

Corridor B

CAUSE NO. 23-1690-CC5

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
<b>Condemnor</b>	§	
	§	
V.	§	AT LAW NO. 5
	§	
M. REYNA TRUCKING, LLC and FIRST	§	
UNITED BANK AND TRUST COMPANY	§	
<b>Condemnees</b>	§	WILLIAMSON COUNTY, TEXAS

**AGREED FINAL JUDGEMENT**

The parties 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 provisions contained within this Agreed Final Judgement and desire to resolve this lawsuit upon the terms as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 2.492 acres 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, filed among the papers of this cause on or about October 13, 2023, 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, installing, widening, maintaining, and operating improvements to the Corridor B/Chandler Road roadway project and

related appurtenances and utility adjustments, and to perform associated public uses and purposes (“Project”).

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 (if any) to any remaining property of M. Reyna Trucking, LLC (hereinafter “Condemnee”), that Condemnee shall recover from Condemnor the total sum of **SIX HUNDRED SEVENTY-FIVE THOUSAND and 00/100 Dollars (\$675,000.00)**, of which total amount the parties agree:

1. FIVE HUNDRED FIFTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 00/100 (\$558,767.00) was previously deposited with the court on or about March 5, 2024, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about February 26, 2024, which amount shall be credited towards the total compensation; and
2. The remaining balance of **ONE HUNDRED SIXTEEN THOUSAND TWO HUNDRED THIRTY-THREE AND 00/100 (\$116,233.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

It is further ORDERED that the Condemnor shall pay Condemnee the remaining balance of **ONE HUNDRED SIXTEEN THOUSAND TWO HUNDRED THIRTY-THREE AND 00/100 (\$116,233.00)** 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, Condemnee 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 wire transfer, check, or warrant payable to “Gattis Law Firm, PC,” and if applicable, deliver such payment to any attorney or employee of the Gattis Law Firm,

PC, at 213-B West 8th Street, Georgetown, Texas 78626, and that a representative of Condemnee or its attorneys 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 Travis County, Texas. In the event Condemnee is unable to provide necessary documents or payment information to effectuate payment, or be available to accept payment as directed above, Condemnor may deposit the remaining balance in the registry of the Court to satisfy this Judgment.

It is further ORDERED that upon payment by the Condemnor of the remaining 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 condemnee First United Bank Trust Company, who executed a disclaimer of interest in this lawsuit, which was filed among the papers of this cause on or about July 10, 2025, and is attached as Exhibit “B” hereto, shall take nothing under this judgment.

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 fully and finally 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.

\_\_\_\_\_  
Judge Presiding

*[signature pages follow]*

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

---

John L. Kelley

State Bar No. 24089109

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

**SHEETS & CROSSFIELD, P.L.L.C.**

309 East Main Street

Round Rock, Texas 78664

512.255.8877

ATTORNEY FOR CONDEMNOR  
WILLIAMSON COUNTY, TEXAS

**APPROVED AND AGREED AS TO SUBSTANCE AND FORM:**

A handwritten signature in black ink, appearing to read 'Dan Gattis', written over a horizontal line.

Dan Gattis

State Bar No. 00790754

[dan@gattislaw.com](mailto:dan@gattislaw.com)

Gattis Law Firm, PC

213-B West 8th Street

Georgetown, Texas 78626


Ph: (512) 868-5400

ATTORNEY FOR CONDEMNEE

M. REYNA TRUCKING, LLC

**AGREED AND ACCEPTED:**

Williamson County, Texas

By:   
Steve Snell (Jul 22, 2025 21:10:49 CDT)

Print/title: Williamson County Judge

Date: Jul 22, 2025

## EXHIBIT “A”

# EXHIBIT "A"

County: Williamson  
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660  
Tax ID: R474791  
Parcel: M. Reyna Trucking LLC, 2.492 acre tract

## METES AND BOUNDS DESCRIPTION

FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.492 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF AUGUST 2022, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10191392.14, E=3175036.30) monumenting the southwest corner of said 15.382 acre M. Reyna Trucking LLC tract, the northwest corner of the called 5.81 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006031884 of the Official Public Records of Williamson County, Texas, the northeast corner of the called 11.45 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006088533 of the Official Public Records of Williamson County, Texas, and the southeast corner of the called 44.465 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2015101357 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Chandler Road, being 137.07 feet left of Chandler Road Engineer's Baseline Station 403+42.71, for the southwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "RPLS 1433" monumenting the southwest corner of said 5.81 acre Williamson County, Texas tract, the southeast corner of said 11.45 acre Williamson County, Texas tract, the northwest corner of Lot 5, Block A, Chandler Corner, a subdivision recorded in Document No. 2019000610 of the Official Public Records of Williamson County, Texas and the northeast corner of the called 163.89 acre tract of land conveyed to Ricky D. Kruger, Timothy R. Kruger and Brenda K. Sladek, recorded in Document No. 2016121073 of the Official Public Records of Williamson County, Texas, said 163.89 acre tract of land being more fully described in Volume 491, Page 547 of the Deed Records of Williamson County, Texas, same being on the south right-of-way line of said Chandler Road, bears S 21°14'36" E for a distance of 201.88 feet;

THENCE, **N 21°25'09" W** with the west boundary line of said 15.382 acre M. Reyna Trucking LLC tract and the east boundary line of said 44.465 acre Williamson County, Texas tract for a distance of **100.79 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 237.00 feet left of Chandler Road Engineer's Baseline Station



County: Williamson  
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660  
Tax ID: R474791  
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403+55.53, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said 15.382 acre M. Reyna Trucking LLC tract and the northeast corner of said 44.465 acre Williamson County, Texas tract, bears N 21°25'09" W for a distance of 540.77 feet;

THENCE, through the interior of said 15.382 acre M. Reyna Trucking LLC tract, the following two (2) courses and distances:

1. With a curve to the right an arc length of **205.76 feet**, said curve having a radius of **8737.00 feet**, a delta angle of **1°20'58"** and a chord which bears **N 61°49'48" E** for a distance of **205.75 feet** to a 5/8" iron rod set with cap marked "Williamson County" for the end of this curve and being 237.00 feet left of Chandler Road Engineer's Baseline Station 405+55.71;
2. **N 62°30'17" E** for a distance of **930.32 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the south boundary line of said 15.382 acre M. Reyna Trucking LLC tract and the north boundary line of said 5.81 acre Williamson County, Texas tract, same being on said north right-of-way line of Chandler Road, being 237.00 feet left of Chandler Road Engineer's Baseline Station 414+86.03, for the northeast corner hereof, from which an iron rod found with cap marked "JS Coalter" monumenting the upper southeast corner of said 15.382 acre M. Reyna Trucking LLC tract and the northeast corner of said 5.81 acre Williamson County, Texas tract, same being on the west right-of-way line of F.M. 1660, bears N 20°55'53" E for a distance of 55.36 feet;

THENCE, with said south boundary line of the 15.382 acre M. Reyna Trucking LLC tract, said north boundary of the 5.81 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, the following three (3) courses and distances:


1. **S 20°55'53" W** for a distance of **150.86 feet** to an iron rod found with cap marked "Coalter Texas RPLS", being 136.89 feet left of Chandler Road Engineer's Baseline Station 413+73.17, for the southeast corner hereof;
2. **S 62°30'45" W** for a distance of **817.24 feet** to a 1/2" iron rod found monumenting the beginning of a curve to the left and being 137.01 feet left of Chandler Road Engineer's Baseline Station 405+55.93;

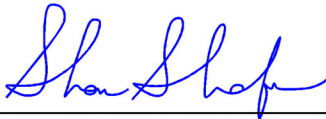
County: Williamson  
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660  
Tax ID: R474791  
Parcel: M. Reyna Trucking LLC, 2.492 acre tract

3. With said curve to the left an arc length of **216.64 feet**, said curve having a radius of **8637.00 feet**, a delta angle of **1°26'14"** and a chord which bears **S 61°48'16" W** for a distance of **216.64 feet** to the **POINT OF BEGINNING** hereof and containing 2.492 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



November 22, 2022

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WCRB\\_\_2020 WA-6 CHANDLER CORRIDOR SH130 TO CR 101\\_\_FINAL LAND TITLE SURVEYS  
ROW\CHANDLER CORRIDOR M REYNA ROW PARCEL M&B 20221122.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 2296 FM 1660, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

WILLIAMSON COUNTY  
WCAD PROPERTY ID: R020365  
186.49 AC. PER WCAD

REMNANT PORTION OF CALLED 261-30/100 AC.  
DESCRIBED IN VOL. 103, PG. 320

WILLIAMSON COUNTY, TEXAS  
CALLED 44.465 AC.  
DOC. NO. 2015101357

SEE  
DETAIL 'A'  
SHEET 2  
405+55.71  
237.00' LT.

M. REYNA TRUCKING LLC  
CALLED 15.382 AC.  
DOC. NO. 2019104976  
WILLIAMSON COUNTY  
APPRAISAL DISTRICT (WCAD)  
PROPERTY ID: 474791

JOHN THOMAS SURVEY  
ABSTRACT NO. 610

N21°25'09"W 540.77'

PROPOSED R.O.W. LINE  
N62°30'17"E  
12" CMP  
405+55.93  
137.01' LT.

SUBJECT  
TRACT  
2.492 AC.

L3 CHANDLER ROAD  
WILLIAMSON COUNTY, TEXAS  
BOX CULVERTS  
CALLED 5.81 AC.  
DOC. NO. 2006031884

WILLIAMSON COUNTY  
CALLED 14.115 AC  
DOC. NO. 2011031966

WILLIAMSON COUNTY, TEXAS  
CALLED 11.45 AC.  
DOC. NO. 2006088533

RICKY D. KRUGER,  
TIMOTHY R. KRUGER AND  
BRENDA K. SLADEK  
REMNANT PORTION OF  
CALLED 163.89 AC.  
DOC. NO. 2016121073  
DESCRIBED IN VOL. 491, PG. 547

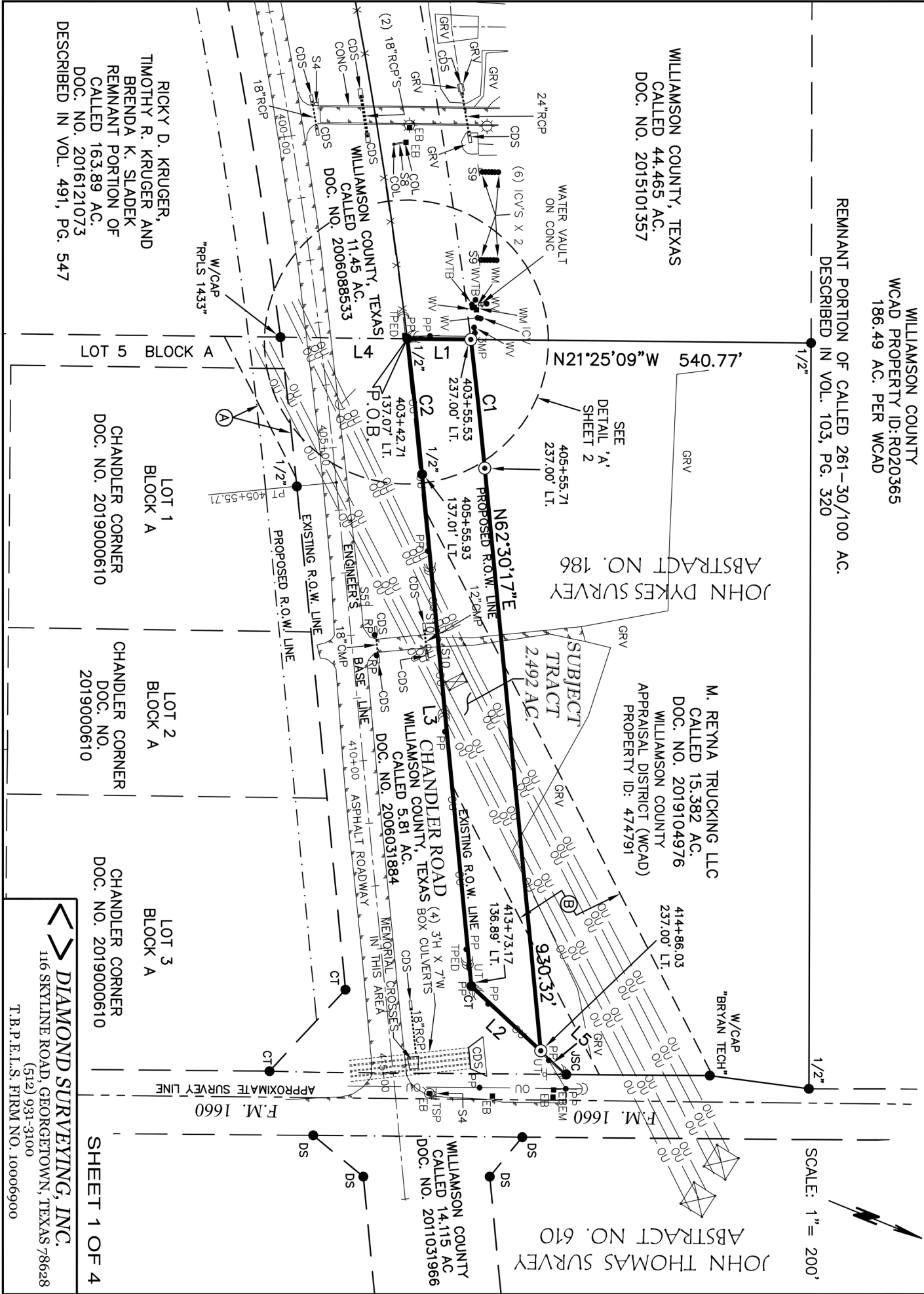
CHANDLER CORNER  
DOC. NO. 2019000610

CHANDLER CORNER  
DOC. NO. 2019000610

CHANDLER CORNER  
DOC. NO. 2019000610

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.I.S. FIRM NO. 100006900

SHEET 1 OF 4



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 2296 FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON AUGUST 8, 2022.

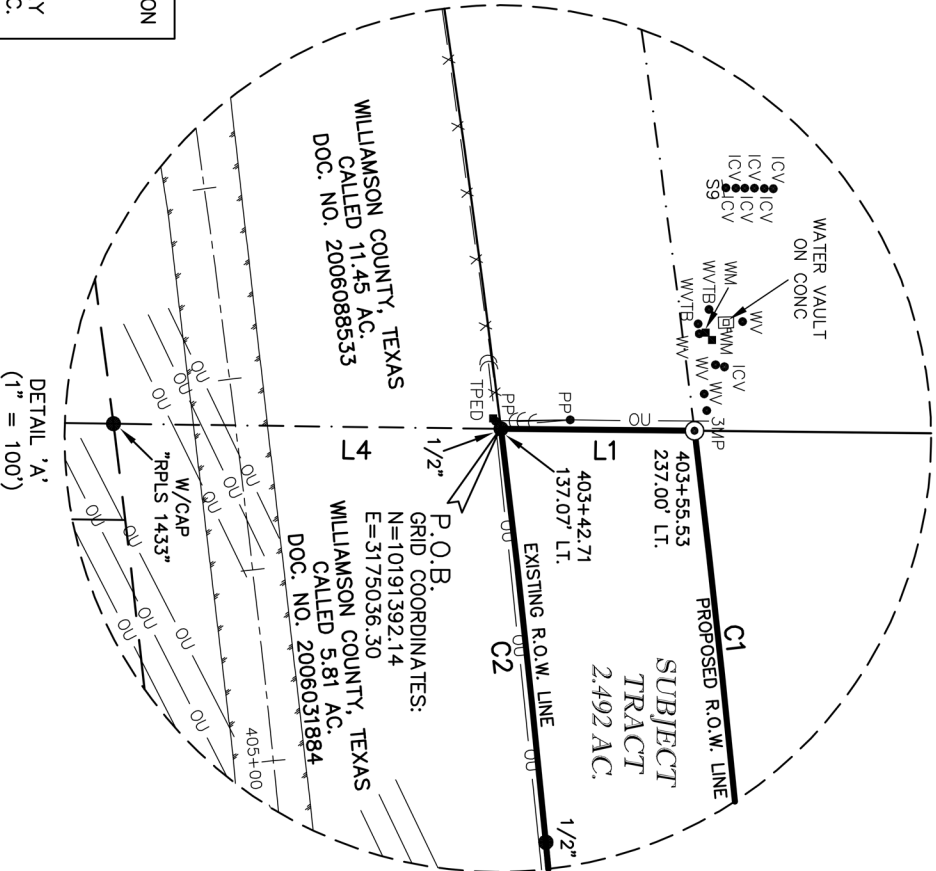
LINE TABLE	
LINE	DISTANCE
L1	N21°25'09"W 100.79'
L2	S20°55'53"W 150.86'
L3	S62°30'45"W 817.24'
L4	S21°14'36"E 201.88'
L5	N20°55'53"E 55.36'

RECORD EASEMENT INFORMATION  
SHEET 1 OF 4

(A) ONCOR ELECTRIC DELIVERY  
COMPANY LLC  
EASEMENT AND RIGHT OF WAY  
TRACT A - CALLED 0.228 AC.  
DOC. NO. 2009068281

(B) ONCOR ELECTRIC DELIVERY  
COMPANY LLC  
EASEMENT AND RIGHT OF WAY  
TRACT B - CALLED 2.801 AC.  
DOC. NO. 2009068281

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	8737.00'	205.76'	1°20'58"	N61°49'48"E
C2	8637.00'	216.64'	1°26'14"	S61°48'16"W



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 2296 FM 1660, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

#### TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7), GF No. GT2201197, which bears an Effective Date of September 7, 2022 and an Issued Date of September 15, 2022 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10b. Lease dated February 7, 1920, executed by C. E. Almquist and Sallie Almquist to Paul N. Nelson, recorded in Volume 194, Page 218 and in Volume 302, Page 42, Deed Records, Williamson County, Texas. Not a survey matter.

10c. Easement dated May 28, 1930, executed by C. E. Almquist and Sallie Almquist to Texas Power and Light Company, recorded in Volume 279, Page 470, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement, due to a vague description contained in said instrument.

10d. Right of Way Easement dated May 9, 1936, executed by C. E. Almquist and Sallie Almquist to Texas Power and Light Company, recorded in Volume 280, Page 494, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement, due to a vague description contained in said instrument.

10e. Easement dated September 15, 1941, executed by C. E. Almquist and Sallie Almquist to Southwestern Bell Telephone Company, recorded in Volume 308, Page 563, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10f. Easement For Highway Purposes dated March 18, 1965, executed by C. E. Almquist and Sallie Almquist to the State of Texas, recorded in Volume 476, Page 574, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10g. Right of Way Easement dated March 6, 1972, executed by Arnold E. Anderson et al to Jonah Water Supply Corp., recorded in Volume 563, Page 689, Deed Records, Williamson County, Texas. May be a part of the subject tract, unable to determine the exact location of said easement due to a vague description contained in said instrument. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

10h. Easement and Right of Way dated August 24, 2009, executed by William Albert and Frances M. Albert to Dincor Electric Delivery Company, LLC, recorded under Document No. 2009068281, Official Records, Williamson County, Texas. The called 2.801 acre tract of land (Tract B) is a part of the subject tract as shown hereon.

10i. Terms, conditions and provisions of Ordinance No. D-2021-045 by the City of Hutto, Texas, recorded under Document No. 2021123927, Official Records, Williamson County, Texas. The subject tract is a part of the property described in said instrument.

SHEET 3 OF 4

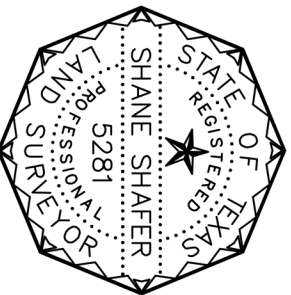
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 2296 FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

## LEGEND

●	IRON ROD FOUND	⊗ <sup>TSP</sup>	TRAFFIC SIGNAL POLE
● <sub>DS</sub>	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"	⊗	LCRA TRANSMISSION LINE TOWER
● <sub>JSC</sub>	IRON ROD FOUND WITH CAP MARKED "JS COALTER"	☀	LIGHT POLE
● <sub>CT</sub>	IRON ROD FOUND WITH CAP MARKED "COALTER TEXAS RPLS"	⊗ <sup>TSP</sup>	TRAFFIC SIGNAL POLE
⊙	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"	● <sub>PP</sub>	POWER POLE
▽	CALCULATED POINT	—	DOWN GUY
● <sub>3MP</sub>	3" METAL PIPE - POSSIBLE VENT PIPE	■ <sub>EB</sub>	ELECTRIC BOX
● <sub>WVTB</sub>	WATER VALVE/TEST BOLT ON CONCRETE	■ <sub>EBEM</sub>	ELECTRIC BOX AND ELECTRIC METER OF METAL POLE SIGN
● <sub>WV</sub>	WATER VALVE ON CONCRETE	— <sup>0-51</sup>	OVERHEAD UTILITY LINE
● <sub>ICV</sub>	IRRIGATION CONTROL VALVE	—	EDGE OF PAVEMENT
■ <sub>WM</sub>	WATER METER	—	RIGHT-OF-WAY RECORD DEED LINE
■ <sub>TPED</sub>	TELEPHONE JUNCTION BOX	—	APPROXIMATE SURVEY LINE
⊕ <sub>UT</sub>	UNDERGROUND TELEPHONE MARKER	—	PROPOSED RIGHT-OF-WAY LINE
⊗	LCRA TRANSMISSION LINE TOWER	—	STONE COLUMN
☀	LIGHT POLE	—	CONCRETE DRAINAGE STRUCTURE

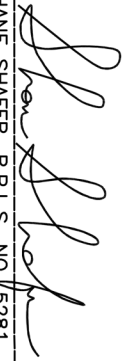
To: Williamson County, Texan Title Insurance Company and Longhorn Title Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on August 18, 2022. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



### SIGN LEGEND:

S4 = STOP SIGN  
S5 = 60 MPH  
S9 = SEPTIC DRAIN FIELD  
S10 = NO TRESPASSING

  
SHANE SHAFER, R.P.L.S. NO. 5281  
November 22, 2022  
DATE

SHEET 4 OF 4

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.I.S. FIRM NO. 100006900

## EXHIBIT “B”

Corridor B

CAUSE NO. 23-1690-CC5

WILLIAMSON COUNTY, TEXAS

**Condemnor**

V.

M. REYNA TRUCKING, LLC and FIRST  
UNITED BANK AND TRUST COMPANY

**Condemnees**

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IN THE COUNTY COURT

AT LAW NO. 5

WILLIAMSON COUNTY, TEXAS

**DISCLAIMER OF INTEREST IN CONDEMNATION PROCEEDING**

NOW COMES, First United Bank and Trust Company (hereinafter "First United") named as a party-defendant in Plaintiff's live Petition for Condemnation in the above-styled and numbered cause, and for answer herein, First United disclaims all right, title, interest, and claim in and to the property described in Exhibit "A" attached, as well as to the proceeds to be paid by the Plaintiff in connection with this case. First United hereby waives all claims that could have been asserted in this lawsuit and agrees that it shall take nothing from the Plaintiff in the above-styled case. First United waives all rights, if any, to attorney's fees and any other fees under Chapter 21 of the Texas Property Code, associated with the above styled cause.

WHEREFORE, First United prays that it goes hence without delay and incur no costs and receive no further service or notice of the proceedings in this cause.

First United Bank and Trust Company

Signature: Jonh [Signature]

Title: VP Commercial Loan off-2nd

Date: 07-09-2025

Address: 418 Hwy 281, Marble Falls  
TX 78654



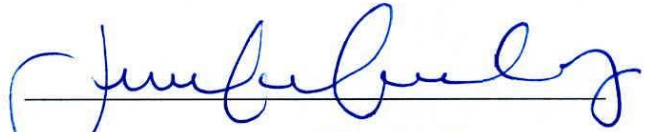
STATE OF TEXAS

COUNTY OF Burnet

§  
§  
§

Acknowledged before me on this the 9<sup>th</sup> day of July, 2025,  
by Jordan Tatsch, being an authorized representative of First United Bank  
and Trust Company, who stated that this document was executed in the capacity and for the  
purposes and consideration contained therein.



  
Notary Public, State of Texas

Printed Name: Jennifer Fernandez

My Commission Expires: 12/18/2027

# EXHIBIT "A"

County: Williamson  
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660  
Tax ID: R474791  
Parcel: M. Reyna Trucking LLC, 2.492 acre tract

## METES AND BOUNDS DESCRIPTION

FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.492 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF AUGUST 2022, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10191392.14, E=3175036.30) monumenting the southwest corner of said 15.382 acre M. Reyna Trucking LLC tract, the northwest corner of the called 5.81 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006031884 of the Official Public Records of Williamson County, Texas, the northeast corner of the called 11.45 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006088533 of the Official Public Records of Williamson County, Texas, and the southeast corner of the called 44.465 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2015101357 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Chandler Road, being 137.07 feet left of Chandler Road Engineer's Baseline Station 403+42.71, for the southwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "RPLS 1433" monumenting the southwest corner of said 5.81 acre Williamson County, Texas tract, the southeast corner of said 11.45 acre Williamson County, Texas tract, the northwest corner of Lot 5, Block A, Chandler Corner, a subdivision recorded in Document No. 2019000610 of the Official Public Records of Williamson County, Texas and the northeast corner of the called 163.89 acre tract of land conveyed to Ricky D. Kruger, Timothy R. Kruger and Brenda K. Sladek, recorded in Document No. 2016121073 of the Official Public Records of Williamson County, Texas, said 163.89 acre tract of land being more fully described in Volume 491, Page 547 of the Deed Records of Williamson County, Texas, same being on the south right-of-way line of said Chandler Road, bears S 21°14'36" E for a distance of 201.88 feet;

THENCE, **N 21°25'09" W** with the west boundary line of said 15.382 acre M. Reyna Trucking LLC tract and the east boundary line of said 44.465 acre Williamson County, Texas tract for a distance of **100.79 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 237.00 feet left of Chandler Road Engineer's Baseline Station

County: Williamson  
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660  
Tax ID: R474791  
Parcel: M. Reyna Trucking LLC, 2.492 acre tract

403+55.53, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said 15.382 acre M. Reyna Trucking LLC tract and the northeast corner of said 44.465 acre Williamson County, Texas tract, bears N 21°25'09" W for a distance of 540.77 feet;

THENCE, through the interior of said 15.382 acre M. Reyna Trucking LLC tract, the following two (2) courses and distances:

1. With a curve to the right an arc length of **205.76 feet**, said curve having a radius of **8737.00 feet**, a delta angle of **1°20'58"** and a chord which bears **N 61°49'48" E** for a distance of **205.75 feet** to a 5/8" iron rod set with cap marked "Williamson County" for the end of this curve and being 237.00 feet left of Chandler Road Engineer's Baseline Station 405+55.71;
2. **N 62°30'17" E** for a distance of **930.32 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the south boundary line of said 15.382 acre M. Reyna Trucking LLC tract and the north boundary line of said 5.81 acre Williamson County, Texas tract, same being on said north right-of-way line of Chandler Road, being 237.00 feet left of Chandler Road Engineer's Baseline Station 414+86.03, for the northeast corner hereof, from which an iron rod found with cap marked "JS Coalter" monumenting the upper southeast corner of said 15.382 acre M. Reyna Trucking LLC tract and the northeast corner of said 5.81 acre Williamson County, Texas tract, same being on the west right-of-way line of F.M. 1660, bears N 20°55'53" E for a distance of 55.36 feet;

THENCE, with said south boundary line of the 15.382 acre M. Reyna Trucking LLC tract, said north boundary of the 5.81 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, the following three (3) courses and distances:

1. **S 20°55'53" W** for a distance of **150.86 feet** to an iron rod found with cap marked "Coalter Texas RPLS", being 136.89 feet left of Chandler Road Engineer's Baseline Station 413+73.17, for the southeast corner hereof;
2. **S 62°30'45" W** for a distance of **817.24 feet** to a 1/2" iron rod found monumenting the beginning of a curve to the left and being 137.01 feet left of Chandler Road Engineer's Baseline Station 405+55.93;




County: Williamson  
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Parcel: M. Reyna Trucking LLC, 2.492 acre tract

3. With said curve to the left an arc length of **216.64 feet**, said curve having a radius of **8637.00 feet**, a delta angle of **1°26'14"** and a chord which bears **S 61°48'16" W** for a distance of **216.64 feet** to the **POINT OF BEGINNING** hereof and containing 2.492 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



November 22, 2022

SHANE SHAFER, R.P.L.S. NO. 5281      DATE



Z:\WCRB\2020 WA-6 CHANDLER CORRIDOR SH130 TO CR 101\FINAL LAND TITLE SURVEYS  
ROW\CHANDLER CORRIDOR M REYNA ROW PARCEL M&B 2022\1122.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 2296 FM 1660, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

WILLIAMSON COUNTY  
WCAD PROPERTY ID: R020365  
186.49 AC. PER WCAD

REMNANT PORTION OF CALLED 261-30/100 AC.  
DESCRIBED IN VOL. 103, PG. 320

JOHN DYKES SURVEY  
ABSTRACT NO. 186

JOHN THOMAS SURVEY  
ABSTRACT NO. 610

WILLIAMSON COUNTY, TEXAS  
CALLED 44.465 AC.  
DOC. NO. 2015101357

M. REYNA TRUCKING LLC  
CALLED 15.382 AC.  
DOC. NO. 2019104976  
WILLIAMSON COUNTY  
APPRAISAL DISTRICT (WCAD)  
PROPERTY ID: 474791

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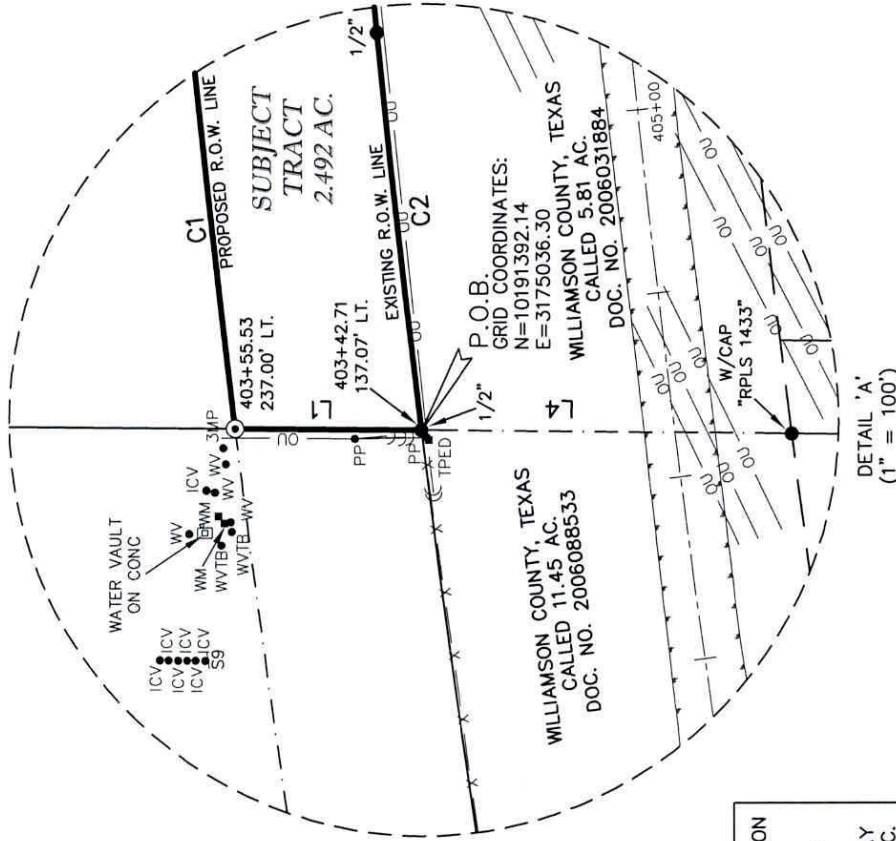
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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
 PROPERTY ADDRESS: 2296 FM 1660, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R474791

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON AUGUST 8, 2022.



RECORD EASEMENT INFORMATION  
SHEET 1 OF 4

- ONCOR ELECTRIC DELIVERY COMPANY LLC  
EASEMENT AND RIGHT OF WAY  
TRACT A - CALLED 0.228 AC.  
DOC. NO. 2009068281
- ONCOR ELECTRIC DELIVERY COMPANY LLC  
EASEMENT AND RIGHT OF WAY  
TRACT B - CALLED 2.801 AC.  
DOC. NO. 2009068281

LINE TABLE			
LINE	BEARING	ARC LENGTH	DISTANCE
L1	N21°25'09"W	100.79'	
L2	S20°55'53"W	150.86'	
L3	S62°30'45"W	817.24'	
L4	S21°14'36"E	201.88'	
L5	N20°55'53"E	55.36'	

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING
C1	8737.00'	1°20'58"	N61°49'48"E
C2	8637.00'	1°26'14"	S61°48'16"W

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#### TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7), GF No. GT201197, which bears an Effective Date of September 7, 2022 and an Issued Date of September 15, 2022 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10b. Lease dated February 7, 1920, executed by C. E. Almquist and Sallie Almquist to Paul N. Nelson, recorded in Volume 194, Page 218 and in Volume 302, Page 42, Deed Records, Williamson County, Texas. Not a survey matter.

10c. Easement dated May 28, 1930, executed by C. E. Almquist and Sallie Almquist to Texas Power and Light Company, recorded in Volume 279, Page 470, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement, due to a vague description contained in said instrument.

10d. Right of Way Easement dated May 9, 1936, executed by C. E. Almquist and Sallie Almquist to Texas Power and Light Company, recorded in Volume 280, Page 494, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement, due to a vague description contained in said instrument.

10e. Easement dated September 15, 1941, executed by C. E. Almquist and Sallie Almquist to Southwestern Bell Telephone Company, recorded in Volume 308, Page 563, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10f. Easement For Highway Purposes dated March 18, 1965, executed by C. E. Almquist and Sallie Almquist to the State of Texas, recorded in Volume 476, Page 574, Deed Records, Williamson County, Texas. Not a part of the subject tract.

10g. Right of Way Easement dated March 6, 1972, executed by Arnold E. Anderson et al to Jonah Water Supply Corp., recorded in Volume 563, Page 689, Deed Records, Williamson County, Texas. May be a part of the subject tract, unable to determine the exact location of said easement due to a vague description contained in said instrument. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

10h. Easement and Right of Way dated August 24, 2009, executed by William Albert and Frances M. Albert to Incor Electric Delivery Company, LLC, recorded under Document No. 2009068281, Official Records, Williamson County, Texas. The called 2.801 acre tract of land (Tract B) is a part of the subject tract as shown hereon.

10i. Terms, conditions and provisions of Ordinance No. D-2021-045 by the City of Hutto, Texas, recorded under Document No. 2021123927, Official Records, Williamson County, Texas. The subject tract is a part of the property described in said instrument.

SHEET 3 OF 4

<> DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628

(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.492 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT ND. 186, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 15.382 ACRE TRACT OF LAND CONVEYED TO M. REYNA TRUCKING LLC, RECORDED IN DOCUMENT NO. 2019104976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
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## LEGEND

●	IRON ROD FOUND	○ <sup>TSP</sup>	TRAFFIC SIGNAL POLE
● <sup>DS</sup>	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"	☒	LCRA TRANSMISSION LINE TOWER
● <sup>JSC</sup>	IRON ROD FOUND WITH CAP MARKED "JS COALTER"	☼	LIGHT POLE
● <sup>CT</sup>	IRON ROD FOUND WITH CAP MARKED "COALTER TEXAS RPLS"	○ <sup>TSP</sup>	TRAFFIC SIGNAL POLE
●	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"	● <sup>PP</sup>	POWER POLE
▽	CALCULATED POINT	—	DOWN GUY
● <sup>3MP</sup>	3" METAL PIPE - POSSIBLE VENT PIPE	■ <sup>EB</sup>	ELECTRIC BOX
● <sup>WVTB</sup>	WATER VALVE/TEST BOLT ON CONCRETE	■ <sup>EBEM</sup>	ELECTRIC BOX AND ELECTRIC METER OF METAL POLE
● <sup>WV</sup>	WATER VALVE ON CONCRETE	— <sup>OU-S1</sup>	SIGN
● <sup>ICV</sup>	IRRIGATION CONTROL VALVE	— <sup>OU</sup>	OVERHEAD UTILITY LINE
■ <sup>WM</sup>	WATER METER	—	EDGE OF PAVEMENT
■ <sup>TPED</sup>	TELEPHONE JUNCTION BOX	—	RIGHT-OF-WAY RECORD DEED LINE
— <sup>UT</sup>	UNDERGROUND TELEPHONE MARKER	—	APPROXIMATE SURVEY LINE
☒	LCRA TRANSMISSION LINE TOWER	—	PROPOSED RIGHT-OF-WAY LINE
☼	LIGHT POLE	COL	STONE COLUMN
		CDS	CONCRETE DRAINAGE STRUCTURE
		CONC	CONCRETE
		RCP	REINFORCED CONCRETE PIPE
		CMP	CORRUGATED METAL PIPE
		GRV	GRAVEL
		P.O.B.	POINT OF BEGINNING

To: Williamson County, Texan Title Insurance Company and Longhorn Title Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on August 18, 2022. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer* November 22, 2022  
SHANE SHAFER, R.P.L.S. NO. 5281 DATE



### SIGN LEGEND:

S4 = STOP SIGN  
S5 = 60 MPH  
S9 = SEPTIC DRAIN FIELD  
S10 = NO TRESPASSING

SHEET 4 OF 4

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900



### **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.

Penny Smith on behalf of John Kelley

Bar No. 24089109

Penny@scrrlaw.com

Envelope ID: 102979539

Filing Code Description: No Fee Documents

Filing Description: Disclaimer of Interest in Condemnation Proceeding

Status as of 7/10/2025 1:50 PM CST

#### Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Dan M.Gattis		dgattis@gattislaw.com	7/10/2025 1:18:59 PM	SENT
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