

**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 an aerial electric easement interest to that certain tract of land being 0.029 acres (Parcel 4AE) and waterline easement interest to that certain tracts of land being 0.144 acres (Parcel 4E) and 0.117 acres (Parcel 5WE) described by metes and bounds in Exhibits "A -C" owned by **ROSA AGUADO AND PEDRO AGUADO** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 332 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 14:17 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 4-AE

DESCRIPTION OF A 0.029 ACRE (1,250 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE G.A. SCHNEIDER SURVEY, ABSTRACT NO. 579 (UNVERIFIED) IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.74 ACRES DESCRIBED IN GENERAL WARRANTY DEED TO PEDRO AGUADO AND ROSA AGUADO RECORDED IN DOCUMENT NO. 2009082892 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.029 ACRE (1,250 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,270,412.47 E=3,158,300.10, 68.00 feet right of C.R. 332 baseline station 33+54.17, in the proposed curving easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the southerly boundary line of said 5.74 acre tract of land, same being the most westerly northwest corner of the remainder of that called 8.23 acre tract of land described in Warranty Deed to Djuanus Keith Thomas and wife Staci Thomas recorded in Document No. 2017066397 of the Official Public Records of Williamson County, Texas, same being an angle point in the existing ROW line of said C.R. 332 (variable width ROW), for the southwesterly corner of the herein described parcel;

- 1) **THENCE**, departing said existing ROW line and said remainder of the 8.23 acre tract, with said proposed curving ROW line, through the interior of said 5.74 acre tract, having a radius of **3,932.00** feet, a delta angle of **00°43'43"**, an arc length of **50.00** feet, and a chord which bears **N 16°07'14" W**, a distance of **50.00** feet to a calculated point, for the northwesterly corner of the herein described parcel;
- 2) **THENCE**, departing said proposed ROW line, continuing through the interior of said 5.74 acre tract, **N 68°36'33" E**, for a distance of **25.12** feet to a calculated point, for the northeasterly corner of the herein described parcel;
- 3) **THENCE**, continuing through the interior of said 5.74 acre tract, with the proposed curving easterly easement line to the left having a radius of **3,907.00** feet, a delta angle of **00°44'00"**, an arc length of **50.00** feet, and a chord which bears **S 16°05'12" E**, a distance of **50.00** feet, to a calculated point in the common boundary line of said 5.74 acre tract, and said remainder of that called 8.23 acre tract of land, for the southeasterly corner of the herein described parcel;
- 4) **THENCE**, with said common boundary line, **S 68°36'10" W**, for a distance of **25.09** feet to the **POINT OF BEGINNING**, containing 0.029 acres, (1,250 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 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
S:\SEILER-LANKES\CR 332\PARCELS\PARCEL 4-AGUADO\EASEMENT\PARCEL 4 AGUADO-AE.doc

Date

27 FEB 2023



PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°43'43"	3,932.00'	50.00'	50.00'	N6°07'14"W
C2	02°55'50"	3,932.00'	20.12'	20.10'	N4°17'28"W
C3	00°44'00"	3,907.00'	50.00'	50.00'	S16°05'12"E

PEDRO AGUADO and
ROSA AGUADO
5.74 ACRES
DOC. NO. 2010029008
O.P.R.W.C.T.

15' UTILITY
EASEMENT
DOC. NO. 2003113438

10' UTILITY
EASEMENT
DOC. NO. 2003113438

G.A. SCHNEIDER SURVEY
(UNVERIFIED)

PROPOSED
EASEMENT
BY SEPARATE
DOCUMENT

PEDRO AGUADO and
ROSA AGUADO
5.74 ACRES
DOC. NO. 2009082892
O.P.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S68°36'10"W	72.59'
L2	N68°36'33"E	25.12'
L3	S68°36'10"W	25.09'

COUNTY ROAD 332
(R.O.W. WIDTH VARIES)

ENGINEERS BASELINE

EXISTING R.O.W.

PROPOSED R.O.W. C2

CLEARLY LN.
(60' ROW)

GRID COORDINATES:
N=10,270,412.47
E=3,158,300.10
STA. 33+54.17
68.00' RT

P.O.B.

4AE

0.029 AC.

10' UTILITY EASEMENT
DOC. NO. 2003113438

DJUANUS KEITH THOMAS and wife,
STACI THOMAS
(REMAINDER OF 8.23 ACRES)
DOC. NO. 2017066397
O.P.R.W.C.T.

WBW SINGLE LAND
INVESTMENT,
LLC-SERIES 111
230.22 ACRES
DOC. NO. 2019092046
O.P.R.W.C.T.

"FOREST-1847"

"RPLS-5784"
WILLIAMSON COUNTY,
TEXAS
(0.081 ACRES)
PARCEL 3
DOC. NO. 2022128531
O.P.R.W.C.T.

"RPLS-5784"
WILLIAMSON COUNTY,
TEXAS
(0.081 ACRES)
PARCEL 3
DOC. NO. 2022128531
O.P.R.W.C.T.

PARCEL PLAT SHOWING PROPERTY OF

PEDRO AGUADO and ROSA AGUADO

SCALE

1" = 60'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

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

02/23/2023

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B. ()	POINT OF BEGINNING RECORD INFORMATION
⊗	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
⌵	PROPERTY LINE		
⌵	DENOTES COMMON OWNERSHIP		
⌵	LINE BREAK		

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. GT2100236, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 1, 2021, ISSUE DATE DECEMBER 9, 2021.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2003113438, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. EASEMENTS ARE HEREBY RESERVED AND DEDICATED OVER AND ACROSS A FIFTEEN (15) FOOT STRIP ALONG THE FRONT AND TEN (10) FOOT ALONG EACH SIDE LOT LINE AND A FIFTEEN (15) FOOT ALONG THE REAR LOT LINE FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPAIRING, ELECTRIC POWER, GAS, TELEPHONE, WATER, CABLE, COMMUNITY MAILBOX STATION, DRAINAGE AND/OR ANY OTHER SIMILAR UTILITY LINES, FACILITIES, AND SERVICES FOR THE LOTS IN THE SUBDIVISION AS RESERVED IN DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS, & EASEMENTS RECORDED IN DOCUMENT NO. 2003113438, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2309, PAGE 180, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006016024, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.



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

SCALE 1" = 60'		PROJECT COUNTY ROAD 332		COUNTY WILLIAMSON	PARCEL 4AE 0.029 ACRES 1,250 Sq. Ft. PAGE 3 OF 4
PARCEL PLAT SHOWING PROPERTY OF PEDRO AGUADO and ROSA AGUADO					

02/23/2023

PLAT TO ACCOMPANY PARCEL DESCRIPTION

D. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006062177, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006062178, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

F. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017072308, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.

G. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017072309, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

H. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2018112801, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale
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



02/23/2023



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

PEDRO AGUADO and ROSA AGUADO

SCALE

1" = 60'

PROJECT

COUNTY ROAD 332

COUNTY

WILLIAMSON

PARCEL 4AE
0.029 ACRES
1,250 Sq. Ft.

PAGE 4 OF 4

EXHIBIT B
PROPERTY DESCRIPTION FOR PARCEL 4-E

DESCRIPTION OF A 0.144 ACRE (6,278 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE G.A. SCHNEIDER SURVEY, ABSTRACT NO. 579 (UNVERIFIED) IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.74 ACRES DESCRIBED IN GENERAL WARRANTY DEED TO PEDRO AGUADO AND ROSA AGUADO RECORDED IN DOCUMENT NO. 2009082892 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.144 ACRE (6,278 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,270,655.35 E=3,158,236.59, 68.00 feet right of C.R. 332 baseline station 36+09.64, in the proposed curving easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the southerly boundary line of that called 5.74 acre tract of land described in Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2010029008 of the Official Public Records of Williamson County, Texas, same being the northerly boundary line of said 5.74 acre tract (Doc. 2009082892), for the northwesterly corner of the herein described parcel;

- 1) **THENCE**, departing said proposed ROW line, with the common boundary line of said 5.74 acre tracts, **N 68°36'10" E**, for a distance of **25.28** feet to a calculated point, for the northeasterly corner of the herein described parcel;
- 2) **THENCE**, departing said 5.74 acre (Doc. 2010029008) boundary line, through the interior of said 5.74 acre tract (Doc. 2009082892), with the proposed curving easterly easement line to the left having a radius of **3,907.00** feet, a delta angle of **03°40'59"**, an arc length of **251.14** feet, and a chord which bears **S 14°36'43" E**, a distance of **251.10** feet, to a calculated point in the common boundary line of the remainder of that called 8.23 acre tract of land described in Warranty Deed to Djuanus Keith Thomas and wife Staci Thomas recorded in Document No. 2017066397 of the Official Public Records of Williamson County, Texas, and said 5.74 acre tract (Doc 2009082892), for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, with the common boundary line of said 5.74 acre tract (Doc 2009082892), and said remainder of the 8.23 acre tract, **S 68°36'10" W**, for a distance of **25.09** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, 68.00 feet right of C.R. 332 baseline station 33+54.17, being an angle point in the existing ROW line of said C.R. 332 (variable width ROW), same being the most westerly northwest corner of the remainder of said 8.23 acre tract, also being the proposed curving ROW line, for the southwesterly corner of the herein described parcel;
- 4) **THENCE**, departing said existing ROW line and said remainder of the 8.23 acre tract, with said proposed curving ROW line, through the interior of said 5.74 acre tract (Doc. 2009082892), having a radius of **3,932.00** feet, a delta angle of **03°39'33"**, an arc length of **251.12** feet, and a chord which bears **N 14°39'19" W**, a distance of **251.08** feet to the **POINT OF BEGINNING**, containing 0.144 acres, (6,278 square feet) of land, more or less.

Rev. Feb.20, 2023
Page 2 of 5

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PEDRO AGUADO and
ROSA AGUADO
5.74 ACRES
DOC. NO. 2010029008
O.P.R.W.C.T.



PARCEL PLAT SHOWING PROPERTY OF

PEDRO AGUADO and ROSA AGUADO

SCALE
1" = 60'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

PARCEL 4E
0.144 ACRES
6,278 sq. Ft.

**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

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B. ()	POINT OF BEGINNING RECORD INFORMATION
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE		
—	DENOTES COMMON OWNERSHIP		
⚡	LINE BREAK		

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. GT2100236, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 1, 2021, ISSUE DATE DECEMBER 9, 2021.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2003113438, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. EASEMENTS ARE HEREBY RESERVED AND DEDICATED OVER AND ACROSS A FIFTEEN (15) FOOT STRIP ALONG THE FRONT AND TEN (10) FOOT ALONG EACH SIDE LOT LINE AND A FIFTEEN (15) FOOT ALONG THE REAR LOT LINE FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPAIRING, ELECTRIC POWER, GAS, TELEPHONE, WATER, CABLE, COMMUNITY MAILBOX STATION, DRAINAGE AND/OR ANY OTHER SIMILAR UTILITY LINES, FACILITIES, AND SERVICES FOR THE LOTS IN THE SUBDIVISION AS RESERVED IN DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS, & EASEMENTS RECORDED IN DOCUMENT NO. 2003113438, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2309, PAGE 180, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006016024, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

REV: 02/20/2023



PARCEL PLAT SHOWING PROPERTY OF		
PEDRO AGUADO and ROSA AGUADO		
SCALE 1" = 60'	PROJECT COUNTY ROAD 332	COUNTY WILLIAMSON

PARCEL 4E 0.144 ACRES 6,278 sq. ft.
PAGE 4 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

D. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2006062177, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006062178, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

F. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017072308, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.

G. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017072309, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

H. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2018112801, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale
M. STEPHEN TRUESDALE DATE *27 Feb 2023*

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 49333
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



REV: 02/20/2023



SCALE 1" = 60'		PROJECT COUNTY ROAD 332
COUNTY ROAD 332		
PARCEL PLAT SHOWING PROPERTY OF PEDRO AGUADO and ROSA AGUADO		COUNTY WILLIAMSON

PARCEL 4E 0.144 ACRES 6,278 sq. ft.	PAGE 5 OF 5
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EXHIBIT C
PROPERTY DESCRIPTION FOR PARCEL 5-WE

DESCRIPTION OF A 0.117 ACRE (5,092 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE G.A. SCHNEIDER SURVEY, ABSTRACT NO. 579 (UNVERIFIED) IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.74 ACRES DESCRIBED IN GENERAL WARRANTY DEED TO PEDRO AGUADO AND ROSA AGUADO RECORDED IN DOCUMENT NO. 2010029008 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.117 ACRE (5,092 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,270,904.56 E=3,158,184.95, 68.00 feet right of C.R. 332 baseline station 38+65.82 in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the northerly boundary line of said 5.74 acre tract, same being the southerly boundary line of that called 99.47 acre tract of land described in Deed with Venders Lien to Emil J. Danek recorded in Volume 450, Page 605 of the Deed Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed ROW line, with the common boundary line of the 5.74 acre tract and said 99.47 acre tract, **N 68°28'41" E**, for a distance of **20.31** feet to a calculated point, for the northeasterly corner of the herein described parcel;

THENCE, departing the southerly boundary line of said 99.47 acre tract, through the interior of said 5.74 acre tract, with said proposed easement the following 2 (two) courses:

- 2) **S 11°27'06" E** for a distance of **163.82** feet to a calculated point of curvature to the left;
- 3) With said curve to the left, having a radius of **3,912.00** feet, a delta angle of **01°19'47"**, an arc length of **90.79** feet, and a chord which bears **S 12°07'00" E**, a distance of **90.79** feet to a calculated point in the northerly boundary line of that called 5.74 acre tract described in General Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2009082892 of the Official Public Records of Williamson County, Texas, same being the southerly boundary line of said 5.74 acre tract (Doc. 2010029008), for the southeasterly corner of the herein described parcel;
- 4) **THENCE**, departing said proposed easement line, with the common boundary line of said 5.74 acre tracts, **S 68°36'10" W**, for a distance of **20.23** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 332 baseline station 36+09.64, being in the proposed easterly ROW line of C.R. 332, for the southwesterly corner of the herein described parcel;

THENCE, departing the northerly boundary line of said 5.74 acre tract (Doc. 2009082892), through the interior of said 5.74 acre tract (Doc. 2010029008), with said proposed ROW line, the following 2 (two) courses:

- 5) With a curve to the right, having a radius of **3,932.00** feet, a delta angle of **01°22'26"**, an arc length of **94.28** feet, and a chord which bears **N 12°08'19" W**, a distance of **94.28** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY", 68.00 feet right of C.R. 332 baseline station 37+05.55, for point of tangency;
- 6) **N 11°27'06" W**, for a distance of **160.27** feet to the **POINT OF BEGINNING**, containing 0.117 acres, (5,092 square feet) of land, more or less.

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 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, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

20 July 2022

S:\SEILER-LANKES\CR 332\PARCELS\PARCEL 5-AGUADO\EASEMENT\PARCEL 5 AGUADO-WE.doc

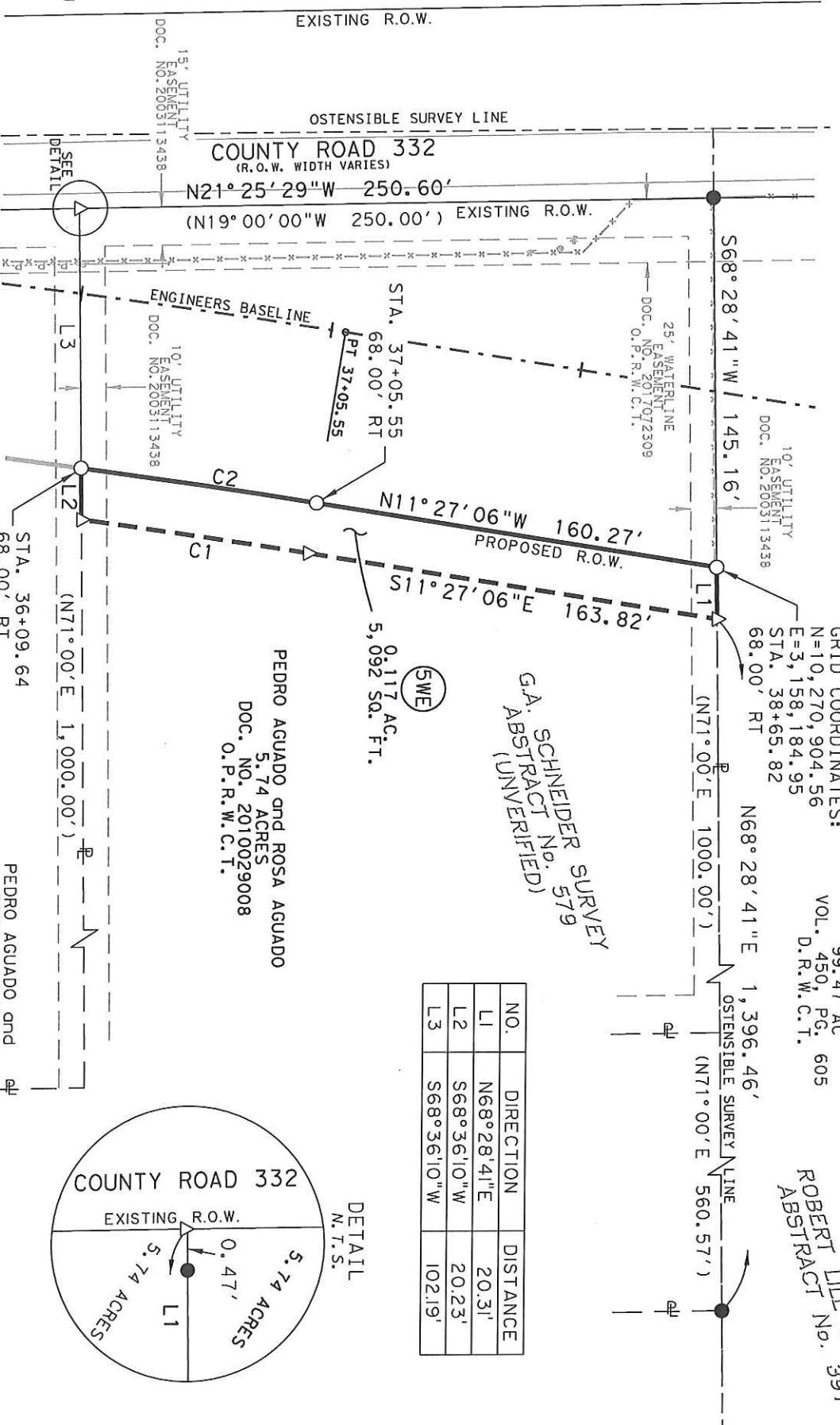


PLAT TO ACCOMPANY PARCEL DESCRIPTION

GRID COORDINATES:

EMIL J. DANEK
99.47 AC
VOL. 450, PG. 605
D.R.W.C.T.

ROBERT LILE SURVEY
ABSTRACT No. 391



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	0°19'47"	3,912.00'	90.79'	90.79'	S12°07'00"E
C2	0°22'26"	3,932.00'	94.28'	94.28'	N12°08'19"W

PEDRO AGUADO and
ROSA AGUADO
5.74 ACRES
DOC. NO. 2009082892
O.P.R.W.C.T.

07/11/2022

PARCEL PLAT SHOWING PROPERTY OF

PEDRO AGUADO and ROSA AGUADO

**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. 100591-000

1" = 60'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

PARCEL 5WE
0.117 ACRES
5,092 Sq. Ft.

LEGEND

- IRON ROD WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY" SET
- ⊙ IRON ROD WITH PLASTIC OR
ALUMINUM CAP FOUND - AS NOTED
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ▲ MAG NAIL FOUND
- ℙ PROPERTY LINE
- ↔ DENOTES COMMON OWNERSHIP
- LINE BREAK
- ⚡ POINT OF BEGINNING
- () RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- 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

PLAT TO ACCOMPANY PARCEL DESCRIPTION

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. GT100236, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 18, 2021, ISSUE DATE NOVEMBER 17, 2021.

1. RESTRICTIVE COVENANTS: DOCUMENT NOS. 2003113438, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. EASEMENTS ARE HEREBY RESERVED AND DEDICATED OVER AND ACROSS A FIFTEEN (15) FOOT STRIP ALONG THE FRONT AND TEN (10) FOOT ALONG EACH SIDE LOT LINE AND A FIFTEEN (15) FOOT ALONG THE REAR LOT LINE FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPAIRING, ELECTRIC POWER, GAS, TELEPHONE, WATER, CABLE, COMMUNITY MAILBOX STATION, DRAINAGE AND/OR ANY OTHER SIMILAR UTILITY LINES, FACILITIES, AND SERVICES FOR THE LOTS IN THE SUBDIVISION AS RESERVED IN DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS, & EASEMENTS RECORDED IN DOCUMENT NO. 2003113438, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2309, PAGE 180, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006016024, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

D. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006062177, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2006062178, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

F. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017072308, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

G. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017072309, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.

H. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2018112801, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION

M. STEPHEN TRUESDALE DATE *20 July 2022*

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

LICENSED STATE LAND SURVEYOR

INLAND GEODETICS, LLC

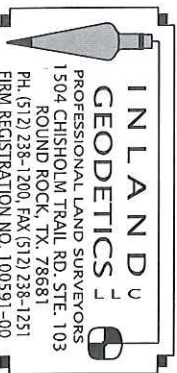
FIRM REGISTRATION NO. 100591-00

1504 CHISHOLM TRAIL ROAD, SUITE 103

ROUND ROCK, TEXAS 78681



07/11/2022



PARCEL PLAT SHOWING PROPERTY OF

PEDRO AGUADO and ROSA AGUADO

SCALE
1" = 60'

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PAGE 3 OF 3