

CAUSE NO. 24-1519-CC5

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
<b>Condemnor</b>	§	
	§	
V.	§	AT LAW NO. FIVE
	§	
ELSA MOORE A/K/A ELSA JOANNE	§	
LUTZ MOORE	§	
<b>Condemnee</b>	§	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 in and across to approximately 5.012 acre (Parcel 205-2) 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, and additional rights or encumbrances as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about October 9, 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 Hero Way 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 **ELSA**

**MOORE aka ELSA JOANNE LUTZ MOORE**(“CONDEMNEE”), that Condemnee shall recover from Condemnor the total sum of **FOUR MILLION THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED TWENTY-FIVE AND 00/100 DOLLARS (\$4,387,625.00)**. Pursuant to the provisions of a Possession and Use Agreement, which was recorded in the Official Records of Williamson County as Document No. 2024048843 Condemnor has previously paid to Condemnee the sum of **THREE MILLION FOUR HUNDRED FIFTY-FIVE THOUSAND SIX HUNDRED TWENTY-THREE and 0/100 DOLLARS (\$3,455,623.00)** On December 18, 2024 an Award of Special Commissioners was filed with the court in the amount of **FOUR MILLION ONE HUNDRED TWENTY-FIVE THOUSAND SIX HUNDRED EIGHTEEN and 0/100 DOLLARS (\$4,125,618.00)** and the parties agree that the additional sum of **TWO HUNDRED SIXTY-TWO THOUSAND AND SEVEN and 0/100 DOLLARS (\$262,007.00)** has **NOT** been deposited with the court pursuant to the written Award of Special Commissioners, thus leaving a total balance due of **NINE HUNDRED THIRTY-TWO THOUSAND AND TWO 00/100 DOLLARS (\$932,002.00)**, and the remaining balance to be paid by check or warrant to **ELSA MOORE aka ELSA JOANNE LUTZ MOORE c/o MARRS ELLIS & HODGE LLP., 809 West 12<sup>th</sup> Street, Austin, Texas 78701** within (45) days of court approval to avoid paying interest. If the remaining balance is not paid within (45) days of court approval 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 May 2025.

\_\_\_\_\_  
Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Erik Cardinell  
Erik Cardinell  
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Attorneys for Condemnor

WILLIAMSON COUNTY

\_\_\_\_\_  
Steven Snell  
County Judge

AGREED AS TO SUBSTANCE AND FORM:

/s/ Justin Hodge (with permission 5.7.25)

Justin Hodge

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Houston, Texas 77024

713.609.9503

Attorneys for Condemnee

**EXHIBIT "A"**

**County:** Williamson  
**Parcel:** 205 Part 2  
**Highway:** FM 2243

**METES & BOUNDS DESCRIPTION FOR PARCEL 205 PART 2**

METES & BOUNDS DESCRIPTION FOR A 5.012 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THE REMAINDER OF LOT 2 OF HIGHMEADOW ESTATES PHASE ONE, A SUBDIVISION AS RECORDED IN CABINET K, SLIDES 297-299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 2 AS CONVEYED TO ELSA MOORE BY AFFIDAVIT OF HEIRSHIP RECORDED IN DOCUMENT NUMBER 2019121574 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2643, PAGE 185 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.012 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 1/2-inch iron rod found on the north right-of-way line of Creekview Circle (60 feet wide) as dedicated by said plat of HIGHMEADOW ESTATES PHASE ONE, at the southeast corner of the above described Lot 2, and at the southwest corner of Lot 3 of said HIGHMEADOW ESTATES PHASE ONE, at the beginning of a non-tangent curve to the left, for the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rod found at the southeast corner of said Lot 3, and at the most westerly corner of Lot 4 of said HIGHMEADOW ESTATES PHASE ONE, bears along a curve to the right, an arc distance of 62.31 feet, having a radius of 60.00 feet, a central angle of 59°30'13" and a chord which bears S 83°19'32" E a distance of 59.55 feet;

THENCE, with the north right-of-way line of said Creekview Circle and the south line of said Lot 2, the following three (3) courses:

- 1) Along said curve to the left, an arc distance of 49.61 feet, having a radius of 60.00 feet, a central angle of 47°22'34" and a chord which bears S 43°14'04" W a distance of 48.21 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the right;
- 2) Along said curve to the right, an arc distance of 21.59 feet, having a radius of 25.00 feet, a central angle of 49°28'12" and a chord which bears S 44°26'17" W a distance of 20.92 feet to a 1/2-inch iron rod found for an angle point; and

- 3) S 69°14'25" W a distance of 395.22 feet to a calculated point at the intersection with the east right-of-way line of Ronald W Reagan Boulevard (width varies) as dedicated by Document Numbers 2003082332, 2003062377 and 2003114403, all of the Official Public Records of Williamson County, Texas, at the southeast corner of a called 0.022 acre tract of land described as Parcel 25B as dedicated for right-of-way purposes in said Document Number 2003062377 of the Official Public Records of Williamson County, Texas, at the most southerly southwest corner of the remainder of said Lot 2, for the most southerly southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of the remainder of said Lot 2, N 21°13'30" W a distance of 10.31 feet to a 1/2-inch iron rod with cap stamped "DIAMOND SURVEYING" found at an interior corner of the remainder of said Lot 2, for an interior corner of the herein described tract;

THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of the remainder of said Lot 2, N 65°54'44" W a distance of 70.30 feet to a MAG nail found at the most westerly southwest corner of the remainder of said Lot 2, and at the northwest corner of a called 0.016 acre tract of land described as Parcel 25A as dedicated for right-of-way purposes in said Document Number 2003062377 of the Official Public Records of Williamson County, Texas, for the most westerly southwest corner of the herein described tract;

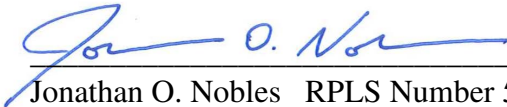
THENCE, continuing with the east right-of-way line of said Ronald W Reagan Boulevard and the west line of said Lot 2, N 20°46'42" W a distance of 312.14 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 2, and at the southwest corner of Lot 1 of said HIGMEADOW ESTATES PHASE ONE, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found on the east right-of-way line of said Ronald W Reagan Boulevard, at the northwest corner of the above described Lot 1, and at the southwest corner of a called 4.007 acre tract of land as conveyed to Sairam Ventures LLC by General Warranty Deed with Vendor's Lien recorded in Document Number 2019092211 of the Official Public Records of Williamson County, Texas, bears N 20°49'05" W a distance of 297.62 feet;

THENCE, departing the east right-of-way line of said Ronald W Reagan Boulevard, with the north line of said Lot 2 and the south line of said Lot 1, N 68°38'57" E a distance of 686.11 feet to a 1/2-inch iron rod found on the west line of said Lot 3, at the northeast corner of said Lot 2, and at the southeast corner of said Lot 1, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1, and at the northwest corner of said Lot 3, bears N 06°18'54" E a distance of 329.07 feet;

THENCE, with the east line of said Lot 2 and the west line of said Lot 3, S 06°18'54" W a distance of 392.17 feet to the **POINT OF BEGINNING** and containing 5.012 acres (218,339 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.

  
Jonathan O. Nobles RPLS Number 5777

BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Telephone: 512-879-0400  
TBPELS Licensed Surveying Firm Number 10106502



09/14/2023

Date

Client: Williamson County  
Date: September 14, 2023  
Project Number: 7473-00

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ELSA MOORE  
LOT 1  
DOC. NO. 2019121574 O.P.R.W.C.  
AND VOL. 2605, PG. 550 O.R.W.C.

3007131, 1-23-231

HIGHMEADOW ESTATES  
PHASE ONE  
SLIDES  
CAB. K, P.R.N.C.  
297-299

## PARCEL 205 PART 2

5.012 ACRES  
218,339 SQUARE FEET

ALL OF THE REMAINDER OF LOT 2 OF  
HIGHMEADOW ESTATES PHASE ONE  
ELSA MOORE  
VOL. 2643, PG. 185 O.R.W.C. AND  
DOC. NO. 2019121574 O.P.R.W.C.

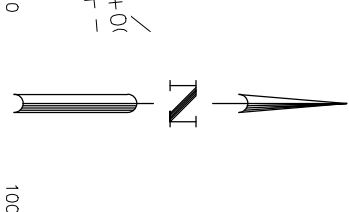
ELSA MOORE  
LOT 2  
VOL. 2643, PG. 185 O.R.W.C. AND  
DOC. NO. 2019121574 O.P.R.W.C.

EXISTING R.O.W.  
CREEKVIEW CIRCLE  
60' R.O.W. P.R.W.C.  
SLIDES 297-299

RONALD W REAGAN  
BOULEVARD  
R.O.W. VARIES  
DOCUMENT NOS. 2003082332  
O.P.R.W.C. 2003082377  
& 2019092213

UNITED BEAR CREEK  
STORAGE, L.P.  
(LOT 6 S&E 0.040 & 0.023  
ACRE R.O.W. DEDICATIONS)  
DOC. NO. 2006104854  
O.P.R.W.C.

PROPOSED R.O.W.  
GATE



**BGE, Inc.**  
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**PARCEL PLAT SHOWING**  
**PARCEL 205 PART 2**

**5.012 ACRES**

**FM 2243**

**WILLAMSON COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
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LEGEND

B.F.	BOARD FENCE
B.L.	BUILDING LINE
B.W.F.	BARBED WIRE FENCE
C.O.	CLEAN OUT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
E.C.R.	ELECTRIC CONDUIT RISER
ELEC.	ELECTRIC
E.M.	ELECTRIC METER
ESMT.	EASEMENT
F.O.M.	FIBER OPTIC MARKER
G.P.	GATE POST
H.W.F.	HOG WIRE FENCE
M.H.	MANHOLE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
P.G.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
S.N.S.	STREET NAME SIGN
S.R.W.	STONE RETAINING WALL
S.S.	STOP SIGN
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
VOL.	VOLUME
W.B.O.V.	WATER BLOW-OFF VALVE
W.F.	WATER FAUCET
W.M.	WATER METER
W.V.	WATER VALVE
W.W.	WATER WELL
( )	RECORD INFO FOR CAB. K, SLIDES 297-299 P.R.W.C.
[ ]	RECORD INFO FOR DOC. NOS. 2003082332, 2003062377 & 2019092213 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
▲	FOUND MAG NAIL
○	FOUND 1" IRON PIPE
△	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
x	CALCULATED POINT
—x—	WIRE FENCE
—○—	METAL FENCE
—DHT—	OVERHEAD TELEPHONE
—DHP—	OVERHEAD POWER
—//—	EDGE OF ASPHALT
[10.3]	SCHEDULE B ITEM

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 21°13'30" W	10.31'
L2	N 65°54'44" W	70.30'
L3	N 20°49'05" W	297.62'
L4	N 06°18'54" E	329.07'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
[L1]	[N 21°13'30" W]	[10.46']
[L2]	[N 66°12'02" W]	[70.32']
[L3]	[N 18°56'54" W]	[297.80']
[L4]	[N 08°07'25" W]	[329.67']

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.31'	60.00'	59°30'13"	S 83°19'32" E	59.55'
C2	49.61'	60.00'	47°22'34"	S 43°14'04" W	48.21'
C3	21.59'	25.00'	49°28'12"	S 44°26'17" W	20.92'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C1)	(62.41')	(60.00')	(59°36'07")	(S 81°26'03.2" E)	(59.64')
(C2)	(49.63')	(60.00')	(47°23'34")	(S 45°04'06" W)	(48.23')
(C3)	(21.68')	(25.00')	(49°40'47")	(S 46°12'43" W)	(21.00')



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TBP L.S. Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING

PARCEL 205 PART 2

5.012 ACRES

FM 2243

WILLIAMSON COUNTY, TEXAS

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GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-172232, DATED EFFECTIVE MAY 19, 2023 AND ISSUED ON MAY 25, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET K, SLIDES 297-299, PLAT RECORDS, VOLUME 2378, PAGE 823, OFFICIAL RECORDS AND DOCUMENT NO(S) 2015081209 AND 2016021909, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT; VOLUME 703, PAGE 200, VOLUME 709, PAGE 702, VOLUME 714, PATE 690, DEED RECORDS, DO NOT AFFECT THE SUBJECT TRACT.
- 10.2 A 10 FOOT WIDE EASEMENT OF UNDETERMINED USE RESERVED ALONG EACH SIDE OF ALL REAR LOT LINES, AS STATED ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 A 7 FOOT WIDE EASEMENT OF UNDETERMINED USE RESERVED ALONG EACH SIDE OF ALL SIDE LOT LINES, AS STATED ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.4 A 30 FOOT PUBLIC UTILITY EASEMENT RESERVED ALONG THE WESTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.5 A 15 FOOT ROAD WIDENING EASEMENT RESERVED ALONG THE WESTERLY PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.6 BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET K, SLIDE 297 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.7 A PRIVATE ROADWAY EASEMENT GRANTED TO OWNER OF SUBJECT PROPERTY AS DESCRIBED IN VOLUME 703, PAGE 206, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

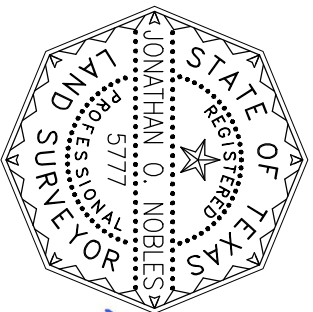
- 10.8 AN UNDERGROUND TELECOMMUNICATIONS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 570, PAGE 702, DEED RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

- 10.9 A PUBLIC UTILITY EASEMENT GRANTED TO WILLAMSON COUNTY, TEXAS, AS DESCRIBED IN DOCUMENT NO. 2003114402, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

- 10.11 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2003062377 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

- 10.12 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-042-00 OF RECORD IN DOCUMENT NO. 2017011287, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. The property has access to a public roadway and there are no visible encroachments, except as shown hereon.



JONATHAN O. NOBLES RPLS NO. 5777  
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