

**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 1.611 acres (Parcel 3) described by metes and bounds in Exhibit "A" owned by **MICHAEL ALAN STRONG, LINDA IRVINE STRONG AND JON P. STRONG**, for the purpose of constructing, reconstructing, maintaining, and operating the County Road 143 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 Nov 19, 2024.


  
County Judge Bill Gravell, Jr. (Nov 19, 2024 21:03 CST)  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Parcel No.: 3  
Highway: C.R. 143  
Limits: From: Approximately 850 feet west of Dry Berry Creek  
To: Approximately 670 feet east of Dry Berry Creek

Page 1 of 6  
June 28, 2024

**PROPERTY DESCRIPTION FOR PARCEL 3**

DESCRIPTION OF A 1.611 ACRE (70,156 SQ. FT.) PARCEL OF LAND LOCATED IN THE WILLIAM ROBERTS SURVEY, BLOCK NO. 4, SECTION NO. 4, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 279.954 ACRE TRACT OF LAND, DESCRIBED AS TRACT TWO IN A DEED TO LINDA IRVINE STRONG (AS TO AN UNDIVIDED 50% INTEREST), ALONG WITH JON P. STRONG AND MICHAEL ALAN STRONG (AS TO AN UNDIVIDED 50% INTEREST), RECORDED JULY 26, 2019 IN DOCUMENT NO. 2019068288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING FURTHER DESCRIBED IN VOLUME 414, PAGE 626 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 1.611 ACRE (70,156 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the existing south right-of-way line of County Road 143 (C.R. 143), a variable width right-of-way, no record information found, for the northeast corner of a called 2.12 acre tract of land, described in a deed to Chisholm Trail Water Supply Corporation, recorded in Volume 1061, Page 852 of the Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the northwest corner of a called 124.24 acre tract of land, described in a deed to West Georgetown Development Co., recorded in Volume 947, Page 816, D.R.W.C.TX.;

**THENCE** S 68°57'50" W, with the existing south right-of-way line of said C.R. 143, a distance of 1,307.54 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,241,358.27, E=3,138,758.11) set 19.29 feet right of C.R. 143 Engineer's Centerline Station (E.C.S.) 116+69.69 on the existing south right-of-way line of C.R. 143, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

**THENCE** departing the existing south right-of-way line of said C.R. 143, with the proposed south right-of-way line of said C.R. 143, over and across said Tract Two, the following seven (7) courses and distances numbered 1-7:

- 1) S 21°50'15" E, a distance of 48.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 116+69.69, for the southeast corner of the parcel described herein,
- 2) S 68°09'45" W, a distance of 382.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 112+87.57, for the beginning of a curve to the right,
- 3) With said curve to the right, through a central angle of 02°55'08", having a radius of 3,458.00 feet, an arc length of 176.16 feet, and a chord which bears S 69°29'37" W, a distance of 176.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 111+14.72,
- 4) S 70°57'11" W, a distance of 552.09 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 105+62.63, for the beginning of a curve to the left,

## EXHIBIT "A"

County: Williamson  
Parcel No.: 3  
Highway: C.R. 143  
Limits: From: Approximately 850 feet west of Dry Berry Creek  
To: Approximately 670 feet east of Dry Berry Creek

Page 2 of 6  
June 28, 2024

- 5) With said curve to the left, through a central angle of  $03^{\circ}31'48''$ , having a radius of 3,322.00 feet, an arc length of 204.68 feet, and a chord which bears  $S\ 69^{\circ}11'16''\ W$ , a distance of 204.64 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S 103+53.77,
- 6)  $S\ 67^{\circ}25'22''\ W$ , a distance of 298.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S 100+55.70, for the southwest corner of the parcel described herein, and
- 7)  $N\ 22^{\circ}34'38''\ W$ , a distance of 40.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 27.51 feet right of C.R. 143 E.C.S. 100+55.70 on the existing south right-of-way line of said C.R. 143, for the northwest corner of the parcel described herein;
- 8) **THENCE**  $N\ 68^{\circ}57'50''\ E$ , departing the proposed right-of-way line of said C.R. 143, with the existing south right-of-way line of said C.R. 143 and north line of said Tract Two, a distance of 1,612.97 feet to the **POINT OF BEGINNING**, and containing 1.611 acres (70,156 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0001378609. Units: U.S. Survey Feet.


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

That I, Scott C. Brashear, 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, on the date shown below.

**SURVEYING AND MAPPING, LLC**  
**4801 Southwest Pkwy**  
**Building Two, Suite 100**  
**Austin, Texas 78735**  
**TX. Firm No. 10064300**



 6/28/2024

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Scott C. Brashear Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas

# EXHIBIT "A"

C.R. 143 ENGINEER'S  
CENTERLINE CURVE DATA  
PI Sta 112+01.13  
N = 10,241,201.69  
E = 3,138,316.04  
Δ = 02°55'12" (LT)  
D = 01°41'25"  
L = 172.77'  
T = 86.41'  
R = 3,390.00'  
PC Sta 111+14.72  
PT Sta 112+87.50

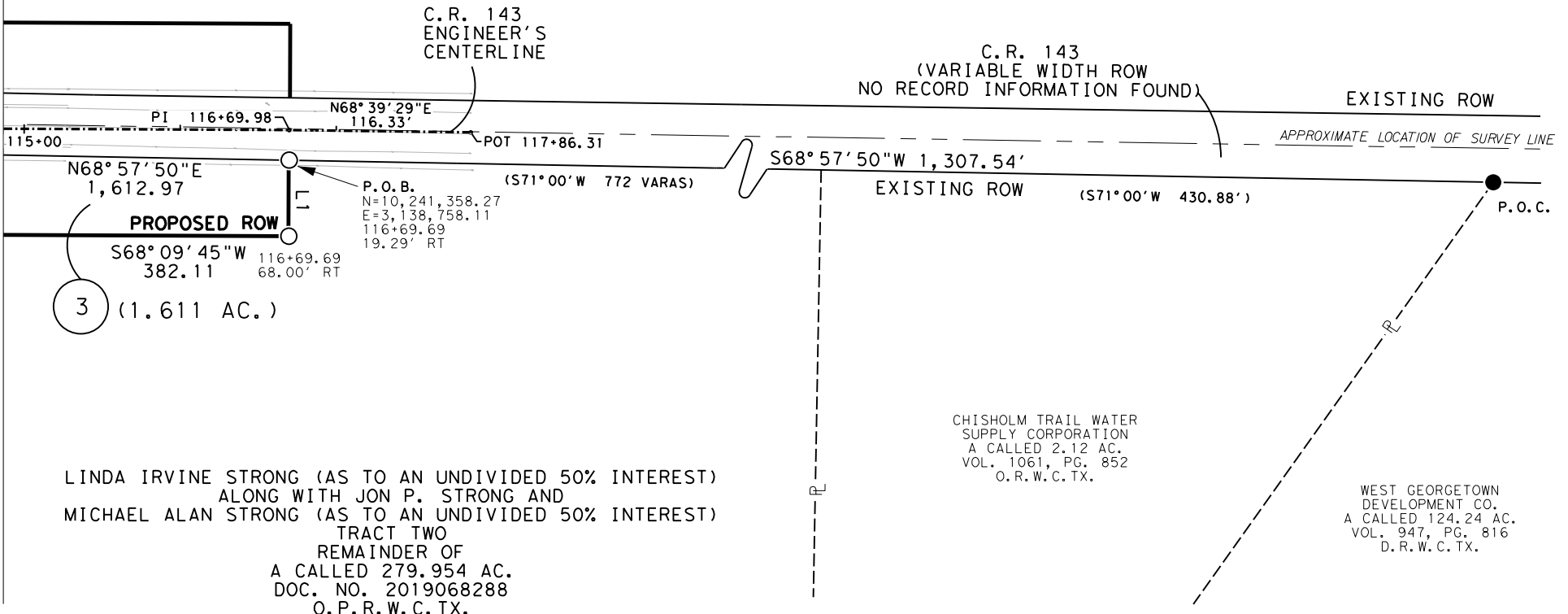
BURRELL EAVES SURVEY  
BLOCK NO. 5, SECTION NO. 5  
ABSTRACT NO. 216

JAMES DAVID WOLF  
TRACT ONE  
A CALLED 423.90 AC.  
DOC. NO. 2009089202  
O.P.R.W.C. TX.

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°50'15"E	48.71'

MATCH LINE 4 OF 6



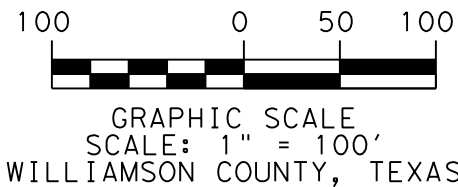
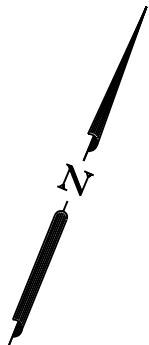
LINDA IRVINE STRONG (AS TO AN UNDIVIDED 50% INTEREST)  
ALONG WITH JON P. STRONG AND  
MICHAEL ALAN STRONG (AS TO AN UNDIVIDED 50% INTEREST)  
TRACT TWO  
REMAINDER OF  
A CALLED 279.954 AC.  
DOC. NO. 2019068288  
O.P.R.W.C. TX.

FURTHER DESCRIBED IN  
VOL. 414, PG. 626  
D.R.W.C. TX.

CHISHOLM TRAIL WATER  
SUPPLY CORPORATION  
A CALLED 2.12 AC.  
VOL. 1061, PG. 852  
O.R.W.C. TX.

WEST GEORGETOWN  
DEVELOPMENT CO.  
A CALLED 124.24 AC.  
VOL. 947, PG. 816  
D.R.W.C. TX.

WILLIAM ROBERTS SURVEY  
BLOCK NO. 4, SECTION NO. 4  
ABSTRACT NO. 524



EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC.	RIGHT
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4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
LINDA IRVINE STRONG ALONG WITH  
JON P. STRONG AND  
MICHAEL ALAN STRONG  
PARCEL 3  
1.611 AC. (70,156 SQ. FT.)

PAGE 3 OF 6  
REF. FIELD NOTE NO. 49379

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3\_CR 143\_R2\_Surface\_1.dgn

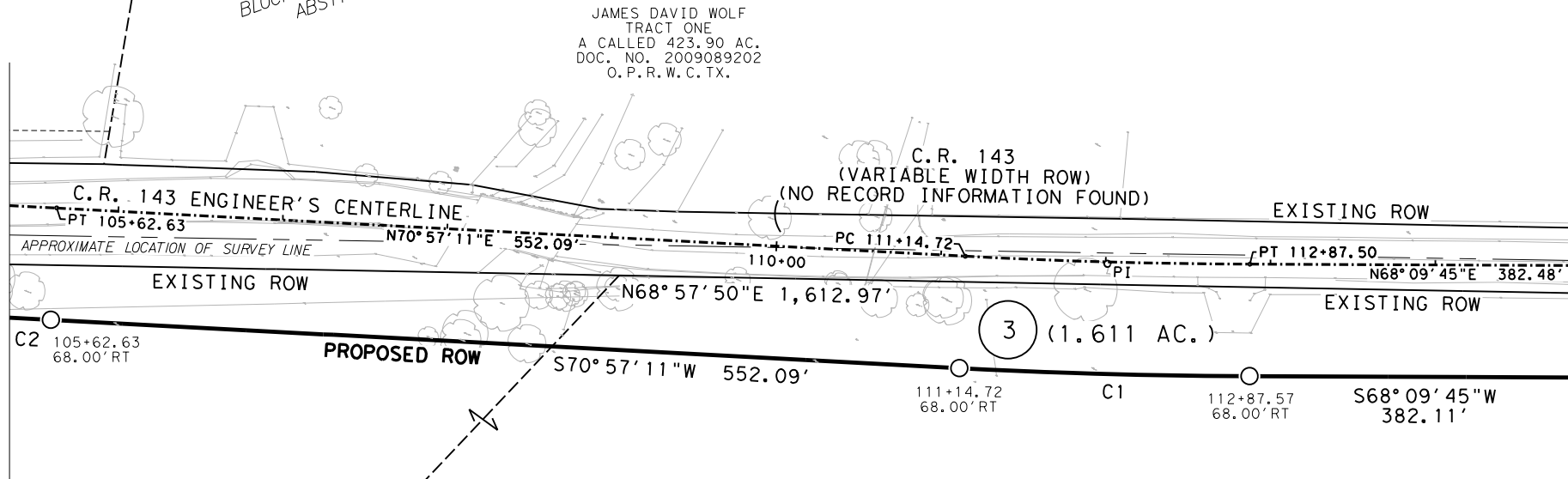
## EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 55' 08" RT	3,458.00	176.16'	176.14'	S69° 29' 37" W
C2	03° 31' 48" LT	3,322.00	204.68'	204.64'	S69° 11' 16" W

JAMES DAVID WOLF  
TRACT ONE  
A CALLED 423.90 AC.  
DOC. NO. 2009089202  
O. P. R. W. C. TX.

MATCH LINE 5 OF 6



MATCH LINE 3 OF 6

C.R. 143 ENGINEER'S  
CENTERLINE CURVE DATA  
PI Sta 104+58.23  
N = 10,240,959.23  
E = 3,137,613.76  
Δ = 03° 31' 48" (RT)  
D = 01° 41' 25"  
L = 208.87'  
T = 104.47'  
R = 3,390.00'  
PC Sta 103+53.77  
PT Sta 105+62.63

LINDA IRVINE STRONG (AS TO AN UNDIVIDED 50% INTEREST)  
ALONG WITH JON P. STRONG AND  
MICHAEL ALAN STRONG (AS TO AN UNDIVIDED 50% INTEREST)  
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PT Sta 112+87.50

WILLIAM ROBERTS SURVEY  
BLOCK NO. 4, SECTION NO. 4  
ABSTRACT NO. 524



100 0 50 100  
GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3\_CR 143\_R2\_Surface\_2.dgn

EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC.	RIGHT
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**SAM**

4801 Southwest Parkway  
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1.611 AC. (70,156 SQ. FT.)

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HAN TRAN AND SPOUSE,  
NINA HUYNH  
TRACT 3, 4, AND 5  
DOC. NO. 2019032406  
O.P.R.W.C. TX.

SUNSET RANCHETTES SUBDIVISION  
LOTS 14, 15, AND 16  
DOC. NO. 9300006  
CAB. K, SLIDE 138  
P.R.W.C. TX.

HAN TRAN AND SPOUSE,  
NINA HUYNH  
TRACT 3, 4, AND 5  
DOC. NO. 2019032406  
O.P.R.W.C. TX.

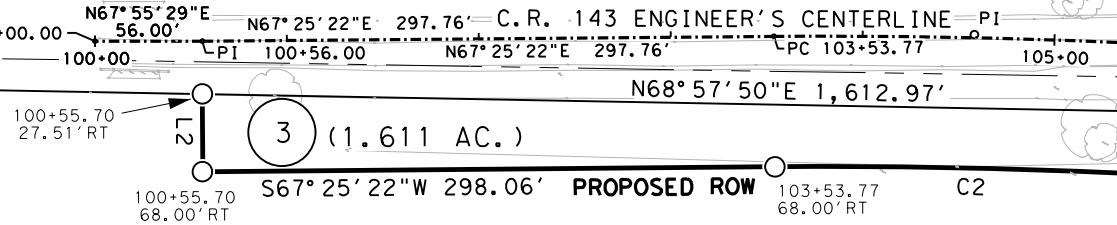
SUNSET RANCHETTES SUBDIVISION  
LOTS 14, 15, AND 16  
DOC. NO. 9300006  
CAB. K, SLIDE 138  
P.R.W.C. TX.

C.R. 143  
(VARIABLE WIDTH ROW)

EXISTING ROW (NO RECORD INFORMATION FOUND)

APPROXIMATE LOCATION OF SURVEY LINE

EXISTING ROW



LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N22° 34' 38" W	40.49'

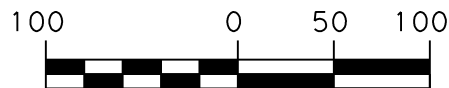
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MATCH LINE 4 OF 6



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3\_CR 143\_R2\_Surface\_1.dgn

EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC. RIGHT
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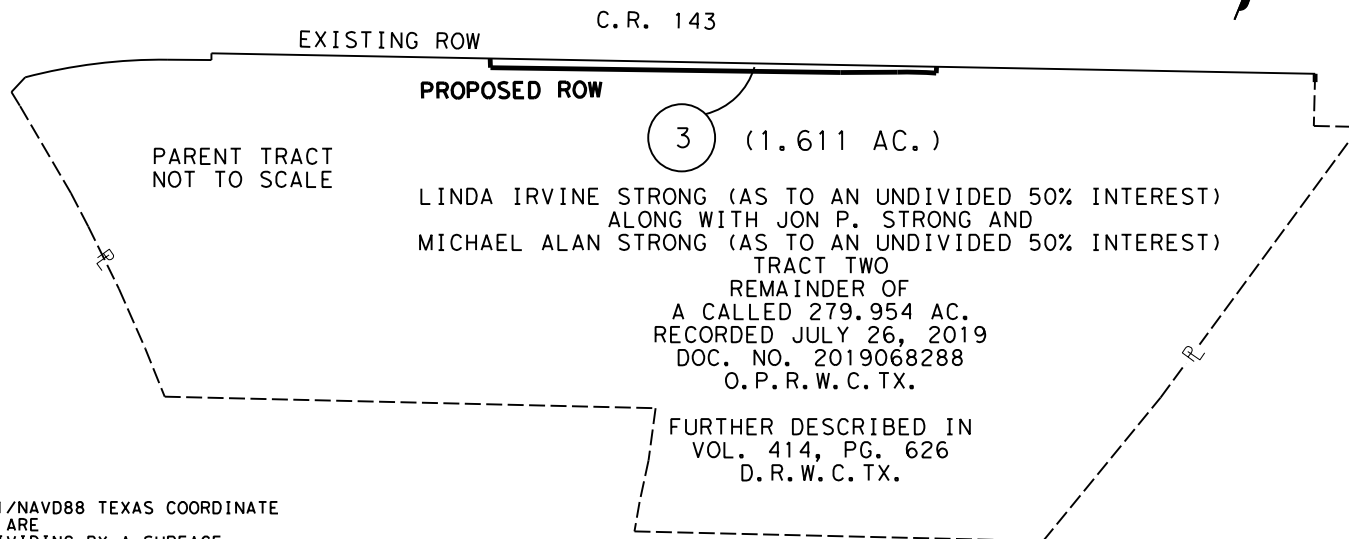
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PARCEL 3  
1.611 AC. (70,156 SQ. FT.)

PAGE 5 OF 6  
REF. FIELD NOTE NO. 49379

# LEGEND

# EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◻ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C. TX. DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C. TX. OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)
- EASEMENT LINE



## NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001378609. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  3. C.R. 143 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM WILLIAMSON COUNTY ROAD AND BRIDGE. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2022.
  4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.



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

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3\_CR 143\_R2\_Surface\_1.dgn

EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC.
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*Scott C. Brashear*

SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

6/28/2024

DATE



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
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1.611 AC. (70,156 SQ. FT.)

PAGE 6 OF 6  
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