

**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 0.307 acres (Parcel 21A) described by metes and bounds in Exhibit "A" owned by **COPPER RIDGE INVESTMENTS, INC.** for the purpose of constructing, reconstructing, maintaining, and operating the Bagdad Road/CR 279 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 _____.

Bill Gravel, Jr.
Williamson County Judge

County: Williamson
Parcel : 21A – Copper Ridge Investments, Inc.
Highway: Bagdad Rd (CR 279)

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10-03-22

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.307 ACRE (13,392 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 10.01 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO COPPER RIDGE INVESTMENTS, INC. RECORDED IN DOCUMENT NO. 2021000125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.307 ACRE (13,392 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 94.14 feet right of Bagdad Road Baseline Station 265+52.79 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,205,703.56 E=3,059,955.37), being in the southerly boundary line of that called 10.01 acre tract of land described in a General Warranty Deed Garnerstone Business Park, LLC recorded in Document No. 2005027777 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which an iron rod with plastic cap stamped "3DS" found, being an angle point in said common boundary line bears N 78°06'24" E, at a distance of 1,108.24 feet;

- 1) **THENCE**, departing said 10.01 acre Garnerstone tract, with said proposed easterly ROW line, through the interior of said 10.01 acre Copper Ridge tract, **S 03°26'25" E** for a distance of **370.64** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 107.15 feet right of Bagdad Road Baseline Station 261+82.39 in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road), (variable width ROW), being the northwesterly corner of that called 13.14 acre tract of land described in a Warranty Deed with Vendor's Lien to Jon Branigan and Rose Branigan recorded in Document No. 2017068045 of the Official Public Records of Williamson County, Texas, same being the existing northeasterly corner of that 0.642 acre ROW tract of land described in Judgement to Williamson County recorded in Document No. 2018054162 of the Official Public Records of Williamson County, Texas, also being the southerly boundary line of said 10.01 acre Copper Ridge tract and from which an iron rod with plastic cap stamped "3DS" found, being in the common boundary line of said 10.01 acre tract and said 13.14 acre tract bears N 87°59'32" E, at a distance of 702.63 feet;
- 2) **THENCE**, departing said proposed ROW line, with said existing ROW line, being the northerly boundary line of said 0.642 acre ROW tract, same being the southerly boundary line of said 10.01 acre Copper Ridge tract, **S 87°59'32" W** for a distance of **40.97** feet to a calculated point, being the southwesterly corner of said 10.01 acre Copper Ridge tract, also being the northwesterly corner of said 0.642 acre ROW tract, for the southwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said 0.642 acre ROW tract, continuing with said existing ROW line, same being the westerly boundary line of said 10.01 acre Copper Ridge tract, **N 02°01'18" W** for a distance of **364.98** feet to an iron rod with plastic cap stamped "3DS" found, being the northwesterly corner of said 10.01 acre Copper Ridge tract, same being the southwesterly corner of said 10.01 acre Garnerstone tract, for the northwesterly corner of the herein described parcel;
- 4) **THENCE**, departing said existing ROW line, with the common boundary line of said 10.01 acre tracts, **N 78°06'24" E**, for a distance of **32.27** feet to the **POINT OF BEGINNING**, containing 0.307 acres (13,392 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
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS:

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

12 OCT 2022



LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊕ 1/2" IRON ROD FOUND W/PLASTIC CAP
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ⊗ FENCE "T" POST IN CONCRETE FOUND
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY" SET
(UNLESS NOTED OTHERWISE)
- ℙ PROPERTY LINE

- () RECORD INFORMATION
- LINE BREAK
- DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS
- O.R.W.C.T. OFFICIAL RECORDS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY, TEXAS
- WILLIAMSON COUNTY, TEXAS
- 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-165850, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 03, 2022, ISSUE DATE AUGUST 12, 2022.

1. RESTRICTIVE COVENANTS: DOCUMENT NO(S) 2003116286 AND 2007094428, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

(10)2. A COMMUNICATIONS LINES AND SYSTEMS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 544, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

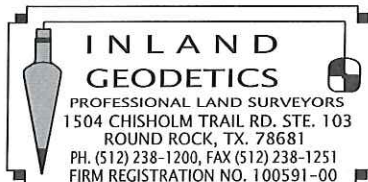
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND SYSTEMS EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2002065468, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

7. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY, INCLUDING, BUT NOT LIMITED TO THAT PORTION LYING WITHIN THE RIGHT-OF-WAY DEDICATION SET FORTH IN THE INSTRUMENT RECORDED IN DOCUMENT/ NO. 9636914, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND THAT PORTION DESIGNATED AS "DIRT ROAD" SET FORTH IN THE CORRECTED GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004067643, 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 12 OCT 2022

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



PARCEL PLAT SHOWING PROPERTY OF

**COPPER RIDGE
INVESTMENTS, INC.**

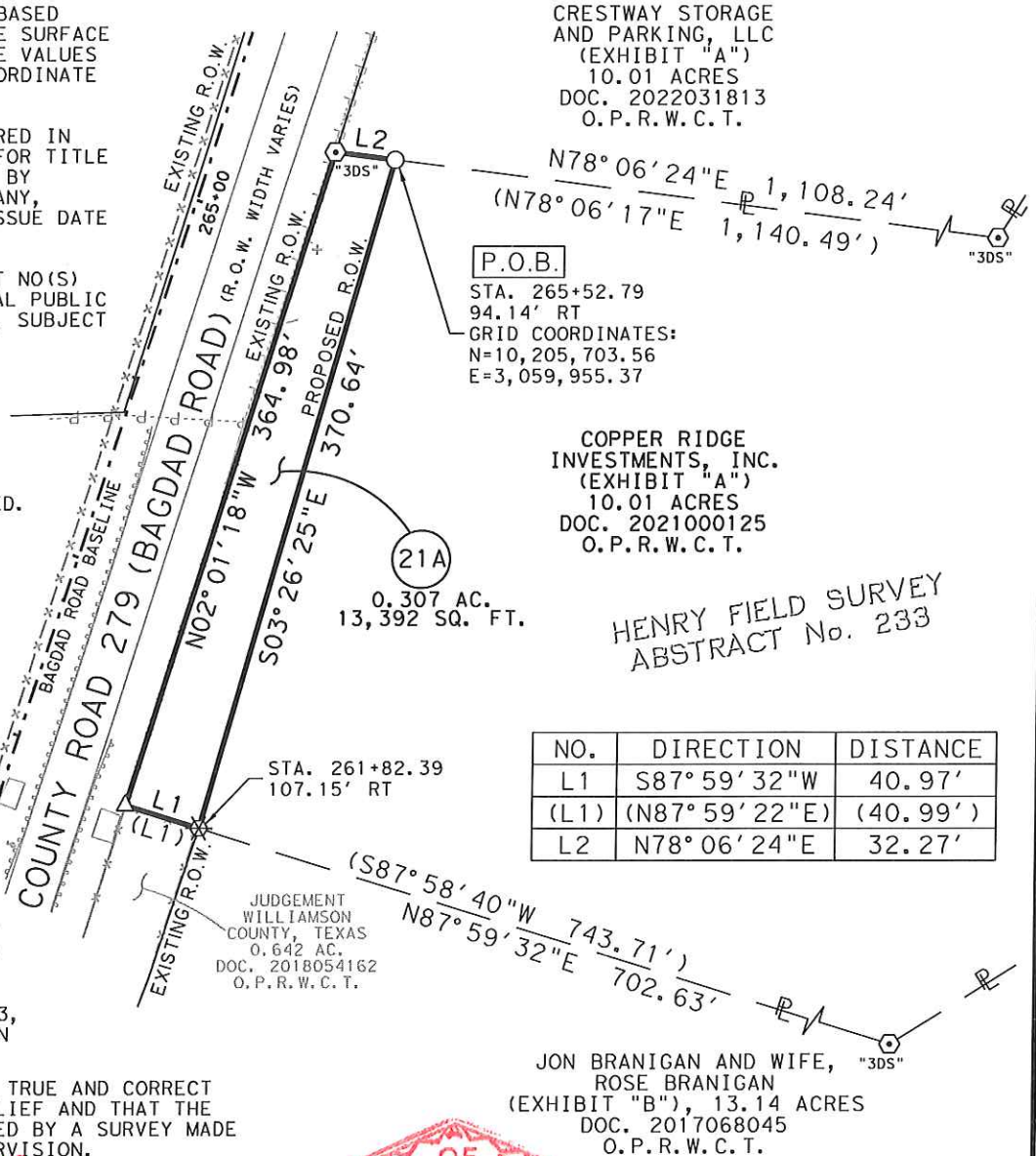
SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 21A
0.307 ACRES
13,392 Sq. Ft.

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10/03/2022