

**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 2.453 acres (Parcel 10) described by metes and bounds in Exhibit "A" owned by **EDWARD WOLF AND JENNIFER WOLF** 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 May 3, 2023.

Bill Gravell

Bill Gravell (May 3, 2023 09:41 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT _____

County: Williamson
Parcel : 10 – Wolf
Highway: Bagdad Rd (CR 279)

PROPERTY DESCRIPTION

DESCRIPTION OF A 2.453 ACRE (106,843 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 81.69 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO EDWARD WOLF AND JENNIFER WOLF RECORDED IN DOCUMENT NO. 2021036573 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.453 ACRE (106,843 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 91.06 feet right of Bagdad Road Baseline Station 277+61.44 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,206,924.90 E=3,059,798.33), being the southerly boundary line of said 81.69 acre tract, same being the northerly boundary line of that called 5.801 acre tract described in a Warranty Deed to Elizabeth Ann Lancaster (Liz Hanna per Appraisal District) recorded in Volume 1405, Page 431 of the Deed Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found, being an angle point in said common boundary line bears N 82°51'35" E, at a distance of 330.08 feet;

- 1) **THENCE**, departing said proposed easterly ROW, with said common boundary line, **S 82°51'35" W**, for a distance of **68.69** feet to a calculated point in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), being the southwesterly corner of said 81.69 acre tract, same being the northwesterly corner of said 5.801 acre tract, for the southwesterly corner of the herein described parcel;

THENCE, departing said 5.801 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said 81.69 acre tract the following five (5) courses:

- 2) **N 17°14'13" W**, for a distance of **286.68**, to a capped iron rod stamped "Forest" found, for an angle point;
- 3) **N 20°12'28" W**, for a distance of **162.45**, to a calculated angle point;
- 4) **N 31°29'17" W**, for a distance of **131.39**, to a calculated angle point;
- 5) **N 45°00'43" W**, for a distance of **287.98**, to a calculated angle point;
- 6) **N 60°22'23" W**, for a distance of **560.10**, to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 61.00 feet left of Bagdad Road Baseline Station 291+57.16 in the proposed westerly ROW line of said Bagdad Road, for an angle point and from which, a 1 1/2" ID pipe found in said westerly boundary line, being said existing easterly ROW line bears N 61°13'49" W, at a distance of 206.15 feet;
- 7) **THENCE**, departing said existing easterly ROW line, through the interior of said 81.69 acre tract, with said proposed westerly ROW line, **N 49°21'49" W**, at a distance of 50.00 feet, pass an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY-WITNESS" set 61.00 feet left of Bagdad Road Baseline Station 292+07.16, and continuing for a total distance of **239.28** feet, to a calculated point in the approximate centerline of the South Fork of the San Gabriel River, 61.00 feet left of Bagdad Road Baseline Station 293+96.44, being the northerly boundary line of said 81.69 acre tract, same being the southerly boundary line of that cited 36 acres, more or less, in Deed Without Warranty to Scott L. I. Helms and Christina A. Helms in Document No. 2020012720 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;

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

- 8) **N 56°55'14" E**, for a distance of **36.57** feet to a calculated angle point;
- 9) **N 66°24'34" E**, for a distance of **83.17** feet to the calculated point in said proposed easterly ROW line of Bagdad Road, 49.00 feet right of Bagdad Road Baseline Station 293+50.02, for the northeasterly corner of the herein described parcel;

THENCE, departing said approximate river centerline and said 36 acre tract, with said proposed easterly ROW line, through the interior of said 81.69 acre tract, the following six (6) courses:

County: Williamson
Parcel : 10 – Wolf
Highway: Bagdad Rd (CR 279)

- 10) **S 49°21'49" E**, at a distance of 212.00 feet, pass an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY-WITNESS" set 49.00 feet right of Bagdad Road Baseline Station 291+38.02, and continuing for a total distance of **315.64** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 49.00 feet right of Bagdad Road Baseline Station 290+34.38, for an ell corner;
- 11) **N 40°38'11" E**, for a distance of **27.86** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.86 feet right of Bagdad Road Baseline Station 290+34.38, for the beginning of a non-tangent curve to the right;
- 12) With said curve to the right, having a delta angle of **15°03'00"**, a radius of **1,895.00** feet, an arc length of **497.76** feet and a chord which bears **S 47°45'24" E**, for a distance of **496.33** feet, to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 88.08 feet right of Bagdad Road Baseline Station 285+50.06, for a point of non-tangency;
- 13) **N 51°41'07" E**, for a distance of **61.98** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 150.00 feet right of Bagdad Road Baseline Station 285+47.48, for the beginning of a non-tangent curve to the right;
- 14) With said curve to the right, having a delta angle of **11°55'57"**, a radius of **3,000.00** feet, an arc length of **624.78** feet and a chord which bears **S 27°16'32" E**, for a distance of **623.65** feet, to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 86.08 feet right of Bagdad Road Baseline Station 279+56.88, for a point of non-tangency;
- 15) **S 24°16'17" E**, for a distance of **203.31** feet to the **POINT OF BEGINNING**, containing 2.453 acres (106,843 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

23 SEP 2022

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



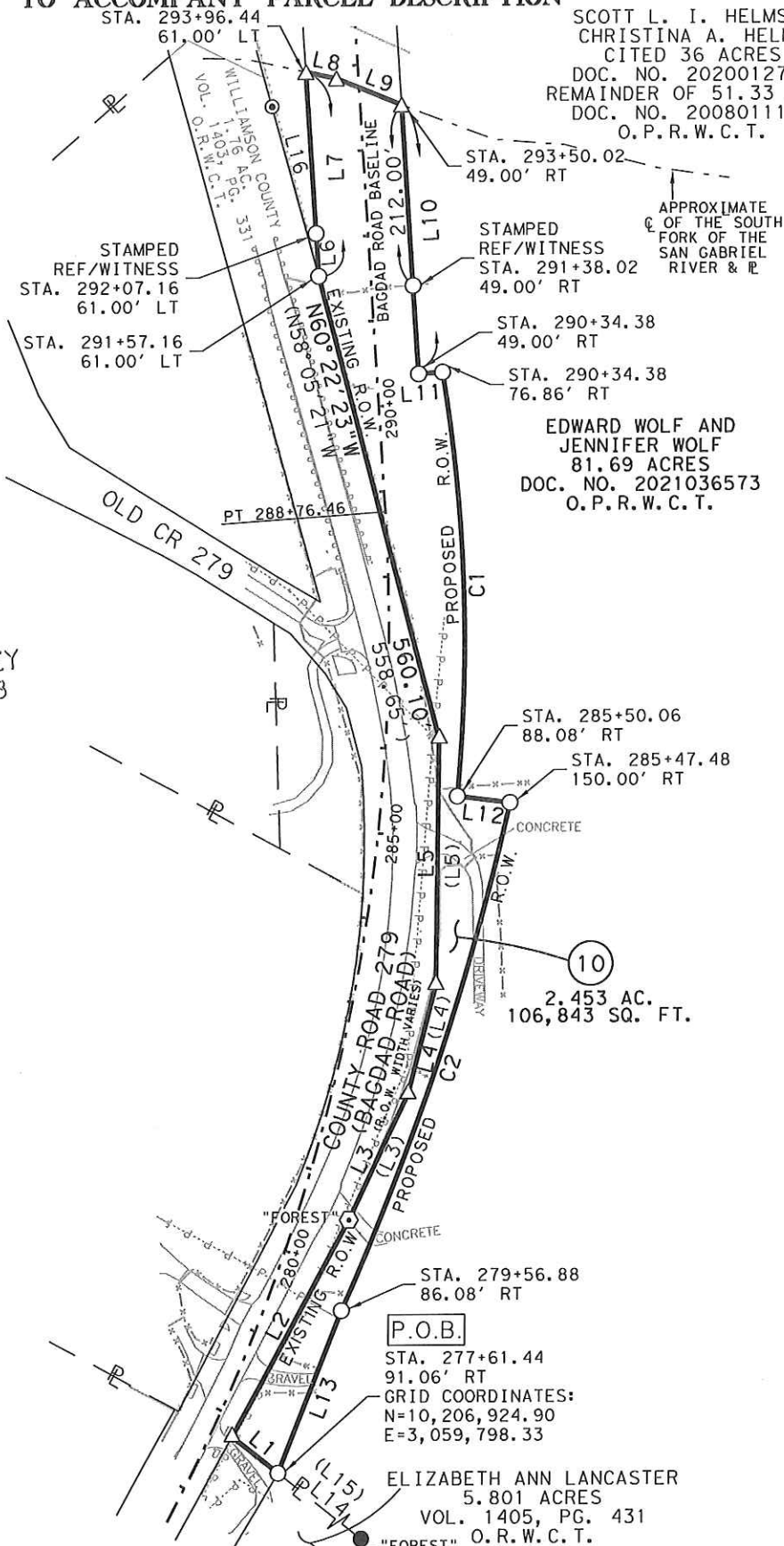
PLAT TO ACCOMPANY PARCEL DESCRIPTION

SCOTT L. I. HELMS &
CHRISTINA A. HELMS
CITED 36 ACRES
DOC. NO. 2020012720
REMAINDER OF 51.33 ACRE
DOC. NO. 2008011186
O.P.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S82°51'35"W	68.69'
L2	N17°14'13"W	286.68'
(L2)	(N14°31'48"W)	(290.62')
L3	N20°12'28"W	162.45'
(L3)	(N18°44'29"W)	(160.01')
L4	N31°29'17"W	131.39'
(L4)	(N29°12'15"W)	(131.39')
L5	N45°00'43"W	287.98'
(L5)	(N42°43'41"W)	(287.98')
L6	N49°21'49"W	50.00'
L7	N49°21'49"W	239.28'

HENRY FIELD SURVEY
ABSTRACT No. 233

NO.	DIRECTION	DISTANCE
L8	N56°55'14"E	36.57'
L9	N66°24'34"E	83.17'
L10	S49°21'49"E	315.64'
L11	N40°38'11"E	27.86'
L12	N51°41'07"E	61.98'
L13	S24°16'17"E	203.31'
L14	N82°51'35"E	330.08'
(L15)	(S85°31'25"W)	(399.27')
L16	N61°13'49"W	206.15'



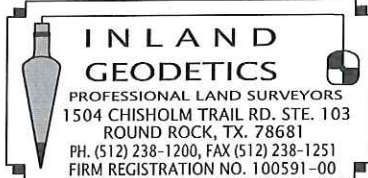
PARCEL PLAT SHOWING PROPERTY OF

EDWARD WOLF AND
JENNIFER WOLF

09/16/2022

PARCEL 10
2.453 ACRES
106,843 Sq. Ft.

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SCALE
1" = 200'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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
△	CALCULATED POINT
○	1/2" 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

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-165823, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

10(2). AN ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 241, PAGE 439, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

3. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2014037856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

4. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2020166458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

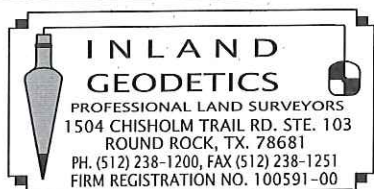
6. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 05-0-25, RECORDED IN DOCUMENT NO. 2005039348, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15° 03' 00"	1,895.00'	497.76'	496.33'	S47° 45' 24"E
C2	11° 55' 57"	3,000.00'	624.78'	623.65'	S27° 16' 32"E

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.



23 SEP 2022 M. Stephen Truesdale
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



PARCEL PLAT SHOWING PROPERTY OF
**EDWARD WOLF AND
JENNIFER WOLF**

09/16/2022

PARCEL 10
2.453 ACRES
106,843 Sq. Ft.

SCALE
1" = 200'

PROJECT
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