

**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 0.528 acres (Parcel 42) described by metes and bounds in Exhibit "A" owned by **CONEEN CANTLEY a/k/a CONEEN BRACE** for the purpose of constructing, reconstructing, maintaining, and operating the Southeast Loop Segment 2 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 \_\_\_\_\_, 2022.

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Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Parcel No.: 42  
Tax ID: R327177  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 1 of 4  
April 20, 2022

**PROPERTY DESCRIPTION FOR PARCEL 42**

DESCRIPTION OF A 0.528 ACRE (22,987 SQ. FT.) PARCEL OF LAND LOCATED IN THE MATHIAS WILBARGER SURVEY, SECTION NO. 15, ABSTRACT NO. 663, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 6.298 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CONEEN CANTLEY, RECORDED MARCH 18, 2020 IN DOCUMENT NO. 2021038593, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.528 ACRE (22,987 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch iron rod found 2,046.73 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 216+30.32 on the existing north right-of-way line of County Road (C.R.) 139, variable width right-of-way, no record information found, for the southwest corner of said 6.298 acre tract, same being the southeast corner of a called 4.35 acre tract of land described in a deed to Jay M. Glasscock, recorded in Document No. 2017062412, O.P.R.W.C.TX.;

**THENCE** N 07°46'10" E, with the common line of said 4.35 acre tract and said 6.298 acre tract, a distance of 2,080.13 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,158,662.28, E=3,176,186.55) set 147.00 feet right of Southeast Loop E.C.S 222+27.86 on the proposed south right-of-way line of Southeast Loop, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 07°46'10" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 5.097 acre tract and said 6.298 acre tract, a distance of 300.07 feet to a calculated point, in the center line of Brushy Creek, same being on the south line of a remainder of a called 10.00 acre tract of land, described in a deed to Swindoll Investments LP, recorded in Document No. 2017041967, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

2) **THENCE** S 58°42'55" E, departing the common line of said 5.097 acre tract and said 6.298 acre tract, with the center line of said Brushy Creek, same being the common line of said remainder of a called 10.00 acre tract and said 6.298 acre tract, a distance of 100.47 feet to a calculated point, for the northwest corner of a remainder of a called 22.457 acre tract of land, described in a deed to JC Family Trust, recorded Document No. 1996058337, O.P.R.W.C.TX., same being the northeast corner of the parcel described herein;

3) **THENCE** S 07°46'10" W, departing the centerline of said Brushy Creek, same being the remainder of a called 10.00 acre tract and said 6.298 acre tract, with the common line of said remainder of a called 22.457 acre tract and said 6.28 acre tract, a distance of 197.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY", set 147.00 feet right of Southeast Loop E.C.S. 223+32.00 on the proposed south right-of-way line of Southeast Loop, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the right;



EXHIBIT "A"

APPROXIMATE LOCATION OF SURVEY LINE  
 WM GATLIN HRS  
 ABSTRACT NO. 271

SWINDOLL INVESTMENTS LP  
 REMAINDER OF A CALLED 10.00 AC.  
 DOC. NO. 2017041967  
 O. P. R. W. C. TX.

MATHIAS WILBARGER SURVEY  
 SECTION NO. 15, ABSTRACT NO. 663

JEFF BASSETT GEORGE  
 AND GERALDINE IVEY GEORGE  
 HUSBAND AND WIFE  
 CALLED 5.097 AC.  
 DOC. NO. 2017062412  
 O. P. R. W. C. TX.

ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Sta 219+09.65  
 N = 10,158,480.19  
 E = 3,175,830.14  
 $\Delta = 45^\circ 49' 06.58''$  (LT)  
 D =  $02^\circ 31' 45''$   
 L = 1,819.51'  
 T = 123.45'  
 R = 2,275.00'  
 PC Sta 209+48.08  
 PT Sta 227+67.59

220+00  
 SOUTHEAST LOOP  
 ENGINEER'S CENTERLINE

PEGGY L. PETERSON  
 CALLED 19.681 AC.  
 DOC. NO. 2000073754  
 O. P. R. W. C. TX.

P. O. B.  
 N=10,158,662.28  
 E=3,176,186.55  
 222+27.86  
 147.00' RT

JAY M. GLASSCOCK  
 CALLED 4.36 AC.  
 DOC. NO. 2010056693  
 O. P. R. W. C. TX.

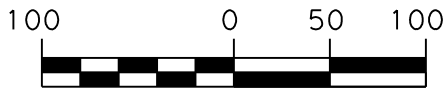
EXISTING ROW  
 C. R. 139  
 (VARIABLE WIDTH R. O. W.)  
 (NO RECORD INFORMATION FOUND)

P. O. C.  
 $\frac{5}{8}''$   
 216+30.32  
 2046.73' RT

42  
 (0.528  
 AC.)

CONEEN CANTLEY  
 CALLED 6.298 ACRES  
 RECORDED MARCH, 18 2021  
 DOC. NO. 2021038593  
 O. P. R. W. C. TX.

JC FAMILY TRUST  
 REMAINDER OF A 22.457 AC.  
 DOC. NO. 1996058337  
 O. P. R. W. C. TX.



GRAPHIC SCALE  
 SCALE: 1" = 100'  
 WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\28\PLAT\01\P-42.dgn

EXISTING	6.298 AC.	ACQUIRE	0.528 AC.	REMAINING	5.770 AC. RIGHT
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4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 CONEEN CANTLEY  
 TAX ID: R327177  
 PARCEL 42  
 0.528 AC. (22,987 SQ. FT.)

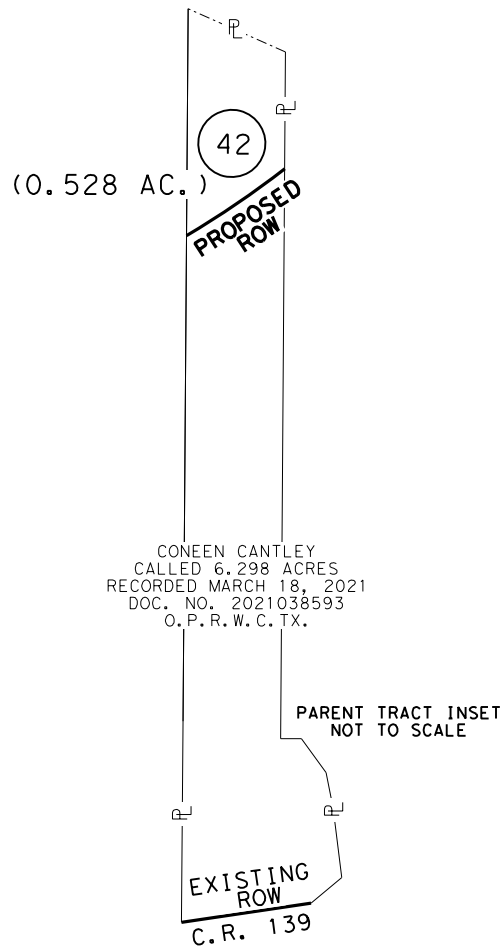
LEGEND

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 37' 40" RT	2,422.02'	111.09'	111.08'	S63° 48' 35" W

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⬡ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ~--- DISTANCE NOT TO SCALE
- /--- DEED LINE (COMMON OWNERSHIP)



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\28\PLAT\01\P-42.dgn

PAGE 4 OF 4  
REF. FIELD NOTE NO. 49149

EXISTING	6.298 AC.	ACQUIRE	0.528 AC.	REMAINING	5.770 AC. RIGHT
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SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

DATE



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
CONEEN CANTLEY  
TAX ID: R327177  
PARCEL 42  
0.528 AC. (22,987 SQ. FT.)