

Corridor H—Parcel 4

CAUSE NO. 21-0231-CC2

|                               |   |                          |
|-------------------------------|---|--------------------------|
| WILLIAMSON COUNTY, TEXAS      | § | IN THE COUNTY COURT      |
| <b>Condemnor</b>              | § |                          |
|                               | § |                          |
| V.                            | § | AT LAW NO. TWO           |
|                               | § |                          |
| BUSTLE INVESTMENT GROUP, LLC, | § |                          |
| Et. Al.                       | § |                          |
| <b>Condemnee</b>              | § | WILLIAMSON COUNTY, TEXAS |

**AGREED FINAL JUDGEMENT**

The parties have agreed to compromise and settle the issues in this lawsuit and request entry of this Agreed Final Judgement by the Court. It appears to the Court that it has jurisdiction of this matter, and that the parties have agreed to all provisions contained within this Agreed Final Judgement and desire to resolve this lawsuit upon the terms as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 0.366 acres 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 as further described in Plaintiff’s Original Petition, filed among the papers of this cause on or about February 4, 2021, and any subsequent live pleading amendments thereto; excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, be vested in **WILLIAMSON COUNTY, TEXAS**, and its assigns for the purpose of constructing, reconstructing, realigning, replacing, relocating, installing, widening, building, renewing, upgrading, removing, inspecting, cleaning, changing, modifying, operating and/or maintaining improvements to the Corridor H roadway project and all related

drainage, utilities and appurtenances, driveway access reconnections, and performing associated public uses and purposes (“Project”).

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 the Property to be acquired and damages (if any) to any remaining property of Bustle Investment Group, LLC (hereinafter “Condemnee”), that Condemnee shall recover from Condemnor the total sum of **TWO HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED FIFTY-THREE and NO/100 (\$265,553.00)** of which total amount the parties agree:

1. ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED TWENTY-SIX and 80/100 Dollar (\$132,526.80) has previously been paid to Condemnees pursuant to the terms of that certain Possession and Use Agreement recorded as Document No. 2021074856, in the Official records of Travis County, Texas (“PUA”), which amount shall be credited towards the total compensation; and
2. FORTY-FIVE THOUSAND ONE HUNDRED TWENTY-SEVEN and 20/100 Dollars (\$45,127.20) was deposited into the Registry of the Court by Condemnor on or about February 28, 2023, pursuant to the Award filed on December 20, 2022, among the papers of this cause, which amount shall be credited towards the total compensation, leaving a balance due and owing for satisfaction of this Judgment of EIGHTY-SEVEN THOUSAND EIGHT HUNDRED NINETY-NINE No/100 Dollars (\$87,899.00).

It is further ORDERED that the Condemnor shall pay Condemnee the remaining balance of EIGHTY-SEVEN THOUSAND EIGHT HUNDRED NINETY-NINE No/100 Dollars (\$87,899.00) as full compensation for the condemnation of the Property. Post-judgment interest is tolled for a period of 60 days after the Court signs this judgment. If Condemnor fails to pay the unpaid balance within 60 days of the Court signing this judgment, Condemnee shall be entitled to post-judgment interest only on the unpaid balance at the statutory rate of 7.5% per annum, compounded annually, from the 61st day after the judgment is signed by the Court until payment is made.

Plaintiff shall make such wire transfer, check, or warrant payable to “Barron Adler Clough & Oddo, PLLC,” and if applicable, deliver such payment to any attorney or employee of Barron Adler Clough & Oddo, PLLC at 808 Nueces Street, Austin, Texas 78701, and that a representative of Condemnee or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnee is unable to provide necessary documents or payment information to effectuate payment, or be available to accept payment as directed above, Condemnor may deposit the remaining balance in the registry of the Court to satisfy this Judgment.

It is further ORDERED that upon payment by the Condemnor of the remaining balance, the Condemnor shall stand RELEASED and DISCHARGED of its constitutional obligation to pay adequate compensation for the condemnation for public use of the Property.

It is further ORDERED that this Judgment shall be subject to any of the additional agreements or obligations between the parties contained within that certain Rule 11 Settlement Agreement dated July 17, 2025, and filed on July 31, 2025, among the papers of this Court.

It is further ORDERED that all costs of Court are hereby adjudged against the party incurring said costs.

It is, finally, ORDERED that this Agreed Final Judgment fully and finally disposes of all parties and claims raised in this cause and is appealable. All relief not expressly granted is denied.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

*[signature pages follow]*

**PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:**

---

John L. Kelley

State Bar No. 24089109

[john@scrrlaw.com](mailto:john@scrrlaw.com)

**SHEETS & CROSSFIELD, P.L.L.C.**

309 East Main Street

Round Rock, Texas 78664

(512) 255-8877

ATTORNEY FOR CONDEMNOR  
WILLIAMSON COUNTY, TEXAS

**APPROVED AND AGREED AS TO SUBSTANCE AND FORM:**



\_\_\_\_\_  
Christopher M. Clough (SBN 24044802)  
[clough@barronadler.com](mailto:clough@barronadler.com)

Glorieni M. Azeredo (SBN 24077840)  
[azeredo@barronadler.com](mailto:azeredo@barronadler.com)

**BARRON, ADLER, CLOUGH & ODDO, PLLC**

808 Nueces Street  
Austin, Texas 78701  
Ph: (512) 478-4995  
Fax: (512) 478-6022

ATTORNEY FOR CONDEMNEE  
BUSTLE INVESTMENT GROUP, LLC

**AGREED AND ACCEPTED:**

Williamson County, Texas

By: \_\_\_\_\_

Print/title: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT "A"

AGREED FINAL JUDGMENT

EXHIBIT "A"

County: Williamson  
Parcel No.: 4  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4  
July 24, 2020

**PROPERTY DESCRIPTION FOR PARCEL 4**

DESCRIPTION OF A 0.366 ACRE (15,941 SQ. FT.) PARCEL OF LAND LOCATED IN THE W. ANDERSON SURVEY, ABSTRACT 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A LOT 4, SPANISH OAKS TERRACE, PHASE TWO, A SUBDIVISION OF RECORD IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO BUSTLE INVESTMENT GROUP, LLC, RECORDED SEPTEMBER 13, 2019 IN DOCUMENT NO. 2019092139, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.366 ACRE (15,941 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 488.29 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 261+37.48, for the southwest corner of said Lot 4, same being the southeast corner of Lot 5 of said Spanish Oaks Terrace Subdivision, described as a called 4.34 acre tract of land in a deed to Bustle Investment Group, LLC, recorded in Document No. 2018024886, O.P.R.W.C.TX.;

**THENCE** N 69°42'58" E, with the common line of said Lot 4 and Lot 3 of said Spanish Oaks Terrace Subdivision, described in a deed to Bustle Investment Group, LLC, recorded in Document No. 2019125401, O.P.R.W.C.TX., a distance of 424.30 feet to a calculated point\*\* (Surface Coordinates: N=10,171,710.70, E=3,106,908.89) 64.00 feet right of Sam Bass Road E.C.S 261+40.67 on the proposed west right-of-way line of Sam Bass Road, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

**THENCE** departing the common line of said Lot 4 and said Lot 3, with the proposed west right-of-way line of said Sam Bass Road, over and across said Lot 4, the following two (2) courses and distances numbered 1-2:

- 1) N 20°42'48" W, a distance of 346.18 feet to a calculated point\*\* 64.00 feet right of Sam Bass Road E.C.S. 257+94.49, and
- 2) N 65°42'44" W, a distance of 102.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 136.78 feet right of Sam Bass Road E.C.S. 257+21.71 on the existing south right-of-way line of FM 1431 (E. Whitestone Blvd), a variable width right-of-way, recorded in Volume 875, Page 131, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for the northwest corner of the parcel described herein, said point being the beginning of a curve to the right;
- 3) **THENCE** departing the proposed west right-of-way line of said Sam Bass Road with the existing south right-of-way line of said FM 1431 and said curve to the right, for an arc distance of 102.38 feet, through a central angle 00°46'41", having a radius of 7,539.44 feet, and a chord that bears N 69°10'22" E, a distance of 102.38 feet to a 5/8-inch iron rod found bent on the existing west right-of-way line of Sam Bass Road, a variable width right-of-way, no recorded information found, for the northeast corner of said Lot 4 and the parcel described herein;
- 4) **THENCE** S 21°16'39" E, departing the existing south right-of-way line of said FM 1431, with the existing west right-of-way line of said Sam Bass, a distance of 419.43 feet to a calculated point, for the northeast corner of said Lot 3, same being the southeast corner of said Lot 4 and the parcel described herein;



EXHIBIT "A"

County: Williamson  
Parcel No.: 4  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

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July 24, 2020

5) **THENCE** S 69°42'58" W, departing the existing west right-of-way line of said Sam Bass Road, with the common line of said Lot 4 and said Lot 3, a distance of 33.73 feet to the **POINT OF BEGINNING**, and containing 0.366 acre (15,941 sq. ft.) of land, more or less.

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 1.00012. Units: U.S. Survey Feet.

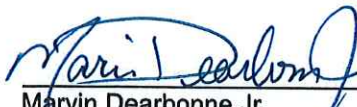
\*\*Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.

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

That I, Marvin Dearbonne Jr., 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

 24 July 2020  
Marvin Dearbonne Jr.           Date  
Registered Professional Land Surveyor  
No. 5697 – State of Texas



(VARIABLE WIDTH R.O.W)  
RECORD INFORMATION FOUND)

SAM BASS ROAD

ENGINEER'S CENTERLINE 260+00

263+00

W. ANDERSON SURVEY  
ABSTRACT 15

INDIGO RIDGE  
DEVELOPMENT PARTNERS LLC  
123.36 AC.  
DOC. NO. 2018008439  
O. P. R. W. C. TX.

FM 1431 (E. WHITESTONE BLVD)  
VARIABLE WIDTH R.O.W. POT 256+22.51

5/8" BENT

EXISTING R.O.W. S21°16'39"E 419.43

④ (0.366 AC.)

WATERLINE EASEMENT  
DOC. NO. 2007103234  
O. P. R. W. C. TX.

UNABLE TO SET  
AT TIME OF SURVEY  
257+94.49  
64.00' RT

D. 0.96 AC.  
10' EASEMENT FOR  
FUTURE ROAD WIDENING  
CABINET C, SLIDE 4B  
P. R. W. C. TX.

P.O.B.  
 \*\*UNABLE TO SET  
 AT TIME OF SURVEY  
 N=10,171,710.70  
 E=3,106,908.89  
 261+40.67  
 64.00'RT

BUSTLE INVESTMENT GROUP, LLC  
RECORDED SEPTEMBER 13, 2019  
DOC. NO. 2019092139  
O.P.R.W.C.TX.

BUSTLE INVESTMENT GROUP, LLC  
DOC. NO. 2019125401  
O. P. R. W. C. TX.

LOT 4  
SPANISH OAKS TERRACE  
PHASE 2  
CABINET C, SLIDE 48  
P. R. W. C. TX.

LOT 3  
SPANISH OAK TERRACE  
PHASE TWO  
CABINET C, SLIDE 48  
P. R. W. C. TX.

VOL. 875, PG. 131  
D.R.W. C. TX.

ELECTRIC LINE EASEMENT  
DOC. NO. 20190469B1  
O. P. R. W. C. TX.

10' EASEMENT FOR  
FUTURE ROAD WIDENING  
CABINET C, SLIDE 40  
P. R. W. C. TX.

### CURVE TABLE

| NO.  | DELTA          | RADIUS     | LENGTH    | CHORD     | CHORD BEARING    |
|------|----------------|------------|-----------|-----------|------------------|
| C1   | 00° 46' 41" RT | 7,539.44'  | 102.38'   | 102.38'   | N69° 10' 22" E   |
| (C1) | (RT)           | (7539.44') | (102.38') | (102.38') | (N69° 10' 22" E) |

### LINE TABLE

| LINE NO. | BEARING       | DISTANCE |
|----------|---------------|----------|
| L1       | N65° 42' 44"W | 102.93'  |
| L2       | S69° 42' 58"W | 33.73'   |

10' P, U, E.

BUSTLE INVESTMENT GROUP, LLC  
CALLED 4.34 ACRES  
DOC. NO. 2018024886  
O. P. R. W. C. TX.

LOT 5  
SPANISH OAKS TERRACE  
PHASE 2  
CABINET C, SLIDE 4B  
P. R. W. C. TX.

P.O.C.  
261+37.48  
488.29' RT

PAGE 3 OF 4  
REF. FIELD NOTE NO. 45808

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\4\PLAT\00\P-4.dgn

|          |          |         |           |           |                 |
|----------|----------|---------|-----------|-----------|-----------------|
| EXISTING | 4.36 AC. | ACQUIRE | 0.366 AC. | REMAINING | 3.994 AC. RIGHT |
|----------|----------|---------|-----------|-----------|-----------------|



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Film Preservation Inc. 10264300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
BUSTLE INVESTMENT GROUP, LLC  
PARCEL 4  
0.366 AC. (15,941 SQ. FT.)



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

# 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)
- △ 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
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)

## SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1952115, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 23, 2019, AND ISSUED DATE JANUARY 3, 2020.

1. RESTRICTIVE COVENANTS: CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NO. 199938819, DOCUMENT NO. 2004067953, DOCUMENT NO. 2017024684, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. 10' IN WIDTH ALONG STREETSIDE PROPERTY LINES FOR FUTURE ROAD WIDENING EASEMENT RECORDED IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. 10' IN WIDTH ALONG ALL BOUNDARY LINES FOR PUBLIC UTILITIES EASEMENT RECORDED IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

C. ELECTRIC/TELEPHONE EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 601, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, UNPLOTTABLE, MAY AFFECT.

D. ELECTRIC LINE EASEMENT TO LCRA TRANSMISSION SERVICES CORPORATION RECORDED IN DOCUMENT NO. 2019046981, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

E. TERMS, CONDITIONS, AND STIPULATIONS IN THE INTERLOCAL AGREEMENT AS EVIDENCED IN AMENDMENT RECORDED IN DOCUMENT NO. 2006047401, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

F. ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.

G. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

H. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

I. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

J. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

K. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

## NOTES:

1. 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 1.00012. 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.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 1952115, EFFECTIVE DATE DECEMBER 23, 2019, AND ISSUED DATE JANUARY 3, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE, SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- AREA CALCULATED BY SAM, LLC.
- UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.



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.

*Marvin Dearbonne Jr.*  
MARVIN DEARBONNE JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5697, STATE OF TEXAS

24 July 2020  
DATE

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EXISTING 4.36 AC. ACQUIRE 0.366 AC. REMAINING 3.994 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064302

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
BUSTLE INVESTMENT GROUP, LLC  
PARCEL 4  
0.366 AC. (15,941 SQ. FT.)

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REF. FIELD NOTE NO. 45808