

**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 3.077 acres (Parcel 48) described by metes and bounds in Exhibit "A" owned by **SCOTT LEE IRA HELMS** for the purpose of constructing, reconstructing, maintaining, and operating the Liberty Hill Bypass 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 _____ day of _____, 2022.

Bill Gravel, Jr.
Williamson County Judge

Exhibit "A"

County: Williamson
Parcel No.: 48ROW
Tax ID: R530461
Highway: SH 29 Liberty Hill Bypass
Limits: From: CR 279
To: R.M. 1869

METES AND BOUNDS DESCRIPTION FOR PARCEL 48ROW

FOR A 3.077 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 23.017 ACRE TRACT OF LAND CONVEYED TO SCOTT LEE IRA HELMS, RECORDED IN DOCUMENT NO. 2014043759 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.077 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF DECEMBER 2020, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Surface Coordinates: N=10211031.07, E=3058068.84) monumenting the southeast corner of said 23.017 acre Helms tract and the northeast corner of the called 10.005 acre tract of land conveyed to James W. Forbes, recorded in Volume 1427, Page 619 of the Official Records of Williamson County, Texas, same being on the west right-of-way line of County Road 279, being 652.87 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 469+71.35, for the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2" iron rod found monumenting the southwest corner of the called 6.32 acre tract of land conveyed to James Patrick Harlow, recorded in Volume 1572, Page 365 of the Official Records of Williamson County, Texas, same being on the east right-of-way line of said County Road 279, bears N 84°24'54" E for a distance of 50.89 feet;

THENCE, **S 67°41'56" W** with the south boundary line of said 23.017 acre Helms tract and the north boundary line of said 10.005 acre Forbes tract, for a distance of **141.47 feet** to an iron rod set with aluminum cap marked "Williamson County", being 683.68 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+41.18, for the southeast corner hereof, from which a 60D nail found monumenting the southwest corner of said 23.017 acre Helms tract, bears S 67°41'56" W passing at a distance of 1033.48 feet an iron rod found with cap marked (Forest) 0.08' south of this line, in all a total distance of 1225.54 feet;

THENCE, through the interior of said 23.017 acre Helms tract, the following six (6) courses and distances:

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1. **N 20°20'18" W** for a distance of **11.67 feet** to an iron rod set with aluminum cap marked "Williamson County", being 672.23 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+39.09;
2. **N 70°42'40" E** for a distance of **2.43 feet** to an iron rod set with aluminum cap marked "Williamson County", being 671.81 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+41.35;
3. **N 19°25'13" W** for a distance of **480.69 feet** to an iron rod set with aluminum cap marked "Williamson County", being 198.79 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 467+59.05;
4. **N 59°19'24" W** for a distance of **76.74 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 467+00.74;
5. With a curve to the right an arc length of **200.51 feet**, said curve having a radius of **11150.00 feet**, a delta angle of **1°01'49"** and a chord which bears **S 81°51'53" W** for a distance of **200.50 feet** to a PK nail set in the base of a tree, being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's PC Station 465+02.93;
6. **S 82°22'48" W** for a distance of **31.05 feet** to an iron rod set with aluminum cap marked "Williamson County", on the north boundary line of said 23.017 acre Helms tract and the south boundary line of the called 54.068 acre tract of land (Tract 2) conveyed to J. Patrick Harlow and Lisa M. Harlow, Husband and Wife, recorded in Document No. 9639594 of the Official Records of Williamson County, Texas, being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 464+71.89, for the northwest corner hereof, from which a 60D nail found monumenting an angle point on said north boundary line of the 23.017 acre Helms tract and said south boundary line of the 54.068 acre Harlow tract, bears S 42°06'16" W for a distance of 151.32 feet;

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THENCE, with said north boundary line of the 23.017 acre Helms tract and said south boundary line of the 54.068 acre Harlow tract, the following two (2) courses and distances:

1. **N 42°06'16" E** for a distance of **21.95 feet** to a 60D nail found, being 135.81 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 464+88.64;
2. **N 42°35'15" E** for a distance of **428.27 feet** to an iron rod set with aluminum cap marked "Williamson County", on the northeast corner of said 23.017 acre Helms tract, the southeast corner of said 54.068 acre Harlow tract, the northwest corner of the called 0.06 acre tract of land conveyed to Williamson County, Texas, recorded in Volume 1988, Page 638 of the Official Records of Williamson County, Texas and the southwest corner of the called 0.015 acre tract of land conveyed to Williamson County, Texas, recorded in Volume 1987, Page 644 of the Official Records of Williamson County, Texas, same being on said west right-of-way line of County Road 279, being 133.73 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+21.62, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the north corner of said 0.015 acre Williamson County, Texas tract, same being on an angle point in the east boundary line of said 54.068 acre Harlow tract and said west right-of-way line of County Road 279, bears N 22°24'21" W for a distance of 79.83 feet;

THENCE, **S 22°24'21" E** with the east boundary line of said 23.017 acre Helms tract, the west boundary line of said 0.06 acre Williamson County, Texas tract and said west right-of-way line of County Road 279, for a distance of **331.01 feet** to a 1/2" iron rod found monumenting the south corner of said 0.06 acre Williamson County, Texas tract, being 188.89 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+95.52;

THENCE, with said east boundary line of the 23.017 acre Helms tract and said west right-of-way line of County Road 279, the following three (3) courses and distances:

1. **S 19°26'15" E** for a distance of **198.96 feet** to a calculated point, being 385.02 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 469+28.15;

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2. **S 19°23'37" E** for a distance of **103.43 feet** to a 60D nail found, being 487.03 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 469+44.60;
3. **S 19°37'05" E** for a distance of **168.21 feet** to the **POINT OF BEGINNING** hereof and containing 3.077 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

Date: June 4, 2021

PRELIMINARY FOR REVIEW – NOT TO BE RECORDED

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NUMBER 10006900

Z:\WILLIAMSON COUNTY PSA PROJECTS_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23_PARCELS
PRELIM SURVEYS\PARCEL 48 ROW HELMS\PARCEL 48ROW N SH 29 BYPASS LH REVISED PRELIMINARY
M&B.doc

T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 3.077 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 23.017 ACRE TRACT OF LAND CONVEYED TO SCOTT LEE IRA HELMS, RECORDED IN DOCUMENT NO. 2014043759 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: 880 CR 279, LIBERTY HILL, TX 78642

J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54.068 ACRES (TRACT 2)
DOC. NO. 9639594

TAX ID: R530461
SCOTT LEE IRA HELMS
CALLED 23.017 ACRES
DOC. NO. 2014043759

RECORD DEED INFORMATION
WILLIAMSON COUNTY, TEXAS
RIGHT-OF-WAY DEEDS

- A WILLIAMSON COUNTY, TEXAS
CALLED 0.06 AC.
VOL. 1988, PG. 638
- B WILLIAMSON COUNTY, TEXAS
CALLED 0.015 AC.
VOL. 1987, PG. 644

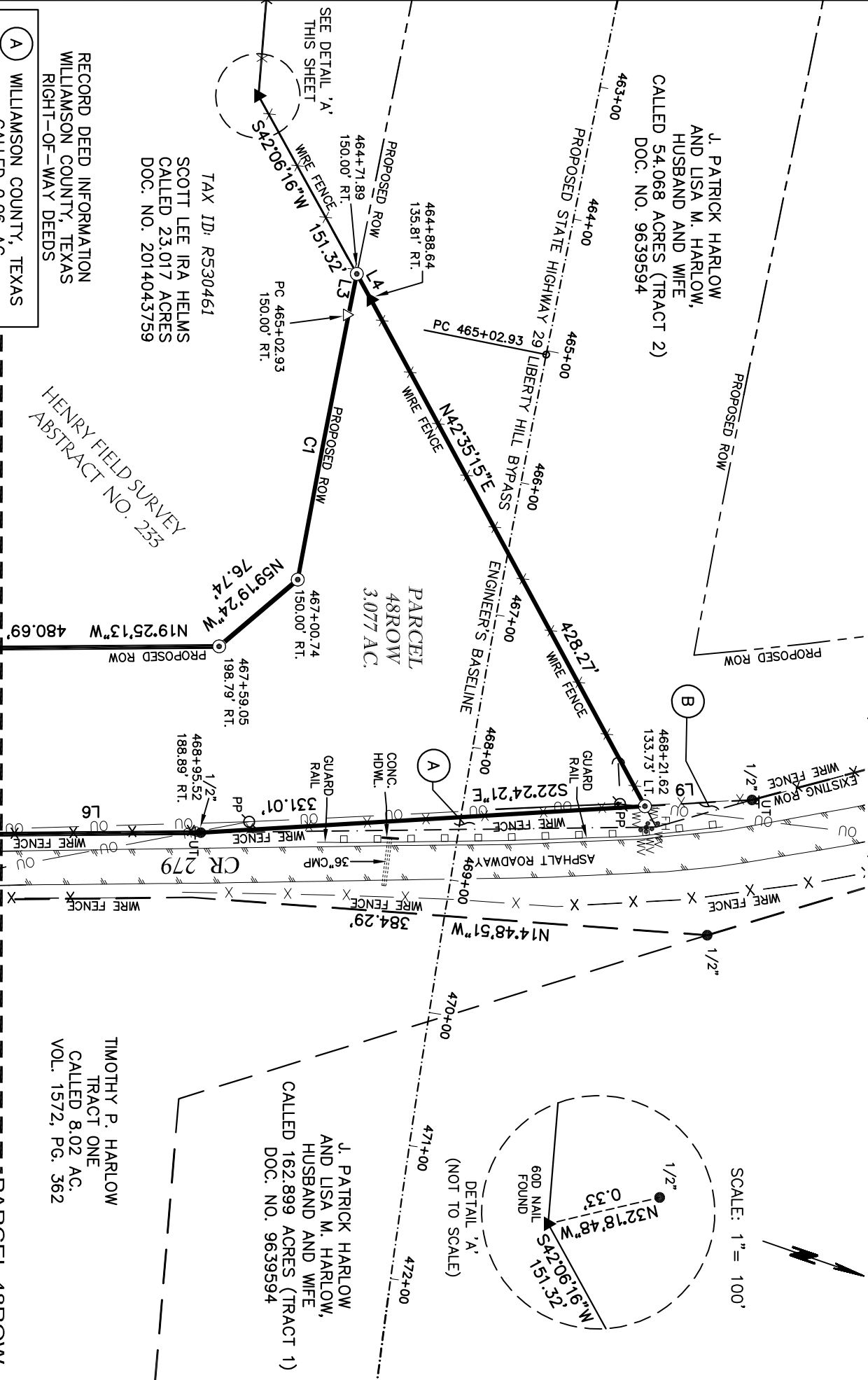
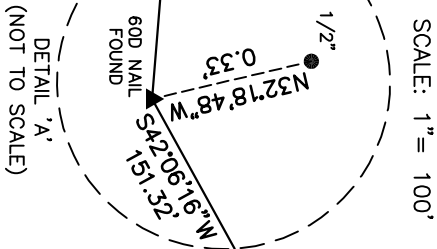
HENRY FIELD SURVEY
ABSTRACT NO. 233

MATCHLINE SHEET 1

TIMOTHY P. HARLOW
TRACT ONE
CALLED 8.02 AC.
VOL. 1572, PG. 362

J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 162.899 ACRES (TRACT 1)
DOC. NO. 9639594

PARCEL 48ROW
SHEET 2 OF 3



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 3.077 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 23.017 ACRE TRACT OF LAND CONVEYED TO SCOTT LEE IRA HELMS, RECORDED IN DOCUMENT NO. 2014043759 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 880 CR 279, LIBERTY HILL, TX 78642

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- 4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON WHICH MAY AFFECT THE SUBJECT TRACT.

To: Williamson County, Texas, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on December 14, 2020. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1B, Condition III Standard Land Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

PRELIMINARY - NOT TO BE RECORDED

SHANE SHAFER, R.P.L.S. NO. 5281
JUNE 4, 2021
DATE

LEGEND

●	IRON ROD FOUND
▲	60D NAIL FOUND
⊙	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
△	PK NAIL SET IN BASE OF TREE
▽	CALCULATED POINT
⊕	UNDERGROUND TELEPHONE MARKER
• TPD	TELEPHONE PEDESTAL
• WV	WATER VALVE
• FH	FIRE HYDRANT
⊕ PP	POWER POLE
—	DOWN GUY
— X — X —	WIRE FENCE
— OU —	OVERHEAD UTILITY LINE
— // — // —	EDGE OF PAVEMENT
□ □ □ □ □ □	GUARD RAIL
— · — · — · — · —	RIGHT-OF-WAY DEED LINE
- - - - -	ENGINEER'S BASELINE
CONC.	CONCRETE
HDWL.	HEADWALL
CMP	CORRUGATED METAL PIPE
ROW	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

PARCEL 48ROW
SHEET 3 OF 3