

**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 an electric easement to that certain tract of land being 0.634 acres (Parcel 10E) described by metes and bounds in Exhibit "A" owned by **EDWARD WOLF AND JENNIFER WOLF** 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 Gravel, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel: 10E – Wolf
Highway: Bagdad Rd (CR 279)

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.634 ACRE (27,613 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 81.69 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO EDWARD WOLF AND JENNIFER WOLF RECORDED IN DOCUMENT NO. 2021036573 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.634 ACRE (27,613 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS PART 1, A 0.373 ACRE (16,234 SQUARE FOOT) PARCEL AND PART 2 A 0.261 ACRE (11,379 SQUARE FOOT) PARCEL AS FOLLOWS:

PART 1 - 0.373 ACRE (16,234 SQUARE FOOT)

COMMENCING at an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 150.00 feet right of Bagdad Road Baseline Station 285+47.48 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), being in the interior of said 81.69 acre tract;

THENCE, with said proposed ROW line, through the interior of said 81.69 acre tract, N 51°41'07" E, at a distance of 20.66 feet to a calculated point (Grid Coordinates determined as N=10,207,651.64 E=3,059,412.81, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, with said proposed easterly ROW, continuing through the interior of said 81.69 acre tract, **S 51°41'07" W**, for a distance of **20.36** feet to a calculated point, for the southwesterly corner of the herein described parcel;

THENCE, departing said proposed ROW line, continuing through the interior of said 81.69 acre tract the following two (2) courses:

- 2) **N 49°10'17" W**, for a distance of **54.39** feet, to a calculated angle point;
- 3) **S 85°18'35" W**, for a distance of **16.64** feet, to a calculated point of curvature to the right, in said proposed ROW line;
- 4) **THENCE**, continuing through the interior of said **0°45'56"**, a radius of **1,895.00** feet, an arc length of **25.32** feet and a chord which bears **N 42°30'37" W**, for a distance of **25.32** feet, to a calculated point of non-tangency;

THENCE, departing said proposed ROW line, continuing through the interior of said 81.69 acre tract the following two (2) courses:

- 5) **N 85°18'35" E**, for a distance of **12.52** feet, to a calculated angle point;
- 6) **N 49°10'17" W**, for a distance of **120.04** feet, to a calculated point of curvature to the right, in said proposed ROW line;
- 7) **THENCE**, continuing through the interior of said 81.69 acre tract, with said proposed westerly ROW line with said curve to the right, having a delta angle of **05°48'22"**, a radius of **1,895.00** feet, an arc length of **192.03** feet and a chord which bears **S 49°10'17" W**, for a distance of **191.95** feet, to a calculated point of non-tangency;
- 8) **THENCE, N 49°10'17" W**, for a distance of **403.81** feet, to a calculated point to a calculated point in the approximate centerline of the South Fork of the San Gabriel River, same being the northerly line of said 81.69 acre tract, same being the southerly boundary line of that cited 36 acres, more or less, in Deed Without Warranty to Scott L. I. Helms and Christina A. Helms in Document No. 2020012720 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;
- 9) **THENCE, N 65°11'14" E**, with the approximate centerline of the South Fork of the San Gabriel River, same being the common line of said 81.69 acre tract and said cited 36 acre tract, for a distance of **21.95** feet, for the northeasterly corner of the herein described parcel;

THENCE, departing said approximate centerline of the river and said cited 36 acre tract line, through the interior of said 81.69 acre tract the following five (5) courses:

- 10) **S 49°10'17" E**, for a distance of **730.57** feet, to a calculated angle point;

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- 11) **N 88°18'44" E**, for a distance of **37.91** feet, to a calculated angle point;
- 12) **S 04°43'21" E**, for a distance of **10.00** feet, to a calculated angle point;
- 13) **S 85°16'39" W**, for a distance of **26.08** feet, to a calculated angle point;
- 14) **S 49°10'17" E**, for a distance of **46.60** feet, to the **POINT OF BEGINNING**, containing 0.373 acres (16,234 square feet) of land, more or less;

PART 2 - 0.261 ACRE (11,379 SQUARE FOOT)

COMMENCING at a capped iron rod stamped "Forest" found, being an angle point in the southerly boundary line of said 81.69 acre tract, same being the northerly line of that called 5.801 acre tract of land described in a Warranty Deed to Elizabeth Ann Lancaster recorded in Volume 1405, Page 431 of the Deed Records of Williamson County, Texas;

THENCE, with the common line of said 81.69 acre tract and said 5.801 acre tract, **S 82°51'35" W**, at a distance of 297.94 feet to a calculated point (Grid Coordinates determined as N=10,206,928.90 E=3,059,830.21, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, S 82°51'35" W** with said common boundary line, for a distance of **32.14** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY set 86.08 feet right of Bagdad Road Baseline Station 279+56.88, in the proposed easterly ROW line of Bagdad Road, for the southwesterly corner of the herein described parcel;

THENCE, departing said 5.801 acre tract boundary line, with said proposed easterly ROW line, through the interior of said 81.69 acre tract, the following two (2) courses:

- 2) **N 24°16'17" W**, for a distance of **203.31** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY set 86.08 feet right of Bagdad Road Baseline Station 279+56.88, for a point of curvature to the right;
- 3) With said curve to the right, having a delta angle of **10°34'36"**, a radius of **3,000.00** feet, an arc length of **553.79** feet and a chord which bears **N 26°35'52" W**, for a distance of **553.00** feet, for the calculated northerly corner of the herein described parcel;

THENCE, departing said proposed easterly ROW line, through the interior of said 81.69 acre tract, the following twenty two (22) courses:

- 4) **S 49°10'18" E**, for a distance of **36.65** feet to a calculated angle point;
- 5) **N 48°22'41" E**, for a distance of **35.58** feet to a calculated angle point;
- 6) **S 41°37'19" E**, for a distance of **10.00** feet to a calculated angle point;
- 7) **S 48°22'41" W**, for a distance of **35.88** feet to a calculated angle point;
- 8) **S 28°50'24" E**, for a distance of **217.72** feet to a calculated angle point;
- 9) **N 62°44'23" E**, for a distance of **20.14** feet to a calculated angle point;
- 10) **S 27°15'37" E**, for a distance of **10.00** feet to a calculated angle point;
- 11) **S 62°44'23" W**, for a distance of **20.15** feet to a calculated angle point;

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Highway: Bagdad Rd (CR 279)

- 12) S 25°33'37" E, for a distance of 138.42 feet to a calculated angle point;
13) N 65°57'35" E, for a distance of 20.13 feet to a calculated angle point;
14) S 24°02'25" E, for a distance of 10.00 feet to a calculated angle point;
15) S 65°57'35" W, for a distance of 20.04 feet to a calculated angle point;
16) S 23°33'17" E, for a distance of 120.26 feet to a calculated angle point;
17) N 24°05'50" E, for a distance of 41.97 feet to a calculated angle point;
18) S 65°54'10" E, for a distance of 20.00 feet to a calculated angle point;
19) S 24°05'50" W, for a distance of 49.54 feet to a calculated angle point;
20) N 73°41'12" E, for a distance of 23.61 feet to a calculated angle point;
21) S 16°18'48" E, for a distance of 10.00 feet to a calculated angle point;
22) S 73°41'12" W, for a distance of 30.28 feet to a calculated angle point;
23) S 23°33'52" E, for a distance of 188.99 feet to a calculated angle point;
24) N 73°29'52" E, for a distance of 19.25 feet to a calculated angle point;
25) S 16°30'08" E, for a distance of 6.32 feet to the **POINT OF BEGINNING**, containing 0.261 acres (11,379 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. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

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

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

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


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBRELS Firm No. 10059100
BB-001

09/24/2023

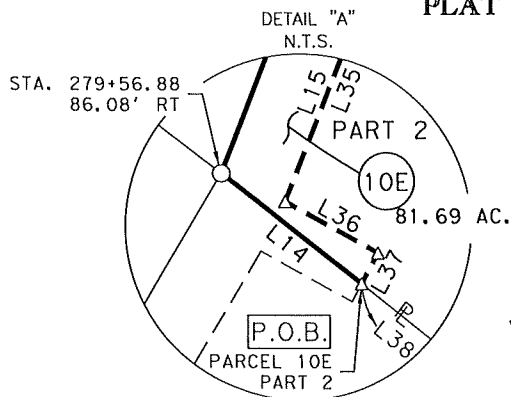


PLAT TO ACCOMPANY PARCEL DESCRIPTION

SCOTT L. I. HELMS &
CHRISTINA A. HELMS
CITED 36 ACRES
DOC. NO. 2020012720
REMAINDER OF 51.33 ACRE
DOC. NO. 2008011186
O. P. R. W. C. T.

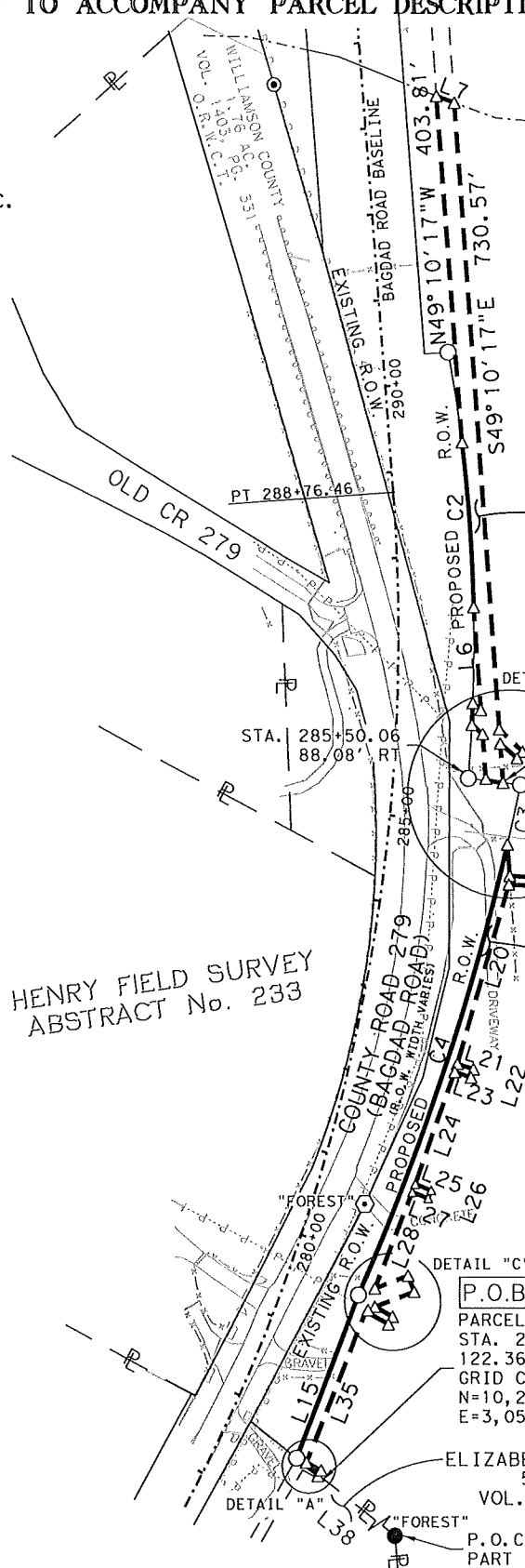
APPROXIMATE
E OF THE SOUTH
FORK OF THE
SAN GABRIEL
RIVER & R

100' 0' 100' 200'
SCALE 1" = 200'



NO.	DIRECTION	DISTANCE
L1	S51°41'07"W	20.36'
L2	N49°10'17"W	54.39'
L3	S85°18'35"W	16.64'
L4	N42°30'38"W	25.32'
L5	N85°18'35"E	12.52'
L6	N49°10'17"W	120.04'
L7	N65°11'14"E	21.95'
L8	N88°18'44"E	37.91'
L9	S04°43'21"E	10.00'
L10	S85°16'39"W	26.08'
L11	S49°10'17"E	45.60'
L12	N51°41'07"E	20.66'
L13	S51°41'07"W	20.96'
L14	S82°51'35"W	32.14'
L15	N24°16'17"W	203.31'
L16	S49°10'18"E	36.65'
L17	N48°22'41"E	35.58'
L18	S41°37'19"E	10.00'
L19	S48°22'41"W	35.88'
L20	S28°50'24"E	217.72'
L21	N62°44'23"E	20.14'
L22	S27°15'37"E	10.00'
L23	S62°44'23"W	20.15'
L24	S25°33'37"E	138.42'
L25	N65°57'35"E	20.13'
L26	S24°02'25"E	10.00'
L27	S65°57'35"W	20.04'
L28	S23°33'17"E	120.26'
L29	N24°05'50"E	41.97'
L30	S65°54'10"E	20.00'
L31	S24°05'50"W	49.54'
L32	N73°41'12"E	23.61'
L33	S16°18'48"E	10.00'
L34	S73°41'12"W	30.28'
L35	S23°33'52"E	188.99'
L36	N73°29'52"E	19.25'
L37	S16°30'08"E	6.32'
L38	S82°51'35"W	297.94'

HENRY FIELD SURVEY
ABSTRACT No. 233



PART 1
10E
0.373 AC.
16,234 SQ. FT.

P.O.B.

PARCEL 10E, PART 1
STA. 285+48.33
129.36' RT
GRID COORDINATES:
N=10,207,651.64
E=3,059,412.81

P.O.C.
PART 1
STA. 285+47.48
150.00' RT

PART 2
10E
0.261 AC.
11,379 SQ. FT.

EDWARD WOLF AND
JENNIFER WOLF
81.69 ACRES
DOC. NO. 2021036573
O. P. R. W. C. T.

DETAIL "C"

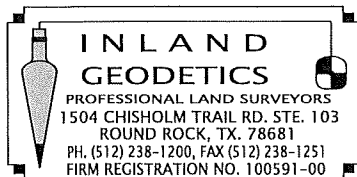
P.O.B.

PARCEL 10E, PART 2
STA. 277+54.49
122.36' RT
GRID COORDINATES:
N=10,206,928.90
E=3,059,830.21

ELIZABETH ANN LANCASTER
5.801 ACRES
VOL. 1405, PG. 431
O. P. R. W. C. T.

P.O.C.
PART 2

08/11/2023



PARCEL PLAT SHOWING PROPERTY OF
**EDWARD WOLF AND
JENNIFER WOLF**

SCALE
1" = 200'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

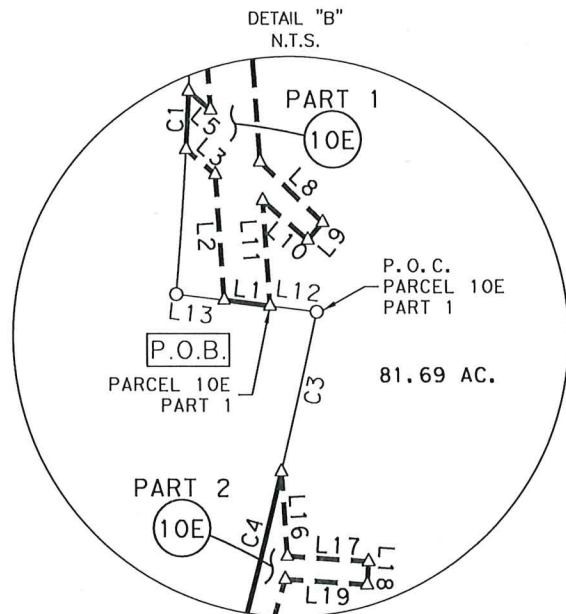
PARCEL 10E
PART 1 &
PART 2

PAGE 4 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

●	1/2" IRON ROD FOUND UNLESS NOTED
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP
⊗	1/2" IRON PIPE FOUND UNLESS NOTED
▲	60/D NAIL FOUND
△	CALCULATED POINT
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE)
⌒	PROPERTY LINE
()	RECORD INFORMATION
— —	LINE BREAK
— —	DENOTES COMMON OWNERSHIP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
N.T.S.	NOT TO SCALE
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS 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 GF NO. T-165823, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

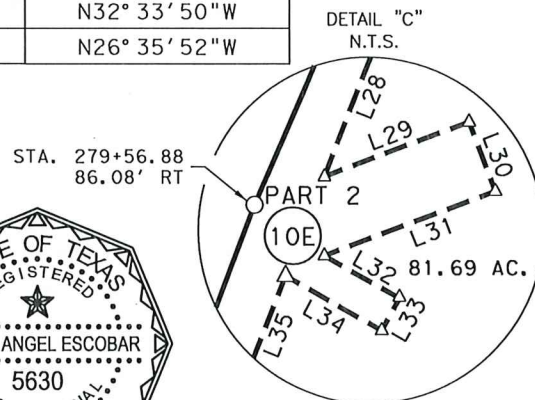
10(2). AN ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 241, PAGE 439, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

3. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2014037856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

4. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2020166458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

6. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 05-0-25, RECORDED IN DOCUMENT NO. 2005039348, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 45' 56"	1,895.00'	25.32'	25.32'	N42° 30' 37"W
C2	05° 48' 22"	1,895.00'	192.03'	191.95'	N49° 10' 17"W
C3	01° 21' 21"	3,000.00'	70.99'	70.99'	N32° 33' 50"W
C4	10° 34' 36"	3,000.00'	553.79'	553.00'	N26° 35' 52"W

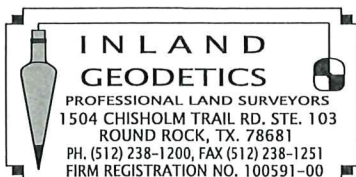


I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

09/24/2023
MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



08/11/2023



PARCEL PLAT SHOWING PROPERTY OF
**EDWARD WOLF AND
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SCALE
1" = 200'

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BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 10E
PART 1 &
PART 2

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