

CAUSE NO. 22-0298-CC4

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. THREE
	§	
NORMA R. WHITE, AARON KEITH	§	
WHITE, LANCE ALAN WHITE, and	§	
MELISSA LAFOUNTAIN WHITE, and	§	
UNIVERSITY FEDERAL CREDIT UNION	§	
Condemnee	§	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 2.802 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 March 16, 2022, 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 County Road 401/404 roadway improvements and related drainage facilities, utility relocation, access connection adjustments, 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 Norma R. White, Aaron Keith White, Lance Alan White, and Melissa Lafountian White, and University Federal Credit Union (hereinafter “Condemnee”), that Condemnee shall recover from Condemnor the total sum of **SEVEN HUNDRED FIFTY THOUSAND and No/100 DOLLARS (\$750,000.00)** of which total amount the parties agree:

1. FIVE HUNDRED FIVE THOUSAND FIVE HUNDRED FORTY and No/100 DOLLARS (\$505,540.00) was previously deposited with the court on or about June 7, 2022, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about June 6, 2022, which amount shall be credited towards the total compensation; and
2. The remaining balance of **TWO HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED SIXTY AND No/100 (\$244,460.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

It is further ORDERED that the Condemnor shall pay Condemnee the remaining balance of **TWO HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED SIXTY AND No/100 (\$244,460.00)** 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 condemnee University Federal Credit Union, who executed a disclaimer of interest in this lawsuit, which was filed among the papers of this cause on or about April 18, 2022, and is attached as Exhibit “B” hereto, shall take nothing under this judgment.

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

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

Andrew F. York (SBN 24066318)
york@barronadler.com

Glorieni M. Azeredo (SBN 24077840)
azeredo@barronadler.com

BARRON, ADLER, CLOUGH & ODDO, PLLC

808 Nueces Street

Austin, Texas 78701

Ph: (512) 478-4995

Fax: (512) 478-6022

ATTORNEYS FOR CONDEMNEDS

NORMA R. WHITE, AARON KEITH WHITE, LANCE ALAN WHITE and MELISSA
LAFOUNTAIN WHITE

AGREED AND ACCEPTED:

Williamson County, Texas

By: _____

Print/title: _____

Date: _____

AGREED FINAL JUDGMENT

EXHIBIT "A"

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 401/404
Limits: From: FM 973
To: Intersection of US 79

Page 1 of 8
January 19, 2022

PROPERTY DESCRIPTION FOR PARCEL 3

DESCRIPTION OF A 2.802 ACRE (122,045 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 80.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO EUGENE E. ROZACKY OF DALLAS COUNTY, TEXAS AND NORMA R. WHITE AND AARON KEITH WHITE, RECORDED JANUARY 18, 1980 IN VOLUME 787, PAGE 242, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 2.802 ACRE (122,045 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 4" steel fence post found 1,363.85 feet left of County Road 401 (C.R. 401) Engineer's Centerline Station (E.C.S.) 130+33.91 on the south line of the remainder of a called 51.4 acre tract of land, described in a deed to Ed Hehman, recorded in Volume 366, Page 282, D.R.W.C.TX., for the northwest corner of a called 95.260 acre tract of land, described in a deed to Brandon Roznovak and wife, Abby Roznovak, recorded in Document No. 2014074516, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), from which a 5/8-inch iron rod with a plastic cap found, for the southwest corner of said 95.260 acre tract bears S 07°39'14" W, a distance of 3,022.83 feet;

THENCE S 82°30'54" E, with the common line of said 95.260 acre tract and said remainder of a called 51.4 acre tract, a distance of 1,382.27 feet to a 4" wood fence post found on the existing west right-of-way line of C.R. 401, a variable width right-of-way, no record information found, for the northeast corner of said 95.260 acre tract, same being the southeast corner of said remainder of a called 51.4 acre tract;

THENCE N 06°43'09" E, departing the common line of said 95.260 acre tract and said remainder of a called 51.4 acre tract, with the existing west right-of-way line of said C.R. 401, a distance of 980.42 feet to a 3" metal fence post found, for the northeast corner of a called 40.00 acre tract of land, described in a deed to Harvey Bill Hehman, recorded in Volume 669, Page 935, D.R.W.C.TX., for the southeast corner of a called 79.74 acre tract of land, described in a deed to Ernest Lawrence, recorded in Document No. 1997051006, O.P.R.W.C.TX.;

THENCE N 83°16'41" W, departing the existing west right-of-way line of said C.R. 401, with the common line of said 40.00 acre tract and said 79.74 acre tract, a distance of 76.77 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 140+08.65 on the proposed west right-of-way line of C.R. 401;

THENCE N 07°16'57" E, departing the common line of said 40.00 acre tract and said 79.74 acre tract, with the proposed west right-of-way line of said C.R. 401, over and across said 79.74 acre tract, a distance of 1,510.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 155+19.12 on the common line of said 79.74 acre tract and a called 2,828.16 square vara tract of land, described in a deed to A. Anderson, recorded in Volume 79, Page 46, D.R.W.C.TX.;

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 401/404
Limits: From: FM 973
To: Intersection of US 79

Page 2 of 8
January 19, 2022

THENCE N 07°16'57" E, continuing with the proposed west right-of-way line of said C.R. 401, over and across said 2,828.16 square vara tract, a distance of 16.00 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,176,898.16, E=3,203,279.70) set 68.00 feet left of C.R. 401 E.C.S 155+35.13 on the common line of said remainder of a called 80.00 acre tract and said 2,828.16 square vara tract, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said remainder of a called 80.00 acre tract and said 2,828.16 square vara tract, continuing with the proposed west right-of-way line of said C.R. 401, over and across said remainder of a called 80.00 acre tract, the following six (6) courses and distances numbered 1-6:

- 1) N 07°16'57" E, a distance of 260.85 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 157+95.95, said point being the beginning of a curve to the left,
- 2) With said curve to the left, an arc distance of 93.69 feet, through a central angle 00°21'34", having a radius of 14,932.00 feet, and a chord that bears N 07°06'10" E, a distance of 93.69 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 158+90.09,
- 3) N 06°55'23" E, a distance of 763.51 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 166+53.60, said point being the beginning of a curve to the right,
- 4) With said curve to the right, an arc distance of 388.70 feet, through a central angle 10°40'35", having a radius of 2,086.00 feet, and a chord that bears N 12°18'28" E, a distance of 388.14 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 170+29.53, said point being the beginning of a curve to the left,
- 5) With said curve to the left, an arc distance of 158.11 feet, through a central angle 04°41'21", having a radius of 1,932.00 feet, and a chord that bears N 15°20'53" E, a distance of 158.07 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 401 E.C.S 171+93.21, and
- 6) N 13°00'13" E, a distance of 179.95 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 59.64 feet left of C.R. 401 E.C.S 173+78.95, on the existing west right-of-way line of said C.R. 401, for the north corner of the parcel described herein, from which a 4" wood fence post found on the existing west right-of-way line of said C.R. 401 bears N 06°51'56" E, a distance of 737.92 feet;

7) **THENCE** S 06°51'56" W, departing the proposed west right-of-way line of said C.R. 401, with the existing west right-of-way line of said C.R. 401, a distance of 1,842.03 feet to a 1/2-inch iron rod found, for the northeast corner of said 2,828.16 square vara tract, same being the southeast corner of said remainder of a called 80.00 acre tract and of the parcel described herein;

EXHIBIT “A”

County: Williamson
Parcel No.: 3
Highway: C.R. 401/404
Limits: From: FM 973
To: Intersection of US 79

Page 3 of 8
January 19, 2022

8) **THENCE** N 81°30'15" W, departing the existing west right-of-way line of said C.R. 401, with the common line of said remainder of a called 80.00 acre tract and said 2,828.16 square vara tract, a distance of 82.46 feet to the **POINT OF BEGINNING**, and containing 2.802 acres (122,045 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 1.00012352. 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, 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



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

EXHIBIT "A"

P.O.R.
5/8" W/PCAP

S07° 39' 14" W 3,022.83'

(N07° 39' 24" E 3,022.99')

P.O.C.
4" STEEL
130+33.91
1363.85' LT

BRANDON ROZNOVAK AND
WIFE, ABBY ROZNOVAK
CALLED 95.260 AC.
DOC. NO. 2014074516
O.P.R.W.C. TX.

HY. & B.R.R. CO
SURVEY NO. 8, ABSTRACT NO. 632

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 128+62.03
N = 10,174,238.01
E = 3,203,008.31
Δ = 00° 40' 35" (LT)
D = 00° 34' 23"
L = 118.04'
T = 59.02'
R = 10,000.00'
PC Sta 128+03.01
PT Sta 129+21.06

APPROXIMATE LOCATION
OF SURVEY LINE

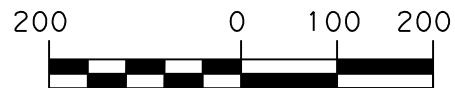
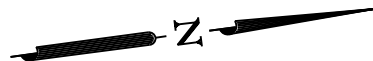
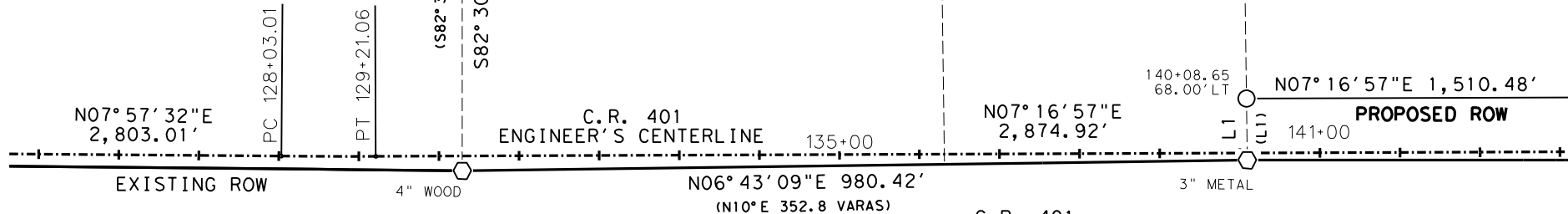
B.J. TYLER
SURVEY NO. 8, ABSTRACT NO. 631

ED HEHMAN
REMAINDER OF A
CALLED 51.4 AC.
VOL. 366, PG. 282
D.R.W.C. TX.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N83° 16' 41" W	76.77'
(L1)	(N80° 15' W)	(819.18 VARAS)

ERNEST LAWRENCE
CALLED 79.74 AC.
DOC. NO. 1997051006
O.P.R.W.C. TX.

HARVEY BILL HEHMAN
CALLED 40.00 AC.
VOL. 669, PG. 935
D.R.W.C. TX.



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

C.R. 401
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

MATCH SHEET 5 OUT OF 8

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\3\PLAT\01\P-3_1.dgn

PAGE 4 OF 8
REF. FIELD NOTE NO. 48883

EXISTING	78.00 AC.	ACQUIRE	2.802 AC.	REMAINING	75.198 AC. LEFT
----------	-----------	---------	-----------	-----------	-----------------



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
EUGENE E. ROZACKY OF DALLAS
COUNTY, TEXAS AND NORMA R.
WHITE AND AARON KEITH WHITE
PARCEL 3
2.802 AC. (122,045 SQ. FT.)

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N07°16'57"E	16.00'
L3	N07°16'57"E	260.85'
L5	N81°30'15"W	82.46'

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 158+43.03
N = 10,177,194.96
E = 3,203,386.19
Δ = 01°21'34" (LT)
D = 00°22'55"
L = 94.12'
T = 47.06'
R = 15,000.00'
PC Sta 157+95.97
PT Sta 158+90.09

J.C. EAVES
ABSTRACT NO. 214

B.J. TYLER
SURVEY NO. 8, ABSTRACT NO. 631

A. ANDERSON
CALLED 2828.16 SQ. VARAS
VOL. 79, PG. 46
D. R. W. C. TX.

ERNEST LAWRENCE
CALLED 79.74 AC.
DOC. NO. 1997051006
O. P. R. W. C. TX.

EUGENE E. ROZACKY OF DALLAS
COUNTY, TEXAS AND NORMA R.
WHITE AND AARON KEITH WHITE
RECORDED JANUARY 18, 1980
REMAINDER OF A CALLED 80.00 AC.
VOL. 787, PG. 242
D. R. W. C. TX.

CENTERLINE OF ELECTRIC
EASEMENT PER DESCRIPTION
VOL. 298, PG. 147
D. R. W. C. TX.
NO VISIBLE EVIDENCE
OF UTILITIES

P.O.B.
**N=10,176,898.16
E=3,203,279.70
155+35.13
68.00' LT

**157+95.95
68.00' LT
**158+90.09
68.00' LT

3 (2.802 AC.)

N06°55'23"E
763.51'

PROPOSED ROW

N07°16'57"E 1,510.48'

C.R. 401

ENGINEER'S CENTERLINE

145+00 N07°16'57"E 2,874.92'

EXISTING ROW

PROPOSED ROW

N06°55'23"E 763.51'

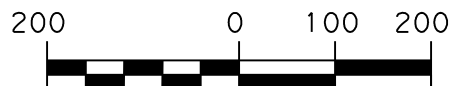
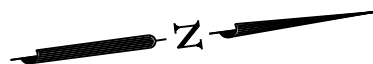
C.R. 401
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION)

SEE
DETAIL "A"

PC 157+95.97

PT 158+90.09

S06°51'56"W 1,842.03'
(N10°E 930.24 VARAS)



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\3\PLAT\01\P-3_2.dgn

EXISTING	78.00 AC.	ACQUIRE	2.802 AC.	REMAINING	75.198 AC. LEFT
----------	-----------	---------	-----------	-----------	-----------------



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
EUGENE E. ROZACKY OF DALLAS
COUNTY, TEXAS AND NORMA R.
WHITE AND AARON KEITH WHITE
PARCEL 3
2.802 AC. (122,045 SQ. FT.)

PAGE 5 OF 8
REF. FIELD NOTE NO. 48883

MATCH SHEET 4 OUT OF 8

MATCH SHEET 6 OUT OF 8

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 21' 34" LT	14,932.00'	93.69'	93.69'	N07° 06' 10" E
C2	10° 40' 35" RT	2,086.00'	388.70'	388.14'	N12° 18' 28" E
C3	04° 41' 21" LT	1,932.00'	158.11'	158.07'	N15° 20' 53" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	N13° 00' 13" E	179.95'

J.C. EAVES
ABSTRACT NO. 214

EUGENE E. ROZACKY OF DALLAS
COUNTY, TEXAS AND NORMA R.
WHITE AND AARON KEITH WHITE
RECORDED JANUARY 18, 1980
REMAINDER OF A CALLED 80.00 AC.
VOL. 787, PG. 242
D.R.W.C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 168+42.12
N = 10,178,186.76
E = 3,203,506.61
Δ = 10° 46' 10" (RT)
D = 02° 51' 53"
L = 375.93'
T = 188.52'
R = 2,000.00'
PC Sta 166+53.60
PT Sta 170+29.53

ACCESS EASEMENT
DOC. NO. 2016060695
O.R.W.C. TX.

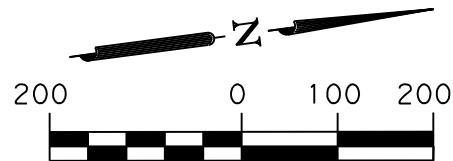
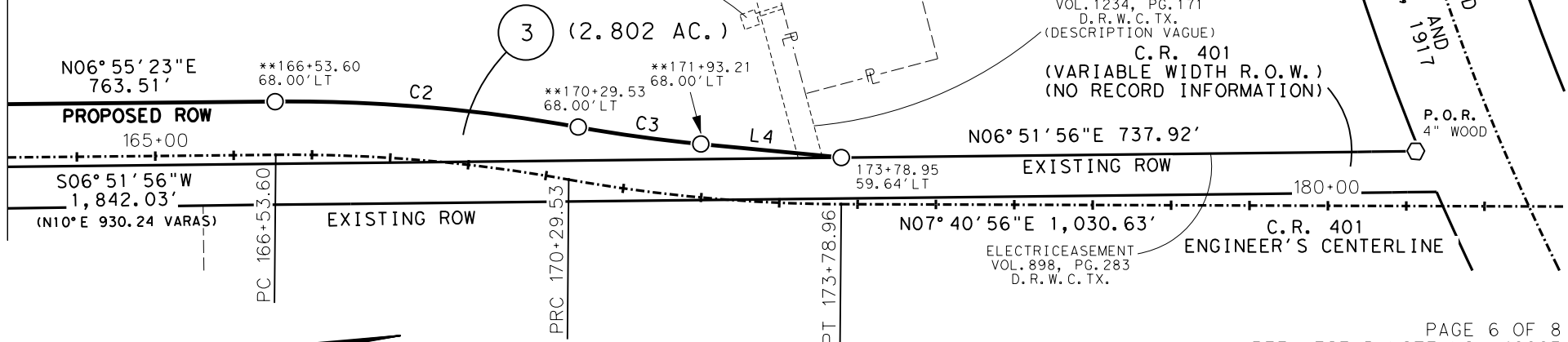
WATER WELL EASEMENT
DOC. NO. 2016060694
O.R.W.C. TX.

NORMA RUTH WHITE, LANCE
ALLAN WHITE, AND WIFE,
MELISSA LAFOUTAIN WHITE
CALLED 2.00 AC.
DOC. NO. 2016116715
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 172+04.69
N = 10,178,533.24
E = 3,203,617.14
Δ = 10° 00' 37" (LT)
D = 02° 51' 53"
L = 349.43'
T = 175.16'
R = 2,000.00'
PC Sta 170+29.53
PT Sta 173+78.96

POSSIBLE LOCATION OF ELECTRIC EASEMENT
VOL. 1234, PG. 171
D.R.W.C. TX.
(DESCRIPTION VAGUE)
C.R. 401
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION)

UNION PACIFIC RAILROAD
(200' WIDE R.O.W.) AND
AS DEPICTED ON A.R.O.W. 1917
TRACK MAP DATED JUNE 30, 1917



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\3\PLAT\01\P-3_3.dgn

EXISTING	78.00 AC.	ACQUIRE	2.802 AC.	REMAINING	75.198 AC. LEFT
----------	-----------	---------	-----------	-----------	-----------------



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
EUGENE E. ROZACKY OF DALLAS
COUNTY, TEXAS AND NORMA R.
WHITE AND AARON KEITH WHITE
PARCEL 3
2.802 AC. (122,045 SQ. FT.)

PAGE 6 OF 8
REF. FIELD NOTE NO. 48883

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 21061676, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 14, 2021, AND ISSUED DATE JULY 23, 2021.

10. A. EASEMENT DATED JUNE 27, 1939, EXECUTED BY ADAM APPEL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 298, PAGE 147, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (PLOTTED PER DESCRIPTION, NO VISIBLE EVIDENCE OF UTILITIES, MAY AFFECT)
- B. EASEMENT DATED MARCH 1, 1946, EXECUTED BY ADAM APPEL AND BERTHA APPEL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 14, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT)
- C. RIGHT OF WAY EASEMENT DATED AUGUST 11, 1972, EXECUTED BY EMIL ROZACKY AND VLASTA ROZACKY TO JONAH, RECORDED IN VOLUME 564, PAGE 55, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
- D. RIGHT OF WAY EASEMENT DATED DECEMBER 13, 1974, EXECUTED BY EMIL ROZACKY AND VLASTA ROZACKY TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 601, PAGE 122, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
- E. EASEMENT AND RIGHT OF WAY DATED APRIL 29, 1982, EXECUTED BY NORMN WHITE TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 898, PAGE 283, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BEGINS AND RUNS NORTH OF SUBJECT PARCEL, DOES NOT AFFECT)
- F. EASEMENT AND RIGHT OF WAY DATED JANUARY 29, 1985, EXECUTED BY NORMA WHITE, KEITH WHITE AND EUGENE E. ROZNCKY TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1234, PAGE 171, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT ACCURATELY, POSSIBLE LOCATION SHOWN, MAY AFFECT)
- G. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED JULY 7, 2016 TO QWEST COMMUNICATIONS COMPANY, LLC, F/K/A QUEST COMMUNICATIONS CORPORATION, SPRING COMMUNICATIONS COMPANY, LP, AND LEVEL 3 COMMUNICATIONS, LLC, RECORDED UNDER DOCUMENT NO. 2015075890, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET IN NATURE, UNABLE TO PLOT, MAY AFFECT)
- H. SPRINGING CONTINGENT WATER WELL EASEMENT DATED JUNE 30, 2016, EXECUTED BY AARON KEITH WHITE, NORMA RUTH WHITE AND LANCE ALLAN WHITE AND WIFE, MELISSA LAFOUNTAIN WHITE TO UNIVERSITY FEDERAL CREDIT UNION, RECORDED UNDER DOCUMENT NO. 2016060694, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- I. SPRINGING CONTINGENT ACCESS EASEMENT DATED JUNE 30, 2016, EXECUTED BY AARON KEITH WHITE, NORMA RUTH WHITE AND LANCE ALLAN WHITE AND WIFE, MELISSA LAFOUNTAIN WHITE TO UNIVERSITY FEDERAL CREDIT UNION, RECORDED UNDER DOCUMENT NO. 2016060695, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

PAGE 7 OF 8
REF. FIELD NOTE NO. 48883

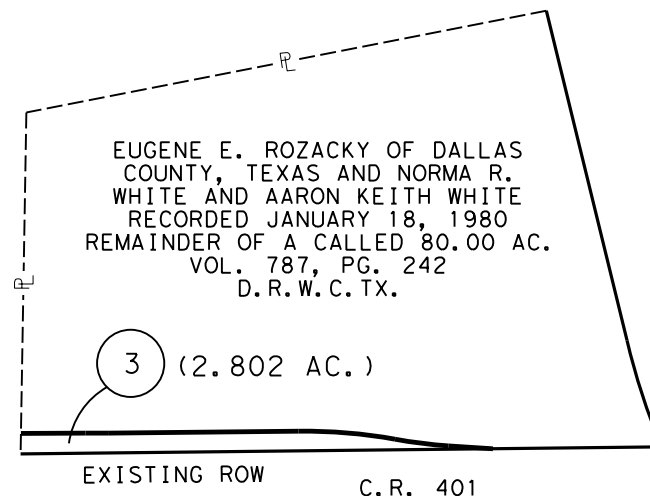
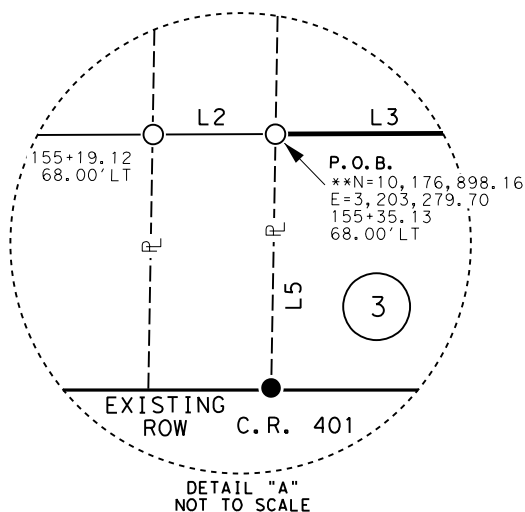
FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\3\PLAT\01\P-3_3.dgn

EXISTING	78.00 AC.	ACQUIRE	2.802 AC.	REMAINING	75.198 AC. LEFT
		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 EUGENE E. ROZACKY OF DALLAS COUNTY, TEXAS AND NORMA R. WHITE AND AARON KEITH WHITE PARCEL 3	
				2.802 AC. (122,045 SQ. FT.)	

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
- DEED LINE (COMMON OWNERSHIP)



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 1.00012352. 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 TEXAN TITLE INSURANCE COMPANY, GF NO. 21061676, EFFECTIVE DATE JULY 14, 2021, AND ISSUED DATE JULY 23, 2021. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. C.R. 401 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HNTB. SCHEMATIC RECEIVED BY SAM, LLC. IN MAY, 2021.
 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.



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\3\PLAT\01\P-3_3.dgn

EXISTING	78.00 AC.	ACQUIRE	2.802 AC.	REMAINING	75.198 AC. LEFT
----------	-----------	---------	-----------	-----------	-----------------

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

DATE



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
EUGENE E. ROZACKY OF DALLAS
COUNTY, TEXAS AND NORMA R.
WHITE AND AARON KEITH WHITE
PARCEL 3
2.802 AC. (122,045 SQ. FT.)

PAGE 8 OF 8

REF. FIELD NOTE NO. 48883

AGREED FINAL JUDGMENT

EXHIBIT "B"

CR401 – White (3)

CAUSE NO. 22-0298-CC4

WILLIAMSON COUNTY, TEXAS

Condemnor

V.

NORMA R. WHITE, AARON KEITH
WHITE, LANCE ALAN WHITE and
MELISSA LAFOUNTAIN WHITE, and
UNIVERSITY FEDERAL CREDIT UNION

Condemnees

§ IN THE COUNTY COURT

§

§

§

§

§ AT LAW NO. FOUR

§

§

§

§ WILLIAMSON COUNTY, TEXAS

DISCLAIMER OF INTEREST

UNIVERSITY FEDERAL CREDIT UNION (“UFCU”), having received a copy of Plaintiff’s current live Petition naming it as a Defendant/Condemnee in the above-styled condemnation cause of action, states that it has no interest in the property at issue.

UFCU waives and fully releases any claim to any special commissioners’ award, settlement, judgment, and/or any other compensation entered herein for this condemnation, or any other interest whatsoever in the property made the subject of this lawsuit, and hereby agrees not to file objections to any commissioners’ award in this cause.

UFCU further stipulates that any additional action taken in this cause may proceed without its participation, notice, or involvement.

UFCU asks to be removed as a Defendant in this case.

Executed this 14th day of April, 2022.

Respectfully submitted,

UNIVERSITY FEDERAL CREDIT UNION

By: 

Sam Denton

Associate Corporate Counsel

Texas State Bar No. 24064378

PO Box 9350

Austin, TX 78766

8303 N. MoPac Expressway, Ste A105

Austin, TX 78759

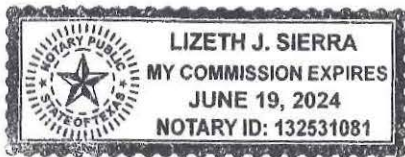
Phone: 512-467-8080

legal@ufcu.org

ATTORNEY FOR [REDACTED] DEFENDANT

Acknowledgment

Acknowledged before me on this the 14 day of April, 2022 by Sam Denton, being an authorized representative of University Federal Credit Union, who stated that this document was executed in the capacity and for the purposes contained therein.




Notary Public, State of Texas
Printed Name: Lizeth J. Sierra
My Commission Expires: 06/19/2024

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Terri Woodmancy on behalf of Mylan Shaunfield
Bar No. 24090680
terri@scrllaw.com
Envelope ID: 63642379
Status as of 4/18/2022 2:02 PM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
James Smith	24082170	jbsmith@namanhowell.com	4/18/2022 11:57:38 AM	SENT