

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

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

[don@scrllaw.com](mailto:don@scrllaw.com)

December 12, 2025

Orlando Vallejo  
Juan Carlos Valleo Donaciano  
7275 E. State Highway 29, Lot 44  
Georgetown, TX 78626-2261

Re: Williamson County—Salt Lake, Brook and Front St.  
Parcel 6

Dear Sirs:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of right of way by Williamson County, Texas (the “County”) in and across portions of the property owned by you as part of the County’s proposed Salt Lake, Brook and Front St. improvements (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery to County of a fully executed and acknowledged Deed in and to 0.0111 acre of land, such rights to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein, free and clear of any monetary liens and encumbrances, County shall pay Owner the sum of **\$1,500.00** in cash or other readily available funds (“Purchase Price”).

2. The Closing and completion of this transaction shall take place at Chicago Title Company within thirty (30) days after full execution of this Agreement, or at other date and time agreed to in writing between the parties.

Upon request Owner shall provide reasonable, and customary assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney’s fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent or subordination required as a condition of the Closing.

To the extent allowed by law County, its agents and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to

owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the Deed is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and closing 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,

*Don Childs* by *Rebbecca Everett*

Don Childs  
Sheets & Crossfield, PLLC

*[signature pages follow]*

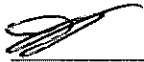
**AGREED:**



Orlando Vallejo

12-12-2025

Date



Juan Carlos Vallejo Donaciano

12-12-2025

Date

**ACCEPTED AND AGREED:**

COUNTY OF WILLIAMSON, TEXAS

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

Steven Snell  
County Judge

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

**EXHIBIT "A" FORM OF DEED FOLLOWS**

**DEED**

Salt Lake, Brook and Front Street

**THE STATE OF TEXAS                    §  
   §  
COUNTY OF WILLIAMSON           §**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That **ORLANDO VALLEJO AND JUAN CARLOS VALLEJO DONACIANO**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property")

**PARCEL 6**

DESCRIPTION OF A 0.0111 ACRE (485 SQ. FT.) Parcel of land located in the w. c. Wilson Survey, Abstract No. 651, Williamson County, Texas and being more particularly described by metes and bounds as follows: shown on the attached sketch Exhibit "A":

**SAVE AND EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Visible and apparent easements not appearing of record.

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Salt Lake, Brook and Front St.

**TO HAVE AND TO HOLD** the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 12<sup>th</sup> day of December, 2025.

*[signature page follows]*

GRANTOR:

*[Handwritten Signature]*

ORLANDO VALLEJO

**ACKNOWLEDGMENT**

STATE OF TEXAS

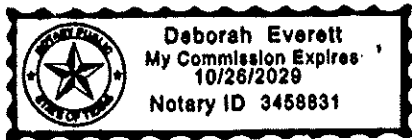
§  
§  
§

COUNTY OF *Williamson*

This instrument was acknowledged before me on 12<sup>th</sup> day of December, 2025 by **ORLANDO VALLEJO**, on behalf of said entity.

*Deborah Everett*

Notary Public, State of Texas



GRANTOR:

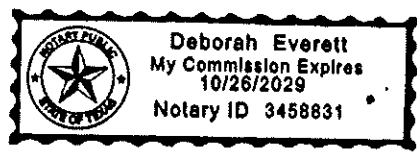
  
\_\_\_\_\_  
JUAN CARLOS VALLEJO DONACIANO

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on 12<sup>th</sup> day of December, 2025 by JUAN CARLOS VALLEJO DONACIANO, on behalf of said entity.

  
\_\_\_\_\_  
Notary Public, State of Texas



**PREPARED IN THE OFFICE OF:**  
Sheets & Crossfield, P.L.L.C.  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**  
Williamson County, Texas  
Attn: County Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**  
Sheets & Crossfield, P.L.L.C.  
309 East Main  
Round Rock, Texas 78664

**FIELD NOTE DESCRIPTION  
PARCEL 6  
R007727  
0.0111 ACRES (485 SQUARE FEET)**

BEING A 0.0111 ACRE (485 SQUARE FEET) TRACT OF LAND, LOCATED IN THE W.C. WILSON SURVEY, ABSTRACT NUMBER 651, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE WEST ONE-HALF OF LOT 7, BLOCK 62 OF THE OFFICIAL REVISED MAP OF THE CITY OF BARTLETT RECORDED IN CABINET A, SLIDE 219 IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (P.R.W.C.TX.) CONVEYED TO ORLANDO VALLEJO AND JUAN CARLOS VALLEJO DONACIANO, RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2025008780 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0111 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 62 OF SAID OFFICIAL REVISED MAP OF THE CITY OF BARTLETT, SAME BEING THE NORTHWEST CORNER OF SAID WEST ONE-HALF OF LOT 7 ON THE SOUTHEASTERLY LINE OF LOT 8, BLOCK 62 OF SAID OFFICIAL REVISED MAP OF THE CITY OF BARTLETT;

**THENCE** SOUTH 19° 24' 48" WEST, ALONG THE COMMON LINE OF SAID WEST ONE-HALF OF LOT 7, SAID LOT 8 AND LOT 1 OF THE WJ CAGLE ADDITION TO BARTLETT RECORDED IN CABINET A SLIDE 25B P.R.W.C.TX. SAME BEING A 0.24 ACRE TRACT CONVEYED TO NORBERTA ORTIZ CORONA AND JONATHAN A LOPEZ ORTIZ IN DOC. NO. 2018039273 O.P.R.W.C.TX., A DISTANCE OF 129.35 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "LJA SURVEY" SET FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTHING: 10,264,984.02 AND EASTING: 3,205,451.00, AND BEING 18.05 FEET RIGHT FROM THE PROPOSED BASELINE STATION 58+22.23;

**THENCE** SOUTH 85° 37' 55" EAST, OVER AND ACROSS SAID WEST ONE-HALF OF LOT 7, ALONG THE PROPOSED RIGHT-OF-WAY (R.O.W.) LINE A DISTANCE OF 48.50 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "LJA SURVEY" SET ON THE COMMON LINE OF SAID WEST ONE-HALF OF LOT 7 AND THE EXISTING NORTHWESTERLY R.O.W. OF BROOK STREET (R.O.W. VARIES) RECORDED IN IN CABINET A, SLIDE 219 P.R.W.C.TX.;

**THENCE** SOUTH 74° 00' 09" WEST, ALONG THE COMMON LINE OF SAID EXISTING R.O.W. OF BROOK STREET AND SAID WEST ONE-HALF OF LOT 7, A DISTANCE OF 57.47 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1 AND SAID WEST ONE-HALF OF LOT 7;

**THENCE** NORTH 19° 26' 07" EAST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID WEST ONE-HALF OF LOT 7, AT A DISTANCE OF 18.31 FEET PASSING A FOUND 1/2-INCH IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 20.71 FEET RETURNING TO THE **POINT OF BEGINNING**, CONTAINING 0.0111 ACRES (485 SQUARE FEET) OF LAND.

NOTES:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.

COORDINATES AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET, SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.0001116868.

HORIZONTAL SURVEY METHOD USED IS A COMBINATION OF STATIC AND RTK.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ABSTRACTING WAS COMPLETED IN MAY OF 2025.

A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.

STATIONS AND OFFSETS REFERENCED MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND THE ACCOMPANYING PARCEL PLAT REPRESENT THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



*Jacob Goebel*

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Jacob Goebel  
Registered Professional Land Surveyor No. 6734  
LJA Surveying, Inc.  
9830 Colonnade Boulevard, Suite 300  
San Antonio Texas, 78230  
210-503-2700  
Texas Firm No. 10194382

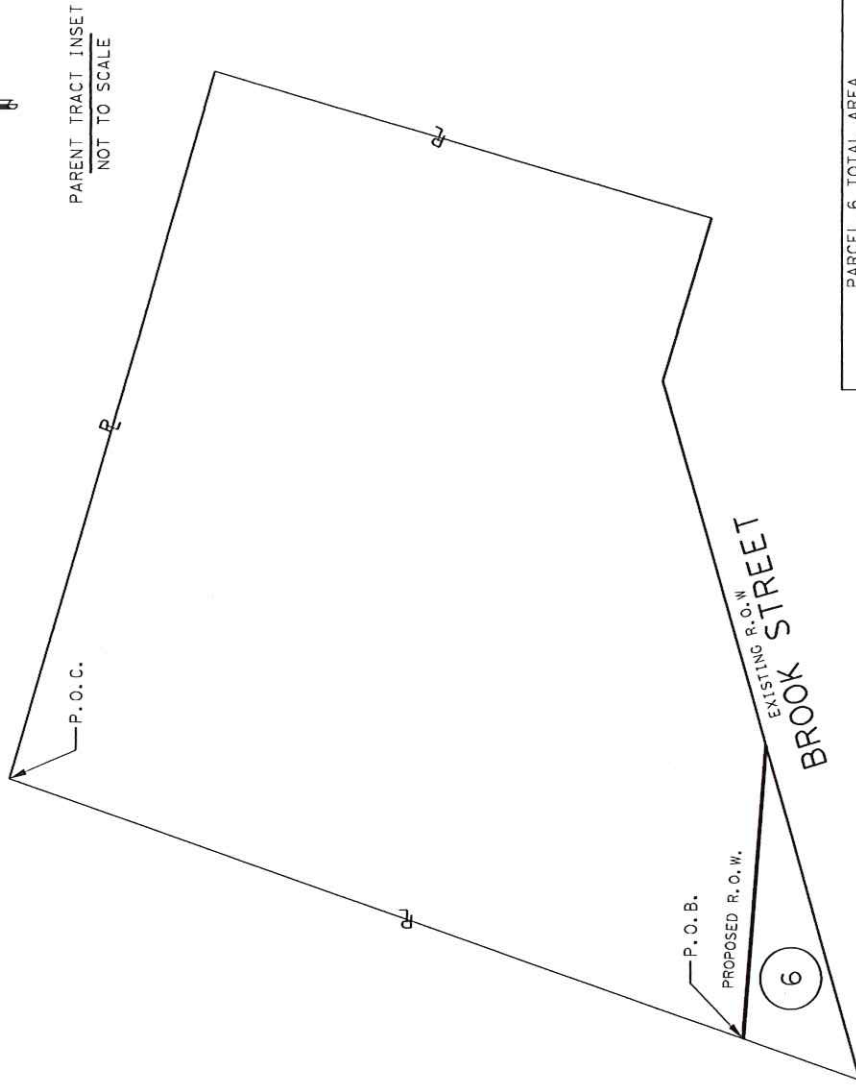
July 11, 2025

**LEGEND:**

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- PROPERTY HOOK LINE
- EASEMENT LINE
- PROPOSED BASELINE
- OFFICIAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- CABINET & SHEET
- OFFSET
- BASELINE STATION
- BEARS
- RIGHT-OF-WAY
- FOUND
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- VOLUME / PAGE
- DOCUMENT NUMBER
- UTILITY EASEMENT
- BUILDING LINE
- AERIAL EASEMENT
- DRAINAGE EASEMENT
- IRON ROD
- IRON PIPE
- SET 5/8" I.B. W/ LJA SURVEYING ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER AS DESCRIBED
- CALCULATED POINT

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), EPOCH 2010.00, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
2. COORDINATES AND DISTANCES ARE IN US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.0001116868.
3. HORIZONTAL SURVEY METHOD USED IS A COMBINATION OF STATIC AND RTK.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS SHOWN HEREON ARE BASED ON DOCUMENTS DISCOVERED THROUGH ABSTRACTING AND MAY NOT DEPICT ALL EASEMENTS, RESTRICTIONS OR ORDINANCES OF RECORD.
5. ABSTRACTING WAS COMPLETED IN MAY, 2025.
6. FIELD SURVEYS WERE COMPLETED IN MAY, 2025.
7. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. BASELINE SHOWN WAS PROVIDED BY ENGINEER TO SURVEYOR ON 10/9/2024. STATIONS AND OFFSETS SHOWN MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.



PARCEL 6 TOTAL AREA	
EXISTING AC. / S.F.	TAKING AC. / S.F.
0.41	0.0111
17,860	485
	LEFT
	RIGHT
	0.40

**LJA SURVEYING, INC.**

9830 COLONNADE BLVD. PHONE 210-503-2700  
SUITE 300  
SAN ANTONIO, TX 78230 TBPES-10194382

PARCEL PLAT  
SHOWING

PARCEL 6  
R007727  
SALT LAKE, BROOK, AND W FRONT STREET  
JULY, 2025

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



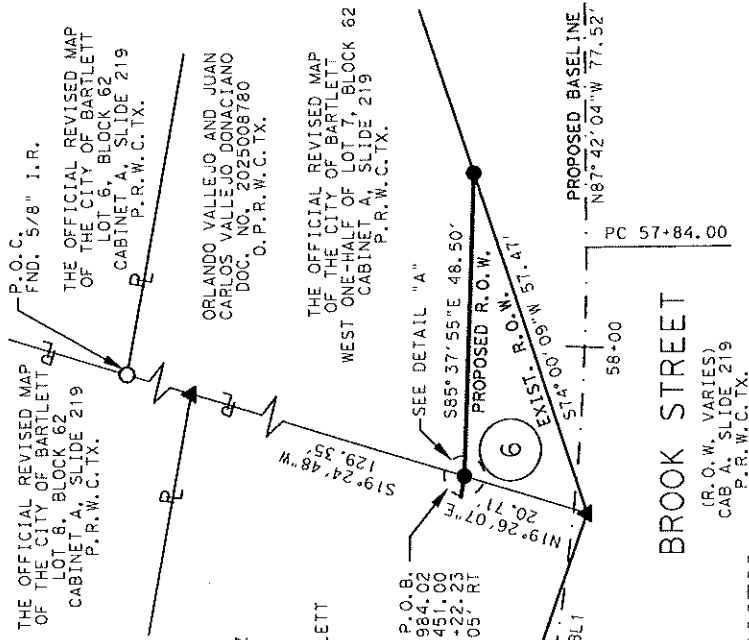
JACOB GOEBEL DATE 7/11/25  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6734

CURVE-BL1  
 P.C. STA. = 57+84.00  
 P.T. STA. = 58+68.80  
 RADIUS = 400.00'  
 DELTA ANGLE = 12°08'48" (RT)  
 ARC LENGTH = 84.80'  
 CHORD BEARING = N81°37'40"W  
 CHORD DISTANCE = 84.64

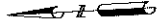
CALLED 0.24 ACRES  
 NORBERTA ORTIZ CORONA  
 JONATHAN A. LOPEZ ORTIZ  
 DOC. NO. 2018039273  
 O.P.R.W.C.T.X.

WJ CAGLE ADDITION TO BARTLETT  
 LOT 1  
 CABINET A, SLIDE 258  
 P.R.W.C.T.X.

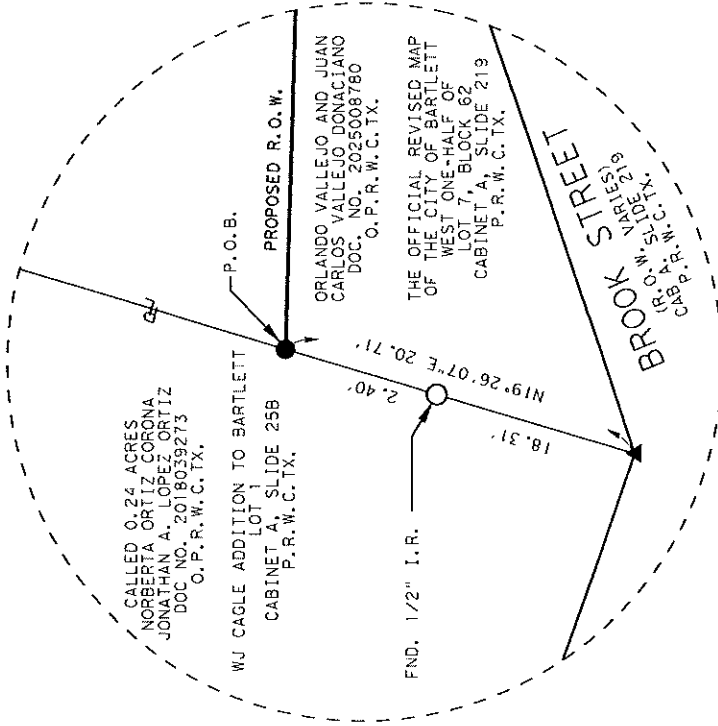
P.O.B.  
 N = 10,264.984.02  
 E = 3,205.451.00  
 STA. 58+22.23  
 OFF. 18.05' RT



**W.C. WILLSON SURVEY**  
**ABST 651**



DETAIL "A"  
 N.T.S.



CALLED 0.24 ACRES  
 NORBERTA ORTIZ CORONA  
 JONATHAN A. LOPEZ ORTIZ  
 DOC. NO. 2018039273  
 O.P.R.W.C.T.X.

WJ CAGLE ADDITION TO BARTLETT  
 LOT 1  
 CABINET A, SLIDE 258  
 P.R.W.C.T.X.

P.O.B.

ORLANDO VALLEJO AND JUAN  
 CARLOS VALLEJO DONACIANO  
 DOC. NO. 2025008780  
 O.P.R.W.C.T.X.

THE OFFICIAL REVISED MAP  
 OF THE CITY OF BARTLETT  
 WEST ONE-HALF OF  
 LOT 7, BLOCK 62  
 CABINET A, SLIDE 219  
 P.R.W.C.T.X.

**BROOK STREET**  
 (R.O.W. VARIES)  
 (R.O.W. S.L.C.J.C. N.T.S.)  
 (P.R.W.C.T.X.)

**LJA SURVEYING, INC.**  
 9830 COLONNADE BLVD. PHONE 210-503-2700  
 SUITE 300  
 SAN ANTONIO, TX 78230 TPELS-10194382

PARCEL PLAT  
 SHOWING  
 PARCEL 6  
 R007727  
 SALT LAKE, BROOK, AND W FRONT STREET  
 JULY, 2025

PAGE 4 OF 4 SCALE: 1" = 30'