

CAUSE NO. 24-1130-CC1

**WILLIAMSON COUNTY, TEXAS
CONDEMNOR**

vs.

**JOHN ROBERT CASEY AND BARBARA
SALOMON CASEY, TRUSTEES OF THE
JOHN R. AND BARBARA S. CASEY
LIVING TRUST DATED JUNE 26, 2007
CONDEMNES**

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IN THE COUNTY COURT

AT LAW NO. 1

WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

The parties to this condemnation lawsuit have agreed to compromise and settle all issues herein 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 title in and to approximately 0.819 acres (Parcel 9) of land in Williamson County, Texas and being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes (the “R.O.W.”), and additional rights or encumbrances as further described in Plaintiff’s Original Petition filed among the papers of this cause on or about August 5, 2024, and any subsequent amendments thereto; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns for the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the Bud Stockton roadway improvement project and related drainage, utilities and appurtenances, 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 Condemnee, that Condemnee shall recover from Condemnor the total sum of **ONE HUNDRED FIVE THOUSAND THREE**

HUNDRED SIXTY-SIX AND 72/100 DOLLARS (\$105,366.72), of which total amount the parties agree:

1. The amount of SEVENTY-SEVEN THOUSAND EIGHT HUNDRED FORTY AND 00/100 DOLLARS (\$77,840.00) was previously paid to Condemnees pursuant to the terms of that certain Possession and Use Agreement, recorded as Document No. 2023006425 in the Official Public Records of Williamson County, Texas; and
2. The amount of **TWENTY-SEVEN THOUSAND FIVE HUNDRED TWENTY-SIX AND 72/100 DOLLARS (\$27,526.72)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

The parties agree that the remaining balance shall be payable to MARRS, ELLIS, & HODGE, LLP, within ninety (90) days following entry of this Agreed Final Judgment and Condemnees' delivery of any requested payee documentation required by the Williamson County Auditor, in order to avoid paying interest. If the remaining balance is not deposited within ninety (90) days of entry and filing of this Agreed Final Judgment and delivery of adequate payee documentation requested by the Williamson County Auditor, then statutory interest will accrue on the unpaid balance until paid.

This Agreed Final Judgment incorporates by reference and shall be subject to any terms, conditions, and obligations in that certain Rule 11 Settlement Agreement between the parties for the sale of a portion of the remaining property of Condemnees to Condemnor, and which shall survive the completion and entry of this Judgment.

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 _____, 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

Don Childs

State Bar No. 00795056

don@scrrlaw.com

512.255.8877

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

309 East Main Street

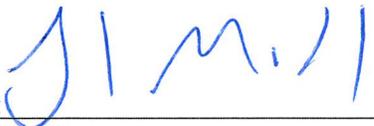
Round Rock, Texas 78664

Attorneys for Condemnor

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

AGREED AS TO SUBSTANCE AND FORM:

By:  _____

Jacob Merkord

jmerkord@mehlaw.com

Luke Ellis

lellis@mehlaw.com

Marrs Ellis & Hodge LLP

809 W. 12th Street

Austin, Texas 78701

512.215.4078

Attorneys for Condemnees

ATTORNEYS FOR CONDEMNNEES

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 9

DESCRIPTION OF A 0.819 ACRE (35,686 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 40.89 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO JOHN ROBERT CASEY AND BARBARA SALOMON CASEY, TRUSTEES OF THE JOHN R. AND BARBARA S. CASEY LIVING TRUST BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020128973 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.819 ACRE (35,686 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" (Grid Coordinates determined as: N=10,277,297.56, E=3,143,949.02 TxSPC Zone 4203), set 52.00 feet left of C.R. 305 engineers baseline station 308+02.14 in the westerly boundary line of said remainder of the 40.89 acre tract, being the easterly line of that called 3.78 acre tract of land described in Warranty Deed to said John Robert Casey and Barbara Salomon Casey, Trustees of the John R. and Barbara S. Casey Living Trust by instrument recorded in Document No. 2020128975 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing the easterly line of said 3.78 acre tract, through the interior of said remainder of the 40.89 acre tract the following five (5) courses:

- 1) **N 65°05'55" E**, for a distance of **306.11** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 70.37 feet left of C.R. 305 engineers baseline station 311+07.70, for an angle point;
- 2) **N 69°05'53" E**, for a distance of **186.54** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.56 feet left of C.R. 305 engineers baseline station 312+94.22, for an angle point;
- 3) **N 73°55'36" E**, for a distance of **59.40** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 62.98 feet left of C.R. 305 engineers baseline station 313+53.36, for an angle point;
- 4) **N 69°05'53" E**, for a distance of **325.53** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 59.80 feet left of C.R. 305 engineers baseline station 316+78.87, for an angle point;
- 5) **N 38°36'40" E**, for a distance of **54.81** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 87.15 feet left of C.R. 305 engineers baseline station 317+26.37, in the existing westerly Right-of-Way (ROW) line of County Road (C.R.) 344 (variable width ROW), being the easterly line of said remainder of the 40.89 acre tract, for the northeasterly corner of the herein described parcel;
- 6) **THENCE**, with the easterly boundary line of said remainder of the 40.89 acre tract, same being said existing westerly ROW line, **S 19°55'14" E**, for a distance of **62.81** feet to a calculated point at the intersection of the said existing C.R. 344 and the existing northerly ROW line of C.R. 305 (variable width ROW), same being the southeasterly corner of the remainder of said 40.89 acre tract, for the southeasterly corner of the herein described parcel;
- 7) **THENCE**, with said existing northerly ROW line of C.R. 305, being the southerly boundary line of said remainder of the 40.89 acre tract, **S 68°38'31" W** for a distance of **922.63** feet to a 1/2" iron rod found, being the southeasterly corner of said 3.78 acre tract, for the southwesterly corner of said remainder of the 40.89 acre tract and the herein described parcel;

County: Williamson
Parcel: 9
Project: CR 305

Sept. 13, 2022
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8) **THENCE**, departing said existing ROW line, with the common line of said 3.78 acre and said remainder of the 40.89 acre tract **N 21°16'41" W** for a distance of **25.99** feet to the **POINT OF BEGINNING**, containing 0.819 acres (35,686 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 Round Rock, Williamson County, Texas.

M. Stephen Truesdale

20 SEP 2022

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
S:\PAPE-DAWSON\CR 305\PARCELS\PARCEL 9\PARCEL 9-CASEY.docx

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

JOHN ROBERT CASEY
AND BARBARA
SALOMON CASEY, TRUSTEES
OF THE JOHN R. AND
BARBARA S. CASEY
LIVING TRUST
3.78 ACRES
DOC. NO. 2020128975
O.P.R.W.C.T.

ELISHA DAVIS SURVEY
ABSTRACT No. 172

GTE SOUTHWEST INCORPORATED
5' EASEMENT & RIGHT OF WAY
VOL. 2627, PG. 150
O.R.W.C.T.

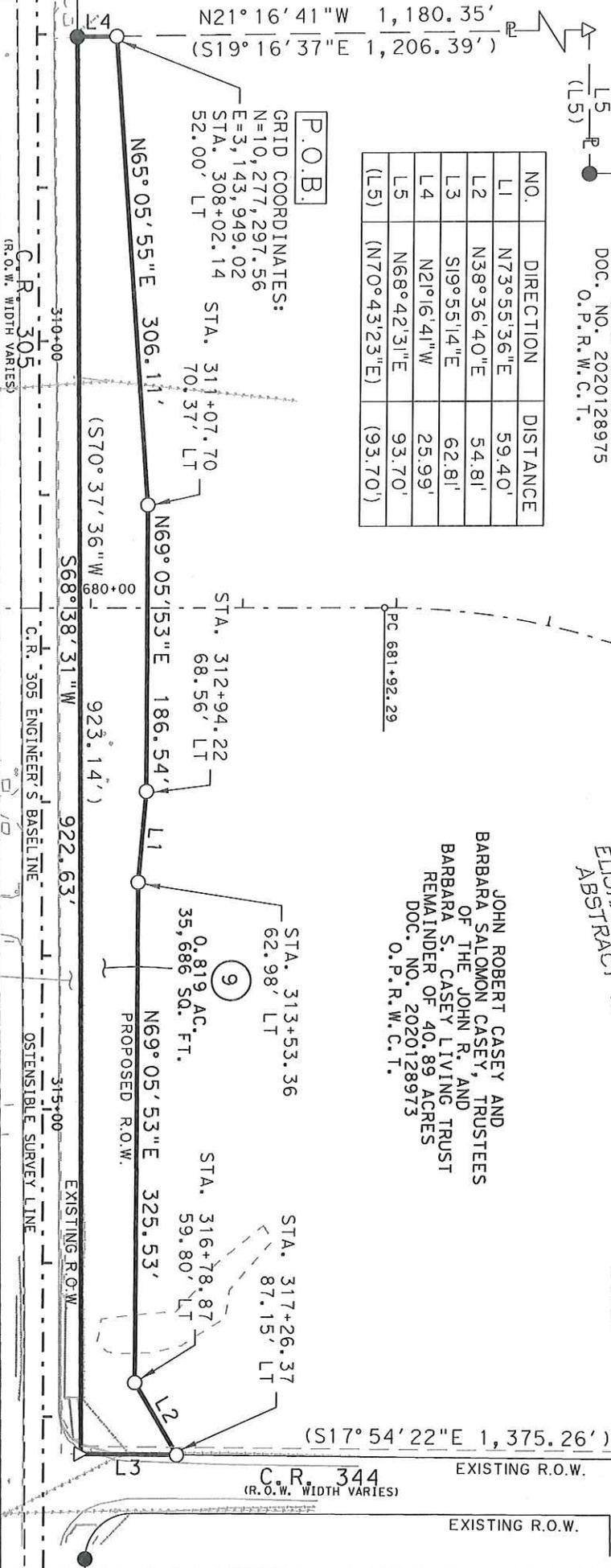
NO.	DIRECTION	DISTANCE
L1	N73°55'36"E	59.40'
L2	N38°36'40"E	54.81'
L3	S19°55'14"E	62.81'
L4	N21°16'41"W	25.99'
L5	N68°42'31"E	93.70'
(L5)	(N70°43'23"E)	(93.70')

P.O.B.

GRID COORDINATES:
N=10,277,297.56
E=3,143,949.02
STA. 308+02.14
52.00' LT

WILLIAMSON COUNTY
21 TOB SQUARE FEET
DOC. NO. 2009035918
O.P.R.W.C.T.

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00



ENGINEER'S BASELINE
BUD STOCKTON
EXTENSION
(R.O.W. WIDTH VARIES)

WILLIAMSON COUNTY
0.8178 ACRES
DOC. NO. 2009035916
O.P.R.W.C.T.

JAMES ROEBUCK SURVEY
ABSTRACT No. 527

PARCEL PLAT SHOWING PROPERTY OF

JOHN ROBERT CASEY AND BARBARA SALOMON CASEY, TRUSTEES
OF THE JOHN R. AND BARBARA S. CASEY LIVING TRUST

SCALE
1" = 100'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

PARCEL 9
0.819 ACRES
35,686 Sq. Ft.

09/13/22

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	WILLIAMSON COUNTY, TEXAS	
▲	MAG NAIL FOUND	D.R.W.C.T.	DEED RECORDS
⊥	PROPERTY LINE	WILLIAMSON COUNTY, TEXAS	
—	DENOTES COMMON OWNERSHIP	O.R.W.C.T.	OFFICIAL RECORDS
—	LINE BREAK	WILLIAMSON COUNTY, TEXAS	
—		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT12200955, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 09, 2022, ISSUE DATE JUNE 17, 2022.

10A. EASEMENT TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 235, PAGE 53, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

E. EASEMENT AND RIGHT-OF-WAY TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOL. 1246, PG. 350, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

F. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1737, PAGE 898, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

G. EASEMENT AND RIGHT-OF-WAY TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 2627, PAGE 150, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

H. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 96015929, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

I. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 96015930, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

J. EASEMENT TO JOHN R. CASEY AND BARBARA S. CASEY RECORDED IN DOCUMENT NO. 96061062, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

K. TERMS, PROVISIONS AND STIPULATIONS OF ROAD MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. 96061063, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale
M. STEPHEN TRUESDALE DATE *2024 2022*

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



09/13/22

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PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE 1" = 100'

PROJECT COUNTY ROAD 305

WILLIAMSON COUNTY

JOHN ROBERT CASEY AND BARBARA SALOMON CASEY, TRUSTEES OF THE JOHN R. AND BARBARA S. CASEY LIVING TRUST

PARCEL 9
0.819 ACRES
35,686 sq. Ft.
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