

CAUSE NO. 23-2040-CC3

WILLIAMSON COUNTY, TEXAS

Condemnor

V.

BENJAMIN KYLE PERRY AND
WELLS FARGO HOME MORTGAGE

Condemnees

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§

IN THE COUNTY COURT

AT LAW NO. THREE

WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

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 0.604 acres of land in Williamson County, Texas (Parcel 25), 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 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 **BENJAMIN KYLE PERRY** ("CONDEMNEE"), that Condemnee shall recover from Condemnor the total sum of **TWO**

HUNDRED SEVENTY-SEVEN THOUSAND FIVE HUUNDRED AND NO/100 DOLLARS (\$277,500.00).

On April 23, 2024, an Award of Special Commissioners was filed with the court in the amount of **TWO HUNDRED ONE THOUSAND FOUR HUNDRED SEVENTY and No/100 (\$201,470.00)** and the parties agree that the additional sum of **SEVENTY-SIX THOUSAND THIRTY and No/100 Dollars (\$76,030.00)** has **NOT** been deposited with the court pursuant to the written Award of Special Commissioners, thus leaving a total balance due of **SEVENTY-SIX THOUSAND THIRTY and No/100 Dollars (\$76,030.00)**, and the remaining balance to be paid by check or warranty to Brady & Hamilton, LLP, as Trustees for Benjamin Kyle Perry within sixty (60) days of final entry and execution of this Agreed Final Judgment to avoid paying interest. If the remaining balance is not paid within sixty (60) days of final execution and entry of this Agreed Final Judgment, then the post-judgment 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 July, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Adam H. Hill

Adam H. Hill

State Bar No. 24115847

adam@scrrlaw.com

Erik Cardinell

State Bar No. 00796304

erik@scrrlaw.com

(512) 255-8877

(512) 255-8986 (fax)

Sheets & Crossfield, P.L.L.C.

309 East Main Street

Round Rock, Texas 78664

Attorneys for Condemnor

AGREED AS TO SUBSTANCE AND FORM:

BRADY & HAMILTON, LLP

/s/ Alex Smith

Brent Hamilton

State Bar No. 00796696

brent@bhlawgroup.com

James Alexander N. Smith

State Bar No. 24098442

alex@bhlawgroup.com

805 E. 32nd Street, Suite 200

Austin, Texas 78705 -2529

Telephone: (512) 474-9875

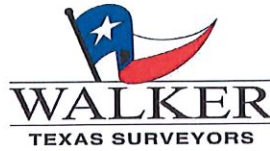
Facsimile: (512) 474-9894

Attorneys for Condemnee

Benjamin Kyle Perry

WILLIAMSON COUNTY:

County Judge



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**0.604 ACRE RIGHT-OF-WAY PARCEL NO. 25
BENJAMIN AND NICOLE PERRY
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.604 ACRES (APPROXIMATELY 26,295 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 9.878 ACRE TRACT OF LAND CONVEYED TO BENJAMIN K. AND NICOLE L. PERRY, IN A DEED DATED FEBRUARY 15, 2000 AND RECORDED IN DOCUMENT NO. 2000009193 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.604 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract, a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the East line of said Perry tract and the West line of said County Road 255 (variable width right-of-way) from which the Northeast corner of said Perry tract, a 1/2 inch pipe found in the West right of line bears North 20°23'28" West a distance of 40.88 feet;

THENCE South 20°23'28" East with the East line of said Perry tract and the West right-of-way line of said County Road 255 a distance of 235.02 feet to the Southeast 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 1/2 inch iron rod found at the Southeast corner said called 9.878 acre tract bears South 20°23'28" East a distance of 104.21 feet;

THENCE South 68°46'30" West across said Perry tract a distance of 113.27 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";

THENCE North 19°43'13" West across said Perry tract a distance of 235.08 feet 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";

THENCE North 68°46'30" East across said Perry tract a distance of 110.52 feet to the **POINT OF BEGINNING**, containing 0.604 acres of land 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 25 .


Charles G. Walker Date: October 17, 2023
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.604 ACRES (APPROXIMATELY 26,295 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.878 ACRE TRACT OF LAND CONVEYED TO BENJAMIN K. AND NICOLE L. PERRY IN A WARRANTY DEED DATED FEBRUARY 15, 2000 AND RECORDED IN DOCUMENT NO. 2000009193 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301762 issued by Texan Title Insurance Company on May 25, 2023, 8:00am, with an effective date of May 22, 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.

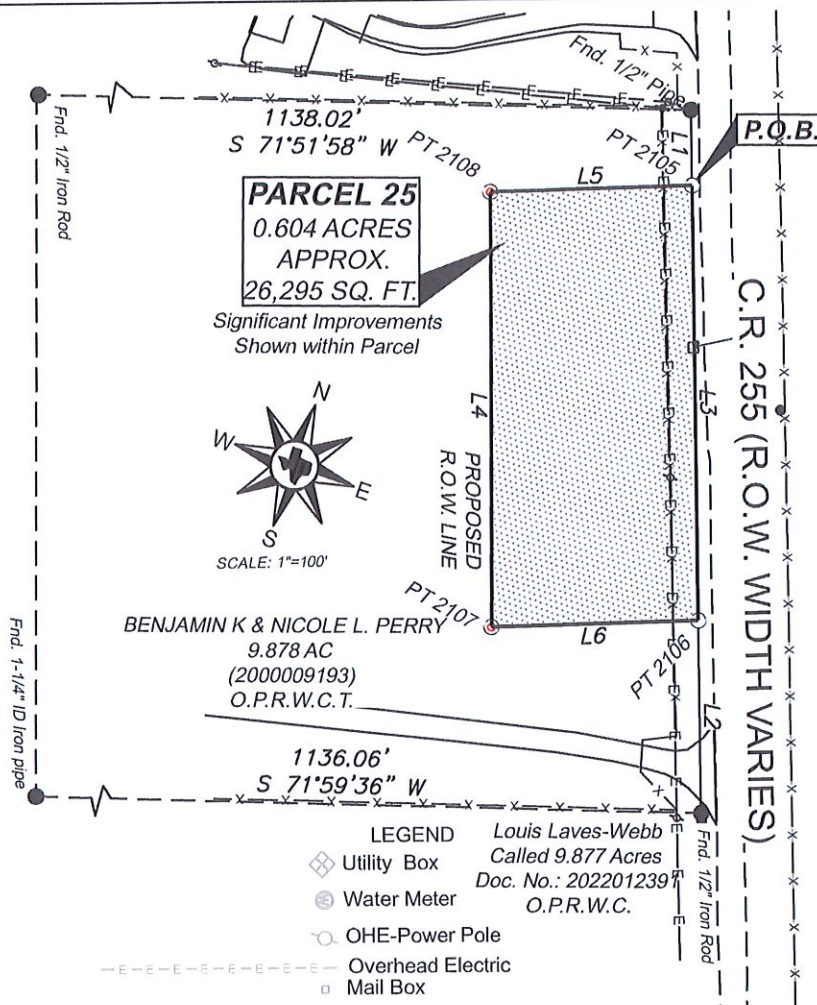
10b. Easement dated June 15, 1973, to Pedernales Electric Cooperative, Inc., recorded in Volume 571, Page 510, Deed Records, Williamson County, Texas. (Does Effect this tract)

c. Easement dated September 8, 1983, to Chisholm Trail Water Supply Corporation, recorded in Volume 939, Page 189, Deed Records, Williamson County, Texas. (Does NOT Effect)

LEGEND

- 5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- M-H-S 1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
- P.R.W.C.T. PLAT RECORDS WILLIAMSON CO., TX.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON CO., TX.
- () RECORD INFORMATION





PT# 2105
N:10,241,439.90
E:3,076,777.52

PT# 2106
N:10,241,219.60
E:3,076,859.41

PT# 2107
N:10,241,178.60
E:3,076,753.83

PT# 2108
N:10,241,399.89
E:3,076,674.50

LOT 3, BLOCK A
NORTH VISTA RANCH, PHASE 1 FINAL PLAT
1.018 ACRES (2020065726) O.P.R.W.C.T.

LOT 2, BLOCK A
NORTH VISTA RANCH, PHASE 1
FINAL PLAT
(2020065726) O.P.R.W.C.T.

LOT 1, BLOCK A
NORTH VISTA RANCH, PHASE 1

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 GEODETIC 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 17, 2023
DRAWING NO.: 0750504-02-PARCEL 25
PROJECT NO.: 0750504
DRAWN BY: MLH
PAGE 4 OF 4



LINE	BEARING	DISTANCE
L1	N 20°23'28" W	40.88'
L2	S 20°23'28" E	104.21'
L3	S 20°23'28" E	235.02'
L4	N 19°43'13" W	235.08'
L5	N 68°46'30" E	110.52'
L6	S 68°46'30" W	113.27'