

**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 0.808 acres (Parcel 31) located in Williamson County, Texas, and being described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein, and being owned by **KELLY A. MONEY A/K/A KELLY ANN MONEY** for the purpose of constructing, reconstructing, maintaining, and operating the Bagdad Road/CR 279 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 _____.

Bill Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel : 31 Kelly Ann Money
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.808 ACRE (35,206 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 AND THE D. WALSH SURVEY, ABSTRACT NO. 666, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.944 ACRE (TRACT 1) AND OF THAT CALLED 3.301 ACRE (TRACT 2) OF LAND IN A WARRANTY DEED TO KELLY ANN MONEY RECORDED IN DOCUMENT NO. 2022111776, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING DESCRIBED IN VOL. 818, PG. 298 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NO. 199978138 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SAID 0.808 ACRE (35,206 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 88.03 feet right of Bagdad Road Baseline Station 223+34.82 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,201,531.80 E=3,060,372.33), being in the centerline of a 40' wide road easement known as Antlers Trail, same being in the southerly boundary line of that called 10.23 acre tract of land described in a Warranty Deed to Boyd F. Henry recorded in Volume 1642, Page 775 of the Official Records of Williamson County, Texas, same being the northerly boundary line of said 4.944 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 5/8" iron rod found, being the southeasterly corner of said 10.23 acre tract, same being the northeasterly corner of said 4.944 acre tract bears N 69°10'51" E, at a distance of 464.10 feet;

THENCE, departing said 10.23 acre tract, with said proposed easterly ROW line, through the interior of said 4.944 acre tract, the following two (2) courses:

- 1) **S 08°58'35" E** for a distance of **364.18** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 80.17 feet right of Bagdad Road Baseline Station 219+70.73, for an angle point;
- 2) **S 17°22'51" E** for a distance of **42.95** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 85.53 feet right of Bagdad Road Baseline Station 219+28.12, in the northerly boundary line of said 3.301 acre tract, same being the southerly boundary line of said 4.944 acre tract and from which a 1/2" iron rod found, being the northeasterly corner of said 3.301 acre tract, same being the southeasterly corner of said 4.944 acre tract bears N 69°07'13" E at a distance of 513.61 feet;

THENCE, departing said 4.944 acre tract, continuing with said proposed easterly ROW line, through the interior of said 3.301 acre tract, the following two (2) courses:

- 3) **S 17°22'51" E** for a distance of **109.86** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.50 feet right of Bagdad Road Baseline Station 218+18.25, for an angle point;
- 4) **S 20°52'35" E** for a distance of **231.55** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 139.36 feet right of Bagdad Road Baseline Station 215+90.34, in the northerly boundary line of that called 6.66 acre tract of land described in a General Warranty Deed with Vendor's Lien to Mark A. Lumpkin and Paula W. Lumpkin recorded in Document No. 9854711 of the Official Records of Williamson County, Texas, same being the southerly boundary line of said 3.301 acre tract, also being in the meanders of Jenks Branch, for an angle point of the herein described parcel;

THENCE, departing said proposed ROW line, with the common boundary line of said 3.301 acre tract and said 6.66 acre tract, the following two (2) courses:

- 5) **S 12°54'51" W** for a distance of **125.51** feet to a calculated angle point;
- 6) **S 40°35'58" W** for a distance of **27.51** feet to a calculated angle point, in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), same being the most southerly corner of said 3.301 acre tract, also being the southeasterly corner of that called 0.12 acre ROW tract described in a deed to County Judge John Doerfler recorded in Document No. 2007053303 of the Official Public Records of Williamson County, Texas, for the most southerly corner of the herein described parcel;

THENCE, departing said 6.66 acre tract, with said existing ROW line, same being the westerly boundary line of said 3.301 acre tract and the easterly line of said 0.12 acre ROW tract, the following three (3) courses:

County: Williamson
Parcel : 31 Kelly Ann Money
Highway: Bagdad Rd (CR 279)

- 7) **N 06°09'55" W** for a distance of **34.52** feet to a calculated point of curvature to the left;
- 8) Along said curve to the left, having a delta angle of **14°34'49**, a radius of **1,563.00** feet, an arc length of **397.74** feet and a chord which bears **N 11°04'06" W**, for a distance of **396.67** feet to a calculated point of non-tangency;
- 9) **N 18°21'08" W** for a distance of **34.41** feet to a calculated point, being the southwesterly corner of said 4.944 acre tract, same being the northwesterly corner of said 3.301 acre tract, also being the southeasterly corner of that called 0.15 acre ROW tract described in a deed to County Judge John Doerfler recorded in Document No. 2007053303 of the Official Public Records of Williamson County, Texas;

THENCE, departing said 3.301 acre tract, continuing with said existing ROW line, same being the westerly boundary line of said 4.944 acre tract and the easterly line of said 0.15 acre ROW tract, the following three (3) courses:

- 10) **N 18°22'29" W** for a distance of **350.86** feet to a 1/2" iron rod found, for point of curvature to the right;
- 11) Along said curve to the right, having a delta angle of **87°36'53**, a radius of **30.00** feet, an arc length of **45.87** feet and a chord which bears **N 25°18'58" E**, for a distance of **41.53** feet to a 1/2" iron rod found, for point of non-tangency;
- 12) **N 11°59'09" W** for a distance of **20.24** feet to a calculated point in the southerly line of said 10.23 acre tract, same being the northwesterly corner of said 4.944 acre tract, for the northwesterly corner of the herein described parcel;
- 13) **THENCE**, departing said existing ROW line and said 0.15 acre ROW tract, with the common boundary line of said 10.23 acre tract and said 4.944 acre tract, same being the centerline of said Antlers Trail easement, **N 69°10'51" E** for a distance of **52.11** feet to the **POINT OF BEGINNING**, containing 0.808 acres (35,206 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 §

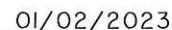
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

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

4 Jan 2023
Date





COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊗ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	O.R.W.C.T. OFFICIAL RECORDS
ℙ PROPERTY LINE	WILLIAMSON COUNTY, TEXAS
	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-165840, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

1. RESTRICTIVE COVENANTS: VOLUME 544, PAGE 56, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, EXPIRED JANUARY 2000.

10(2). A 10 FOOT WIDE EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES ALONG THE SIDE, FRONT, AND REAR BOUNDARY LINES AS SET OUT IN VOLUME 818, PAGE 298 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 542, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

4. AN EQUIPMENT STATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN DOCUMENT NO. 9547060 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

5. A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES OF ALL TRACTS AS DESCRIBED IN VOLUME 544, PAGE 554 AND IN VOLUME 818, PAGE 298 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.

6. A ROAD EASEMENT RESERVED ALONG THE NORTHERN BOUNDARY OF THE TRACT, 20 FEET OF WHICH IS LOCATED UPON THE PROPERTY, AS DESCRIBED IN VOLUME 1124, PAGE 107 OF THE DEED RECORDS AND VOLUME 2141, PAGE 326, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.

7. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 544, PAGE 56 AND VOLUME 544, PAGE 554 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, EXPIRED JANUARY 2000.

12. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-49 IN DOCUMENT NO. 2005061142, ORDINANCE NO. 05-0-50 IN DOCUMENT NO. 2005066224, ORDINANCE NO. 05-0-56 OF RECORD IN DOCUMENT NO. 2005066230, AND ORDINANCE NO. 05-0-58 OF RECORD IN DOCUMENT NO. 2005071498, OFFICIAL PUBLIC RECORDS, AND FURTHER RATIFIED BY ORDINANCE NO. 06-0-12, RECORDED IN DOCUMENT NO. 2006013010, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

13. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-035-00 OF RECORD IN DOCUMENT NO. 2017011280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

14. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 2007053302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

15. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 2007053303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14° 34' 49"	1,563.00'	397.74'	396.67'	N11° 04' 06"W
(C1)		(1,563.00')	(397.74')	(396.67')	(N08° 26' 02"W)
C2	87° 36' 53"	30.00'	45.87'	41.53'	N25° 18' 58"E
(C2)		(30.00')	(45.86')	(41.53')	(N28° 04' 25"E)

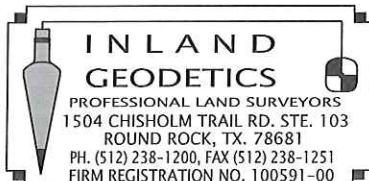
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

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

DATE



01/02/2023



PARCEL PLAT SHOWING PROPERTY OF

KELLY ANN MONEY

PARCEL 31
0.808 ACRES
35,206 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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