

**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 0.272 acres (Parcel 29) described by metes and bounds in Exhibit "A" owned by **JEFFREY W. VOGEL** 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 15:21 CDT)

Bill Gravell, Jr.

Williamson County Judge

County: Williamson
Parcel : 29 – Jeffrey Vogel
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.272 ACRE (11,854 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.51 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JEFFREY W. VOGEL RECORDED IN DOCUMENT NO. 2016071986 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.272 ACRE (11,854 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 103.47 feet right of Bagdad Road Baseline Station 221+22.94 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,201,289.35 E=3,060,221.45), being in the northerly boundary line of that called 4.505 acre tract of land described in a Warranty Deed with Vendor's Lien to Daniel and Karen Vaughn recorded in Document No. 2020092528 of the Official Public Records of Williamson County, Texas, same being the southerly boundary line of said 4.51 acre tract, for the southwesterly 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 4.51 acre tract, same being the northwesterly corner of said 4.505 acre tract bears S 68°47'35" W, at a distance of 694.95 feet;

THENCE, departing said 4.505 acre tract, with said proposed westerly ROW line, through the interior of said 4.51 acre tract, the following two (2) courses:

- 1) **N 08°45'46" W** for a distance of **110.51** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" set 100.67 feet left of Bagdad Road Baseline Station 222+33.42, for an angle point;
- 2) **N 11°39'32" W** for a distance of **140.50** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" set 104.22 feet left of Bagdad Road Baseline Station 223+73.88, being in the southerly boundary line of that called 4.46 acre tract of land described in a General Warranty Deed to Dudley Harvey & Sharon Harvey described in Document No. 2009060696 of the Official Public Records of Williamson County, Texas, same being the northerly boundary line of said 4.51 acre tract, for the northwesterly corner of the herein described parcel and from which a 1/2" iron rod found, being the northwesterly corner of said 4.51 acre tract, same being the southwesterly corner of said 4.46 acre tract bears S 69°48'54" W for a distance of 737.00 feet;
- 3) **THENCE**, departing said proposed ROW line, with the common boundary line of said 4.46 acre tract and said 4.51 acre tract, **N 69°48'54" E** for a distance of **35.06** 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 4.46 acre tract, same being the northeasterly corner of said 4.51 acre tract, also being the northwesterly corner of that called 0.07 acre ROW tract described in a deed to County Judge John Doerfler recorded in Document No. 1997021431 of the Official Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel;

THENCE, departing said 4.46 acre tract, with the easterly boundary line of said 4.51 acre tract, being said existing ROW line, same being the westerly line of said 0.07 acre ROW tract the following two (2) courses:

- 4) Along a curve to the left, having a delta angle of **03°45'27"**, a radius of **1,563.00** feet, an arc length of **102.50** feet and a chord which bears **S 16°32'25" E**, for a distance of **102.48** feet to a calculated point,

County: Williamson
Parcel : 29 – Jeffrey Vogel
Highway: Bagdad Rd (CR 279)

- 5) **S 18°23'22" E** for a distance of **143.88** feet to a 1/2" iron rod found, being the southeasterly corner of said 4.51 acre tract, same being the northerly boundary line of said 4.505 acre tract, and being the southwesterly corner of said 0.07 acre tract, for the southeasterly corner of the herein described parcel and from which the calculated northeasterly corner of said 4.505 acre tract bears N 68°47'35" E at a distance of 10.99 feet and from said calculated point an iron rod with plastic cap stamped "PREMIER" found bears S 51°22'01" W at a distance of 2.00 feet;
- 6) **THENCE**, departing said existing ROW line, with the common boundary line of said 4.505 acre tract and said 4.51 acre tract, **S 68°47'35" W** for a distance of **66.77** feet to the **POINT OF BEGINNING**, containing 0.272 acres (11,854 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

21 OCT 2022

Date



S:_BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 29-VOGEL\PARCEL 29-VOGEL.doc

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 45' 27"	1,563.00'	102.50'	102.48'	S16° 32' 25"E
(C1)		(1,563.00')	(101.75')	(101.73')	(S13° 51' 33"E)

DUDLEY HARVEY
& SHARON HARVEY
4.46 ACRES
DOC. 2009060696
O. P. B. W. C. T.

JEFFREY W. VOGEL
4.51 ACRES
DOC. 2016071986
O. P. R. W. C. T.

10' PUBLIC
UTILITY EASEMENT
VOL. 1483, PG. 219
VOL. 1489, PG. 838
D. B. W. C. T.

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

STA. 223+73.88
104.22' LT
10' PUBLIC
UTILITY EASEMENT
VOL. 1483, PG. 219
VOL. 1489, PG. 838
D. B. W. C. T.

STA. 222+
100.6

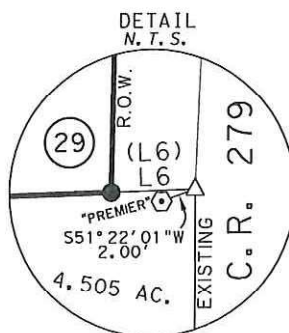
STA. 221+22.94
103.47' LT
GRID COORDINATES:
N=10,201,289.35
E=3,060,221.45

COUNTY JUDGE
JOHN DOERFLER
0.05 ACRES
DOC. 1997033108
O. B. W. C. T.

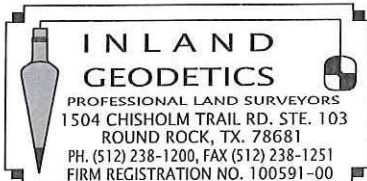
COUNTY JUDGE
JOHN DOERFLER
0.07 ACRES
DOC. 1997021431
O. P. R. W. C. T.

JOSEPH LEE SURVEY
ABSTRACT NO. 393

NO.	DIRECTION	DISTANCE
L1	N08° 45' 46"W	110.51'
L2	N11° 39' 32"W	140.50'
L3	N69° 48' 54"E	35.06'
L4	S18° 23' 22"E	143.88'
(L4)	(S15° 43' 27"E)	(144.23')
L5	S68° 47' 35"W	66.77'
L6	N68° 47' 35"E	10.99'
(L6)	(N71° 34' 38"E)	(10.99')



10/10/2022



PARCEL PLAT SHOWING PROPERTY OF

JEFFREY W. VOGEL

PARCEL 29
0.272 ACRES
11,854 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

● 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	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. OFFICIAL RECORDS
ℙ PROPERTY LINE	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-165845, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

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

10(2). 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, SUBJECT TO.

3. A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES OF ALL TRACTS AS DESCRIBED IN VOLUME 544, PAGE 554 OF THE DEED RECORDS AND VOLUME 1483, PAGE 219 RE-RECORDED IN VOLUME 1489, PAGE 838, OFFICIAL RECORDS OF 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. 05-0-54 OF RECORD IN DOCUMENT NO. 2005066228, 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.

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEED OF RECORD IN DOCUMENT NO. 9721431 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

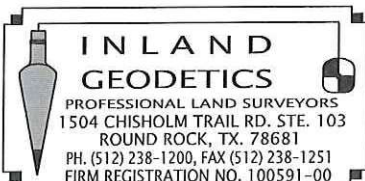
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 21 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, TEXAS 78681



10/10/2022



PARCEL PLAT SHOWING PROPERTY OF

JEFFREY W. VOGEL

PARCEL 29
0.272 ACRES
11,854 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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5/9/23 Agenda Item # 26

Final Audit Report

2023-05-09

Created:	2023-05-09
By:	Lisa Dworaczyk (lisad@scrllaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_y_T8942q16WCXzf23dUkNPeuWpscTUD

"5/9/23 Agenda Item # 26" History

-  Document created by Lisa Dworaczyk (lisad@scrllaw.com)
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-  Document emailed to Rebecca Pruitt (becky.pruitt@wilco.org) for signature
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-  Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)
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-  Document signing delegated to Bill gravell (bgravell@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)
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-  Document emailed to Bill gravell (bgravell@wilco.org) for signature
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-  Document e-signed by Bill Gravell (bgravell@wilco.org)
Signature Date: 2023-05-09 - 8:21:10 PM GMT - Time Source: server- IP address: 66.76.4.65
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