

**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 0.700 acres (Parcel 16) and an electric easement to that certain tract of land being 0.156 acres (Parcel 16E) described by metes and bounds in Exhibits "A & B" owned by **THE ESTATE OF ELIZABETH ANN RUNDZIEHER, AKA LIZ RUNDZIEHER, AKA ELIZABETH ANN LANCASTER, FKA ELIZABETH ANN HOLDER, Deceased** 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 Jan 31, 2024.

Valerie Covey

Valerie Covey
County Commissioner

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.700 ACRE (30,506 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.801 ACRE TRACT OF LAND DESCRIBED IN DEED TO ELIZABETH ANN LANCASTER RECORDED IN VOLUME 1405, PAGES 431-433 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.700 ACRE (30,506 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 91.06 feet right of Bagdad Road Baseline Station 277+61.44 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,206,924.90 E=3,059,798.33), being in the northerly boundary line of said 5.801 acre tract, same being the southerly boundary line of that called 81.69 acre tract described in General Warranty Deed to Edward Wolf and Jennifer Wolf recorded in Document No. 2021036573 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found, being an angle point in said common boundary line bears N 82°51'35" E, at a distance of 330.08 feet;

- 1) **THENCE**, departing said southerly boundary line of the 81.69 acre tract, through the interior of said 5.801 acre tract, with said proposed easterly ROW line, S 14°56'08" E, for a distance of 498.11 feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.42 feet right of Bagdad Road Baseline Station 272+83.00, in the southerly boundary line of said 5.801 acre tract, same being the northerly boundary line of the remainder of that called 95 acre tract (Third Tract) of land in Administration Deed to Terri Leigh Alexander, a/k/a Terri Jones Hanley and Susan Lynn Anderson a/k/a Susan Jones Anderson recorded in Document No. 2020043297 of the Official Public Records of Williamson County, Texas, described as 92 acre (Second Tract) in Deed recorded in Volume 295, Pages 4-6 of the Deed Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel, and from which, a 1/2" iron rod found, being the southeasterly corner of said 5.801 acre tract, same being an angle point in the northerly boundary line of said remainder of the 95 acre tract, also being an angle point in the southerly boundary line of said 81.69 acre tract, bears N 71°18'43" E, at a distance of 233.74 feet and N 69°08'52" E, at a distance of 429.03 feet;
- 2) **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said 5.801 acre and said remainder of the 95 acre tracts S 71°18'43" W for a distance of 53.08 feet to an iron rod with plastic cap stamped "3DS" found in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), being the southwesterly corner of said 5.801 acre tract, same being the northwesterly corner of said remainder of the 95 acre tract, for the southwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said remainder of the 95 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said 5.801 acre tract, N 16°37'38" W, for a distance of 511.12 feet to a calculated point, being the northwesterly corner of said 5.801 acre tract, same being the southwesterly corner of said 81.69 acre tract, for the northwesterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "FOREST-1847" found in said existing easterly ROW line, same being the westerly boundary line of said 81.69 acre tract, bears N 17°14'13" W at a distance of 286.68 feet;
- 4) **THENCE**, departing said existing easterly ROW line, with the common boundary line of said 5.801 acre tract and said 81.69 acre tract N 82°51'35" E, for a distance of 68.69 feet to the **POINT OF BEGINNING**, containing 0.700 acres (30,506 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
COUNTY OF WILLIAMSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

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.

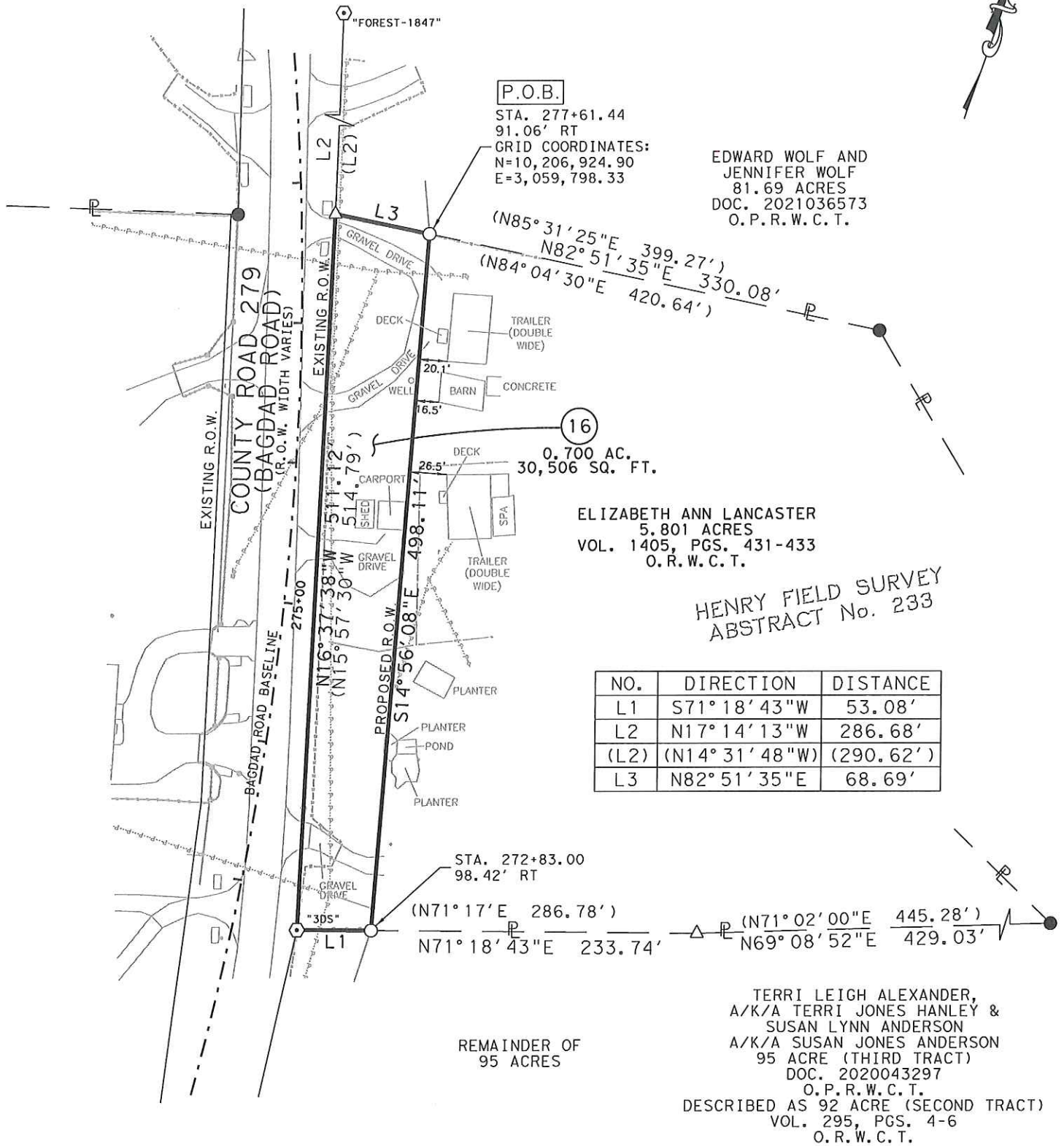
M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

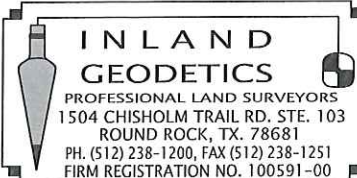
3 NOV 2022



EXHIBIT " "
PLAT TO ACCOMPANY PARCEL DESCRIPTION



REV: 11/01/2022



PARCEL PLAT SHOWING PROPERTY OF
ELIZABETH ANN LANCASTER

PARCEL 16
 0.700 ACRES
 30,506 Sq. Ft.

SCALE
 1" = 100'

PROJECT
 BAGDAD ROAD

COUNTY
 WILLIAMSON

PAGE 2 OF 3

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
▲	60/D NAIL FOUND	P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	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-165827, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 01, 2022, ISSUE DATE AUGUST 10, 2022.

NOTHING FROM SCHEDULE B TO ADDRESS.

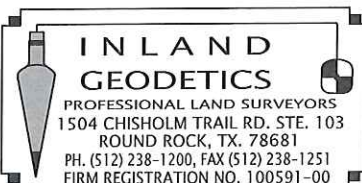
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

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
ELIZABETH ANN LANCASTER

PARCEL 16
0.700 ACRES
30,506 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 3 OF 3

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.156 ACRE (6,805 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.801 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ELIZABETH ANN LANCASTER RECORDED IN VOLUME 1405, PAGE 431-433 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.156 ACRE (6,805 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found, being an angle point the northerly boundary line of said 5.801 acre tract, same being the southerly boundary line of that called 81.69 acre tract described in General Warranty Deed to Edward Wolf and Jennifer Wolf recorded in Document No. 2021036573 of the Official Public Records of Williamson County, Texas;

THENCE N 82°51'35" E, with the common line of said 5.801 tract and said 81.69 acre tract, for a distance of 297.94 feet, to a calculated point 122.36 feet right of Bagdad Road Baseline Station 277+54.49 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,206,928.90 E=3,059,830.21), for the northeasterly corner and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said 81.69 acre tract, through the interior of said 5.801 acre tract the following five (5) courses:

- 1) **S 16°30'08" E**, for a distance of **3.68** feet to a calculated angle point;
- 2) **S 73°29'52" W**, for a distance of **18.84** feet to a calculated angle point;
- 3) **S 14°53'35" E**, for a distance of **471.66** feet to a calculated angle point;
- 4) **N 88°50'44" E**, for a distance of **31.93** feet to a calculated angle point;
- 5) **S 01°09'16" E**, for a distance of **7.76** feet to a calculated point in the southerly boundary line of said 5.801 acre tract, same being the northerly boundary line of the remainder of that called 95 acre tract (Third Tract) of land in Administration Deed to Terri Leigh Alexander, a/k/a Terri Jones Hanley and Susan Lynn Anderson a/k/a Susan Jones Anderson recorded in Document No. 2020043297 of the Official Public Records of Williamson County, Texas, described as 92 acre (Second Tract) in Deed recorded in Volume 295, Pages 4-6 of the Deed Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel, and from which a 1/2" iron rod found, being the southeasterly corner of said 5.801 acre tract, same being an angle point in the northerly boundary line of said remainder of the 95 acre tract, also being an angle point in the southerly boundary line of said 81.69 acre tract bears N 71°18'43" E, at a distance of 191.73 feet and N 69°08'52" E, a distance of 429.03 feet;
- 6) **THENCE, S 71°18'43" W**, with the common line of said 5.801 acre tract and said remainder of the 95 acre tract, for a distance of **7.44** feet to a calculated angle point;
- 7) **THENCE, S 88°50'44" W**, departing said remainder of the 95 acre tract, through the interior of said 5.801 acre tract, for a distance of **23.78** feet to a calculated angle point;
- 8) **THENCE, S 02°32'46" E**, continuing through the interior of said 5.801 acre tract, for a distance of **7.46** feet to a calculated point in the common line of said 5.801 acre tract and said remainder of the 95 acre tract, for an angle point hereof;
- 9) **THENCE, S 71°18'43" W**, with the common line of said 5.801 acre tract and said remainder of the 95 acre tract, for a distance of **9.82** feet to a 1/2" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.42 feet right of Bagdad Road Baseline Station 272+83.00, in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), for the southwesterly corner of the herein described parcel;
- 10) **THENCE, N 14°56'08" W**, departing said remainder of the 95 acre tract, through the interior of said 5.801 acre tract, with said proposed ROW line, for a distance of **498.11** feet to a 1/2" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 91.06 feet right of Bagdad Road Baseline Station 277+61.44, in the common line of said 5.801 acre tract and said 81.69 acre tract, for the northwesterly corner of the herein described parcel;

County: Williamson
Parcel : 16E – Lancaster
Highway: Bagdad Rd (CR 279)

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11-28-23

- 11) **THENCE, N 82°51'35" E**, departing said proposed ROW line, with said common boundary line, **32.14** feet to the **POINT OF BEGINNING**, containing 0.156 acre (6,805 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. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

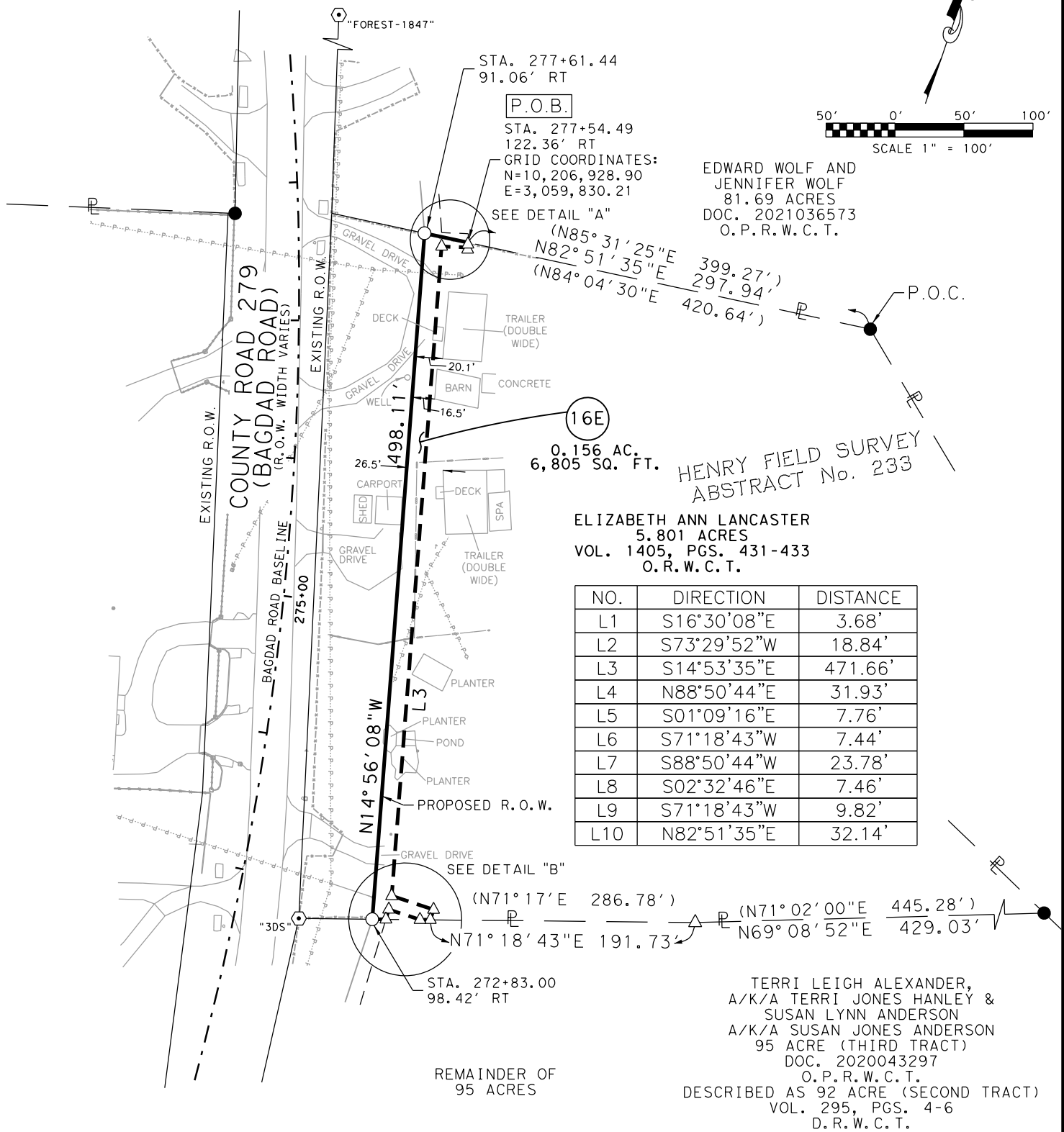
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
BB-001



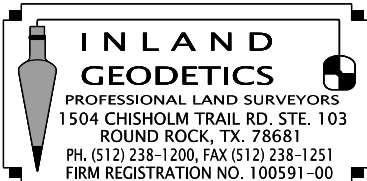
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EXHIBIT " " PLAT TO ACCOMPANY PARCEL DESCRIPTION



BB-001

11/28/2023



PARCEL PLAT SHOWING PROPERTY OF

ELIZABETH ANN LANCASTER

PARCEL 16E

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

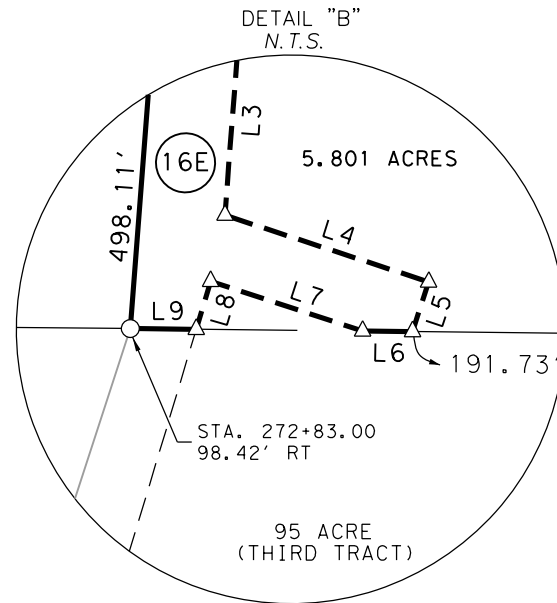
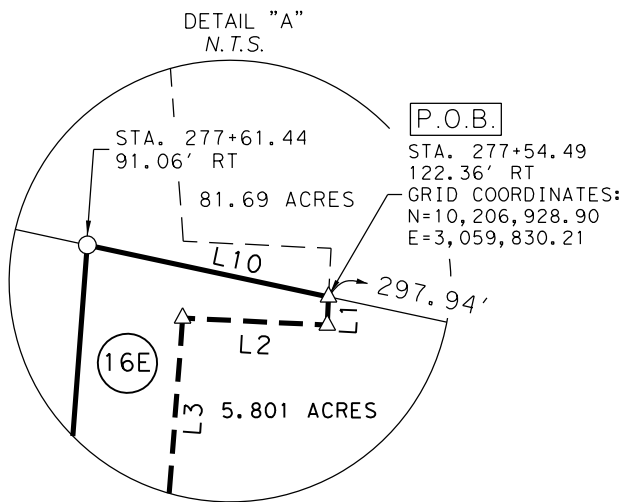
COUNTY
WILLIAMSON

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
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
△ CALCULATED POINT	P.O.C. POINT OF COMMENCEMENT
○ IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE)	N.T.S. NOT TO SCALE
ℙ PROPERTY LINE	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 recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

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NOTHING FROM SCHEDULE B TO ADDRESS.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL #103
ROUND ROCK, TEXAS 78681
PHONE 512.238-1200
TBPELS FIRM REG. # 10059100



BB-001

11/28/2023

PARCEL PLAT SHOWING PROPERTY OF

ELIZABETH ANN LANCASTER

PARCEL 16E

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

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