

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8740 (D) • fax 512-255-8986

adam@scrrlaw.com

August 14, 2023

RULE 11 CONDEMNATION SETTLEMENT AGREEMENT

Via e-mail asharsha@gmail.com

Wideview Estates, LLC
c/o Sabarish Nelapati
4213 Privacy Hedge
Leander, Texas 78641

Re: Williamson County — County Road 279 Improvements

Dear Wideview Estates, LLC:

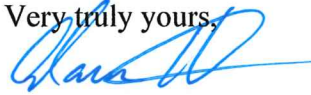
Please allow this letter to constitute a Rule 11 Settlement Agreement between Williamson County, Texas (“County”) and Wideview Estates, LLC (or “you”) in connection with the project identified herein and the fee simple right of way interest being acquired as part of the County’s County Road 279 road improvement project. The terms of this Agreement and the settlement reached are as follows:

The County agrees to pay, and you agree to accept, the sum of FOURTEEN THOUSAND FOUR HUNDRED FORTY-NINE and 00/100 Dollars (**\$14,449.00**) in total compensation for the real property interests shown in Exhibit A, attached hereto and incorporated herein for all purposes, for fee simple acquisitions, and any alleged damages to your remaining property not acquired, with such locations and acquisitions as further described in the County’s current pleadings on file in these cases.

The parties agree to enter the agreed amount of FOURTEEN THOUSAND FOUR HUNDRED FORTY-NINE and 00/100 Dollars (**\$14,449.00**) at the Special Commissioners Hearing designated to take place at 10:00 am on September 14th, 2023, at 100 Wilco Way, Suite 225, Georgetown, Texas 78626 in the above-referenced lawsuit. It is further agreed that neither you nor the County will file objections to the Award of Special Commissioners in this amount.

If this letter correctly sets forth the terms of our Rule 11 settlement agreement reached between the County and you, please so indicate by having the appropriate person execute this letter in the space indicated below on behalf of the property owners.

Very truly yours,



Adam H. Hill
Sheets & Crossfield, PLLC
Attorney for County

AGREED AND ACCEPTED:

WIDEVIEW ESTATES, LLC

By: SU HARSHA ALAPATI

Its: MANAGING PARTNER

Date: 07-SEP-2023

AGREED AND ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

County: Williamson
Parcel : 52 – Wideview Estates
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.099 ACRE (4,315 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN FRANCIS SMITH SURVEY, ABSTRACT NO. 576 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 17 BLOCK "D", LIVE OAK RANCH, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 191-194 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DESCRIBED AS 4.90 ACRES IN A GENERAL WARRANTY DEED TO WIDEVIEW ESTATES LLC RECORDED IN DOCUMENT NO. 2021172060 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.099 ACRE (4,315 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 62.32 feet right of Bagdad Road Baseline Station 195+24.77 (Grid Coordinates determined as N=10,198,756.68 E=3,060,839.91), at the intersection of the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), and the existing northerly ROW cutback line of Spivey Road (50' ROW width), same being the easterly line of that called 0.145 Square Foot (S.F.) ROW tract described in deed to County Judge John Doerfler and recorded in Document No. 1998006120 of the Deed Records of Williamson County, Texas, also being the southerly boundary line of said Lot 17, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found, being the most southeast corner of said 0.145 S.F. ROW tract, same being in the southerly boundary line of said Lot 17, also being said northerly ROW line of Spivey Road bears S 52°34'43" E, at a distance of 21.85 feet;

- 1) **THENCE**, departing said proposed ROW line, with the southerly boundary line of said Lot 17, same being the easterly line of said 0.145 S.F. ROW tract, and said existing northerly ROW line, N 52°34'43" W for a distance of 13.94 feet to a 1/2" iron rod found at the intersection of 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;
- 2) **THENCE**, departing said Spivey Road ROW, with said existing easterly ROW line of Bagdad Road, also being the westerly boundary line of said Lot 17 and the easterly line of said 0.145 S.F. ROW tract, N 06°34'08" W for a distance of 268.87 feet to a 1/2" iron rod found, being the southwesterly corner of Lot 18 of said Live Oak Ranch subdivision, same being the northeasterly corner of said 0.145 S.F. ROW tract, for the northwesterly corner of said Lot 17 and of the herein described parcel;
- 3) **THENCE**, departing said existing ROW line and said 0.145 S.F. ROW tract, with the common boundary line of said Lot 17 and said Lot 18, N 67°54'31" E for a distance of 21.89 feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 72.77 feet right of Bagdad Road Baseline Station 198+06.25 in said proposed easterly ROW line of Bagdad Road, for the northeasterly corner of the herein described parcel;
- 4) **THENCE**, departing said Lot 18, through the interior of said Lot 17, with said proposed easterly ROW line, S 04°20'30" E for a distance of 284.63 feet to the **POINT OF BEGINNING**, containing 0.099 acres (4,315 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

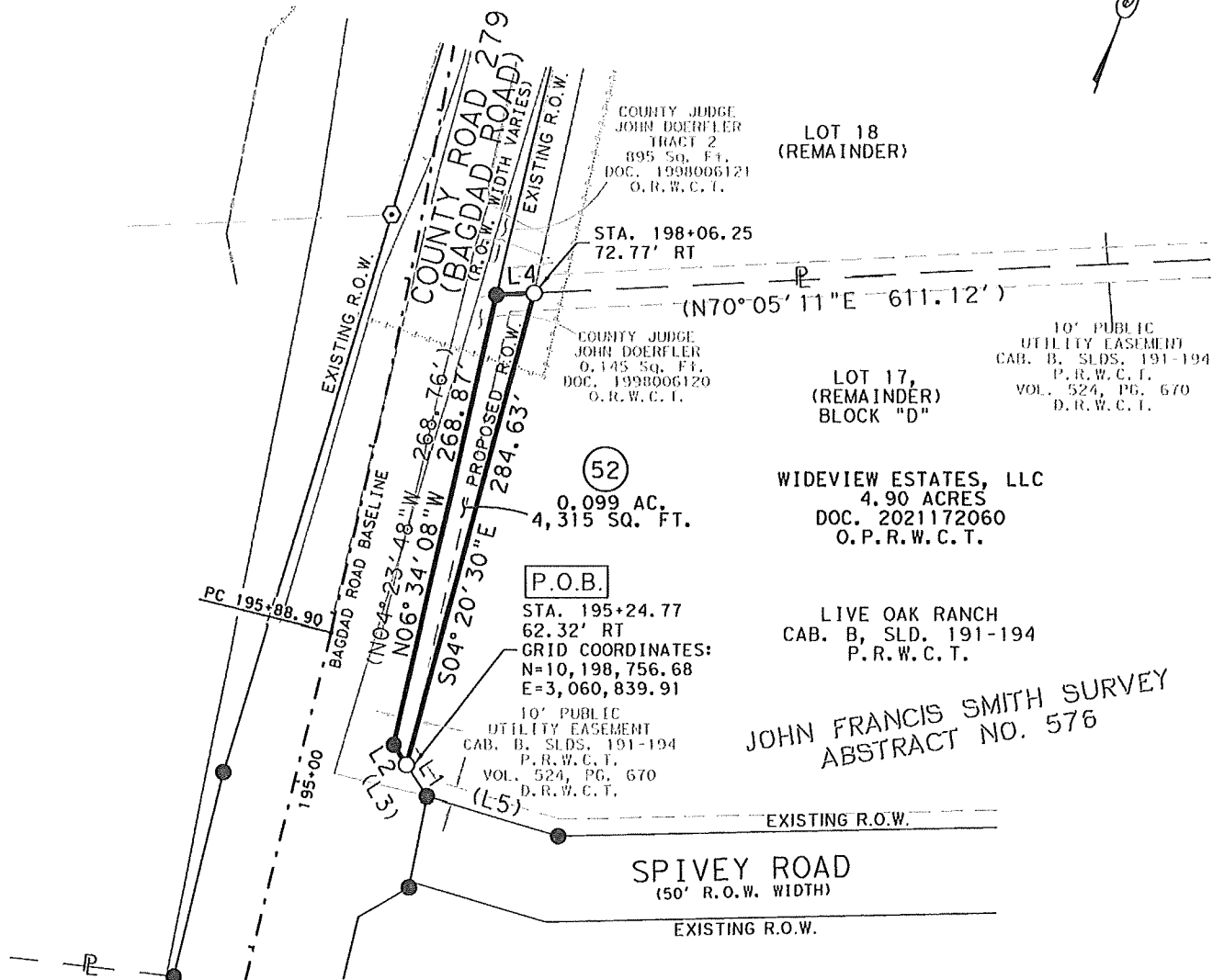
Date

1 DEC 2022



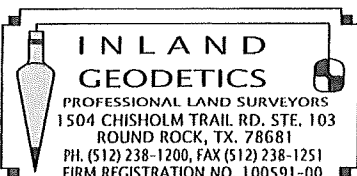
EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NO.	DIRECTION	DISTANCE
L1	S52° 34' 43"E	21.85'
L2	N52° 34' 43"W	13.94'
(L3)	(N50° 10' 06"W)	(35.72')
L4	N67° 54' 31"E	21.89'
(L5)	(S89° 45' 02"W)	(79.86')

11/27/2022



PARCEL PLAT SHOWING PROPERTY OF

WIDEVIEW ESTATES, LLC

PARCEL 52
0.099 ACRES
4,315 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 2 OF 3

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. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	OFFICIAL PUBLIC RECORDS
ℓ 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-165844, ISSUED BY TEXAS NATIONAL TITLE, INC. EFFECTIVE DATE JULY 27, 2022, ISSUE DATE AUGUST 08, 2022.

1. RESTRICTIVE COVENANTS: CABINET B, SLIDE 191, SUBJECT TO, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; VOLUME 536, PAGE 386, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

10(2). BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

3. A 10 FOOT UTILITY EASEMENT RESERVED ALONG EACH SIDE OF EACH PROPERTY LINE, AS STATED ON THE PLAT OF RECORD IN CABINET B, SLIDE 191, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN, AND AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 536, PAGE 386, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

4. A POWER LINE TRAVERSING ALONG A PORTION OF THE WESTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

5. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT AS DESCRIBED IN VOLUME 524, PAGE 670, AFFECTS AS SHOWN, AND VOLUME 743, PAGE 588, DEED RECORDS WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

6. AN UNRECORDED TELEPHONE/BURIED CABLE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 627, PAGE 722, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

7. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 536, PAGE 386 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

8. AFFIDAVIT REGARDING CONTINUOUS USE OF ACCESS EASEMENT RECORDED IN DOCUMEN NO. 2014075798, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT.

9. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN JOINT USE ACCESS EASEMENT AND MAINTENANCE AGREEMENT OF RECORD IN DOCUMENT NO. 2014075799, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

10. 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, SUBJECT TO.

14. ROAD ASSESSMENT AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 536, PAGE 386, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

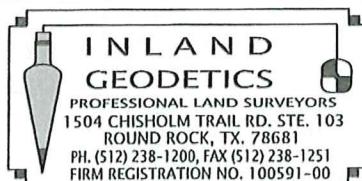
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 1 DEC 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



11/27/2022



PARCEL PLAT SHOWING PROPERTY OF

WIDEVIEW ESTATES, LLC

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 52
0.099 ACRES
4,315 Sq. Ft.

PAGE 3 OF 3