

**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 those two certain tracts of land being 7.187 acres (Parcel 89) described by metes and bounds in Exhibit "A" owned by **JOHN BIGON and MARY BIGON** for the purpose of constructing, reconstructing, maintaining, and operating Corridor A-1 (Southeast Loop) 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 _____ day of _____, 2021.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 89

DESCRIPTION OF A 7.187 ACRE (313,052 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 1.440 ACRE TRACT OF LAND (EXHIBIT A) DESCRIBED IN SPECIAL WARRANTY DEED FROM WILLIAMSON COUNTY, TEXAS TO JOHN BIGON AND MARY BIGON RECORDED IN DOCUMENT NO. 2018004729 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING TWO (2) REMAINDER TRACTS (2.787 ACRES AND 2.960 ACRES) OUT OF THAT CALLED 72.15 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO SAID JOHN BIGON AND WIFE, MARY BIGON RECORDED IN VOLUME 558, PAGE 77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.187 ACRE (313,052 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILCO ROW 5777" (Grid Coordinates determined as N=10,179,060.48, E=3,193,092.65 TxSPC Zone 4203) found, being the northwesterly corner of said 2.787 acre remainder tract in the original easterly Right-of-Way (ROW) line of County Road (C.R.) 101 (variable width ROW), same being the southwesterly corner of that called 1.379 acre ROW tract of land (Exhibit A) described in Deed to Williamson County, Texas recorded in Document No. 2017113723 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, with the northerly boundary line of said 2.787 acre remainder tract, same being the southerly line of said 1.379 acre ROW tract, **N 68°33'58" E**, for a distance of **49.77** feet to the calculated northeasterly corner of said 2.787 acre remainder tract, same being the northwesterly corner of that called 3.493 acre ROW tract of land (Exhibit A) described in Deed to Williamson County, Texas recorded in Document No. 2017117137 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel, and from which, an iron rod with aluminum cap stamped "WILCO ROW 5777" found, being the northeasterly corner of said 3.493 acre tract, same being the southeasterly corner of said 1.379 acre ROW tract in the existing easterly ROW line of said C.R. 101 (variable width ROW), bears **N 68°33'58" E**, at a distance of **128.57** feet;

THENCE, with the easterly boundary line of said 2.787 acre remainder parcel, same being the westerly line of said 3.493 acre ROW tract, also being the existing westerly ROW line of C.R. 101 and the easterly boundary line of the herein described parcel, the following two (2) courses:

- 2) **S 42°31'49" E**, for a distance of **601.71** feet to a 1/2" iron rod found for the beginning of a tangent curve to the right;
- 3) Along said curve to the right, having a delta angle of **18°02'00"**, a radius of **1355.00** feet, an arc length of **426.47** feet and a chord which bears **S 33°29'51" E**, for a distance of **424.71** feet to an iron rod with aluminum cap stamped "WILCO ROW 5777" found, being the intersection of the westerly line of said 3.493 acre tract and the easterly line of said 1.440 acre tract, same being the southerly corner of said 2.787 acre remainder parcel;

THENCE, departing said 2.787 acre remainder tract, with the easterly line of said 1.440 acre tract, continuing with said existing curving westerly ROW line, same being the westerly line of said 3.493 acre tract, and the easterly boundary line of the herein described parcel, the following two (2) courses:

- 4) Along said curve to the right, having a delta angle of **12°03'45"**, a radius of **1355.00** feet, an arc length of **285.27** feet and a chord which bears **S 18°26'59" E**, for a distance of **284.74** feet to a calculated point at the beginning of a cut-back line transitioning from said existing westerly ROW line of C.R. 101 to the existing northerly ROW line of U.S. 79 (variable width ROW);
- 5) **S 27°29'55" W**, for a distance of **37.13** feet to a calculated point in the easterly boundary line of said 2.960 acre remainder tract, same being the southerly corner of said 1.440 acre tract;
- 6) **THENCE**, departing said 1.440 acre tract, continuing with said cut-back line, being the easterly boundary line of said 2.960 acre remainder tract, **S 27°29'55" W**, for a distance of **27.36** feet to a calculated point in said existing northerly ROW line of U.S. 79, same being the southeasterly corner of said 2.960 acre remainder tract, for the southeasterly corner of the herein described parcel;

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- 7) **THENCE**, with said existing northerly ROW line, being the southerly boundary line of said 2.960 acre remainder tract, **S 77°19'36" W**, for a distance of **204.43** feet to a TxDOT Type II ROW monument found, being the southwesterly corner of said 2.960 acre remainder tract, same being the beginning of a cut-back line transitioning from said existing northerly ROW line to the existing easterly ROW line of said original C.R. 101, for the southwesterly corner of the herein described parcel, and from which, a TxDOT Type II ROW monument found in the existing westerly ROW line of said original C.R. 101, being the southeasterly corner of the remainder of that called 1.62 acre tract of land cited in Deed to Williamson County, Texas recorded in Document No. 2019125083 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of that called 0.660 acre ROW tract described in Special Warranty Deed to the State of Texas recorded in Document No. 2014029873 of the Official Public Records of Williamson County, Texas, bears **S 77°19'36" W**, at a distance of 128.96 feet;

THENCE, departing said existing northerly ROW line, with said cut-back line, being the westerly boundary line of said 2.960 acre remainder tract, same being the existing easterly ROW line of said original C.R. 101, for the westerly boundary line of the herein described parcel, the following two (2) courses:

- 8) **N 62°19'11" W**, for a distance of **104.01** feet to a calculated angle point;
- 9) **N 22°28'04" W**, for a distance of **566.73** feet to an iron rod with aluminum cap stamped "WILCO ROW 5777" found, being the northerly corner of said 2.960 acre remainder parcel, same being the westerly line of said 1.440 acre tract;
- 10) **THENCE**, departing said 2.960 acre remainder tract, continuing with said existing easterly ROW line, same being the westerly line of said 1.440 acre tract, **N 22°28'04" W**, for a distance of **354.55** feet to the calculated northwesterly corner of said 1.440 acre tract, same being an ell corner in the westerly boundary line of said 2.787 acre remainder tract;
- 11) **THENCE**, departing said 1.440 acre tract, continuing with said existing easterly ROW line, same being the westerly line of said 2.787 acre remainder tract, **N 22°28'04" W**, for a distance of **272.58** feet to the **POINT OF BEGINNING**, containing 7.187 acres (313,052 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 and that the property described herein was determined by a survey made on the ground under my direct supervision.

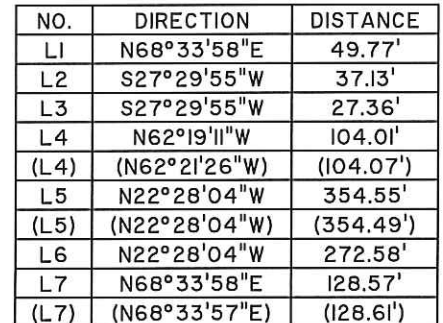
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M Stephen Truesdale
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

PRELIMINARY
**This document shall not be
recorded for any purpose.**

02-03-2021



**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

SCALE
1" = 200'

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PLAT TO ACCOMPANY DESCRIPTION

02-03-2021

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	↔	DENOTES COMMON OWNERSHIP
⊗	IRON ROD WITH ALUMINUM CAP FOUND STAMPED "WILCO ROW-5777"	P.O.B.	POINT OF BEGINNING
⊠	TxDOT TYPE II CONCRETE MONUMENT FOUND	P.O.R.	POINT OF REFERENCE
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
— — —	LINE BREAK	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.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose.

M. STEPHEN TRUESDALE DATE
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, TEXAS 78681



PARCEL PLAT SHOWING PROPERTY OF
JOHN BIGON and wife, MARY BIGON

PARCEL 89

SCALE
1" = 200'

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