

**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 0.401 acres (Parcel 35) and 0.069 (Parcel 36 Pats 1 & 2) described by metes and bounds in Exhibits "A & B" owned by **50 FAWN RIDGE, LLC** 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 Exhibits "A & B" 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 Gravell, Jr.
Williamson County Judge

County: Williamson
Parcel : 35 – 50 Fawn Ridge LLC
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.401 ACRE (17,460 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE THAT CALLED 2.012 ACRE TRACT OF LAND, BEING LOT 1, SACCONI SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET BB, SLIDE 344-345 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS CITED IN A GENERAL WARRANTY DEED TO 50 FAWN RIDGE LLC RECORDED IN DOCUMENT NO. 2020163689 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.401 ACRE (17,460 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 82.22 feet right of Bagdad Road Baseline Station 207+78.95 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,200,002.24 E=3,060,651.95), being in the southerly boundary line of that called 6.66 acre tract of land described in a Warranty Deed with Vendor's Lien to Mark A. Lumpkin & Paula W. Lumpkin recorded in Document No. 1998054711 of the Official Records of Williamson County, Texas, same being the northerly boundary line of said Lot 1 and the northerly line of a 20 foot wide roadway easement recorded in Volume 885, Page 515 of the Deed Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found, being an angle point in the southerly boundary line of said 6.66 acre tract, same being in the northerly boundary line of said Lot 1 bears N 75°35'52" E at a distance of 59.53 feet;

THENCE, departing said 6.66 acre tract, with said proposed easterly ROW line, through the interior of said Lot 1, the following three (3) courses:

- 1) **S 10°42'45" E** for a distance of **24.18** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 82.22 feet right of Bagdad Road Baseline Station 207+54.77, for an angle point;
- 2) **S 28°44'28" W** for a distance of **22.38** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of Bagdad Road Baseline Station 207+37.49, for an angle point;
- 3) **S 10°06'58" E** for a distance of **298.22** feet an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 64.90 feet right of Bagdad Road Baseline Station 204+39.29, being in the northerly boundary line of Lot 3, of said Sacconi Subdivision, same being the southerly boundary line of said Lot 1, for the southeasterly corner of the herein described parcel;
- 4) **THENCE**, with the common boundary line of said Lot 1 and said Lot 3, **S 77°15'56" W** for a distance of **29.71** feet to a 1/2" iron rod found in the existing easterly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), for the southwesterly corner of the herein described parcel;

THENCE, departing said Lot 3, with said existing easterly ROW line, same being the westerly boundary line of said Lot 1, the following three (3) courses:

- 5) **N 17°31'06" W** for a distance of **194.96** feet to a calculated angle point;
- 6) **N 15°26'07" W** for a distance of **122.71** feet to an iron rod with a red plastic cap marked "3D" found, for an angle point;

County: Williamson
Parcel : 35 – 50 Fawn Ridge LLC
Highway: Bagdad Rd (CR 279)

- 7) **N 12°14'22" W** for a distance of **19.62** feet to the calculated southwesterly corner of said 6.66 acre tract, for the northwesterly corner of said Lot 1 and of the herein described parcel;
- 8) **THENCE**, departing said existing ROW line, with the common boundary line of said 6.66 acre tract and said Lot 1, being the northerly line of said 20 foot wide roadway easement **N 75°35'52" E** for a distance of **80.92** feet to the **POINT OF BEGINNING**, containing 0.401 acres (17,460 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

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

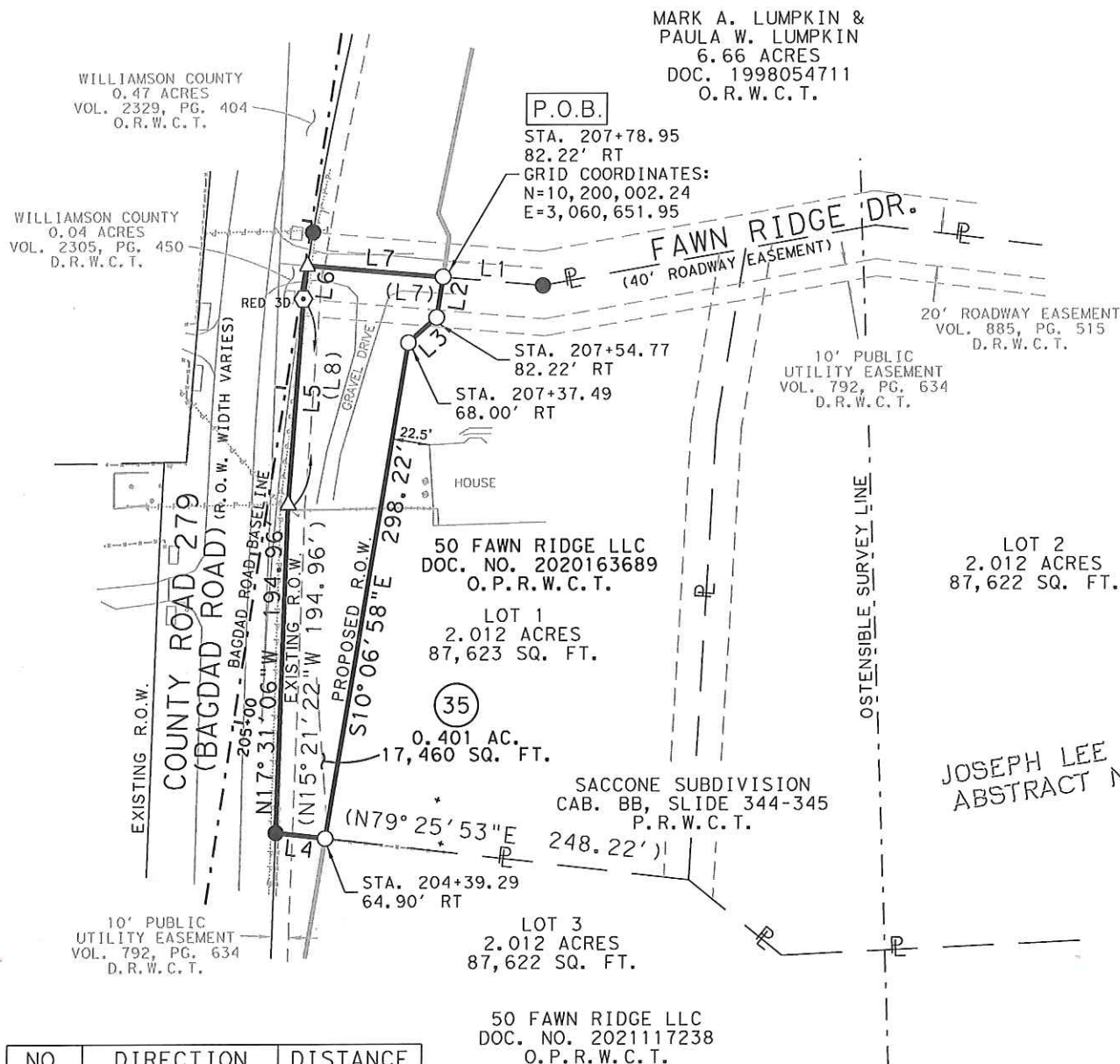
11 Nov 2022

Date



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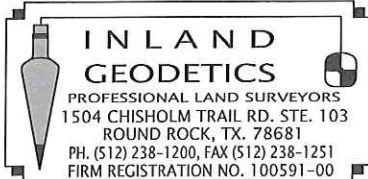
EXHIBIT " "
PLAT TO ACCOMPANY PARCEL DESCRIPTION



NO.	DIRECTION	DISTANCE
L1	N75°35'52"E	59.53'
L2	S10°42'45"E	24.18'
L3	S28°44'28"W	22.38'
L4	S77°15'56"W	29.71'
L5	N15°26'07"W	122.71'
L6	N12°14'22"W	19.62'
L7	N75°35'52"E	80.92'
(L7)	(N77°46'09"E)	(141.54')
(L8)	(N13°18'31"W)	(142.75')

D. WALSH SURVEY
ABSTRACT NO. 666

10/24/2022



PARCEL PLAT SHOWING PROPERTY OF

50 FAWN RIDGE LLC

PARCEL 35
0.401 ACRES
17,460 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 3 OF 4

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
⊙ IRON ROD FOUND W/ALUMINUM CAP	P.O.B. POINT OF BEGINNING
STAMPED "WILLIAMSON COUNTY" FOUND	N.T.S. NOT TO SCALE
△ CALCULATED POINT	D.R.W.C.T. DEED RECORDS
○ IRON ROD W/ ALUMINUM CAP	O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
STAMPED "WILLIAMSON COUNTY" SET	O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	OFFICIAL PUBLIC RECORDS
ℙ PROPERTY LINE	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-165853, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

1. RESTRICTIVE COVENANTS: CABINET BB, SLIDE 344, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO; VOLUME 544, PAGE 56, EXPIRED JANUARY 2000, AND VOLUME 792, PAGE 634, SUBJECT TO, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

10(2). BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET BB, SLIDE 344 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

3. A 20 FOOT ROADWAY EASEMENT RESERVED ALONG THE NORTHERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET BB, SLIDE 344 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS DESCRIBED IN VOLUME 885, PAGE 515, DEED RECORDS OF WILLIAMSON COUNTY AND VOLUME 1126, PAGE 896, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

4. 100 FOOT RADIUS SANITARY SEWER EASEMENTS TRAVERSING THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF RECORD IN CABINET BB, SLIDE 344 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

5. A 15 FOOT ACCESS EASEMENT RESERVED ALONG THE EASTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET BB, SLIDE 344 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

6. AN "EX. WELL" NOTATION SHOWN ON SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF RECORD IN CABINET BB, SLIDE 344 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

7. A 10 FOOT WIDE EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES ALONG THE SIDE, FRONT AND REAR BOUNDARY LINES, AS SET OUT IN VOLUME 792, PAGE 634 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN CABINET BB, SLIDE 344, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

8. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 544, PAGE 56, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, EXPIRED JANUARY 2000.

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-035-00 OF RECORD IN DOCUMENT NO. 2017011280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS.

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 11 NOV 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



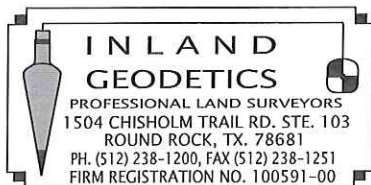
10/24/2022

PARCEL PLAT SHOWING PROPERTY OF

50 FAWN RIDGE LLC

PARCEL 35
0.401 ACRES
17,460 Sq. Ft.

PAGE 4 OF 4



SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

County: Williamson
Parcel: 36 – 50 Fawn Ridge LLC
Highway: Bagdad Rd (CR 279)

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.069 ACRE (2,996 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 3 (2.012 ACRE) OF THE SACCONI SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET BB, SLIDE 344-345 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS CITED IN A GENERAL WARRANTY DEED TO 50 FAWN RIDGE LLC, RECORDED IN DOCUMENT NO. 2021117238 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.069 ACRE (2,996 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 64.90 feet right of Bagdad Road Baseline Station 204+39.29 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,199,665.33 E=3,060,698.05), in the southerly boundary line of Lot 1 of said Sacconi Subdivision, being the northerly boundary line of said Lot 3, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said Lot 1, with said proposed easterly ROW line, through the interior of said Lot 3, **S 10°06'58" E** for a distance of **160.91** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 63.22 feet right of Bagdad Road Baseline Station 202+78.39 in the existing easterly ROW of way line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), referenced in description of a 6.81 acre tract of land recorded in Volume 792, Page 834 of the Deed Records of Williamson County, Texas, for the most southerly corner of the herein described parcel and from which a 1/2" iron rod found, being the northwesterly corner of Lot 18, Block "D", Live Oak Ranch, a subdivision of record in Cabinet B, Slide 191-194 of the Plat Records of Williamson County, Texas, same being the northeasterly corner of that called 2,995 square foot ROW tract described in a deed to County Judge John Doerfler recorded in Document No. 1998006121 of the Official Records of Williamson County, Texas bears **S 37°07'31" E** at a distance of 69.92 feet;
- 2) **THENCE**, with said existing easterly ROW line, same being the westerly boundary line of said Lot 3, **N 37°07'31" W** for a distance of **26.45** feet to a calculated angle point;
- 3) **THENCE**, continuing with said easterly ROW line, same being the westerly boundary line of Lot 3, **N 17°31'06" W** for a distance of **137.13** feet a 1/2" iron rod found, being the southwesterly corner of said Lot 1, same being the northwesterly corner of said Lot 3, for the northwesterly corner of the herein described parcel;
- 4) **THENCE**, departing said existing ROW line, with the common boundary line of said Lot 1 and said Lot 3, **N 77°15'56" E** for a distance of **29.71** feet to the **POINT OF BEGINNING**, containing 0.069 acres (2,996 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 §

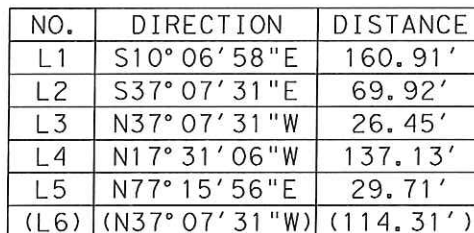
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

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

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

11 NOV 2022
Date





S:\BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 36-50-FAWN-RIDGE-LLC\PARCEL 36-50 FAWN RIDGE LLC.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
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ℙ PROPERTY LINE	

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THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-165852, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

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3. 100 FOOT RADIUS SANITARY SEWER EASEMENTS TRAVERSING THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF RECORD IN CABINET BB, SLIDE 344 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-035-00 OF RECORD IN DOCUMENT NO. 2017011280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS.

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.

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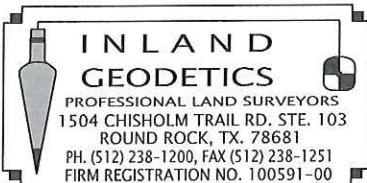
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PARCEL PLAT SHOWING PROPERTY OF

50 FAWN RIDGE LLC

PARCEL 36
0.069 ACRES
2,996 Sq. Ft.

PAGE 3 OF 3



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1" = 100'

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BAGDAD ROAD

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