

CAUSE NO. 24-1854-CC5

WILLIAMSON COUNTY, TEXAS  
**Condemnor**

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§

IN THE COUNTY COURT

V.

AT LAW NO. FIVE

MEHDI SADUDDIN UMATIYA, ET. AL.  
**Condemnee**

WILLIAMSON COUNTY, TEXAS

**AGREED FINAL JUDGMENT**

The parties have agreed to compromise and settle the issues in this lawsuit and request entry of this Agreed Final Judgment 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 Judgment and desire to resolve this lawsuit upon the terms as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 0.0467 acres of land (Parcel 43) located in Williamson County, Texas, 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 December 17, 2024, 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 314 roadway and drainage facilities, utility

adjustments, driveway access reconnections, and performing associated public uses and purposes (the “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 Mehdi Saduddin Umatiya, Rozina Umatiya, Nationstar Mortgage LLC, as Successor in Interest by Merger with Home Point Financial Corporation, and Mortgage Electronic Registration Systems, Inc. (hereinafter “Condemnees”), that Condemnees shall recover from Condemnor the total sum of **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)**, of which total amount the parties agree:

1. TWENTY-ONE THOUSAND FOUR HUNDRED AND EIGHTY and 00/100 DOLLARS (\$21,480.00) was previously deposited with the court on or about April 8, 2025, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about March 25, 2025, which amount shall be credited towards the total compensation, leaving a balance due and owing for satisfaction of this Judgment of THREE THOUSAND FIVE HUNDRED TWENTY AND 00/100 DOLLARS (\$3,520.00).

It is further ORDERED that the Condemnor shall pay Condemnees the remaining balance of THREE THOUSAND FIVE HUNDRED TWENTY AND 00/100 DOLLARS (\$3,520.00) as full compensation for the condemnation of the Property. The total compensation sum of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00) is inclusive of any pre-judgment interest. 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 7.00% per annum, compounded annually, from the 61st day after the judgment is signed by the Court until payment is made.

Condemnor shall make such payment by depositing the remaining balance into the registry of the Court. A representative of Condemnees 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.

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 Rozina Umatiya shall take nothing under this judgment.

It is further ORDERED that condemnees Nationstar Mortgage LLC, As Successor In Interest By Merger With Home Point Financial Corporation, And Mortgage Electronic Registration Systems, Inc., who executed a disclaimer of interest in this lawsuit, which was filed among the papers of this cause on or about April 23, 2025, 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.

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Judge Presiding

*[signature pages follow]*

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

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John L. Kelley  
State Bar No. 24089109  
[john@scrrlaw.com](mailto:john@scrrlaw.com)  
Sheets & Crossfield, P.L.L.C.  
309 East Main Street  
Round Rock, Texas 78664  
512.255.8877  
ATTORNEY FOR CONDEMNOR  
WILLIAMSON COUNTY, TEXAS

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



Nicholas P. Laurent (SBN 24065591)

[laurent@barronadler.com](mailto:laurent@barronadler.com)

BARRON, ADLER, CLOUGH & ODDO, PLLC

808 Nueces Street

Austin, Texas 78701

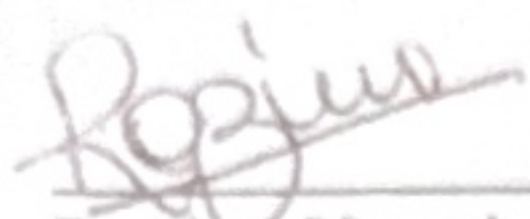
Ph: (512) 478-4995

Fax: (512) 478-6022

ATTORNEY FOR CONDEMNEE

MEHDI SADUDDIN UMATIYA

APPROVED AND AGREED AS TO SUBSTANCE AND FORM:



\_\_\_\_\_  
Rozina Umatiya

Date: 12-11-25

**AGREED AND ACCEPTED:**

Williamson County, Texas

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

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

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

## EXHIBIT “A”

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.0467 ACRE (2,034 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, SPHERE SUBDIVISION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017092687, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DESCRIBED IN GENERAL WARRANTY DEED TO MEHDI SADRUDDIN UMATIYA IN DOCUMENT NO. 2022100937, SAID OFFICIAL PUBLIC RECORDS, SAID 0.0467 ACRE (2,034 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "TLS" found (Grid coordinates determined as: N=10,262,413.57, E=3,151,743.14), at the intersection of the existing northerly right of way (ROW) line County Road 314 (C.R. 314) (variable ROW width) and the existing easterly ROW line of County Road 312 (variable ROW width), same point being an interior ell corner of a 0.33 acre ROW dedication depicted in said SPHERE SUBDIVISION ONE plat, said point being the southwesterly corner of said Lot 1, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, N 21°31'09" W**, departing said existing northerly ROW line, with said existing easterly ROW line, same line being the westerly boundary line of said Lot 1, a distance of **13.41 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 61+53.63, on the proposed northerly ROW of C.R. 314 (variable ROW width), for the northwesterly corner of the herein described parcel;
- 2) **THENCE, N 69°39'10" E**, with said proposed northerly ROW line, over and across said Lot 1, a distance of **180.03 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 left of Engineer's baseline station 63+33.66, in the westerly boundary line of Lot 2, said SPHERE SUBDIVISION ONE, same line being the easterly boundary line of said Lot 1 for the northeasterly corner of the herein described parcel;
- 3) **THENCE, S 21°32'31" E**, with the common boundary line of said Lot 1 and said Lot 2, a distance of **9.19 feet** to a calculated point on said existing northerly ROW line of C.R. 314, same line being the northerly boundary line of said 0.33 acre ROW Dedication, said point being the southwesterly corner of said Lot 2 and the southeasterly corner of said Lot 1, for the southeasterly corner of the herein described parcel, from which a 1/2 inch rod found in said existing northerly ROW line being the southwesterly corner of that called 81.949 acre tract of land described in Deed to Pale Rider LP in Document No. 2019091043, said Official Public Records, same point being the southeasterly corner of said 0.33 acre ROW dedication, bears N 68°18'37" E a distance of 280.98 feet, and S 21°30'46" E a distance of 25.96 feet;

4) **THENCE, S 68°18'37" W**, with said existing northerly ROW line and said northerly boundary line of the 0.33 acre ROW dedication, a distance of **180.00 feet** to the **POINT OF BEGINNING**, containing 0.0467 acre (2,034 square feet) of land, more or less.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired).

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics

08/08/2024

Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Registration No. 5630  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100  
Project No: SLAN-001

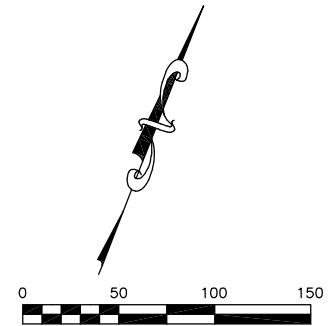


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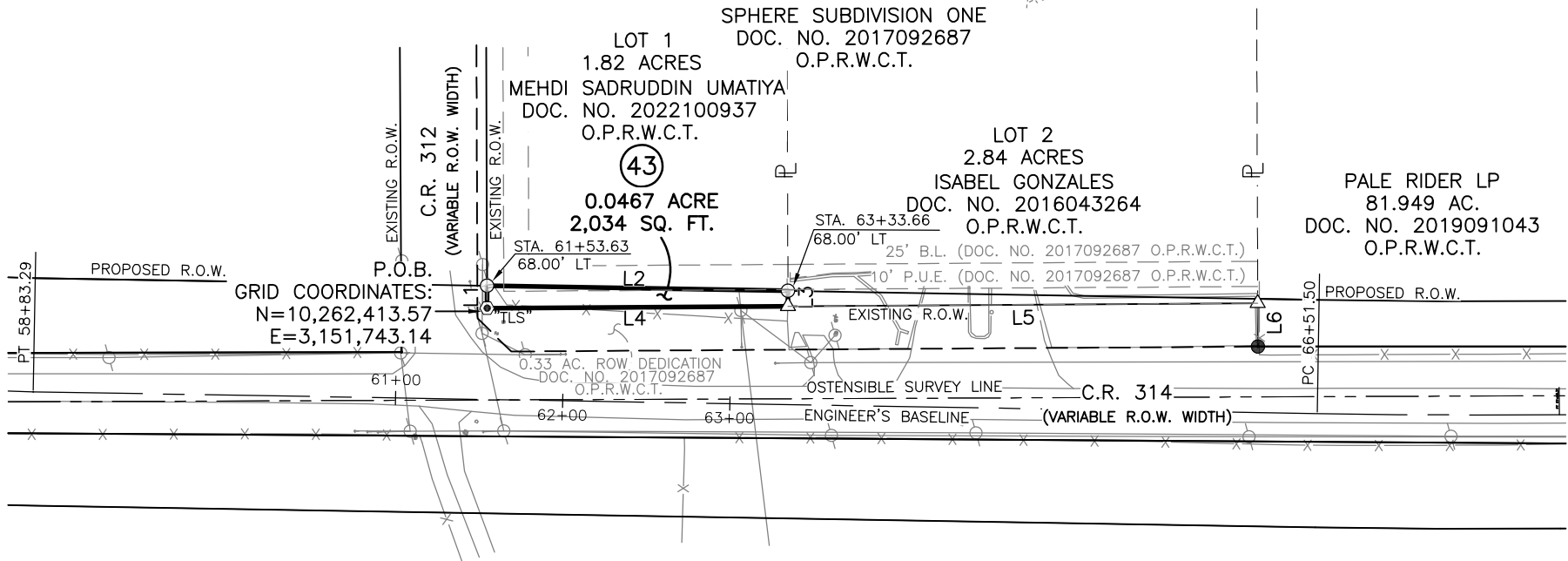
**EXHIBIT**  
**PLAT TO ACCOMPANY DESCRIPTION**

LEGEND	
	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
	1/2" IRON ROD FOUND
	IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET
	PROPERTY LINE
	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	ELECTRIC LINE EASEMENT
	POINT OF BEGINNING
	RECORD INFORMATION

LINE	BEARING	DISTANCE
L1	N 21°31'09" W	13.41'
L2	N 69°39'10" E	180.03'
L3	S 21°32'31" E	9.19'
L4	S 68°18'37" W	180.00'
L5	N 68°18'37" E	280.98'
L6	S 21°30'46" E	25.96'



ISAAC BUNKER SURVEY  
ABSTRACT NO. 54



PROJECT NO.: SLAN-001

08/06/2024

PARCEL PLAT SHOWING PROPERTY OF

MEHDI SADRUDDIN UMATIYA

PARCEL 43  
0.0467 ACRE  
2,034 SQ. FT.

**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

SCALE  
1" = 100'

WILLIAMSON COUNTY

PROJECT  
C.R. 314

PAGE 3 OF 4

EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402658, EFFECTIVE 03/26/2024, ISSUED 04/05/2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLs, RPLS NO. 4933 (NOW RETIRED).

INLAND GEODETICS



08/08/2024

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.  
 TEXAS REG. NO. 5630  
 1504 CHISHOLM TRAIL RD #103  
 ROUND ROCK, TX 78681  
 TPPELS FIRM NO. 10059100



PROJECT NO.: SLAN-001

SCHEDULE B:

- 1. RESTRICTIVE COVENANTS RECORDED IN: DOCUMENT NO. 2015033087 AND DOCUMENT NO. 2017092687 (PLAT), OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
- 10a. A 10' PUBLIC UTILITY EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10b. A 25' BUILDING SETBACK ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10c. A RIGHT OF WAY ROAD WIDENING EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. RIGHT OF WAY EASEMENT DATED OCTOBER 21, 1936, GRANTED BY G.G. HARRISON TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 283, PAGE 398, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10e. (NOT A SURVEY MATTER)
- 10f. EASEMENT DATED FEBRUARY 10, 1997, GRANTED BY JOE R. SCHWERTNER TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED UNDER DOCUMENT NO. 9707630, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10g. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED OCTOBER 11, 2017, TO BARTLETT ELECTRIC COOPERATIVE, RECORDED UNDER DOCUMENT NO. 2017112942, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10h. (NOT A SURVEY MATTER)
- 10i. (NOT A SURVEY MATTER)
- 10j. (NOT A SURVEY MATTER)
- 10k. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10l. RIGHTS OF PARTIES IN POSSESSION.

08/06/2024

PARCEL PLAT SHOWING PROPERTY OF

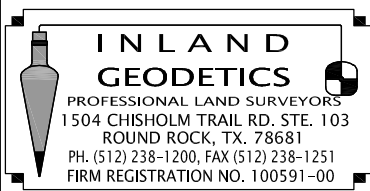
MEHDI SADRUDDIN UMATIYA

WILLIAMSON COUNTY

PROJECT  
C.R. 314

PARCEL 43  
0.0467 AC.  
2,034 SQ. FT.

PAGE 4 OF 4



## EXHIBIT “B”

**CAUSE NO. 24-1854-CC5**

**WILLIAMSON COUNTY, TEXAS  
CONDEMNOR**

**V.**

**MEHDI SADUDDIN UMATIYA, ET AL  
CONDEMNNEES**

§  
§  
§ **IN THE COUNTY COURT AT LAW**  
§ **NUMBER 5**  
§  
§ **OF WILLIAMSON COUNTY, TEXAS**  
§

**DISCLAIMER OF INTEREST**

Mortgage Electronic Registration Systems, Inc. (MERS), and Nationstar Mortgage, LLC.  
d/b/a Mr. Cooper (“NSM”), submits the following:

MERS and NSM expressly disclaims and releases all right, title, or interest in and to the  
following:

1. The property being taken and described in “Exhibit A” of the Petition for  
Condemnation on file in the cause, and any damages to the remaining property.
2. Any right or claim for damages or compensation for or resulting from the taking,  
including remainder damages, made the subject of this eminent domain action.
3. Any further right or claim to share or participate in any proceeds from the settlement  
or trial of this cause.

Respectfully submitted,  
**BONIAL & ASSOCIATES, P.C.**

/s/ Braden Barnes  
Braden Barnes, SBN 24059423  
Braden.Barnes@bonialpc.com  
14841 Dallas Parkway, Suite 350  
Dallas, Texas 75254  
(972) 643-6600 Office  
(972) 643-6699 Facsimile  
**ATTORNEY FOR MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AND NATIONSTAR MORTGAGE, LLC. D/B/A  
MR. COOPER**

**CERTIFICATE OF SERVICE**

This is to certify that a true and correct copy of the foregoing has been served upon the following parties in interest on April 23, 2025.

John Kelley  
Sheets & Crossfield, PLLC  
309 E. Main St.  
Round Rock, TX 78664  
john@scrrlaw.com  
*via ervice*

Nick Laurent  
Barron, Adler, Clough & Oddo  
808 Nueces Street  
Austin, TX 78701  
laurent@barronadler.com  
*via ervice*

/s/ Braden Barnes  
Braden Barnes

### 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.

Meagan Vlasak on behalf of Braden Barnes  
Bar No. 24059423  
Meagan.Vlasak@BonialPC.com  
Envelope ID: 100017408  
Filing Code Description: No Fee Documents  
Filing Description: MERS and NSM Disclaimer of Interest  
Status as of 4/24/2025 7:50 AM CST

#### Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Nicholas Laurent	24065591	laurent@barronadler.com	4/23/2025 6:49:53 PM	SENT
John Kelley	24089109	John@scrrlaw.com	4/23/2025 6:49:53 PM	SENT
Braden Barnes		braden.barnes@bonialpc.com	4/23/2025 6:49:53 PM	SENT