

**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 2.381 acres (Parcel 3) described by metes and bounds in Exhibit "A" owned by **EQUITY TRUST D/B/A STERLING TRUST fbo ALBERT H. BARSCHMID III**, for the purpose of constructing, reconstructing, maintaining, and operating the County Road 110N 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

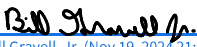
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 19, 2024.


Bill Gravell, Jr. (Nov 19, 2024 21:03 CST)

Bill Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel: 3 – Equity Trust
Highway: County Road 110

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EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.381 ACRE (103,705 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 20.51 ACRE TRACT OF LAND CITED IN GENERAL WARRANTY DEED TO EQUITY TRUST d/b/a STERLING TRUST fbo ALBERT H. BARSCHMID III RECORDED IN DOCUMENT NO. 2010045952, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.51 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO STANLEY D. BROKHAUSEN AND WIFE, GLADYS K. BROKHAUSEN RECORDED IN VOLUME 717, PAGE 116, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.381 ACRE (103,705 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the southeasterly corner of said 10.51 acre tract, and the northeasterly corner of that called 28.00 acre tract of land described in Warranty Deed With Vendor's Lien to Jimmy C. Webb and wife, Virginia M. Webb recorded in Volume 707, Page 182, of the Deed Records of Williamson County, Texas, in the westerly boundary line of Lot 45, Block "D", VALLEY VISTA, a subdivision of record in Cabinet P, Slides 18-20, of the Plat Records of Williamson County, Texas;

THENCE, South 72°00'09" West, departing said Lot 45, with the northerly boundary line of said 28.00 acre tract, and the southerly boundary line of said 10.51 acre tract and said 20.51 acre tract for a distance of 511.86 feet, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 110, 83.00 feet right of proposed CR 110 Baseline Station 391+63.75 (Grid Coordinates determined as N=10,196,040.57, E=3,149,860.43, Texas Coordinate System of 1983, Central Zone), for the southeasterly corner and POINT OF BEGINNING of the herein described parcel;

- 1) **THENCE, South 72°00'09" West**, departing said proposed easterly ROW line, continuing with said common boundary line, for a distance of **231.50 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet left of proposed CR 110 Baseline Station 390+21.97 in the proposed westerly ROW line of said C.R. 110 (ROW width varies), for the southwesterly corner of the herein described parcel, from which the calculated southwesterly corner of said 10.51 acre tract, same being the southeasterly corner of that called 10.00 acre tract of land cited in said Equity Trust General Warranty Deed and described in a Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 658, Page 408, of the Deed Records of Williamson County, Texas, on the south

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line of said 20.51 acre tract bears, with said common boundary line, South 72°00'09" West, at a distance of 233.03 feet;

THENCE, departing said 28.00 acre tract, through the interior of said 10.51 acre tract and said 20.51 acre tract, with said proposed westerly ROW line, the following three (3) courses:

- 2) **North 19°46'12" East**, for a distance of **112.91 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet left of proposed CR 110 Baseline Station 391+34.88, for an ell corner;
- 3) **South 70°13'48" East**, for a distance of **17.00 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 391+34.88, for an ell corner;
- 4) **North 19°46'12" East**, for a distance of **504.84 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 396+39.72 in the northerly boundary line of said 10.51 acre tract and said 20.51 acre tract, same being in the southerly boundary line of that called 15.4742 acre tract of land described in General Warranty Deed With Vendor's Lien to H. Brandon Bailey and Sharon L. Bailey recorded in Document No. 1996049790, of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel, and from which, a 1/2-inch iron rod found, being the southwest corner of said 15.4742 acre tract, same being the southeasterly corner of that called 13.0343 acre tract of land described in General Warranty Deed With Vendor's Lien to Sharon L. Bailey and Herdon Brandon Bailey recorded in Document No. 2005004684, of the Official Public Records of Williamson County, Texas, bears partially with the northerly boundary line of said 10.51 acre tract, said 10.00 acre tract, and said 20.51 acre tract, on the southerly boundary line of said 15.4742 acre tract, South 68°13'06" West, at a distance of 657.63 feet, pass the calculated common corner of said 10.51 acre tract, and said 10.00 acre tract and continuing for a total distance of 732.02 feet;
- 5) **THENCE, North 68°13'06" East**, departing said proposed westerly ROW line, with said common boundary line, for a distance of **221.82 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed easterly ROW line of said C.R. 110, being 83.00 feet right of proposed CR 110 Baseline Station 397+86.85, for the northeasterly corner of the herein described parcel, and from which, a 1/2-inch iron rod found for the southeasterly corner of said 15.4742 acre tract, and the northeasterly corner of said 10.51 acre tract in the westerly boundary line of said Lot 45, bears North 68°13'06" East, at a distance of 99.13 feet;

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- 6) **THENCE, South 19°46'12" West**, departing said 15.4742 acre tract, through the interior of said 10.51 acre tract, and said 20.51 acre tract for a distance of **623.10 feet** to the **POINT OF BEGINNING**, containing 2.381 acres (103,705 square feet) of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012.

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of November and December, 2021, and January, 2022 under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. and in June and July, 2024 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of August, 2024, A.D.

INLAND GEODETICS



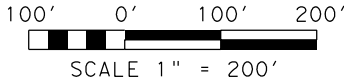
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Proj No. WILCO-007.2



P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\5 -Descriptions-Reports\PARCEL 3-EQUITY TRUST\WILCO-007.2-PARCEL 3-EQUITY TRUST.docx

EXHIBIT " " PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	S72°00'09"W	231.50'
L2	S72°00'09"W	233.03'
L3	N19°46'12"E	112.91'
L4	S70°13'48"E	17.00'
L5	N68°13'06"E	221.82'
L6	N68°13'06"E	99.13'



H. BRANDON BAILEY &
SHARON L. BAILEY
EXHIBIT A
15.4742 AC.
DOC. 1996049790
O.R.W.C.T.

SHARON L. BAILEY &
HERDON BRANDON BAILEY
13.0343 ACRES
DOC. 2005004684
O.P.R.W.C.T.

EQUITY TRUST d/b/a
STERLING TRUST fbo
ALBERT H. BARSCHMID III
20.51 ACRES
(10.00 AC. & 10.51 AC.)
DOC. NO. 2010045952
O.P.R.W.C.T.
10.51 AC DESCRIBED IN
VOL. 717, PG. 116
10.00 AC DESCRIBED IN
VOL. 658, PG. 408
D.R.W.C.T.

10.00 AC

STA. 397+86.85
83.00' RT

STA. 396+39.72
83.00' LT

N19°46'12"E 504.84'

C.R. 110
(R.O.W. WIDTH VARIES)

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED C.R. 110 BASELINE

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊙	1/2" IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.O.C.	POINT OF COMMENCING
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
△	CALCULATED POINT	P.R.W.C.T.	PLAT RECORDS
ℙ	PROPERTY LINE	WILLIAMSON COUNTY, TEXAS	DEED RECORDS
	DENOTES COMMON OWNERSHIP	D.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
	LINE BREAK	O.R.W.C.T.	OFFICIAL RECORDS
		WILLIAMSON COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	WILLIAMSON COUNTY, TEXAS
		—X—	WIRE FENCE

TEXAN TITLE INSURANCE COMPNAY
GF NO. GT2402706
SCHEDULE B

IOa. EASEMENT DATED JUNE 3, 1940, EXECUTED BY MRS. VICTOR ERICSON, A WIDOW TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 299, PAGE 311 (511), DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOb. RIGHT OF WAY EASEMENT DATED JANUARY 3, 1977, EXECUTED BY ROY LUTZ TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 662, PAGE 564, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOc. RIGHT OF WAY EASEMENT DATED OCTOBER 23, 1976, EXECUTED BY ROY LUTZ TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, RECORDED IN VOLUME 705, PAGE 796, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOd. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 8, 1977, EXECUTED BY ROY LUTZ TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, RECORDED IN VOLUME 711, PAGE 815, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOe. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.

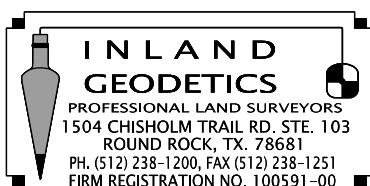
IOf. RIGHTS OF PARTIES IN POSSESSION.

IOg. NOT A SURVEY MATTER

IOh. NOT A SURVEY MATTER

IOi. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

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PARCEL PLAT SHOWING PROPERTY OF
EQUITY TRUST d/b/a
STERLING TRUST fbo
ALBERT H. BARSCHMID III

SCALE
1" = 200'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

PARCEL 3
2.381 ACRES
103,705 Sq. Ft.

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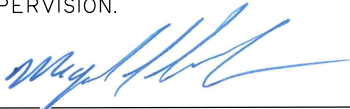
PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402706, EFFECTIVE APRIL 16, 2024, ISSUED APRIL 23, 2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4849IC0505F THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
5. THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
6. ALL REFERENCES TO RECORD DATA (RECORD=***) INDICATE INFORMATION AS CITED IN VOL. 717, PG. 408, D.R.W.C.T.
7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

CALCULATED	ACQUISITION	REMAINING
10.51 AC 457,816 SQ FT	2.381 AC 103,705 SQ FT	8.129 AC 354,111 SQ FT

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER MY SUPERVISION.

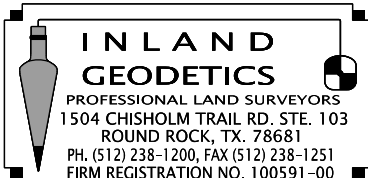


08/13/2024

MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



WILCO-007.2
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PARCEL PLAT SHOWING PROPERTY OF
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