

CAUSE NO. 17-1664-CC3

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. THREE
	§	
SAM MCFARLIN	§	
Condemnee	§	WILLIAMSON COUNTY, TEXAS

**AGREED FINAL JUDGMENT**

The parties to this lawsuit have agreed to compromise and settle all issues in this lawsuit and request 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 title in and to approximately 1.264-acres (Parcel 27) 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 “Property”), and as further described in Plaintiff’s Original Petition For Condemnation filed among the papers of this cause on October 17, 2017, and any amendments thereto; excluding all the groundwater, oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such groundwater, 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 providing, enlarging, improving, constructing, reconstructing, realigning, widening, and/or maintaining improvements to the CR 101 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 both the property to be acquired and any damages (if any) to any remaining property of SAM MCFARLIN (collectively “CONDEMNEE”), that Condemnee shall recover from Condemnor the total sum of **SIXTY-TWO THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$62,700.00)**, of which total amount the parties agree:

1. THIRTY-FOUR THOUSAND NINE HUNDRED SIX AND 00/100 DOLLARS (\$34,906.00) was previously deposited with the court on or about January 18, 2018, pursuant to the written Award of Special Commissioners filed among the paper of this cause on or about January 11, 2018, which amount shall be credited towards the total compensation; and
2. the remaining unpaid balance of **TWENTY-SEVEN THOUSAND SEVEN HUNDRED NINETY-FOUR AND 00/100 DOLLARS (\$27,794)** is now due and owing from Condemnor to Condemnees in full satisfaction of this judgment.

It is further ORDERED that the Condemnor shall pay Condemnees the unpaid balance of **TWENTY-SEVEN THOUSAND SEVEN HUNDRED NINETY-FOUR AND 00/100 DOLLARS (\$27,794)** as full compensation for the condemnation of the Property. Post-judgment interest is tolled for a period of 60 days after the Court signs this judgment. If Condemnor fails to pay the unpaid balance within 60 days of the Court signing this judgment, Condemnees shall be entitled to post-judgment interest only on the unpaid balance at the statutory rate of 7.5% per annum, compounded annually, from the 61st day after the judgment is signed by the Court until payment is made.

Plaintiff shall make such check or warrant payable to “Barron, Adler, Clough & Oddo, PLLC, Client Trust Account f/b/o Sam McFarlin,” and deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that counsel for Condemnee shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event

Condemnees are unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy this judgment.

It is further ORDERED that upon payment by the Condemnor of the unpaid balance, the Condemnor shall stand RELEASED and DISCHARGED of its constitutional obligation to pay adequate compensation for the condemnation for public use of the Property.

It is further ORDERED that all costs of Court are hereby adjudged against the party incurring said costs.

It is, finally, ORDERED that this Agreed Final Judgment disposes of all parties and claims raised in this cause and is appealable. All relief not expressly granted is denied.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Judge Presiding

*[parties signature pages follow]*

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

/s/ John Kelley

John Kelley

SBN: 24089109

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

(512) 255-8877

(512) 255-8986 (fax)

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

309 East Main Street

Round Rock, Texas 78664

ATTORNEY FOR CONDEMNOR  
WILLIAMSON COUNTY, TEXAS

**AGREED AS TO SUBSTANCE AND FORM:**



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Nicholas P. Laurent

SBN: 24065591

Barron, Adler, Clough & Oddo, PLLC

808 Nueces Street,

Austin, Texas 78701

[laurent@barronadler.com](mailto:laurent@barronadler.com)

Office: (512) 478-4995


Fax: (512) 478-6022

ATTORNEY FOR CONDEMNEE

SAM MCFARLIN

**AGREED AND ACCEPTED:**

Williamson County, Texas

By:   
Steve Snell (Jun 30, 2025 10:22 CDT)

Print/title: County Judge

Date: Jun 30, 2025

EXHIBIT A

County: Williamson  
Parcel: 27  
Highway: C.R. 101

PROPERTY DESCRIPTION FOR  
PARCEL 27

DESCRIPTION OF A 1.264 ACRE (55,046 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, IN WILLIAMSON COUNTY, TEXAS, BEING PORTIONS OF THAT CALLED 4.26 ACRE TRACT OF LAND CONVEYED TO SAM McFARLIN AND WIFE JOYCE McFARLIN BY INSTRUMENT RECORDED IN VOLUME 979, PAGE 471 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OF THAT CALLED 3.86 ACRE TRACT OF LAND CONVEYED TO SAM McFARLIN AND WIFE JOYCE McFARLIN BY INSTRUMENT RECORDED IN VOLUME 586, PAGE 989 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.264 ACRE (55,046 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at an iron rod with aluminum cap stamped "REF/WITNESS" set, 110.00 feet right of proposed County Road (C.R.) 101 baseline station 121+48.03, in the common boundary line of said 3.86 acre tract, and said 4.26 acre tract;

THENCE, with said common boundary line, S 69°19'30" W for a distance of 50.00 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 121+49.22, having grid coordinates of N=10,186,943.47 E=3,189,171.04 in the proposed easterly Right-of-Way (ROW) line of CR 101, for the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said 4.26 acre tract, through the interior of said 3.86 acre tract, with said proposed easterly ROW line, the following two (2) courses:

1. **S 22°02'21" E**, for a distance of **175.94** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 119+73.28, for an angle point;
2. **S 67°06'47" E**, for a distance of **47.68** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 93.77 feet right of proposed C.R. 101 baseline station 119+39.61, in the existing northerly ROW line of C.R. 369 (variable width right-of-way), for the southeasterly corner of the herein described tract, and from which a 2" (center of three) pipe fence post, being the southeasterly corner of said 4.26 acre tract, same being the most southerly southwesterly corner of that called 51.49 acre tract of land conveyed to Joyce W. McFarlin by instrument recorded in Volume 1832, Page 825 of the Official Records of Williamson County, Texas, bears along said northerly ROW line, N 68°44'01" E, at a distance of 797.04 feet;
3. **THENCE**, with the common line of said northerly ROW line and the southerly boundary line of said 3.86 acre tract, **S 68°44'01" W**, for a distance of **113.95** feet to a calculated point at the intersection of said northerly ROW line of C.R. 369 and the existing easterly ROW line of said C.R. 101, for the southwesterly corner of said 3.86 acre tract and the herein described tract;



4. **THENCE**, departing said existing northerly ROW line of C.R. 369, with the westerly boundary line of said 3.86 acre tract, same being the existing easterly ROW line of C.R. 101, **N 22°11'20" W**, at a distance of 210.00 feet, pass the southwesterly corner of said 4.26 acre tract, same being the northwesterly corner of said 3.86 acre tract and continuing for a total distance of **678.83** feet to a calculated point, being the southwesterly corner of a 51.49 acre tract of land conveyed to Joyce W. McFarlin by instrument recorded in Volume 1832, Page 825 of the Official Records of Williamson County, Texas, same being the northwesterly corner of said 4.26 acre tract, for the northwesterly corner of the herein described tract;
5. **THENCE**, departing said existing easterly ROW line of C.R. 101, with the common boundary line of said 4.26 acre tract and said 51.49 acre tract, **S 77°51'38" E** for a distance of **114.53** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 72.78 feet right of proposed C.R. 101 baseline station 125+55.63 in said proposed easterly ROW line, for the northeasterly corner of the herein described tract;

**THENCE**, departing said 51.49 acre tract, through the interior of said 4.26 acre tract, with said proposed easterly ROW line, the following two (2) courses:

6. **S 19°10'27" E** for a distance of **255.95** feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set, 60.00 feet right of proposed C.R. 101 baseline station 123+00.00, for an angle point;
7. **S 22°02'12" E** for a distance of **150.78** feet to the **POINT OF BEGINNING**, containing 1.264 acres (55,046 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, Lawrence M. Russo, 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 herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*Lawrence M. Russo*  
Lawrence M. Russo  
Registered Professional Land Surveyor No. 5050  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

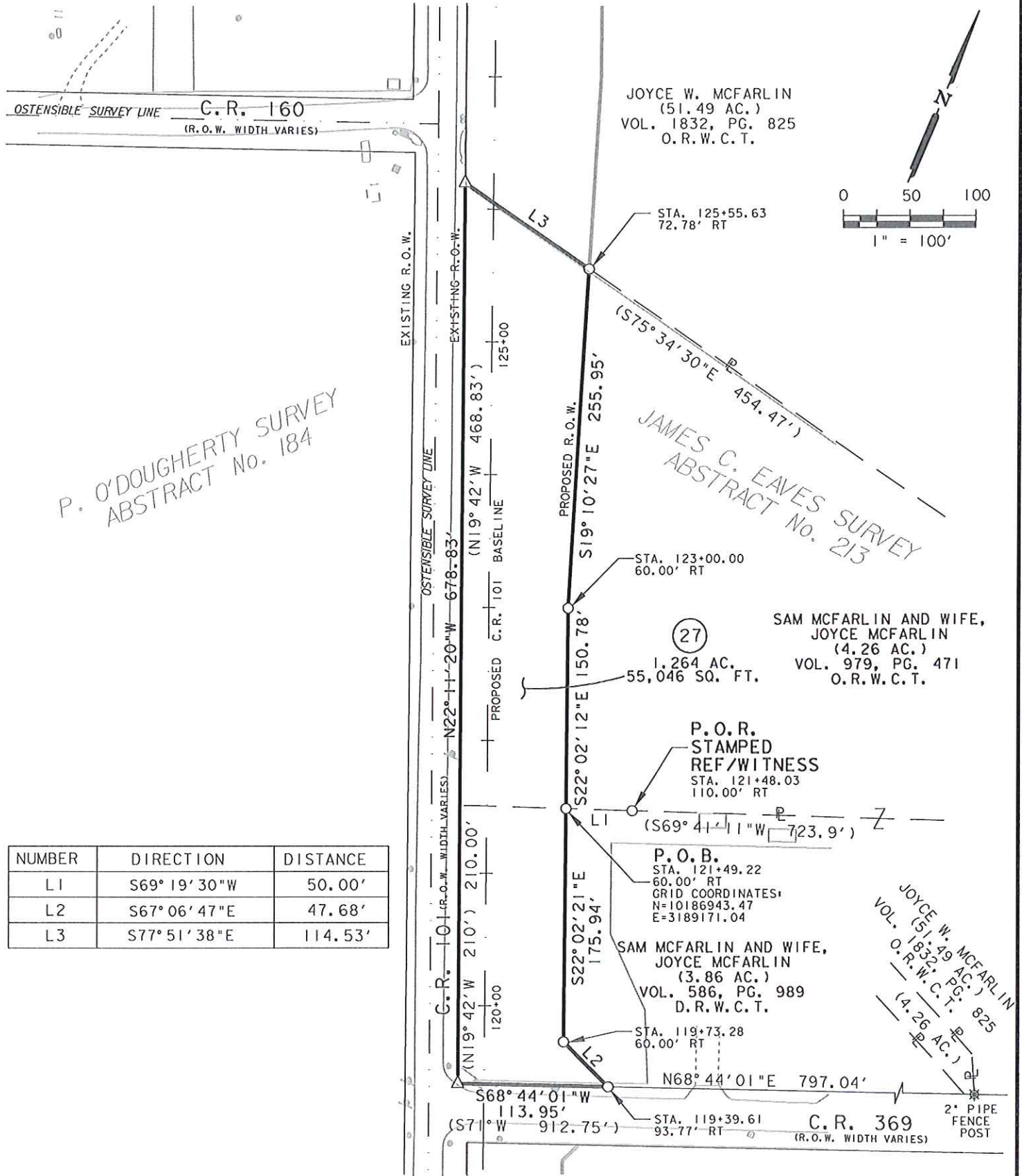
*12/06/2016*  
Date





PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 12/06/16  
PAGE 3 OF 4



**INLAND**  
**GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF  
**SAM MCFARLIN AND WIFE,  
JOYCE MCFARLIN**

**PARCEL 27**

SCALE 1" = 100'	PROJECT CR 101	COUNTY WILLIAMSON
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## LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 12/06/16  
PAGE 4 OF 4

✱	FENCE CORNER POST FOUND	℄	CENTER LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	℄	PROPERTY LINE
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	( )	RECORD INFORMATION
⊙	COTTON GIN SPINDLE FOUND	— —	LINE BREAK
⊙	1/2" IRON PIPE FOUND UNLESS NOTED		DENOTES COMMON OWNERSHIP
X	X CUT FOUND	P.O.B.	POINT OF BEGINNING
▲	60/D NAIL FOUND	P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW-5050" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
		O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

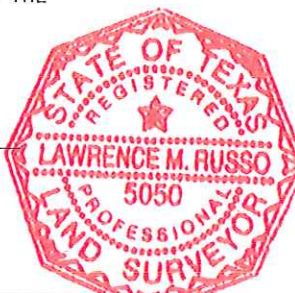
I) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1622839-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 13, 2016, ISSUE DATE JULY 22, 2016 AND GF NO. 1622926-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 14, 2016, ISSUE DATE JULY 25, 2016.

- IOE. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 287, PAGE 61, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- F. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 286, PAGE 426, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 355, PAGE 547, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 337, PAGE 233, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. EASEMENT TO JONAH WATER SUPPLY CORPORATION, (GF NO. 1622839 & 1622926) RECORDED IN VOLUME 563, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- J. (GF NO. 1622839) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT, RECORDED IN DOCUMENT NO. 2010063262 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- J. (GF NO. 1622826) EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 613, PAGE 340, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- K. (GF NO. 1622839) NOTICE REGARDING ORDINANCE 2010-30, RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- K. (GF NO. 1622826) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT, RECORDED IN DOCUMENT NO. 2010063271 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- L. (GF NO. 1622839) INCLUSION WITHIN THE LOWER BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT, SUBJECT TO IF APPLICABLE.
- L. (GF NO. 1622826) NOTICE REGARDING ORDINANCE 2010-30, RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- M. (GF NO. 1622826) INCLUSION WITHIN THE LOWER BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT, SUBJECT TO IF APPLICABLE.

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 DIRECT SUPERVISION.

*Lawrence M. Russo* 12/06/2016  
 LAWRENCE M. RUSSO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050  
 INLAND GEODETICS, LLC  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TEXAS 78681



	ACRES	SQUARE FEET
ACQUISITION	1.264	55,046
CALC/DEED AREA	8.12	353,707
REMAINDER AREA	6.856	298,661



PARCEL PLAT SHOWING PROPERTY OF  
**SAM MCFARLIN AND WIFE,  
 JOYCE MCFARLIN**

SCALE  
 1" = 100'

PROJECT  
 CR 101

COUNTY  
 WILLIAMSON

**PARCEL 27**