

**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 0.087 acres (Parcel 21B) described by metes and bounds in Exhibit "A" owned by **JON AND ROSE BRANIGAN** 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 \_\_\_\_\_.

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Bill Gravel, Jr.  
Williamson County Judge

County: Williamson  
Parcel: 21 B-Jon & Rose Branigan  
Highway: Bagdad Rd (CR 279)

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12-07-22

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.087 ACRE (3,797 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 13.14 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO JON BRANIGAN AND WIFE, ROSE BRANIGAN RECORDED IN DOCUMENT NO. 2017068045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.087 ACRE (3,797 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 107.15 feet right of Bagdad Road Baseline Station 261+31.25 in the existing easterly Right-of-Way (ROW) line of County Road (CR) 279 (Bagdad Road) (variable width ROW), (Grid Coordinates determined as N=10,205,282.53 E=3,059,978.87), being the westerly line of said remainder of the 13.14 acre tract, also being the easterly line of that called 0.723 acre ROW tract of land to Williamson County, Texas described in Document No. 2018054162 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 107.15 feet right of Bagdad Road Baseline Station 261+82.39, in the southerly boundary line 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, same being the intersection of the proposed easterly ROW line of Bagdad Road (variable ROW width) and said existing easterly ROW line, also being the northerly boundary line of said remainder of the 13.14 acre tract bears N 01°25'42" W, at a distance of 51.14 feet;

**THENCE**, departing said existing ROW line, with said proposed ROW line, through the interior of said remainder of the 13.14 acre, the following three (3) courses:

- 1) **N 88°34'17" E**, for a distance of **32.05** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 139.20 feet right of Bagdad Road Baseline Station 261+31.25, for the northeasterly corner of the herein described parcel;
- 2) **S 01°25'43" E**, for a distance of **107.45** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 139.20 feet right of Bagdad Road Baseline Station 260+23.80, for the southeasterly corner of the herein described parcel;
- 3) **S 70°30'31" W**, for a distance of **38.36** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 102.73 feet right of Bagdad Road Baseline Station 260+11.90, in said existing easterly ROW line, being the easterly line of said 0.723 acre ROW tract, same being said westerly boundary line of the remainder of the 13.14 acre tract, and from which a 60D Nail found, being an angle point in said existing easterly ROW line, same being said westerly boundary line of the 13.14 acre tract bears S 01°32'03" W, at a distance of 362.01 feet;

**THENCE**, departing said proposed ROW line, with said existing easterly ROW line, being the easterly line of said 0.723 acre tract, same being said westerly boundary line of the remainder of the 13.14 acre tract, the following two (2) courses:

- 4) **N 01°32'03" E**, for a distance of **85.59** feet to a calculated angle point;
- 5) **N 01°25'42" W**, for a distance of **33.87** feet to the **POINT OF BEGINNING**, containing 0.087 acres (3,797 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

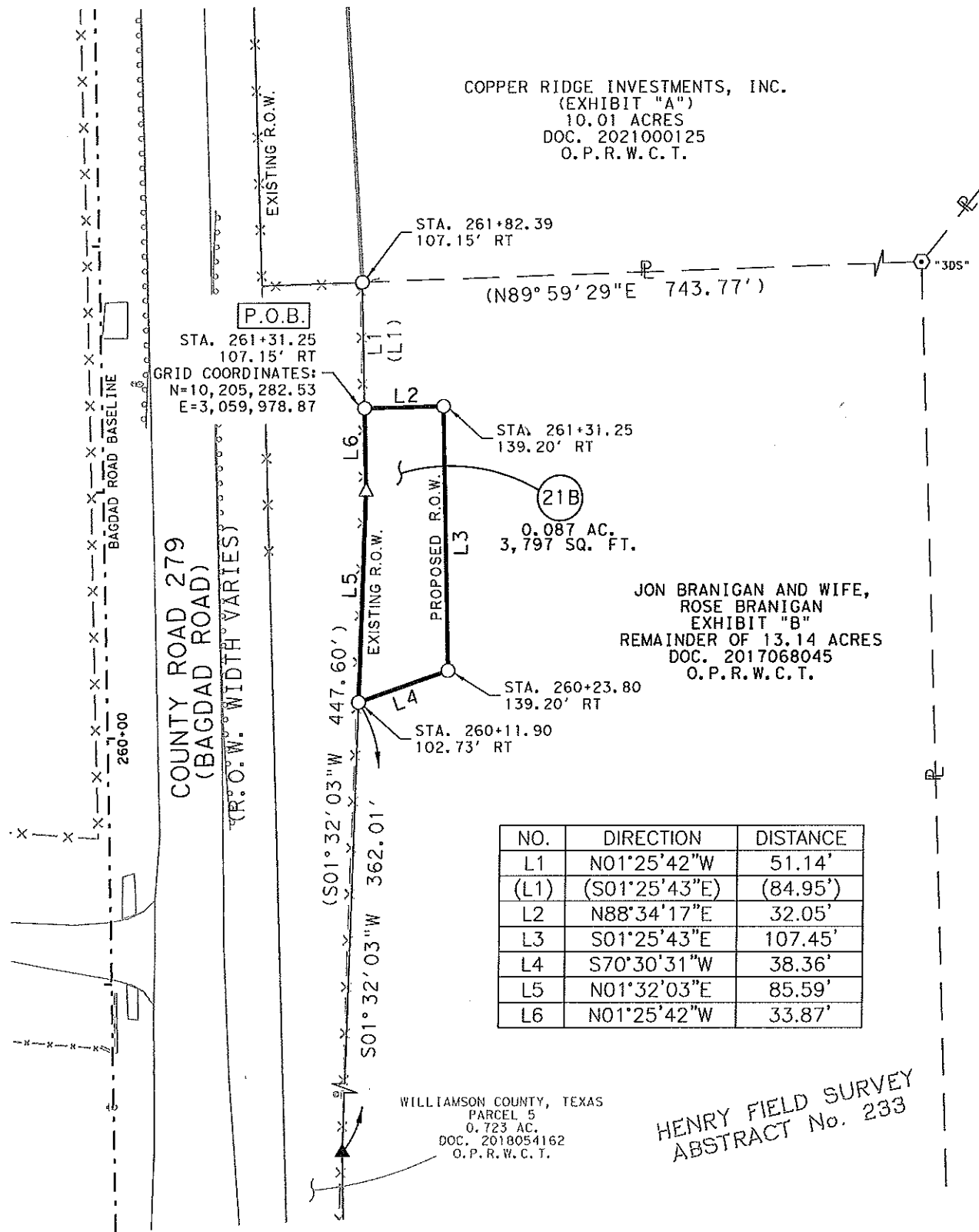
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

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

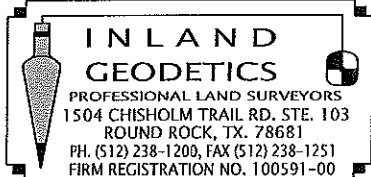
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

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

EXHIBIT " B "  
**PLAT TO ACCOMPANY PARCEL DESCRIPTION**



12/06/2022



PARCEL PLAT SHOWING PROPERTY OF  
**JON BRANIGAN AND WIFE,  
 ROSE BRANIGAN**

**PARCEL 21B**  
 0.087 ACRES  
 3,797 Sq. Ft.

SCALE  
 1" = 60'

PROJECT  
 BAGDAD ROAD

COUNTY  
 WILLIAMSON

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## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

✱	FENCE "T" POST IN CONCRETE FOUND
▲	60D NAIL FOUND
●	1/2" IRON ROD FOUND UNLESS NOTED
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP
⊗	1/2" IRON PIPE FOUND UNLESS NOTED
▲	60/D NAIL FOUND IN FENCE POST
△	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 WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

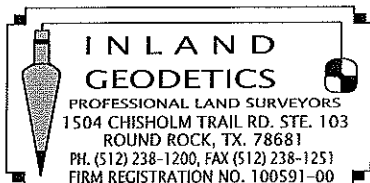
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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.

**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  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

12/06/2022



PARCEL PLAT SHOWING PROPERTY OF  
**JON BRANIGAN AND WIFE,  
ROSE BRANIGAN**

**PARCEL 21B**  
0.087 ACRES  
3,797 Sq. Ft.

SCALE  
1" = 60'

PROJECT  
BAGDAD ROAD

COUNTY  
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