

**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 3.468 acres (Parcel 25) and 1.67 acres (25E) for a drainage easement as described by metes and bounds in Exhibits "A & B" owned by **BOYD F. HENRY** 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 Exhibits "A & B" 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 Jun 13, 2023.

Bill Gravell Jr.  
Bill Gravell Jr. (Jun 13, 2023 14:14 CDT)

Bill Gravell, Jr.  
Williamson County Judge

County: Williamson  
Parcel : 25 – Boyd F. Henry  
Highway: Bagdad Rd (CR 279)

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

DESCRIPTION OF A 3.468 ACRE (151,052 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 10.23 ACRE TRACT OF LAND IN A GENERAL WARRANTY DEED TO BOYD F. HENRY RECORDED IN VOLUME 1642, PAGE 775 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.468 ACRE (151,052 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 88.03 feet right of Bagdad Road Baseline Station 223+34.82 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,201,531.80 E=3,060,372.33), being in the southerly line of a 20 foot wide road easement known as Antlers Trail, also being the southerly boundary line of said remainder of the 10.23 acre tract, same being the northerly boundary line of that called 4.944 acre tract (Tract 1) of land described in a General Warranty Deed to Thomas A. Money and Kelly A. Money recorded in Document No. 2019031363 of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 5/8" iron rod found, being the southeasterly corner of said remainder of the 10.23 acre tract, same being the northeasterly corner of said 4.944 acre tract bears N 69°10'51" E, at a distance of 464.10 feet;

- 1) **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said remainder of the 10.23 acre tract and said 4.944 acre tract, **S 69°10'51" W** passing at a distance of 52.11 feet a calculated angle point in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), being the northeasterly corner of that called 0.15 acre ROW tract described in deed to County Judge John Doerfler recorded in Document No. 2007053302 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of said 4.944 acre tract, and continuing with said remainder of the 10.23 acre southerly line, same being the existing easterly ROW line for a total distance of **96.02** feet to a PK nail in asphalt found, for the southwesterly corner of the herein described parcel;

**THENCE**, with said existing easterly ROW line, being the westerly boundary line of said remainder of the 10.23 acre tract, the following six (6) courses:

- 2) **N 16°45'38" W** for a distance of **24.96** feet to a calculated angle point;
- 3) **N 69°13'15" E** for a distance of **46.01** feet to a calculated point of non-tangent curvature to the right, being the southeasterly corner of that called 0.242 acre ROW tract described in deed to Williamson County recorded in Document No. 1997020359 of the Official Public Records of Williamson County, Texas;
- 4) Along said curve to the right, having a delta angle of **90°18'26**, a radius of **30.00** feet, an arc length of **47.28** feet and a chord which bears **N 65°55'14" W**, for a distance of **42.54** feet to a 1/2" iron rod with plastic cap stamped "5784" found, for a point of compound curvature to the right;
- 5) Along said curve to the right, having a delta angle of **05°07'31**, a radius of **1,449.54** feet, an arc length of **129.66** feet and a chord which bears **N 12°35'59" W**, for a distance of **129.62** feet to a 1/2" iron rod found, for a point of tangency;
- 6) **N 10°03'50" W** for a distance of **215.03** feet to a 1/2" iron rod with plastic cap stamped "5784" found, for an angle point;
- 7) **N 10°04'31" W** for a distance of **401.51** feet to a 1/2" iron rod found, being the northwesterly corner of said remainder of the 10.23 are tract, same being the northeasterly corner of said 0.242 acre ROW tract, also being the southwesterly corner of that called 0.513 acre ROW tract, described in a deed to Williamson County recorded in Document No. 2017030525 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;

County: Williamson  
Parcel: 25 – Boyd F. Henry  
Highway: Bagdad Rd (CR 279)

- 8) **THENCE**, continuing with said existing ROW line, being the northerly boundary line of said remainder of the 10.23 acre tract, **N 69°12'55" E**, at a distance of 46.62 feet pass a capped 1/2" iron rod stamped "Williamson County" found, being the southwesterly corner of the remainder of that called 19.32 acre tract of land described in a deed to Julie Li recorded in Document No. 2016119754 of the Official Public Records of Williamson County, Texas, then departing said existing ROW line, with said common boundary line of said remainder of the 10.23 acre tract and said remainder of the 19.32 acre tract, at a distance of 54.38 feet pass an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 96.29 feet right of Bagdad Road Baseline Station 231+38.92 in said proposed easterly ROW line and continuing with said proposed ROW line for a total distance of **299.92** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 291.84 feet right of Bagdad Road Baseline Station 231+75.42, for the northeasterly corner of the herein described parcel;

**THENCE**, departing the southerly line of the remainder of said 19.32 acre tract, through the interior of said remainder of the 10.23 acre tract, with said proposed easterly ROW line, the following seven (7) courses:

- 9) **S 89°12'43" E** for a distance of **184.38** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 472.83 feet right of Bagdad Road Baseline Station 231+40.24;
- 10) **S 39°09'38" E** for a distance of **58.63** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 501.21 feet right of Bagdad Road Baseline Station 230+88.93;
- 11) **S 07°48'03" W** for a distance of **99.17** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 470.54 feet right of Bagdad Road Baseline Station 229+94.62;
- 12) **S 68°55'52" W** for a distance of **291.42** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 184.33 feet right of Bagdad Road Baseline Station 229+39.73;
- 13) **S 81°48'35" W** for a distance of **81.02** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 103.37 feet right of Bagdad Road Baseline Station 229+42.59;
- 14) **S 04°49'09" E** for a distance of **203.92** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 84.20 feet right of Bagdad Road Baseline Station 227+39.57;
- 15) **S 10°45'19" E** for a distance of **404.76** feet to the **POINT OF BEGINNING**, containing 3.468 acres (151,052 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

*10 FEB 2023*



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

WILLIAMSON COUNTY, TEXAS  
0.513 ACRES  
DOC. 2017030525  
O.P.R.W.C.T.

JULIE LI  
REMAINDER OF 19.32 ACRES  
DOC. 2016119754  
O.P.R.W.C.T.

10' RIGHT-OF-WAY  
& EASEMENT  
VOL. 786, PG. 127  
D.R.W.C.T.

STA. 231+38.92  
96.29' RT

N69°12'55"E 245.64'  
S89°12'43"E 184.38'  
553.69'

STA. 231+75.42  
291.84' RT

STA. 231+40.24  
472.83' RT

STA. 230+88.93  
501.21' RT

(25)  
3.468 AC.  
151,052 SQ. FT.

STA. 229+42.59  
103.37' RT

PROPOSED R.O.W.  
S68°55'52"W 291.42'

STA. 229+39.73  
184.33' RT

STA. 229+94.62  
470.54' RT

BOYD F. HENRY  
REMAINDER OF 10.23 ACRES  
VOL. 1642, PG. 775  
O.R.W.C.T.

JOSEPH LEE SURVEY  
ABSTRACT NO. 393

KIRK LAVEN COSMAN  
6.23 ACRES  
VOL. 804, PG. 586  
D.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S69°10'51"W	52.11'
L2	S69°10'51"W	96.02'
L3	N16°45'38"W	24.96'
L4	N69°13'15"E	46.01'
L5	N69°12'55"E	46.62'
(L5)	(N69°09'29"E)	(46.50')
L6	S11°59'09"E	20.24'
(L6)	(S18°07'43"E)	(20.00')
L7	S39°09'38"E	58.63'
L8	S07°48'03"W	99.17'
L9	S81°48'35"W	81.02'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90°18'26"	30.00'	47.28'	42.54'	N65°55'14"W
(C1)	(90°18'26")	(30.00')	(47.28')	(42.54')	(N63°16'29"W)
C2	05°07'31"	1,449.54'	129.66'	129.62'	N12°35'59"W
(C2)	(04°58'48")	(1,493.00')	(129.77')	(129.73')	(N09°54'53"W)

P.O.B.

STA. 223+34.82  
88.03' RT  
GRID COORDINATES:  
N=10,201,531.80  
E=3,060,372.33

THOMAS A. MONEY &  
KELLY A. MONEY  
(TRACT 1)  
4.944 ACRES  
DOC. 2019031363  
O.P.R.W.C.T.

10' RIGHT-OF-WAY  
& EASEMENT  
VOL. 786, PG. 127  
D.R.W.C.T.

20' ROAD EASEMENT  
VOL. 786, PG. 127  
D.R.W.C.T.

ANTLERS TRAIL

N69°10'51"E 464.10'

COUNTY JUDGE  
JOHN DOERFLER  
0.15 ACRES  
DOC. 2007053302  
O.P.R.W.C.T.

REV: 02/08/2023

PARCEL PLAT SHOWING PROPERTY OF

BOYD F. HENRY

PARCEL 25  
3.468 ACRES  
151,052 Sq. Ft.

SCALE

1" = 100'

PROJECT

BAGDAD ROAD

COUNTY

WILLIAMSON

PAGE 3 OF 4

INLAND  
GEODETICS

PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

## 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
▲	PK NAIL FOUND IN ASPHALT	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.	OFFICIAL RECORDS
	(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	OFFICIAL PUBLIC 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 GF NO. T-165843, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE AUGUST 03, 2022, ISSUE DATE AUGUST 12, 2022.

2. A 10' WIDE RIGHT-OF-WAY AND EASEMENT ALONG THE SIDE, FRONT AND REAR BOUNDARY LINES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRICITY, TELEPHONE, DRAINAGE AND SEWERAGE AND ANY APPURTENANCE TO THE SUPPLY LINES THEREOF, INCLUDING THE RIGHT TO REMOVE AND TRIM TREES, SHRUBS OR PLANTS AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. A ROAD EASEMENT AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

4. 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, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-49 (SUBJECT PROPERTY AND MORE LANDS) OF RECORD IN DOCUMENT NO. 2005061142, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

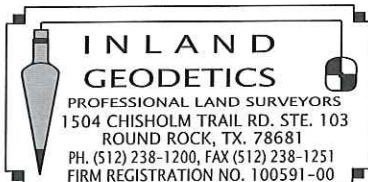
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 10 FEB 2023

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



REV: 02/08/2023



PARCEL PLAT SHOWING PROPERTY OF

**BOYD F. HENRY**

**PARCEL 25**  
3.468 ACRES  
151,052 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
BAGDAD ROAD

COUNTY  
WILLIAMSON

PAGE 4 OF 4

County: Williamson  
Parcel : 25 E – Boyd F. Henry  
Highway: Bagdad Rd (CR 279)

**EXHIBIT B**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 1.067 ACRE (46,464 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 10.23 ACRE TRACT OF LAND IN A GENERAL WARRANTY DEED TO BOYD F. HENRY RECORDED IN VOLUME 1642, PAGE 775 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.067 ACRE (46,464 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 103.37 feet right of Bagdad Road Baseline Station 229+42.59 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,203,560.87 E=3,060,708.13), being in the interior of said remainder of the 10.23 acre tract, for the northwesterly corner and **POINT OF BEGINNING** of the herein described;

**THENCE**, with said proposed easterly ROW line, through the interior of said remainder of the 10.23 acre tract, the following two (2) courses:

- 1) **N 81°48'35" E** for a distance of 81.01 feet, to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 184.33 feet right of Bagdad Road Baseline Station 229+39.73, for an angle point of the herein described parcel;
- 2) **N 68°55'52" E** for a distance of 165.56 feet to a calculated angle point, for the most northeasterly corner of the herein described parcel, and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 470.54 feet right of Bagdad Road Baseline Station 229+94.62, in said proposed easterly ROW line bears **N 68°55'52" E** for a distance of 125.86 feet;

**THENCE**, departing said proposed easterly ROW line, continuing through the interior of said remainder of the 10.23 acre tract, the following seven (7) courses:

- 3) **S 07°02'38" E** for a distance of 47.03 feet to a calculated angle point;
- 4) **S 58°08'49" E** for a distance of 32.88 feet to a calculated angle point;
- 5) **S 43°35'51" E** for a distance of 59.10 feet to calculated angle point;
- 6) **S 72°14'31" E** for a distance of 47.30 feet to calculated angle point;
- 7) **S 60°18'36" E** for a distance of 59.23 feet to calculated angle point;
- 8) **S 72°12'49" E** for a distance of 37.18 feet to calculated angle point;
- 9) **S 43°54'35" E** for a distance of 33.24 feet to a calculated point in the westerly boundary line of that called 6.23 acre tract of land described in a deed to Kirk Laven Cosman recorded in Volume 804 Page 586 of the Deed Records of Williamson County, Texas, same being the easterly line of said remainder of the 10.23 acre tract, and from which a 1/2" iron rod found in the southerly line of the remainder of that called 19.32 acre tract of land described in a deed to Julie Li recorded in Document No. 2016119754 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of said remainder of the 10.23 acre tract and the northwesterly corner of said 6.23 acre tract bears **N 10°59'33" W** for a distance of 473.25 feet;
- 10) **THENCE**, with the common boundary line of said remainder of the 10.23 acre tract and said 6.23 acre tract, **S 10°59'33" E** for a distance of 137.88 feet to a calculated angle point, for the southeasterly corner of the herein described parcel, and from which a 5/8" iron rod found, being the northeasterly corner of that called 4.944 acre tract (Tract 1) of land described in a General Warranty Deed to Thomas A. Money and Kelly A. Money recorded in Document No. 2019031363 of the Official Public Records of Williamson County, Texas, same being the southwesterly corner of said 6.23 acre tract and the southeasterly corner of said remainder of the 10.23 acre tract bears **S 10°59'33" E** for a distance of 189.18 feet;

**THENCE**, departing the westerly line of said 6.23 acre tract, through the interior of said remainder of the 10.23 acre tract, the following thirteen (13) courses:

County: Williamson  
Parcel : 25 E – Boyd F. Henry  
Highway: Bagdad Rd (CR 279)

- 11) N 72°25'54" W for a distance of 72.50 feet to a calculated angle point;
- 12) N 75°54'57" W for a distance of 20.03 feet to a calculated angle point;
- 13) N 55°48'42" W for a distance of 42.32 feet to a calculated angle point;
- 14) N 44°55'30" W for a distance of 65.79 feet to a calculated angle point;
- 15) N 28°09'14" W for a distance of 33.34 feet to a calculated angle point;
- 16) N 55°28'43" W for a distance of 28.90 feet to a calculated angle point;
- 17) N 26°35'19" W for a distance of 32.34 feet to a calculated angle point;
- 18) N 59°29'37" W for a distance of 28.15 feet to a calculated angle point;
- 19) N 09°01'17" W for a distance of 31.62 feet to a calculated angle point;
- 20) N 78°22'47" W for a distance of 67.30 feet to a calculated angle point;
- 21) S 37°00'42" W for a distance of 38.30 feet to a calculated angle point;
- 22) S 81°54'18" W for a distance of 95.18 feet to a calculated angle point;
- 23) N 54°19'40" W for a distance of 63.68 feet to a calculated point in said proposed easterly ROW line, and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 84.20 feet right of Bagdad Road Baseline Station 227+39.57 bears S 04°49'09" E for a distance of 177.84 feet;
- 24) **THENCE** continuing through the interior of said remainder of the 10.23 acre tract, with said proposed easterly ROW line, N 04°49'09" W for a distance of 26.25 feet to the **POINT OF BEGINNING**, containing 1.067 acres (46,464 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

*13 MAR 2023*  
Date



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

WILLIAMSON COUNTY, TEXAS  
0.513 ACRES  
DOC. 2017030525  
O.P.R.W.C.T.

JULIE LI  
REMAINDER OF 19.32 ACRES  
DOC. 2016119754  
O.P.R.W.C.T.

BOYD F. HENRY  
REMAINDER OF  
10.23 ACRES  
VOL. 1642, PG. 775  
O.R.W.C.T.

KIRK LAVEN COSMAN  
6.23 ACRES  
VOL. 804, PG. 586  
D.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	N81° 48' 35" E	81.01'
L2	N68° 55' 52" E	165.56'
L3	S07° 02' 38" E	47.03'
L4	S58° 08' 49" E	32.88'
L5	S43° 35' 51" E	59.10'
L6	S72° 14' 31" E	47.30'
L7	S60° 18' 36" E	59.23'
L8	S72° 12' 49" E	37.18'
L9	S43° 54' 35" E	33.24'
L10	S10° 59' 33" E	137.88'
L11	N72° 25' 54" W	72.50'
L12	N75° 54' 57" W	20.03'
L13	N55° 48' 42" W	42.32'
L14	N44° 55' 30" W	65.79'
L15	N28° 09' 14" W	33.34'
L16	N55° 28' 43" W	28.90'
L17	N26° 35' 19" W	32.34'
L18	N59° 29' 37" W	28.15'
L19	N09° 01' 17" W	31.62'
L20	N78° 22' 47" W	67.30'
L21	S37° 00' 42" W	38.30'
L22	S81° 54' 18" W	95.18'
L23	N54° 19' 40" W	63.68'
L24	N04° 49' 09" W	26.25'
L25	N68° 55' 52" E	125.86'

THOMAS A. MONEY &  
KELLY A. MONEY  
(TRACT 1)  
4.944 ACRES  
DOC. 2019031363  
O.P.R.W.C.T.

JOSEPH LEE SURVEY  
ABSTRACT NO. 393

COUNTY JUDGE  
JOHN DOERFLER  
0.15 ACRES  
DOC. 2007053302  
O.P.R.W.C.T.

ANTLERS TRAIL (R.O.W. WIDTH VARIES)  
N69° 10' 51" E 464.10'

10' RIGHT-OF-WAY  
& EASEMENT  
VOL. 786, PG. 127  
D.R.W.C.T.

20' ROAD EASEMENT  
VOL. 786, PG. 127  
D.R.W.C.T.

01/24/2023

# INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX, 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

BOYD F. HENRY

PARCEL 25E

1.067 ACRES  
46,464 Sq. Ft.

SCALE

1" = 100'

PROJECT

BAGDAD ROAD

COUNTY

WILLIAMSON

PAGE 3 OF 4

## 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
▲	PK NAIL FOUND IN ASPHALT	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.	OFFICIAL RECORDS
	(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	OFFICIAL PUBLIC 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-165843, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE AUGUST 03, 2022, ISSUE DATE AUGUST 12, 2022.

2. A 10' WIDE RIGHT-OF-WAY AND EASEMENT ALONG THE SIDE, FRONT AND REAR BOUNDARY LINES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRICITY, TELEPHONE, DRAINAGE AND SEWERAGE AND ANY APPURTENANCE TO THE SUPPLY LINES THEREOF, INCLUDING THE RIGHT TO REMOVE AND TRIM TREES, SHRUBS OR PLANTS AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. A ROAD EASEMENT AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

4. 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, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-49 (SUBJECT PROPERTY AND MORE LANDS) OF RECORD IN DOCUMENT NO. 2005061142, OFFICIAL PUBLIC RECORDS, 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* 13 MAR 2023

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



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