

**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 1.360 acres (Parcel 4) described by metes and bounds in Exhibit "A" owned by **H. BRANDON BAILEY AND SHARON L. BAILEY** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 110N 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 \_\_\_\_\_.

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Steven Snell  
Williamson County Judge

**EXHIBIT \_\_\_\_\_**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 1.360 ACRE (59,223 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 15.4742 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO H. BRANDON BAILEY AND SHARON L. BAILEY RECORDED IN DOCUMENT NO. 1996049790, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.360 ACRE (59,223 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found 157.19 feet right of proposed CR 110 Baseline Station 398+52.60 (Grid Coordinates determined as N=10,196,663.65, E=3,150,163.21, Texas Coordinate System of 1983, Central Zone), for the southeasterly corner of said 15.4742 acre tract, same being the northeasterly corner of that called 20.51 acre tract of land cited in General Warranty Deed to Equity Trust d/b/a Sterling Trust fbo Albert H. Barschmid III recorded in Document No. 2010045952, of the Official Public Records of Williamson County, Texas, described as a certain called 10.51 acre tract of land in a General Warranty Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 717, Page 116, together with a certain called 10.00 acre tract of land described in a Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 658, Page 408, both of the Deed Records of Williamson County, Texas, in the westerly boundary line of Lot 45, Block "D", VALLEY VISTA, a subdivision of record in Cabinet P, Slides 18-20, of the Plat Records of Williamson County, Texas and cited in Constable's Deed to Joshua Lee Richards recorded in Document No. 2005062834, of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, South 68°13'06" West**, departing said proposed easterly ROW line, continuing with the common boundary line of said 10.51 acre tract, said 20.51 acre tract, and said 15.4742 acre tract, at a distance of 99.13 feet, pass an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of CR 110 Baseline Station 397+86.85, and continuing for a total distance of **320.95 feet** to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 396+39.72 in the proposed westerly ROW line of said C.R. 110, for the southwesterly corner of the herein

described parcel, and from which, a 1/2-inch iron rod found, being the southwesterly corner of said 15.4742 acre tract, same being the southeasterly corner of that called 13.0343 acre tract of land described in General Warranty Deed With Vendor's Lien to Sharon L. Bailey and Herdon Brandon Bailey recorded in Document No. 2005004684, of the Official Public Records of Williamson County, Texas, bears partially with the northerly boundary line of said 10.51 acre tract and partially with the northerly boundary line of said 10.00 acre tract of land, and said 20.51 acre, with the southerly boundary line of said 15.4742 acre tract, South 68°13'06" West, at a distance of 657.63 feet, pass the calculated common corner of said 10.51 acre tract, and said 10.00 acre tract and continuing for a total distance of 732.02 feet;

**THENCE**, departing said 10.51 acre tract, through the interior of said 15.4742 acre tract, with said proposed westerly ROW line, the following two (2) courses:

- 2) North 19°46'12" East**, for a distance of **317.60 feet** to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 399+57.31, for an angle point;
- 3) North 15°53'10" East**, for a distance of **181.31 feet** to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 95.28 feet left of proposed CR 110 Baseline Station 401+38.21 in the easterly boundary line of said 15.4742 acre tract, same being in the westerly boundary line of said Lot 45, for the northwesterly corner of the herein described parcel, and from which, a 60d nail found in the top of a fence corner post, being the northeasterly corner of said 15.4742 acre tract, same being the southeasterly corner of the southerly remainder of that called 10.04 acre tract of land (Exhibit "B") described in Warranty Deed to Emma L. Lawhon recorded in Document No. 2006095406, of the Official Public Records of Williamson County, Texas, being in the westerly boundary line of said Lot 45, bears with said easterly boundary line of the 15.4742 acre tract, same being the westerly boundary line of said Lot 45, North 21°42'22" West, at a distance of 241.26 feet;

**County:** Williamson  
**Parcel:** 4 - Bailey  
**Highway:** County Road 110

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- 4) **THENCE, South 21°42'22" East**, departing said proposed westerly ROW line, with said common boundary line, at a distance of 286.26 feet, pass an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 94.30 feet right of CR 110 Baseline Station 399+23.75, and continuing for a total distance of **381.20 feet** to the **POINT OF BEGINNING** and containing 1.360 acres (59,223 square feet) of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of November and December, 2021, and January, 2022 under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. and in June and July, 2024 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of August, 2024, A.D.

INLAND GEODETICS

Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100  
Proj No. WILCO-007.2



P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\5 -Descriptions-Reports\PARCEL 4-BAILEY\WILCO-007.2-PARCEL 4-BAILEY.docx

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

WOODRUFF STUBBLEFIELD SURVEY  
ABSTRACT No. 556

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

NO.	DIRECTION	DISTANCE
L1	S68°13'06"W	320.95'
L2	N15°53'10"E	181.31'
L3	N19°24'58"W	13.21'
L4	N21°15'10"W	19.32'
(L4)	(N21°20'26"W)	(19.28')

EMMA L. LAWHON  
SOUTHERLY REMANDINER  
10.04 AC.  
EXHIBIT "B"  
DOC. NO. 2006095406  
O.P.R.W.C.T.

H. BRANDON BAILEY &  
SHARON L. BAILEY  
EXHIBIT A  
15.4742 AC.  
DOC. NO. 1996049790  
O.R.W.C.T.

SHARON L. BAILEY &  
HERDON BRANDON BAILEY  
13.0343 ACRES  
DOC. NO. 2005004684  
O.P.R.W.C.T.

JOHN McQUEEN SURVEY  
ABSTRACT No. 426

10.00 AC

EQUITY TRUST d/b/a  
STERLING TRUST fbo  
ALBERT H. BARSCHMID III  
20.51 ACRES  
(10.00 AC. & 10.51 AC.)  
DOC. NO. 2010045952  
O.P.R.W.C.T.  
10.51 AC DESCRIBED IN  
VOL. 717, PG. 116,  
10.00 AC DESCRIBED IN  
VOL. 658, PG. 408  
D.R.W.C.T.

SAM HOUSTON AVE.  
(R.O.W. WIDTH VARIES)  
CITY OF GEORGETOWN  
EXHIBIT A 15.23 AC.  
DOC. NO. 2010086789  
O.P.R.W.C.T.

SEE DETAIL "A"

LOT 45  
BLOCK "D"  
7.04 ACRES

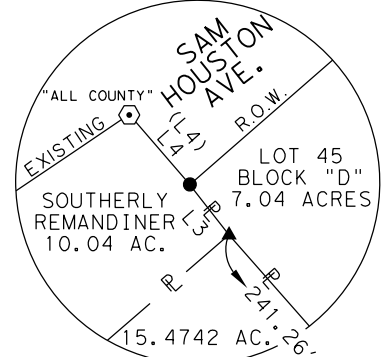
SDC VALLEY VISTA LP  
VALLEY VISTA  
(125.45 AC.)  
CAB. P, SLD. 18-20  
P.R.W.C.T.

JOSHUA LEE  
RICHARDS  
DOC. NO. 2005062834  
O.P.R.W.C.T.

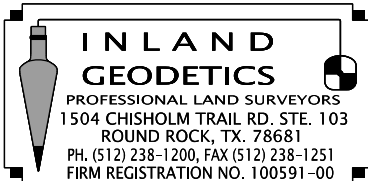
STA. 399+23.75  
94.30' RT

P.O.B.  
STA. 398+52.60  
157.19' RT  
GRID COORDINATES:  
N=10,196,663.65  
E=3,150,163.21  
STA. 397+86.85  
83.00' RT

DETAIL "A"  
NOT TO SCALE



WILCO-007.2  
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

H. BRANDON BAILEY &  
SHARON L. BAILEY

PARCEL 4  
1.360 ACRES  
59,223 SQ. FT.

SCALE  
1" = 200'



PROJECT  
COUNTY ROAD 110

COUNTY  
WILLIAMSON

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## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

▲	60D NAIL FOUND	P.O.B.	POINT OF BEGINNING
○	5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.C.	POINT OF COMMENCING
⊙	1/2" IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	DEED RECORDS	WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS
	DENOTES COMMON OWNERSHIP	WILLIAMSON COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS
	LINE BREAK	WILLIAMSON COUNTY, TEXAS	WILLIAMSON COUNTY, TEXAS
		—X—	WIRE FENCE

TEXAN TITLE INSURANCE COMPANY  
GF NO. GT2402707  
SCHEDULE B

IOa. EASEMENT DATED JUNE 3, 1940, EXECUTED BY MRS. VICTOR ERICSON, A WIDOW TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 299, PAGE 3II (5II), DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOb. RIGHT OF WAY EASEMENT DATED JANUARY 3, 1977, EXECUTED BY ROY LUTZ TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 662, PAGE 564, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOc. RIGHT OF WAY EASEMENT DATED OCTOBER 23, 1976, EXECUTED BY ROY LUTZ TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, RECORDED IN VOLUME 705, PAGE 796, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOd. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 8, 1977, EXECUTED BY ROY LUTZ TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, RECORDED IN VOLUME 7II, PAGE 8I5, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOe. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.

IOf. RIGHTS OF PARTIES IN POSSESSION.

IOg. NOT A SURVEY MATTER

IOh. NOT A SURVEY MATTER

IOi. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

WILCO-007.2  
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

**H. BRANDON BAILEY &  
SHARON L. BAILEY**

**PARCEL 4**  
1.360 ACRES  
59,223 SQ. FT.

SCALE  
1" = 200'

PROJECT  
COUNTY ROAD 110

COUNTY  
WILLIAMSON

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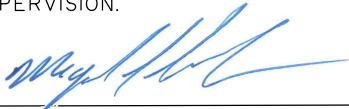
## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402707, EFFECTIVE APRIL 16, 2024, ISSUED APRIL 23, 2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0505F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
5. THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
6. ALL REFERENCES TO RECORD DATA (RECORD=\*\*\*) INDICATE INFORMATION AS CITED IN DOC. NO. 1996049790, O.R.W.C.T.
7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

CALCULATED	ACQUISITION	REMAINING
15.4742 AC 674,056 SQ FT	1.360 AC 59,223 SQ FT	14.11 AC 614,449 SQ FT

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER MY SUPERVISION.

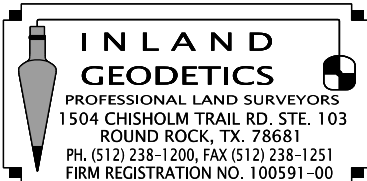


08/13/2024

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



WILCO-007.2  
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

**H. BRANDON BAILEY &  
SHARON L. BAILEY**

**PARCEL 4**  
1.360 ACRES  
59,223 Sq. Ft.

SCALE  
1" = 200'

PROJECT  
COUNTY ROAD 110

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WILLIAMSON

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