

CAUSE NO. 24-0814-CC3

WILLIAMSON COUNTY, TEXAS
Condemnor

§ IN THE COUNTY COURT

§

§

V.

§ AT LAW NO. THREE

§

JNK PROPERTIES 1, LTD.
Condemnee

§

§ 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 0.042 acres (Parcel 316) 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 May 29, 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 RM 2243/Hero Way 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 **TWENTY THOUSAND THREE HUNDRED**

EIGHTY-THREE AND 00/100 DOLLARS (\$20,383.00), of which total amount the parties agree:

1. Pursuant to the provisions of a Possession and Use Agreement, which was recorded in the Official Records of Williamson County as Document No. 2023095131, Condemnor has previously paid to Condemnee the sum of NINETEEN THOUSAND FIVE HUNDRED TWENTY-EIGHT and 0/100 DOLLARS (\$19,528.00).
2. On August 26, 2024, an Award of Special Commissioners was filed with the court in the amount of TWENTY THOUSAND THREE HUNDRED EIGHTY-THREE and 0/100 DOLLARS (\$20,383), and the parties agree that the additional sum of EIGHT HUNDRED FIFTY-FIVE and 0/100 DOLLARS (\$855.00) was deposited with the court on September 11, 2024.
3. Therefore, the amount of **ZERO DOLLARS AND 00/100 (\$0.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

It is further ORDERED that all costs be assessed against Condemnor.

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 Condemnee 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

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Attorneys for Condemnor

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

AGREED AS TO SUBSTANCE AND FORM:

By: /s/ Graham Taylor_____

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Attorneys for Condemnee

County: Williamson
Parcel: 316
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR PARCEL 316

METES & BOUNDS DESCRIPTION FOR A 0.042 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 12.819 ACRE TRACT OF LAND DESCRIBED AS TRACT 9 AS CONVEYED TO JNK PROPERTIES 1, LTD. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2021182868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 12.819 ACRE TRACT OF LAND BEING DESCRIBED IN DOCUMENT NUMBER 2004099911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.042 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the south right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found), at the northwest corner of the above described JNK Tract, and at the northeast corner of a called 10.96 acre tract of land as conveyed to Bobby Golden and wife, Christine Golden by Warranty Deed with Vendor's Lien recorded in Volume 2018, Page 708 of the Official Records of Williamson County, Texas, from which a 1/2-inch iron rod found on the south right-of-way line of said Hero Way, at the northwest corner of said Golden Tract, and at the northeast corner of a called 10.60 acre tract of land as conveyed to Majestic Oak RV Resort, LLC by General Warranty Deed with Vendor's Lien recorded in Document Number 2021019907 of the Official Public Records of Williamson County, Texas, bears S 68°58'18" W a distance of 341.15 feet; Thence, with the south right-of-way line of said Hero Way and the north line of said JNK Tract, N 68°56'23" E a distance of 95.99 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,186,976.84, E: 3,083,683.27) set for the west corner and **POINT OF BEGINNING** of the herein described tract, 224.78 feet right of FM 2243 baseline station 123+76.14;

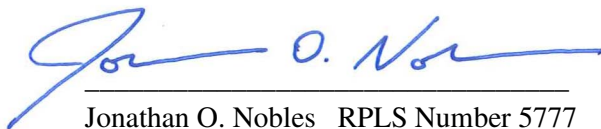
THENCE, continuing with the south right-of-way line of said Hero Way and the north line of said JNK Tract, N 68°56'23" E a distance of 304.03 feet to a calculated point at the northeast corner of said JNK Tract, and at the northwest corner of a called 9.1064 acre tract of land as conveyed to Mauck Properties, LLC by General Warranty Deed recorded in Document Number 2019000260 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said Mauck Tract, and at the northwest corner of Lot 1, Block "A" of LIBERTY HEIGHTS, a subdivision as recorded in Document Number 2020092083 of the Official Public Records of Williamson County, Texas, bears N 68°56'23" E a distance of 30.00 feet;

THENCE, departing the south right-of-way line of said Hero Way, with the east line of said JNK Tract and the west line of said Mauck Tract, S 21°01'25" E a distance of 14.34 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set at the beginning of a non-tangent curve to the left, for the southeast corner of the herein described tract, 206.67 feet right of FM 2243 baseline station 126+83.39, from which a 1/2-inch iron rod found at the southeast corner of said JNK Tract and at the southwest corner of said Mauck Tract, bears S 21°01'25" E a distance of 1,385.06 feet;

THENCE, over and across said JNK Tract, along said curve to the left, an arc distance of 304.38 feet, having a radius of 6,503.00 feet, a central angle of 02°40'55" and a chord which bears S 71°38'24" W a distance of 304.36 feet to the **POINT OF BEGINNING** and containing 0.042 acre (1,818 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.



Jonathan O. Nobles RPLS Number 5777
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502

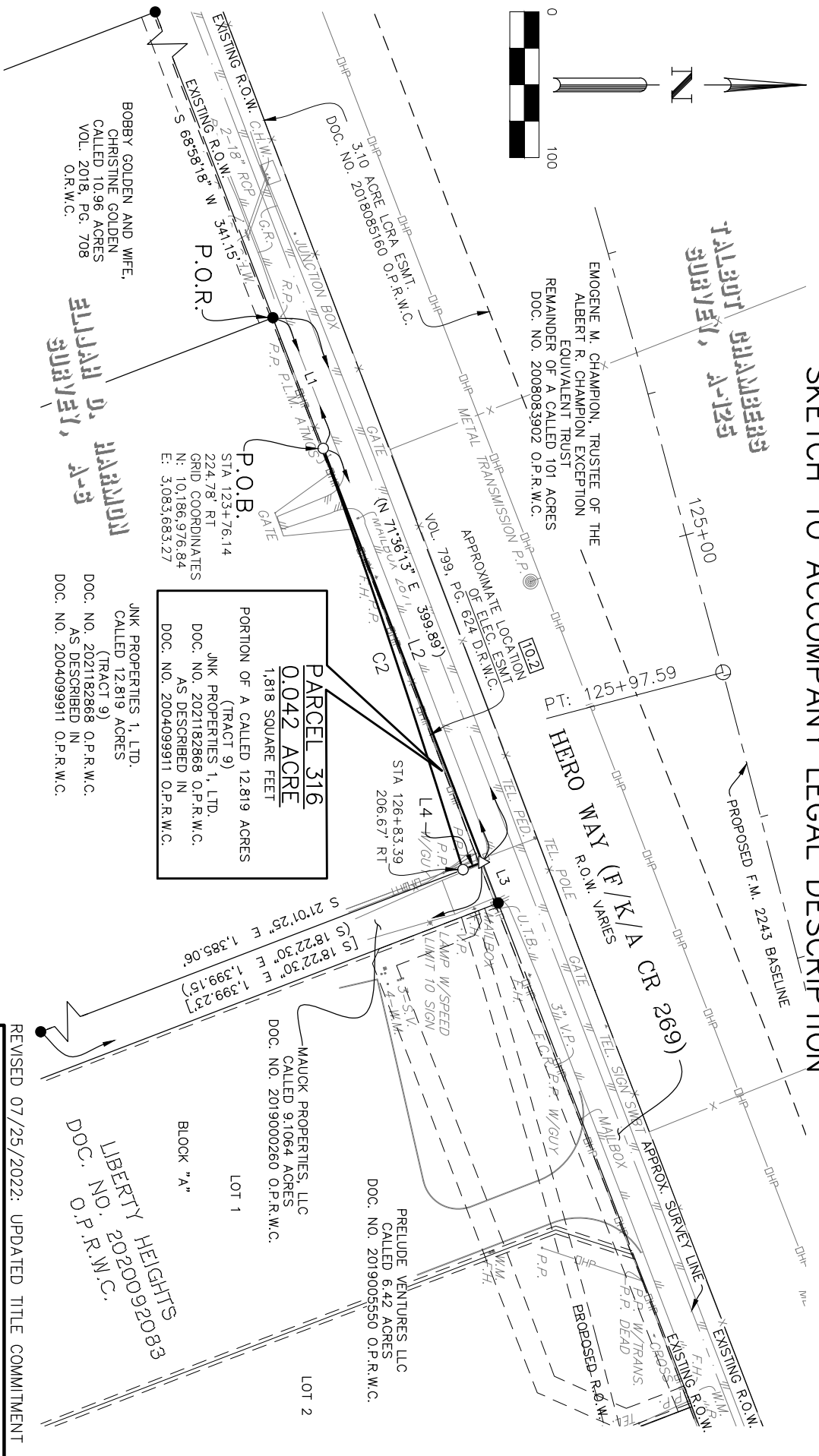


07/25/2022

Date

Client: Williamson County
Date: May 16, 2022
Revised: July 25, 2022
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83; DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-160863, DATED EFFECTIVE JUNE 23, 2022 AND ISSUED ON JULY 1, 2022.

REVISED 07/25/2022: UPDATED TITLE COMMITMENT

BGE, Inc.
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 TBPLS Licensed Surveying Firm No. 10106502

PARCEL PLAT
 SHOWING PARCEL 316
 0.042 ACRE
 FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	05/16/2022	3 of 4

LEGEND

B.	BOLLARD
B.W.F.	BARBED WIRE FENCE
C.H.W.	CONCRETE HEADWALL
DOC.	DOCUMENT
E.C.R.	ELECTRIC CONDUIT RISER
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
G.P.	GATE POST
G.R.	GUARD RAIL
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
PG.	PAGE
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R.P.	REFLECTOR POST
R.O.W.	RIGHT-OF-WAY
S.V.	SPRINKLER VALVE
TEL.	TELEPHONE
TRANS.	TRANSFORMER
U.T.B.	UNDERGROUND TELEPHONE BOX
VOL.	VOLUME
V.P.	VERTICAL PIPE
W.M.	WATER METER
W.V.	WATER VALVE
()	RECORD INFO FOR DOC. NO. 2004099911 O.P.R.W.C.
[]	RECORD INFO FOR DOC. NO. 2019000260 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
x	WIRE FENCE
DHT	OVERHEAD TELEPHONE
DHP	OVERHEAD POWER
///	EDGE OF ASPHALT
[10.1]	SCHEDULE B ITEM

RESTRICTIVE COVENANT AND EASEMENT NOTES:

10.2 AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 624, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT AS SHOWN HEREON.

10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT OF RECORD IN DOCUMENT NO. 2013051965, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

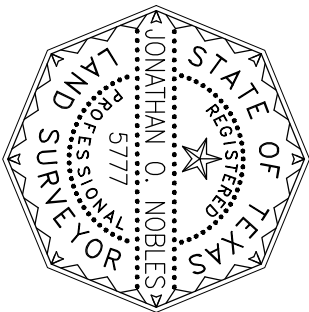
10.5 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CITY OF LEANDER ORDINANCE NO. 18-026-00 OF RECORD IN DOCUMENT NO. 2018041030, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°56'23" E	95.99'
L2	N 68°56'23" E	304.03'
L3	N 68°56'23" E	30.00'
L4	S 21°01'25" E	14.34'

LINE TABLE		
NUMBER	BEARING	DISTANCE
[L3]	[N 71°56'35" E]	[29.99']

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	304.38'	6,503.00'	2°40'55"	S 71°38'24" W	304.36'

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. The property has access to a public roadway and there are no visible encroachments, except as shown hereon.



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07/25/2022

REVISED 07/25/2022: UPDATED TITLE COMMITMENT

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PARCEL PLAT
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