

**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 a certain tract of land being 0.723 acre (Parcel 5) described by metes and bounds in Exhibit "A" owned by **Copper Ridge Investments, Inc.**, for the purpose of constructing, reconstructing, maintaining, and operating Bagdad/CR 278 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 she 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 5<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
Dan A. Gattis  
Williamson County Judge

EXHIBIT A

**County:** Williamson  
**Parcel No.:** 5  
**Highway:** Bagdad Road  
**Limits:** From: 1,500' North of C.R. 278  
To: 100' South of Silver Creek Drive

**DESCRIPTION FOR PARCEL 5**

DESCRIPTION OF A 0.723 ACRE (31,500 SQ. FT.) PARCEL OF LAND, LOCATED IN THE HENRY FIELD SURVEY, ABSTRACT 233, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 23.14 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO COPPER RIDGE INVESTMENTS, INC., RECORDED IN DOCUMENT NO. 2016081071, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), CORRECTED IN DOCUMENT NO. 2016092650, O.P.R.W.C.TX., SAID 0.723 ACRE (31,500 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "3DS AUSTIN" found on the existing north right-of-way line of County Road 278 (C.R. 278), no record information found, for the southeast corner of said 23.14 acre tract, same being the southwest corner of a 10.01 acre tract of land as described in a deed to Van A. Burruss, Sr. and Jimalyn Burruss, recorded in Document No. 2011085215, O.P.R.W.C.TX., from which a 1/2-inch iron rod with a plastic cap stamped "3DS AUSTIN" found for the northeast corner of said 23.14 acre tract, same being the northwest corner of said 10.01 acre tract bears N 02°02'10" W, a distance of 1,221.87 feet, and a 1/2-inch iron rod found on the existing north right-of-way line of said C.R. 278, for the southeast corner of a 10.01 acre tract of land as described in a deed to Van A. Burruss, Sr. and Jimalyn Burruss, recorded in Document No. 2011085216, O.P.R.W.C.TX., bears N 69°09'59" E, a distance of 908.27 feet;

A) **THENCE** S 69°22'45" W, with the existing north right-of-way line of said C.R. 278, a distance of 516.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY " set 332.89 feet right of Bagdad Road Engineer's Centerline Station (E.C.S.) 558+05.37 on the proposed east right-of-way line of County Road 279 (Bagdad Road), for the **POINT OF BEGINNING** (Grid Coordinates= N:10,203,955.49, E:3,060,239.87) and the southeast corner of the parcel described herein;

1) **THENCE** S 69°53'38" W, departing the proposed east right-of-way line of said Bagdad Road, with the existing north right-of-way line of said C.R. 278, a distance of 269.71 feet to a calculated point 77.38 feet right of Bagdad Road E.C.S. 557+18.99 on the existing east right-of-way line of said Bagdad Road, no record information found, from which a 1/2-inch iron rod found on the existing south right-of-way line of said C.R. 278, for the northwest corner of the remainder of a called 20.2 acre tract of land as described in a deed to Roy L. Sullivan, II, recorded in Document No. 1997035429 of the Official Records of Williamson County, Texas (O.R.W.C.TX.), bears S 04°37'16" E, over and across said C.R. 278, a distance of 34.91 feet;

**THENCE** departing the existing north right-of-way line of said C.R. 278 and the existing east right-of-way line of said Bagdad Road, through the interior of said existing right-of-way of Bagdad Road, the following three (3) courses and distances numbered 2-4:

- 2) S 69°53'38" W, a distance of 45.80 feet to a calculated point 33.99 feet right of Bagdad Road E.C.S. 557+04.33, for the southwest corner of said 23.14 acre tract and the parcel described herein,
  - 3) N 01°39'47" W, a distance of 80.26 feet to a calculated point 33.66 feet right of Bagdad Road E.C.S. 557+84.58, for the most westerly northwest corner of the parcel described herein, and
  - 4) N 69°53'38" E, a distance of 46.50 feet to a 1/2-inch iron rod found 77.72 feet right of Bagdad Road E.C.S. 557+99.48 on the existing east right-of-way line of said Bagdad Road, as described in a deed to Williamson County, recorded in Document No. 1996036913, O.R.W.C.TX.;
- 5) **THENCE** N 01°59'36" W, with the existing east right-of-way line of said Bagdad Road, a distance of 1,389.92 feet to a steel fence post found 33.44 feet right of Bagdad Road E.C.S. 571+89.94, for the southwest corner of a 10.01 acre tract of land, described in a deed to GG7 LP, recorded in Document No. 2009043506, O.P.R.W.C.TX., the northwest corner of said 23.14 acre tract, and the most northerly northwest corner of the parcel described herein;
- 6) **THENCE** N 87°59'22" E, departing the existing east right-of-way line of said Bagdad Road, with the common line of said 23.14 acre tract and said GG7 LP tract, a distance of 40.99 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 74.43 feet right of Bagdad Road E.C.S. 571+90.15 on the proposed east right-of-way line of said Bagdad Road, for the most northerly northeast corner of the parcel described herein;

**THENCE** departing the common line of said 23.14 acre tract and said GG7 LP tract, with the proposed east right-of-way line of said Bagdad Road, over and across said 23.14 acre tract, the following seven (7) courses and distances numbered 7-13:

- 7) S 01°25'43" E, a distance of 84.95 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 74.00 feet right of Bagdad Road E.C.S. 571+05.20,
- 8) S 01°32'03" W, a distance of 447.60 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 53.56 feet right of Bagdad Road E.C.S. 566+60.34,
- 9) S 01°14'32" E, a distance of 838.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 79.14 feet right of Bagdad Road E.C.S. 558+19.72,
- 10) S 45°58'34" E, a distance of 79.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 134.64 feet right of Bagdad Road E.C.S. 557+63.34, said point being the beginning of a curve to the left,
- 11) With said curve to the left, an arc distance of 102.27 feet, through a central angle of 12°28'01", having a radius of 470.00 feet, and a chord that bears N 75°41'27" E, a distance of 102.07 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 234.13 feet right of Bagdad Road E.C.S. 557+86.09,
- 12) N 69°27'27" E, a distance of 100.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 328.62 feet right of Bagdad Road E.C.S. 558+18.84, for the most easterly northeast corner of the parcel described herein, and
- 13) S 19°00'00" E, a distance of 14.13 feet to the **POINT OF BEGINNING**, and containing 0.723 acres (31,500 sq. ft.) of land, more or less, of which 0.081 acres (3,514 sq. ft.) lies within the existing county road and 0.642 acres (27,982 sq. ft.) lies outside of the existing county road.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000140

THE STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§  
§


KNOW ALL MEN BY THESE PRESENTS:

That I, William R. Herring, 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 direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4<sup>th</sup> day of October, 2017.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300



 10/4/2017  
William R. Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas

HENRY FIELD SURVEY  
ABSTRACT NO. 233

DEED LINE  
DOC. NO. 2016092650  
O.P.R.W.C.TX.

EXISTING R.O.W.  
EXISTING R.O.W.  
OCCUPIED LINE  
(NO RECORD INFORMATION FOUND)

COPPER RIDGE INVESTMENTS, INC.  
CALLED 23.14 AC.  
DOC. NO. 2016081071  
O.P.R.W.C.TX.  
CORRECTED IN  
DOC. NO. 2016092650  
O.P.R.W.C.TX.

ROY L. SULLIVAN, II  
REMAINDER OF A  
CALLED 50.2 AC.  
DOC. NO. 1997035429  
O.P.R.W.C.TX.

JOSEPH LEE SURVEY  
ABSTRACT NO. 393



- LEGEND**
- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
  - 1/2" IRON ROD FOUND UNLESS NOTED
  - FENCE POST (TYPE NOTED)
  - △ CALCULATED POINT
  - ⊥ 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)

P.O.C.  
W/PCAP  
"3DS AUSTIN"

N02° 02' 10" W 1,221.87'  
(N02° 01' 48" W 1222')

VAN A. BURRUSS, SR.  
AND JIMALYN BURRUSS  
CALLED 10.01 AC.  
DOC. NO. 2011085215  
O.P.R.W.C.TX.

VAN A. BURRUSS, SR.  
AND JIMALYN BURRUSS  
CALLED 10.01 AC.  
DOC. NO. 2011085216  
O.P.R.W.C.TX.

N69° 09' 59" E 908.27'  
(S69° 07' 36" W 909.1')

(S00° 00' 00" W  
1,221.94')

P.O.R.  
W/PCAP  
"3DS AUSTIN"

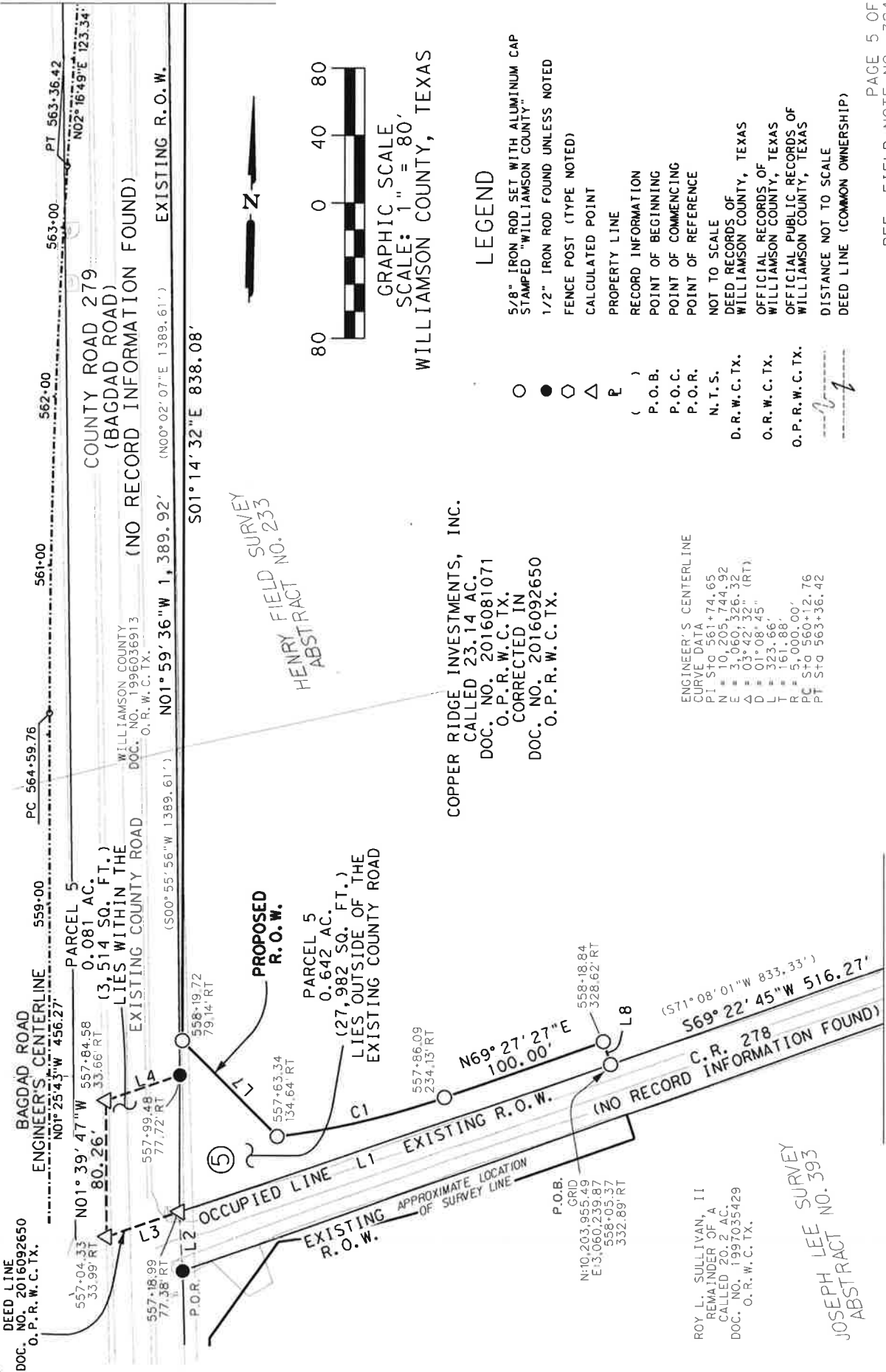
FILE: \\sam\inc\aus\PROJECTS\1016036782\100\Survey\02Bose\DGN V81\Parcel\5\_1\_R5.dgn  
PAGE 4 OF 7  
REF. FIELD NOTE NO. 32405

EXISTING 23.140 AC. ACQUIRE 0.723 AC. REMAINING 22.417 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
COPPER RIDGE INVESTMENTS, INC.  
PARCEL 5  
0.723 AC. (31,500 SQ. FT.)



GRAPHIC SCALE  
SCALE: 1" = 80'  
WILLIAMSON COUNTY, TEXAS

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

COPPER RIDGE INVESTMENTS, INC.  
CALLED 23.14 AC.  
DOC. NO. 2016081071  
O.P.R.W.C. TX.  
CORRECTED IN  
DOC. NO. 2016092650  
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 561+74.65  
N = 10,205,744.92  
E = 3,060,326.32  
Δ = 03°42'32" (RT)  
D = 01°08'45"  
L = 323.66'  
T = 161.88'  
R = 5,000.00'  
PC STA 560+12.76  
PT STA 563+36.42

ROY L. SULLIVAN, II  
REMAINDER OF A  
CALLED 20.2 AC.  
DOC. NO. 1997035429  
O.R.W.C. TX.

JOSEPH LEE SURVEY  
ABSTRACT NO. 393

EXISTING 23.140 AC.	ACQUIRE 0.723 AC.	REMAINING 22.417 AC.	RIGHT
---------------------	-------------------	----------------------	-------



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 00664900

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
COPPER RIDGE INVESTMENTS, INC.  
PARCEL 5  
0.723 AC. (31,500 SQ. FT.)

JBS HOLDINGS, LP  
 REMAINDER OF A  
 CALLED 99.57 AC.  
 TRACT NO. 2  
 DOC. NO. 2002103000  
 O.P.R.W.C. TX.

PC 564+59.76

566+00

COUNTY ROAD 279  
 BAGDAD ROAD

WILLIAMSON COUNTY  
 DOC. NO. 1996036913  
 O.P.R.W.C. TX.

(NO RECORD INFORMATION FOUND)

PT 569+13.54

569+00

ENGINEER'S CENTERLINE

572+00

STEEL  
 571+89.94  
 33.44' RT

N01°59'36"W 1,389.92' (N00°02'07"E 1389.61')

EXISTING R.O.W.

S01°14'32"E 838.08'

566+60.34  
 53.56' RT

PROPOSED R.O.W.

S01°32'03"W 447.60'

⑤

571+05.20  
 74.00' RT

571+90.15  
 74.43' RT

PARCEL 5  
 0.642 AC.

(27,982 SQ. FT.)  
 LIES OUTSIDE OF THE  
 EXISTING COUNTY ROAD

HENRY FIELD SURVEY  
 ABSTRACT NO. 233

667 LP  
 CALLED 10.01 AC.  
 DOC. NO. 2009043506  
 O.P.R.W.C. TX.

(N89°59'29"E 143.77')

## LEGEND

5/8" IRON ROD SET WITH ALUMINUM CAP  
 STAMPED "WILLIAMSON COUNTY"

1/2" IRON ROD FOUND UNLESS NOTED

FENCE POST (TYPE NOTED)

CALCULATED POINT

PROPERTY LINE

RECORD INFORMATION

POINT OF BEGINNING

POINT OF COMMENCING

POINT OF REFERENCE

NOT TO SCALE

DEED RECORDS OF  
 WILLIAMSON COUNTY, TEXAS

OFFICIAL RECORDS OF  
 WILLIAMSON COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF  
 WILLIAMSON COUNTY, TEXAS

DEED LINE (COMMON OWNERSHIP)

DISTANCE NOT TO SCALE

○

●

○

△

ℙ

( )

P.O.B.

P.O.C.

P.O.R.

N.T.S.

D.R.W.C. TX.

O.R.W.C. TX.

O.P.R.W.C. TX.

ENGINEER'S CENTERLINE

CURVE DATA

PI STA 566+86.74

N = 10,206.256,72

E = 3,060.346,70

Δ = 04°00'00" (LTI)

D = 00°52'53"

L = 453.79'

T = 226.99'

R = 6,500.00'

PC STA 564+59.76

PT STA 569+13.54

COPPER RIDGE INVESTMENTS, INC.

CALLED 23.14 AC.

DOC. NO. 2016081071

O.P.R.W.C. TX.

CORRECTED IN

DOC. NO. 2016092650

O.P.R.W.C. TX.



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 Texas Firm Registration No. 10064-900

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 COPPER RIDGE INVESTMENTS, INC.  
 PARCEL 5  
 0.723 AC. (31,500 SQ. FT.)

EXISTING 23.140 AC. ACQUIRE 0.723 AC. REMAINING 22.417 AC. RIGHT

REF. FIELD NOTE NO. 32405  
 PAGE 6 OF 7  
 FILE: \\sam\inc\aus\PROJECTS\1016036782\100\Survey\02Base\DGN V81\Parcel5-P-5\_3.dgn

COPPER RIDGE INVESTMENTS, INC.  
 CALLED 23.14 AC.  
 DOC. NO. 2016081071  
 O.P.R.W.C.TX.  
 CORRECTED IN  
 DOC. NO. 2016092650  
 O.P.R.W.C.TX.

PARENT TRACT  
 NOT TO SCALE

— Z —

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°53'38"W	269.71'
L2	S04°37'16"E	34.91'
L3	S69°53'38"W	45.80'
L4	N69°53'38"E	46.50'
L5	N87°59'22"E	40.99'
L6	S01°25'43"E	84.95'
L7	S45°58'34"E	79.11'
L8	S19°00'00"E	14.13'

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVDB88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.00014. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY STEWART TITLE GUARANTY COMPANY, GF NO. 17-295957-GT, EFFECTIVE DATE AUGUST 9, 2017 AND ISSUED DATE AUGUST 25, 2017. NO ADDITIONAL RESEARCH WAS PERFORMED FOR ANY EASEMENTS AND OR BUILDING LINES WHICH MAY OR MAY NOT AFFECT SUBJECT TRACT.
3. BAGDAD ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM LOCKWOOD, ANDREWS, & NEWMAN, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2016.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
  - AREA CALCULATED BY SAM, LLC.

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.

*William R. Herring*

WILLIAM R. HERRING  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6355, STATE OF TEXAS

10/4/2017

DATE

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12°28'01"	470.00'	102.27'	102.07'	N75°41'27"E



FILE: \\saminc\aus\PROJECTS\1016036782\100\Survey\02Base\DCN V81\Parcel\NP-5\_3.dgn REF. FIELD NOTE NO. 32405 PAGE 7 OF 7

EXISTING 23.140 AC. ACQUIRE 0.723 AC. REMAINING 22.417 AC. RIGHT



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 Texas Firm Registration No. 10064900

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 COPPER RIDGE INVESTMENTS, INC.  
 PARCEL 5  
 0.723 AC. (31,500 SQ. FT.)