

**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 4.678 acres (Parcel 2) described by metes and bounds in Exhibit "A" and the acquisition of a waterline easement to that certain tract of land being 2.813 acres (parcel 2E) described by metes and bounds in Exhibit "B" owned by **JIMMY C. AND VIRGINIA M. WEBB**, 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,

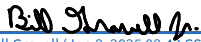
the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

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 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 January 7, 2025.


Bill Gravell (Jan 8, 2025 08:43 CST)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 4.678 ACRE (203,789 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION 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, PG. 182 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.678 ACRE (203,789 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 an 1/2 inch iron rod with plastic cap stamped "FOREST-1847" found in the existing easterly Right-of-Way (ROW) line of County Road (C.R.) 104 (ROW width varies), being the northwesterly corner of that called 64.358 acre tract of land described in General Warranty Deed with Vendor's Lien to R040062, LP recorded in Document No. 2021042165, of the Official Public Records of Williamson County, Texas, same being the southwesterly corner of said 28.00 acre tract,

THENCE, North 67°39'59" East, departing said existing easterly ROW line, being the northerly boundary line of said 64.358 acre tract, same being the southerly boundary line of said 28.00 acre tract, for a distance of 519.98 feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed westerly ROW line of said C.R 110 (ROW width varies), 155.00 feet left of proposed CR 110 Baseline Station 380+06.88 (Grid Coordinates determined as N=10,195,032.51, E=3,149,245.23, Texas Coordinate System of 1983, Central Zone), for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said 64.358 acre tract, through the interior of said 28.00 acre tract, with said proposed westerly ROW line, the following three (3) courses:

- 1) **North 19°46'12" East**, for a distance of **178.69 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 155.00 feet left of proposed CR 110 Baseline Station 381+85.57, for an angle point;
- 2) **North 67°26'34" East**, for a distance of **51.40 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 117.00 feet left of proposed CR 110 Baseline Station 382+20.18, for an angle point;

- 3) **North 19°46'12" East**, for a distance of **788.62 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 117.00 feet left of proposed CR 110 Baseline Station 390+08.80 in the northerly boundary line of said 28.00 acre tract, same being in the southerly boundary line 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 described as a certain called 10.51 acre tract of land in a General Warranty Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 717, Page 116, together with a certain called 10.00 acre tract of land described in a Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 658, Page 408, both of the Deed Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel, and 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 General Warranty Deed to Equity Trust and described in Warranty Deed With Vendor's Lien recorded in Volume 658, Page 408 of the Deed Records of Williamson County, Texas, bears with said northerly boundary line of said 28.00 acre tract, same being said southerly boundary line of the 10.51 acre tract, South 72°00'09" West, at a distance of 213.54 feet;
- 4) **THENCE, North 72°00'09" East**, departing said proposed westerly ROW line, with said common boundary line, for a distance of **253.00 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, 83.00 feet right of proposed CR 110 Baseline Station 391+63.75, for the northeasterly corner of the herein described parcel, and from which, a 1/2-inch iron rod found, being the southeasterly corner of said 10.51 acre tract, same being the northeasterly corner of said 28.00 acre tract in the westerly boundary line of Lot 45, Block "D" (7.04 acres), Valley Vista, a subdivision of record in Cabinet P, Slides 18-20 of the Plat Records of Williamson County, Texas, bears North 72°00'09" East, at a distance of 511.86 feet;
- THENCE**, departing said 10.51 acre tract, through the interior of said 28.00 acre tract, with said proposed easterly ROW line, the following three (3) courses:
- 5) **South 19°46'12" West**, for a distance of **719.39 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of proposed CR 110 Baseline Station 384+44.37, for an angle point;
- 6) **North 68°15'24" East**, for a distance of **41.18 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 113.84 feet right of proposed C.R. 110 Baseline Station 384+71.66, for an ell corner;
- 7) **South 21°44'36" East**, for a distance of **130.00 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 200.00 feet right of proposed C.R. 110 Baseline Station 383+74.32 in the southerly boundary line of said 28.00 acre tract, same being in the northerly boundary line of said remainder of the 68.358 acre tract, for the southeasterly corner of the herein described parcel;

County: Williamson
Parcel: 2 - Webb
Highway: County Road 110

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THENCE, departing said proposed easterly ROW line, with said common boundary line, the following three (3) courses:

- 8) **South 68°15'24" West**, for a distance of **292.17 feet** to a 1/2 iron rod with plastic cap stamped "FOREST 1847" found, for an angle point;
- 9) **South 50°55'51" West**, for a distance of **130.61 feet** to a 1/2-inch iron rod found, for an angle point;
- 10) **South 67°39'59" West**, for a distance of **92.51 feet** to the **POINT OF BEGINNING**, containing 4.678 acres (203,789 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

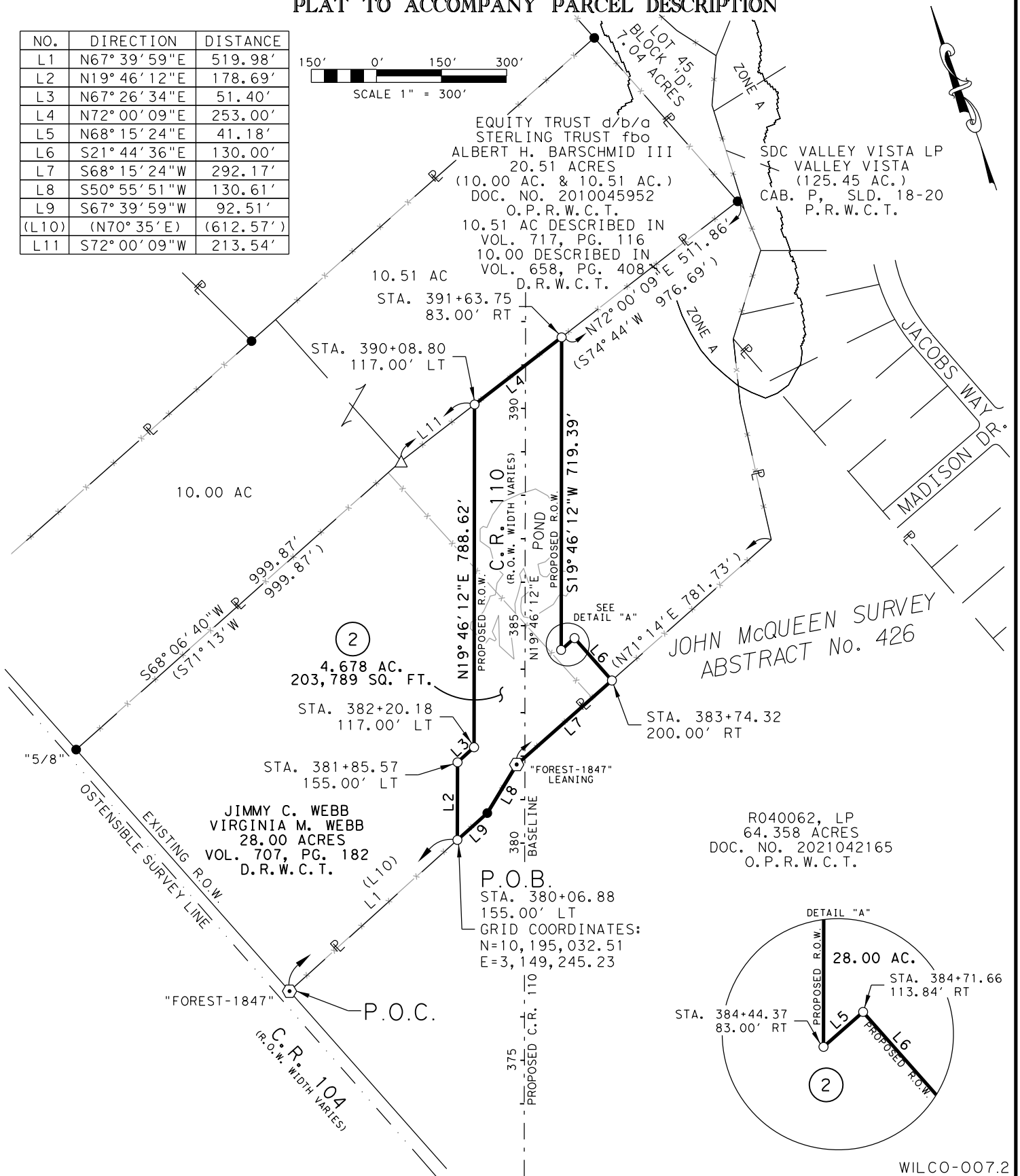
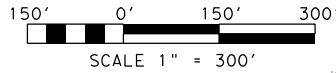
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Proj No. WILCO-007.2



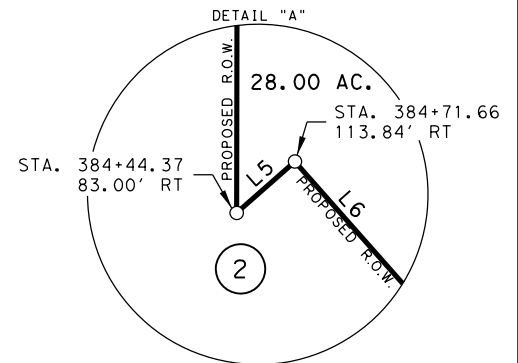
P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\5 -Descriptions-Reports\PARCEL 2-WEBB\WILCO-007.2-PARCEL 2-WEBB.docx

EXHIBIT " " PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	N67° 39' 59" E	519.98'
L2	N19° 46' 12" E	178.69'
L3	N67° 26' 34" E	51.40'
L4	N72° 00' 09" E	253.00'
L5	N68° 15' 24" E	41.18'
L6	S21° 44' 36" E	130.00'
L7	S68° 15' 24" W	292.17'
L8	S50° 55' 51" W	130.61'
L9	S67° 39' 59" W	92.51'
(L10)	(N70° 35' E)	(612.57')
L11	S72° 00' 09" W	213.54'



R040062, LP
64.358 ACRES
DOC. NO. 2021042165
O.P.R.W.C.T.



WILCO-007.2
08/13/2024

PARCEL PLAT SHOWING PROPERTY OF

**JIMMY C. WEBB
VIRGINIA M. WEBB**

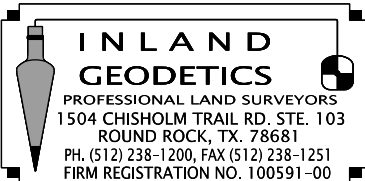
PARCEL 2
4.678 ACRES
203,789 Sq. Ft.

SCALE
1" = 300'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

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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	WIRE FENCE

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2402705
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. EASEMENT AND RIGHT OF WAY DATED JANUARY 15, 1979, EXECUTED BY JIMMY C. WEBB AND WIFE, VIRGINIA M WEBB TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 747, PAGE 124, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOf. RIGHT OF WAY EASEMENT DATED FEBRUARY 5, 1979, EXECUTED BY JIMMY C. WEBB TO JONAH WATER SUPPLY, RECORDED IN VOLUME 747, PAGE 730, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOg. RIGHT OF WAY EASEMENT DATED JULY 15, 1998, EXECUTED BY JIM WEBB AND WIFE, VIRGINIA WEBB TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9839790, OFFICIAL RECORDS, WILLIAMSON COUNTY TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

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

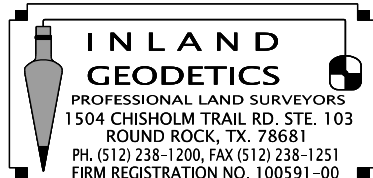
IOi. RIGHTS OF PARTIES IN POSSESSION.

IOj. (NOT A SURVEY MATTER)

IOk. (NOT A SURVEY MATTER)

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

WILCO-007.2
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

JIMMY C. WEBB
VIRGINIA M. WEBB

PARCEL 2
4.678 ACRES
203,789 Sq. Ft.

SCALE
1" = 300'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

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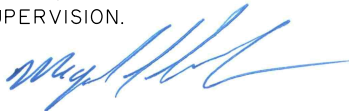
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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. GT2402705, 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. 707, PG. 182, 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
28.00 AC 1,219,680 SQ FT	4.678 AC 203,789 SQ FT	23.38 AC 1,018,376 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.

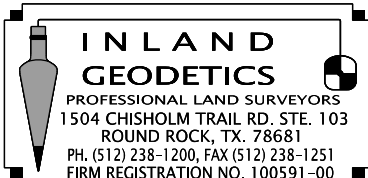


08/13/2024

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
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

JIMMY C. WEBB
VIRGINIA M. WEBB

PARCEL 2
4.678 ACRES
203,789 Sq. Ft.

SCALE
1" = 300'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

PAGE 6 OF 6

County: Williamson
Parcel: 2E – Webb Easement
Highway: County Road 110

08/13/2024

Page 1 of 5

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.813 ACRE (122,533 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION 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, PG. 182 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.813 ACRE (122,533 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 with plastic cap stamped "FOREST RPLS 1847" found in in the southerly boundary line of said 28.00 acre tract, same point being in the northwesterly boundary line of that called 64.358 acre tract of land cited in General Warranty Deed with Vendor's Lien to R040062, LP recorded in Document No. 2021042165, of the Official Public Records of Williamson County, Texas;

THENCE, North 68°15'24" East, with the common line of said 28.00 acre tract and said 64.358 acre tract, a distance of 292.17 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, being 200.00 feet right of proposed C.R. 110 Baseline Station 383+74.32 (Grid Coordinates determined as N=10,195,258.19, E=3,149,703.54, Texas Coordinate System of 1983, Central Zone), for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, North 21°44'36" West**, departing said northwesterly boundary line of the 64.358 acre tract, through the interior of said 28.00 acre tract, with said proposed easterly ROW line, for a distance of **130.00 feet** to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 113.84 feet right of proposed CR 110 Baseline Station 384+71.66, for the northwesterly corner of the herein described parcel;

THENCE, departing said proposed easterly ROW line, continuing through the interior of said 28.00 acre tract, with the northerly line of the herein described parcel, the following three (3) courses:

- 2) **North 68°15'24" East**, for a distance of **366.61 feet** to a calculated angle point;
- 3) **North 06°47'09" East**, for a distance of **311.20 feet** to a calculated angle point;
- 4) **North 67°59'20" East**, for a distance of **214.54 feet** to a 3/8-inch iron rod found, being an angle point in the easterly boundary line of said 28.00 acre tract, same point being an angle point in the westerly boundary line of Lot 41, Block "D" (1.01 acres), VALLEY VISTA, a subdivision of record in Cabinet P, Slides 18-20, of the Plat Records of Williamson County, Texas, also being the northeasterly corner of said 64.358 acre tract, for the northeasterly corner of the herein described parcel;

THENCE, departing said Lot 41, VALLEY VISTA subdivision, with the easterly boundary line of said 28.00 acre tract, same being a northerly boundary line of said 64.358 acre tract, the following two (2) courses:

- 5) **South 13°33'02" West**, for a distance of **149.88 feet** to a calculated angle point;

County: Williamson
Parcel: 2E – Webb Easement
Highway: County Road 110

08/13/2024

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- 6) **South 06°51'44" West**, for a distance of **321.30 feet** to the calculated southeasterly corner of said 28.00 acre tract, for an angle point of said 64.358 acre tract for the southeasterly corner of the herein described parcel;
- 7) **THENCE, South 68°15'24" West**, with the southerly boundary line of said 28.00 acre tract, same being the northwesterly boundary line of said 64.358 acre tract, for a distance of **489.35 feet** to the **POINT OF BEGINNING** and containing 2.813 acres (122,533 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 subject tract shown hereon is an easement, monuments were not set for corners.

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 2E-WEBB ESMT\WILCO-007.2-PARCEL 2E-WEBB EASEMENT.docx



PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	N68° 15' 24"E	292.17'
L2	N21° 44' 36"W	130.00'
L3	S13° 33' 02"W	149.88'
(L3)	(S15° 49' W)	(149.39')

100' 0' 100' 200'
SCALE 1" = 200'

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.
DESCRIBED IN
VOL. 717, PG. 116
D.R.W.C.T.

SDC VALLEY VISTA LP
VALLEY VISTA
(125.45 AC.)
CAB. P, SLD. 18-20
P.R.W.C.T.

LOT 40

BLOCK D

LOT 41
(1.01 AC.)

LOT 42

LOT 43

LOT 44

LOT 14

LOT 13

JACOBS WAY

MADISON DR.

2E
EASEMENT
2.813 AC.
122,533 SQ. FT.

JIMMY C. WEBB
VIRGINIA M. WEBB
28.00 ACRES
VOL. 707, PG. 182
D.R.W.C.T.

R040062, LP
64.358 ACRES
DOC. NO. 2021042165
O.P.R.W.C.T.

JIMMY C. WEBB
VIRGINIA M. WEBB
28.00 ACRES
VOL. 707, PG. 182
D.R.W.C.T.

STA. 384+71.66
113.84' RT

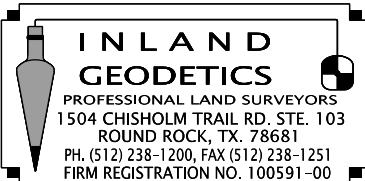
P.O.B.
STA. 383+74.32
200.00' RT
GRID COORDINATES:
N=10,195,258.19
E=3,149,703.54

FOREST 1847"
LEANING

P.O.C.

JOHN McQUEEN SURVEY
ABSTRACT No. 426

WILCO-007.2
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

JIMMY C. WEBB
VIRGINIA M. WEBB

SCALE
1" = 200'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

PARCEL 2E
EASEMENT

2.813 ACRES
122,533 Sq. Ft.

PAGE 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2402705
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 3II (5II), 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 7II, PAGE 815, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOe. EASEMENT AND RIGHT OF WAY DATED JANUARY 15, 1979, EXECUTED BY JIMMY C. WEBB AND WIFE, VIRGINIA M WEBB TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 747, PAGE 124, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOf. RIGHT OF WAY EASEMENT DATED FEBRUARY 5, 1979, EXECUTED BY JIMMY C. WEBB TO JONAH WATER SUPPLY, RECORDED IN VOLUME 747, PAGE 730, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOg. RIGHT OF WAY EASEMENT DATED JULY 15, 1998, EXECUTED BY JIM WEBB AND WIFE, VIRGINIA WEBB TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9839790, OFFICIAL RECORDS, WILLIAMSON COUNTY TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

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

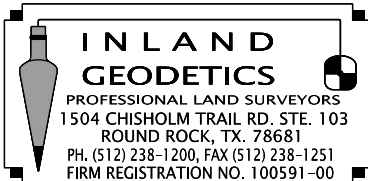
IOi. RIGHTS OF PARTIES IN POSSESSION.

IOj. (NOT A SURVEY MATTER)

IOk. (NOT A SURVEY MATTER)

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

WILCO-007.2
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

**JIMMY C. WEBB
VIRGINIA M. WEBB**

SCALE
1" = 200'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

**PARCEL 2E
EASEMENT**

2.813 ACRES
122,533 Sq. Ft.

PAGE 4 OF 5

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
—X—	LINE BREAK	O.R.W.C.T.	OFFICIAL RECORDS
		WILLIAMSON COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	WILLIAMSON COUNTY, TEXAS
			WIRE FENCE

NOTES:

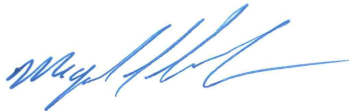
1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

3. THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

4. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402705, 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.

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.

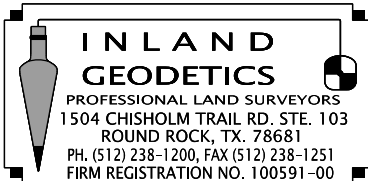


08/13/2024

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
08/13/2024



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VIRGINIA M. WEBB

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1" = 200'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

PARCEL 2E
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PAGE 5 OF 5