

**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 that certain tract of land being 0.150 acre (Parcel 21) described by metes and bounds in Exhibit "A" owned by **ASHLEY P. VAUGHAN AND NOELLE D. VAUGHAN**, for the purpose of constructing, reconstructing, maintaining, and operating COUNTY ROAD 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 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 21st day of April, 2020.



Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson County
Roadway: CR. 200

PROPERTY DESCRIPTION
PARCEL 21

BEING A 0.150 ACRE (6,544 SQUARE FEET) TRACT OF LAND SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT 643 IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF A CALLED 1.800 ACRE TRACT CONVEYED TO ASHLEY P VAUGHAN AND NOELL D VAUGHAN, HUSBAND AND WIFE, BY DEED RECORDED IN DOCUMENT NO. 2014079944 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SURVTEX" set at an angle point in the east line of Williamson County Road 200 (C.R. 200) (a variable width right-of-way (R.O.W.) recorded in Document No. 2005080010, O.P.R.W.C., also being on the south line of said 1.800 acre tract and the northwest corner of Lot 40, Stage Coach Hill Subdivision, a subdivision recorded in said Document 2005080010 and in Cabinet AA, Slide 334 of the Plat Records of Williamson County, Texas, and being the southerly termination of the proposed easterly R.O.W. line of C.R. 200 for the southeast corner hereof, from which 1/2" iron rod with cap stamped "RAS" found for the mis-located northwest corner of said Lot 40 bears S 17°21'28" E, 3.30', also from said Point of Beginning a 1/2" iron rod found marking the southeast corner of said 1.800 acre tract bears N 79°32'44" E, 194.46', both for reference;

1. **THENCE** S 79°32'44" W, with south line of said 1.800 acre tract, same being an east line of C.R. 200, 18.11' to the calculated southwest corner of said 1.800 acre tract;
2. **THENCE** N 20°50'53" W, with the west line of said 1.800 acre tract, same being an east line of said C.R. 200, 334.05' to the calculated northwest corner of said 1.800 acre tract, from which a bent 1/2" iron rod with cap stamped "ARPENTUR" found bears S 89°30'08" W, 0.30' for reference;
3. **THENCE** N 89°30'08" E, with a north line of said 1.800 acre tract, same being an east line of said C.R. 200, 23.01' to a 1/2" iron rod with plastic cap stamped "SURVTEX" set on said north line for the southwest corner of Lot 39 of said Stage Coach Hill Subdivision for the northeast corner of the herein described tract, from which a 1/2" iron rod stamped "HALLENBERGER" found for the mis-located southwest corner of said Lot 39 bears S 23°15'10" E, 2.16' for reference;

EXHIBIT ____

County: Williamson County
Roadway: CR. 200

4. **THENCE** S 20°11'15" E, across said 1.800 acre tract, 329.33' to the **POINT OF BEGINNING** and containing 0.150 acres (6,544 square feet) of land, more or less;

NOTE: Sufficient evidence was found showing that the plat of Stage Coach Hill mis-located, on-the-ground, the referenced 1.800 acre tract, which is described as a 1.800 acre save and except tract on said plat.

The bearings shown hereon are based on: 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.

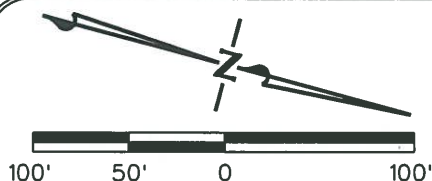
WITNESS MY HAND AND SEAL at Cedar Park, Williamson County, Texas this the 26th day of April, 2019, A.D.

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



(20' ROW DEDICATION)
DOC. NO. 2005080010,
O.P.R.W.C.
CAB. AA, SLD. 334, P.R.W.C.

(20' ROW DEDICATION)
DOC. NO. 2005080010,
O.P.R.W.C.
CAB. AA, SLD. 334, P.R.W.C.

C.R. 200
NO RECORDING
INFORMATION FOUND

"ARPENTUR"

(S 80° 13' 00" W - 20.39')
S 79° 32' 44" W - 18.11'

(N 19° 19' 00" W - 334.84')
N 20° 50' 53" W - 334.05'

S 89° 30' 08" W - 0.32'
(N 89° 50' 39" E - 21.32')
N 89° 30' 08" E - 23.01'

EXISTING R.O.W.
(20' P.U.E. & WATERLINE ESMT)

PROPOSED R.O.W.

SEE DETAIL 'A'

P.O.B. 0.150 ACRE (21)
6544 SQ. FT.

EXISTING R.O.W.
(20' P.U.E. & WATERLINE ESMT)

LOT 39

SEE DETAIL 'B'

PLATTED SOUTH LINE OF LOT 39

DEED LINE

DEED LINE

PLATTED NORTH LINE OF LOT 40

LOT 40

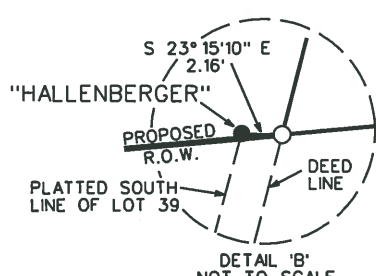
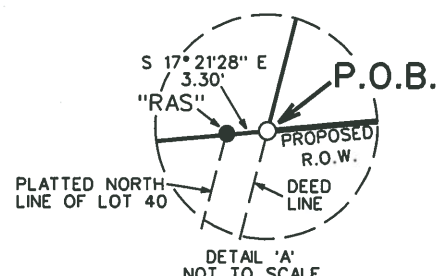
N. SANTA FE TRAIL

ASHLEY P VAUGHAN AND
NOELLE D VAUGHAN,
HUSBAND AND WIFE
(1.800 ACRES)
DOC. 2014079944, O.P.R.W.C.

RICHARD WEST SURVEY
ABSTRACT NO. 643

STAGE 6 COACH HILL SUBDIVISION
DOC. 2005080010 O.P.R.W.C.
CAB. AA, PG. 334, P.R.W.C.

STAGE 6 COACH HILL SUBDIVISION
DOC. 2005080010 O.P.R.W.C.
CAB. AA, PG. 334, P.R.W.C.



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.

DATE 4.26.19

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

SURVOTEX LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES

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

LEGEND

(UNLESS OTHERWISE NOTED)

- TxDOT TYPE IMONUMENT FOUND
- 1/2" IRON ROD SET WITH "SURVTX" 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 21
ACRES: 0.150
HIGHWAY: C.R. 200
ROW CSJ:
COUNTY: WILLIAMSON
SCALE: 1" = 100'
SHEET 3 OF 3

FILE: P21.dgn