

**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 a waterline easement in and across that certain tract of land being 0.513 acre (Parcel 93P1-WE) described by metes and bounds in Exhibit "A", owned by **JOHN ARTHUR BIGON, JR., and JAMES ALAN BIGON, INDEPENDENT CO-EXECUTORS OF THE ESTATES OF JOHN A. BIGON, SR., AND MARY S. BIGON,** for the purpose of constructing, reconstructing, maintaining, and operating Corridor A-1 (Southeast Loop) roadway improvements and related appurtenances and utility adjustments ("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.

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Bill Gravel, Jr.  
Williamson County Judge

EXHIBIT **A**  
PROPERTY DESCRIPTION FOR PARCEL 93-W.E.

DESCRIPTION OF A 0.513 ACRE (22,331 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 IN WILLIAMSON COUNTY, TEXAS, BEING PORTIONS OF A REMAINDER PORTION OF THAT CALLED 72.15 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO JOHN BIGON AND WIFE, MARY BIGON RECORDED IN VOLUME 558, PAGE 77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OF A 0.087 ARE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO JOHN AND MARY BIGON RECORDED IN DOCUMENT NO. 2018004729 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.513 ACRE (22,331 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point (Grid Coordinates determined as N=10,177,833.72, E=3,193,173.21 TxSPC Zone 4203), in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 101 (variable width ROW), being the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel and from which an iron rod with aluminum cap stamped "ROW 4933" set in the northeasterly corner of said remainder portion of the 72.15 acre tract, same being the southeasterly corner of that called 76 acre tract of land described in Special Warranty Deed to Fuessel Holdings LLC recorded in Document No. 2012081610 of the Official Public Records of Williamson County, Texas bears along a curve to the left, having a delta angle of 00°21'41", a radius of 6,718.00 feet, an arc length of 42.37 a chord which bears N 21°37'41" W, for a distance of 42.37 feet, pass an iron rod with aluminum cap stamped "ROW 4933" set, and continuing with said proposed ROW along a curve to the left and having a delta angle of 02°20'39", a radius of 5,026.00 feet, an arc length of 205.63 feet, and a chord which bears N 22°58'50" W, at a distance of 205.61 feet;

**THENCE**, departing said proposed ROW line, through the interior of said remainder portion of the 72.15 acre tract, and said 0.087 acre tract, the following seven (7) courses:

- 1) **N 68°34'36" E**, for a distance of **20.00** feet to a calculated point, for the beginning of a non-tangent curve to the right;
- 2) Along said curve to the right, having a delta angle of **02°00'14"**, a radius of **6,738.00** feet, an arc length of **235.66** feet and a chord which bears **S 20°26'43" E**, for a distance of **235.64** feet to a calculated point;
- 3) **S 42°32'43" E**, for a distance of **29.51** feet to a calculated point of curvature to the right;
- 4) Along said curve to the right, having a delta angle of **18°01'22"**, a radius of **1,495.00** feet, an arc length of **470.27** feet and a chord which bears **S 33°29'01 E**, for a distance of **468.33** feet to a calculated point;
- 5) **S 24°25'04" E**, for a distance of **173.27** feet to a calculated point, for the beginning of a point of curvature;
- 6) Along said curve to the right, having a delta angle of **05°05'12"**, a radius of **1,505.00** feet, an arc length of **133.61** feet and a chord which bears **S 15°23'33 E**, for a distance of **133.57** feet to a calculated point;
- 7) **S 52°32'22" E**, at a distance of 5.27 feet pass the northerly boundary line of said 0.087 acre tract, same being the southerly boundary line of said remainder portion of the 72.15 acre tract, continuing through the interior of said 0.087 acre tract, for a total distance of **79.03** feet to the southerly boundary line of said 0.087 acre tract, same being the existing northerly ROW line of U.S. Highway 79 (variable width ROW), for the most southerly corner of the herein described parcel;
- 8) **THENCE**, with said existing ROW line, same being the southerly boundary line of said 0.087 acre tract, **S 83°29'13" W**, for a distance of **28.80** feet to a calculated point, being the corner cutback of said U.S. 79 and the existing ROW line of C.R. 101 (variable width ROW);

County: Williamson  
Parcel: 93-W.E.  
Project: FM 3349

July 19, 2021  
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- 9) **THENCE**, departing said U.S. 79 ROW line, with said existing C.R. 101 ROW line, same being the westerly boundary line of said 0.087 acre tract **N 52°32'22" W**, for a distance of **65.55** feet to an iron rod stamped "Wilco ROW-5777" found, being the northerly boundary line of said 0.087 acre tract, same being the southerly boundary line of said remainder portion of the 72.15 acre tract, for a point of curvature to the left;

**THENCE**, continuing with said existing C.R. 101 ROW line, same being the westerly boundary line of said remainder portion of the 72.15 acre tract, the following four (4) courses:

- 10) Along said curve to the left, having a delta angle of **05°19'15"**, a radius of **1,485.00** feet, an arc length of **137.91** feet and a chord which bears **N 15°13'55 W**, for a distance of **137.86** feet to a calculated point;
- 11) **N 24°25'04" W**, for a distance of **172.12** feet to a 1/2 iron rod found, for a point of curvature to the left;
- 12) Along said curve to the left, having a delta angle of **18°01'19"**, a radius of **1,475.00** feet, an arc length of **463.95** feet and a chord which bears **N 33°29'00 W**, for a distance of **462.04** feet to a 1/2" iron rod found for point of tangency;
- 13) **N 42°32'43 W**, for a distance of **33.60** feet for an iron rod with aluminum cap stamped "ROW 4933" set, being in said proposed easterly ROW line of C.R. 101, for a point of curvature to the left;
- 14) **THENCE**, departing the existing ROW line of said C.R. 101, through the interior of said remainder portion of the 72.15 acre tract, with said proposed ROW line of C.R. 101, along said curve to the left, having a delta angle of **02°02'20"**, a radius of **6,718.00** feet, an arc length of **239.05** feet and a chord which bears **N 20°25'40" W**, for a distance of **239.04** feet to the **POINT OF BEGINNING**, containing 0.513 acre, (22,331 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    §

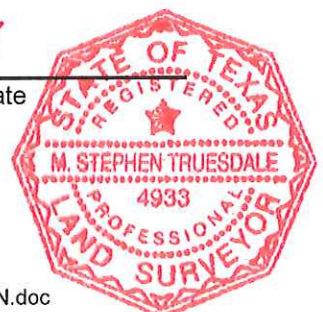
That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

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

*M. Stephen Truesdale*  
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

*20 July 2021*

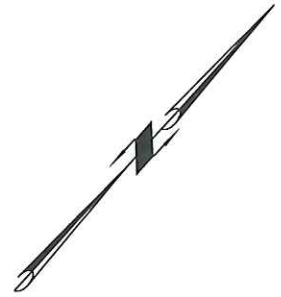


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# PLAT TO ACCOMPANY DESCRIPTION

07-19-21

| NUMBER | DELTA       | RADIUS      | LENGTH    | CHORD     | CHORD BEARING |
|--------|-------------|-------------|-----------|-----------|---------------|
| C1     | 00°21'41"   | 6,718.00'   | 42.37"    | 42.37'    | N21°37'41"W   |
| C2     | 02°20'39"   | 5,026.00'   | 205.63'   | 205.61'   | N22°58'50"W   |
| C3     | 02°00'14"   | 6,738.00'   | 235.66'   | 235.64'   | S20°26'43"E   |
| C4     | 18°01'22"   | 1,495.00'   | 470.27'   | 468.33'   | S33°29'01"E   |
| C5     | 05°05'12"   | 1,505.00'   | 133.61'   | 133.57'   | S15°23'33"E   |
| C6     | 05°19'15"   | 1,485.00'   | 137.91'   | 137.86'   | N15°13'55"W   |
| (C6)   | (05°19'37") | (1,485.00') | (138.07') | (138.02') | (N15°10'45"W) |
| C7     | 18°01'19"   | 1,475.00'   | 463.95'   | 462.04'   | N33°29'00"W   |
| (C7)   | (18°01'38") | (1,475.00') | (464.08') | (462.17') | (N33°30'34"E) |
| C8     | 02°02'20"   | 6,718.00'   | 239.05'   | 239.04'   | N20°25'40"W   |



| NO. | DIRECTION   | DISTANCE |
|-----|-------------|----------|
| L1  | N68°34'36"E | 20.00'   |
| L2  | S42°32'43"E | 29.51'   |
| L3  | S52°32'22"E | 5.27'    |
| L4  | S52°32'22"E | 79.03'   |
| L5  | S83°29'13"W | 28.80'   |
| L6  | N52°32'22"W | 65.55'   |
| L7  | N42°32'43"W | 33.60'   |

GRID  
COORDINATES:  
N=10,177,833.72  
E=3,193,173.21

P.O.B.

FUESSEL HOLDINGS LLC  
REMAINDER OF 76 ACRES  
DOC. No. 2012081610  
O.P.R.W.C.T.

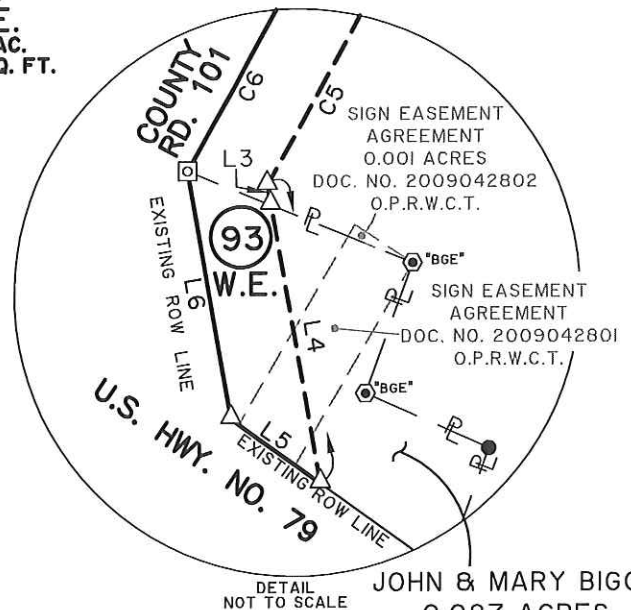
JOHN BIGON and wife,  
& MARY BIGON  
REMAINDER PORTION  
OF 72.15 AC  
VOL 558, PG. 77  
D.R.W.C.T.

JAMES C. EAVES SURVEY  
ABSTRACT No. 213

93  
W.E.  
0.513 AC.  
22,331 SQ. FT.

WILLIAMSON COUNTY, TEXAS  
(EXHIBIT A)  
3.493 ACRES  
DOC. No. 2017117137  
O.P.R.W.C.T.

APPROXIMATE CENTERLINE  
TEXAS POWER & LIGHT CO.  
UNDEFINED WIDTH EASEMENT  
VOL. 239, PG. 75  
D.R.W.C.T.  
& MODIFIED IN  
DOC. NO. 2007021720  
O.P.R.W.C.T.



JOHN & MARY BIGON  
0.087 ACRES  
DOC. No. 2018004729  
O.P.R.W.C.T.

U.S. HIGHWAY NO. 79  
(VARIABLE RIGHT-OF-WAY WIDTH)

PARCEL 44, PART I  
0.434 ACRES  
EXHIBIT A  
DOC. NO. 2008006702  
O.P.R.W.C.T.



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

**PARCEL 93  
W.E.**

SCALE  
1" = 200'

WILLIAMSON COUNTY

PROJECT  
FM 3349

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# LEGEND PLAT TO ACCOMPANY DESCRIPTION

07-19-21

|     |                                                              |              |                                                     |
|-----|--------------------------------------------------------------|--------------|-----------------------------------------------------|
| ○   | IRON ROD WITH ALUMINUM CAP<br>STAMPED "ROW 4933" SET         | ←            | DENOTES COMMON OWNERSHIP                            |
| ⊠   | IRON ROD WITH ALUMINUM CAP<br>FOUND STAMPED "WILCO ROW-5777" | P.O.B.       | POINT OF BEGINNING                                  |
| ⊠   | TxDOT TYPE II CONCRETE<br>MONUMENT FOUND                     | P.O.R.       | POINT OF REFERENCE                                  |
| ⊙   | IRON ROD WITH PLASTIC CAP<br>FOUND - AS NOTED                | ( )          | RECORD INFORMATION                                  |
| ●   | 1/2" IRON ROD FOUND                                          | P.R.W.C.T.   | PLAT RECORDS<br>WILLIAMSON COUNTY, TEXAS            |
| △   | CALCULATED POINT                                             | D.R.W.C.T.   | DEED RECORDS<br>WILLIAMSON COUNTY, TEXAS            |
| ℙ   | PROPERTY LINE                                                | O.R.W.C.T.   | OFFICIAL RECORDS<br>WILLIAMSON COUNTY, TEXAS        |
| — — | LINE BREAK                                                   | O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS<br>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. 2064374-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 28, 2020, ISSUE DATE NOVEMBER 5, 2020.

10A. ELECTRIC AND TELEPHONE LINE(S) EASEMENT AND AGREEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 239, PAGE 75, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MODIFIED IN DOCUMENT NO. 2007021721 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.

B. ELECTRIC AND TELEPHONE LINE(S) EASEMENT AND AGREEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 239, PAGE 80, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MODIFIED IN DOCUMENT NO. 2007021720 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT.

C. ELECTRIC AND TELEPHONE LINE(S) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 303, PAGE 182, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

D. ELECTRIC AND TELEPHONE LINE(S) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 348, PAGE 384, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

E. WATER LINE(S) EASEMENT TO JONAH WATER SUPPLY CORPORATION RECORDED IN VOLUME 563, PAGE 504, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

F. ELECTRIC AND TELEPHONE LINE(S) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 640, PAGE 91, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

G. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT TO JONAH WATER SPECIAL UTILITY DISTRICT RECORDED IN DOCUMENT NO. 2008042851, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. TERMS, CONDITIONS, AND STIPULATIONS OF THE RESOLUTION NO. 2006-27R OF THE CITY OF HUTTO RECORDED IN DOCUMENT NO. 2006045188 AND DOCUMENT NO. 2006042885, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. TERMS, CONDITIONS, AND STIPULATIONS IN THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2012057885, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

J. TERMS, CONDITIONS, EASEMENTS, AND STIPULATIONS IN THE PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017099723, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS, FROM ITS DESCRIPTION CAN NOT BE DETERMINED.

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.

*M. Stephen Truesdale* 20 July 2021  
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



|                                                                                                                                                                                                           |                                                                                      |                          |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------|-----------------------------------------|
| <p>INLAND<br/>GEODETICS<br/>PROFESSIONAL LAND SURVEYORS<br/>1504 CHISHOLM TRAIL RD. STE. 103<br/>ROUND ROCK, TX. 78681<br/>PH. (512) 238-1200, FAX (512) 238-1251<br/>FIRM REGISTRATION NO. 100591-00</p> | <p>PARCEL PLAT SHOWING PROPERTY OF</p> <p><b>JOHN BIGON and wife, MARY BIGON</b></p> |                          | <p><b>PARCEL 93</b><br/><b>W.E.</b></p> |
|                                                                                                                                                                                                           | <p>SCALE<br/>1" = 200'</p>                                                           | <p>WILLIAMSON COUNTY</p> | <p>PROJECT<br/>FM 3349</p>              |