

**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 0.599 acres (Parcel 15) located in Williamson County, Texas, and being described by metes and bounds in Exhibit "A" which is attached hereto and incorporated herein, and being owned by **EDGAR CASTRO** 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 Nov 17, 2023.


Bill Gravell, Jr. (Nov 17, 2023 10:56 CST)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.599 ACRE (26,071 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 2.210 ACRE TRACT OF LAND, SAME BEING LOT 1, BRINSON SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 240-241 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS CITED IN WARRANTY DEED WITH VENDOR'S LIEN TO EDGAR CASTRO RECORDED IN DOCUMENT NO. 2015078179 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.599 ACRE (26,071 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (ROW width varies) 116.89 feet left of Bagdad Road Baseline Station 277+83.74 (Grid Coordinates determined as N=10,206,872.40 E=3,059,595.96), in the northerly boundary line of said Lot 1, same being the southerly boundary line of that called 10.00 acre tract of land described in Warranty Deed With Vendor's Lien to Action Propane, Inc. recorded in Volume 1227, Page 650 of the Official Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, an iron rod with plastic cap stamped "3DS LAND SURVEYORS" found in the southerly boundary line of said 10.00 acre tract, being the northwesterly corner of said Lot 1, bears S 73°04'44" W, at a distance of 167.58 feet;

- 1) **THENCE**, departing said proposed westerly ROW line, with said southerly boundary line of the 10.00 acre tract, same being the northerly boundary line of said Lot 1, **N 73°04'44" E**, for a distance of **66.31** feet to a calculated point, in the existing westerly ROW line of C.R. 279 (Bagdad Road) (variable width ROW), being the northwesterly corner of an additional ROW dedicated per said plat, same being the northeasterly corner of said Lot 1, for the northeasterly corner of the herein described parcel, and from which, a 1/2" iron rod found, being an ell corner in said existing ROW line, and the northeasterly corner of said additional ROW dedication tract, same being the southeasterly corner of said 10.00 acre tract, bears N 73°04'44" E, at a distance of 5.06 feet;
- 2) **THENCE**, departing said 10.00 acre tract, with said existing ROW line, same being the easterly boundary line of said Lot 1, **S 16°45'51" E**, for a distance of **420.10** feet, to a calculated point, being the southeasterly corner of said Lot 1, same being the northeasterly corner of Lot 2 of said Brinson Subdivision, for the southeasterly corner of the herein described parcel, and from which an iron rod with plastic cap (unreadable) found, in the easterly line of said ROW dedication tract bears N 73°05'59" E, at a distance of 5.98 feet;
- 3) **THENCE**, departing said westerly existing ROW line, with the southerly boundary line of said Lot 1, same being the northerly line of said Lot 2, **S 73°05'59" W**, for a distance of **73.18** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.69 feet left of Bagdad Road Baseline Station 273+39.79 in said proposed westerly ROW line, for the southwesterly corner of the herein described parcel, and from which, the calculated southwesterly corner of said Lot 1, same being an ell corner in the easterly line of said Lot 2 bears S 73°05'59" W, at a distance of 128.24 feet;

County: Williamson
Parcel : 15 -Edgar Castro
Highway: Bagdad Rd (CR 279)

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THENCE, departing said Lot 2, with said proposed westerly ROW line, through the interior of said Lot 1, the following three (3) courses:

- 4) **N 12°11'10" W**, for a distance of **151.98** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 113.69 feet left of Bagdad Road Baseline Station 275+00.00, for the beginning of a non-tangent curve to the left;
- 5) Along a non-tangent curve to the left having a delta angle of **05°06'42"**, a radius of **2,600.00** feet, an arc length of **231.96** feet and a chord which bears **N 16°24'50" W**, for a distance of **231.88** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 112.53 feet left of Bagdad Road Baseline Station 277+44.57, for a point of non-tangency;
- 6) **N 27°04'31" W**, for a distance of **37.31** feet to the **POINT OF BEGINNING**, containing 0.599 acres (26,071 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

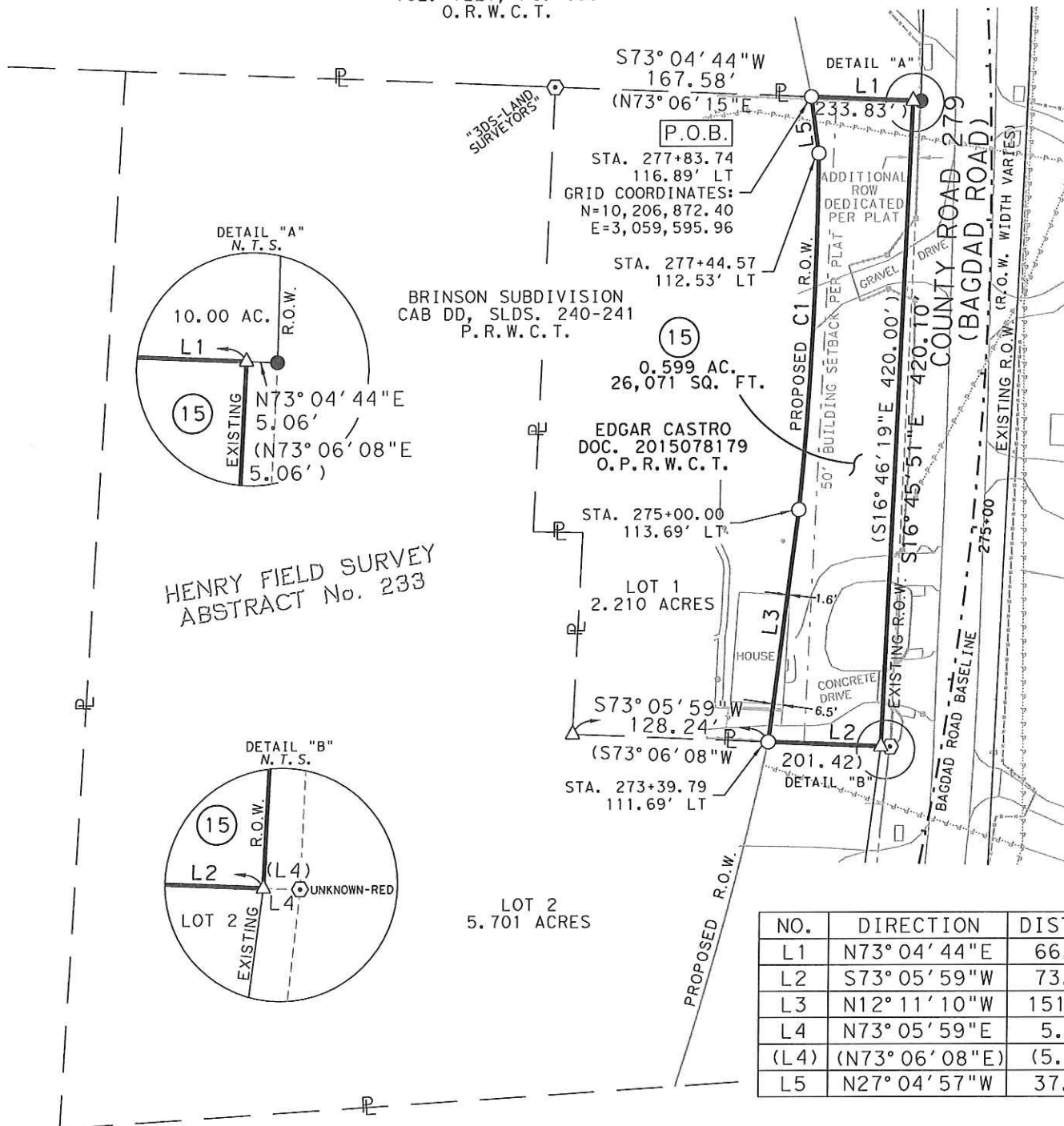


EXHIBIT "A"

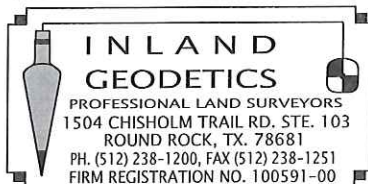
PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05° 06' 42"	2,600.00'	231.96'	231.88'	N16° 24' 50"W

ACTION PROPANE, INC.
EXHIBIT "A"
10.00 ACRES
VOL. 1227, PG. 650
O.R.W.C.T.



REV: 11/01/2022



PARCEL PLAT SHOWING PROPERTY OF

EDGAR CASTRO

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 15
0.599 ACRES
26,071 Sq. Ft.

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

✱	FENCE POST FOUND
●	1/2" IRON ROD FOUND UNLESS NOTED
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP
⊗	1/2" IRON PIPE FOUND UNLESS NOTED
▲	80/D NAIL FOUND
△	CALCULATED POINT
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON-COUNTY" SET (UNLESS NOTED OTHERWISE)
ℙ	PROPERTY LINE
()	RECORD INFORMATION
—/—	LINE BREAK
↗	DENOTES COMMON OWNERSHIP
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
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

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-165832, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

1. RESTRICTIVE COVENANTS: CABINET DD, SLIDES 240, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; VOLUME 601, PAGE 566, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

(10)2. A 50 FOOT BUILDING SETBACK LINE RESERVED ALONG COUNTY ROAD 279, AS SHOWN ON PLAT OF RECORD IN CABINET DD, SLIDE 240, OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, AFFECTS AS SHOWN.

3. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2021009656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

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
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



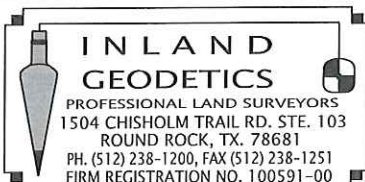
REV: 11/01/2022

PARCEL PLAT SHOWING PROPERTY OF

EDGAR CASTRO

PARCEL 15
0.599 ACRES
26,071 Sq. Ft.

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SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON