

CAUSE NO. 23-1982-CC4

WILLIAMSON COUNTY, TEXAS

Condemnor

V.

LARRY DEAN KEMP A/K/A

LARRY D. KEMP

Condemnee

§ IN THE COUNTY COURT

§

§

§ AT LAW NO. FOUR

§

§

§

§ WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

The parties to this condemnation lawsuit have agreed to compromise and settle all issues herein 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 title in and to approximately 3.081 acres (Parcel 52) of land in Williamson County, Texas and being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes (the “R.O.W.”), and additional rights or encumbrances as further described in Plaintiff’s Original Petition filed among the papers of this cause on or about December 6, 2023, and any subsequent amendments thereto; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns for the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the County Road 255 roadway improvement project and related drainage, utilities and appurtenances, 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 Condemnee, that Condemnee shall recover from Condemnor the total sum of **SEVEN HUNDRED EIGHTY FOUR THOUSAND**

SIX HUNDRED SEVENTY AND 00/100 DOLLARS (\$784,670.00), of which total amount the parties agree:

1. The amount of SIX HUNDRED THIRTY-EIGHT THOUSAND EIGHT HUNDRED SEVENTY AND 00/100 DOLLARS (\$638,870.00) was previously deposited with the court on or about March 19, 2024, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about March 6, 2024; and
2. The amount of **ONE HUNDRED FORTY-FIVE THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$145,800.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

The parties agree that the remaining balance shall be payable to GATTIS LAW FIRM P.C., AS TRUSTEE FOR LARRY DEAN KEMP, within thirty (30) days following entry of this Judgment and Condemnee' s delivery of any requested payee documentation required by the Williamson County Auditor, in to avoid paying interest. If the remaining balance is not deposited within thirty (30) days of entry and filing of this Agreed Final Judgment and delivery of adequate payee documentation requested by the Williamson County Auditor, then statutory interest will accrue on the unpaid balance until paid.

3. **Driveway Reconstruction.** As an obligation that shall survive the closing of this transaction, Purchaser agrees that as part of the proposed construction of improvements to the expansion of CR 255 (the "Project") upon the Property, Purchaser shall cause a replacement driveway to be built between the edge of proposed roadway improvements and the remaining property of Seller. The driveway shall be constructed in the location and according to the specifications as shown in Exhibit B attached hereto and incorporated herein. By execution of this Agreement,

Seller shall allow Purchaser, its agents, and contractors to temporarily access the immediately adjacent property of Seller solely in the location and for the purposes and time

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 _____, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Don Childs
Don Childs
State Bar No. 00795056
don@scrrlaw.com
512.255.8877
Sheets & Crossfield, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
Attorneys for Condemnor

WILLIAMSON COUNTY, TEXAS

By: 
[Steve Snell \(Jul 22, 2025 21:14:20 CDT\)](#)
Steven Snell, County Judge

AGREED AS TO SUBSTANCE AND FORM:

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

Dan M. Gattis

Texas State Bar No. 00790754

dgattis@gattislaw.com

512.868.5400

GATTIS LAW FIRM, P.C.

213-B West 8th Street

Georgetown, Texas 78626

Attorney for Condemnee

EXHIBIT "A"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361

**3.081 ACRE RIGHT-OF-WAY PARCEL NO. 52
LARRY DEAN KEMP
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 3.081 ACRES (APPROXIMATELY 134,205 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PART OF LOT 17, BIG VALLEY SUBDIVISION, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "E", SLIDES 337-339, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.081 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the most northerly Northeast corner of the herein described tract, a found ½ inch iron rod at the most northerly Northeast corner of said Kemp tract, in the West line of that certain called 2.99 acre tract of land conveyed in the deed to Toni Lynn Lawrence filed of record in document number 2004057588 of the official public records of Williamson County, Texas

THENCE South 20°52'47" East with the most northerly East line of said Kemp tract and the West line said called 2.99 acre tract a distance of 147.86 feet to a ½ inch iron rod found for an interior corner of the herein described tract, an interior corner of said Kemp tract, and the Southwest corner of said Lawrence tract;

THENCE North 68°10'21" East with the South line of said Lawrence tract and the most southerly north line of said Kemp tract, a distance of 162.73 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for the most southerly northeast corner of the herein described tract, from which a pinch iron pipe found at the most easterly northeast corner of said Kemp tract bears North 68°10'21" East a distance of 77.09 feet';

THENCE South 27°42'06" East across said Kemp tract, a distance of 522.18 feet a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at an angle point;

THENCE South 36°47'31" East a distance of 71.90 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the East line of said Kemp

EXHIBIT "A"

tract and the West line of that certain called 42.807 acre tract as described in the deed to Elvin R. Hall and Donna Hall filed of record in Volume 2530, Page 362, Official Public Records, Williamson County, Texas;

THENCE South 21°19'21" East with the East line of said Kemp tract and the West line of said Hall tract a distance of 83.36 feet to the Southeast corner of the herein described tract a ½ inch iron rod found at the Southeast corner of said Kemp tract, and the Northeast corner of that certain called 10.9994 acre tract of land as described in the deed to Marcel Vera, filed of record in Document Number 2019098332, Official Public Records, Williamson County, Texas;

THENCE South 68°43'01" West with the south line of said Kemp tract and the North line of said Vera tract a distance of 160.84 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for the Southwest corner of the herein described tract from which a ½ inch iron rod found at the Southwest corner of said Kemp tract bears South 68°43'01" West a distance of 259.78 feet;

THENCE North 18°36'41" West across said Kemp tract a distance of 137.59 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE North 27°42'06" West across said Kemp tract a distance of 461.14 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE South 62°17'54" West across said Kemp tract a distance of 176.20 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE North 27°42'06" West across said Kemp tract a distance of 107.96 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE South 68°00'58" West across said Kemp tract a distance of 13.67 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set for an angle point;

THENCE North 24°17'17" West across said Kemp tract a distance of 135.25 feet to the Northwest corner of the herein described tract, to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Kemp tract and the south line of said GB Farms LLC tract from which a set ½ inch iron rod with cap marked "Walker 5283" bears South 68°49'09" West a distance of 460.02 feet;

THENCE North 68°49'09" East with the north line of said Kemp tract and the south line of said GB Farms LLC tract, a distance of 174.57 feet to the POINT OF BEGINNING,

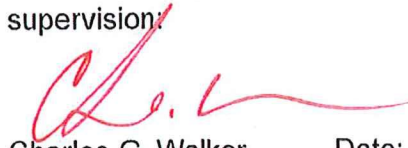
EXHIBIT "A"

containing 3.081 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 075054-02-PARCEL 52.

I hereby certify that the hereon map and description was performed under my direct supervision:



Charles G. Walker Date: October 17, 2023
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800



SKETCH TO ACCOMPANY A DESCRIPTION OF 3.081 ACRES (APPROXIMATELY 134,205 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PART OF LOT 17, BIG VALLEY SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 337-339, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301596 issued by Texan Title Insurance Company on April 6, 2023, 8:00am, with an effective date of March 29, 2023, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

10.

b. Telephone Company Right-of-Way Easement dated January 1, 1981, executed by William Daniels and Lora Mae Anderson to Mid-State Telephone Company, recorded in Volume 926, Page 349, Deed Records, Williamson County, Texas. (Does Effect)

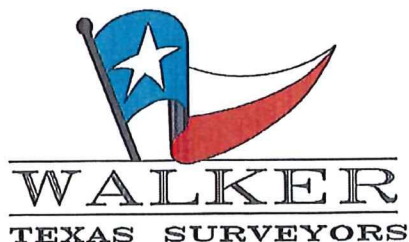
c. A 5' public utility easement along all sides of lot as stated in Volume 959, Page 544, Deed Records, Williamson County, Texas. (Does Effect)

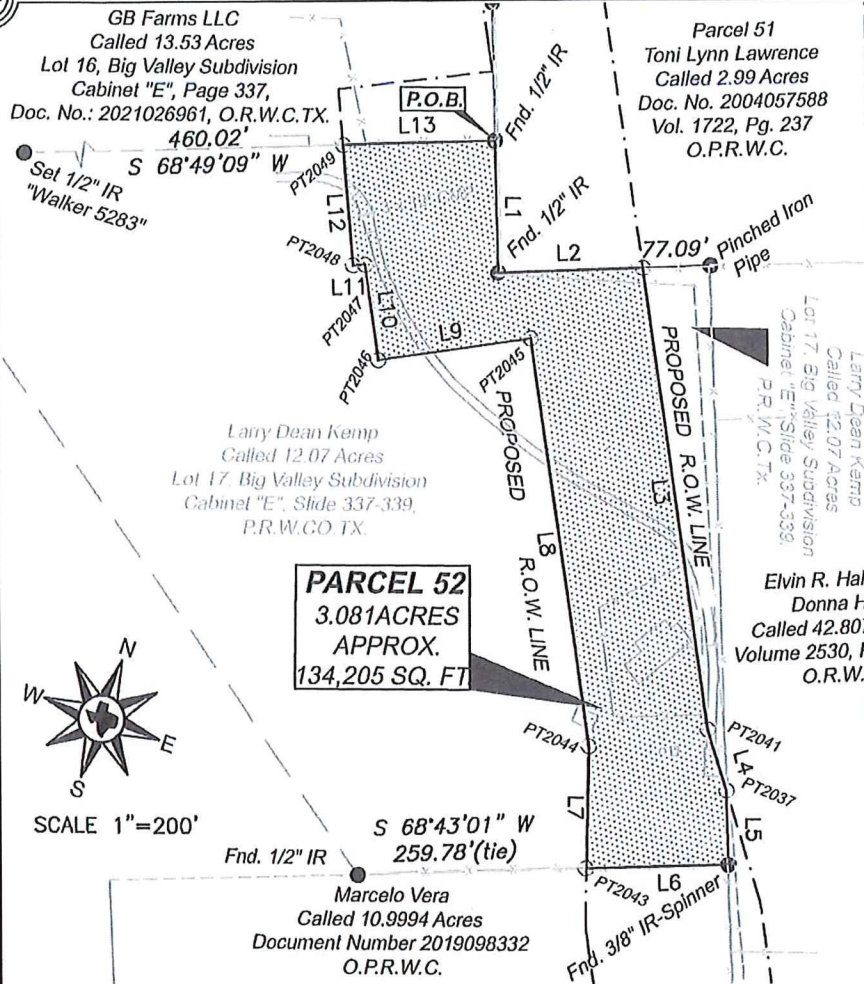
f. Easement dated December 9, 1983, executed by Ralph L. Stapper and John Stapper to Pedernales Electric Cooperative, Inc., recorded in Volume 963, Page 256, Deed Records, Williamson County, Texas. (Does Effect)

g. Right of Way Easement dated August 25, 1983, executed by David M. Unger and John Stapper to Chisholm Trail Water Supply Corp., recorded in Volume 964, Page 459, Deed Records, Williamson County, Texas and as assigned to Chisholm Trail Special Utility District in document recorded in Volume 2168, Page 44, Official Records, Williamson County, Texas. (Does Effect)

LEGEND

- 5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- M-H-S 1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
- P.R.W.C.T. PLAT RECORDS WILLIAMSON CO., TX.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON CO., TX.
- () RECORD INFORMATION





2037 N:10,235,390.97 E:3,079,395.47	2045 N:10,235,793.57 E:3,079,017.65
1666 N:10,235,910.83 E:3,079,109.69	2046 N:10,235,711.66 E:3,078,861.65
2041 N:10,235,448.50 E:3,079,352.44	2047 N:10,235,807.24 E:3,078,811.47
2043 N:10,235,254.89 E:3,079,275.93	2048 N:10,235,802.12 E:3,078,798.79
2044 N:10,235,385.28 E:3,079,232.02	2049 N:10,235,925.40 E:3,078,743.16

LINE	BEARING	DISTANCE
L1	S 20°52'47" E	147.86'
L2	N 68°10'21" E	162.73'
L3	S 27°42'06" E	522.18'
L4	S 36°47'31" E	71.90'
L5	S 21°19'21" E	83.36'
L6	S 68°43'01" W	160.84'
L7	N 18°36'41" W	137.59'
L8	N 27°42'06" W	461.14'
L9	S 62°17'54" W	176.20'
L10	N 27°42'06" W	107.96'
L11	S 68°00'58" W	13.67'
L12	N 24°17'23" W	135.25'
L13	N 68°49'09" E	174.57'

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY



CHARLES G. WALKER, TX. RPLS # 5283.

WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800
DATE OF SURVEY: October 17, 2023
DRAWING NO.: 0750504-02-PARCEL 52
PROJECT NO.: 0750504
DRAWN BY: MLH
PAGE 5 OF 5



Exhibit "B"

