

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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September 13, 2024

## CONDEMNATION ACQUISITION SETTLEMENT AGREEMENT

Charles R. Barr, Diane Barr, Clyde Barr  
1451 FM 3349  
Taylor, Texas 76574

Re: Williamson County—Corridor A-2  
Parcel No.: 1

Dear Charles Barr:

In follow up to our recent phone conversation, please allow this letter to constitute a Condemnation Acquisition Settlement Agreement (“Agreement”) between Williamson County, Texas (“County”) and Charles R. Barr, Diane Barr, Clyde Barr, and Unknown Heirs of Edna Guenzel Barr (collectively “Barr”) in connection with the project identified herein and the fee simple right of way parcel interest to be acquired as part of the County’s Corridor A-2 road improvement project (the “Project”). The terms of this Agreement and the settlement reached are follows:

1. County agrees to pay, and Barr agrees to accept, the total sum of Two Hundred Twenty-Three Thousand Seven Hundred Eleven and No/100 Dollars (\$223,711.00) in compensation (“Agreed Value”) to Barr and any unknown heirs for the acquisition of 0.535 acre sought to be acquired, and any damages to the remaining property of Barr not acquired (the “Property”), with such location and acquisition as further described by metes and bounds in Exhibit “A” attached hereto and incorporated herein.
2. The parties further agree that an Agreed Special Commissioners Award (“Award”) in the amount of the Agreed Value shall be entered by the appointed commissioners at a hearing to be set on a date chosen at the discretion of County following the filing of a condemnation by County suit to acquire the Property at its earliest convenience.

By execution of this agreement Barr understands and acknowledges that they have been informed of the entitlement to receive fair market value payment for the Parcel, as set out in Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601-4655), and the legal right to an appraisal, and is waiving those rights.

The County and Barr further acknowledge and agree that any and all statutory prerequisites to the filing of a condemnation suit to acquire the Property as set out in Texas Property Code Chapter 21, or any other applicable Texas law or constitution, have either been satisfied or are being specifically waived for purposes of expeditiously completing the terms of this Agreement and payment of the Agreed Value.

The parties agree that all costs of the condemnation suit, other than any attorneys' fees which shall be paid by each party as incurred, shall be assessed against and be the responsibility of County.

3. It is agreed that neither County nor Barr will file objections to the Award of Special Commissioners in this cause so long as the executed Award is equal to the amount of the Agreed Value, and the County deposits the full Award amount into the registry of the court within twenty-one (21) days following the entry and filing of the Award.

If this letter correctly sets forth the terms of our Agreement and the settlement reached between the County and Barr, please so indicate by having the appropriate persons execute this letter in the space indicated below. As we discussed, if you will contact me when this letter has been signed by the owners below, we can arrange for pickup at your convenience and submitted for formal approval by the County and begin the procedures as outlined for completion.

Very truly yours,

Mylan W. Shaunfield  
Sheets & Crossfield, PLLC  
Attorneys for County

*[signature pages follow]*

**AGREED AND ACCEPTED:**

Charles R. Barr  
Charles R. Barr

Date: 9/24/24

Clyde J. Barr  
Clyde Barr

Date: 9/24/24

Diane Barr  
Diane Barr

Date: 9/24/24

**AGREED AND ACCEPTED:**

WILLIAMSON COUNTY, TEXAS

By: Valerie Covey  
Valerie Covey  
County Commissioner

Date: Oct 2, 2024

# CURVE TABLE

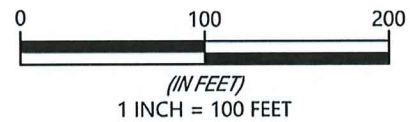
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	271.38'	1020.00'	15°14'39"	S32°11'28"E	270.58'

# LINE TABLE

LINE	DIRECTION	LENGTH
L1	S82°27'16"E	33.11'
L2	N82°24'49"W	206.42'
L3	N07°38'15"E	207.93'

# LEGEND

- FOUND MONUMENT
- SET MONUMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- CIRF CAPPED IRON ROD FOUND
- PROPERTY BOUNDARY
- ADJOINER LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS



# EXHIBIT "A"

*F.M. 3349  
(VARIABLE WIDTH R.O.W.)*

STATE OF TEXAS  
4.1049 ACRES  
VOL 669 PG 340  
O.R.W.C.T.

CALLED 1.674 ACRES  
WILLIAMSON COUNTY  
OUT OF 15.00 ACRE BARR PROPERTY  
DOC: 2021108064  
O.P.R.W.C.T.

**P.O.B.**  
GRID COORDINATES:  
N=10169125.92  
E=3192874.94

# WATKINS NOBLES SURVEY ABSTRACT NO. 484

CALLLED 0.744 ACRES  
WILLIAMSON COUNTY  
(CONDEMNOR)  
CAUSE NO. 21-1442-222  
JUDGEMENT IN ABSENCE OF  
OBJECTIONS  
(OUT OF BARR 2.50 ACRE TRACT VOL.  
832 PG 697  
O.P.R.W.C.T.  
DOC: 2022017205  
O.P.R.W.C.T.

2.50 ACRES  
CHARLES O BARR (DECEASED)  
VOL 848 PG 697  
O.P.R.W.C.T.  
(SEE HEIRSHIP DOC: 2003061286)

CALLLED 0.744 ACRES  
WILLIAMSON COUNTY, TX  
DOC. NO. 20118706  
O.P.R.W.C.T.

CALLLED 1.752 ACRES  
51 CARPENTER LLC  
DOC: 2021189730  
O.P.R.W.C.T.

**0.535 ACRES  
(23,279 SQ. FT)**

SURVWEST PROJECT NO. P230157  
ADD'L INFO:  
DRAWING NAME: P230157 - 0.535 ACRE EXHIBIT - 06-13-2024  
REVISION: REV DESC:



720.259.9316 6501 E Bellevue Ave, Suite 300  
www.survwest.com Englewood, CO 80111

SURVEY-MAPPING  
UTILITY-SUE  
REAL ESTATE

0.535 ACRES (23,279 SQ. FT) WATKINS NOBLES SURVEY ABSTRACT NO. 484 WILLIAMSON COUNTY, TEXAS					
TITLE: PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT PARCEL #1					
DWN: KDA	CHK'D RGM	DATE: 06/18/2024	SCALE: 1:100	SHEET NO: 1 OF 2	

## LEGAL DESCRIPTION

BEING A 0.535 ACRE (23,279 SQUARE FEET) TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED 2.500 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES O. BARR IN VOLUME 848, PAGE 697, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING SUBJECT TO THE AFFIDAVIT OF HEIRSHIP FROM CHARLES O. BARR TO DIANE BARR, CLYDE BARR AND CHARLES R BARR, IN DOCUMENT NO. 2003061286 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (PARCEL 01). SAID 0.535 ACRE (23,279 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" FOUND, (GRID COORDINATES N= 10169125.92, E= 3192874.94) FOR NORTHWEST CORNER OF THE REMAINING PORTION OF THE SAID 2.500 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 0.744 ACRE TRACT OF LAND DESCRIBED IN THE JUDGEMENT IN ABSENCE OF OBJECTIONS CONVEYANCE UNTO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2022017205, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.674 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2021108064, SAID OFFICIAL PUBLIC RECORDS, BEING A SOUTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CHARLES BARR AND WIFE, ROSA BARR, RECORDED IN VOLUME 832, PAGE 303, SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 82°27'16" EAST, WITH THE NORTH LINE OF SAID 2.50 ACRE TRACT AND A SOUTHERLY LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 33.11 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVWEST" SET (HEREINAFTER REFERRED TO AS CAPPED IRON ROD SET) ON THE SAID NORTH LINE OF THE 2.500 ACRE TRACT, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT. FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 2.50 ACRE TRACT BEARS SOUTH 82°27'16" EAST, A DISTANCE OF 334.08 FEET;

**THENCE** OVER AND ACROSS SAID 2.50 ACRE TRACT AND SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 15°14'39", AN ARC LENGTH OF 271.38 FEET AND A CHORD WHICH BEARS SOUTH 32°11'28" EAST, A DISTANCE OF 270.58 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF SAID 2.50 ACRE TRACT, IN THE NORTH LINE OF A CALLED 1.752 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION AFFIDAVIT AS TO WARRANTY DEED TO 51 CARPENTER LLC, A TEXAS LIMITED LIABILITY COMPANY IN DOCUMENT NO. 2021189730, SAID OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 2.50 ACRE TRACT BEARS SOUTH 82°24'49" EAST, A DISTANCE OF 160.60 FEET;

**THENCE**, NORTH 82°24'49" WEST, WITH THE SOUTH LINE OF SAID 2.50 ACRE TRACT AND THE NORTH LINE OF SAID 1.752 ACRE TRACT, A DISTANCE OF 206.42 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" FOUND AT THE NORTHWEST CORNER OF SAID 1.752 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 2.500 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 07°38'15" EAST, WITH THE WEST LINE OF SAID 2.50 ACRE TRACT AND THE EAST LINE OF SAID 0.744 ACRE TRACT, A DISTANCE OF 207.93 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.535 ACRE (23,279 SQUARE FEET) OF LAND MORE OR LESS.

## NOTES

- DISTANCES ARE IN U.S. SURVEY FEET AND ARE DISPLAYED IN SURFACE VALUES USING A COMBINED AVERAGE SCALE FACTOR OF 1.000108 GENERATED FROM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS) SOLUTIONS.
- BASIS OF BEARING IS BASED ON AN OPUS SOLUTION DATED DECEMBER 5, 2023 AND REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203). COORDINATES SHOWN HEREON ARE GRID.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO RESEARCH INTO EASEMENTS / ENCUMBRANCES WAS PERFORMED.

## SURVEYORS CERTIFICATION

I, ROBERT GLEN MALOY, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE ON THE GROUND ON MARCH 31, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SAID SURVEY.

  
06/17/2024  
ROBERT GLEN MALOY  
STATE OF TEXAS REGISTRATION NUMBER 6028



SURVWEST PROJECT NO. P230157	
ADD'L INFO:	
DRAWING NAME: P230157 - 0.535 ACRE EXHIBIT - 06-13-2024	
REVISION:	REV DESC:
	
720.259.9316 6501 E Bellevue Ave, Suite 300 www.survwest.com Englewood, CO 80111	

0.535 ACRES (23,279 SQ. FT) WATKINS NOBLES SURVEY ABSTRACT NO. 484 WILLIAMSON COUNTY, TEXAS				
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DWN:	CHK'D	DATE:	SCALE:	SHEET NO:
KDA	RGM	06/18/2024	1:100	2 OF 2