

**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 1.179 acres (Parcel 34) described by metes and bounds in Exhibit "A" owned by **MARK A. LUMPKIN AND PAULA W. LUMPKIN** 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 9, 2023.

Bill Gravell

Bill Gravell (May 9, 2023 15:20 CDT)

Bill Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel: 34 – Mark A. Lumpkin & Paula W. Lumpkin
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.179 ACRE (51,335 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE D. WALSH SURVEY, ABSTRACT NO. 666 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 6.66 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO MARK A. LUMPKIN AND PAULA W. LUMPKIN RECORDED IN DOCUMENT NO. 9854711 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.179 ACRE (51,335 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 139.36 feet right of Bagdad Road Baseline Station 215+90.34 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,200,810.00 E=3,060,557.28), being in the southerly boundary line of that called 3.301 acre (Tract 2) of land in a Warranty Deed to Thomas A. Money and Kelly A. Money recorded in Document No. 2019031363 of the Official Public Records of Williamson County, Texas and described in Document No. 199978138 of the Official Public Records of Williamson County, Texas, same being in the northerly boundary line of said 6.66 acre tract, also being in the meanders of Jenkins Branch, for the northeasterly corner and **POINT OF BEGINNING** of the herein described;

THENCE, departing said 3.301 acre tract, with said proposed easterly ROW line, through the interior of said 6.66 acre tract, the following five (5) courses:

- 1) **S 20°52'35" E** for a distance of **75.49** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 152.68 feet right of Bagdad Road Baseline Station 215+16.04, for an angle point;
- 2) **S 07°08'15" W** for a distance of **173.42** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 99.53 feet right of Bagdad Road Baseline Station 213+50.97, for an angle point;
- 3) **S 07°56'04" E** for a distance of **535.72** feet an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 73.56 feet right of Bagdad Road Baseline Station 208+15.88, for an angle point;
- 4) **S44°31'35" E** for a distance of **15.56** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 82.22 feet right of Bagdad Road Baseline Station 208+02.95, for an angle point;
- 5) **S 10°42'45" E** for a distance of **24.00** feet an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 82.22 feet right of Bagdad Road Baseline Station 207+78.95, being in the northerly boundary line of Lot 1 of Saccone Subdivision, a subdivision recorded in Cabinet BB, Slides 344-345 of the Plat Records of Williamson County, Texas, same being the southerly boundary line of said 6.66 acre tract, also being in the centerline of a 40 foot Road Easement recorded in Vol. 885, Page 515 of the Deed Records of Williamson County, Texas being known as N. Fawn Ridge Drive, and the northerly line of a 20' wide Roadway Easement recorded in Volume 545, Page 752 of the Deed Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel and from which a 1/2" iron rod found, being an angle point in the northerly boundary line of said Lot 1, same being in the southerly boundary line of said 6.66 acre tract bears **N 75°35'52" E**, at a distance of 34.52 feet;
- 6) **THENCE**, departing said proposed ROW line, with said common boundary line of said Lot 1 and said 6.66 acre tract, **S 75°35'52" W** for a distance of **80.92** feet to the calculated northwesterly corner of said Lot 1, same being the southwesterly corner of said 6.66 acre tract, also being the southeasterly corner of that called 0.47 acre ROW tract described in a ROW Dedication to Williamson County recorded in Volume 2329, Page 404 of the Official Records of Williamson County, Texas, same being in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), for the southwesterly corner of the herein described parcel;

THENCE, departing said Lot 1, with said existing ROW line, same being the westerly boundary line of said 6.66 acre tract, the following five (5) courses:

- 7) **N 10°20'11" W** for a distance of **20.11** feet a 1/2" iron rod found, for point of curvature to the right;
- 8) Along said curve to the right, having a delta angle of **03°53'56"**, a radius of **2,183.64** feet, an arc length of **148.59** feet and a chord which bears **N 08°06'35" W**, for a distance of **148.56** feet to a calculated point of non-tangency;

County: Williamson
Parcel: 34 – Mark A. Lumpkin & Paula W. Lumpkin
Highway: Bagdad Rd (CR 279)

- 9) N 06°14'12" W for a distance of 423.10 feet to a calculated angle point,
- 10) N 06°05'20" W for a distance of 96.64 feet to a calculated point, being the southwesterly corner of that called 0.12 acre ROW tract described in a deed to County Judge John Doerfler recorded in Document No. 2007053303 of the Official Public Records of Williamson County, Texas, same being an ell corner of the herein described parcel;
- 11) N 86°13'18" E for a distance of 18.57 feet to a calculated point in the meanders of said Jenkins Branch, being the southeasterly corner of said 0.12 acre ROW tract, same being the southerly corner of said 3.301 acre tract, for an ell corner of the herein described tract;

THENCE, departing said existing ROW line, with the common boundary line of said 3.301 acre tract and said 6.66 acre tract, same being with the meanders of said Jenkins Branch, the following two (2) courses:

- 12) N 40°35'58" E for a distance of 27.51 feet to a calculated angle point,
- 13) N 12°54'51" E for a distance of 125.51 feet to the POINT OF BEGINNING, containing 1.179 acres (51,335 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.

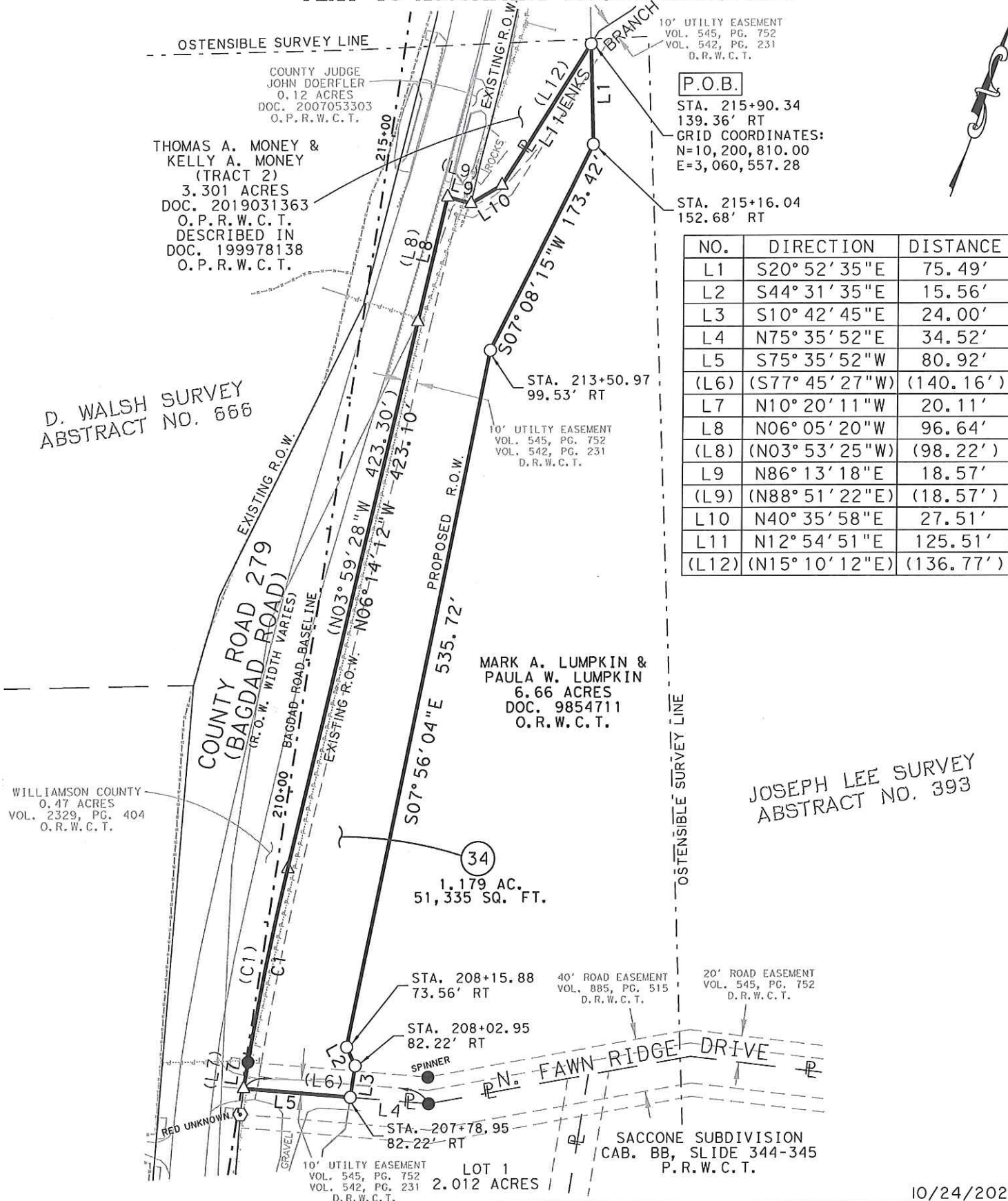
M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

3 Nov 2022
Date

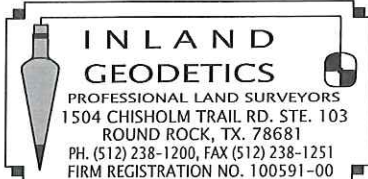


S:_BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 34-LUMPKIN\PARCEL 34-LUMPKIN.doc

EXHIBIT " " PLAT TO ACCOMPANY PARCEL DESCRIPTION



10/24/2022



PARCEL PLAT SHOWING PROPERTY OF

MARK A. LUMPKIN & PAULA W. LUMPKIN

PARCEL 34
1.179 ACRES
51,335 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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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
○ 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-165856, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST, 03 2022, ISSUE DATE AUGUST 12, 2022.

10(2). AN ELECTRIC/TELEPHONE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 542, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. A TEN (10) FOOT WIDE INSTALLATION/MAINTENANCE OF UTILITIES EASEMENT ALONG THE LINES OF ALL TRACTS IN LIVE OAK RANCH UNIT 2 AS SET OUT IN 545, PAGE 752, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

4. A TWENTY (20) FOOT WIDE ROADWAY EASEMENT OFF THE SOUTHERNMOST BOUNDARY OF TRACT(S)/LOT(S) 3 AND 4/BLOCK C AS SET OUT IN VOLUME 545, PAGE 752, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

5. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CITY OF LIBERTY HILL, ORDINANCE NO. 05-0-50 (SUBJECT PROPERTY AND MORE LANDS) OF RECORD IN DOCUMENT NO. 2005066224, AND FURTHER RATIFIED BY ORDINANCE NO. 06-0-12, RECORDED IN DOCUMENT NO. 2006013010, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

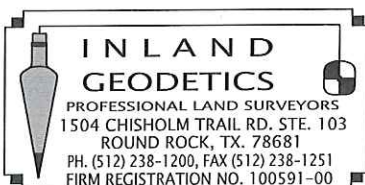
NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 53' 56"	2,183.64'	148.59'	148.56'	N08° 06' 35"W
(C1)	(04° 21' 43")	(2,213.03')	(168.48')	(168.44)	(N06° 07' 42"W)

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 3 NOV 2022
M. STEPHEN TRUESDALE DATE
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



10/24/2022



PARCEL PLAT SHOWING PROPERTY OF

**MARK A. LUMPKIN &
PAULA W. LUMPKIN**

PARCEL 34
1.179 ACRES
51,335 Sq. Ft.

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