

**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 1.421 acres (Parcel 33) described by metes and bounds in Exhibit "A" owned by **MICHAEL DAVID VESPER AND RACHEL CORPUS VESPER, Co-Trustees of the Vesper and Perez Family Trust dated December 13, 2012** 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,

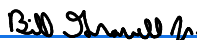
the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

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

County: Williamson
Parcel : 33 – Michael David Vesper & Rachel Corpus Vesper
Co-Trustees of the Vesper and Perez Family Trust
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.421 ACRE (61,879 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 12.31 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO MICHAEL DAVID VESPER & RACHEL CORPUS VESPER CO-TRUSTEES OF THE VESPER AND PEREZ FAMILY TRUST RECORDED IN DOCUMENT NO. 2012104914 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.421 ACRE (61,879 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 110.22 feet left of Bagdad Road Baseline Station 218+69.25 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,201,037.62 E=3,060,260.25), being in the southerly boundary line of that called 4.505 acre tract of land described in a Warranty Deed with Vendor's Lien to Daniel Vaughn and Karen Vaughn recorded in Document No. 2020092528 of the Official Public Records of Williamson County, Texas, same being the northerly boundary line of said 12.31 acre tract, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found, being the southwesterly corner of said 4.505 acre tract, same being an ell corner in the northerly line of said 12.31 acre tract bears S 67°33'44" W, at a distance of 646.23 feet;

- 1) **THENCE**, departing said proposed ROW line, with the common boundary line of said 4.505 acre tract and said 12.31 acre tract, **N 67°33'44" E** for a distance of **125.70** feet to a 1/2" iron rod found in the existing westerly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), being the southeasterly corner of said 4.505 acre tract, same being the northeasterly corner of said 12.31 acre tract, for the northeasterly corner of the herein described parcel;

THENCE, departing said 4.505 acre tract, with said existing westerly ROW line, same being the easterly boundary line of said 12.31 acre tract, the following five (5) courses:

- 2) **S 19°44'22" E** for a distance of **105.28** feet to a calculated angle point;
- 3) **S 07°58'03" E** for a distance of **197.68** feet to a calculated angle point;
- 4) **S 05°15'03" E** for a distance of **224.15** feet to a 1/2" iron rod found, for angle point;
- 5) **S 06°49'54" W** for a distance of **243.89** feet at 1/2" iron rod found, for angle point;
- 6) **S 03°26'35" E** for a distance of **69.98** feet at 1/2" iron rod found 83.80 feet left of Bagdad Road Baseline Station 210+68.27 in said proposed westerly ROW line of Bagdad Road (variable width ROW), being the northeasterly corner of that called 5.03 acre tract of land described in a Warranty Deed with Vendor's Lien to Lori A. Penn recorded in Document No. 1996061705 of the Official Records of Williamson County, Texas, same being the southeasterly corner of said 12.31 acre tract, for the most southerly corner of the herein described parcel;

THENCE, departing said 5.03 acre tract, with said proposed westerly ROW line, through the interior of said 12.31 acre tract, the following two (2) courses:

- 7) **N 09°23'36" W** for a distance of **526.14** feet an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 71.69 feet left of Bagdad Road Baseline Station 215+94.26;

County: Williamson
Parcel : 33 – Michael David Vesper & Rachel Corpus Vesper
Co-Trustees of the Vesper and Perez Family Trust
Highway: Bagdad Rd (CR 279)

- 8) **N 18°41'17" W** for a distance of **277.67** feet to the **POINT OF BEGINNING**, containing 1.421 acres (61,879 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

24 OCT 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

Date



S:_BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 33-VESPER\PARCEL 33-VESPER.doc

PLAT TO ACCOMPANY PARCEL DESCRIPTION

DANIEL VAUGHN &
KAREN VAUGHN
4.505 ACRES
DOC. 2020092528
O. P. R. W. C. T.

10' PUBLIC
UTILITY EASEMENT
VOL. 542, PG. 231
VOL. 546, PG. 137
D. R. W. C. T.

PI 219+03.19

S67° 33' 44" W
(S69° 55' 53" W - 771.58')

P.O.B.

STA. 218+69.25
110.22' LT
GRID COORDINATES:
N=10,201,037.62
E=3,060,260.25

NO.	DIRECTION	DISTANCE
L1	N67° 33' 44" E	125.70'
L2	S19° 44' 22" E	105.28'
(L2)	(S17° 28' 19" E)	(105.26')
L3	S03° 26' 35" E	69.98'
(L3)	(S01° 00' 21" E)	(69.98')

STA. 215+94.26
71.69' LT

10' PUBLIC
UTILITY EASEMENT
VOL. 542, PG. 231
VOL. 546, PG. 137
D. R. W. C. T.

(33)

1.421 AC.
61,879 SQ. FT.

MICHAEL DAVID VESPER AND
RACHEL CORPUS VESPER
CO-TRUSTEES OF THE VESPER AND
PEREZ FAMILY TRUST
12.31 ACRES
DOC. 2012104914
O. P. R. W. C. T.

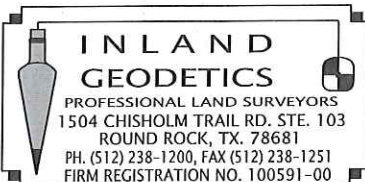
JOSEPH LEE SURVEY
ABSTRACT NO. 393

LORI A. PENN
5.03 ACRES
DOC. 1996061705
O. R. W. C. T.

10' PUBLIC
UTILITY EASEMENT
VOL. 542, PG. 231
VOL. 546, PG. 137
D. R. W. C. T.

STA. 210+68.27
83.80' LT

10/14/2022



PARCEL PLAT SHOWING PROPERTY OF
MICHAEL DAVID VESPER & RACHEL CORPUS
VESPER CO-TRUSTEES OF THE
THE VESPER AND PEREZ FAMILY TRUST

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 33
1.421 ACRES
61,879 Sq. Ft.

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	— —	LINE BREAK
⊗	1/2" IRON PIPE FOUND UNLESS NOTED	↗	DENOTES COMMON OWNERSHIP
▲	60/D NAIL FOUND	P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS 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 OF NO. T-165854, ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

1. RESTRICTIVE COVENANTS: VOLUME 544, PAGE 56, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, EXPIRED JANUARY 2000.

10(2). A 10 FOOT WIDE EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES ALONG THE SIDE, FRONT, AND REAR BOUNDARY LINES AS SET OUT IN VOLUME 544, PAGE 554, DOES NOT AFFECT, AND VOLUME 546, PAGE 137 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 542, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

4. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 544, PAGE 56 AND VOLUME 544, PAGE 554 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, EXPIRED JANUARY 2000.

9. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-52 IN DOCUMENT NO. 2005066226, OFFICIAL PUBLIC RECORDS, AND FURTHER RATIFIED BY ORDINANCE NO. 06-0-12, RECORDED IN DOCUMENT NO. 2006013010, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

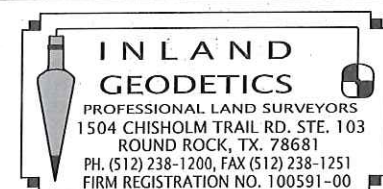
10. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-035-00 OF RECORD IN DOCUMENT NO. 2017011280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

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

DATE

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 303
ROUND ROCK, TEXAS 78681



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VESPER CO-TRUSTEES OF THE
THE VESPER AND PEREZ FAMILY TRUST

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