

**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 3.047 acres (Parcel 9) described by metes and bounds in Exhibit "A" owned by **SCOTT L. I. HELMS as to fee simple and BARBARA LAURA FORBES HELMS n/k/a LAURA FORBES GLASS, as to Life Estate** 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 Mar 22, 2023.

  
Bill Gravell (Mar 22, 2023 11:22 CDT)  
Bill Gravell, Jr.  
Williamson County Judge

**EXHIBIT A**

**County:** Williamson  
**Parcel :** 9 – Helms  
**Highway:** Bagdad Rd (CR 279)

**PROPERTY DESCRIPTION**

DESCRIPTION OF A 3.047 ACRE (132,716 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CITED 36 ACRE MORE OR LESS IN SPECIAL WARRANTY DEED - EXCHANGE TO SCOTT L. I. HELMS RECORDED IN DOCUMENT NO. 2021106873 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 36 ACRES BEING OUT OF THE OF THAT CALLED 51.33 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2008011186 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.047 ACRE (132,716 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 97.88 feet right of Bagdad Road Baseline Station 300+94.32 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,208,667.09 E=3,058,236.78), being the northerly boundary line of said of the 36 acre tract, same being the southerly boundary line of that called 15.00 acre tract described in a Warranty Deed to Lacie Gene Hale recorded in Document No 2015014262 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, an iron rod with plastic cap stamped "RPLS 1847 FOREST" found, being an angle point in said common boundary line bears N 66°36'12" E, at a distance of 460.96 feet;

**THENCE**, departing said 15.00 acre tract, with said proposed easterly ROW line, through the interior of said 36 acre tract, the following four (4) courses:

- 1) **S 48°37'23" E**, for a distance of **90.19** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 103.71 feet right of Bagdad Road Baseline Station 300+00.00, for an angle point;
- 2) **S 46°21'00" E**, for a distance of **464.94** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 82.57 feet right of Bagdad Road Baseline Station 295+29.81, for an angle point;
- 3) **S 40°38'11" W**, for a distance of **33.57** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 49.00 feet right of Bagdad Road Baseline Station 295+29.81, for an ell corner;
- 4) **S 49°21'49" E**, at a distance of 111.79 feet, pass an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY-WITNESS" set 49.00 feet right of Bagdad Road Baseline Station 294+18.02, and continuing for a total distance of **179.79** feet to a calculated point in the approximate centerline of the South Fork of the San Gabriel River, 49.00 feet right of Bagdad Road Baseline Station 293+50.02, being in the southerly boundary line of said 36 acre tract, same being the northerly boundary line of that called 81.69 acre tract of land described in General Warranty Deed to Edward and Jennifer Wolf recorded in Document No. 2021036573 of the Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel;

**THENCE**, departing said proposed easterly ROW line, with said approximate centerline of the South Fork of the San Gabriel River being the common boundary line of said 81.69 acre and said 36 acre tracts, the following two (2) courses:

- 5) **S 66°24'34" W**, for a distance of **83.17** feet to a calculated angle point;
- 6) **S 56°55'14" W**, for a distance of **36.57** feet to a calculated point in the proposed westerly ROW line of said Bagdad Road, 61.00 feet left Bagdad Road Baseline Station 293+96.44, for the southwesterly corner of the herein described parcel;

**THENCE**, departing said approximate centerline of the South Fork of the San Gabriel River and said 81.69 acre tract, with said proposed westerly ROW line, through the interior of said 36 acre tract, the following four (4) courses:

- 7) **N 49°21'49" W**, at a distance of 80.00 feet, pass an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY-WITNESS" set 61.00 feet left of Bagdad Road Baseline Station 294+76.44, and continuing for a total distance of **133.37** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 61.00 feet left of Bagdad Road Baseline Station 295+29.81, for an ell corner;
- 8) **S 40°38'11" W**, for a distance of **31.43** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 92.43 feet left of Bagdad Road Baseline Station 295+29.81, for an angle point;



County: Williamson  
Parcel: 9 – Helms  
Highway: Bagdad Rd (CR 279)

- 9) **N 50°35'38" W**, for a distance of **476.20** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 106.29 feet left of Bagdad Road Baseline Station 300+00.00, for an angle point;
- 10) **S 43°50'52" W**, for a distance of **15.31** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 121.60 feet left of Bagdad Road Baseline Station 300+00.00 in the curving existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), same being the westerly boundary of said 36 acre tract and the easterly line of that called 1.39 acre tract described in ROW Deed to Williamson County, Texas recorded in Volume 1403, Page 334 of the Official Records of Williamson County, Texas, for the beginning of a non-tangent curve to the right, and from which, a 1/2" iron rod found, being a point of curvature in said existing easterly ROW line, same being in the easterly line of said 1.39 acre tract bears, with said curving existing ROW line having a delta angle of 30°38'26", a radius of 850.00 feet, an arc length of 454.56 feet and a chord which bears S 46°50'20" E, at a distance of 449.16 feet;

**THENCE**, with said existing easterly ROW line, being the easterly line of said 1.39 acre ROW tract, same being the westerly boundary of said 36 acre tract, the following two (2) courses:

- 11) Along said curve to the right, having a delta angle of **10°57'08"**, a radius of **850.00** feet, an arc length of **162.48** feet and a chord which bears **N 25°02'32" W**, for a distance of **162.23** feet to a 1/2" iron rod found, for an angle point;
- 12) **N 33°26'45" W**, for a distance of **6.65** feet to a calculated point, being the northwesterly corner of said 36 acre tract, same being the southwesterly corner of said 15.00 acre tract, for the northwesterly corner of the herein described parcel, and from which, a nail found stamped H/M bears S 65°36'26" W, at a distance of 1.59 feet;
- 13) **THENCE**, departing said existing easterly ROW line, with the northerly boundary line of said 36 acre tract, same being the southerly boundary line of said 15.00 acre tract, **N 66°36'12" E**, for a distance of **175.16** feet to the **POINT OF BEGINNING**, containing 3.047 acres (132,716 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.

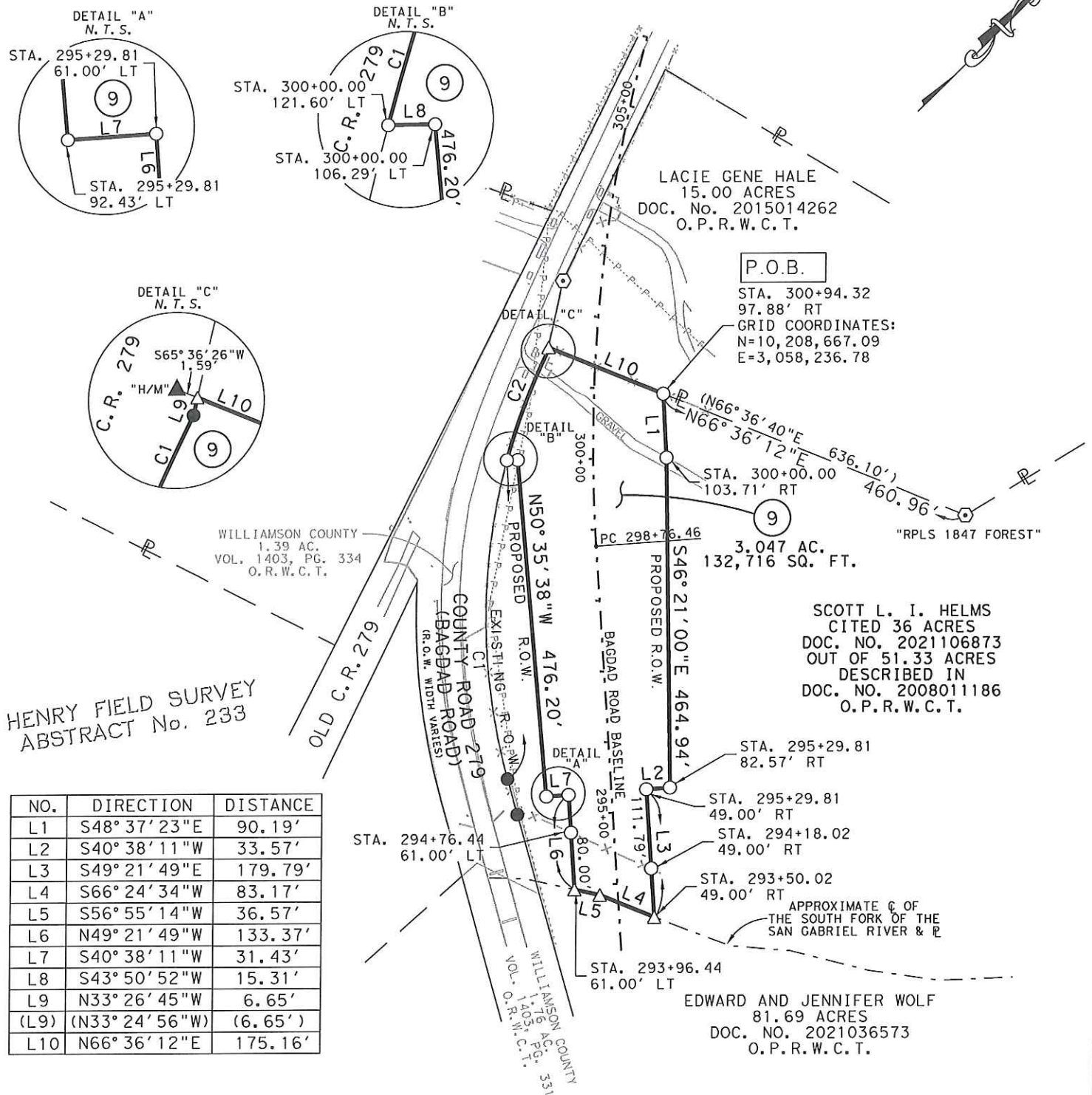
*M. Stephen Truesdale*

*11 Nov 2022*

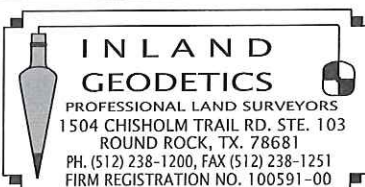
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681



## PLAT TO ACCOMPANY PARCEL DESCRIPTION



11/09/2022



PARCEL PLAT SHOWING PROPERTY OF

SCOTT L. I. HELMS &  
CHRISTINA A. HELMSPARCEL 9  
3.047 ACRES  
132,716 Sq. Ft.SCALE  
1" = 200'PROJECT  
BAGDAD ROADCOUNTY  
WILLIAMSON

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## 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<br>STAMPED "WILLIAMSON COUNTY" SET<br>(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<br>WILLIAMSON COUNTY, TEXAS                                                     |
| O.R.W.C.T.   | OFFICIAL RECORDS<br>WILLIAMSON COUNTY, TEXAS                                                 |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS<br>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-165819, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 01, 2022, ISSUE DATE AUGUST 10, 2022.

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

10(2). AN ELECTRIC EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 235, PAGE 105, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

3. A RIGHT-OF-WAY EASEMENT AS DESCRIBED IN VOLUME 632, PAGE 111, VOLUME 642, PAGE 367, VOLUME 642, PAGE 373, VOLUME 642, PAGE 379 AND VOLUME 666, PAGE 410, DEED RECORDS, AND VOLUME 1403, PAGE 334 AND VOLUME 1988, PAGE 638, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT.

4. AN ELECTRIC AND TELECOMMUNICATION EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2014037857, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

5. AN ELECTRIC EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2015098961, OFFICIAL PUBLIC RECORDS, 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* 11 NOV 2022  
M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

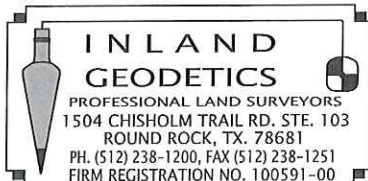


11/09/2022

PARCEL PLAT SHOWING PROPERTY OF  
**SCOTT L. I. HELMS &  
CHRISTINA A. HELMS**

**PARCEL 9**  
3.047 ACRES  
132,716 Sq. Ft.

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SCALE  
1" = 200'

PROJECT  
BAGDAD ROAD

COUNTY  
WILLIAMSON