

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8740 (D) • fax 512-255-8986

adam@scrllaw.com

September 22, 2025

RULE 11 SETTLEMENT AGREEMENT

Via e-mail jean@loarpllc.com

c/o Brandi Ritchie and John Fredrick Schimanski, Jr., Husband and Wife

Re: CR 313 Roadway Project
Cause No. 24-1130-CC1; *Williamson County, Texas v. Brandi Ritchie and John Fredrick Schimanski, Jr., Husband and Wife, All-In Credit Union, and Randolph-Brooks Federal Credit Union*; filed in the County Court at Law No. 1 of Williamson County, Texas

Dear Mrs. Phillips:

Following up on our recent correspondence, this letter is a Rule 11 Settlement Agreement (the “Agreement”) between Williamson County, Texas (“County”) and Brandi Ritchie and John Schimanski, Jr., Husband and Wife (“Owner”), in connection with the project identified herein and the 0.603 acres of land being acquired in fee simple as a part of the County Road 313 roadway improvements (the “Project”). The terms of this Agreement and the settlement reached are as follows:

1. This Rule 11 Settlement Agreement is for the resolution of the referenced condemnation case brought by Williamson County, Texas.
2. This agreement is contingent on final approval by Condemnor. Condemnor has forty-five (45) days from the Owner’s execution of this Agreement to approve this Agreement. If approval is not provided, all terms of this Agreement are null and void.
3. The parties agree to pause the deadlines contained in the Agreed Docket Control Order filed in this cause on May 2, 2025.
4. Condemnor agrees to pay the total compensation of TWO HUNDRED THOUSAND and 00/100 Dollars (\$200,000.00) in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in this case, including but not limited to, compensation for Condemnor’s fee simple acquisition (Parcel 3), described in Exhibit “A” (“Property”), damages to the remainder, if any, and any costs to cure.

5. As additional compensation, the parties agree that the County will provide a Letter Regarding Additional Driveway, in the form attached hereto as Exhibit "B" and incorporated herein, stating that the County shall approve a second driveway on Owner's remaining property, should Owner submit a driveway permit application to the County in accordance with the County's and all other applicable driveway and spacing rules and regulations.
6. Subject to the approval of this Agreement and issuance of the Letter Regarding Additional Driveway, the parties agree to file an Agreed Final Judgment in the amount of TWO HUNDRED THOUSAND and 00/100 Dollars (\$200,000.00) and in the form set forth in Exhibit "C" attached hereto, to be executed and submitted for entry by the parties within forty-five (45) days following filing of this Agreement with the Court.
 - a. The amount of ONE HUNDRED FORTY-SEVEN THOUSAND SIX HUNDRED SIXTY AND 00/100 DOLLARS (\$147,660.00) was previously deposited with the court on or about October 22, 2024, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about October 16, 2024.
 - b. The remaining amount owed by the County is the amount of FIFTY-TWO THOUSAND THREE HUNDRED FORTY AND 00/100 DOLLARS (\$52,340.00). The County will issue payment of the remaining \$52,340.00 to Plaintiffs' Counsel by check within sixty (60) days of final entry and execution of the Agreed Final Judgment. The check should be made out to "Brandi Ritchie and John Schimanski, Jr., and their attorneys, LOAR PLLC". It should be mailed to Plaintiff's counsel's office located at 6101 W. Courtyard Dr., Bldg. 1, Ste. 150, Austin, TX 78730

If this letter correctly sets forth the terms of our agreement and the settlement reached between County and Owner, please so indicate by having the appropriate persons execute this letter in the space indicated below and return it to my attention. If we need to make alternate arrangements for pickup or collection of the document, just let us know that as well.

Sincerely,

Adam H. Hill
Sheets & Crossfield, PLLC
Attorney for Williamson County, Texas

AGREED AND ACCEPTED:
Brandi Ritchie and John Fredrick Schimanski, Jr., Husband and Wife

By: Jean Phillips
Jean Phillips Attorney for Brandi Ritchie & John F. Schimanski Jr.

Date: 9/22/25

**AGREED AND ACCEPTED:
WILLIAMSON COUNTY, TEXAS**

By: _____

Its: _____

Date: _____

EXHIBIT A

County: Williamson
Parcel No.: 3
Tax ID: R493724
County Road: 313 East of County Road 332 Jarrell

METES AND BOUNDS DESCRIPTION

FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.603 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10268800.04, E=3160412.04) monumenting the southeast corner of said 5.28 acre Ritchie and Schimanski tract and the most southerly southwest corner of the called 6.31 acre tract of land conveyed to Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust, recorded in Document No. 2018023919 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of County Road 313 (variable width right-of-way), for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 67°47'37" W** with the south boundary line of said 5.28 acre Ritchie and Schimanski tract and said north right-of-way line of County Road 313, for a distance of **528.15 feet** to an iron rod found with cap marked "FOREST RPLS 1847" monumenting the southwest corner of said 5.28 acre Ritchie and Schimanski tract and the southeast corner of the called 5.29 acre tract of land conveyed to Michael J. Madding, recorded in Document No. 2016004904 of the Official Public Records of Williamson County, Texas, for the southwest corner hereof;

THENCE, **N 21°24'02" W** with the west boundary line of said 5.28 acre Ritchie and Schimanski tract and the east boundary line of said 5.29 acre Madding tract, for a distance of **49.55 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the northwest corner hereof, from which an iron rod found with cap marked "FOREST RPLS 1847" monumenting the northwest corner of said 5.29 acre Madding tract and the most southerly southwest corner of the called 5.35 acre tract of land conveyed to Daniel Rangel and Anna C. Rangel, recorded in Document No. 2020128146 of the Official Public Records of Williamson County, Texas, same being on the east boundary line of the called 5.515 acre tract of land conveyed to ATX 313 Pro, LLC, recorded in Document No. 2022134963 of the Official Public Records of Williamson County, Texas, bears N 21°24'02" W for a distance of 386.37 feet and S 67°48'13" W for a distance of 531.62 feet;


County: Williamson
Parcel No.: 3
Tax ID: R493724
County Road: 313 East of County Road 332 Jarrell

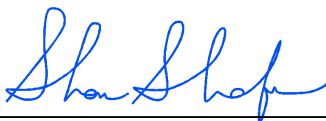
THENCE, **N 67°45'23" E** through the interior of said 5.28 acre Ritchie and Schimanski tract, for a distance of **528.17 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the east boundary line of said 5.28 acre Ritchie and Schimanski tract and the lower west boundary line of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 5.28 acre Ritchie and Schimanski tract and an interior ell corner of the said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, bears N 21°23'13" W for a distance of 385.94 feet;

THENCE, **S 21°23'13" E** with said east boundary line of the 5.28 acre Ritchie and Schimanski tract and said lower west boundary line of the 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, for a distance of **49.89 feet** to the **POINT OF BEGINNING** hereof and containing 0.603 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface based on a combined surface adjustment factor of 1.00015. Coordinates shown hereon are grid.

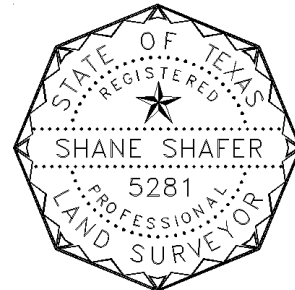
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



February 7, 2024

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 PROPERTY ADDRESS: 2115 CR 313, JARRELL, TX 76537

LEGEND

●	IRON ROD FOUND
● LA	IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES AUSTIN, TEXAS"
⊙	5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
● PP	POWER POLE
—	DOWN GUY
■ EM	ELECTRIC METER
● BB	BROADBAND BOX
● TPED	TELEPHONE PEDESTAL
● WV	WATER VALVE
● WVC	WATER VALVE ON CONCRETE
■ WM	WATER METER
● JCV	IRRIGATION CONTROL VALVE
● GMR	6" METAL RISER
● 2PVC	2" PVC RISER
⊥ RP	REFLECTOR POST
— X — X —	WIRE FENCE (WF)
—	PRECAST CONCRETE FENCE (PCF)
—	EDGE OF PAVEMENT
— OU — OU —	OVERHEAD UTILITY LINE
—	RIGHT-OF-WAY DEDICATION LINE
—	EXISTING RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	ADJOINING BOUNDARY LINES
—	SUBDIVISION LOT LINES
—	SUBJECT TRACT BOUNDARY
— · · · · ·	METAL FENCE (MF)

MG	METAL GATE
SC	STONE COLUMN
CONC	CONCRETE
CDS	CONCRETE DRAINAGE STRUCTURE
CMP	CORRUGATED METAL PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

EASEMENT INFORMATION

Ⓔ1	JARRELL SCHWERTNER WSC APPARENT LOCATION OF 10' WIDE RIGHT OF WAY EASEMENT VOL. 586, PG. 288
Ⓔ2	JARRELL SCHWERTNER WSC APPARENT LOCATION OF 15' WIDE RIGHT OF WAY EASEMENT VOL. 601, PG. 272
Ⓔ3	LONE STAR REGIONAL WATER AUTHORITY AND SONTERRA MUNICIPAL UTILITY DISTRICT WATER LINE EASEMENT CALLED 1.925 AC. DOC. NO. 2020089500

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°24'02"W	49.55'
L2	S21°23'13"E	49.89'
L3	S67°48'13"W	531.62'

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: 2115 CR 313, JARRELL, TX 76537

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2402426, which bears an Effective Date January 8, 2024 and an Issued Date of January 19, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Easement dated November 4, 1927, executed by Carrie McDonald et al to Texas Power & Light Company, recorded in Volume 235, Page 70, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10b. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 4, 1980, by and between R. F. Goode and Claudia E. Goode, as Lessor and W. L. McGinnis, as Lessee, recorded on October 6, 1980, in Volume 811, Page 638, Deed Records, Williamson County, Texas. Not a survey matter

10c. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 11, 1992 and recorded on December 14, 1992 in Volume 2230, Page 724, Official Records, Williamson County, Texas, which document contains the following language: "a reservation of an undivided 1/2 interest in and to all oil, gas and other minerals in and under or hereafter produced from the above-described land". Not a survey matter.

10d. Electric Utility Easement dated February 8, 1993, executed by Roger Vogt to Bartlett Electric Cooperative, Inc., recorded in Volume 2309, Page 180, Official Records, Williamson County, Texas. The subject tract is a part of the 100 acre tract of land described in said instrument. Unable to determine the exact location of said easement, due to a vague description. Said document states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance to either side of the Cooperative's lines, as they are or will be constructed on Grantor's hereinafter described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure of other facility."

10e. Electric Utility Easement dated August 31, 2004, executed by Dona Ann Vogt to Bartlett Electric Cooperative, Inc., recorded under Document No. 2006016066, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 10.57 acre tract of land described in said instrument. Unable to determine the exact location of said easement due to a vague description. Said instrument states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility."

10f. Easement dated August 29, 2007, executed by Jason Schwenner and Jennifer Schwenner to Bartlett Electric Cooperative, Inc., recorded under Document No. 2008045579, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 5.28 acre tract of land described in said instrument. Unable to determine the exact location of said easement due to a vague description. Said instrument states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility."

CR 313 PARCEL 3 SHEET 3 OF 4

 DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

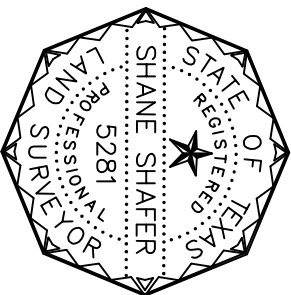
DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: 2115 CR 313, JARRELL, TX 76537

NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015. COORDINATES SHOWN HEREON ARE GRID.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCORED) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0150F, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

To: Williamson County, Texas, Texan Title Insurance Company, and Longhorn Title Company, LLC exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on February 7, 2024. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



Shane Shafer
SHANE SHAFER, R.P.L.S. NO. 5281

February 7, 2024
DATE

CR 313 PARCEL 3 SHEET 4 OF 4


DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NO. 10006900

EXHIBIT B

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8725 (D) • fax 512-255-8986

adam@scrrlaw.com

September ____, 2025

Via e-mail jean@loarpllc.com

c/o Brandi Ritchie and John Fredrick Schimanski, Jr., Husband and Wife

6101 W Courtyard Dr Bldg 1, Ste 150

Austin, TX 78730

Re: CR 313 Roadway Project
Cause No. 24-1130-CC1; *Williamson County, Texas v. Brandi Ritchie and John Fredrick Schimanski, Jr., Husband and Wife, All-In Credit Union, and Randolph-Brooks Federal Credit Union*; filed in the County Court at Law No. 1 of Williamson County, Texas

To Whom It May Concern:

Please allow this letter to set out an understanding between Williamson County, Texas (“County”), and Brandi Ritchie and John Fredrick Schimanski, Jr. (“Owner”) in connection with the above-referenced lawsuit as part of the County’s proposed County Road 313 roadway improvements (“Project”).

By execution of this letter, the parties agree as follows:

1. Upon receipt of a fully executed driveway permit application, the County shall review and approve a second driveway on the Owner’s remaining property, in the approximate location depicted in Exhibit “A” attached hereto, if said driveway permit application adheres to the County’s and all other applicable driveway and spacing rules and regulations in place at the time of submission. When a driveway application is approved, the applicant has one year to complete the construction of the proposed or modified driveway. After one year, another application or additional inspection shall be required.
2. If Owner submits a driveway permit application that does not adhere to the applicable spacing rules and regulations in place at the time of submission, the County agrees to review and comment on the areas of nonconformance and provide sufficient information to allow Owner to correct the areas of nonconformity.

3. Notwithstanding the foregoing, the County is under no obligation to approve a driveway permit application that does not meet the County's spacing rules and regulations in place at the time of submission. Should Owner wish to have a nonconforming driveway permit approved, Owner must undergo the variance process and all rules and procedures associated therewith in place at that time.

If this meets with your understanding, please have this letter executed by the appropriate person where indicated and return it to me, and we will have this considered, approved, and signed by the County as quickly as possible. Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

Adam H. Hill
Sheets & Crossfield, PLLC

[signature pages follow]

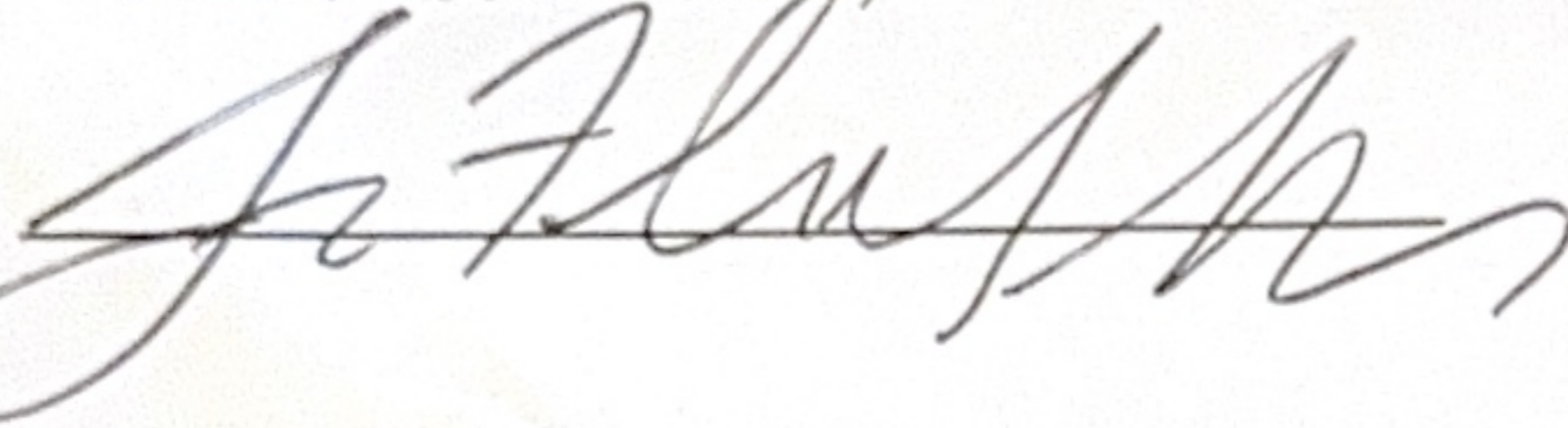
AGREED AND ACCEPTED:

Brandi Ritchie

By: 

Date: 9/22/2025

John Fredrick Schimanski, Jr.

By: 

Date: 9/22/25

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell
County Judge

Date: _____

EXHIBIT "A"
APPROXIMATE SECOND DRIVEWAY LOCATION

Williamson County
Driveway/Access Application for Permit

Name of Applicant: Brandi Ritchie Date: 08/08/2025

E-mail: Brandi44@gmail.com

Applicant Mailing Address: 2115 Co RD 313 Jarrell Tx 76537

Phone: (512) 608-6840, (970) 773-0598

Map with location of driveway provided attached* (required)

Physical Address of Property or WCAD Parcel #: 2115 Co RD 313

Jarrell TX, 76537

Location of Proposed Driveway on Property:

Location is physically marked (staked, painted, tagged)* (required)

Latitude & Longitude (optional): 30.809120, -97.582657

Comments: LAT & Long coordinates pin center of proposed commercial concrete entrance.

Note - If driveway is within a regulated FEMA or local floodplain, an approved Floodplain Development Permit is required before construction. Visit www.wilco.org/roads/floodplain for more information.

Choose one:

Current/Future Homeowner or Agricultural Property Owner*

This option **not intended for land investors but as a benefit to Williamson County constituents. Deceitful representation will result in an invalid driveway permit.*

- Proposed driveway width (ft): ~~30~~ 30 Ft
- Distance to adjacent driveways (ft): Left side (facing road) 330 Ft Right side 500
- Proposed driveway material (examples: concrete/asphalt/caliche): Concrete
- Williamson County will size the culvert if required
- Applicant is responsible to order, purchase, and deliver culvert to property
- Applicant is responsible for culvert installation
- Applicant must contact Williamson County for inspections as outlined in Section 4.2 of the Williamson County Driveway Policy

Developer/Builder or Commercial/Business Property Owner

- Submit a site plan for review to mygovernmentonline.org with this application.
- Site Plan name _____
- Applicant is responsible to size, order, purchase and install culvert per Williamson County Driveway Policy
- Submit driveway plan and culvert calculations with application per Williamson County Driveway Policy
- Applicant must contact Williamson County for inspections as outlined in Section 4.1 of the Williamson County Driveway Policy

Submit application to: Williamson County Engineer's Office

3151 S. E. Inner Loop, Georgetown, Texas 78626

Telephone: (512) 943-3330 Email: RoadRequest@wilco.org



2115

To existing fence line

30'4" -30"

330'4" To existing driveway

30.809120 x 97.582657

EXHIBIT C

recover from Condemnor the total sum of **TWO HUNDRED THOUAND AND 00/100 DOLLARS (\$200,000.00)**, of which total amount the parties agree:

1. The amount of ONE HUNDRED FORTY-SEVEN THOUSAND SIX HUNDRED SIXTY AND 00/100 DOLLARS (\$147,660.00) was previously deposited with the court on or about October 22, 2024, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about October 16, 2024; and
2. The amount of **FIFTY-TWO THOUSAND THREE HUNDRED FORTY AND 00/100 DOLLARS (\$52,340.00)** is now due and owing from Condemnor to Condemnees in full satisfaction of this Judgment.

It is further ORDERED that Condemnor shall pay Condemnees the remaining balance of FIFTY-TWO THOUSAND THREE HUNDRED FORTY and 00/100 Dollars (\$52,340.00) as full compensation for the condemnation of the Property. Plaintiff shall make such wire transfer, check, or warrant payable to “Brandi Ritchie and John Schimanski Jr.” and if applicable, deliver such payment to any attorney or employee of LOAR, PLLC at 6101 W. Courtyard Dr., Bldg. 1, Ste. 150, Austin, Texas 78730. In the event Condemnees are 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 Agreed Final Judgment. If the remaining balance is not paid or deposited within sixty (60) days of entry and filing of this Agreed Final Judgment, 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: /s/ Jean Phillips

AMBER RUSSELL

State Bar No. 24055889

Email: amber@LOARpllc.com

JEAN PHILLIPS

State Bar No. 24096412

Email: jean@LOARpllc.com

Law Offices of Amber Russell, PLLC

6101 W Courtyard Drive, Bldg. 1, Suite 150

Austin, Texas 78730

Telephone: (512) 777-3135

Facsimile: (512) 813-7671

ATTORNEYS FOR DEFENDANTS

BRANDI RITCHIE AND

JOHN FREDRICK SCHIMANSKI, JR.

County: Williamson
Parcel No.: 3
Tax ID: R493724
County Road: 313 East of County Road 332 Jarrell

METES AND BOUNDS DESCRIPTION

FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.603 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10268800.04, E=3160412.04) monumenting the southeast corner of said 5.28 acre Ritchie and Schimanski tract and the most southerly southwest corner of the called 6.31 acre tract of land conveyed to Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust, recorded in Document No. 2018023919 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of County Road 313 (variable width right-of-way), for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 67°47'37" W** with the south boundary line of said 5.28 acre Ritchie and Schimanski tract and said north right-of-way line of County Road 313, for a distance of **528.15 feet** to an iron rod found with cap marked "FOREST RPLS 1847" monumenting the southwest corner of said 5.28 acre Ritchie and Schimanski tract and the southeast corner of the called 5.29 acre tract of land conveyed to Michael J. Madding, recorded in Document No. 2016004904 of the Official Public Records of Williamson County, Texas, for the southwest corner hereof;

THENCE, **N 21°24'02" W** with the west boundary line of said 5.28 acre Ritchie and Schimanski tract and the east boundary line of said 5.29 acre Madding tract, for a distance of **49.55 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the northwest corner hereof, from which an iron rod found with cap marked "FOREST RPLS 1847" monumenting the northwest corner of said 5.29 acre Madding tract and the most southerly southwest corner of the called 5.35 acre tract of land conveyed to Daniel Rangel and Anna C. Rangel, recorded in Document No. 2020128146 of the Official Public Records of Williamson County, Texas, same being on the east boundary line of the called 5.515 acre tract of land conveyed to ATX 313 Pro, LLC, recorded in Document No. 2022134963 of the Official Public Records of Williamson County, Texas, bears N 21°24'02" W for a distance of 386.37 feet and S 67°48'13" W for a distance of 531.62 feet;


County: Williamson
Parcel No.: 3
Tax ID: R493724
County Road: 313 East of County Road 332 Jarrell

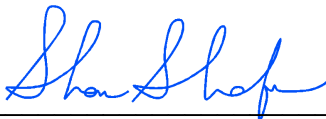
THENCE, **N 67°45'23" E** through the interior of said 5.28 acre Ritchie and Schimanski tract, for a distance of **528.17 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the east boundary line of said 5.28 acre Ritchie and Schimanski tract and the lower west boundary line of said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 5.28 acre Ritchie and Schimanski tract and an interior ell corner of the said 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, bears N 21°23'13" W for a distance of 385.94 feet;

THENCE, **S 21°23'13" E** with said east boundary line of the 5.28 acre Ritchie and Schimanski tract and said lower west boundary line of the 6.31 acre Raymond James Trust, N.A., Corporate Trustee of the Alexander Warden Self-Settled Special Needs Trust tract, for a distance of **49.89 feet** to the **POINT OF BEGINNING** hereof and containing 0.603 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface based on a combined surface adjustment factor of 1.00015. Coordinates shown hereon are grid.

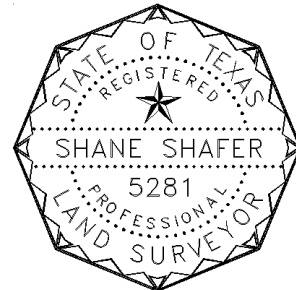
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



February 7, 2024

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR. WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

DANIEL RANGEL AND ANNA C. RANGEL CALLED 5.35 AC. DOC. NO. 2020128146

PROPERTY ADDRESS: 2115 CR 313, JARRELL, TX 76537
 RAYMOND JAMES TRUST, N.A., CORPORATE TRUSTEE OF THE ALEXANDER WARDEN SELF-SETTLED SPECIAL NEEDS TRUST CALLED 6.31 AC. DOC. NO. 2018023919

MICHAEL J. MADDING CALLED 5.29 AC. DOC. NO. 2016004904

G. SCHNEIDER SURVEY ABSTRACT NO. 579

BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR. WIFE AND HUSBAND CALLED 5.28 AC. DOC. NO. 2020121288

WILLIAMSON CENTRAL APPRAISAL DISTRICT (WCAD) PROPERTY ID: R493724

SCALE: 1" = 60'

W/CAP FOREST RPLS 1847"

N67°48'13"E 528.26'

N67°45'23"E 528.17'

STONE ADDRESS SIGN

PARCEL 3 0.603 AC.

APPROXIMATE SURVEY LINE

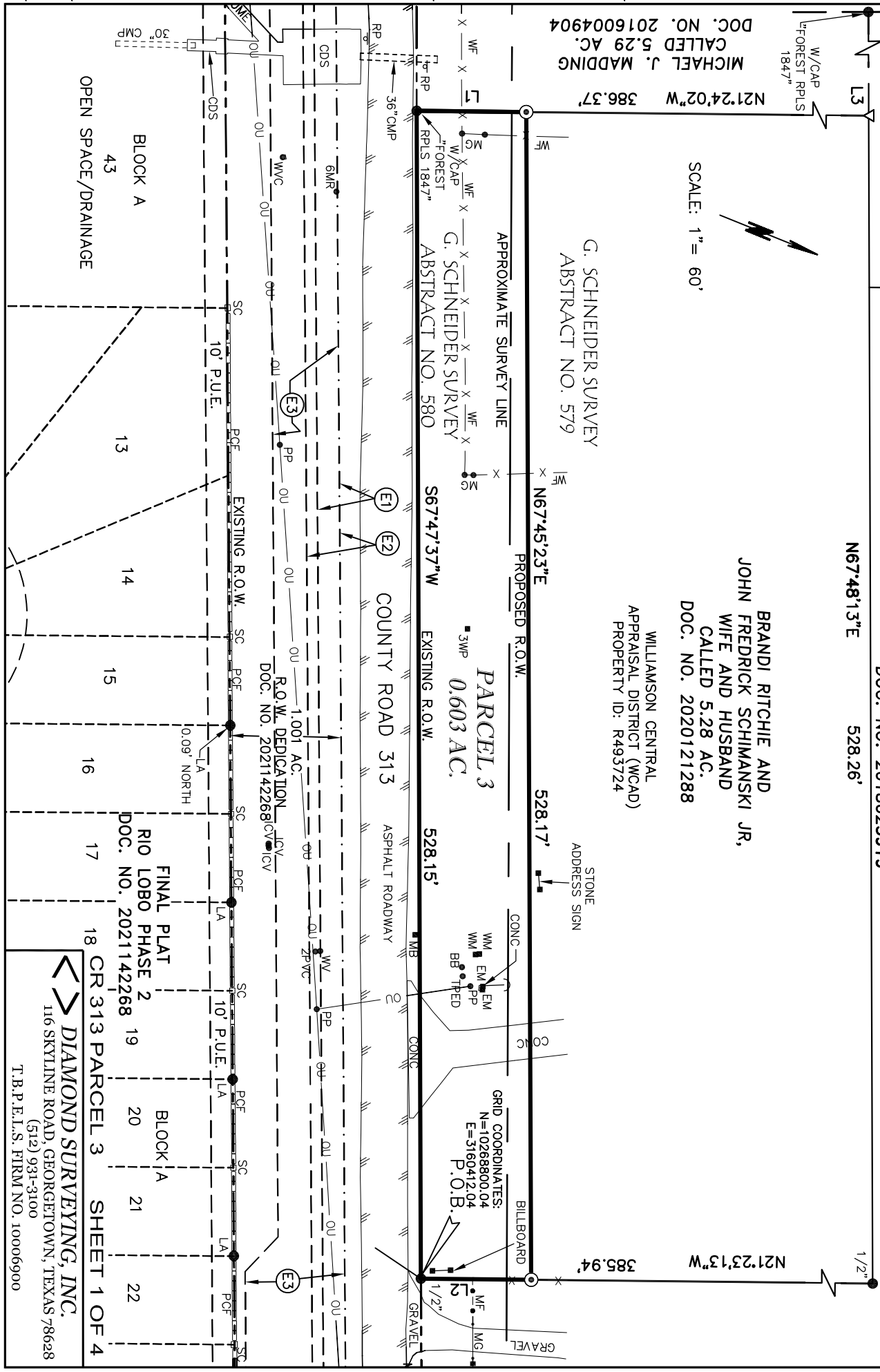
EXISTING R.O.W. 528.15'

COUNTY ROAD 313 ASPHALT ROADWAY

CONC. BILLBOARD

GRID COORDINATES: N=10268800.04 E=3160412.04 P.O.B.

GRAVEL



BLOCK A 43 OPEN SPACE/DRAINAGE

13

14

15

16

17

18

19

20

21

22

RIO LOBO PHASE 2 FINAL PLAT DOC. NO. 2021142268

CR 313 PARCEL 3 SHEET 1 OF 4

DIAMOND SURVEYING, INC. 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
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LEGEND

●	IRON ROD FOUND
● LA	IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES AUSTIN, TEXAS"
⊙	5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
● PP	POWER POLE
—	DOWN GUY
■ EM	ELECTRIC METER
● BB	BROADBAND BOX
● TPED	TELEPHONE PEDESTAL
● WV	WATER VALVE
● WVC	WATER VALVE ON CONCRETE
■ WM	WATER METER
● JCV	IRRIGATION CONTROL VALVE
● GMR	6" METAL RISER
● 2PVC	2" PVC RISER
⊥ RP	REFLECTOR POST
— X — X —	WIRE FENCE (WF)
—	PRECAST CONCRETE FENCE (PCF)
—	EDGE OF PAVEMENT
— OU — OU —	OVERHEAD UTILITY LINE
—	RIGHT-OF-WAY DEDICATION LINE
—	EXISTING RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	ADJOINING BOUNDARY LINES
—	SUBDIVISION LOT LINES
—	SUBJECT TRACT BOUNDARY
— · · · · ·	METAL FENCE (MF)

MG	METAL GATE
SC	STONE COLUMN
CONC	CONCRETE
CDS	CONCRETE DRAINAGE STRUCTURE
CMP	CORRUGATED METAL PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

EASEMENT INFORMATION

ⓔ1	JARRELL SCHWERTNER WSC APPARENT LOCATION OF 10' WIDE RIGHT OF WAY EASEMENT VOL. 586, PG. 288
ⓔ2	JARRELL SCHWERTNER WSC APPARENT LOCATION OF 15' WIDE RIGHT OF WAY EASEMENT VOL. 601, PG. 272
ⓔ3	LONE STAR REGIONAL WATER AUTHORITY AND SONTERRA MUNICIPAL UTILITY DISTRICT WATER LINE EASEMENT CALLED 1.925 AC. DOC. NO. 2020089500

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°24'02"W	49.55'
L2	S21°23'13"E	49.89'
L3	S67°48'13"W	531.62'

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 0.603 ACRE (26,257 SQ. FT.) TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579 AND THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 5.28 ACRE TRACT OF LAND CONVEYED TO BRANDI RITCHIE AND JOHN FREDRICK SCHIMANSKI JR, WIFE AND HUSBAND, RECORDED IN DOCUMENT NO. 2020121288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: 2115 CR 313, JARRELL, TX 76537

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2402426, which bears an Effective Date January 8, 2024 and an Issued Date of January 19, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Easement dated November 4, 1927, executed by Carrie McDonald et al to Texas Power & Light Company, recorded in Volume 235, Page 70, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10b. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 4, 1980, by and between R. F. Goode and Claudia E. Goode, as Lessor and W. L. McGinnis, as Lessee, recorded on October 6, 1980, in Volume 811, Page 638, Deed Records, Williamson County, Texas. Not a survey matter

10c. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 11, 1992 and recorded on December 14, 1992 in Volume 2230, Page 724, Official Records, Williamson County, Texas, which document contains the following language: "a reservation of an undivided 1/2 interest in and to all oil, gas and other minerals in and under or hereafter produced from the above-described land". Not a survey matter.

10d. Electric Utility Easement dated February 8, 1993, executed by Roger Vogt to Bartlett Electric Cooperative, Inc., recorded in Volume 2309, Page 180, Official Records, Williamson County, Texas. The subject tract is a part of the 100 acre tract of land described in said instrument. Unable to determine the exact location of said easement, due to a vague description. Said document states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance to either side of the Cooperative's lines, as they are or will be constructed on Grantor's hereinafore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure of other facility."

10e. Electric Utility Easement dated August 31, 2004, executed by Dona Ann Vogt to Bartlett Electric Cooperative, Inc., recorded under Document No. 2006016066, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 10.57 acre tract of land described in said instrument. Unable to determine the exact location of said easement due to a vague description. Said instrument states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility."

10f. Easement dated August 29, 2007, executed by Jason Schwenner and Jennifer Schwenner to Bartlett Electric Cooperative, Inc., recorded under Document No. 2008045579, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 5.28 acre tract of land described in said instrument. Unable to determine the exact location of said easement due to a vague description. Said instrument states: "The width of the easement shall be twenty (20) feet, one-half (1/2) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility."

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PROPERTY ADDRESS: 2115 CR 313, JARRELL, TX 76537

NOTES:

- 1) BEARING BASIS; NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015. COORDINATES SHOWN HEREON ARE GRID.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCORED) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0150F, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

To: Williamson County, Texas, Texan Title Insurance Company, and Longhorn Title Company, LLC exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on February 7, 2024. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



Shane Shafer
 SHANE SHAFER, R.P.L.S. NO. 5281
 February 7, 2024
 DATE

CR 313 PARCEL 3 SHEET 4 OF 4

DIAMOND SURVEYING, INC.
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