

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

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don@scrlaw.com

September 14, 2021

## SETTLEMENT AND CONDEMNATION AGREEMENT

### **Via e-mail preznik@braungresham.com**

Jason Hatfield and Kasey Hatfield as Co-Trustees of the JHK Trust Dated February 17, 2015

c/o Patrick Reznik

Braun & Gresham

P.O. Box 1148

Dripping Springs, Texas 78620

Re: Williamson County—Corridor H/Sam Bass—Parcel 52

Dear Patrick:

Pursuant to our recent discussions, please allow this letter to constitute a Settlement and Condemnation Agreement between Williamson County, Texas (“County”) and Jason Hatfield and Kasey Hatfield as Co-Trustees of the JHK Trust Dated February 17, 2015 (“Owner”) in connection with the project identified herein and the property to be acquired as part of the Sam Bass/Corridor H roadway construction project (“Project”). The terms of this Agreement and the settlement reached are follows:

1. County agrees to pay, and Owner agrees to accept, the sum of **\$7,500.00** for the 0.03 acre of fee simple right of way (Parcel 52) sought to be acquired in a proposed condemnation suit, any improvements contained within the parcel, and any damages to or costs for reconfiguration of the remaining property of Owner, which parcel of property is further described in Exhibit “A” attached hereto and incorporated herein (the “Property”).
2. The parties agree that an Agreed Special Commissioners Award in the amount identified herein shall be entered by the appointed commissioners at a hearing to be scheduled by County, and which shall occur on a date as soon as possible after filing of the condemnation suit by County to acquire the Property, which hearing may occur with less than 20 days advance notice to Owner if necessary.

Upon request from County, Owner agrees to execute an Agreed Order Appointing Special Commissioners, which persons shall be chosen by County from the current list of available special commissioners maintained by the Williamson County Clerk and/or County Courts at Law.

3. County agrees to deposit the sum of \$7,500.00 into the registry of the court where the condemnation suit is filed within twenty-one (21) days after the entry of the Agreed Special Commissioners Award as set out herein.
4. It is agreed that neither County nor Owner shall file objections to the Award of Special Commissioners in this cause so long as the deposit is made by County in accordance with the requirements of the preceding paragraph.
5. The parties further agree that this Agreement shall be allowed to be admitted and shall be enforceable as a Texas Rules of Civil Procedure Rule 11 agreement in any condemnation suit filed by County to acquire the Property as set out herein.

If this letter sets forth the terms of our Agreement and the settlement reached between the County and Owner, please so indicate by having the appropriate person execute this letter in the space indicated below on behalf of Owner.

Very truly yours,

*Don Childs*

Don Childs  
Sheets & Crossfield, PLLC  
Attorneys for Williamson County

**AGREED AND ACCEPTED:**



By: \_\_\_\_\_  
Patrick Reznik  
Braun & Gresham

Date: October 11, 2021

Attorneys for Jason Hatfield and Kasey Hatfield

**AGREED AND ACCEPTED:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr., County Judge

Date: \_\_\_\_\_

EXHIBIT "A"

County: Williamson  
Parcel No.: 52  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4  
March 26, 2021

**PROPERTY DESCRIPTION FOR PARCEL 52**

DESCRIPTION OF A 0.030 ACRE (1,288 SQ. FT.) PARCEL LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 19, GREAT OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 372, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO THE JHK TRUST, RECORDED APRIL 11, 2016 IN DOCUMENT NO. 2016030052, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.030 ACRE (1,288 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 22.12 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 334+05.69 on the existing south right-of-way line of County Road 175 (Sam Bass Road) a variable width right-of-way, no record information found, for the northeast corner of Lot 17 of said Great Oaks Subdivision, described in a deed to Chad Frers and Brandi Frers, recorded in Document No. 2008057823, O.P.R.W.C.TX., same being the northwest corner of Lot 18 of said Great Oaks Subdivision, described in a deed to Chad Taylor and Jennifer Taylor, recorded in Document No. 2009040031, O.P.R.W.C.TX.;

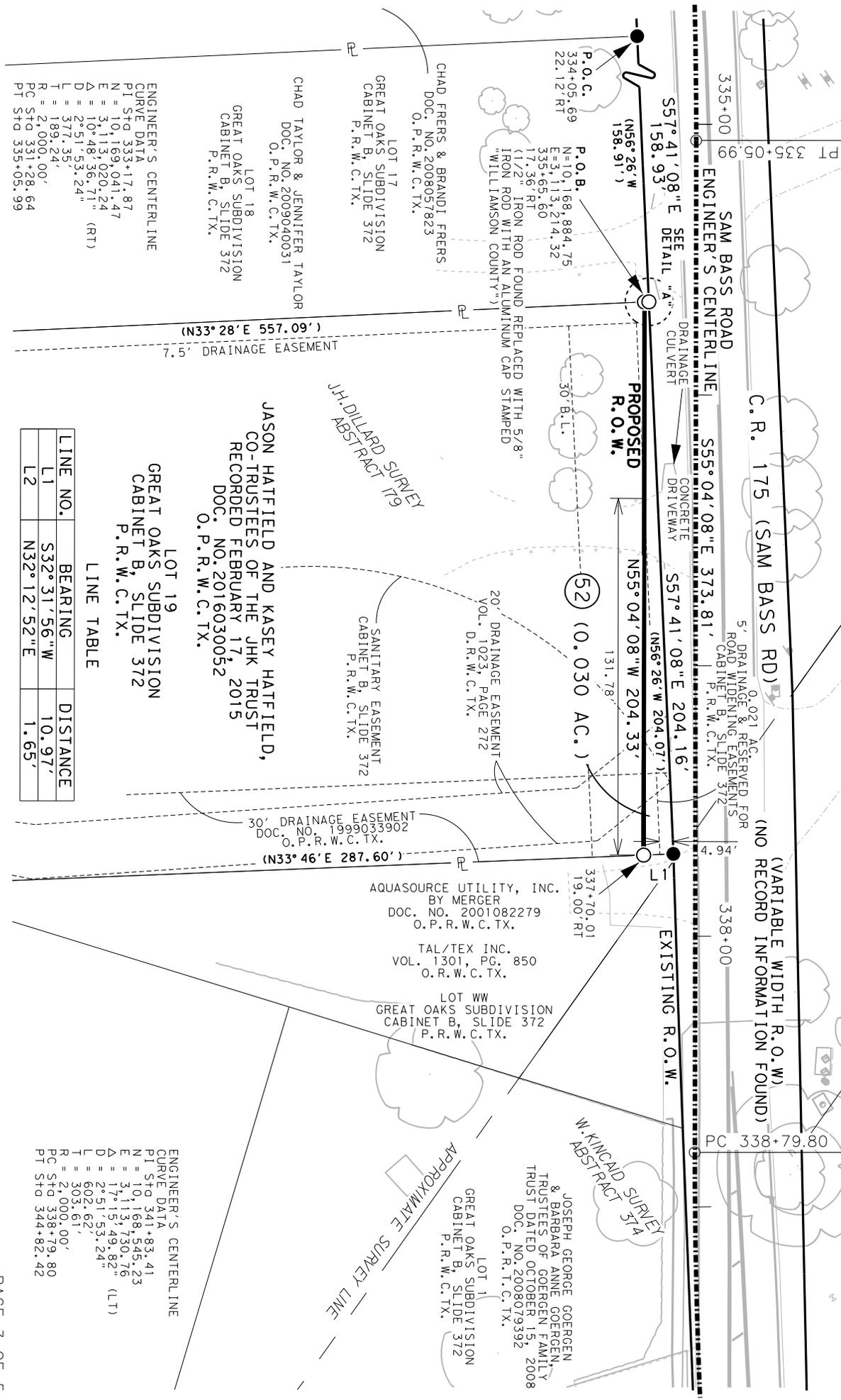
**THENCE** S 57°41'08" E, departing the common line of said Lot 17 and said Lot 18, with the existing south right-of-way line of said Sam Bass Road, a distance of 158.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (1/2-inch iron rod found replaced with 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY") (Surface Coordinates: N=10,168,884.75, E=3,113,214.32) set 17.36 feet right of Sam Bass Road E.C.S. 335+65.60 on the proposed south right-of-way line of Sam Bass Road, for the northeast corner of said Lot 18, same being the northwest corner of said Lot 19 and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 57°41'08" E, departing the proposed south right-of-way line of said Sam Bass Road, continuing with the existing south right-of-way line of said Sam Bass Road and the north line of a 5-foot wide Road Widening Easement show on said Great Oaks subdivision plat, a distance of 204.16 feet to a 1/2-inch iron rod found, for the northwest corner of Lot WW of said Great Oaks Subdivision, described in a deed to TAL/TEX Inc., recorded in Volume 1301, Page 850, O.P.R.W.C.TX., now known as Aquasource Utility, Inc., by merger recorded in Document No. 2001082279, O.P.R.W.C.TX., same being the northeast corner of said Lot 19 and the parcel described herein;

2) **THENCE** S 32°31'56" W, departing the existing south right-of-way line of said Sam Bass Road, with the common line of said Lot 19 and said Lot WW, crossing at a distance of 4.94 feet the south line of said 5-foot wide Road Widening Easement, and continuing for a total distance of 10.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 19.00 feet right of Sam Bass Road E.C.S. 337+70.01 on the proposed south right-of-way line of said Sam Bass Road, for the southeast corner of the parcel described herein;



EXHIBIT "A"



ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Stg 333+17.87  
 N = 10,169,041.47  
 E = 3,113,020.24  
 Δ = 10°48'36.71" (RT)  
 D = 2°51'53.24"  
 L = 377.35'  
 T = 189.24'  
 R = 2,000.00'  
 PC Stg 331+28.64  
 PT Stg 333+03.99

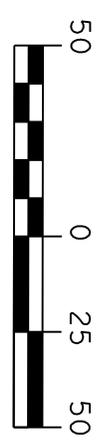
LOT 17  
 GREAT OAKS SUBDIVISION  
 CABINET B, SLIDE 372  
 P.R.W.C.TX.  
 CHAD FRERS & BRANDI FRERS  
 DOC. NO. 2009040031  
 O.P.R.W.C.TX.

LOT 18  
 GREAT OAKS SUBDIVISION  
 CABINET B, SLIDE 372  
 P.R.W.C.TX.  
 JASON HATFIELD AND KASEY HATFIELD,  
 CO-TRUSTEES OF THE JHK TRUST  
 RECORDED FEBRUARY 17, 2015  
 DOC. NO. 2016030052  
 O.P.R.W.C.TX.

LOT 19  
 GREAT OAKS SUBDIVISION  
 CABINET B, SLIDE 372  
 P.R.W.C.TX.

LINE NO.	BEARING	DISTANCE
L1	S32°31'56"W	10.97'
L2	N32°12'52"E	1.65'

ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Stg 341+83.41  
 N = 10,168,545.23  
 E = 3,113,730.76  
 Δ = 17°15'49.82" (LT)  
 D = 2°51'53.24"  
 L = 602.62'  
 T = 303.61'  
 R = 2,000.00'  
 PC Stg 338+79.80  
 PT Stg 344+82.42



GRAPHIC SCALE  
 SCALE: 1" = 50'  
 WILLIAMSON COUNTY, TEXAS

FILE: \\sami\nc\aus\PROJECTS\1017038216\100\Survey\03E\h\p\ts\52\PLAT\00\p-52.dgn  
 EXISTING \*2.311 AC. ACQUIRE 0.030 AC. REMAINING 2.281 AC. RIGHT

PAGE 3 OF 5  
 REF. FIELD NOTE NO. 45952



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 JASON HATFIELD AND KASEY HATFIELD,  
 CO-TRUSTEES OF THE JHK TRUST  
 PARCEL 52  
 0.030 AC. (1,288 SQ. FT.)

SCHEDULE B:

THIS SURVEY HERON WAS PREPARED IN CONDUCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1952119, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 20, 2019, AND ISSUED DATE JANUARY 2, 2020.

1. RESTRICTIVE COVENANTS: CABINET B, SLIDE 372, PLAT RECORDS AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: WATER WELL AND SANITARY EASEMENT LOCATION: TRAVERSING THE PROPERTY AS SHOWN (AFFECTS AS SHOWN)

B. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: DRAINAGE LOCATION: 30 TRAVERSES THE LOT AS SHOWN AND FURTHER AFFECTED BY DOCUMENT NO. 199353902, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

C. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: DRAINAGE LOCATION: 7.5' ALONG A PORTION OF THE NORTHERLY SIDE PROPERTY (AFFECTS AS SHOWN)

D. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: ROAD WIDENING LOCATION: 5' ALONG THE FRONT PROPERTY LINE (AFFECTS AS SHOWN)

E. EASEMENT AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: UTILITY LOCATION: 10' ALONG THE REAR AND A PORTION OF THE SOUTHERLY SIDE PROPERTY LINES (AFFECTS REAR OF PROPERTY)

F. BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. (AFFECTS AS SHOWN)

G. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

H. EASEMENT: RECORDED: VOLUME 577, PAGE 685, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: PEDERNALES ELECTRIC COOPERATIVE, INC. PURPOSE: ELECTRIC AND TELEPHONE (MAY AFFECT)

I. EASEMENT: RECORDED: VOLUME 635, PAGE 643, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: PEDERNALES ELECTRIC COOPERATIVE, INC. PURPOSE: ELECTRIC AND TELEPHONE (MAY AFFECT)

J. EASEMENT: RECORDED: VOLUME 427, PAGE 229, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: LONE STAR GAS COMPANY PURPOSE: PIPELINE (MAY AFFECT)

K. EASEMENT: RECORDED: DOCUMENT NO. 199333903, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. PURPOSE: DRAINAGE (LOT 19) (SAME EASEMENT AS DOC. NO. 199333902, AFFECTS AS SHOWN)

L. EASEMENT: RECORDED: VOLUME 1023, PAGE 272 AND CORRECTED BY VOLUME 1055, PAGE 160, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. PURPOSE: PUBLIC UTILITY (LOT 19) (AS SHOWN ON PLAT)

M. AFFIDAVIT TO THE PUBLIC REGARDING AN ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO. 2006103521 (LOT 19), OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO)

N. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT: RECORDED: VOLUME 554, PAGE 135, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TYPE: USE OF ADJOINING PROPERTY

O. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (SUBJECT TO, IF APPLICABLE)

FILE: \\sami\inc\ous\PROJECTS\1017038216\100\Survey\03E\h\h\1\52\PLAT\00\p-52.dgn	REF. FIELD NOTE NO. 45952	PAGE 4 OF 5
EXISTING *2.311 AC.	ACQUIRE 0.030 AC.	REMAINING 2.281 AC.
		RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
JASON HATFIELD AND KASEY HATFIELD,  
CO-TRUSTEES OF THE JHK TRUST  
PARCEL 52  
0.030 AC. (1,288 SQ. FT.)

EXHIBIT "A"

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
- Z --- DISTANCE NOT TO SCALE
- - - Z - - - DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING 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 TITLE RESOURCES GUARANTY COMPANY, OF NO. 1952119, EFFECTIVE DATE DECEMBER 20, 2019, AND ISSUED DATE JANUARY 21, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.



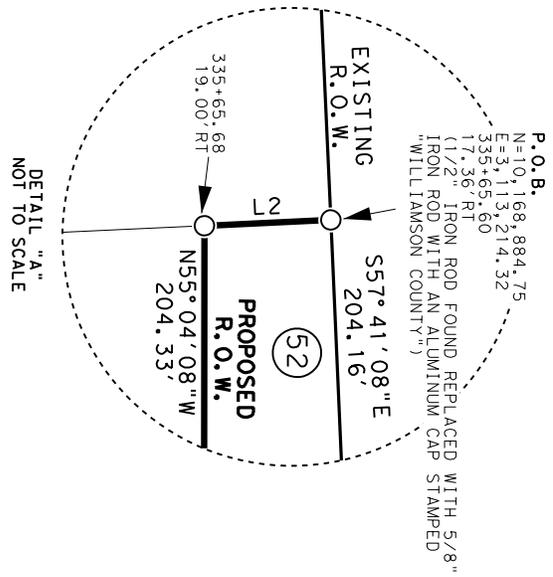
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Scott C. Brashear*

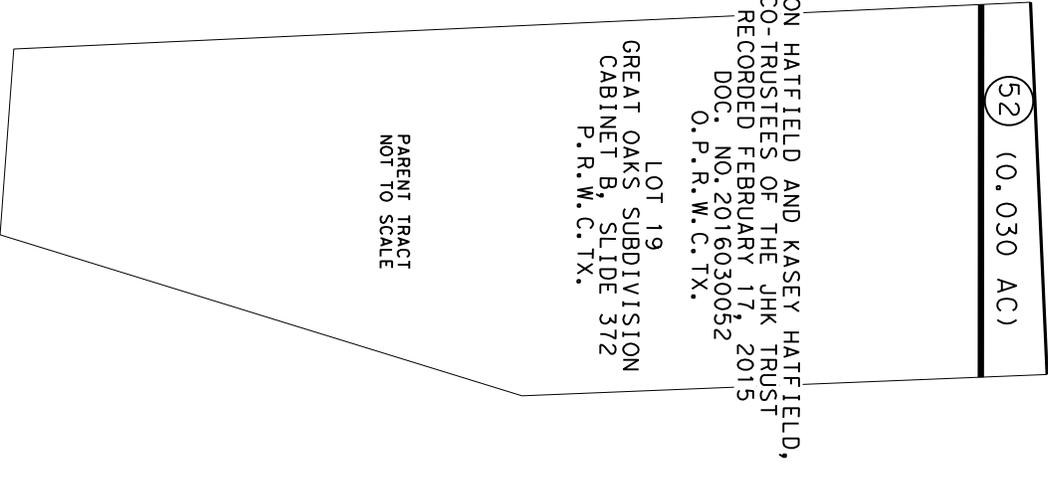
3/25/21

SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

DATE



52 (0.030 AC)



FILE: \\sami\nc\us\PROJECTS\1017038216\100\Survey\03E\h\p\17s\52\PLAT\00\p-52.dgn

EXISTING	*2.311 AC.	ACQUIRE	0.030 AC.	REMAINING	2.281 AC.
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PAGE 5 OF 5  
REF. FIELD NOTE NO. 45952



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Building Two, Suite 100  
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