

CAUSE NO. 20-0969-CC2

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT AT LAW
<b>Condemnor</b>	§	
	§	
V.	§	NUMBER TWO OF
	§	
BETTY WILL a/k/a BETTY JO WILL	§	
and UNITED HERITAGE CREDIT UNION	§	WILLIAMSON COUNTY, TEXAS
<b>Condemnees</b>	§	

**AGREED FINAL JUDGEMENT**

TO THE HONORABLE JUDGE OF SAID COURT:

COMES NOW, Williamson County, Texas, Condemnor in the above-styled proceedings, and respectfully shows the Court:

The parties to this lawsuit have agreed to compromise and settle the issues in this lawsuit and request entry of this Agreed Final Judgement by the Court. It appears to the Court that it has jurisdiction of this matter, and that the parties have agreed to all of the provisions contained within this Judgement and desire to resolve this lawsuit;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 0.056-acre (Parcel 38) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "R.O.W. Property"), and as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about August 7, 2020, 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, widening and/or maintaining improvements to the County Road 111/Westinghouse Road roadway improvement project, 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 the Property to be acquired and any damages to any remaining property of Condemnees, that Condemnees shall recover from Condemnor the total sum of **FORTY-TWO THOUSAND and 00/100 Dollars (\$42,000.00)**, of which total amount:

1. SEVENTEEN THOUSAND SEVEN HUNDRED SEVENTY-FOUR AND 00/100 DOLLARS (\$17,774.00) was previously deposited within the registry of this Court; and
2. TWENTY-FOUR THOUSAND TWO HUNDRED TWENTY-SIX AND 00/100 DOLLARS (\$24,226.00) is now due and owing from Condemnor in satisfaction of this Agreed Judgment, and shall be delivered by check or warrant payable to Brady & Hamilton Womack McClish, as Trustee for Betty Will, with delivery to 805 E. 32<sup>nd</sup> Street, Austin, Texas, 78705, or as otherwise agreed to between the parties in advance.

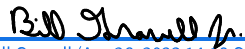
The remaining balance must be paid to the owners directly or by deposit into the registry of the Court within thirty (30) days following full execution and entry of this Judgment to avoid paying interest, and no interest is due and payable so long as the payments are made in accordance with this Agreed Final Judgement.

The Court further finds that Condemnee UNITED HERITAGE CREDIT UNION has executed and filed a Disclaimer of Interest in this case, and it is therefore ORDERED that they shall take nothing in this Cause.

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

This Judgement is intended by the parties to fully and finally dispose of all claims, parties and issues in this lawsuit.

SIGNED this 26 day of April, 2022.

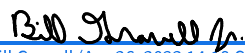
  
Bill Gravell (Apr 26, 2022 14:18 CDT)  
Judge Presiding

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


/s/ Don Childs  
Mylan W. Shaunfield  
State Bar No. 24090680  
[mylan@scrrlaw.com](mailto:mylan@scrrlaw.com)  
Don Childs  
State Bar No. 00795956  
[don@scrrlaw.com](mailto:don@scrrlaw.com)  
**SHEETS & CROSSFIELD, P.L.L.C.**  
309 East Main Street  
Round Rock, Texas 78664  
512.255.8877  
512.255.8986 (fax)  
Attorneys for Condemnor

**AGREED:**

WILLIAMSON COUNTY, TEXAS

By:   
Bill Gravell (Apr 26, 2022 14:18 CDT)  
Bill Gravell, Jr.  
County Judge

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

  
\_\_\_\_\_  
Dan Foster  
State Bar No. 24010031  
[dan@bhlawgroup.com](mailto:dan@bhlawgroup.com)  
Brent Hamilton  
State Bar No. 00796696  
[brent@bhlawgroup.com](mailto:brent@bhlawgroup.com)  
BRADY & HAMILTON WOMACK MCCLISH  
805 E. 32<sup>nd</sup> Street, Suite 200  
Austin, Texas 78705  
512.474.9875  
512.474.9894 (Fax)  
Attorneys for Condemnee Betty Will

**CERTIFICATE OF SERVICE**

I certify that a true and correct copy of the foregoing document was served on all parties of record by delivering same to the parties' last known address via certified mail, return receipt requested, electronic mail, facsimile or hand delivery, or by other method authorized by the Texas Rules of Civil Procedure on this the \_\_\_\_ day of \_\_\_\_\_. 2022.

/s/ Don Childs  
Don Childs

**EXHIBIT A**

**County:** Williamson  
**Parcel:** 38  
**Highway:** County Road 111 (Westinghouse Road)

**PROPERTY DESCRIPTION FOR PARCEL 38**

BEING 0.056 of an acre (2,435 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, said land being a portion of that certain tract of land, called 10 acres, Save & Except 3.744 acres, as conveyed to Betty Jo Will by deed recorded as Document No. 2008040666 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows;

**BEGINNING** at a calculated point (Surface Coordinates determined as N=10197892.84, E=3156029.23) at the intersection of the north line of County Road No. 105 and the west line of State Highway No. 130, being the Southeast corner of the above-referenced 10 acre, Save & except 3.744 acre Will tract, for an interior corner of that certain tract of land, called 3.744 acres, as described in a Judgement to the State of Texas of record as Document No. 2005006255 of the Official Public Records of Williamson County, Texas, for the Southeast corner hereof, from which a ½-inch iron pin found for a Southeast corner of the above-referenced 10 acre, Save & except 3.744 acre Will tract bears N 23°46'15" W, 468.26 feet;

**THENCE**, along the said north line at County Road No. 105, S 68°42'45" W, 274.84 feet to an iron pin found on the east line of that certain tract of land, called 52.44 acres, as conveyed to La Miraj, Ltd., by deed as recorded in Volume 2055, Page 142, of the Official Records of Williamson County, Texas, marking the Southwest corner of the said 10 acre, Save & Except 3.744 acre Will tract, being the most westerly Northwest corner of the said 3.744 acre State of Texas tract, being the Northeast corner of that certain tract of land, called Part 2, 0.325 of an acre, as described in a Judgement to the State of Texas of record as Document No. 2005079899 of the Official Public Records of Williamson County, Texas, for the Southwest corner hereof;

**THENCE**, along the west line of the said 10 acre, Save & Except 3.744 acre Will tract, N 21°36'45" W, 14.05 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 204+82.82 for the Northwest corner hereof;

**THENCE**, N 70°52'30" E, 274.96 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 207+57.77 on the west line of State Highway No. 130, being the east line of the said 10 acre, Save & Except 3.744 acre Will tract, being the westerly line of the said 3.744 acre State of Texas tract, for the Northeast corner hereof;

**THENCE**, along the said west line of State Highway No. 130, S 23°46'15" E, 3.68 feet to the the Place of **BEGINNING** and containing 0.056 of an acre of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane


STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 4 day of October, 2016, A.D.

  
\_\_\_\_\_  
Patrick J. Stevens  
Registered Professional Land Surveyor, No. 5784  
State of Texas



Project No. 22009-38

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 38.docx



PLAT TO ACCOMPANY PARCEL DESCRIPTION

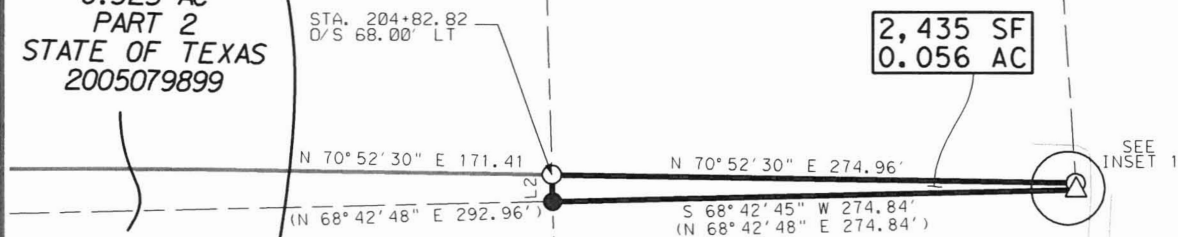
STATE HIGHWAY NO. 130

JUDGEMENT  
3.744 AC  
STATE OF TEXAS  
2005006255

52.44 AC  
LA MIRAJ, LTD.  
2055/142

10 AC SAVE AND  
EXCEPT 3.744 AC  
BETTY JO WILL  
2008040666

JUDGEMENT  
0.325 AC  
PART 2  
STATE OF TEXAS  
2005079899



CR105

85

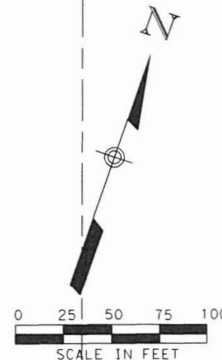
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BELL MEADOWS  
SECTION TWO  
Q/10

J. MCQUEEN  
ABSTRACT No. 426



PAGE 1 OF 2

STEGE BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
METRO 512.930.9412 FAX 512.930.9411 WEB STEGERBIZZELL.COM  
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:

BETTY JO WILL

SCALE:  
1"=100'

PARCEL:  
38

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON

W  
WILLIAMSON  
COUNTY  
1848

## LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ℄ CENTER LINE
- ( ) RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK

CODE	BEARING	DISTANCE
L1	S 23°46'15" E	3.68'
L2	N 21°36'45" W	14.05'

## NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):

1. TEXAS POWER & LIGHT COMPANY, VOL. 286, PG. 511
2. TEXAS POWER & LIGHT COMPANY, VOL. 509, PG. 347
3. TEXAS POWER & LIGHT COMPANY, VOL. 533, PG. 381
4. JONAH WATER SUPPLY, VOL. 726, PG. 787

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



PATRICK J. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784  
STATE OF TEXAS

PAGE 2 OF 2

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
 PHONE 512.930.9412 FAX 512.930.9412 WEB STEGERBIZZELL.COM  
 SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:

BETTY JO WILL

SCALE:  
1"=100'

PARCEL:  
38

PROJECT:  
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COUNTY:  
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