

**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 0.109 acres (Parcel 23) described by metes and bounds in Exhibit "A" owned by **ROGER DOYLE BONNET AND PATRICIA LYNN BONNET, Trustees of the Roger D. and Patricia L. Bonnet Trust dated October 1, 2020** 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

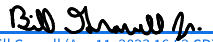
WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to 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 Apr 11, 2023.

  
Bill Gravell (Apr 11, 2023 16:52 CDT)

Bill Gravell, Jr.  
Williamson County Judge

County: Williamson  
Parcel: 23 – Bonnet Trust  
Highway: Bagdad Rd (CR 279)

Page 1 of 2  
09-15-22

EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.109 ACRE (4,736 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 20.2 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO ROGER DOYLE BONNET & PATRICIA LYNN BONNET, TRUSTEES OF THE ROGER D. AND PATRICIA L. BONNET TRUST RECORDED IN DOCUMENT NO. 2020122052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.109 ACRE (4,736 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 86.03 feet right of Bagdad Road Baseline Station 244+80.89 being the intersection of the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) and the existing easterly ROW line of said Bagdad Road County Road (C.R.) 279 (variable width ROW), (Grid Coordinates determined as N=10,203,638.61 E=3,060,009.58), being the easterly boundary line that called 0.198 acre ROW tract described in deed to Williamson County, Texas recorded in Document No. 2017055624 of the Official Public Records of Williamson County, Texas, same being the westerly boundary line of said remainder of the 20.2 acre tract, for the most northerly corner and **POINT OF BEGINNING** of the herein described parcel, and from which an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, being the intersection of said C.R. 279 and C.R. 278 (variable width row) bears N 01°20'51" W, at a distance of 150.33 feet;

- 1) **THENCE**, departing said existing ROW line, with said proposed easterly ROW line, through the interior of said remainder of the 20.2 acre tract, **S 06°51'53" E** for a distance of **328.97** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 84.38 feet right of Bagdad Road Baseline Station 241+46.16, being in the northerly boundary line of the remainder of that called 19.32 acre tract of land described in a General Warranty Deed to Julie Li recorded in Document No. 2016119754 of the Official Public Records of Williamson County, Texas, same being in the southerly boundary line of said remainder of the 20.2 acre tract, for the southeasterly corner of the herein described parcel;
- 2) **THENCE**, departing said proposed ROW line, with the common line of said remainder of the 19.32 acre tract and said remainder of the 20.2 acre tract, **S 70°08'30" W** for a distance of **26.02** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, in said existing easterly ROW line of C.R. 279, being the northwesterly corner of said remainder of that called 19.32 acre tract, same being the southeasterly corner of said 0.198 acre ROW tract, for the southwesterly corner of said remainder of the 20.2 acre tract and of the herein described parcel;

**THENCE**, departing said remainder of the 19.32 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said remainder of the 20.2 acre tract, the following two (2) courses:

- 3) Along a non-tangent curve to the right, having a delta angle of **02°52'11"**, a radius of **4,905.00** feet, an arc length of **245.68** feet and a chord which bears **N 02°58'13" W**, for a distance of **245.65** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, for a point of tangency;
- 4) **N 01°20'51" W**, for a distance of **90.15** feet to the **POINT OF BEGINNING**, containing 0.109 acres (4,736 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, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

Date

*20 SEP 2022*





## PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 52' 11"	4,905.00'	245.68'	245.65'	N02° 58' 13"W
(C1)	(02° 52' 12")	(4,905.00')	(245.69')	(245.67')	(S02° 51' 49"E)

## LEGEND

- 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)
- 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 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-165865, ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 05, 2022, ISSUE DATE AUGUST 15, 2022.

10(4). ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-50 IN DOCUMENT NO. 2005066224, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

5. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-48 OF RECORD IN DOCUMENT NO. 2005061143 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

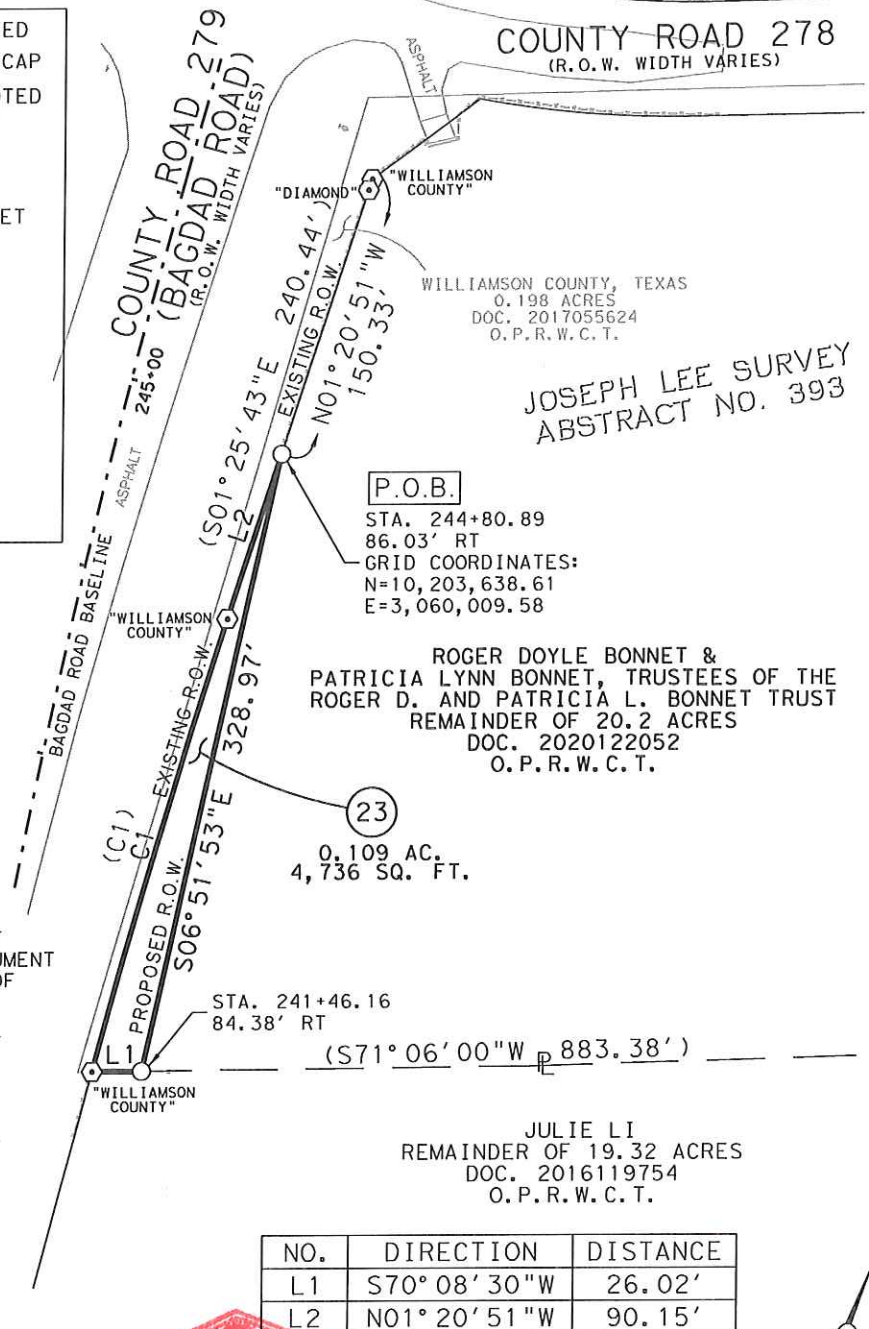
6. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 9665716, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

7. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 9733958, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

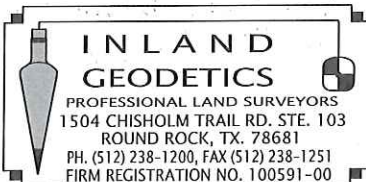
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 20 SEP 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



09/15/2022



PARCEL PLAT SHOWING PROPERTY OF  
**ROGER DOYLE BONNET &  
PATRICIA LYNN BONNET, TRUSTEES OF THE  
ROGER D. AND PATRICIA L. BONNET TRUST**

**PARCEL 23**  
0.109 ACRES  
4,736 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
BAGDAD ROAD

COUNTY  
WILLIAMSON

PAGE 2 OF 2