

**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 8.144 acres (Parcel 1 Part 1) and 0.282 acres (Parcel 1 Part 2) described by metes and bounds in Exhibits "A & B" owned by **THE WESS AND HELEN CASSENS TRUST, U/A dated November 11, 2019** for the purpose of constructing, reconstructing, maintaining, and operating the Bud Stockton Extension ("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 Exhibits "A & B" 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.

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Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT A**

**PROPERTY DESCRIPTION FOR PARCEL 1-PART 1**

DESCRIPTION OF A 8.144 ACRE (354,763 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 91.75 ACRE TRACT (SECOND TRACT) OF LAND DESCRIBED IN WARRANTY DEED TO WESS ARTHUR CASSENS JR. AND HELEN MARTHA CASSENS, CO-TRUSTEES OF THE WESS & HELEN CASSENS TRUST, U/A, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020005553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 8.144 ACRE (354,763 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as: N=10,270,878.59, E=3,146,999.36 TxSPC Zone 4203), set 80.43 feet right of Bud Stockton Extension baseline station 609+25.04 at the intersection of the proposed easterly Right-of-Way (ROW) line of said Bud Stockton Extension (variable width ROW) and the northerly ROW line of Farm to Market Road (F.M.) 487 (variable width ROW), same being the southerly boundary line of said 91.75 acre tract, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed easterly ROW line, with said northerly F.M. 487 ROW line and said southerly boundary line of the 91.75 acre tract, **S 68°34'05" W**, for a distance of **131.63** feet to a calculated point, being the southeasterly corner of that called 99.84 acre tract of land described in Warranty Deed to Jarrell Independent School District by instrument recorded in Document No. 1997041311 of the Official Records of Williamson County, Texas, same being the southwesterly corner of said 91.75 acre tract, for the southwesterly corner of the herein described parcel;
- 2) **THENCE**, departing said northerly F.M. 487 ROW line, with the common boundary line of said 99.84 acre and said 91.75 acre tracts, **N 21°13'09" W**, at a distance of 1.05 feet, pass a 3/8" iron rod found, at a distance of 25.37 feet, pass a calculated point and join with the proposed westerly ROW line of said Bud Stockton Extension, at a distance of 26.17 feet, pass an iron rod with plastic cap stamped "ESMT" found, at a distance of 1,952.50 feet, pass a 1/2" iron rod found, continuing for a total distance of **2,637.41** feet to a 1/2" iron rod found, being the southeasterly corner of that called 163.36 acre tract of land described in Warranty Deed with Vendor's Lien to Gregory S. Danek by instrument recorded in Document No. 2007071560 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of said 99.84 acre tract, same being an angle point in the westerly boundary line of said 91.75 acre tract, for an angle point in the westerly boundary line hereof;
- 3) **THENCE**, with the common boundary line of said 163.36 acre and said 91.75 acre tracts, being said proposed westerly ROW line, **N 21°26'47" W**, for a distance of **362.86** feet to a iron rod with aluminum cap stamped "WILCO ROW" set 53.39 feet left of Bud Stockton Extension baseline station 639+24.79, being the southwesterly corner of that called 2.87 acre tract (Third Tract) of land in said Warranty Deed to Wess and Helen Cassens recorded in said Document No. 2020005553, same being the northwesterly corner of said 91.75 acre tract, for the northwesterly corner of the herein described parcel, and from which a 1/2" iron rod found being the northwesterly corner of said 2.87 acre tract bears N 21°26'47" W, at a distance of 102.62 feet;
- 4) **THENCE**, departing the easterly boundary line of said 163.36 acre tract and said proposed westerly ROW line, with the common boundary line of said 2.87 acre and said 91.75 acre tracts, **N 55°34'34" E**, for a distance of **122.64** feet to a iron rod with aluminum cap stamped "WILCO ROW" set 66.00 feet right of Bud Stockton Extension baseline station 639+52.83 in said proposed easterly ROW line, for the northeasterly corner of the herein described parcel;

THENCE, departing said common boundary line of the 2.87 acre and 91.75 acre tracts, with said proposed easterly ROW line, through the interior of said 91.75 acre tract, the following two (2) courses:

County: Williamson  
Parcel: 1-PART 1  
Project: CR305

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- 5) **S 21°12'17" E**, for a distance of **3,013.37** feet to a iron rod with aluminum cap stamped "WILCO ROW" set 66.00 feet right of baseline station 609+39.47 in said proposed easterly ROW line, for an angle point in the easterly line hereof;
- 6) **S 66°12'17" E**, for a distance of **20.40** feet to the **POINT OF BEGINNING**, containing 8.144 acres (354,763 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 OF OFFICE at Round Rock, Williamson County, Texas.

**PRELIMINARY**  
**This document shall not be  
recorded for any purpose.**

---

M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

Date

S:\PAPE-DAWSON\CR 305\PARCELS\PARCEL 1-PART 1\PARCEL 1-PT1-CASSENS.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

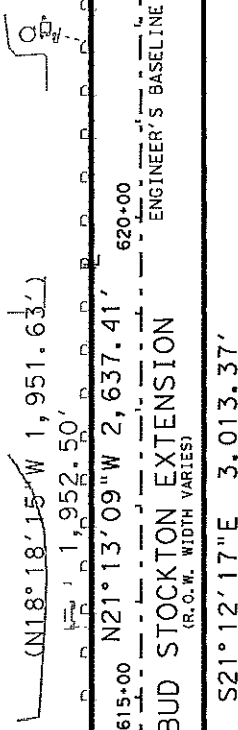
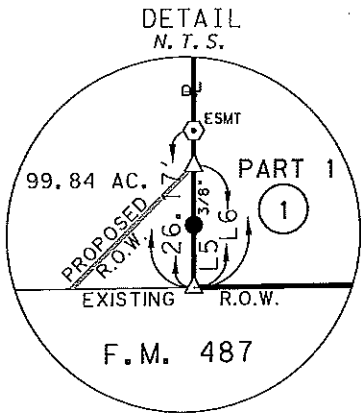
STA. 624+00  
SEE SHEET 4

JAMES ROEBUCK SURVEY  
ABSTRACT No. 527

WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS  
CO-TRUSTEES OF THE WESS  
AND HELEN CASSENS TRUST, U/A  
SECOND TRACT  
91.75 ACRES  
DOC. NO. 2020005553  
O. P. R. W. C. T.

JARRELL ISD  
99.84 ACRES  
DOC. NO. 1997041311  
O. R. W. C. T.

NO.	DIRECTION	DISTANCE
L1	S68°34'05"W	131.63'
L4	S66°12'17"E	20.40'
L5	N21°13'09"W	1.05'
L6	N21°13'09"W	25.37'

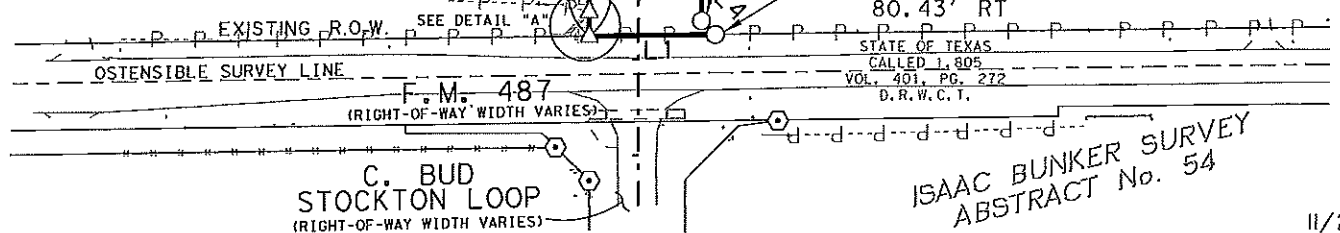


PART 1  
8.144 AC.  
354,763 SQ. FT.

STA. 609+39.47  
66.00' RT

P.O.B.

GRID COORDINATES:  
N=10,270,878.59  
E=3,146,999.36  
STA. 609+25.04  
80.43' RT



11/22/21

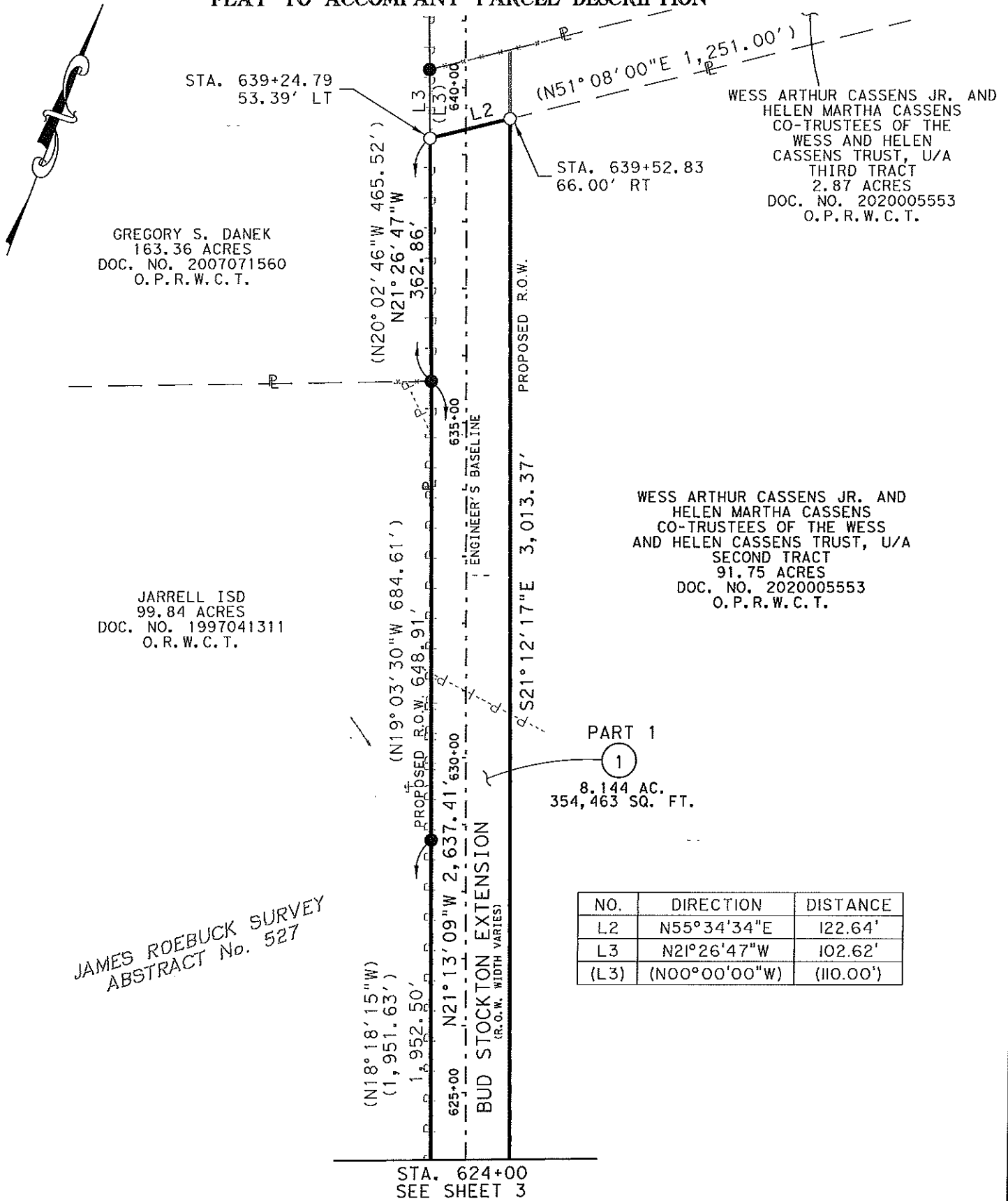
**INLAND U  
GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF  
**WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS  
CO-TRUSTEES OF THE WESS  
AND HELEN CASSENS TRUST, U/A**

PARCEL 1  
PART 1  
8.144 ACRES  
354,763 Sq. Ft.

SCALE 1" = 200'	PROJECT COUNTY ROAD 305	COUNTY WILLIAMSON
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PLAT TO ACCOMPANY PARCEL DESCRIPTION



JAMES ROEBUCK SURVEY  
ABSTRACT No. 527

11/22/21

**INLAND U  
GEODETIKS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF  
**WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS  
CO-TRUSTEES OF THE WESS  
AND HELEN CASSENS TRUST, U/A**

PARCEL 1  
PART 1  
8.144 ACRES  
354,763 Sq. Ft.

SCALE  
1" = 200'

PROJECT  
COUNTY ROAD 305

COUNTY  
WILLIAMSON

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EXHIBIT B

PROPERTY DESCRIPTION FOR PARCEL 1-PART 2

DESCRIPTION OF A 0.282 ACRE (12,286 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.87 ACRE TRACT (THIRD TRACT) OF LAND DESCRIBED IN WARRANTY DEED TO WESS ARTHUR CASSENS JR. AND HELEN MARTHA CASSENS, CO-TRUSTEES OF THE WESS & HELEN CASSENS TRUST, U/A, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020005553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.282 ACRE (12,286 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as: N=10,273,791.51, E=3,145,853.76 TxSPC Zone 4203), set 66.00 feet right of Bud Stockton Extension baseline station 640+55.56 in the proposed easterly Right-of-Way (ROW) line of Bud Stockton Extension (variable width ROW), same being the southerly boundary line of that called 25.17 acre tract of land described in Warranty Deed to James R. Davidson and wife, Virginia L. Davidson by instrument recorded in Volume 2491, Page 120 of the Official Records of Williamson County, Texas, same being the northerly boundary line of said 2.87 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which a 1/2" iron rod found being the northeasterly corner of said 2.87 acre tract, same being the southeasterly corner of said 25.17 acre tract, bears N 55°34'34" E, at a distance of 1,132.58 feet;

- 1) **THENCE**, departing the common boundary line of said 25.17 acre and said 2.87 acre tracts, with said proposed easterly ROW line, through the interior of said 2.87 acre tract, **S 21°12'17" E**, for a distance of **102.72** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 66.00 feet right of Bud Stockton Extension baseline station 639+52.83, being the northerly boundary line of that called 91.75 acre tract (Second Tract) of land in said Warranty Deed to Wess and Helen Cassens recorded in said Document No. 2020005553, same being the southerly boundary line of said 2.87 acre tract, for the southeasterly corner of the herein described parcel;
- 2) **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said 91.75 acre and said 2.87 acre tracts, **S 55°34'34" W**, for a distance of **122.64** feet to an iron rod with aluminum cap stamped "WILCO ROW" set 53.39 feet left of Bud Stockton Extension baseline station 639+24.79 in the proposed westerly ROW line of said Bud Stockton Extension, being the easterly boundary line of that called 163.36 acre tract of land described in Warranty Deed with Vendor's Lien to Gregory S. Danek by instrument recorded in Document No. 2007071560 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of said 91.75 acre tract, also being the southwest corner of said 2.87 acre tract, for the southwest corner of the herein described parcel, and from which a 1/2" iron rod found being the northeasterly corner of that called 99.84 acre tract of land described in Warranty Deed to Jarrell Independent School District by instrument recorded in Document No. 1997041311 of the Official Public Records of Williamson County, Texas, same being the southeasterly corner of said 163.36 acre tract, bears S 21°26'47" E at a distance of 362.86 feet;
- 3) **THENCE**, departing said 91.75 acre tract, with the common boundary line of said 163.36 acre and said 2.87 acre tracts, same being said proposed westerly ROW line, **N 21°26'47" W** for a distance of **102.62** feet to a 1/2" iron rod found, being the southwest corner of said 25.17 acre tract, same being the northwesterly corner of said 2.87 acre tract, for the northwesterly corner of the herein described parcel;
- 4) **THENCE**, departing the easterly boundary line of said 163.36 acre tract, same being said proposed westerly ROW line, with the common boundary line of said 25.17 acre and said 2.87 acre tracts,

County: Williamson  
Parcel: 1-PART 2  
Project: CR305

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Page 2 of 4

N 55°34'34" E for a distance of 123.08 feet to the POINT OF BEGINNING, containing 0.282 acres (12,286 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 Round Rock, Williamson County, Texas.

**PRELIMINARY**

**This document shall not be  
recorded for any purpose.**

M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

Date

S:\PAPE-DAWSON\CR 305\PARCELS\PARCEL 1-PART 2\PARCEL 1-PT2-CASSENS.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

JAMES ROEBUCK SURVEY  
ABSTRACT No. 527

JAMES R. DAVIDSON AND  
WIFE, VIRGINIA L. DAVIDSON  
25.17 ACRES  
VOL. 2491, PG. 120  
O. R. W. C. T.

GREGORY S. DANEK  
163.36 ACRES  
DOC. NO. 2007071560  
O. P. R. W. C. T.

STA. 639+24.79  
53.39' LT

STA. 639+52.83  
66.00' RT

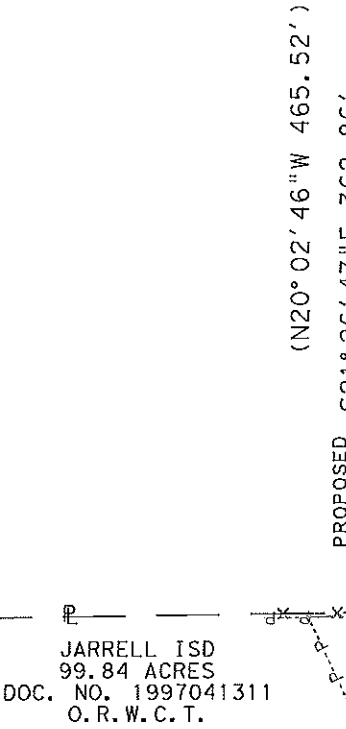
WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS  
CO-TRUSTEES OF THE  
WESS AND HELEN  
CASSENS TRUST, U/A  
THIRD TRACT  
2.87 ACRES  
DOC. NO. 202005553  
O. P. R. W. C. T.

WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS  
CO-TRUSTEES OF THE WESS  
AND HELEN CASSENS TRUST, U/A  
SECOND TRACT  
91.75 ACRES  
DOC. NO. 202005553  
O. P. R. W. C. T.

**P.O.B.**  
GRID COORDINATES:  
N=10,273,791.51  
E=3,145,853.76  
STA. 640+55.56  
66.00' RT

**1**  
0.282 AC.  
12,286 SQ. FT.

NO.	DIRECTION	DISTANCE
L1	S21°12'17"E	102.72'
L2	S55°34'34"W	122.64'
L3	N21°26'47"W	102.62'
(L3)	(SOUTHERLY)	(110.00')
L4	N55°34'34"E	123.08'



(N20°02'46"W 465.52')

PROPOSED R.O.W. S21°26'47"E 362.86'

ENGINEER'S BASELINE  
BUD STOCKTON EXTENSION  
(R.O.W. WIDTH VARIES)

635+00

640+00

JARRELL ISD  
99.84 ACRES  
DOC. NO. 1997041311  
O. R. W. C. T.

11/22/21

**INLAND U  
GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00



PARCEL PLAT SHOWING PROPERTY OF  
**WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS  
CO-TRUSTEES OF THE WESS  
AND HELEN CASSENS TRUST, U/A**

PARCEL 1  
PART 2  
0.282 ACRES  
12,286 Sq. Ft.

SCALE 1" = 100'	PROJECT COUNTY ROAD 305	COUNTY WILLIAMSON
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**PLAT TO ACCOMPANY PARCEL DESCRIPTION**

**LEGEND**

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILCO ROW" SET	P.O.B.	POINT OF BEGINNING
⊗	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

1) ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

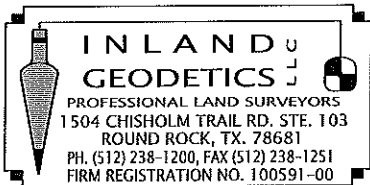
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE BY ME UNDER MY DIRECT SUPERVISION.

**PRELIMINARY**

**This document shall not be recorded for any purpose.**

M. STEPHEN TRUESDALE DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
 LICENSED STATE LAND SURVEYOR  
 INLAND GEODETICS, LLC  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TEXAS 78681

11/22/21



PARCEL PLAT SHOWING PROPERTY OF  
**WESS ARTHUR CASSENS JR. AND  
 HELEN MARTHA CASSENS  
 CO-TRUSTEES OF THE WESS  
 AND HELEN CASSENS TRUST, U/A**

PARCEL 1  
 PART 2  
 0.282 ACRES  
 12,286 Sq. Ft.

SCALE  
 1" = 100'

PROJECT  
 COUNTY ROAD 305

COUNTY  
 WILLIAMSON