

**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 tracts of land being 2.285 acres (Parcel 2) and 16.010 acres (Parcel 47) described by metes and bounds in Exhibits "A & B" owned by **J. PATRICK HARLOW AND LISA M. HARLOW** 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 8th day of March, 2022.



Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel : 2-Harlow
Highway: Bagdad Rd (CR 279)

PROPERTY DESCRIPTION

DESCRIPTION OF A 2.285 ACRE (99,551 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 162.899 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO J. PATRICK HARLOW AND LISA M. HARLOW RECORDED IN DOCUMENT NO. 1996039594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.285 ACRE (99,551 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

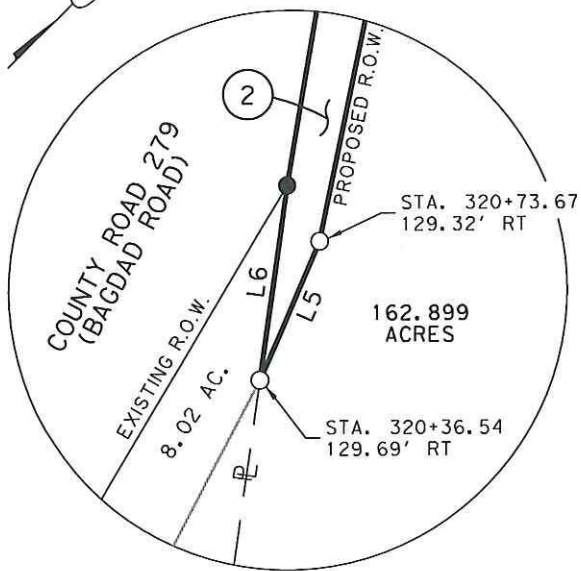
BEGINNING at an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set at the intersection of the existing easterly Right-of-Way (ROW) line of County Road (C.R.) 279 (ROW width varies) with the proposed easterly ROW line of Bagdad Road (ROW width varies), being 24.54 feet right of Bagdad Road Baseline Station 344+74.59 (Grid Coordinates determined as N=10,212,221.20 E=3,055,846.01), same being in the westerly boundary line of said 162.899 acre tract, for the northerly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, an 80D nail found, being the northwesterly corner of said 162.899 acre tract, same being the southwesterly corner of that called 4.65 acre tract of land cited in General Warranty Deed With Vendor's Lien to George E. Peacock, Jr. and Joyce H. Peacock Document No. 2019011190 and described in Document No. 2016035077, both of the Official Public Records of Williamson County, Texas, bears N 48°28'10" W, at a distance of 172.07 feet;

THENCE, departing said existing easterly ROW line, with said proposed easterly ROW line, through the interior of said 162.899 acre tract, the following five (5) courses:

- 1) **S 53°54'58" E**, for a distance of **142.84** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 35.09 feet right of Bagdad Road Baseline Station 343+30.31, for an angle point;
- 2) **S 57°18'47" E**, for a distance of **299.21** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 42.68 feet right of Bagdad Road Baseline Station 340+30.33, for the beginning of a non-tangent curve to the right;
- 3) Along said curve to the right, having a delta angle of **19°50'04"**, a radius of **2,715.00** feet, an arc length of **939.87** feet and a chord which bears **S 44°03'50" E**, for a distance of **935.18** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.11 feet right of Bagdad Road Baseline Station 331+10.14, for a point of non-tangency;
- 4) **S 33°37'22" E**, for a distance of **1,058.63** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 129.32 feet right of Bagdad Road Baseline Station 320+73.67, for an angle point;
- 5) **S 22°03'14" E**, for a distance of **39.32** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 129.69 feet right of Bagdad Road Baseline Station 320+36.54, in the westerly boundary line of said 162.899 acre tract, same being in the easterly boundary line of that called 8.02 acre tract of land (Tract One) described in Deed of Gift to Timothy P. Harlow recorded in Volume 1572, Page 362 of the Official Records of Williamson County, Texas, for the southerly corner of the herein described parcel;
- 6) **THENCE**, with said common boundary line, **N 37°30'25" W**, for a distance of **51.21** feet to a 1/2" iron rod found in said existing easterly ROW line of C.R. 279, being an angle point in the westerly boundary line of said 162.899 acre tract, same being the northwesterly corner of said 8.02 acre tract, and from which, a 1/2" iron rod found, being the southwesterly corner of said 8.02 acre tract bears, with said existing easterly ROW line, **S 14°47'53" E**, at a distance of 383.57 feet a calculated angle point and continuing **S 19°38'16" E**, at a distance of 238.71 feet;

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	00° 15' 32"	10,850.00'	49.00'	49.00'	S80° 00' 18"W

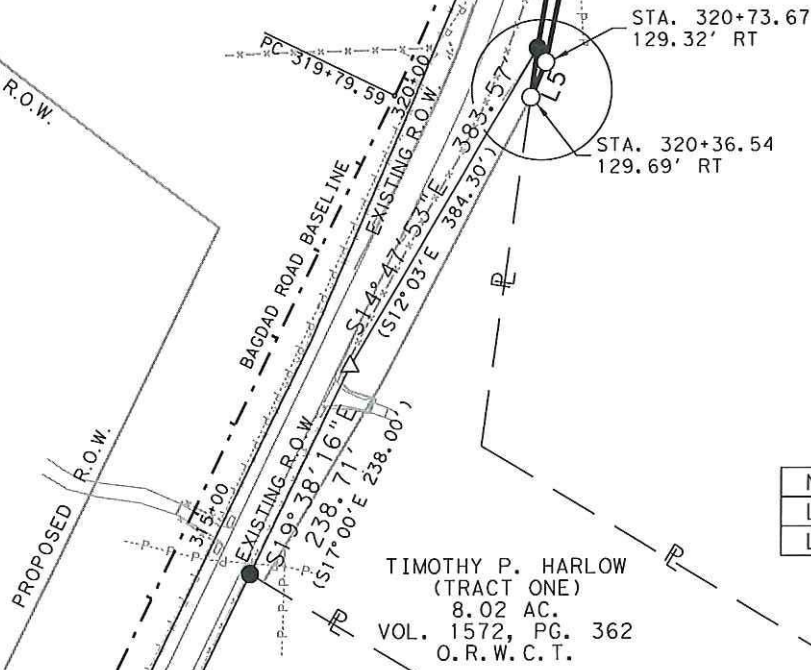


HENRY FIELD SURVEY
ABSTRACT No. 233

2.285 AC.
99,551 SQ. FT.

J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
162.899 ACRES
(TRACT 1)
DOC. NO. 1996039594
O.R.W.C.T.

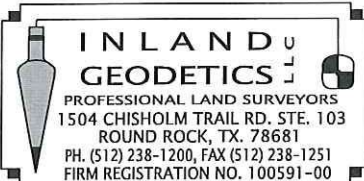
FUTURE LIBERTY
HILL BYPASS
BY OTHERS



NO.	DIRECTION	DISTANCE
L5	S22° 03' 14"E	39.32'
L6	N37° 30' 25"W	51.21'

TIMOTHY P. HARLOW
(TRACT ONE)
8.02 AC.
VOL. 1572, PG. 362
O.R.W.C.T.

06/23/2021



PARCEL PLAT SHOWING PROPERTY OF

J. PATRICK HARLOW
& LISA M. HARLOW

PARCEL 2
2.285 ACRES
99,551 Sq. Ft.

SCALE
1" = 200'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	19° 50' 04"	2,715.00'	939.87'	935.18'	S44° 03' 50"E

LEGEND

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

NO.	DIRECTION	DISTANCE
L1	N48° 28' 10"W	172.07'
L2	S53° 54' 58"E	142.84'
L3	S57° 18' 47"E	299.21'
L4	S33° 37' 22"E	1,058.63'
L7	N35° 40' 29"W	1,143.69'
(L7)	(N20° 18' 44"W)	(1,053.31')
L8	N36° 05' 59"W	77.18'
(L8)	(N35° 47' 48"W)	(76.36')
L9	N38° 16' 43"W	121.36'
(L9)	(N36° 17' 32"W)	(121.38')

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.

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.

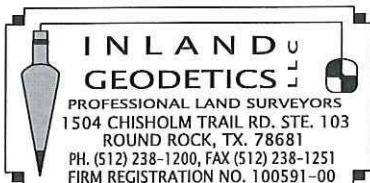
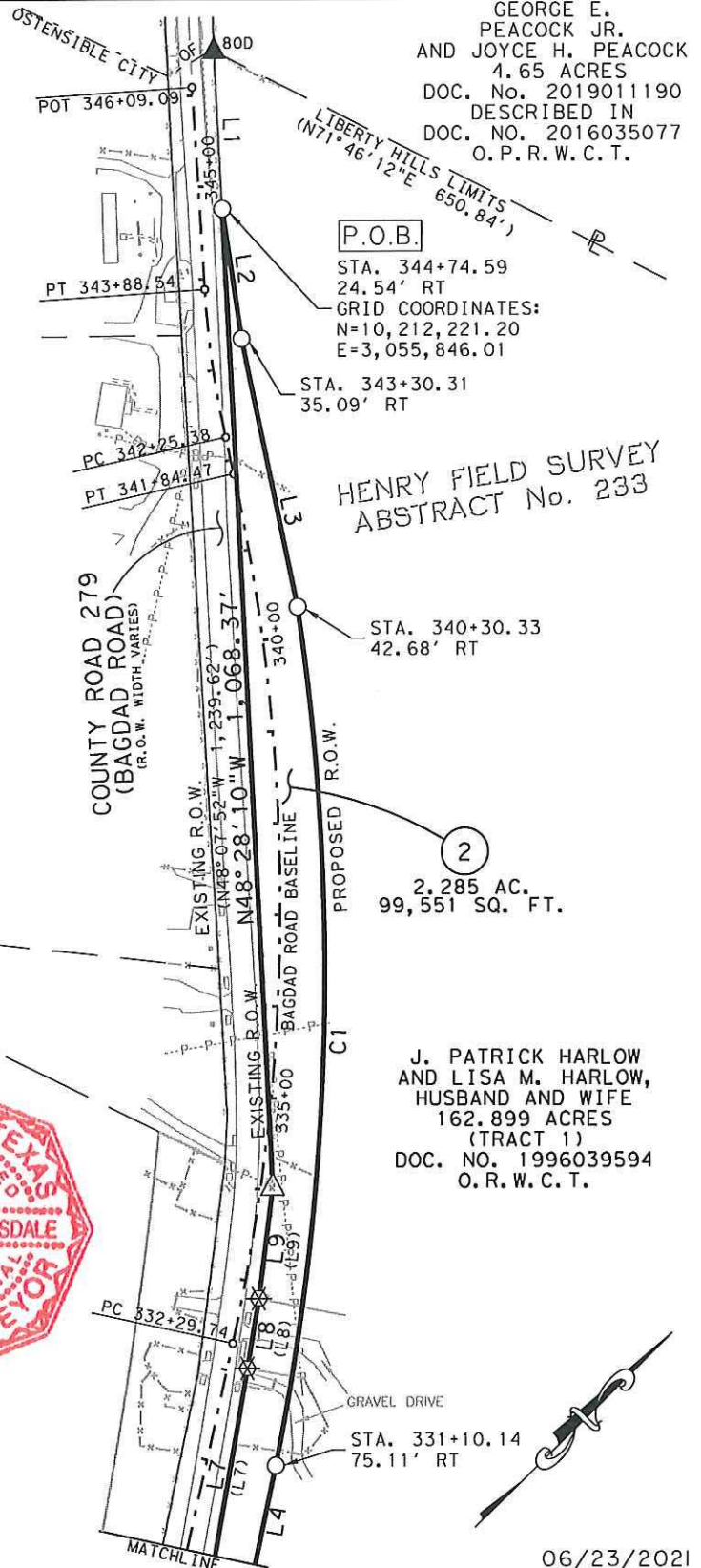
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEYMADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

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, TEXAS 78681



DATE

12 July 2021



PARCEL PLAT SHOWING PROPERTY OF

J. PATRICK HARLOW
& LISA M. HARLOWSCALE
1" = 200'PROJECT
BAGDAD ROADCOUNTY
WILLIAMSONPARCEL 2
2.285 ACRES
99,551 Sq. Ft.

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Exhibit "B"

County: Williamson
Parcel No.: 47ROW
Tax ID: R356776
Highway: SH 29 Liberty Hill Bypass
Limits: From: CR 279
To: R.M. 1869

METES AND BOUNDS DESCRIPTION FOR PARCEL 47ROW

FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT 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. SAID 16.010 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JULY 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap marked "RPLS 5784" (Surface Coordinates: N=10211311.46, E=3055913.39) monumenting the northeast corner of the called 2.362 acre tract of land (Tract 1) conveyed to Fidel G. Loza, recorded in Document No. 2016039911 of the Official Public Records of Williamson County, Texas and the southeast corner of the called 1.828 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016038954 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of said 54.068 acre Harlow tract, from which a 1/2" iron rod found monumenting the southwest corner of said 54.068 acre Harlow tract and the southeast corner of said 2.362 acre Loza tract, same being on the north boundary line of the called 13.929 acre tract of land (Tract 1) conveyed to Murray K. Choate and Pamela R. Choate, recorded in Document No. 2016107912 of the Official Public Records of Williamson County, Texas, bears S 34°59'12" E for a distance of 363.63 feet;

THENCE, N 35°18'56" W with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.828 acre Williamson County, Texas tract, for a distance of 59.66 feet to an iron rod set with aluminum cap marked "Williamson County" (Surface Coordinates: N=10211360.14, E=3055878.90), being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 449+05.38, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.828 acre Williamson County, Texas tract, the following two (2) courses and distances:

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Parcel No.: 47ROW
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Highway: SH 29 Liberty Hill Bypass
Limits: From: CR 279
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1. **N 35°18'56" W** for a distance of **24.87 feet** to a fence post found (leaning), being 132.57 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 448+88.59;
2. **N 50°59'33" W** for a distance of **99.63 feet** to an iron rod found with cap (non-legible) monumenting the northeast corner of said 1.828 acre Williamson County, Texas tract and the southeast corner of the called 1.224 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016043602 of the Official Public Records of Williamson County, Texas, being 86.31 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 448+04.04, from which an iron rod found with cap marked "RPLS 5784" monumenting the northwest corner of said 1.828 acre Williamson County, Texas tract and the southwest corner of said 1.224 acre Williamson County, Texas tract, same being on the east right-of-way of Stubblefield Lane, bears S 55°09'52" W for a distance of 315.88 feet;

THENCE, **N 51°08'08" W** with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.224 acre Williamson County, Texas tract, for a distance of **184.55 feet** to a 1/2" iron rod found monumenting the northeast corner of said 1.224 acre Williamson County, Texas tract and the southeast corner of the called 1.414 acre tract of land (Parcel 45ROW) conveyed to Williamson County, Texas, recorded in Document No. 2021029944 of the Official Public Records of Williamson County, Texas, being 9.27 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 446+39.44, from which a 1/2" iron rod found monumenting the northwest corner of said 1.224 acre Williamson County, Texas tract and the southwest corner of said 1.414 acre Williamson County, Texas tract, same being on said east right-of-way line of said Stubblefield Lane, bears S 71°02'56" W for a distance of 208.99 feet;

THENCE, **N 21°03'34" W** with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.414 acre Williamson County, Texas tract, for a distance of **203.87 feet** to an iron rod set with aluminum cap marked "Williamson County" for the northeast corner of said 1.414 acre Williamson County, Texas tract and the southeast corner of the called 0.576 acre tract of land (Parcel 45REM) conveyed to Williamson County, Texas, recorded in said Document No. 2021029944, being 150.00

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feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 445+08.41, for the most westerly northwest corner hereof, same being on the proposed north right-of-way line of the State Highway 29 Liberty Hill Bypass Control of Access (COA), from which an iron rod found with cap marked "Land Dev" monumenting the northeast corner of said 0.576 acre Williamson County, Texas tract and the southeast corner of the called 1.06 acre tract of land conveyed to Liberty Hill Water Supply Corp., recorded in Document No. 2000053600 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of the called 6.50 acre tract of land conveyed to James Wayne Mather, recorded in Document No. 2006068763 of the Official Public Records of Williamson County, Texas, bears N 21°03'34" W for a distance of 213.62 feet;

THENCE, through the interior of said 54.068 acre Harlow tract the following eight (8) courses and distances:

1. With a curve to left passing at an arc length of 886.54 feet a calculated point 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 454+51.53, for the end of said Control of Access, in all a total arc length of **1095.64 feet**, said curve having a radius of **2350.00 feet**, a delta angle of **26°42'47"** and a chord which bears **S 84°15'49" E** for a distance of **1085.75 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's PT Station 456+73.98, for the end of this curve;
2. **N 82°22'48" E** for a distance of **828.95 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's PC Station 465+02.93, on the beginning of a curve to the left;
3. With said curve to the left an arc length of **147.43 feet**, said curve having a radius of **10850.00 feet**, a delta angle of **0°46'43"** and a chord which bears **N 81°59'26" E** for a distance of **147.43 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 466+52.40, for the end of this curve;

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4. **N 28°33'44" E** for a distance of **49.27 feet** to an iron rod set with aluminum cap marked "Williamson County", being 189.33 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 466+82.54;
5. With a curve to the left an arc length of **316.75 feet**, said curve having a radius of **2097.19 feet**, a delta angle of **8°39'13"** and a chord which bears **N 27°47'43" W** for a distance of **316.45 feet** to an iron rod set with aluminum cap marked "Williamson County", being 487.58 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 465+73.42, for the end of this curve;
6. **N 30°46'10" W** for a distance of **286.37 feet** to an iron rod set with aluminum cap marked "Williamson County", being 751.11 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 464+57.72, for the beginning of a curve to the left;
7. With said curve to the left an arc length of **552.84 feet**, said curve having a radius of **4000.00 feet**, a delta angle of **7°55'08"** and a chord which bears **N 34°43'44" W** for a distance of **552.40 feet** to an iron rod set with aluminum cap marked "Williamson County", being 1242.82 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 462+06.00, for the end of this curve;
8. **N 38°41'18" W** for a distance of **134.36 feet** to an iron rod set with aluminum cap marked "Williamson County" on the north boundary line of said 54.068 acre Harlow tract and the south boundary line of the called 1.00 acre tract of land conveyed to Laura Moscatelli, recorded in Document No. 2016095223 of the Official Public Records of Williamson County, Texas, being 1357.91 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 461+36.67, for the most northerly northwest corner hereof, from which a fence post found on the southwest corner of said 1.00 acre Moscatelli tract and an exterior ell corner of the called 10.00 acre tract of land conveyed to Becky Faurie, recorded in Volume 1453, Page 908 of the Official Records of Williamson County, Texas, same being

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on said north boundary line of the 54.068 acre Harlow tract, bears S 70°42'27" W for a distance of 148.66 feet and S 71°05'57" W for a distance of 100.66 feet;

THENCE, **N 70°42'27" E** with said north boundary line of the 54.068 acre Harlow tract and said south boundary of the 1.00 acre Moscatelli tract, for a distance of **72.96 feet** to a fence post found on the northeast corner of said 54.068 acre Harlow tract and the southeast corner of said 1.00 acre Moscatelli tract, same being on the west right-of-way line of County Road 279, being 1372.67 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 462+08.12, for the northeast corner hereof, from which a 1/2" iron rod found monumenting an angle point on the east boundary line of said 1.00 acre Moscatelli tract and said west right-of-way line of County Road 279, bears N 42°42'33" W for a distance of 52.78 feet;

THENCE, with the fenced east boundary line of said 54.068 acre Harlow tract and said west right-of-way line of County Road 279, the following two (2) courses and distances:

1. **S 38°09'19" E** for a distance of **230.48 feet** to a calculated point, being 1174.15 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 463+25.22;
2. **S 33°50'18" E** for a distance of **1068.62 feet** to a 1/2" iron rod found monumenting the north 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, being 211.46 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+03.14, from which a 1/2" iron rod found monumenting the northwest corner of the called 8.02 acre tract of land (Tract One) conveyed to Timothy P. Harlow, recorded in Volume 1572, Page 362 of the Official Records of Williamson County, Texas, same being on the west boundary line of the called 162.899 acre tract of land (Tract 1) conveyed to J. Patrick Harlow and Lisa M. Harlow, husband and wife, recorded in said Document No. 9639594, same being on the east right-of-way line of said County Road 279, bears N 89°19'56" E for a distance of 105.99 feet;

THENCE, **S 22°24'21" E** with the east boundary line of said 54.068 acre Harlow tract, the west boundary line of said 0.015 acre Williamson County, Texas tract and said west right-

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of-way line of County Road 279, for a distance of **79.83 feet** to an iron rod set with aluminum cap marked "Williamson County" for the southeast corner of said 54.068 acre Harlow tract, the southwest corner of said 0.015 acre Williamson County, Texas 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 northeast corner 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, being 133.73 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+21.62, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point on the east boundary line of said 23.017 acre Helms tract and said west right-of-way line of County Road 279, bears S 22°24'21" E for a distance of 331.01 feet;

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

1. **S 42°35'15" W** for a distance of **428.27 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. **S 42°06'16" W** for a distance of **21.95 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 464+71.89, from which a 60D nail found monumenting an angle point in said south boundary line of the 54.068 acre Harlow tract and said north boundary line of the 23.017 acre Helms tract, bears S 42°06'16" W for a distance of 151.32 feet;

THENCE, through the interior of said 54.068 acre Harlow tract, the following two (2) courses and distances:


1. **S 82°22'48" W** for a distance of **797.90 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 PT and End of Control of Access Station 456+73.98, on the beginning of a curve to the right;

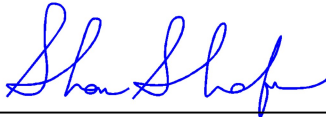
County: Williamson
Parcel No.: 47ROW
Tax ID: R356776
Highway: SH 29 Liberty Hill Bypass
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2. With said curve to the right passing at an arc length of 598.79 feet a calculated point being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Begin Control of Access Station 451+09.08, in all a total arc length of **814.72 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **17°36'54"** and a chord which bears **N 88°48'45" W** for a distance of **811.52 feet** to the **POINT OF BEGINNING** hereof and containing 16.010 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.

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

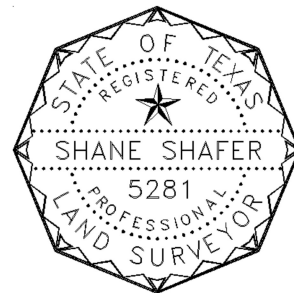
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



AUGUST 2, 2021

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS__2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\ PARCELS FINAL
LTS SURVEYS\PARCEL 47 ROW HARLOW\PARCEL 47ROW N SH 29 BYPASS LH LTS M&B.doc

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

TAX ID: R356776
J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54,068 ACRES (TRACT 2)
DOC. NO. 9639594

C1	PROPOSED ROW
----	--------------

456+73.98
150.00' LT.

454+00

455+00

456+00

457+00

458+00

459+00

460+00

461+00

462+00

463+00

PROPOSED STATE HIGHWAY 23 -

PT 456+73.98

797.90'

PROPOSED ROW

OPPOSED ROW
C5

END COA
-456+73.98
150.00' RT.

TAX ID: R356776
J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54.068 ACRES (TRACT 2)
DOC. NO. 9635894

~~WIRE FENCE~~

60D NAIL
FOUND

WIRE FENCE

SCOTT LEE IRA HELMS
CALLED 23.017 ACRES
DOC. NO. 2014043759

PARCEL 47ROW
SHEET 2 OF 8

MATCHLINE SHEET 1

MATCHLINE SHEET 3

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.R.P.E.L.S. FIRM NO. 10006900

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

MATCHLINE SHEET 4

SCALE: 1"= 100'

TAX ID: R356776
J. PATRICK HARLOW
AND USA M. HARLOW,
HUSBAND AND WIFE
CALLED 54,068 ACRES (TRACT 2)
DOC. NO. 9639594

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

PARCEL 47ROW
16.010 ACRES

MATCHLINE SHEET 2

SCOTT LEE IRA HELMS
CALLED 23.017 ACRES
DOC. NO. 2014043759

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

PARCEL 47ROW
SHEET 3 OF 8

<> DIAMOND SURVEYING, INC.

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

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT 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.
PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

MATCHLINE SHEET 5

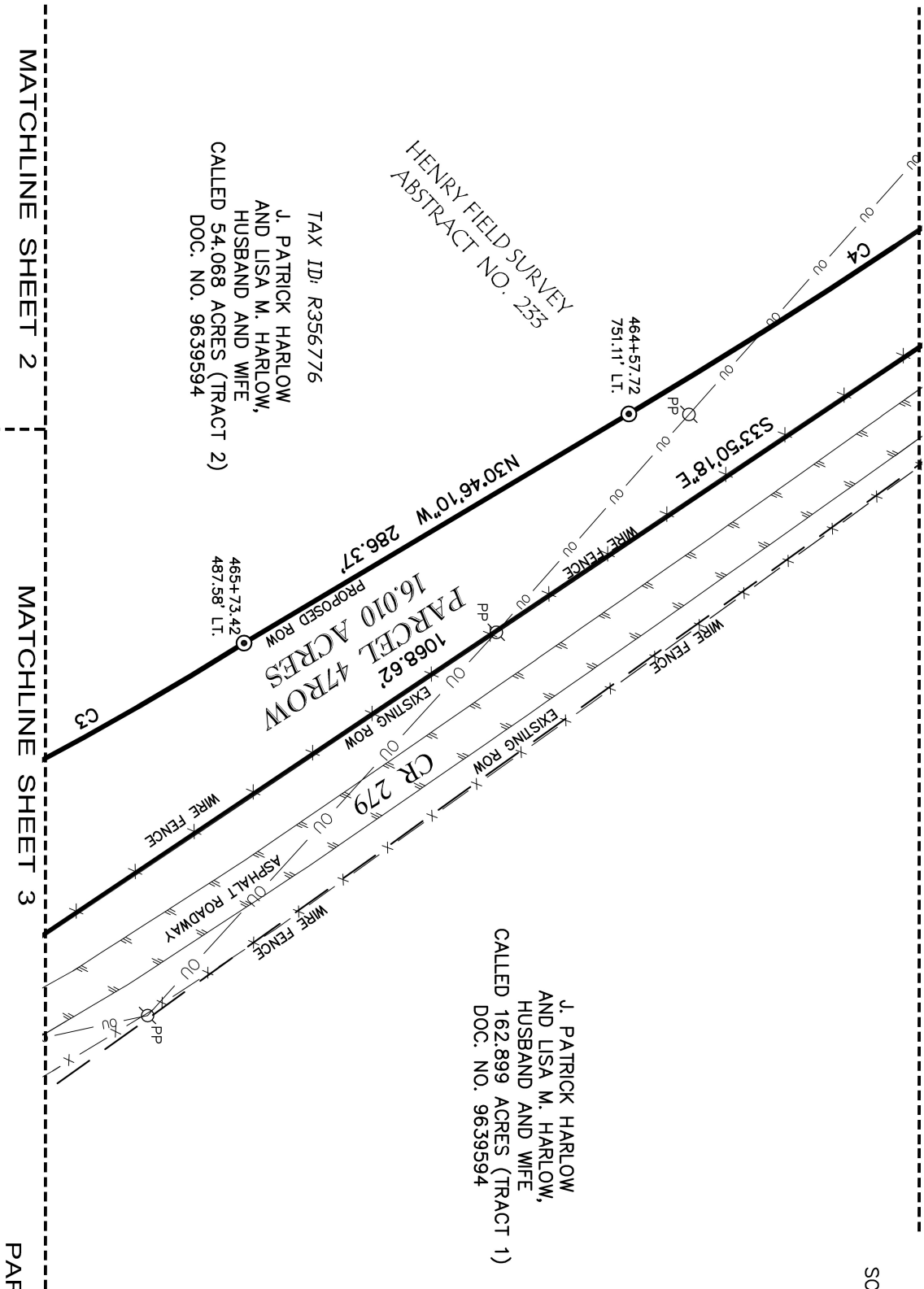
SCALE: 1" = 100'



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

TAX ID: R3567776
J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54,068 ACRES (TRACT 2)
DOC. NO. 9639594

HENRY FIELD SURVEY
ABSTRACT NO. 233



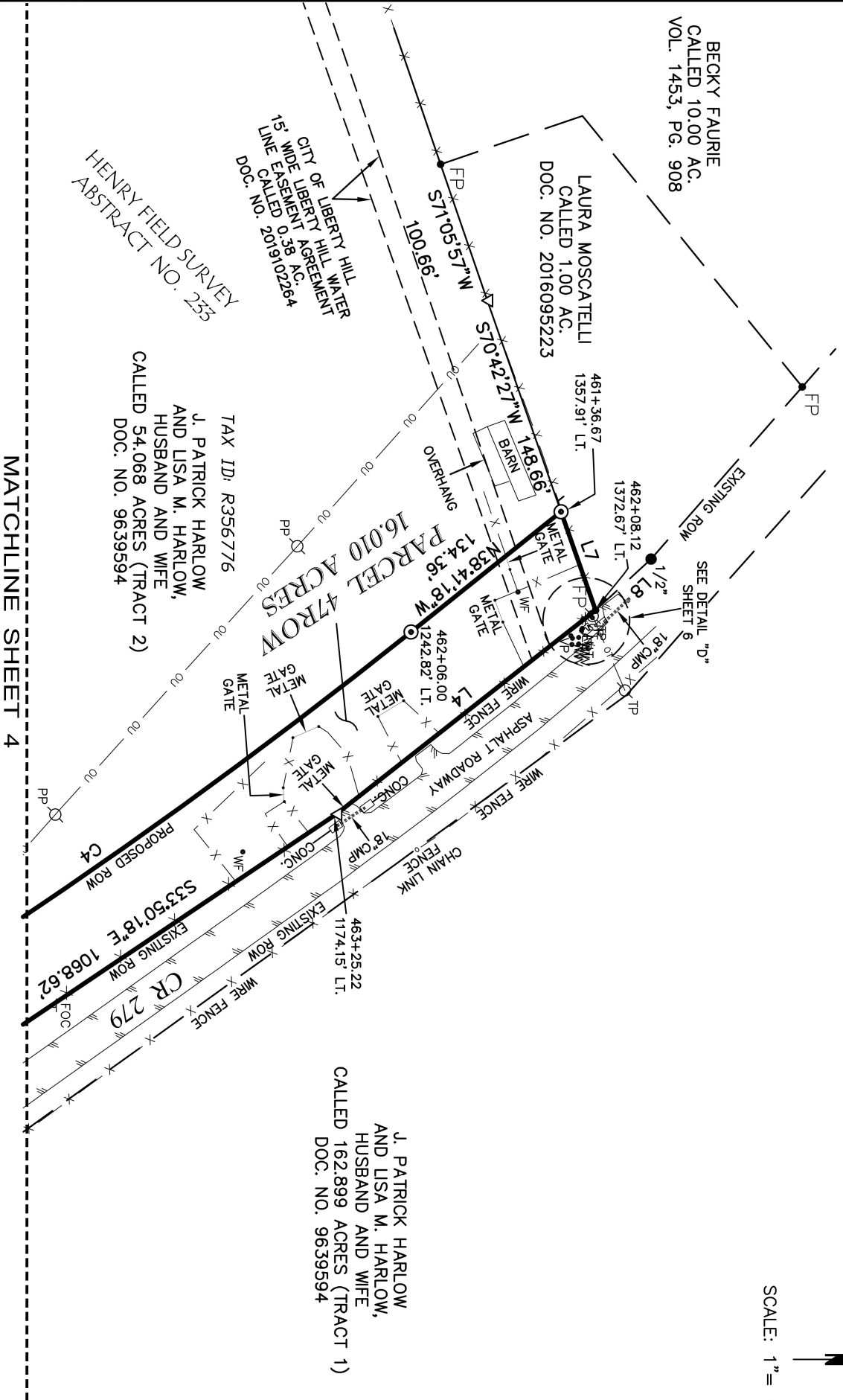
PARCEL 47ROW
SHEET 4 OF 8

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT 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.

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

SCALE: 1" = 100'

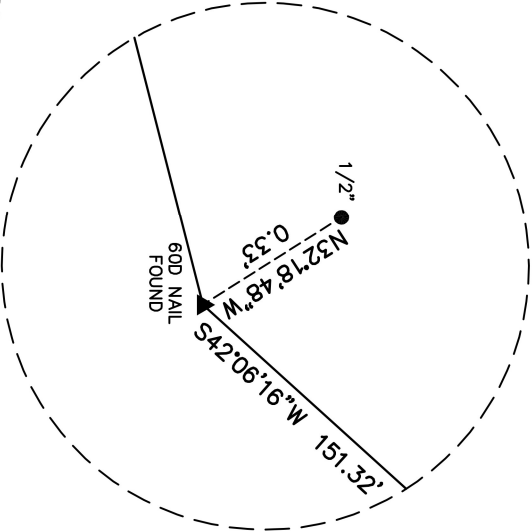
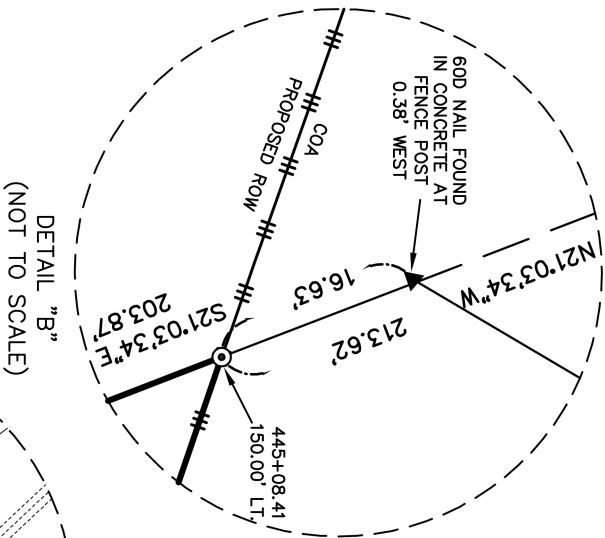
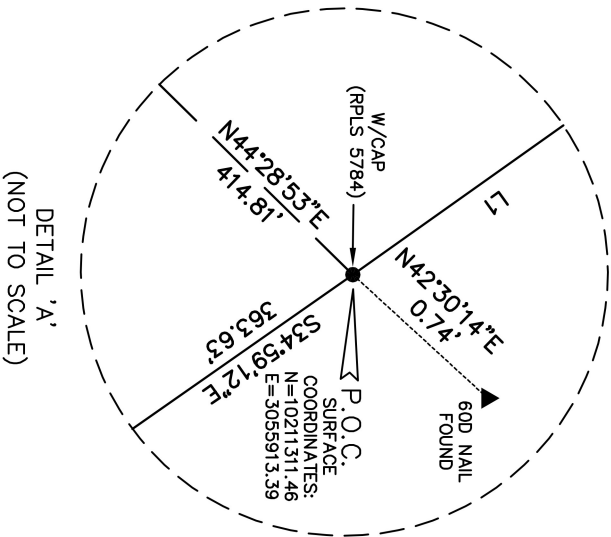


PARCEL 47ROW
SHEET 5 OF 8

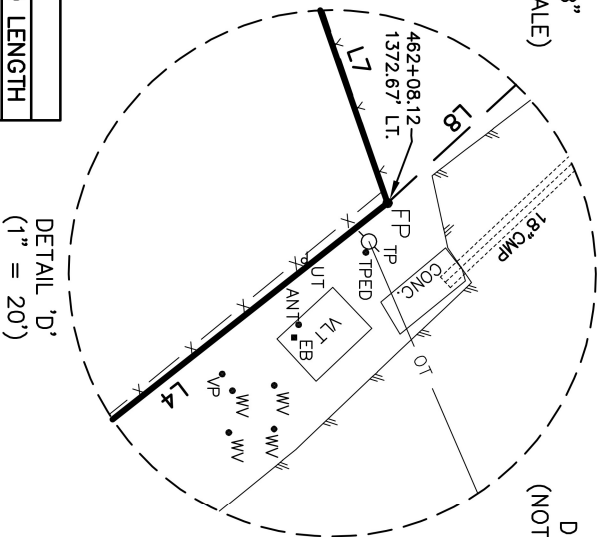
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.I.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT 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.

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642



LINE	BEARING	DISTANCE
L1	N35°18'56"W	59.66'
L2	N35°18'56"W	24.87'
L3	N50°59'33"W	99.63'
L4	S38°09'19"E	230.48'
L5	S22°24'21"E	79.83'
L6	S42°06'16"W	21.95'
L7	N70°42'27"E	72.96'
L8	N42°42'33"W	52.78'
L9	N89°19'56"E	105.99'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2350.00'	1095.64'	26°42'47"	S84°15'49"E	1085.75'
C2	10850.00'	147.43'	0°46'43"	N81°59'26"E	147.43'
C3	2097.19'	316.75'	8°39'13"	N27°47'43"W	316.45'
C4	4000.00'	552.84'	7°55'08"	N34°43'44"W	552.40'
C5	2650.00'	814.72'	17°36'54"	N88°48'45"W	811.52'

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54068 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.
PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

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
•FP	FENCE POST
•ANT	ANTENNA
•VP	VENT PIPE
•WF	WATER FAUCET
⊗	WELL
•WV	WATER VALVE
•FH	FIRE HYDRANT
⊙PP	POWER POLE
—	DOWN GUY
⊙TP	TELEPHONE POLE
•UT	UNDERGROUND TELEPHONE MARKER
•TPED	TELEPHONE PEDESTAL
—X—X—X—	WIRE FENCE
—OT—	OVERHEAD TELEPHONE LINE
—OU—	OVERHEAD UTILITY LINE
—//—	EDGE OF PAVEMENT
—□—□—□—	GUARD RAIL
—- - - - -	RIGHT-OF-WAY DEED LINE
—- - - - -	ENGINEER'S BASELINE
—#—#—#—	CONTROL OF ACCESS
CONC.	CONCRETE
HDWL.	HEADWALL
CMP	CORRUGATED METAL PIPE
ROW	RIGHT-OF-WAY
COA	CONTROL OF ACCESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

RECORD DEED INFORMATION SEE SHEET 1

- (A) MURRAY K. CHOATE AND PAMELA R. CHOATE CALLED 13.929 AC. (TRACT 1) DOC. NO. 2016107912
- (B) LIBERTY HILL WATER SUPPLY CORP. CALLED 1.06 AC. DOC. NO. 2000053600

RECORD DEED INFORMATION WILLIAMSON COUNTY, TEXAS RIGHT-OF-WAY DEEDS SEE SHEET 3

- (C) WILLIAMSON COUNTY, TEXAS CALLED 0.06 AC. VOL. 1988, PG. 638
- (D) WILLIAMSON COUNTY, TEXAS CALLED 0.015 AC. VOL. 1987, PG. 644

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.

PARCEL 47ROW
SHEET 7 OF 8

<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.I.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT 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.

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Westcor Land Title Insurance Company, Commitment for Title Insurance T-7, GF No. T-149576, issued by Texas National Title, Inc., which bears an Effective Date June 18, 2021 and an Issued Date of July 1, 2021 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10.1. Electric transmission line easement granted to Texas Power & Light as described in Volume 235, Page 52, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10.2. Electric transmission and/or distribution line easement granted to Texas Power & Light Company as described in Volume 235, Page 89, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10.3. Electric transmission and/or distribution line easement granted to Texas Power & Light Company as described in Volume 235, Page 91, Deed Records, Williamson County, Texas. Maybe a part of the subject tract. Unable to determine exact location of said easement due to a vague description contained in said instrument.

10.4. Electric transmission and/or distribution line easement granted to Texas Power & Light Company as described in Volume 296, Page 28, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10.5. Water distribution and appurtenances easement granted to Liberty Hill Water Supply Corporation as described in Volume 1511, Page 314, Official Records, Williamson County, Texas. Not a part of the subject tract.

10.6. Water distribution and appurtenances easement granted to Liberty Hill Water Supply Corporation as described in Document No. 9618021, Official Records, Williamson County, Texas. May be a part of the subject tract. Unable to determine exact location of said easement due to a vague description contained in said instrument. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width the centerline thereof being the pipe line as installed." Attachment A of said instrument further states: "This easement to follow the entire length of property line bordering CR 279. The LHWSC will attempt to stay as close to property line as possible. We will only move away from the fence at the grantor's instructions, (such as going around a large tree, etc.). A 6" PVC potable water line will be installed in this easement." However said instrument does not state as to which side of CR 279 the pipeline will be installed.

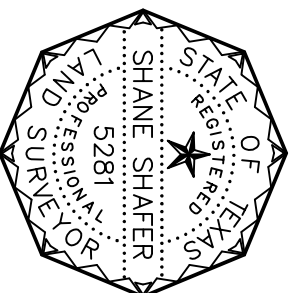
10.7. All terms, conditions and provisions of that certain Liberty Hill Water Line Easement of record in Document No. 2019102264, Official Public Records of Williamson County, Texas. Is a part of the subject tract as shown hereon.

10.8. Terms, Conditions, and Stipulations in DII, Gas and Mineral Lease: Recorded: Volume 494, Page 114, Deed Records, Williamson County, Texas. Not a survey matter.

10.9. Terms, Conditions, and Stipulations in DII, Gas and Mineral Lease: Recorded: Volume 829, Page 467, Deed Records, Williamson County, Texas. Not a survey matter.

To: Williamson County, Texas, Westcor Land Title Insurance Company and Texas National Title, Inc., 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 July 29, 2021. 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 1A, Condition III Land Title 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.



PARCEL 47ROW
SHEET 8 OF 8

Shane Shafer
SHANE SHAFER, R.P.L.S. NO. 5281

AUGUST 2, 2021
DATE

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900