

**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 0.923 acres (Parcel 4) described by metes and bounds in Exhibit "A" owned by **CHRISTINA A. HELMS** 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 8<sup>th</sup> day of March, 2022.

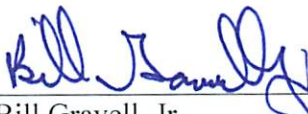
  
\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT A

County: Williamson  
Parcel : 4 –Helms  
Highway: Bagdad Rd (CR 279)

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.923 ACRE (40,224 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 13.205 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO SCOTT L. I. HELMS RECORDED IN DOCUMENT NO. 2020012722 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.923 ACRE (40,224 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 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (ROW width varies) 115.99 feet left of Bagdad Road Baseline Station 303+45.44 (Grid Coordinates determined as N=10,208,720.49 E=3,057,910.86), being in the southerly boundary line of said 13.205 acre tract, same being in the northerly boundary line of an apparent remainder of the westerly portion (west of County Road) of that called 245 acre tract of land set out in Partition Deed to James W. Forbes and wife, Barbara Ann Forbes recorded in Volume 569, Page 425 of the Deed Records of Williamson County, Texas, said remainder portion described as "...an area used for road widening of an existing 30 foot wide road easement..." in Document No. 2020012722 of the Official Public Records of Williamson County, Texas, and appears to be vested in Scott L. I. Helms, Christina A. Helms and Lacie G. Hale, heirs of Barbara Ann Forbes, for the southwest corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a nail set in a wood fence post, being an angle point in the said southerly boundary line of the 13.205 acre tract bears with said fence, S 64°27'17" W, at a distance of 163.72 feet;

- 1) **THENCE**, departing said remainder area, with said proposed westerly ROW line, through the interior of said 13.205 acre tract, **N 30°13'52" W**, for a distance of **495.68** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 109.31 feet left of Bagdad Road Baseline Station 308+17.84 in the northerly boundary line of said 13.205 acre tract, same being in the southerly boundary line of that called 10.005 acre tract of land described in Warranty Deed to James W. Forbes recorded in Volume 1427, Page 619 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;
- 2) **THENCE**, departing said proposed westerly ROW line, with the northerly boundary line of said 13.205 acre tract, same being the southerly boundary line of said 10.005 acre tract, **N 67°41'35" E**, for a distance of **129.46** feet to an iron rod with a plastic cap stamped "FOREST SURVEYING RPLS 1847" found in the existing westerly ROW line of County Road 279 (Bagdad Road) (variable width ROW), being the northeasterly corner of said 13.205 acre tract, same being the southeasterly corner of said 10.005 acre tract, for the northeasterly corner of the herein described parcel;
- 3) **THENCE**, with said existing westerly ROW line, same being the easterly boundary line of said 13.205 acre tract, **S 19°12'27" E**, for a distance of **489.70** feet to a 1/2" iron rod found, being the southeasterly corner of said 13.205 acre tract, same being the northeasterly corner of said remainder tract, for the southeasterly corner of the herein described parcel, and from which, an iron rod with a plastic cap stamped "FOREST RPLS 1847" found, being the southeasterly corner of said remainder tract, same being the northeasterly corner of that called 11.419 acre tract of land described in Warranty Deed With Vendor's Lien to MGD Interest, Ltd. recorded in Document No. 2020076120 of the Official Public Records of Williamson County, Texas, bears, with said existing westerly ROW line, S 17°59'39" E, at a distance of 18.83 feet;

County: Williamson  
Parcel : 4 -Helms  
Highway: Bagdad Rd (CR 279)

- 4) **THENCE**, departing said existing westerly ROW line, with the southerly boundary line of said 13.205 acre tract, same being the northerly boundary line of said remainder tract, **S 64°27'17" W**, for a distance of **34.70** feet to the **POINT OF BEGINNING**, containing 0.923 acres (40,224 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*  
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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

*23 Nov 2021*

Date



## 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 IN FENCE POST
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY" SET  
(UNLESS NOTED OTHERWISE)
- P PROPERTY LINE
- ( ) RECORD INFORMATION
- LINE BREAK
- DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- 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

| NO. | DIRECTION   | DISTANCE |
|-----|-------------|----------|
| L1  | S64°27'17"W | 34.70'   |
| L2  | S17°59'39"E | 18.83'   |

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-152463,  
ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE  
DATE AUGUST 6, 2021, ISSUE DATE AUGUST 17, 2021.

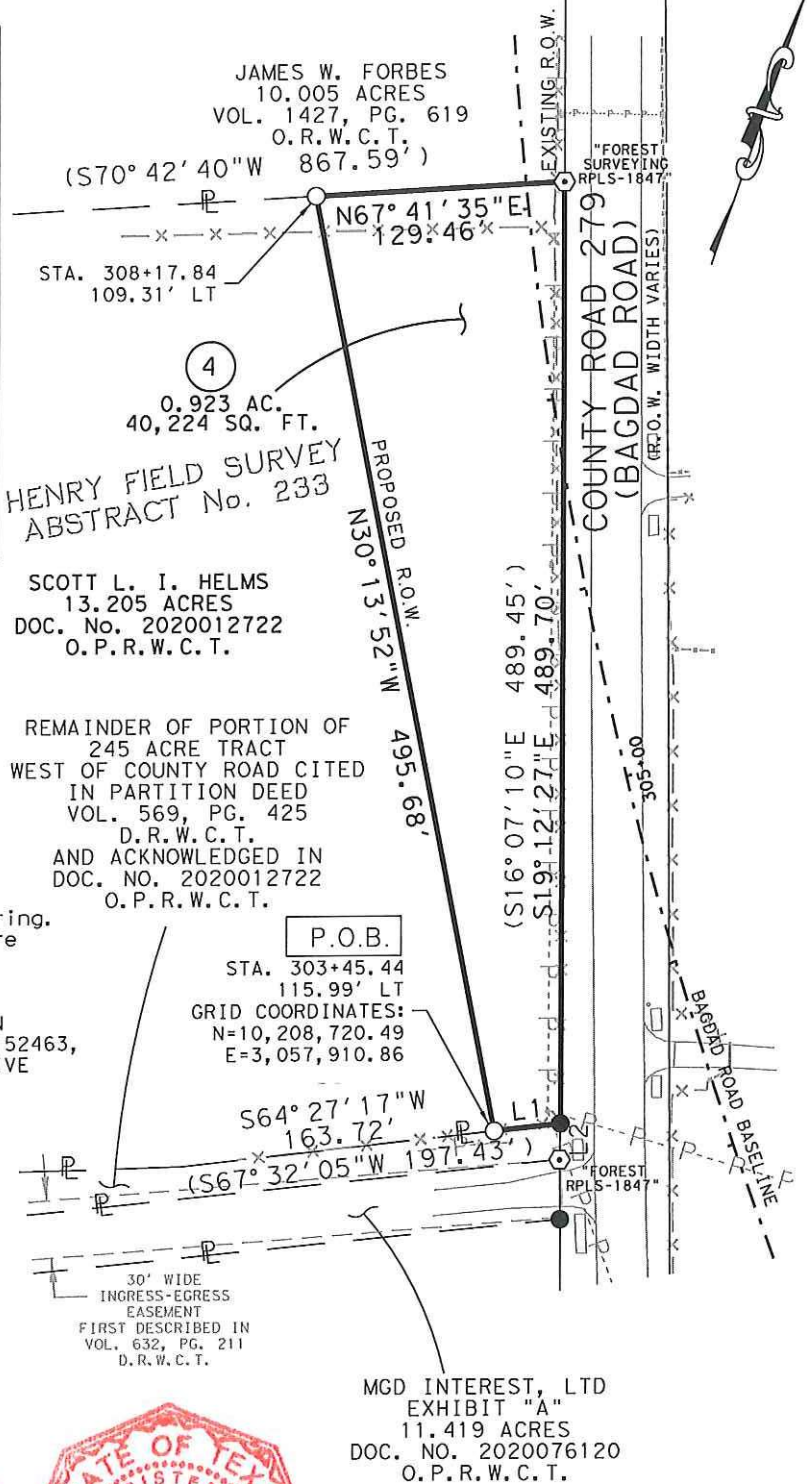
1. RESTRICTIVE COVENANTS: VOLUME 631, PAGE 833 AND  
VOLUME 642, PAGE 364, OF THE DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

(10)2. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION  
LINE AND/OR SYSTEM EASEMENT GRANTED TO  
PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED  
IN DOCUMENT NO. 2014037857, OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,  
FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

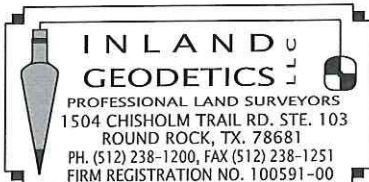
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF AND THAT THE PROPERTY SHOWN HEREIN  
WAS DETERMINED BY A SURVEY MADE ON THE  
GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 23 Nov 2021

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



11/04/2021



PARCEL PLAT SHOWING PROPERTY OF

SCOTT L. I. HELMS

PARCEL 4  
0.923 ACRES  
40,224 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
BAGDAD ROAD

COUNTY  
WILLIAMSON

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