIELD  
**Highway:** Ronald Reagan Boulevard

EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2085 OF ONE ACRE (9,081 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK F, WADE CROSSING PHASE 1, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 61-65 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), CONVEYED TO MICHAEL MAYFIELD AND CHRISTIE MAYFIELD IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2007083787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2085 OF ONE ACRE (9,081 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rebar found for an Easterly corner of said Lot 4 and a common Westerly re-entrant corner of Lot 2, Block F, said WADE CROSSING PHASE 1;

THENCE South 19°00'20" East, with the Easterly line of said Lot 4 and the common Westerly line of said Lot 2, a distance of 107.06 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,241,480.48, E= 3,090,664.85), 144.92 feet Left of Ronald Reagan Baseline Station 864+34.45, for the **POINT OF BEGINNING** of the herein described tract;

- 1) THENCE **South 19°00'20" East**, continuing with the Easterly line of said Lot 4 and the common Westerly line of said Lot 2, a distance of **30.27** feet to a 1/2-inch rebar found in the existing Northerly ROW line of Ronald Reagan Boulevard (Variable Width ROW), for the Southeasterly corner of said Lot 4 and the common Southwest corner of said Lot 2, 114.84 feet Left of Ronald Reagan Baseline Station 864+31.05;
- 2) THENCE **South 64°33'40" West**, with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said Lot 4, a distance of **292.23** feet to a Calculated Point, for the Southwest corner of said Lot 4 and the common Southeast corner of Lot 5, Block F, said WADE CROSSING PHASE 1, 116.25 feet Left of Ronald Reagan Baseline Station 861+40.44;
- 3) THENCE **North 25°26'20" West**, with the Westerly line of said Lot 4 and the common Easterly line of said Lot 5, a distance of **31.70** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 147.94 feet Left of Ronald Reagan Baseline Station 861+40.87, from which a 1/2-inch rebar found for a Westerly corner of said Lot 4 and the common Easterly reentrant corner of said Lot 5, bears North 25°26'20" East a distance of 154.32 feet;



**County:** Williamson  
**Parcel:** 18- MICHAEL MAYFIELD & CHRISTIE MAYFIELD  
**Highway:** Ronald Reagan Boulevard

- 4) **THENCE North 64°52'30" East**, over and across said Lot 4 with the proposed Northerly ROW line of said Ronald Reagan Boulevard, a distance of **295.63** feet to the **POINT OF BEGINNING** and containing 0.2085 of one acre (9,081 Square Feet) of land, more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

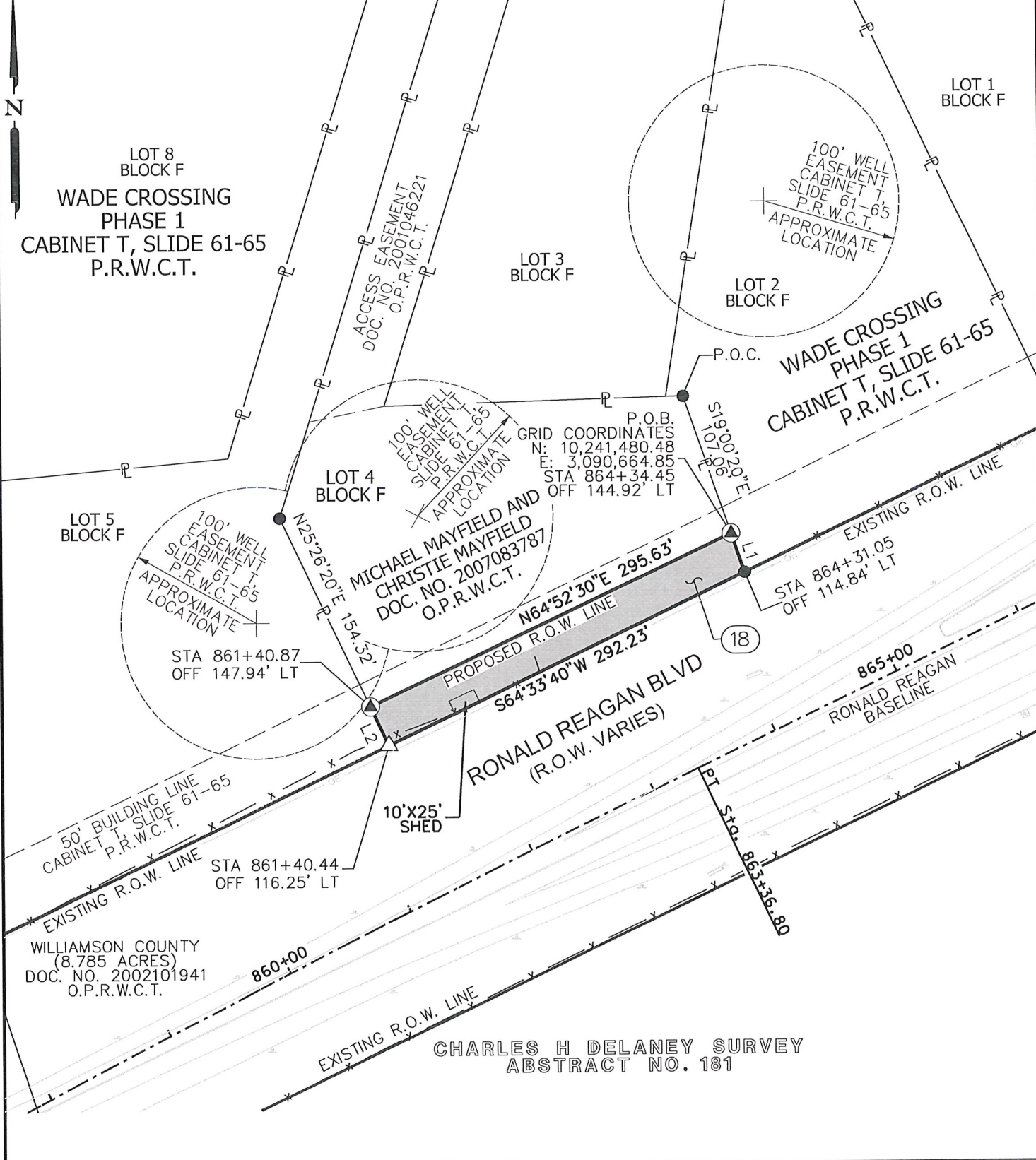
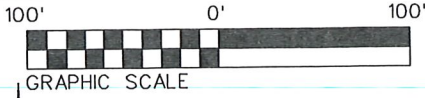
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 08/13/2025

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



<p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF MICHAEL MAYFIELD AND CHRISTIE MAYFIELD		07/30/2025  PARCEL 18 0.2085 ACRES 9,081 Sq. Ft. SHEET 3 OF 5
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S19° 00'20"E	30.27'
L2	N25° 26'20"W	31.70'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].
2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED PFLUGEL 5096 (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE
- P.R.W.C.T PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 08/13/2025  
FRANK W. FUNK DATE  
RPLS 6803



CALLED 2.01 ACRES 87555 Sq. Ft.
REMAINDER 1.802 ACRES 78,474 Sq. Ft.

<p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF <b>MICHAEL MAYFIELD AND CHRISTIE MAYFIELD</b>		08/13/2025 PARCEL 18 0.2085 ACRES 9,081 Sq. Ft. SHEET 4 OF 5
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:


FIRST AMERICAN TITLE GUARANTY COMPANY  
 GF NO. T-188413  
 ISSUED: JUNE 27, 2025  
 EFFECTIVE DATE: JUNE 22, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
 CABINET T, SLIDE 61, PLAT RECORDS; DOCUMENT NO.(S) 2000069177, 2000072285, 2001024394, 2003104699, 2004048568, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

ITEMS 10.3, 10.7 THROUGH 10.10, 10.13 THROUGH 10.17 ARE NOT A SURVEY MATTER.

- 10: 1. BUILDING SETBACK LINES AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORDS IN CABINET T, SLIDE 61 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 2. A 100' WELL EASEMENT RESERVED ACROSS THE SUBJECT PROPERTY, AS SHOWN ON PLAT OF RECORD IN CABINET T, SLIDE 61 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (APPROXIMATE LOCATION SHOWN HEREON)
- 4. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION/DISTRIBUTION LINES/SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 643, PAGE 213, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT. OUTSIDE OF SUBJECT TRACT)
- 5. A WATER LINES EASEMENT GRANTED TO CHISHOLM TRAIL WSC AS DESCRIBED IN VOLUME 837, PAGE 677 CORRECTED IN VOLUME 979, PAGE 295, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; SAID EASEMENT BEING FURTHER ASSIGNED/CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT, BY VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 6. AN UNDERGROUND WATER DISTRIBUTION LINE/SYSTEM EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001028839, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 11. ALL TERMS , CONDITIONS AND PROVISIONS OF THAT CERTAIN ROADWAY EASEMENT FOR ACCESS OF RECORD IN DOCUMENT NO. 2001046221 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 12. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ROADWAY EASEMENT FOR ACCESS, AND THAT ROAD MAINTENANCE AGREEMENT ATTACHED THERETO, OF RECORD IN DOCUMENT NO. 2001046222 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT. OUTSIDE OF SUBJECT TRACT)
- 18. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (NOTED HEREON)

 <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642                  TBPELS FIRM NO. 10001800                  512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF MICHAEL MAYFIELD AND CHRISTIE MAYFIELD		08/13/2025 PARCEL 18 0.2085 ACRES 9,081 Sq. Ft. SHEET 4 OF 5
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