

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8740 (D) • fax 512-255-8986

adam@scrrlaw.com

April 1, 2025

RULE 11 CONDEMNATION PARTIAL SETTLEMENT AGREEMENT

Via dan@bhllawgroup.com

Dan Foster

Brady Hamilton Womack McClish

805 E. 32nd Street, Suite 200

Austin, Texas 78705

c/o TJS6, LLC

Re: Ronald Reagan Boulevard Widening – Parcel 17
Cause No. 23-1159-CC5; *Williamson County, Texas v. TJS6, LLC and R Bank, a Texas State Bank*; In the County Court at Law No. 5, Williamson County, Texas

Dear Mr. Foster:

Following up on our recent correspondence, this letter is a Rule 11 Settlement Agreement (the “Agreement”) between Williamson County, Texas (“County”) and TJS6, LLC (“Owner” and together with County the “Parties”) in connection with the project identified herein and the permanent and temporary easements to be acquired as part of County’s Ronald Reagan Boulevard widening project (the “Project”). The terms of this Agreement and the settlement reached are as follows:

1. Subject to final approval from the Williamson County Commissioners’ Court, the County agrees to pay ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00) in complete settlement of any and all claims which have been or which could have been made as a result of the events giving rise to the filing of the live petition in this matter, including but not limited to, the compensation for the County’s acquisition described in Exhibits “A” and “B” attached hereto (the “Property”), any and all real property improvements located thereon, damages to the remainder, if any, costs to cure, if any, as well as any other claims related to this case.
2. Notwithstanding the foregoing, the Parties agree to file an Agreed Final Judgment, in the form described in Exhibit “C” in the amount of ONE HUNDRED THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$135,000.00), to dismiss this case. Owner acknowledges that County previously deposited ONE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED SEVENTY-SEVEN AND NO/100 DOLLARS (\$115,477.00) into the registry of this Court on or about November 27, 2023, leaving a

balance of NINETEEN THOUSAND FIVE HUNDRED TWENTY-THREE AND NO/100 DOLLARS (\$19,523.00) owed to Owner. County agrees to deposit the remaining balance of NINETEEN THOUSAND FIVE HUNDRED TWENTY-THREE AND NO/100 DOLLARS (\$19,523.00) within thirty (30) days of final execution and entry of the Agreed Final Judgment. Thereafter, each party agrees to pay their own fees and costs.

3. Within thirty (30) days of court final execution and entry of the Agreed Final Judgment, and as an obligation which shall survive entry of the Agreed Final Judgment in this lawsuit, the County shall convey 2.245 acres of land in Williamson County, Texas, more particularly described in Exhibit "D" attached hereto, to Owner, in a separate real estate transaction in the form referenced in Exhibit "E" attached hereto. Simultaneously, Owner shall convey to County a Drainage Grading Temporary Easement over the 2.245 acres of land described by Exhibit D, in the form attached hereto as Exhibit "F."

If this letter correctly sets forth the terms of our agreement and the settlement reached between County and Owner, please indicate by having the appropriate persons execute this letter in the space indicated below and return it to my attention. If we need to make alternate arrangements for pickup or collection of the document, just let us know that as well.

Sincerely,

Adam H. Hill
Sheets & Crossfield, PLLC

AGREED AND ACCEPTED:
DAN FOSTER

By: 

Date: 4-14-25

AGREED AND ACCEPTED:
WILLIAMSON COUNTY, TEXAS

By: Steve Snell
Steve Snell (May 1, 2025 17:15 CDT)

Its: County Judge

Date: May 1, 2025

County: Williamson
Parcel: 17 Part 1 – TJS6, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.4262 OF ONE ACRE (18,567 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 18.814 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO TJS6, LLC, RECORDED IN DOCUMENT NO. 2020160269 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.4262 OF ONE ACRE (18,567 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 49.41 feet Left of Ronald Reagan Baseline Station 2641+37.81 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,226,379.18, E=3,076,907.38) in the East line of said 18.814 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, from which a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found for a common corner of said 18.814 acre tract and the existing West ROW line of said Ronald Reagan Boulevard, bears South 60°18'36" West a distance of 195.00 feet;

THENCE with East line of said 18.814 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, the following two (2) courses and distances:

- 1) **North 60°18'36" East** a distance of **50.00** feet to a 5/8-inch rebar with cap stamped "LL COUNTY" found;
- 2) **South 29°41'23" East** a distance of **368.17** feet to a Calculated Point for the Southeast corner of said 18.814 acre tract and the common Northeast corner of Lot 16, Block A, RIO RANCH, a subdivision of record in Document No. 2022130163 of said O.P.R.W.C.T.;
- 3) **THENCE** with the South line of said 18.814 acre tract and the common North line of said Lot 16, **South 53°07'09" West** a distance of **50.40** feet 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 49.41 feet Left of Ronald Reagan Baseline Station 2637+63.32 in the proposed West ROW line of Ronald Reagan Boulevard;



County: Williamson
Parcel: 17 Part 1 – TJS6, LLC
Highway: Ronald Reagan Boulevard

- 4) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard over and across said 18.814 acre tract, **North 29°41'23" West** a distance of **374.48** feet to the **POINT OF BEGINNING**, containing 0.4262 (18,567 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

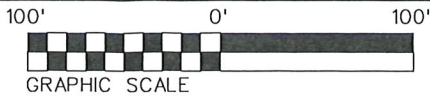
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 05/27/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



B. MANLOVE SURVEY
ABSTRACT No. 417

INUNDATION ESMT.
VOL. 586, PG. 744

P.O.B.
GRID COORDINATES
N: 10,226,379.18'
E: 3,076,907.38'
STA 2641+37.81
OFF 49.41' LT

HAYNIE
CONSULTING

S60°18'36"W 195.00'
(S60°18'36"W)

17 PART 1

TJS6, LLC
(18.814 ACRES)
DOC. NO. 2020160269
O.P.R.W.C.T.

INUNDATION ESMT.
VOL. 586, PG. 744

LINE DATA		
LINE	BEARING	LENGTH
L1	N60°18'36"E	50.00'
L2	S53°07'09"W	50.40'

RIO RANCH
DOC. NO. 2022130163
O.P.R.W.C.T.

LOT 2

LOT 1
BLOCK A

WILLIAMSON COUNTY TEXAS
DOC. (17.516 ACRES)
O.P.R.W.C.T. NO. 2004049202

EXISTING R.O.W. LINE

RONALD REAGAN BLVD
(R.O.W. VARIES)

PROPOSED
R.O.W. LINE

STA 2637+63.32
OFF 49.41' LT
(S52°55'08"W)

WILLIAMSON COUNTY TEXAS
DOC. (30.249 ACRES)
O.P.R.W.C.T. NO. 2004049203

RONALD REAGAN
BASELINE

LOT 16

2636+00

2635+00

LSI LANDESIGN
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP/ELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

TJS6, LLC

SCALE
1" = 100'







PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 17
PART 1
0.4262 ACRES
18,567 Sq. Ft.
SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

-  CALCULATED POINT
 1/2-INCH REBAR WITH ALUMINUM
CAP STAMPED "WILLIAMSON COUNTY" SET
(UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND
(UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND WITH CAP
STAMPED AS NOTED
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
() RECORD INFORMATION
 PROPERTY LINE
 SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

 05/27/2023
 FRANK W. FUNK DATE
 RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

TJS6, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 17
PART 1
0.4262 ACRES
18,567 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168290
 ISSUED: DECEMBER 9, 2022
 EFFECTIVE DATE: DECEMBER 1, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED
 COMMITMENT FOR TITLE INSURANCE WERE
 REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL
 RESEARCH WAS PERFORMED BY THIS SURVEYOR .THERE MAY BE
 ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH
 AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS: N/A

ITEMS 10.2 THROUGH 10.9 ARE NOT A SURVEY MATTER.

- 10: 1. AN INUNDATION EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 586,
 PAGE 744 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (AFFECTS) (SHOWN HEREON)
10. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING
 THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT
 WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.
 (OWNER'S POLICY ONLY) (NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

TJS6, LLC

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL 17
 PART 1
 0.4262 ACRES
 18,567 Sq. Ft.
 SHEET 5 OF 5

County: Williamson
Parcel: 17 Part 2 – TJS6, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.4530 OF ONE ACRE (19,733 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417 AND IN THE B. WARREN SURVEY, ABSTRACT NO. 667, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 18.814 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO TJS6, LLC, RECORDED IN DOCUMENT NO. 2020160269 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.4530 OF ONE ACRE (19,733 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 53.75 feet Left of Ronald Reagan Baseline Station 2647+45.59 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,226,904.96, E=3,076,602.60) in the East line of said 18.814 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, from which a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found for a common corner of said 18.814 acre tract and the existing West ROW line of said Ronald Reagan Boulevard, bears South 15°25'16" West a distance of 269.10 feet;

THENCE with the proposed West ROW line of said Ronald Reagan Boulevard over and across said 18.814 acre tract, the following two (2) courses and distances:

- 1) **North 29°41'23" West** a distance of **249.07** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 54.77 feet Left of Ronald Reagan Baseline Station 2649+92.98;
- 2) **North 22°15'09" West** a distance of **271.40** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 45.00 feet Left of Ronald Reagan Baseline Station 2652+58.10 in the East line of said 18.814 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard;

THENCE with the East line of said 18.814 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, the following five (5) courses and distances:

- 3) Along a curve to the **Left** having a radius of **1520.00** feet, an arc length of **49.80** feet, a delta angle of **01°52'38"**, and a chord which bears **South 28°47'08" East** a distance of **49.80** feet to a 1/2-inch rebar with cap stamped "QUICK INC RPLS 6447" found;
- 4) **South 29°41'24" East** a distance of **62.37** feet to 1/2-inch rebar found;
- 5) **North 60°18'35" East** a distance of **20.00** feet to a 1/2-inch rebar found;



County: Williamson
Parcel: 17 Part 2 – TJS6, LLC
Highway: Ronald Reagan Boulevard

- 6) **South 29°41'23" East** a distance of **351.89** feet to 5/8-inch rebar with cap stamped "LL COUNTY" found;
- 7) **South 15°25'16" West** a distance of **76.71** feet to the **POINT OF BEGINNING**, containing 0.4530 (19,733 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

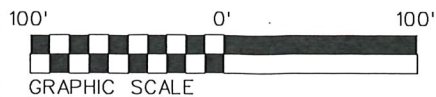
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 05/27/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



TJS6, LLC
(18.814 ACRES)
DOC. NO. 2020160269
O.P.R.W.C.T.

B. WARREN SURVEY
ABSTRACT No. 667

B. MANLOVE SURVEY
ABSTRACT No. 417

APPROXIMATE SURVEY LINE

17 PART 2

LINE DATA		
LINE	BEARING	LENGTH
L1	S29° 41'24"E	62.37'
(L1)	(N29° 41'24"W)	(62.37')
L2	N60° 18'35"E	20.00'
(L2)	(S60° 18'35"W)	(20.00')
L3	S15° 25'16"W	76.71'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 52'38"	1520.00'	49.80'	S28° 47' 08"E 49.80'
(C1)		1520.00'		

P.O.B.
GRID COORDINATES
N: 10,226,904.96'
E: 3,076,602.60'
STA 2647+45.59
OFF 53.75' LT

EXISTING
R.O.W. LINE
(N15°25'15"E)
S15°25'16"W 269.10'

RONALD REAGAN BLVD
(R.O.W. VARIES)

WILLIAMSON COUNTY TEXAS
(17.616 ACRES)
DOC. NO. 2004049202
O.P.R.W.C.T.

WILLIAMSON COUNTY TEXAS
(17.616 ACRES)
DOC. NO. 2004049202
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPES FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

TJS6, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN





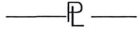

COUNTY
WILLIAMSON

10/28/2022

PARCEL 17
PART 2
0.4530 ACRES
19,733 Sq. Ft.
SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

	CALCULATED POINT
	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
	1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
	PROPERTY LINE
	SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH.
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS
COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983
(NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL
INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT
SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET.
THE PROJECT GRID-TO-SURFACE COMBINED SURFACE
ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF
RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

 05/27/2023
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

TJS6, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022

PARCEL 17
PART 2

0.4530 ACRES
19,733 Sq. Ft.

SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-168290

ISSUED: DECEMBER 9, 2022

EFFECTIVE DATE: DECEMBER 1, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS: N/A

ITEMS 10.2 THROUGH 10.9 ARE NOT A SURVEY MATTER.

- 10: 1. AN INUNDATION EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 586, PAGE 744 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (AFFECTS)
10. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY) (NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

TJS6, LLC

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL 17
 PART 2
 0.4530 ACRES
 19,733 Sq. Ft.
 SHEET 5 OF 5

CAUSE NO. 23-1159-CC5

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. FIVE
	§	
TJS6, LLC AND R BANK, A TEXAS	§	
STATE BANK	§	
Condemnees	§	WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

As the use of the property sought has been completed, the parties to this lawsuit have agreed to compromise and settle the issues in this lawsuit and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit,

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee simple interest in and across to approximately 0.4262 acres of land in Williamson County, Texas (Parcel 17P1) and 0.4530 acres of land in Williamson County, Texas (Parcel 17P2), said property being more particularly described by metes and bounds in Exhibits "A" and "B" attached hereto and incorporated herein for all purposes, and additional rights or encumbrances as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about August 1, 2023; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns which has completed the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the Ronald Regan Boulevard 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 both the property to be acquired and damages (if any) to any remaining property of **TJS6, LLC** ("CONDEMNEE"), that

Condemnee shall recover from Condemnor the total sum of **ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00)**.

On November 15, 2023, an Award of Special Commissioners was filed with the court in the amount of ONE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED SEVENTY-SEVEN and No/100 (\$115,477.00) and the parties agree that the additional sum of NINETEEN THOUSAND FIVE HUNDRED TWENTY-THREE and No/100 Dollars (\$19,523.00) has **NOT** been deposited with the court pursuant to the written Award of Special Commissioners, thus leaving a total balance due of **NINETEEN THOUSAND FIVE HUNDRED TWENTY-THREE and No/100 Dollars (\$19,523.00)**. Pursuant to the terms of that certain Rule 11 Agreement dated April 1, 2025, attached hereto as Exhibit "C" and incorporated herein fully,, WILLIAMSON COUNTY, TEXAS shall deposit the remaining balance of **NINETEEN THOUSAND FIVE HUNDRED TWENTY-THREE and No/100 Dollars (\$19,523.00)** into the registry of this court within thirty (30) days of final execution and entry of this Agreed Final Judgment to avoid paying interest. If the remaining balance is not paid within thirty (30) days of final execution and entry of this Agreed Final Judgment, then the post-judgment statutory interest will accrue on the unpaid balance until paid.

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

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

SIGNED this _____ day of April, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Adam H. Hill

Adam H. Hill

State Bar No. 24115847

adam@scrrlaw.com

Erik Cardinell

State Bar No. 00796304

erik@scrrlaw.com

(512) 255-8877

(512) 255-8986 (fax)

Sheets & Crossfield, P.L.L.C.

309 East Main Street

Round Rock, Texas 78664

Attorneys for Condemnor

AGREED AS TO SUBSTANCE AND FORM:

/s/

Dan Foster

State Bar No. 24010031

Brady Hamilton Womack McClish

805 E. 32nd Street, Suite 200

Austin, Texas 78705

dan@bhlawgroup.com

T: 512-474-9875

WILLIAMSON COUNTY:

County Judge

County: Williamson
Parcel: 17R – Williamson County
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.245 ACRES (97,771 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 17.616 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WILLIAMSON COUNTY TEXAS, RECORDED IN DOCUMENT NO. 2004049202 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), 2.245 ACRES (97,771 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set 53.75 feet Left of Ronald Reagan Baseline Station 2647+45.59 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,226,904.96, E=3,076,602.60) in the East line of a called 18.814 acre tract of land described in a Special Warranty Deed with Vendor’s Lien to TJS6, LLC, recorded in Document No. 2020160269 of said O.P.R.W.C.T. and the common existing West ROW line of said Ronald Reagan Boulevard, from which a 5/8 inch rebar with cap stamped "LL COUNTY" found for a common corner of said 18.814 acre tract and the existing West ROW line of said Ronald Reagan Boulevard, bears North 15°25’16” East a distance of 76.71 feet;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard over and across said 17.616 acre tract **South 29°41’23” East** a distance of **607.79** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set 53.75 feet Left of Ronald Reagan Baseline Station 2641+37.81, from which a 5/8 inch rebar with cap stamped "LL COUNTY" found for a common corner of said 18.814 acre tract and the existing West ROW line of said Ronald Reagan Boulevard, bears North 60°18’36” East a distance of 54.35 feet ;

THENCE with the East line of said 18.814 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, the following three (3) courses and distances:

- 2) **South 60°18’36” West** a distance of **190.65** feet to 1/2-inch rebar with cap stamped “HAYNIE CONSULTING” found 244.40 feet Left of Ronald Reagan Baseline Station 2641+37.81;
- 3) **North 29°41’23” West** a distance of **417.87** feet to 1/2-inch rebar found 244.40 feet Left of Ronald Reagan Baseline Station 2645+55.68;



County: Williamson
Parcel: 17R – Williamson County
Highway: Ronald Reagan Boulevard

- 4) **North 15°25'16" East** a distance of **269.10** feet to the **POINT OF BEGINNING**, containing 2.245 acres (97,771 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

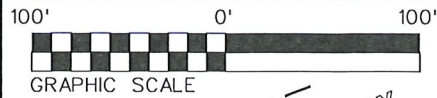
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 05/27/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642





PLAT TO ACCOMPANY PARCEL DESCRIPTION

B. MANLOVE SURVEY
ABSTRACT No. 417

P.O.B.
GRID COORDINATES:
N: 10,226,904.96'
E: 3,076,602.60'
STA 2647+45.59
OFF 53.75' LT

TJS6, LLC
(18.814 ACRES)
DOC. NO. 2020160269
O.P.R.W.C.T.

STA 2645+55.68
OFF 244.40' LT

(N15°25'16"E)
N15°25'16"E 269.10'

PROPOSED R.O.W. LINE
2647+00

WILLIAMSON COUNTY, TEXAS
(17.616 ACRES)
DOC. NO. 2004049202
O.P.R.W.C.T.

EXISTING R.O.W. LINE
(N29°41'23"E 417.87')
(N29°41'23"E 417.87')

INUNDATION ESMT.
VOL. 586, PG. 744

HAYNIE CONSULTING

STA 2641+37.81
OFF 244.40' LT

LINE DATA		
LINE	BEARING	LENGTH
L1	N15° 25'16"E	76.71'
L2	N60° 18'36"E	54.35'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/21/2023




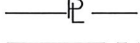
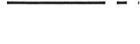
PARCEL 17R

2.245 ACRES
97,771 Sq. Ft.

SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

-  1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
() RECORD INFORMATION
 PROPERTY LINE
 SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.


 FRANK W. FUNK DATE 05/27/2023
 RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPALS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/21/2023
PARCEL 17R
2.245 ACRES
97,771 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-168290

ISSUED: DECEMBER 9, 2022

EFFECTIVE DATE: DECEMBER 1, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR .THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS: N/A

ITEMS 10.2 THROUGH 10.9 ARE NOT A SURVEY MATTER.

- 10: 1. AN INUNDATION EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 586, PAGE 744 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (AFFECTS) (SHOWN HEREON)
10. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY) (NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 WILLIAMSON COUNTY, TEXAS

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

03/21/2023

PARCEL 17R
 2.245 ACRES
 97,771 Sq. Ft.
 SHEET 5 OF 5

DEED
Ronald Reagan Boulevard Right of Way

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 **WILLIAMSON COUNTY, TEXAS** 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 TJS6, LLC, 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 **TJS6, LLC**, all that certain tract(s) or parcel(s) 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"):

All of that certain 2.245-acre (97,771 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 17**);

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: N/A.

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.

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 TJS6, LLC 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 TJS6, LLC 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 ____ day of _____, 2025.

[signature page follows]

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____

Name: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2025 by _____ in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
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:

DRAINAGE GRADING TEMPORARY EASEMENT
Ronald Reagan Boulevard Drainage Channel Improvements

THE STATE OF TEXAS

,

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

,

That **TJS6, LLC**, and their successors and assigns, hereinafter referred to as “Grantor” (whether one or more), for and in consideration of the sum of One and No/100 (\$1.00) Dollars cash in hand paid and other good and valuable consideration to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as “Grantee”, the receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a temporary drainage grading easement (the “Easement”) interest in, on, over, upon, above and across the following property described as shown in Exhibit “A” attached hereto and incorporated herein (“Property”).

The temporary Easement, rights and privileges herein granted shall be used for the purposes of modifying, reconstructing and maintaining a positive drainage channel, bank stabilization, erosion control, topsoil, seeding, other necessary or related grading or slope modifications, including tree removal, but only as necessary to support the proper drainage flow in the adjacent right of way or easements possessed by Grantee, in the general locations and according to the plan and specifications as shown in Exhibit A and Exhibit “B” attached hereto and incorporated herein, together with the right and privilege at all times during the grant of this Easement of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary for the purposes described herein.

This Easement shall expire and automatically terminate and be of no further force and effect after July 2027 or upon completion of the Ronald Reagan Boulevard Construction Project, whichever occurs first.

Grantor hereby retains and shall continue to enjoy the surface of such Drainage Grading Temporary Easement for all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee. Provided, however, that Grantor shall specifically be prohibited from filling or otherwise modifying, removing or altering the grade elevations constructed by Grantee within the Property during the term of the Easement unless otherwise authorized by Grantee in writing.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee’s agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor’s property which is the result of actions outside the granted purposes of this

Easement.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

This grant is subject to any 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. The Easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of storm water drainage as described herein, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2025.

[signature pages follow]

GRANTOR:

By: TJSB LLC
Name: Thayne Strait
Title: Member

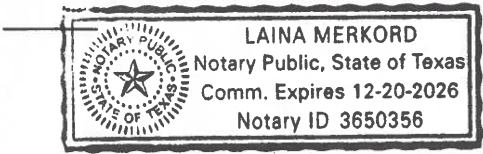
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Travis

§
§
§

This instrument was acknowledged before me on this the 4th day of April, 2025, by Thayne Strait, in the capacity and for the purposes and consideration recited therein.

Laina Merkord



Notary Public, State of Texas_

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

Notary Public, State of Texas_

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

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.

Terri Woodmancy on behalf of Adam Hill
Bar No. 24115847
terri@scrllaw.com
Envelope ID: 99982611
Filing Code Description: Notice
Filing Description: Notice
Status as of 4/23/2025 11:27 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Paul Jordan	11015750	gtwnfilings@sneedvine.com	4/23/2025 11:17:08 AM	SENT

Associated Case Party: TJS6, LLC

Name	BarNumber	Email	TimestampSubmitted	Status
Dan Foster		dan@bhlawgroup.com	4/23/2025 11:17:08 AM	SENT
Brent Hamilton		brent@bhlawgroup.com	4/23/2025 11:17:08 AM	SENT
Beth Reynolds		beth@bhlawgroup.com	4/23/2025 11:17:08 AM	SENT
Alex Smith		alex@bhlawgroup.com	4/23/2025 11:17:08 AM	SENT

Associated Case Party: Williamson County, Texas

Name	BarNumber	Email	TimestampSubmitted	Status
Adam Hill		adam@scrllaw.com	4/23/2025 11:17:08 AM	SENT