

**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 1.621 acres as described by metes and bounds in Exhibit "A", owned by **ACTION PROPANE, INC.** for the purpose of constructing, reconstructing, maintaining, and operating the Bagdad Road/CR 279 roadway improvements and related drainage and utility adjustments and appurtenances ("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 Oct 24, 2023.


Bill Gravell (Oct 24, 2023 15:45 CDT)

Bill Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel : 14 -Action Propane
Highway: Bagdad Rd (CR 279)

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EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 1.621 ACRE (70,601 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO ACTION PROPANE, INC. RECORDED IN VOLUME 1227, PAGE 650 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.621 ACRE (70,601 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) 113.27 feet left of Bagdad Road Baseline Station 284+69.64 (Grid Coordinates determined as N=10,207,435.73 E=3,059,276.98), in the northerly boundary line of said 10.00 acre tract, same being the southerly boundary line of that called 20.00 acre tract of land described and depicted in General Warranty Deed to Blue Hole Real Estate Investment, LLC recorded in Document No. 2019115189 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 10" creosote post found, being an ell corner in the southerly boundary line of said 20.00 acre tract, same being the northwesterly corner of said 10.00 acre tract bears S 73°08'08" W, at a distance of 490.21 feet;

- 1) **THENCE**, departing said proposed westerly ROW line, with said northerly boundary line of the 10.00 acre tract, same being said southerly boundary line of the 20.00 acre tract, **N 73°08'08" E**, for a distance of **111.64** feet to a 1/2" iron rod found in the curving existing westerly ROW line of C.R. 279 (Bagdad Road) (variable width ROW), being the northeasterly corner of said 10.00 acre tract, same being the southeasterly corner of said 20.00 acre tract, also being the northwesterly corner of that called 0.1691 acre ROW tract described and depicted in Right-Of-Way Dedication to County Judge John Doerfler (Williamson County, Texas) recorded in Document No. 1996065717 of the Official Records of Williamson County, Texas and also being the southwesterly corner of that called 0.0369 acre ROW tract described and depicted in Right-Of-Way Dedication to County Judge John Doerfler (Williamson County) recorded in Document No. 1996036915 of the Official Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel;

THENCE, departing said 20.00 acre tract, with said existing westerly ROW line, same being the easterly boundary line of said 10.00 acre tract, the following two (2) courses:

- 2) Along a non-tangent curve to the right having a delta angle of **18°59'36"**, a radius of **1,056.00** feet, an arc length of **350.06** feet and a chord which bears **S 32°45'38" E**, for a distance of **348.46** feet to a calculated point of non-tangency, same being the southerly corner of said 0.1691 acre ROW dedication tract;
- 3) **S 18°03'05" E**, for a distance of **296.59** feet to a 1/2" iron rod found, being the southeasterly corner of said 10.00 acre tract, being the northeasterly corner of an additional ROW dedicated per the Brinson Subdivision, a subdivision of record in Cabinet DD, Slide 240-242 of the Plat Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel;

County: Williamson
Parcel : 14 -Action Propane
Highway: Bagdad Rd (CR 279)

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- 4) **THENCE**, with said existing westerly ROW line, being said southerly boundary line of the 10.00 acre tract, **S 73°04'44" W**, at a distance of 5.06 feet, pass the calculated northwesterly corner of said additional ROW dedicated by said plat, being the northeasterly corner of Lot 1, of said Brinson Subdivision, departing said existing ROW and continuing with the common line of said Lot 1 and said 10.00 acre tract for a total distance of **71.37** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 116.89 feet left of Bagdad Road Baseline Station 277+83.74 in said proposed westerly ROW line, for the southwesterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "3DS LAND SURVEYORS", being the northwesterly corner of said Lot 1 bears **S 73°04'44" W**, at a distance of 167.58 feet;

THENCE, departing said Lot 1, with said proposed westerly ROW line, through the interior of said 10.00 acre tract, the following three (3) courses:

- 5) **N 31°05'37" W**, for a distance of **179.84** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 141.07 feet left of Bagdad Road Baseline Station 279+73.04, for an angle point;
- 6) **N 15°10'54" W**, for a distance of **95.33** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 121.34 feet left of Bagdad Road Baseline Station 280+72.23, for an angle point;
- 7) **N 32°22'04" W**, for a distance of **375.79** feet to the **POINT OF BEGINNING**, containing 1.621 acres (70,601 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

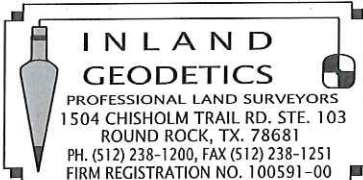
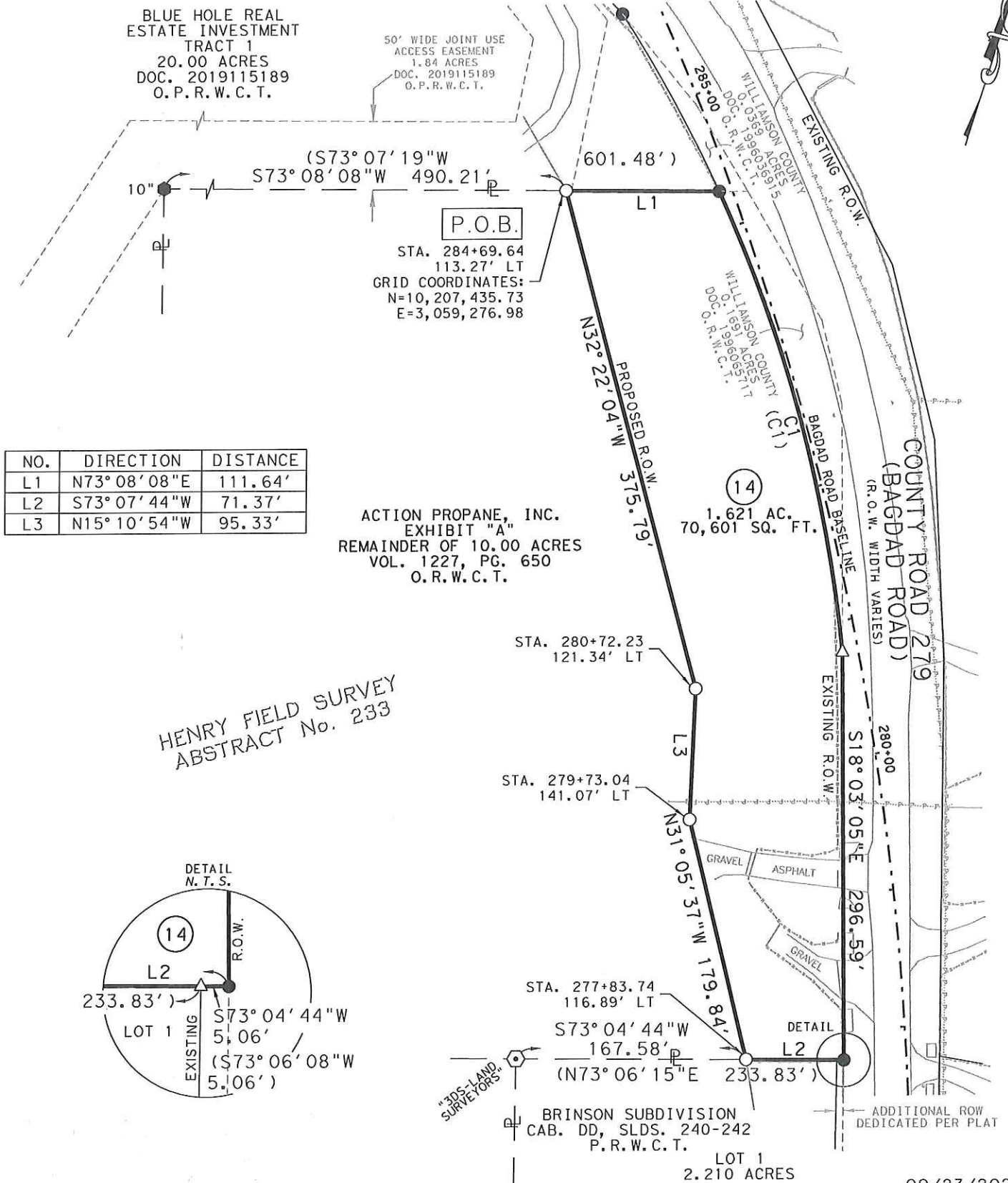
29 SEP 2022

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



EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



PARCEL PLAT SHOWING PROPERTY OF
ACTION PROPANE, INC.

PARCEL 14
1.621 ACRES
70,601 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 |
| ⊙ | 1/2" IRON ROD FOUND W/PLASTIC CAP |
| △ | CALCULATED POINT |
| ○ | 1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE) |
| ⬢ | CREOSOTE FENCE CORNER POST FOUND |
| P | PROPERTY LINE |
| () | RECORD INFORMATION |
| — — | LINE BREAK |
| ↗ | DENOTES COMMON OWNERSHIP |
| P.O.B. | POINT OF BEGINNING |
| N.T.S. | NOT TO SCALE |
| O.R.W.C.T. | OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |

| NUMBER | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|--------|-------------|-------------|-----------|-----------|-----------------|
| C1 | 18° 59' 36" | 1,056.00' | 350.06' | 348.46' | S32° 45' 38"E |
| (C1) | | (1,056.00') | (349.14') | (347.55') | (S30° 12' 21"E) |

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-165830, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 02, 2022, ISSUE DATE AUGUST 11, 2022.

2. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 9665717 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.

7. ALL TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 05-0-33 (PROPERTY WITHIN CITY OF LIBERTY HILL'S EXTRATERRITORIAL JURISDICTION) RECORD IN DOCUMENT NO. 2005053408 OF THE OFFICIAL PUBLIC RECORDS OF 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

29 SEP
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



09/23/2022

PARCEL PLAT SHOWING PROPERTY OF

ACTION PROPANE, INC.

PARCEL 14
1.621 ACRES
70,601 Sq. Ft.

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1" = 100'

PROJECT

BAGDAD ROAD

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