

CAUSE NO. 23-0968-CC4

WILLIAMSON COUNTY, TEXAS

Condemnor

V.

BOYD F. HENRY

Condemnee

§ IN THE COUNTY COURT

§

§

§ AT LAW NO. FOUR

§

§

§ WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

The parties to this condemnation lawsuit have agreed to compromise and settle all issues herein and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit,

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee simple title in and to approximately 3.468 acres (Parcel 25) of land in Williamson County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "R.O.W."), and a drainage easement interest in and across that certain parcel of land being approximately 1.067 acres (Parcel 25E) of land located in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes (the "Drainage Easement"), and additional rights or encumbrances as further described in Plaintiff's Original Petition filed among the papers of this cause on or about August 5, 2023, and any subsequent amendments thereto; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns for the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the Bagdad Rd. @ CR 279 roadway improvement project and related drainage, utilities and appurtenances, and to perform associated public use and purposes.

It is further ORDERED that the Drainage Easement interest rights awarded to Condemnor in this cause are more particularly described in further detail in the Drainage Easement document set out in Exhibit “C” attached hereto, and for no other purpose. Collectively the R.O.W. and the Drainage Easement may be referred to as the “Property”.

It is further ORDERED that in complete satisfaction of any and all claims which have been made, or which could have been made in this litigation, including both the Property to be acquired and damages, if any, to any remaining property of Condemnee, that Condemnee shall recover from Condemnor the total sum of **NINE HUNDRED SEVENTY-FIVE THOUSAND FIVE HUNDRED SEVENTY AND 00/100 DOLLARS (\$975,570.00)**, of which total amount the parties agree:

1. The amount of FIVE HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED ELEVEN AND 00/100 DOLLARS (\$588,511.00) was previously deposited with the court on or about November 7, 2023, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about October 26, 2023; and
2. The amount of **THREE HUNDRED EIGHTY-SEVEN THOUSAND AND FIFTY-NINE AND 00/100 DOLLARS (\$387,059.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

The parties agree that the remaining balance be paid by check or warrant to **Brady & Hamilton, LLP FBO Boyd F. Henry** within thirty (30) days of final entry and execution of this Judgment to avoid paying interest. If the remaining balance is not paid within thirty (30) days of entry and filing of this Agreed Final Judgment, then statutory interest will accrue on the unpaid balance until paid.

This Agreed Final Judgment incorporates by reference and shall be subject to any terms, conditions and obligations in that certain Real Estate Contract between the parties for the sale of the R.O.W. and Drainage Easement parent tract remaining property of Condemnee to Condemnor, and which shall survive the completion and entry of this Judgment.

It is further ORDERED that all costs be assessed against Condemnor.

This Agreed Final Judgment is intended by the parties to fully and finally dispose of all claims, parties, and issues in this lawsuit.

SIGNED this _____ day of _____, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Don Childs
Don Childs
State Bar No. 00795056
don@scrrlaw.com
512.255.8877
Sheets & Crossfield, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
Attorneys for Condemnor

WILLIAMSON COUNTY, TEXAS

By: Steven Snell

Name: Steve Snell
County Judge/Presiding Officer

AGREED AS TO SUBSTANCE AND FORM:

/s/ Matt Harriger
Matthew A. Harriger
State Bar No.24072765
matt@bhlawgroup.com
805 E. 32nd Street, Suite 200 Austin, Texas 78705 -2529
Telephone: (512) 474-9875
Facsimile: (512) 474-9894
Attorney for Condemnee

County: Williamson
Parcel : 25 – Boyd F. Henry
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 3.468 ACRE (151,052 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 10.23 ACRE TRACT OF LAND IN A GENERAL WARRANTY DEED TO BOYD F. HENRY RECORDED IN VOLUME 1642, PAGE 775 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.468 ACRE (151,052 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 88.03 feet right of Bagdad Road Baseline Station 223+34.82 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,201,531.80 E=3,060,372.33), being in the southerly line of a 20 foot wide road easement known as Antlers Trail, also being the southerly boundary line of said remainder of the 10.23 acre tract, same being the northerly boundary line of that called 4.944 acre tract (Tract 1) of land described in a General Warranty Deed to Thomas A. Money and Kelly A. Money recorded in Document No. 2019031363 of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 5/8" iron rod found, being the southeasterly corner of said remainder of the 10.23 acre tract, same being the northeasterly corner of said 4.944 acre tract bears N 69°10'51" E, at a distance of 464.10 feet;

- 1) **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said remainder of the 10.23 acre tract and said 4.944 acre tract, **S 69°10'51" W** passing at a distance of 52.11 feet a calculated angle point in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), being the northeasterly corner of that called 0.15 acre ROW tract described in deed to County Judge John Doerfler recorded in Document No. 2007053302 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of said 4.944 acre tract, and continuing with said remainder of the 10.23 acre southerly line, same being the existing easterly ROW line for a total distance of **96.02** feet to a PK nail in asphalt found, for the southwesterly corner of the herein described parcel;

THENCE, with said existing easterly ROW line, being the westerly boundary line of said remainder of the 10.23 acre tract, the following six (6) courses:

- 2) **N 16°45'38" W** for a distance of **24.96** feet to a calculated angle point;
- 3) **N 69°13'15" E** for a distance of **46.01** feet to a calculated point of non-tangent curvature to the right, being the southeasterly corner of that called 0.242 acre ROW tract described in deed to Williamson County recorded in Document No. 1997020359 of the Official Public Records of Williamson County, Texas;
- 4) Along said curve to the right, having a delta angle of **90°18'26"**, a radius of **30.00** feet, an arc length of **47.28** feet and a chord which bears **N 65°55'14" W**, for a distance of **42.54** feet to a 1/2" iron rod with plastic cap stamped "5784" found, for a point of compound curvature to the right;
- 5) Along said curve to the right, having a delta angle of **05°07'31"**, a radius of **1,449.54** feet, an arc length of **129.66** feet and a chord which bears **N 12°35'59" W**, for a distance of **129.62** feet to a 1/2" iron rod found, for a point of tangency;
- 6) **N 10°03'50" W** for a distance of **215.03** feet to a 1/2" iron rod with plastic cap stamped "5784" found, for an angle point;
- 7) **N 10°04'31" W** for a distance of **401.51** feet to a 1/2" iron rod found, being the northwesterly corner of said remainder of the 10.23 are tract, same being the northeasterly corner of said 0.242 acre ROW tract, also being the southwesterly corner of that called 0.513 acre ROW tract, described in a deed to Williamson County recorded in Document No. 2017030525 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel;

County: Williamson
Parcel: 25 – Boyd F. Henry
Highway: Bagdad Rd (CR 279)

- 8) **THENCE**, continuing with said existing ROW line, being the northerly boundary line of said remainder of the 10.23 acre tract, **N 69°12'55" E**, at a distance of 46.62 feet pass a capped 1/2" iron rod stamped "Williamson County" found, being the southwesterly corner of the remainder of that called 19.32 acre tract of land described in a deed to Julie Li recorded in Document No. 2016119754 of the Official Public Records of Williamson County, Texas, then departing said existing ROW line, with said common boundary line of said remainder of the 10.23 acre tract and said remainder of the 19.32 acre tract, at a distance of 54.38 feet pass an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 96.29 feet right of Bagdad Road Baseline Station 231+38.92 in said proposed easterly ROW line and continuing with said proposed ROW line for a total distance of **299.92** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 291.84 feet right of Bagdad Road Baseline Station 231+75.42, for the northeasterly corner of the herein described parcel;

THENCE, departing the southerly line of the remainder of said 19.32 acre tract, through the interior of said remainder of the 10.23 acre tract, with said proposed easterly ROW line, the following seven (7) courses:

- 9) **S 89°12'43" E** for a distance of **184.38** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 472.83 feet right of Bagdad Road Baseline Station 231+40.24;
- 10) **S 39°09'38" E** for a distance of **58.63** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 501.21 feet right of Bagdad Road Baseline Station 230+88.93;
- 11) **S 07°48'03" W** for a distance of **99.17** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 470.54 feet right of Bagdad Road Baseline Station 229+94.62;
- 12) **S 68°55'52" W** for a distance of **291.42** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 184.33 feet right of Bagdad Road Baseline Station 229+39.73;
- 13) **S 81°48'35" W** for a distance of **81.02** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 103.37 feet right of Bagdad Road Baseline Station 229+42.59;
- 14) **S 04°49'09" E** for a distance of **203.92** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 84.20 feet right of Bagdad Road Baseline Station 227+39.57;
- 15) **S 10°45'19" E** for a distance of **404.76** feet to the **POINT OF BEGINNING**, containing 3.468 acres (151,052 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

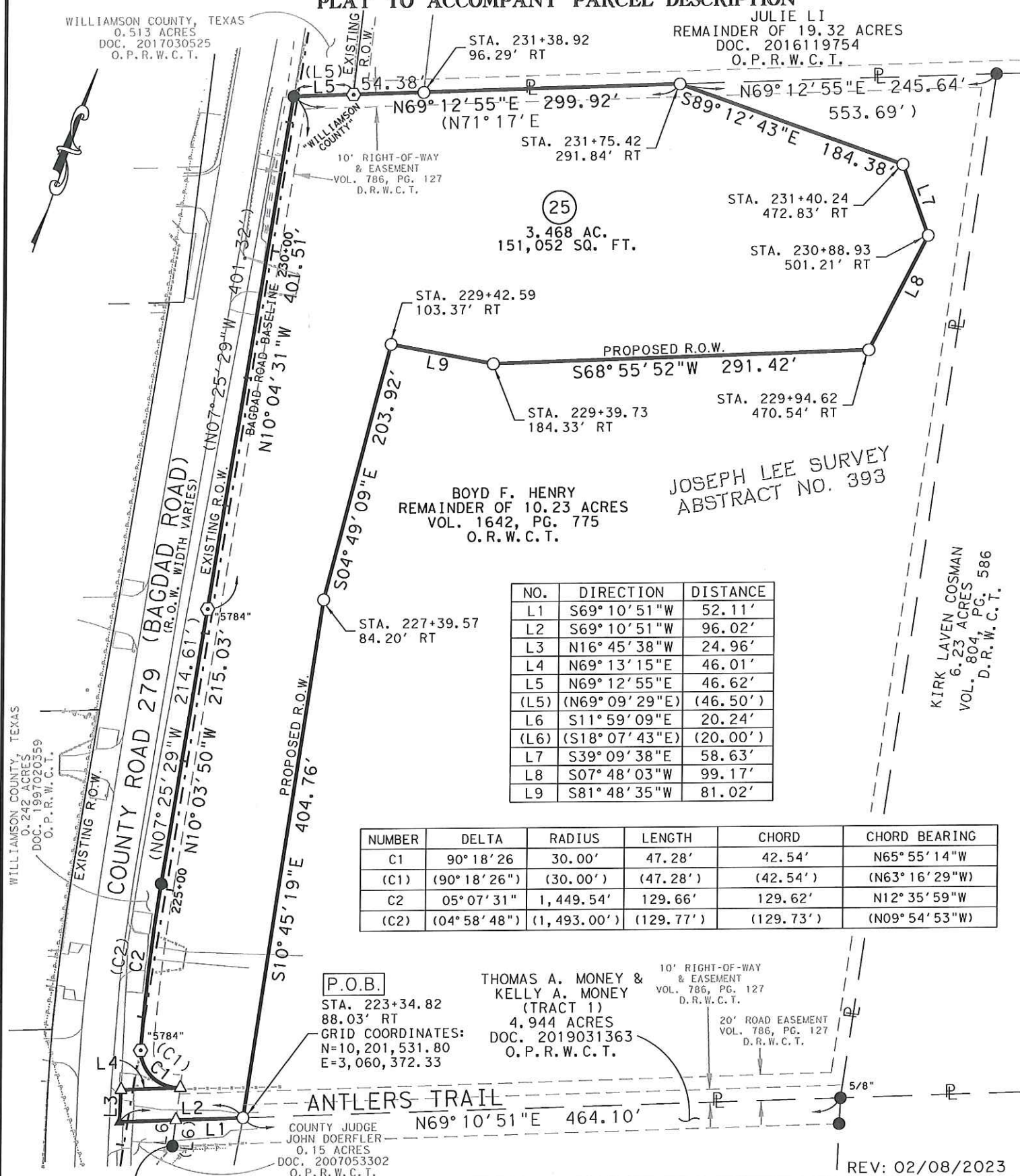
Date

10 FEB 2023



PLAT TO ACCOMPANY PARCEL DESCRIPTION

JULIE LI
REMAINDER OF 19.32 ACRES
DOC. 2016119754
O. P. R. W. C. T. — — —



NO.	DIRECTION	DISTANCE
L1	S69° 10' 51" W	52.11'
L2	S69° 10' 51" W	96.02'
L3	N16° 45' 38" W	24.96'
L4	N69° 13' 15" E	46.01'
L5	N69° 12' 55" E	46.62'
(L5)	(N69° 09' 29" E)	(46.50')
L6	S11° 59' 09" E	20.24'
(L6)	(S18° 07' 43" E)	(20.00')
L7	S39° 09' 38" E	58.63'
L8	S07° 48' 03" W	99.17'
L9	S81° 48' 35" W	81.02'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 18' 26"	30.00'	47.28'	42.54'	N65° 55' 14"W
(C1)	(90° 18' 26")	(30.00')	(47.28')	(42.54')	(N63° 16' 29"W)
C2	05° 07' 31"	1,449.54'	129.66'	129.62'	N12° 35' 59"W
(C2)	(04° 58' 48")	(1,493.00')	(129.77')	(129.73')	(N09° 54' 53"W)

KIRK LAVEN COSMAN
6.23 ACRES
VOL. 804, PG. 586
D.R.W.C.T.

REV: 02/08/2023

PARCEL PLAT SHOWING PROPERTY OF

BOYD F. HENRY

PARCEL 25
3.468 ACRES
151,052 Sq. Ft.

PAGE 3 OF 4

SCALE

$$1'' = 100'$$

PROJECT

BAGDAD ROAD

COUNTY

WILLIAMSON

INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

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
▲	PK NAIL FOUND IN ASPHALT	P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	IRON ROD W/ ALUMINUM CAP	D.R.W.C.T.	DEED RECORDS
	STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T.	OFFICIAL RECORDS
	(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
ℙ	PROPERTY LINE		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-165843, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE AUGUST 03, 2022, ISSUE DATE AUGUST 12, 2022.

2. A 10' WIDE RIGHT-OF-WAY AND EASEMENT ALONG THE SIDE, FRONT AND REAR BOUNDARY LINES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRICITY, TELEPHONE, DRAINAGE AND SEWERAGE AND ANY APPURTENANCE TO THE SUPPLY LINES THEREOF, INCLUDING THE RIGHT TO REMOVE AND TRIM TREES, SHRUBS OR PLANTS AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. A ROAD EASEMENT AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

4. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 542, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-49 (SUBJECT PROPERTY AND MORE LANDS) OF RECORD IN DOCUMENT NO. 2005061142, OFFICIAL PUBLIC RECORDS, 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 10 FEB 2023

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

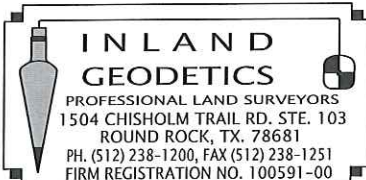


REV: 02/08/2023

PARCEL PLAT SHOWING PROPERTY OF

BOYD F. HENRY

PARCEL 25
3.468 ACRES
151,052 Sq. Ft.



SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 4 OF 4

County: Williamson
Parcel : 25 E – Boyd F. Henry
Highway: Bagdad Rd (CR 279)

EXHIBIT **B**
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.067 ACRE (46,464 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 10.23 ACRE TRACT OF LAND IN A GENERAL WARRANTY DEED TO BOYD F. HENRY RECORDED IN VOLUME 1642, PAGE 775 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.067 ACRE (46,464 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 103.37 feet right of Bagdad Road Baseline Station 229+42.59 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,203,560.87 E=3,060,708.13), being in the interior of said remainder of the 10.23 acre tract, for the northwesterly corner and **POINT OF BEGINNING** of the herein described;

THENCE, with said proposed easterly ROW line, through the interior of said remainder of the 10.23 acre tract, the following two (2) courses:

- 1) N 81°48'35" E for a distance of 81.01 feet, to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 184.33 feet right of Bagdad Road Baseline Station 229+39.73, for an angle point of the herein described parcel;
- 2) N 68°55'52" E for a distance of 165.56 feet to a calculated angle point, for the most northeasterly corner of the herein described parcel, and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 470.54 feet right of Bagdad Road Baseline Station 229+94.62, in said proposed easterly ROW line bears N 68°55'52" E for a distance of 125.86 feet;

THENCE, departing said proposed easterly ROW line, continuing through the interior of said remainder of the 10.23 acre tract, the following seven (7) courses:

- 3) S 07°02'38" E for a distance of 47.03 feet to a calculated angle point;
- 4) S 58°08'49" E for a distance of 32.88 feet to a calculated angle point;
- 5) S 43°35'51" E for a distance of 59.10 feet to calculated angle point;
- 6) S 72°14'31" E for a distance of 47.30 feet to calculated angle point;
- 7) S 60°18'36" E for a distance of 59.23 feet to calculated angle point;
- 8) S 72°12'49" E for a distance of 37.18 feet to calculated angle point;
- 9) S 43°54'35" E for a distance of 33.24 feet to a calculated point in the westerly boundary line of that called 6.23 acre tract of land described in a deed to Kirk Laven Cosman recorded in Volume 804 Page 586 of the Deed Records of Williamson County, Texas, same being the easterly line of said remainder of the 10.23 acre tract, and from which a 1/2" iron rod found in the southerly line of the remainder of that called 19.32 acre tract of land described in a deed to Julie Li recorded in Document No. 2016119754 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of said remainder of the 10.23 acre tract and the northwesterly corner of said 6.23 acre tract bears N 10°59'33" W for a distance of 473.25 feet;
- 10) **THENCE**, with the common boundary line of said remainder of the 10.23 acre tract and said 6.23 acre tract, S 10°59'33" E for a distance of 137.88 feet to a calculated angle point, for the southeasterly corner of the herein described parcel, and from which a 5/8" iron rod found, being the northeasterly corner of that called 4.944 acre tract (Tract 1) of land described in a General Warranty Deed to Thomas A. Money and Kelly A. Money recorded in Document No. 2019031363 of the Official Public Records of Williamson County, Texas, same being the southwesterly corner of said 6.23 acre tract and the southeasterly corner of said remainder of the 10.23 acre tract bears S 10°59'33" E for a distance of 189.18 feet;

THENCE, departing the westerly line of said 6.23 acre tract, through the interior of said remainder of the 10.23 acre tract, the following thirteen (13) courses:

County: Williamson
Parcel : 25 E – Boyd F. Henry
Highway: Bagdad Rd (CR 279)

- 11) N 72°25'54" W for a distance of 72.50 feet to a calculated angle point;
- 12) N 75°54'57" W for a distance of 20.03 feet to a calculated angle point;
- 13) N 55°48'42" W for a distance of 42.32 feet to a calculated angle point;
- 14) N 44°55'30" W for a distance of 65.79 feet to a calculated angle point;
- 15) N 28°09'14" W for a distance of 33.34 feet to a calculated angle point;
- 16) N 55°28'43" W for a distance of 28.90 feet to a calculated angle point;
- 17) N 26°35'19" W for a distance of 32.34 feet to a calculated angle point;
- 18) N 59°29'37" W for a distance of 28.15 feet to a calculated angle point;
- 19) N 09°01'17" W for a distance of 31.62 feet to a calculated angle point;
- 20) N 78°22'47" W for a distance of 67.30 feet to a calculated angle point;
- 21) S 37°00'42" W for a distance of 38.30 feet to a calculated angle point;
- 22) S 81°54'18" W for a distance of 95.18 feet to a calculated angle point;
- 23) N 54°19'40" W for a distance of 63.68 feet to a calculated point in said proposed easterly ROW line, and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 84.20 feet right of Bagdad Road Baseline Station 227+39.57 bears S 04°49'09" E for a distance of 177.84 feet;
- 24) **THENCE** continuing through the interior of said remainder of the 10.23 acre tract, with said proposed easterly ROW line, N 04°49'09" W for a distance of 26.25 feet to the **POINT OF BEGINNING**, containing 1.067 acres (46,464 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

Date

13 MAR 2023



EXHIBIT "B"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

WILLIAMSON COUNTY, TEXAS
0.513 ACRES
DOC. 2017030525
O.P.R.W.C.T.

JULIE LI
REMAINDER OF 19.32 ACRES
DOC. 2016119754
O.P.R.W.C.T.

BOYD F. HENRY
REMAINDER OF
10.23 ACRES
VOL. 1642, PG. 775
O.R.W.C.T.

KIRK LAVEN COSMAN
6.23 ACRES
VOL. 804, PG. 586
D.R.W.C.T.

P.O.B.
STA. 229+42.59
103.37' RT
GRID COORDINATES:
N=10,203,560.87
E=3,060,708.13

STA. 227+39.57
84.20' RT

NO.	DIRECTION	DISTANCE
L1	N81°48'35"E	81.01'
L2	N68°55'52"E	165.56'
L3	S07°02'38"E	47.03'
L4	S58°08'49"E	32.88'
L5	S43°35'51"E	59.10'
L6	S72°14'31"E	47.30'
L7	S60°18'36"E	59.23'
L8	S72°12'49"E	37.18'
L9	S43°54'35"E	33.24'
L10	S10°59'33"E	137.88'
L11	N72°25'54"W	72.50'
L12	N75°54'57"W	20.03'
L13	N55°48'42"W	42.32'
L14	N44°55'30"W	65.79'
L15	N28°09'14"W	33.34'
L16	N55°28'43"W	28.90'
L17	N26°35'19"W	32.34'
L18	N59°29'37"W	28.15'
L19	N09°01'17"W	31.62'
L20	N78°22'47"W	67.30'
L21	S37°00'42"W	38.30'
L22	S81°54'18"W	95.18'
L23	N54°19'40"W	63.68'
L24	N04°49'09"W	26.25'
L25	N68°55'52"E	125.86'

THOMAS A. MONEY &
KELLY A. MONEY
(TRACT 1)
4.944 ACRES
DOC. 2019031363
O.P.R.W.C.T.

JOSEPH LEE SURVEY
ABSTRACT NO. 393

ANTLERS TRAIL (R.O.W. WIDTH VARIES)
N69°10'51"E 464.10'

COUNTY JUDGE
JOHN DOERFLER
0.15 ACRES
DOC. 2007053302
O.P.R.W.C.T.

10' RIGHT-OF-WAY
& EASEMENT
VOL. 786, PG. 127
D.R.W.C.T.

20' ROAD EASEMENT
VOL. 786, PG. 127
D.R.W.C.T.

01/24/2023

**INLAND
GEODETICS**

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

BOYD F. HENRY

PARCEL 25E

1.067 ACRES
46,464 Sq. Ft.

SCALE

1" = 100'

PROJECT

BAGDAD ROAD

COUNTY

WILLIAMSON

PAGE 3 OF 4

EXHIBIT "B"

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
▲	PK NAIL FOUND IN ASPHALT	P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	IRON ROD W/ ALUMINUM CAP	D.R.W.C.T.	DEED RECORDS
	STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T.	OFFICIAL RECORDS
	(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
ℙ	PROPERTY LINE		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 OF NO. T-165843, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE AUGUST 03, 2022, ISSUE DATE AUGUST 12, 2022.

2. A 10' WIDE RIGHT-OF-WAY AND EASEMENT ALONG THE SIDE, FRONT AND REAR BOUNDARY LINES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRICITY, TELEPHONE, DRAINAGE AND SEWERAGE AND ANY APPURTENANCE TO THE SUPPLY LINES THEREOF, INCLUDING THE RIGHT TO REMOVE AND TRIM TREES, SHRUBS OR PLANTS AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. A ROAD EASEMENT AS SET OUT IN VOLUME 786, PAGE 127 (LOTS 1 & 2, BLK. D), DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

4. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 542, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-49 (SUBJECT PROPERTY AND MORE LANDS) OF RECORD IN DOCUMENT NO. 2005061142, OFFICIAL PUBLIC RECORDS, 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 13 MAR 2023
M. STEPHEN TRUESDALE DATE
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



01/24/2023

 INLAND GEODETICS PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH. (512) 238-1200, FAX (512) 238-1251 FIRM REGISTRATION NO. 100591-00	PARCEL PLAT SHOWING PROPERTY OF BOYD F. HENRY		PARCEL 25E 1.067 ACRES 46,464 Sq. Ft.
	SCALE 1" = 100'	PROJECT BAGDAD ROAD	COUNTY WILLIAMSON

EXHIBIT "C"

DRAINAGE EASEMENT

Bagdad Road @ CR 279

THE STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

,

That BOYD F. HENRY, his successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

All of that certain 1.067 acre (46,466 square foot) tract or parcel of land situated in the Joseph Lee Survey, Abstract No. 393, Williamson County, Texas; said parcel being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 25E)**.

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to use or otherwise convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2023.

[signature page follows]

GRANTOR:

Boyd F. Henry

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the ____ day of _____, 2023 by Boyd F. Henry, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: