

**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 0.493 acres (Parcel 4) and 0.709 acres (Parcel 5) described by metes and bounds in Exhibits "A & B" owned by **ROSA AGUADO AND PEDRO AGUADO** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 332 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 Exhibits "A & B" 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 26th day of May, 2022.

  
Bill Gravell (May 26, 2022 05:10 CDT)

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Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT A**  
**PROPERTY DESCRIPTION FOR PARCEL 4**

DESCRIPTION OF A 0.493 ACRE (21,455 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE G.A. SCHNEIDER SURVEY, ABSTRACT NO. 580 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.74 ACRES DESCRIBED IN GENERAL WARRANTY DEED TO PEDRO AGUADO AND ROSA AGUADO RECORDED IN DOCUMENT NO. 2009082892 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.493 ACRE (21,455 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "ROW 4933", having grid coordinates of N=10,270,412.47 E=3,158,300.10, set 68.00 feet right of C.R. 332 baseline station 33+54.17 set in the proposed curving easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the southerly boundary line of said 5.74 acre tract, same being the northerly boundary line of that called 8.23 acre tract of land described in Warranty Deed to Djuanus Keith Thomas and wife Staci Thomas recorded in Document No. 2017066397 of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed ROW line, with the common boundary line of said 5.74 acre and said 8.23 acre tract, **S 68°36'10" W**, for a distance of **72.59** feet to an iron rod with plastic cap stamped "RPLS-5784" found in the existing easterly ROW line of said C.R. 332 (variable width ROW), being the southwesterly corner of said 5.74 acre tract, same being the northwesterly corner of said 8.23 acre tract, for the southwesterly corner of the herein described parcel;
- 2) **THENCE**, departing said 8.23 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said 5.74 acre tract **N 21°25'29" W**, for a distance of **249.34** feet to calculated point, being the northwesterly corner of said 5.74 acre tract, same being the southwesterly corner of that called 5.74 acre tract of land described in Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2010029008 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said existing ROW line, with the common boundary line of the 5.74 acre tracts, **N 68°36'10" E**, at a distance of 0.47 feet pass a 1/2" iron rod found and continuing for a total distance of distance of **102.19** feet to an iron rod with aluminum cap stamped "ROW 4933" set 68.00 feet right of C.R. 332 baseline station 36+09.64, in said proposed curving ROW line, for the northeasterly corner of the herein described parcel;
- 4) **THENCE**, departing said 5.74 acre (Doc. 2010029008) boundary line, through the interior of said 5.74 acre tract (Doc. 2009082892), with said proposed curving ROW line to the left having a radius of **3,932.00** feet, a delta angle of **03°39'33"**, an arc length of **251.12** feet, and a chord which bears **S 14°39'19" E**, a distance of **251.08** feet to the **POINT OF BEGINNING**, containing 0.493 acres, (21,455 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 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  
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  
S:/SEILER-LANKES/CR 332/PARCELS/PARCEL 4 AGUADO.doc

Date

**PRELIMINARY**

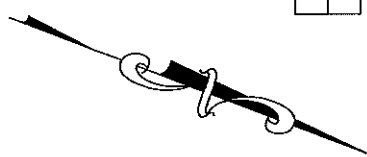
**This document shall not be  
recorded for any purpose.**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

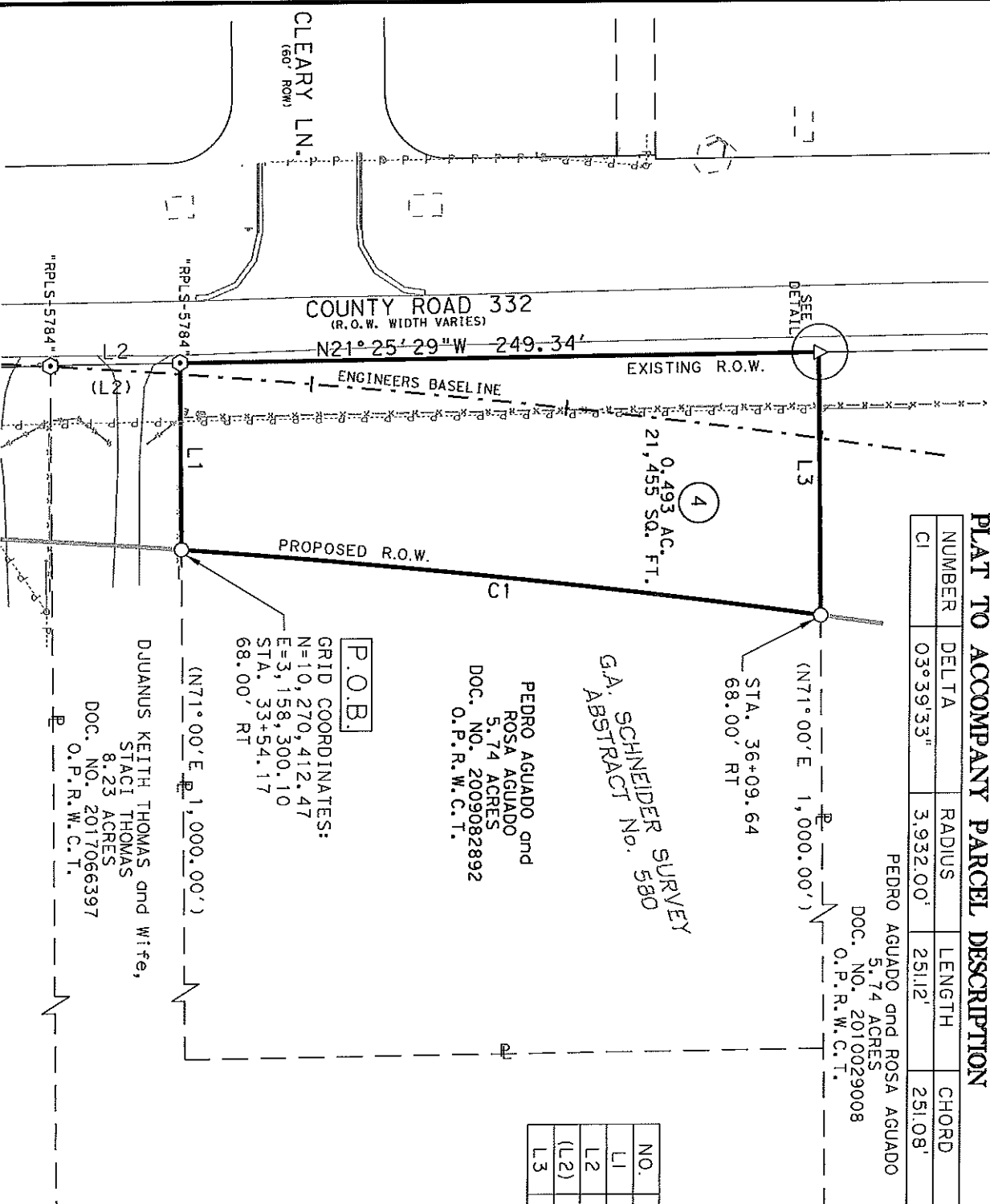
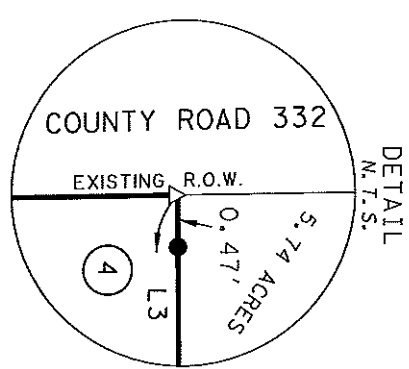
NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	03°39'33"	3,932.00'	251.12'	251.08'	S14°39'19"E

PEDRO AGUADO and ROSA AGUADO

5.74 ACRES  
DOC. NO. 2010029008  
O.P.R.W.C.T.



NO.	DIRECTION	DISTANCE
L1	S68°36'10"W	72.59'
L2	N21°25'29"W	50.24'
(L2)	(S19°00'00"E)	(50.00')
L3	N68°36'10"E	102.19'



P.O.B.

GRID COORDINATES:  
N=10,270,412.47  
E=3,158,300.10  
STA. 33+54.17  
68.00' RT

DJUANUS KEITH THOMAS and wife,  
STACI THOMAS  
8.23 ACRES  
DOC. NO. 2017066397  
O.P.R.W.C.T.

WBW SINGLE LAND  
INVESTMENT,  
LLC-SERIES 111  
230.22 ACRES  
DOC. NO. 2019092046  
O.P.R.W.C.T.

10/05/2021

**INLAND U**  
**GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF  
**PEDRO AGUADO and ROSA AGUADO**  
SCALE 1" = 60'  
PROJECT COUNTY ROAD 332  
COUNTY WILLIAMSON

PARCEL 4  
0.493 ACRES  
21,455 sq. Ft.

## LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
⌞	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
—	DENOTES COMMON OWNERSHIP		
—	LINE BREAK		

1) All bearings shown hereon are based on 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  
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED  
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT  
SUPERVISION.

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

**PRELIMINARY**  
This document shall not be  
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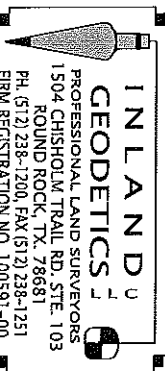
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

10/05/2021

PARCEL PLAT SHOWING PROPERTY OF

**PEDRO AGUADO and ROSA AGUADO**SCALE  
1" = 60'PROJECT  
COUNTY ROAD 332COUNTY  
WILLIAMSONPARCEL 4  
0.492 ACRES  
21,413 Sq. Ft.

PAGE 3 OF 3



**EXHIBIT B**  
**PROPERTY DESCRIPTION FOR PARCEL 5**

DESCRIPTION OF A 0.709 ACRE (30,901 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE G.A. SCHNEIDER SURVEY, ABSTRACT NO. 580 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.74 ACRES DESCRIBED IN GENERAL WARRANTY DEED TO PEDRO AGUADO AND ROSA AGUADO RECORDED IN DOCUMENT NO. 2010029008 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.709 ACRE (30,901 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "ROW 4933", having grid coordinates of N=10,270,904.56 E=3,158,184.95, set 68.00 feet right of C.R. 332 baseline station 38+65.82 in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the northerly boundary line of said 5.74 acre tract, same being the southerly boundary line of that called 99.47 acre tract of land described in Deed with Venders Lien to Emil J. Danek recorded in Volume 450, Page 605 of the Deed Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, departing the southerly boundary line of said 99.47 acre tract, through the interior of said 5.74 acre tract, with said proposed ROW line the following 2 (two) courses:

- 1) **S 11°27'06" E** for a distance of **160.27** feet to an iron rod with aluminum cap stamped "ROW 4933", set 68.00 feet right of C.R. 332 baseline station 37+05.55 set, for a point of curvature to the left;
- 2) With said curve to the left having a radius of **3,932.00** feet, a delta angle of **01°22'26"**, an arc length of **94.28** feet, and a chord which bears **S 12°08'19" E**, a distance of **94.28** feet to an iron rod with aluminum cap stamped "ROW 4933", set 68.00 feet right of C.R. 332 baseline station 36+09.64 set, in the southerly boundary line of said 5.75 acre tract, being the northerly boundary line of that called 5.74 acre tract described in General Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2009082892 of the Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, departing said proposed ROW line, with said common boundary line **S 68°36'10" W**, at a distance of 101.72 feet pass a 1/2" iron rod found and continuing for a total distance of **102.19** feet to a calculated point in the existing easterly ROW line of C.R. 332 (variable width ROW), being the southwesterly corner of said 5.74 acre tract (Document No. 2010029008), same being the northwesterly corner of said 5.74 acre tract (Document No. 2009082892), for the southwesterly corner of the herein described parcel;
- 4) **THENCE**, departing said 5.74 acre tract (Document No. 2009082892), with said existing easterly ROW line, same being the westerly boundary line of said 5.74 acre tract (Document No. 2010029008), **N 21°25'29" W**, for a distance of **250.60** feet to 1/2" iron rod found, being the northwesterly corner of said 5.74 acre tract, same being the southwesterly corner of said 99.47 acre tract, for the northwesterly corner of the herein described parcel;
- 5) **THENCE**, departing said existing ROW line, with the common boundary line of the 5.74 acre tract and said 99.47 acre tract, **N 68°28'41" E**, for a distance of **145.16** feet to the **POINT OF BEGINNING**, containing 0.709 acres, (30,901 square feet) of land, more or less.

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 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  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
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1504 Chisholm Trail Road, Suite 103  
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S:/SEILER-LANKES/CR 332/PARCELS/PARCEL 5 AGUADO.doc

**PRELIMINARY**  
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# PLAT TO ACCOMPANY PARCEL DESCRIPTION

**P.O.B.**

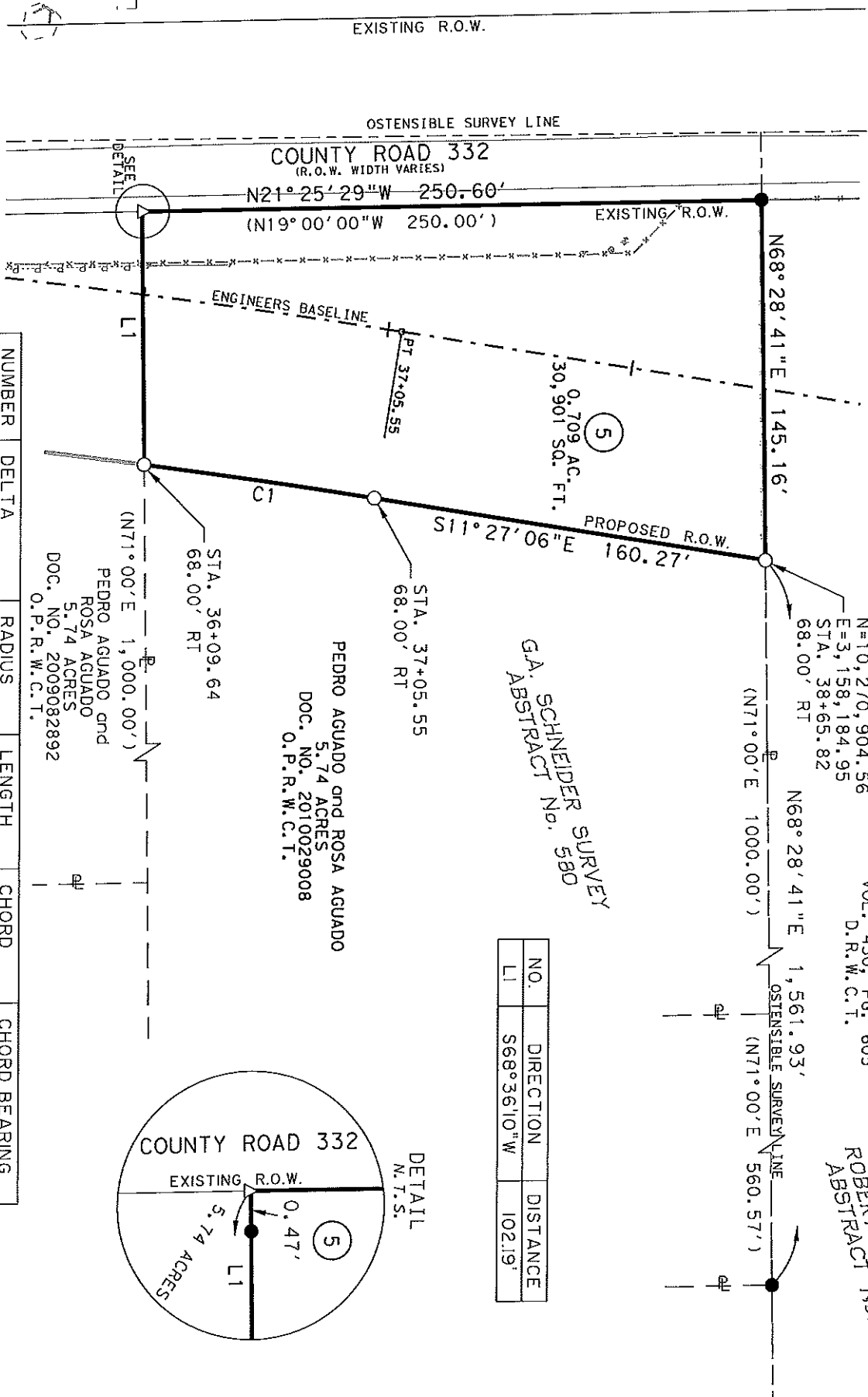
GRID COORDINATES:

N=10,270,904.56  
E=3,158,184.95  
STA. 38+65.82  
68.00' RT

EMIL J. DANEK  
99.47 AC

VOL. 450, PG. 605  
D.R.W.C.T.

ROBERT LILE SURVEY  
ABSTRACT No. 391



NO.	DIRECTION	DISTANCE
L1	S68°36'10"W	102.19'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	0°22'26"	3,932.00'	94.28'	94.28'	S12°08'19"E

10/20/2021

**INLAND U**  
**GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL, RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200 FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

SCALE  
1" = 60'

PROJECT  
COUNTY ROAD 332

COUNTY  
WILLIAMSON

PARCEL 5  
0.709 ACRES  
30,901 Sq. Ft.

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B. ( )	POINT OF BEGINNING RECORD INFORMATION
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
⌵	PROPERTY LINE		
⌵	DENOTES COMMON OWNERSHIP		
⌵	LINE BREAK		

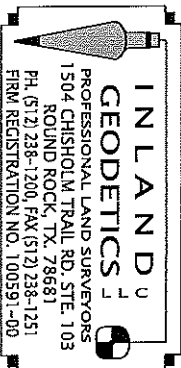
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I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

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

**PRELIMINARY**  
This document shall not be  
recorded for any purpose.

10/20/2021



PARCEL PLAT SHOWING PROPERTY OF	
PEDRO AGUADO and ROSA AGUADO	
SCALE 1" = 60'	PROJECT COUNTY ROAD 332
	COUNTY WILLIAMSON

PARCEL 5 0.709 ACRES 30.901 Sq. Ft.
PAGE 3 OF 3