

CAUSE NO. 24-1756-CC1

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. ONE
	§	
MICHAEL ALAN STRONG, JON P. STRONG,	§	
AND LINDA IRVINE STRONG	§	
Condemnees	§	WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

As the use of the property sought has been completed, the parties to this lawsuit have agreed to compromise and settle the issues in this lawsuit and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee simple interest to approximately 1.611 acres (Parcel 3) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit “A” attached hereto and incorporated herein for all purposes (the “Property”), and additional rights or encumbrances as further described in Plaintiff’s Original Petition, filed among the papers of this cause on or about November 26, 2024; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns which has completed the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the County Road 143 roadway improvement project, and to perform associated public use and purposes.

It is further ORDERED that in complete satisfaction of any and all claims which have been made, or which could have been made in this litigation, including both the property to be acquired and damages (if any) to any remaining property of **MICHAEL ALAN STRONG**,

JON P. STRONG, AND LINDA IRVINE STRONG (“CONDEMNNEES”), that Condemnees shall recover from Condemnor the total sum of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)**. On March 3, 2025, an Award of Special Commissioners was filed with the court in the amount of **FOUR HUNDRED EIGHT THOUSAND ONE HUNDRED FORTY and 0/100 DOLLARS (\$408,140.00)** and the parties agree that the additional sum of **NINETY-ONE THOUSAND EIGHT HUNDRED SIXTY and 00/100 DOLLARS (\$91,860.00)** has **NOT** been deposited with the court pursuant to the written Award of Special Commissioners, thus leaving a total balance due of **NINETY-ONE THOUSAND EIGHT HUNDRED SIXTY and 00/100 DOLLARS (\$91,860.00)**, and the remaining balance to be paid by check or warrant to **Brady & Hamilton, LLP, as Trustees for Michael Alan Strong, Jon P. Strong, and Linda Irvine Strong** within forty-five (45) days of final entry and execution of this Agreed Final Judgment to avoid paying interest. If the remaining balance is not paid within forty-five (45) days of final entry and execution of this Agreed Final Judgment, then the statutory interest will accrue on the unpaid balance until paid.

It is further ORDERED that all costs be assessed against Condemnor.

This Agreed Final Judgment is intended by the parties to fully and finally dispose of all claims, parties, and issues in this lawsuit.

SIGNED this _____ day of April, 2025.

Judge Presiding

/s/ Adam H. Hill

Adam H. Hill
State Bar No. 24115847
adam@scrrlaw.com
Erik Cardinell
State Bar No. 00796304
erik@scrllaw.com
(512) 255-8877
Sheets & Crossfield, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
Attorneys for Condemnor


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805 E. 32nd St., Ste. 200
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(512) 474-9875
(512) 474-9894 (fax)
Brady & Hamilton LLP
Attorney for Condemnees

County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 143
Limits: From: Approximately 850 feet west of Dry Berry Creek
To: Approximately 670 feet east of Dry Berry Creek

Page 1 of 6
June 28, 2024

PROPERTY DESCRIPTION FOR PARCEL 3

DESCRIPTION OF A 1.611 ACRE (70,156 SQ. FT.) PARCEL OF LAND LOCATED IN THE WILLIAM ROBERTS SURVEY, BLOCK NO. 4, SECTION NO. 4, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 279.954 ACRE TRACT OF LAND, DESCRIBED AS TRACT TWO IN A DEED TO LINDA IRVINE STRONG (AS TO AN UNDIVIDED 50% INTEREST), ALONG WITH JON P. STRONG AND MICHAEL ALAN STRONG (AS TO AN UNDIVIDED 50% INTEREST), RECORDED JULY 26, 2019 IN DOCUMENT NO. 2019068288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING FURTHER DESCRIBED IN VOLUME 414, PAGE 626 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 1.611 ACRE (70,156 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 on the existing south right-of-way line of County Road 143 (C.R. 143), a variable width right-of-way, no record information found, for the northeast corner of a called 2.12 acre tract of land, described in a deed to Chisholm Trail Water Supply Corporation, recorded in Volume 1061, Page 852 of the Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the northwest corner of a called 124.24 acre tract of land, described in a deed to West Georgetown Development Co., recorded in Volume 947, Page 816, D.R.W.C.TX.;

THENCE S 68°57'50" W, with the existing south right-of-way line of said C.R. 143, a distance of 1,307.54 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,241,358.27, E=3,138,758.11) set 19.29 feet right of C.R. 143 Engineer's Centerline Station (E.C.S.) 116+69.69 on the existing south right-of-way line of C.R. 143, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the existing south right-of-way line of said C.R. 143, with the proposed south right-of-way line of said C.R. 143, over and across said Tract Two, the following seven (7) courses and distances numbered 1-7:

- 1) S 21°50'15" E, a distance of 48.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 116+69.69, for the southeast corner of the parcel described herein,
- 2) S 68°09'45" W, a distance of 382.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 112+87.57, for the beginning of a curve to the right,
- 3) With said curve to the right, through a central angle of 02°55'08", having a radius of 3,458.00 feet, an arc length of 176.16 feet, and a chord which bears S 69°29'37" W, a distance of 176.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 111+14.72,
- 4) S 70°57'11" W, a distance of 552.09 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S. 105+62.63, for the beginning of a curve to the left,

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 143
Limits: From: Approximately 850 feet west of Dry Berry Creek
To: Approximately 670 feet east of Dry Berry Creek

Page 2 of 6
June 28, 2024

- 5) With said curve to the left, through a central angle of $03^{\circ}31'48''$, having a radius of 3,322.00 feet, an arc length of 204.68 feet, and a chord which bears $S\ 69^{\circ}11'16''\ W$, a distance of 204.64 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S 103+53.77,
- 6) $S\ 67^{\circ}25'22''\ W$, a distance of 298.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 143 E.C.S 100+55.70, for the southwest corner of the parcel described herein, and
- 7) $N\ 22^{\circ}34'38''\ W$, a distance of 40.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 27.51 feet right of C.R. 143 E.C.S. 100+55.70 on the existing south right-of-way line of said C.R. 143, for the northwest corner of the parcel described herein;
- 8) **THENCE** $N\ 68^{\circ}57'50''\ E$, departing the proposed right-of-way line of said C.R. 143, with the existing south right-of-way line of said C.R. 143 and north line of said Tract Two, a distance of 1,612.97 feet to the **POINT OF BEGINNING**, and containing 1.611 acres (70,156 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0001378609. Units: U.S. Survey Feet.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, 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, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



 6/28/2024

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

C.R. 143 ENGINEER'S
CENTERLINE CURVE DATA
PI Sta 112+01.13
N = 10,241,201.69
E = 3,138,316.04
Δ = 02°55'12" (LT)
D = 01°41'25"
L = 172.77'
T = 86.41'
R = 3,390.00'
PC Sta 111+14.72
PT Sta 112+87.50

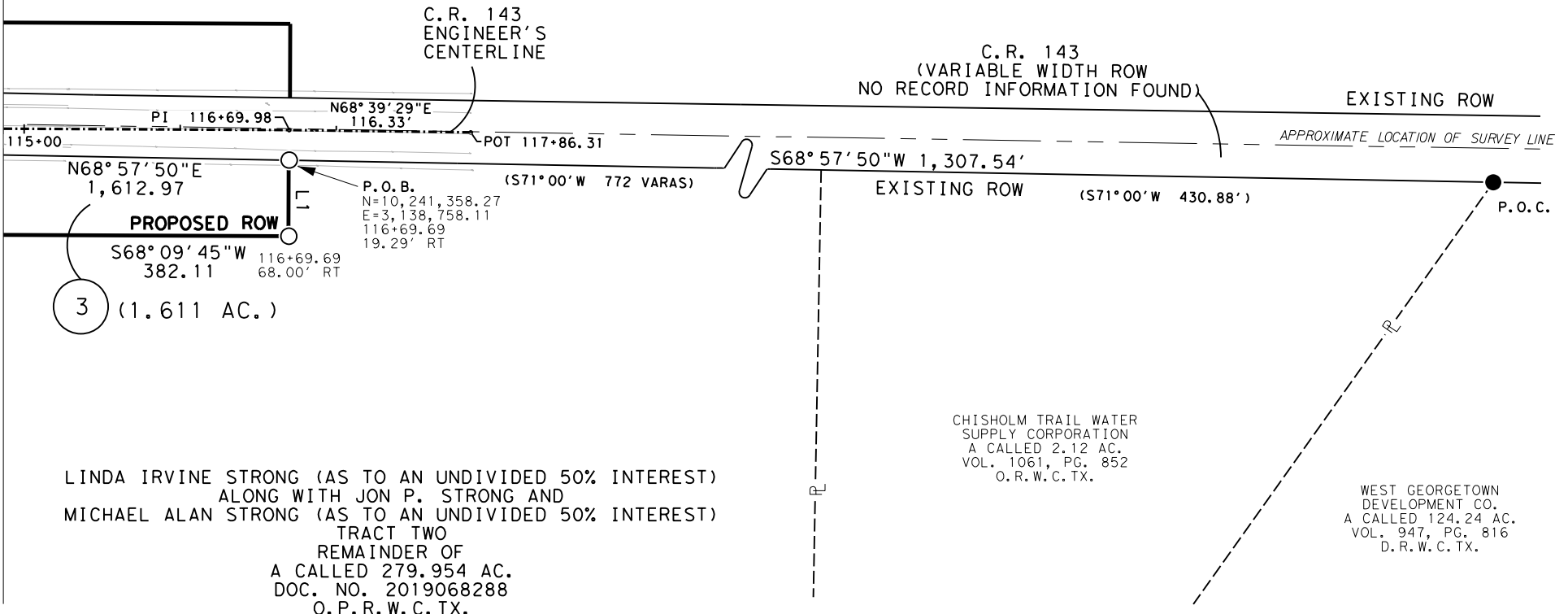
BURRELL EAVES SURVEY
BLOCK NO. 5, SECTION NO. 5
ABSTRACT NO. 216

JAMES DAVID WOLF
TRACT ONE
A CALLED 423.90 AC.
DOC. NO. 2009089202
O.P.R.W.C. TX.

LINE TABLE

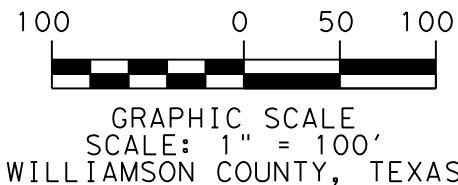
LINE NO.	BEARING	DISTANCE
L1	S21°50'15"E	48.71'

MATCH LINE 4 OF 6



LINDA IRVINE STRONG (AS TO AN UNDIVIDED 50% INTEREST)
ALONG WITH JON P. STRONG AND
MICHAEL ALAN STRONG (AS TO AN UNDIVIDED 50% INTEREST)
TRACT TWO
REMAINDER OF
A CALLED 279.954 AC.
DOC. NO. 2019068288
O.P.R.W.C. TX.

FURTHER DESCRIBED IN
VOL. 414, PG. 626
D.R.W.C. TX.



EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC.	RIGHT
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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
LINDA IRVINE STRONG ALONG WITH
JON P. STRONG AND
MICHAEL ALAN STRONG
PARCEL 3
1.611 AC. (70,156 SQ. FT.)

PAGE 3 OF 6
REF. FIELD NOTE NO. 49379

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3_CR 143_R2_Surface_1.dgn

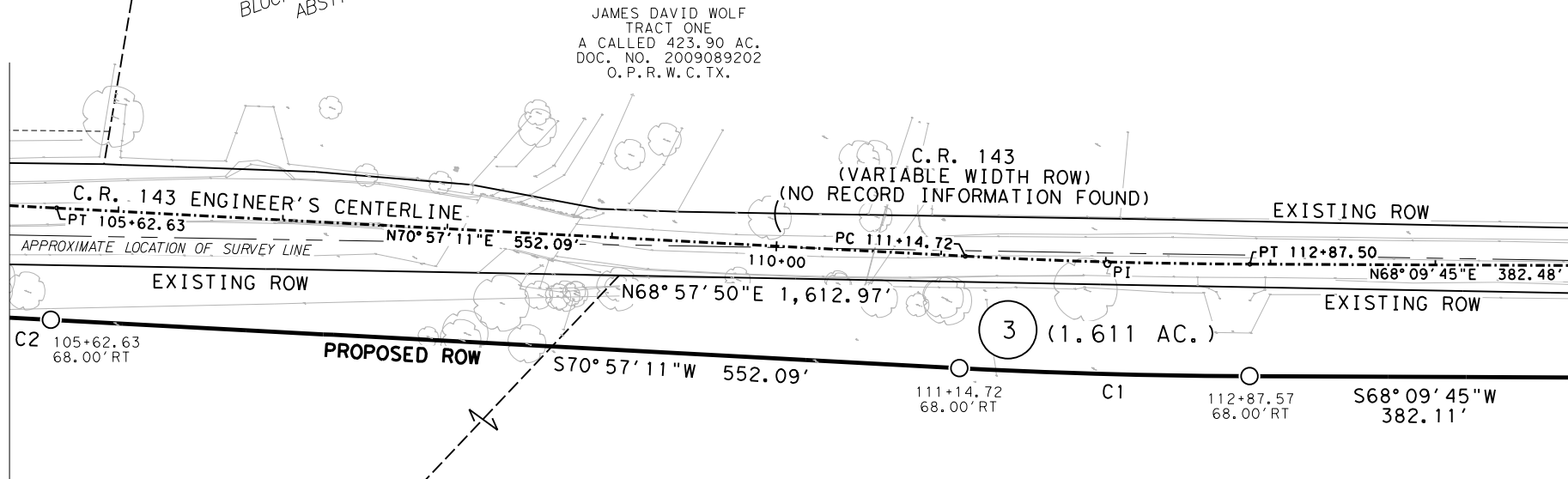
EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 55' 08" RT	3,458.00	176.16'	176.14'	S69° 29' 37" W
C2	03° 31' 48" LT	3,322.00	204.68'	204.64'	S69° 11' 16" W

JAMES DAVID WOLF
TRACT ONE
A CALLED 423.90 AC.
DOC. NO. 2009089202
O. P. R. W. C. TX.

MATCH LINE 5 OF 6



MATCH LINE 3 OF 6

C.R. 143 ENGINEER'S
CENTERLINE CURVE DATA
PI Sta 104+58.23
N = 10,240,959.23
E = 3,137,613.76
Δ = 03° 31' 48" (RT)
D = 01° 41' 25"
L = 208.87'
T = 104.47'
R = 3,390.00'
PC Sta 103+53.77
PT Sta 105+62.63

LINDA IRVINE STRONG (AS TO AN UNDIVIDED 50% INTEREST)
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L = 172.77'
T = 86.41'
R = 3,390.00'
PC Sta 111+14.72
PT Sta 112+87.50

WILLIAM ROBERTS SURVEY
BLOCK NO. 4, SECTION NO. 4
ABSTRACT NO. 524



100 0 50 100
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3_CR 143_R2_Surface_2.dgn

EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC.	RIGHT
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HAN TRAN AND SPOUSE,
NINA HUYNH
TRACT 3, 4, AND 5
DOC. NO. 2019032406
O.P.R.W.C. TX.

SUNSET RANCHETTES SUBDIVISION
LOTS 14, 15, AND 16
DOC. NO. 9300006
CAB. K, SLIDE 138
P.R.W.C. TX.

HAN TRAN AND SPOUSE,
NINA HUYNH
TRACT 3, 4, AND 5
DOC. NO. 2019032406
O.P.R.W.C. TX.

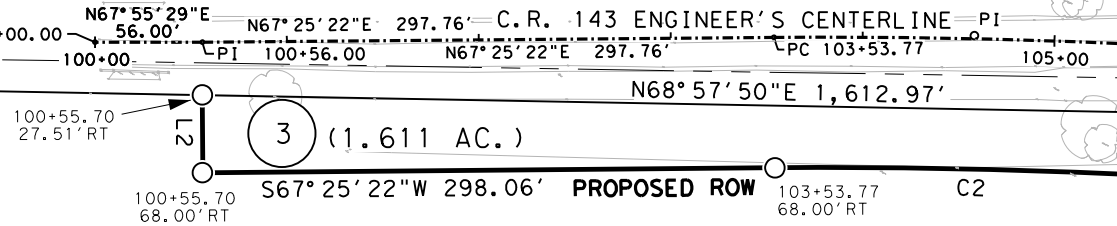
SUNSET RANCHETTES SUBDIVISION
LOTS 14, 15, AND 16
DOC. NO. 9300006
CAB. K, SLIDE 138
P.R.W.C. TX.

C.R. 143
(VARIABLE WIDTH ROW)

EXISTING ROW (NO RECORD INFORMATION FOUND)

APPROXIMATE LOCATION OF SURVEY LINE

EXISTING ROW



LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N22° 34' 38" W	40.49'

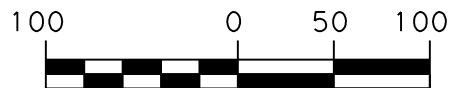
CURVE TABLE

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MATCH LINE 4 OF 6



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3_CR 143_R2_Surface_1.dgn

EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC. RIGHT
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PARCEL 3
1.611 AC. (70,156 SQ. FT.)

PAGE 5 OF 6
REF. FIELD NOTE NO. 49379

LEGEND

EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◻ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ 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
- 1 --- DEED LINE (COMMON OWNERSHIP)
- EASEMENT LINE

NOTES:

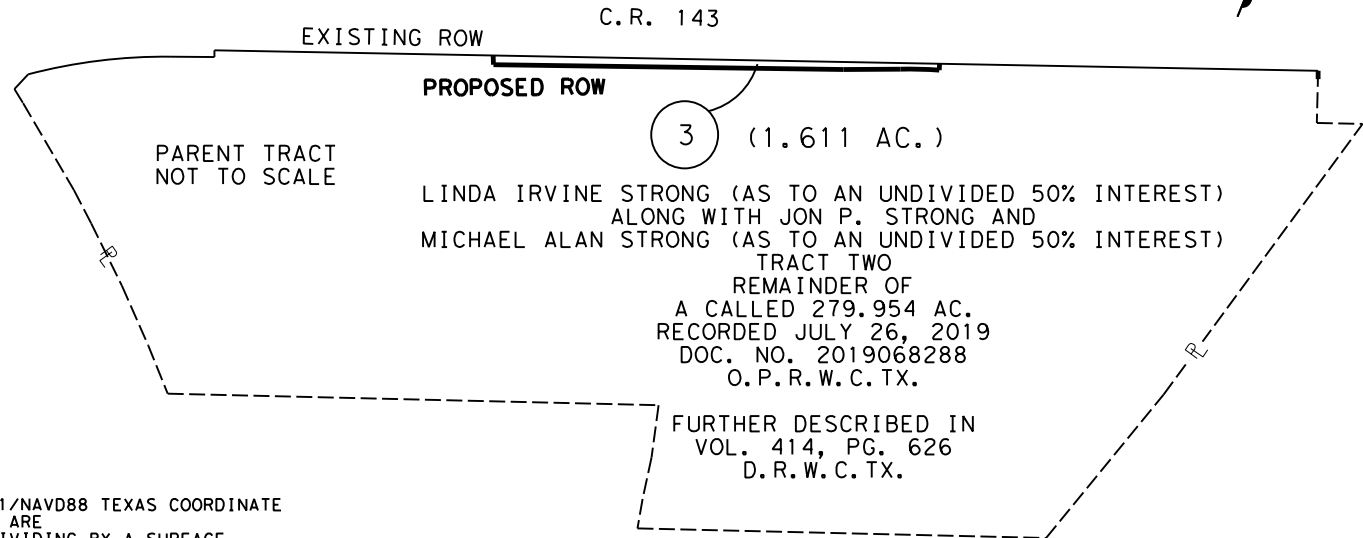
- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001378609. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - C.R. 143 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM WILLIAMSON COUNTY ROAD AND BRIDGE. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2022.
 - 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.

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

6/28/2024

DATE



FILE: \\saminc\AUS\PROJECTS\1019052774A\100\Survey\03Exhibits\P-3\P-3_CR 143_R2_Surface_1.dgn

EXISTING	*275.908 AC.	ACQUIRE	1.611 AC.	REMAINING	274.297 AC.	RIGHT
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PAGE 6 OF 6
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