

**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 0.099 acres (Parcel 52) described by metes and bounds in Exhibit "A" owned by **WIDEVIEW ESTATES, LLC** 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 : 52 – Wideview Estates  
Highway: Bagdad Rd (CR 279)

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.099 ACRE (4,315 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN FRANCIS SMITH SURVEY, ABSTRACT NO. 576 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 17 BLOCK "D", LIVE OAK RANCH, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 191-194 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DESCRIBED AS 4.90 ACRES IN A GENERAL WARRANTY DEED TO WIDEVIEW ESTATES LLC RECORDED IN DOCUMENT NO. 2021172060 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.099 ACRE (4,315 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 62.32 feet right of Bagdad Road Baseline Station 195+24.77 (Grid Coordinates determined as N=10,198,756.68 E=3,060,839.91), at the intersection of the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), and the existing northerly ROW cutback line of Spivey Road (50' ROW width), same being the easterly line of that called 0.145 Square Foot (S.F.) ROW tract described in deed to County Judge John Doerfler and recorded in Document No. 1998006120 of the Deed Records of Williamson County, Texas, also being the southerly boundary line of said Lot 17, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found, being the most southeast corner of said 0.145 S.F. ROW tract, same being in the southerly boundary line of said Lot 17, also being said northerly ROW line of Spivey Road bears S 52°34'43" E, at a distance of 21.85 feet;

- 1) **THENCE**, departing said proposed ROW line, with the southerly boundary line of said Lot 17, same being the easterly line of said 0.145 S.F. ROW tract, and said existing northerly ROW line, N 52°34'43" W for a distance of **13.94** feet to a 1/2" iron rod found at the intersection of 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;
- 2) **THENCE**, departing said Spivey Road ROW, with said existing easterly ROW line of Bagdad Road, also being the westerly boundary line of said Lot 17 and the easterly line of said 0.145 S.F. ROW tract, N 06°34'08" W for a distance of **268.87** feet to a 1/2" iron rod found, being the southwesterly corner of Lot 18 of said Live Oak Ranch subdivision, same being the northeasterly corner of said 0.145 S.F. ROW tract, for the northwesterly corner of said Lot 17 and of the herein described parcel;
- 3) **THENCE**, departing said existing ROW line and said 0.145 S.F. ROW tract, with the common boundary line of said Lot 17 and said Lot 18, N 67°54'31" E for a distance of **21.89** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 72.77 feet right of Bagdad Road Baseline Station 198+06.25 in said proposed easterly ROW line of Bagdad Road, for the northeasterly corner of the herein described parcel;
- 4) **THENCE**, departing said Lot 18, through the interior of said Lot 17, with said proposed easterly ROW line, S 04°20'30" E for a distance of **284.63** feet to the **POINT OF BEGINNING**, containing 0.099 acres (4,315 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

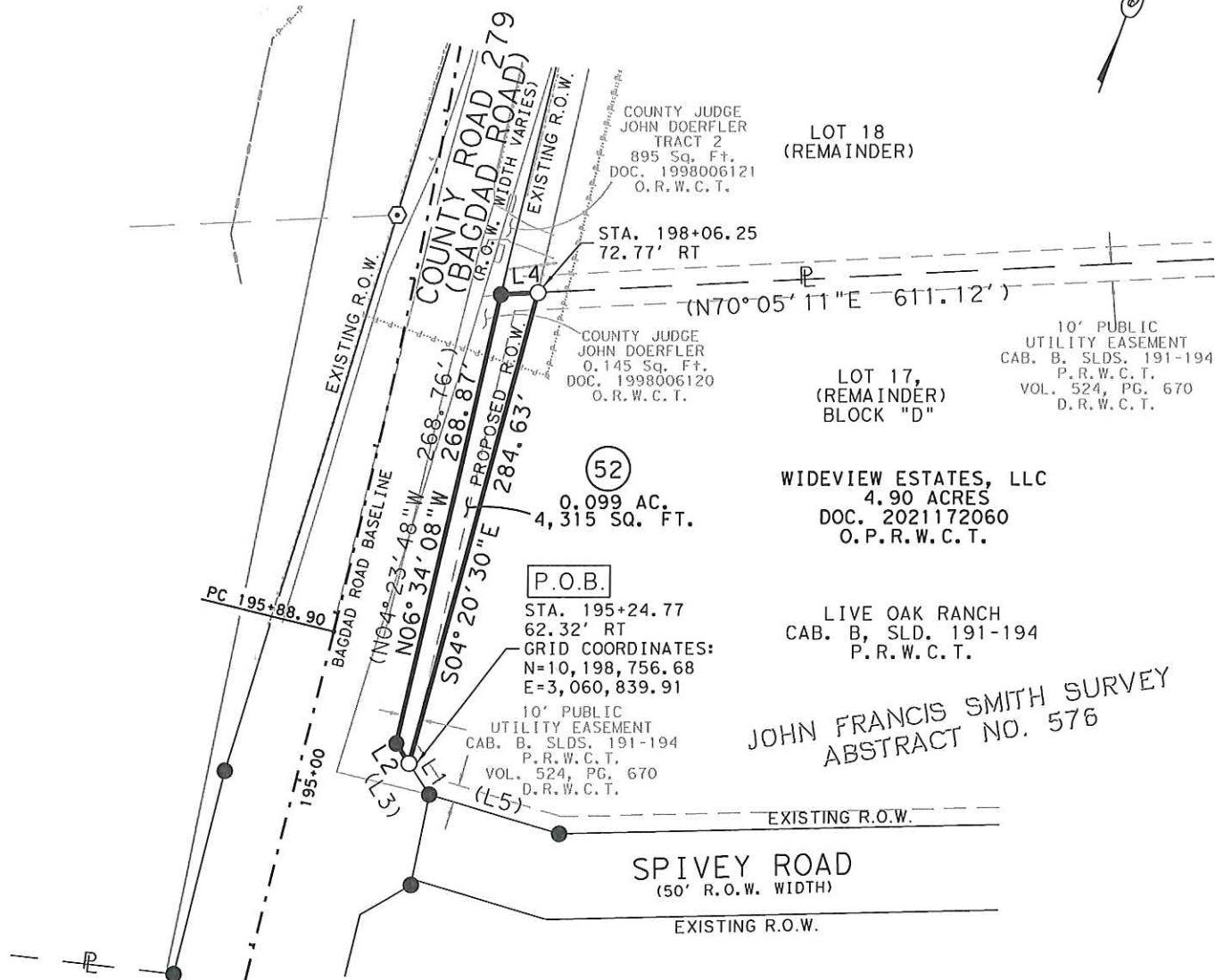
Date

*1 DEC 2022*



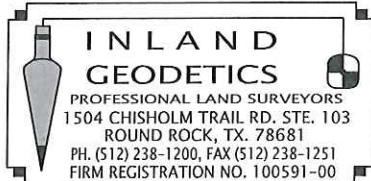


EXHIBIT " "   
**PLAT TO ACCOMPANY PARCEL DESCRIPTION**



NO.	DIRECTION	DISTANCE
L1	S52°34'43"E	21.85'
L2	N52°34'43"W	13.94'
(L3)	(N50°10'06"W)	(35.72')
L4	N67°54'31"E	21.89'
(L5)	(S89°45'02"W)	(79.86')

11/27/2022



PARCEL PLAT SHOWING PROPERTY OF  
**WIDEVIEW ESTATES, LLC**

**PARCEL 52**  
 0.099 ACRES  
 4,315 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
⊕	IRON ROD FOUND W/PLASTIC CAP	—	LINE BREAK
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	↗	DENOTES COMMON OWNERSHIP
⊗	IRON ROD FOUND W/ALUMINUM CAP	P.O.B.	POINT OF BEGINNING
	STAMPED "WILLIAMSON COUNTY" FOUND	N.T.S.	NOT TO SCALE
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS
○	IRON ROD W/ ALUMINUM CAP	O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
	STAMPED "WILLIAMSON COUNTY" SET		OFFICIAL RECORDS
	(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE		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 GF NO. T-165844, ISSUED BY TEXAS NATIONAL TITLE, INC. EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

1. RESTRICTIVE COVENANTS: CABINET B, SLIDE 191, SUBJECT TO, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; VOLUME 536, PAGE 386, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

10(2). BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

3. A 10 FOOT UTILITY EASEMENT RESERVED ALONG EACH SIDE OF EACH PROPERTY LINE, AS STATED ON THE PLAT OF RECORD IN CABINET B, SLIDE 191, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN, AND AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 536, PAGE 386, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

4. A POWER LINE TRAVERSING ALONG A PORTION OF THE WESTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

5. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT AS DESCRIBED IN VOLUME 524, PAGE 670, AFFECTS AS SHOWN, AND VOLUME 743, PAGE 588, DEED RECORDS WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

6. AN UNRECORDED TELEPHONE/BURIED CABLE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 627, PAGE 722, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

7. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 536, PAGE 386 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

8. AFFIDAVIT REGARDING CONTINUOUS USE OF ACCESS EASEMENT RECORDED IN DOCUMENT NO. 2014075798, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT.

9. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN JOINT USE ACCESS EASEMENT AND MAINTENANCE AGREEMENT OF RECORD IN DOCUMENT NO. 2014075799, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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.

14. ROAD ASSESSMENT AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 536, PAGE 386, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

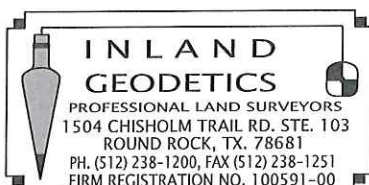
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 1 DEC 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



11/27/2022



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WIDEVIEW ESTATES, LLC

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