

**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 0.1288 acre (5,610 SF (Parcel 8) described by metes and bounds in Exhibit "A" owned by **KYLE R. HUMPHRIES and DEBRA R. SPELLINGS** for the purpose of constructing, reconstructing, maintaining, and operating CR 366/CR 397 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

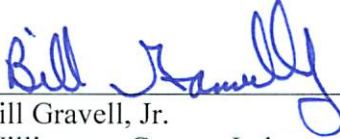
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 3<sup>rd</sup> day of November, 2020.

  
\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

## EXHIBIT A

County: Williamson

Highway: County Road 366

Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

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September 17, 2020

### PROPERTY DESCRIPTION FOR PARCEL 8

**DESCRIPTION OF** a 5,610 square foot (0.1288 of one acre) parcel of land out of the Samuel Pharass Survey, Abstract No. 496, in Williamson County, Texas, and being a portion of a that tract described as 0.39 of one acre (Tract I) conveyed to Kyle R. Humphries and Debra R. Spellings by General Warranty Deed dated October 23, 2014, as recorded in Document No. 2014087187, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.); said 5,610 square foot (0.1288 of one acre) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod with a "RPLS 4249" cap found southwest corner of said 0.39 of one acre tract, and the northwest corner of that tract described as 5.832 acres conveyed to The Ridge Fellowship by Warranty Deed dated May 28, 2014, as recorded in Document No. 2014040382, O.P.R.W.C.T., being in the east line of that tract described as 2.00 acres conveyed to Bobby Leon Starling by Warranty Deed with Vendor's Lien dated December 16, 2015, as recorded in Document No. 2015111015, O.P.R.W.C.T.;

**THENCE**, N 69°48'49" E, along the south line of said 0.39 of one acre tract, and the north line of said 5.832 acre tract, a distance of 386.85 feet to a 1/2-inch iron rod with a "McGray & McGray" cap set in the proposed west right-of-way line of County Road 366 (CR 366), for the **POINT OF BEGINNING**, 170.00 feet left of CR 366 Engineer's Baseline Station 43+23.22, and having Surface Coordinates of North=10,191,888.91, East=3,205,543.67;

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September 17, 2020

### PROPERTY DESCRIPTION FOR PARCEL 8

- 1) **THENCE, N 21°27'49" W**, along the proposed west right-of-way line of CR 366, across said 0.39 of one acre tract, a distance of **29.97 feet** to a 1/2-inch iron rod with a "McGray & McGray" cap set 170.00 feet left of CR 366 Engineer's Baseline Station 43+53.18, being in the north line of said 0.39 of one acre tract, also being in the south line of a that tract described as 2.499 acres conveyed to Edward C. Griffith, Jr. by Quitclaim Deed dated March 27, 2015, as recorded in Document No. 2015023462, O.P.R.W.C.T., and by Quitclaim Deed dated May 12, 2015, as recorded in Document No. 2015039912, O.P.R.W.C.T., from which a 1/2-inch iron rod with an "ALLSTAR 5729" cap found in the south line of said 2.499 acre tract, being at the northwest corner of said 2.00 acre tract, and the northeast corner of that tract described as 13.37 acres conveyed to Anh Phan by Warranty Deed with Vendor's Lien dated April 13, 2012, as recorded in Document No. 2012028315, O.P.R.W.C.T., bears S 69°48'25" W, passing at 366.91 feet a point at the northwest corner of said 0.39 of one acre tract, being the northeast corner of said 2.00 acre tract, from which a 1/2-inch iron rod with cap (illegible) found bears S 27°42'20" E, a distance of 0.43 feet, continuing an additional 200.51 feet for a total distance of 587.42 feet;
- 2) **THENCE, N 69°48'25" E**, along the north line of said 0.39 of one acre tract, and the south line of said 2.499 acre tract, a distance of **187.13 feet** to a point at the northeast corner of said 0.39 of one acre tract, being the southeast corner of said 2.499 acre tract, also being in the west margin of County Road 366 (CR 366, varying width), from which a 1/2-inch iron rod with a "BRYAN TEC SERVICES" cap found at the northeast corner of said 2.499 acre tract, being at the southeast corner of that tract described as 94.820 acres (Tract One) conveyed to Edward C. Griffith, Jr. by Special Warranty Deed dated May 12, 2015, as recorded in Document No. 2015039911, O.P.R.W.C.T., said 94.820 acre tract being previously described as 112.502 acres surveyed in December 1981 by Arlee Roland in an unrecorded survey, being in the west margin of CR 366, bears N 21°43'57" W, a distance of 20.68 feet;
- 3) **THENCE, S 21°39'05" E**, along the east line of said 0.39 of one acre tract, and the west margin of CR 366, a distance of **29.99 feet** to a 1/2-inch iron rod with a blue cap found at the southeast corner of said 0.39 of one acre tract, being the northeast corner of said 5.832 acre tract;

## EXHIBIT A

County: Williamson  
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September 17, 2020

### PROPERTY DESCRIPTION FOR PARCEL 8

- 4) **THENCE, S 69°48'49" W**, along the south line of said 0.39 of one acre tract, and the north line of said 5.832 acre tract, a distance of **187.23 feet** to the **POINT OF BEGINNING** and containing 5,610 square feet (0.1288 of one acre) of land, more or less.

All bearings and coordinates shown are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00011. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

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

That I, Troy R. Thomas, 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 herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of September, 2020 A.D.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



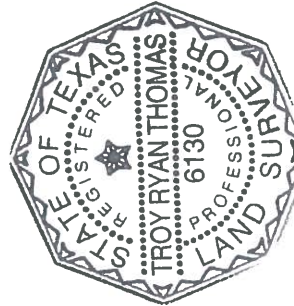
9/17/2020



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
2020/Descriptions/CR 366 Williamson County/Parcel 8

LEGEND

- FOUND TxDOT TYPE I MONUMENT
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" UNLESS NOTED)
- CALCULATED POINT, NOT SET
- 1/2" IRON ROD W/ "MCGRAY & MCGRAY"
- CAP SET (UNLESS NOTED)
- RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- APPROXIMATE SURVEY LINE
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE (N.T.S.)
- POINT OF BEGINNING
- P.O.C.
- R.O.W.
- N.T.S.
- B.L.
- D.R.W.C.T.
- O.R.W.C.T.
- O.P.R.W.C.T.
- P.R.W.C.T.
- (1)



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

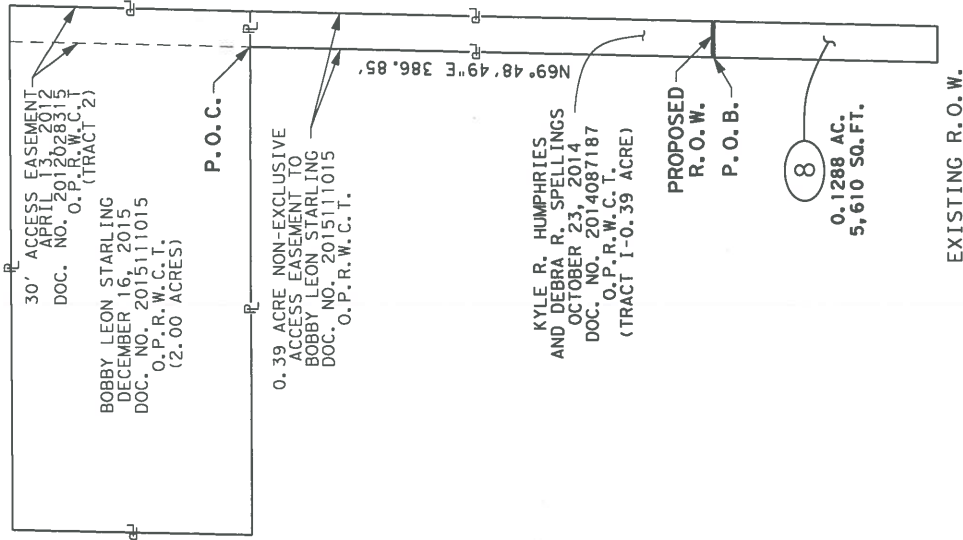
*Troy R. Thomas*

TROY R. THOMAS, REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6130

9/17/2020

DATE

SAMUEL PHARASS SURVEY  
ABSTRACT NO. 496



CR 366  
(R.O.W. WIDTH VARIES)  
PROPERTY INSET  
NOT TO SCALE

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00011. UNITS: U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY IN JULY 2020.
- ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM JANUARY 2020 THROUGH MAY 2020.
- PLANIMETRICS SHOWN HEREON WERE COLLECTED BETWEEN SEPTEMBER 2017 AND DECEMBER 2017.
- THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

REVISIONS

| DEED                         | ACQUISITION                   | REMAINING LT                   |
|------------------------------|-------------------------------|--------------------------------|
| 0.39 AC.<br>(16,988 SQ. FT.) | 0.1288 AC.<br>(5,610 SQ. FT.) | 0.2612 AC.<br>(11,378 SQ. FT.) |

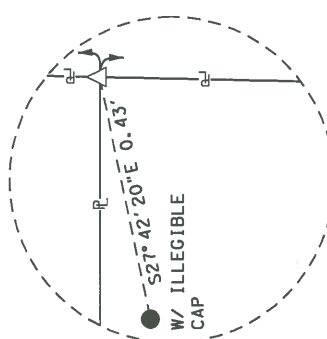
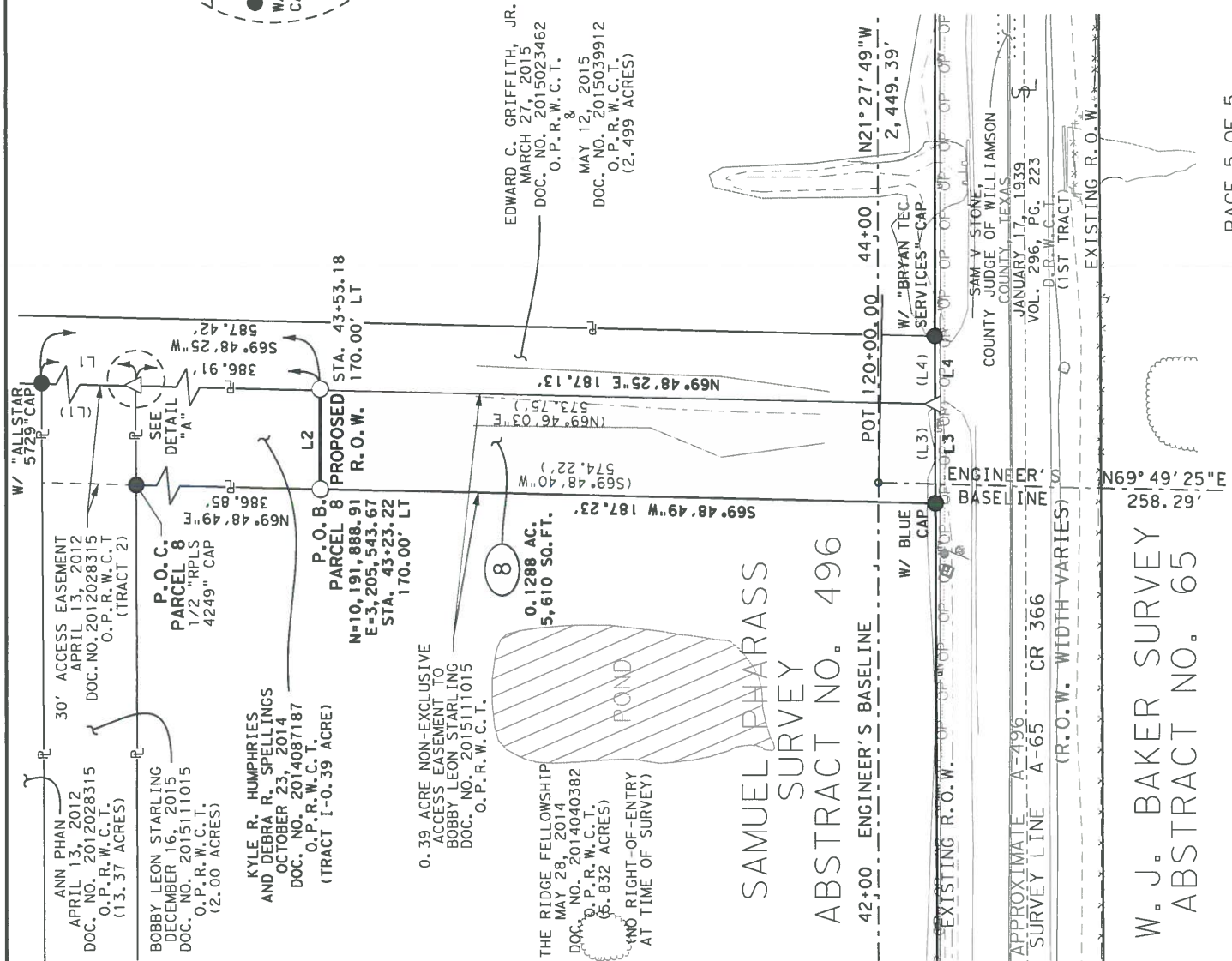
MCGRAY & MCGRAY  
LAND SURVEYORS, INC.  
TBPELS SURVEY FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591  
www.mcgray.com

PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 8

CR 366 - CARLOS G. PARKER BLVD.  
TO CHANDLER RD.  
WILLIAMSON COUNTY, TEXAS

DATE: SEPTEMBER 2020 SCALE: N.T.S.





DETAIL "A" EDWARD C. GRIFFITH, JR.  
MAY 12, 2015  
DOC. NO. 2015039911  
O.P.R.W.C.T.  
(TRACT ONE-94.820 ACRES)

PREVIOUSLY DESCRIBED AS 112.502  
ACRES SURVEYED  
IN DECEMBER 1981 BY ARLEE ROLAND  
(UNRECORDED SURVEY)

EDWARD C. GRIFFITH, JR.  
MARCH 27, 2015  
DOC. NO. 2015023462  
O.P.R.W.C.T.  
&  
MAY 12, 2015  
DOC. NO. 2015039912  
O.P.R.W.C.T.  
(2.499 ACRES)

| LINE | BEARING       | DISTANCE  |
|------|---------------|-----------|
| L1   | S69°48'25"W   | 200.51'   |
| (L1) | (N72°37'30"E) | (200.30') |
| L2   | N21°27'49"W   | 29.97'    |
| L3   | S21°39'05"E   | 29.99'    |
| (L3) | (S21°54'13"E) | (29.99')  |
| L4   | N21°43'57"W   | 20.68'    |
| (L4) | (S21°12'08"E) | (20.66')  |

**MCGRAY & MCGRAY**  
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PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 8

CR 366 - CARLOS G. PARKER BLVD.  
TO CHANDLER RD.  
WILLIAMSON COUNTY, TEXAS

DATE: SEPTEMBER 2020 SCALE: 1"=50'