

CAUSE NO. 20-0914-CC1

WILLIAMSON COUNTY, TEXAS

Condemnor

V.

MYRA L. VALENTA a/k/a MYRA
VALENTA n/k/a MYRA L. PAGE,
GRANGER NATIONAL BANK OF
GRANGER, TEXAS, and EXTRACO
BANKS, NATIONAL ASSOCIATION,
f/k/a EXTRACO MORTGAGE
CORPORATION

Condemnees

§ IN THE COUNTY COURT

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§ AT LAW NO. ONE OF

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§

§ WILLIAMSON COUNTY, TEXAS

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 1.952 acre (Parcel 19P1) 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 July 23, 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 **TWO HUNDRED FORTY-SIX THOUSAND THREE HUNDRED SIXTY-THREE and 00/100 Dollars (\$246,363.00)**, of which total amount:

1. ONE HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED SIXTY-ONE AND 00/100 DOLLARS (\$185,961.00) was previously deposited within the registry of this Court; and
2. SIXTY THOUSAND FOUR HUNDRED TWO AND 00/100 DOLLARS (\$60,402.00) 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 Myra L. Page, with delivery to 805 E. 32nd Street, Austin, Texas, 78705, or as otherwise agreed to between the parties in advance.

As additional compensation for the acquisition of the R.O.W. Property, and as an obligation which shall survive the entry of this Judgement, Condemnor agrees that as part of the construction of the proposed CR 111/Westinghouse Road roadway improvement project it shall cause a replacement driveway connection to be constructed between the edge of proposed roadway pavement and the new R.O.W. Property line, in the location and in substantial compliance with the plans and specifications identified as "Prop. DW#28" on Exhibit "B" attached hereto and incorporated herein. By approval of this Judgment Condemnee agrees to allow Condemnor, its

agents contractors and assigns the temporary right to enter the remaining property of Condemnee only to the limited area and for limited time period required as necessary to carry out the obligations of this paragraph.

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 GRANGER NATIONAL BANK OF GRANGER, TEXAS has executed and filed a release of lien affecting the R.O.W. Property as Document No. 2021015734 of the Official Records of Williamson County, Texas and has no further interest in the R.O.W. Property, and it is therefore ORDERED that they shall take nothing in this Cause.

The Court further finds that Condemnee EXTRACO BANKS, NATIONAL ASSOCIATION has executed and filed a release of lien affecting the R.O.W. Property as Document No. 2021185217 of the Official Records of Williamson County, Texas and has no further interest in the R.O.W. Property, 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 _____ day of _____, 2022.

Judge Presiding

PREPARED AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Don Childs

Mylan W. Shaunfield
State Bar No. 24090680
mylan@scrrlaw.com

Don Childs

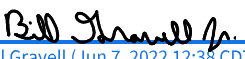
State Bar No. 00795956
don@scrrlaw.com

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 (Jun 7, 2022 12:38 CDT)

Bill Gravell, Jr.
County Judge

APPROVED AND AGREED AS TO SUBSTANCE AND FORM:



Dan Foster

State Bar No. 24010031

dan@bhlawgroup.com

Brent Hamilton

State Bar No. 00796696

brent@bhlawgroup.com

BRADY & HAMILTON WOMACK MCCLISH

805 E. 32nd 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: 19
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 19

BEING 1.952 acres (85,047 Square Feet) of land, situated in the W. Addison Survey, Abstract No. 21, in Williamson County, Texas, said land being a portion of that certain tract of land, called 15.12 acres, as conveyed to John Valenta and wife, Myra Valenta, by deed as recorded in Volume 2225, Page 432, of the Official 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 an iron pin found (Surface Coordinates determined as N=10194423.67, E=3149370.29) on the north line of County Road No. 110 marking the most southerly Southwest corner of the above-referenced 15.12 acre Valenta tract, being the Southwest corner of that certain tract of land, called 0.723 of an acre, as conveyed to Williamson County, a political subdivision of the State of Texas, by deed recorded as Document No. 2004066779 of the Official Public Records of Williamson County, Texas, for the Southeast corner hereof, from which a ½-inch iron rebar found for the Northwest corner of that certain tract of land, called 2.00 acres, as conveyed to Williamson County, a political subdivision of the State of Texas, by deed recorded as Document No. 2003017137 of the Official Public Records of Williamson County, Texas bears N 21°31'45" W, 210.00 feet;

THENCE, along the said north line of County Road No. 110, S 73°08'00" W, 589.43 feet to a calculated point for the Southwest corner of the said 15.12 acre Valenta tract, being the Southeast corner of that certain tract of land, called 7.00 acres, as conveyed to Samuel Glenn Patterson by deed as recorded in Volume 1902, Page 459, of the Official Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, along the west line of the said 15.12 acre Valenta tract, being the east line of the said 7.00 acre Patterson tract, N 16°50'30" W, 118.12 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 125+11.75 for the Northwest corner hereof;

THENCE, N 69°31'00" E, 63.99 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 125+75.74; N 67°05'30" E, 425.38 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 130+00.74 and N 69°31'00" E, 88.61 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 130+89.34 on an easterly line of the said 15.12 acre Valenta tract, being the west line of the remainder of that certain tract of land, called 2.00 acres, as conveyed to

Bradley Cockrum and wife, Marian Cockrum by deed recorded as Document No. 2003017137 of the Official Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, S 21°31'45" E, at 120.94 feet, more or less, pass the Northwest corner of the said 0.723 of an acre Williamson County tract, for a total distance of 173.11 feet, in all, to the Place of **BEGINNING** and containing 1.952 acres 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 15 day of December, 2016, A.D.



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



Project No. 22009

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 19.docx

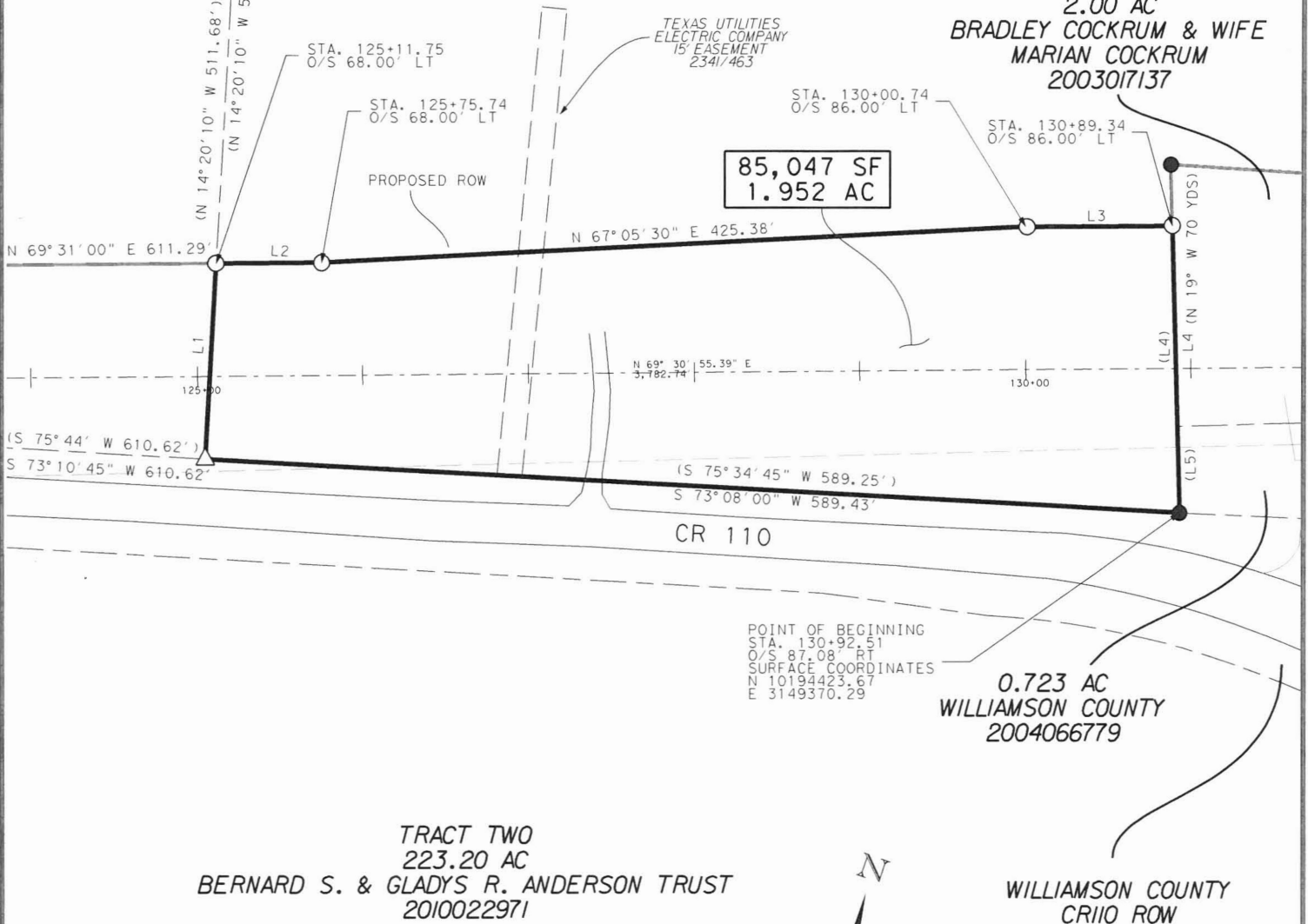
PLAT TO ACCOMPANY PARCEL DESCRIPTION

W ADDISON
ABSTRACT No. 21

7.00 AC
SAMUEL GLENN
PATTERSON
1902/459

15.12 AC
JOHN VALENTA AND WIFE,
MYRA VALENTA
2225/432

2.00 AC
BRADLEY COCKRUM & WIFE
MARIAN COCKRUM
2003017137



C BELL
ABSTRACT No. 112



PAGE 1 OF 2

STEGER BIZZELL

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

PARCEL PLAT SHOWING PROPERTY OF:
JOHN VALENTA AND WIFE MYRA VALENTA

SCALE:
1"=100'

PARCEL:
19

PROJECT:
CR 111

COUNTY:
WILLIAMSON



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	N 16°50'35" W	118.12'
L2	N 69°31'00" E	63.99'
L3	N 69°31'00" E	88.61'
L4	S 21°31'45" E	173.11'
(L4)	S 19°00' E	209.86'
(L5)	S 21°38'48" E	52.18'

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. LONE STAR GAS COMPANY, VOL. 239, PG. 19
2. TEXAS POWER & LIGHT COMPANY, VOL. 282, PG. 276
3. TEXAS POWER & LIGHT COMPANY, VOL. 282, PG. 278
4. TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, VOL. 555, PG. 278
5. JONAH WATER SUPPLY CORP., VOL. 563, PG. 590
6. JONAH WATER SUPPLY CORP., VOL. 1032, PG. 470

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.

12-15-16



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

PAGE 2 OF 2



PARCEL PLAT SHOWING PROPERTY OF:
JOHN VALENTA AND WIFE MYRA VALENTA

SCALE:
1"=100'

PARCEL:
19

PROJECT:
CR 111

COUNTY:
WILLIAMSON




EXHIBIT "B" (Page 1 of 2)

FILE: P:\22000-22998\22009 Wilco CR111 Route Study\Drawings\Plans\General\Summary of Structures on Driveways.dwg PRINTED: 7/23/2021 @ 11:28:24 AM
 PENTABLE: S:\Software\ Bentley\Standards\tables\Pen\GrayScale\ColorLogo.tbl C:\ProgramData\Bentley\MicroStation\BDRIVERSELECTseries\Workspace\System\Plotcfg\Printer.plt ctf

DRIVEWAY NO.	CENTERLINE STATION	SIDE	A WIDTH (FT)	B RADIUS (FT)	C DEPTH (FT)	D TANGENT (FT)	E OPEN (CONC) (SV)	530-6004 DRIVEWAYS (CONC) (SV)	530-6005 DRIVEWAYS (CONC) (SV)	CONC BOX (4' x 3') W/ SET (TY H) (6-11P)	RCP (18 IN) W/ SET (TY H) (6-11P)	RCP (24 IN) W/ SET (TY H) (6-11P)	RCP (30 IN) W/ SET (TY H) (6-11P)	RCP (36 IN) W/ SET (TY H) (6-11P)	NO. PIPES	FLOWLINE ELEV. UPSTREAM	FLOWLINE ELEV. DOWNSTREAM	CUVERT SLOPE	DESIGN FLOW (10-YR) (CFS)
1	15+64.00	L	35	35	35.4	63	104.1	174		90					2	829.51	827.21	1.75%	292
2	22+50.00	L	39.5	35	49.6	14.6	109.5	276											
3	25+54.00	L	20	15	51.5	36.5	50	125											
4	27+28.00	L	16	15	44.1	29.1	46	89											
5	32+16.00	L	12	15	85.3	74.5	42								1	817.76	815.98	0.50%	10
6	33+03.00	L	12	15	88.8	75.5	42								2	817.20	814.61	2.59%	11
7	33+75.00	L	12	15	94.6	76.5	42								2	817.20	814.61	2.59%	11
8	35+97.00	L	12	15	92.5	77.5	42								2	811.08	810.22	2.33%	33
10	46+02.00	R	12	15	47	32	42	73											
12	48+45.00	R	12	15	26.6	12	42	46											
13	50+96.00	L	12	15	84.5	15	42								1	768.48	767.86	1.67%	3
14	51+67.00	L	12	15	84.5	73.5	42								1	767.38	766.76	1.67%	4
15	52+36.00	L	12	15	85.5	74.5	42								1	767.38	766.76	1.67%	4
16	57+70.00	L	12	15	89.9	78.9	42								3	767.16	766.26	2.42%	56
17	60+09.24	L	12	15	60.5	45.5	42	101							3	769.41	768.45	2.60%	56
18	68+08.98	L	21.5	15	85.9	70.9	51.5								3	771.85	772.81	2.56%	56
19	72+51.36	R	12	15	79.5	68.45	42.2								3	774.67	774.30	1.00%	29
20	73+01.51	R	32	15	45.3	11.9/11.2	42.2												
21	75+42.36	R	14	15	22.1	30.3	62.2	90											
22	76+60.36	R	24	40	43.6	4.9	100.2												
23	114+37.50	L	14	15	40.6	25.6	44								1	794.15	793.97	0.50%	1
24	114+67.65	R	14	15	24.5	5.5	44								1	794.15	793.97	0.50%	1
25	116+02.65	R	14	15	24.5	5.5	44								1	791.96	791.16	2.14%	1
26	122+18.34	L	12	15	24.5	5.5	44								1	782.50	780.70	2.00%	2
27	122+33.51	R	12	15	48.5	29.5	113								1	780.60	779.80	2.14%	4
28	125+77.04	L	15	15	18.1	3.6/2.9	45								2	775.11	774.02	1.95%	6
29	137+32.51	R																	
30	139+22.51	R																	
31	141+14.51	R																	
32	142+72.51	R																	
33	144+55.51	R	24	15	24.5	5.3	54.4								1	762.52	761.96	1.52%	3
34	148+31.51	R	12	15	79.5	68.4	42.3								1	764.30	763.50	2.18%	7
35	152+64.51	R	12	15	24.5	5.6	41.7								2	766.74	765.94	2.18%	3
36	153+56.51	L	22	15	80.5	69.5	52								1	775.45	774.81	1.75%	1
37	159+10.51	L	14	15	38.5	19.7	43.6								2	751.74	750.72	2.75%	11
38	171+40.51	R	14	15	114	63/70	43.6								2	745.54	744.36	3.17%	6
39	182+38.51	L	14	15	24.5	5.3	42.4								2	744.92	743.80	2.75%	13
40	184+60.51	R	12	15	79.5	68.6	41.6								2	744.92	743.80	2.75%	13
41	184+60.51	R	12	15	79.5	68.6	41.6								2	744.92	743.80	2.75%	13
42	184+60.51	R	12	15	79.5	68.6	41.6								2	744.92	743.80	2.75%	13
43	184+60.51	R	12	15	79.5	68.6	41.6								2	744.92	743.80	2.75%	13
44	196+13.51	R	14	15	28.5	9.5	44								1	778.44	775.50	4.74%	4
45	196+24.51	L	16	15	79.5	68.5	46								1	778.44	775.50	4.74%	4
46	197+10.51	R	14	15	28.5	9.5	44								1	776.38	776.06	0.87%	1
47	198+67.51	R	18	15	27.5	8.5	48								1	718.01	717.23	2.10%	6
48	204+30.51	R	14	15	24.5	5.5	44								1	715.81	714.95	2.31%	7
49	205+31.51	R	14	15	24.5	5.5	44								1	713.61	712.61	2.48%	9
50	206+23.51	R	16	15	24.5	5.5	46								1	710.19	709.35	2.25%	32
51	207+71.51	L	14	15	79.5	68.5	44								2				
TOTAL								975	3331	180	707	555	682	0					

REVISION 2 & 3 ONLY



DATE: 7/23/2021 DWN: CJK APR: SGT

STATE: TEXAS DIST: COUNTY: WILLIAMSON

COM: SEC: JOB: HIGHWAY NO. CR 111

WILLIAMSON COUNTY

STEGGER RIZZELL

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WILLIAMSON COUNTY

CR 111 IMPROVEMENTS

SUMMARY OF DRIVEWAYS

PLAN OF PRIVATE AND COMMERCIAL DRIVES

or DRIVEWAY AND SIDE ROAD FOR ADDITIONAL INFORMATION.

