

CAUSE NO. 23-2039-CC2

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. TWO
	§	
SUNNY SPRING RANCH, LLC, A TEXAS	§	
LIMITED LIABILITY COMPANY, AND	§	
PROSPERITY BANK	§	
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 1.061 acres (Parcel 6A) 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 December 21, 2023; 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 255 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 **SUNNY SPRING RANCH, LLC**,

A TEXAS LIMITED LIABILITY COMPANY (“CONDEMNEE”), that Condemnee shall recover from Condemnor the total sum of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)**. On April 10, 2024, an Award of Special Commissioners was filed with the court in the amount of **TWO HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED SIXTY and 0/100 DOLLARS (\$246,560.00)** and the parties agree that the additional sum of **TWO HUNDRED THREE THOUSAND FOUR HUNDRED FORTY and 00/100 DOLLARS (\$203,440.00)** has NOT been deposited with the court pursuant to the written Award of Special Commissioners, thus leaving a total balance due of **TWO HUNDRED THREE THOUSAND FOUR HUNDRED FORTY and 00/100 DOLLARS (\$203,440.00)**, and the remaining balance to be paid by check or warrant to **Barron, Adler, Clough & Oddo, PLLC, as Trustees for Sunny Spring Ranch, LLC, a Texas limited liability company** 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 May, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Adam H. Hill

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Attorneys for Condemnee

Sunny Spring Ranch, LLC, a Texas limited liability company

WILLIAMSON COUNTY, TEXAS

County Judge

EXHIBIT "A"



P. O. Box 324
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T.B.P.L.S. Firm No. 10103800

**1.061 ACRE RIGHT-OF-WAY PARCEL NO. 06A
SUNNY SPRING RANCH LLC,
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.061 ACRES (APPROXIMATELY 46,216 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 55.78 ACRE TRACT OF LAND CONVEYED TO SUNNY SPRING RANCH LLC, FILED OF RECORD IN DOCUMENT NUMBER 2022020342, DATED FEBRUARY 16, 2022, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.061 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract, the Northeast corner of said called 55.78 acre tract and the Southeast corner of that certain called 271.725 acre tract of land as described in the deed conveyed to Fred R. Kaufman and Alice L. Kaufman in Volume 2319, Page 884, Official Public Records, Williamson County, Texas, a ½ inch iron rod found in the West right of way line of County Road 255 (variable width right-of-way);

THENCE South 06°32'22" East with the East line of said called 55.78 acre tract and the West right-of-way line of said County Road 255 a distance of 263.36 feet to a ½ inch iron rod found at an angle point;

THENCE South 20°21'40" East with the East line of said called 55.78 acre tract and the West right-of-way line of said County Road 255 a distance of 92.53 feet to a ½ inch iron rod found at an angle point;

THENCE South 21°40'54" East with the East line of said called 55.78 acre tract, and the West right-of-way line of said County Road 255 a distance of 428.70 feet to the Southeast corner of the herein described tract, the Southeast corner of said called 55.78 acre tract, and the Northeast corner of that certain called 3.25 acre tract of land as described in the deed to Steve R. and Jill Kaufman, filed of record in Document

Number 199847657, Official Public Records, Williamson County, Texas a ½ inch iron rod found in the West line of said County Road 255;

THENCE South 77°54'00" West with the South line of said called 55.78 acre tract and the North line of said called 3.25 acre Kaufman tract a distance of 15.19 feet to the Southwest corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY", from which a ½ inch iron rod found at the most northerly northwest corner of said Kaufman tract bears South 77°54'00" West a distance of 142.57 feet;

THENCE in a northwesterly direction across said called 3.25 acre tract and said called 55.78 acre Kaufman tracts the following calls:

- 1) with a curve to the right an arc length of 323.92 feet, (having a radius of 4,748.00 feet, a chord bearing of North 19°04'12" West, a chord length of 323.85 feet, a delta angle of 03°54'32") to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for an interior corner of the herein described tract;
- 2) South 69°57'56" West a distance of 74.12 feet a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;
- 3) North 20°02'04" West a distance of 80.00 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;
- 4) South 69°57'56" West a distance of 25.00 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;
- 5) North 52°43'47" West a distance of 27.04 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;
- 6) North 26°13'11" West a distance of 137.65 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;
- 7) North 05°43'31" West a distance of 134.65 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;
- 8) North 68°57'58" East a distance of 129.02 feet to a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" for a corner of the herein described tract;

9) with a curve to the right an arc length of 79.24 feet, (having a radius of 4,748.00 feet, a chord bearing of North 12°07'26" West, a chord length of 79.23 feet, a delta angle of 00°57'22") to the Northwest corner of the herein described tract, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" in the North line of said called 55.78 acre Kaufman tract and the South line of said called 271.725 acre Kaufman tract from which a 1/2 inch iron rod found at the Northwest corner of said Sunny Springs Ranch tract bears South 68°07'33" West a distance of 2191.79 feet;

THENCE N 68°07'33" E with the North line of said called 55.78 acre tract and the South line of said called 271.725 acre Kaufman tract a distance of 13.58 feet to the **POINT OF BEGINNING**, having an area of 1.061 acres more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 075054-02-PARCEL 06A.


Charles G. Walker Date: October 27, 2023
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800
075054-02-PARCEL-06A-20221109



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.061 ACRES (APPROXIMATELY 46,216 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 55.78 ACRE TRACT OF LAND CONVEYED TO SUNNY SPRINGS RANCH, IN A DEED DATED FEBRUARY 16, 2022 RECORDED IN DOCUMENT NUMBER 2022020342 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

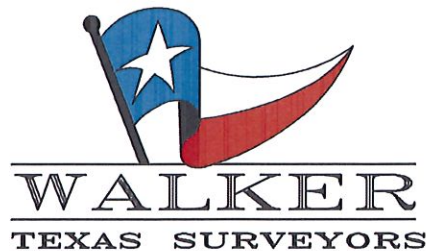
Only those easements and that information listed in Title Commitment File No. GT2301696 issued by Texan Title Insurance Company on April 17, 2023, 8:00am, with an effective date of April 10, 2023, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

10.0

c. Easement dated April 27, 1984, by Mrs. Wilma Farris to Chisholm Trail Water Supply Corporation, recorded in Volume 1020, Page 141, Official Records, Williamson County, Texas and transferred to Chisholm Trail Special Utility District by instrument dated July 16, 1992 and recorded in Volume 2168, Page 44, Official Records, Williamson County, Texas. (Does Not Affect).

LEGEND

○	SET 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
Δ	CALCULATED POINT
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION



PT# 2076
N:10,246,169.26
E:3,075,100.07

PT# 2077
N:10,246,091.80
E:3,075,116.71

PT# 2078
N:10,246,045.49
E:3,074,996.29

PT# 2079
N:10,245,911.51
E:3,075,009.72

PT# 2080
N:10,245,788.03
E:3,075,070.53

PT# 2081
N:10,245,771.66
E:3,075,092.05

PT# 2082
N:10,245,780.22
E:3,075,115.54

PT# 2083
N:10,245,705.06
E:3,075,142.94

PT# 2084
N:10,245,730.46
E:3,075,212.58

PT# 2084
N:10,245,730.46
E:3,075,212.58

PT# 2109
N:10,245,424.38
E:3,075,318.39

Rad. PT# 9999
N:10,247,127.79
E:3,079,750.31



SCALE 1"=200'

Fred R. Kaufman and Alice L. Kaufman
Called 271.725 Acres
Volume 2319, Page 884, O.R.W.C.

PARCEL 06A
1.061 ACRES
46,216 SQ. FT.

Significant Improvements
Shown within Parcel

Sunny Springs Ranch
Called 55.78 Acres
Doc. No.: 2022020342
O.P.R.W.C.

- LEGEND
- Utility Box
 - Water Meter
 - OHE-Power Pole
 - Overhead Electric
 - Mail Box

LINE	BEARING	DISTANCE
L1	N 68°07'33" E	13.59'
L2	S 06°32'34" E	263.51'
L3	S 20°21'40" E	92.53'
L4	S 21°40'54" E	428.70'
L5	S 77°54'00" W	15.19'
L6	S 69°57'56" W	74.12'
L7	N 20°02'04" W	80.00'
L8	S 69°57'56" W	25.00'
L9	N 52°43'47" W	27.04'
L10	N 26°13'11" W	137.65'
L11	N 05°43'30" W	134.65'
L12	N 68°57'58" E	129.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4748.00'	79.24'	79.23'	N 12°07'30" W	0°57'292"
C2	4748.00'	323.92'	323.85'	N 19°04'12" W	3°54'32"

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEO DETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.



CHARLES G. WALKER, TX. RPLS # 5283.

WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: OCTOBER 27, 2023
DRAWING NO.: 0750504-02-PARCEL 06A
PROJECT NO.: 0750504-02
DRAWN BY: MLH
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