

CAUSE NO. 17-1883-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 2.618-acres (Parcel 28) 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 December 1, 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 **ONE HUNDRED TWENTY-SEVEN THOUSAND THREE HUNDRED AND 00/100 DOLLARS (\$127,300.00)**, of which total amount the parties agree:

1. THIRTY-FIVE THOUSAND FIVE HUNDRED THIRTY-SEVEN AND 00/100 DOLLARS (\$35,537.00) was previously deposited with the court on or about March 19, 2019, pursuant to the written Award of Special Commissioners filed among the paper of this cause on or about February 16, 2018, which amount shall be credited towards the total compensation; and
2. the remaining unpaid balance of **NINETY-ONE THOUSAND SEVEN HUNDRED SIXTY-THREE AND 00/100 DOLLARS (\$91,763.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this judgment.

It is further ORDERED that the Condemnor shall pay Condemnees the unpaid balance of **NINETY-ONE THOUSAND SEVEN HUNDRED SIXTY-THREE AND 00/100 DOLLARS (\$91,763.00)** 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@scrrlaw.com](mailto:john@scrrlaw.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  
Highway: C.R. 101  
Parcel: 28

PROPERTY DESCRIPTION FOR  
PARCEL 28

DESCRIPTION OF A 2.618 ACRE (114,041 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION 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, SAID 2.618 ACRE (114,041 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 137+64.23 in the common boundary line of that called 46.99 acre tract of land conveyed to Wendy Ann Wendland and Ryan A. Wendland by instrument recorded in Document No. 2007085821 of the Official Public Records of Williamson County, Texas, and the said 51.49 acre tract;

Thence, with said common boundary line, S 67°19'43" 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 137+63.68, having grid coordinates of N=10,188,439.79, E=3,188,565.36, in the proposed easterly Right-of-Way (ROW) line of CR 101 (variable width ROW), for northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing said 46.99 acre tract, through the interior of said 51.49 acre tract, with said proposed easterly ROW line, the following four (4) courses:

1. S 22°02'12" E for a distance of 263.68 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 60.00 feet right of proposed C.R. 101 baseline station 135+00.00, for an angle point;
2. S 27°44'50" E for a distance of 201.00 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 80.00 feet right of proposed C.R. 101 baseline station 133+00.00, for an angle point;
3. S 22°02'12" E for a distance of 600.00 feet to an iron rod with aluminum cap stamped "WILCO ROW 5050" set 80.00 feet right of proposed C.R. 101 baseline station 127+00.00, for an angle point;
4. S 19°10'27" E for a distance of 144.55 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 the southerly boundary line of said 51.49 acre tract, same being the northerly boundary line 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, for the southeasterly corner of the herein described tract;

5. **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said 51.49 acre tract and said 4.26 acre tract, **N 77°51'38" W**, for a distance of **114.53** feet to a calculated point in the existing easterly ROW line of C.R. 101 (variable width ROW), being the southwesterly corner of said 51.49 acre tract, same being the northwesterly corner of said 4.26 acre tract, for the southwesterly corner of the herein described tract;
6. **THENCE**, departing said 4.26 acre tract, with the common boundary line of said 51.49 acre tract and said existing easterly ROW line of C.R. 101, **N 22°11'20" W** for a distance of **1142.77** feet to a 2" pipe post found (+/- 6 feet tall), being the northwesterly corner of said 51.49 acre tract, same being the southwesterly corner of said 46.99 acre tract, for the northwesterly corner of the herein described tract;
7. **THENCE**, departing said existing ROW line, with the common boundary line of said 51.49 acre tract and said 46.99 acre tract, **N 67°19'43" E** for a distance of **85.02** feet to the **POINT OF BEGINNING**, containing 2.618 acres (114,041 square feet) of land, more or less.

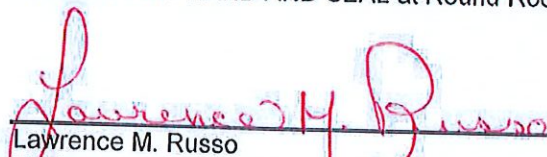
This property description is accompanied by a separate parcel plat.

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

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

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

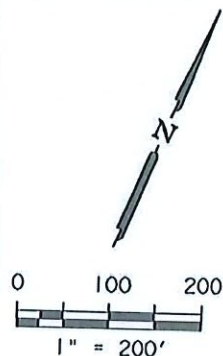
09/27/2016  
Date





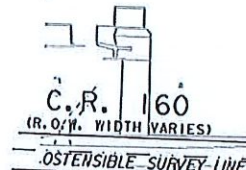
PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 09/15/ PAGE 3 OF



NUMBER	DIRECTION	DISTANCE
L1	S67° 19' 43" W	50.00'
L2	S19° 10' 27" E	144.55'
L3	N77° 51' 38" W	114.53'
L4	N67° 19' 43" E	85.02'

JOHN THOMAS SURVEY  
ABSTRACT No. 610



P. O'DOUGHERTY SURVEY  
ABSTRACT No. 184

2" PIPE  
POST FND  
6' TALL



P.O.B.  
STA. 137+63.68  
60.00' RT  
GRID COORDINATES:  
N=10188439.79  
E=3188565.36

WENDY ANN &  
RYAN A. WENDLAND  
(46.99 AC.)  
TRACT 2  
DOC NO. 2007085821  
O.P.R.W.C.T.

GERALDINE & BARTH  
DWIGHT TIMMERMANN  
(172.76 AC.)  
DOC. NO. 2015105417  
O.P.R.W.C.T.

P.O.R.  
STAMPED  
REF/WITNESS  
STA. 137+64.23  
110.00' RT

STA. 135+00.00  
60.00' RT

STA. 133+00.00  
80.00' RT

2.618 AC.  
114,041 SQ. FT.

JOYCE W. MCFARLIN  
(51.49 AC.)  
VOL. 1832, PG. 825  
O.R.W.C.T.

STA. 127+00.00  
80.00' RT

STA. 125+55.63  
72.78' RT

SAM MCFARLIN AND WIFE,  
JOYCE MCFARLIN  
(4.26 AC.)  
VOL. 979, PG. 471  
O.R.W.C.T.

JAMES C. EAVES SURVEY  
ABSTRACT No. 213

**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  
**JOYCE W. MCFARLIN**

**PARCEL 28**

SCALE 1" = 200'	PROJECT CR 101	COUNTY WILLIAMSON
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## LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

* 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	D.R.W.C.T. DEED RECORDS
STAMPED "WILCO-ROW-5050" SET	WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	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

1) 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 OF NO. 1622926-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 14, 2016, ISSUE DATE JULY 25, 2016.

10E. EASEMENT TO TEXAS POWER & LIGHT COMPANY, 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, RECORDED IN VOLUME 286, PAGE 426, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

G. EASEMENT TO TEXAS POWER & LIGHT COMPANY, 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, RECORDED IN VOLUME 337, PAGE 233, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. EASEMENT TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.

J. EASEMENT TO JONAH WATER SUPPLY CORPORATION, RECORDED IN DOCUMENT NO. 2011022418, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.

K. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT, RECORDED IN DOCUMENT NO. 2010064659, DOCUMENT NO. 2010083230, AND DOCUMENT NO. 2010064661, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

L. NOTICE REGARDING ORDINANCE 2010-30, RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.

M. 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* 09/27/2016  
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	2.618	114,041
CALC/DEED AREA	51.49	2,242,904
REMAINDER AREA	48.872	2,128,863



PARCEL PLAT SHOWING PROPERTY OF

JOYCE W. MCFARLIN

PARCEL 28

SCALE  
1" = 200'PROJECT  
CR 101COUNTY  
WILLIAMSON