

EXHIBIT

"A"

GSR—Parcel 28

CAUSE NO. 21-0164-CC2

CITY OF ROUND ROCK, TEXAS
Condemnor

V.

LEONARDO DUARTE a/k/a LEONARD
DUARTE, and NEW RESIDENTIAL
MORTGAGE, LLC
Condemnees

§ IN THE COUNTY COURT AT LAW
§
§
§ NUMBER FOUR OF
§
§
§
§
§ WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGEMENT

TO THE HONORABLE JUDGE OF SAID COURT:

COMES NOW, City of Round Rock, Texas, Condemnor in the above-styled proceedings, and respectfully shows the Court:

The parties to this lawsuit 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 of the provisions contained within this Judgement and desire to resolve this lawsuit;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 0.156-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 "R.O.W. Property"), and as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about January 26, 2021; 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 **THE CITY OF ROUND ROCK, TEXAS**, and its assigns for the purpose of constructing,

reconstructing, realigning, widening and/or maintaining improvements to the Gattis School 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 the Property to be acquired and any damages to any remaining property of Condemnees, that Condemnees shall recover from Condemnor the total sum of FIFTY-EIGHT THOUSAND TWENTY-EIGHT AND 00/100 DOLLARS (\$58,028.00). The parties agree FORTY-NINE THOUSAND SIX HUNDRED NINETY-TWO AND 00/100 DOLLARS (\$49,692.00) was previously deposited within the registry of this Court, leaving a balance due of EIGHT THOUSAND THREE HUNDRED THIRTY-SIX AND 00/100 DOLLARS (\$8,336.00), and the remaining balance must be paid by July 15, 2021 to avoid paying interest.

It is further ORDERED that no interest is due and payable so long as the payments are made in accordance with this Agreed Final Judgement.

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

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

SIGNED this _____ day of _____, 2021.

Judge Presiding

PREPARED AND APPROVED AS TO SUBSTANCE AND FORM BY:



Mylan W. Shaunfield
State Bar No. 24090680
SHEETS & CROSSFIELD, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
512/255-8877
512/255-8986 (fax)
Mylan@scrllaw.com
Attorneys for Condemnor

APPROVED AND AGREED AS TO SUBSTANCE AND FORM:



David Todd
State Bar No. 20093590
Todd Law Firm
3800 N. Lamar Blvd., Ste. 200
Austin, Texas 78756

The City of Round Rock, Texas

By: _____
Craig Morgan, Mayor

Date

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing document was served on all parties of record by delivering same to the parties' last known address via certified mail, return receipt requested, electronic mail, facsimile or hand delivery, or by other method authorized by the Texas Rules of Civil Procedure on this the ____ day of June, 2021.

/s/ Mylan W. Shaunfield
Mylan W. Shaunfield

EXHIBIT A

County: Williamson
Parcel: 28
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 28

DESCRIPTION OF A 0.156 ACRE (6,817 SQUARE FOOT) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.001 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO LEONARD DUARTE RECORDED IN DOCUMENT NO. 2016090540 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.156 ACRE (6,817 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found, 409.05 feet left of proposed Gattis School Road Baseline Station 86+37.60, being the northwesterly corner of said 2.001 acre tract, same being the northeasterly corner of that called 2.00 acre tract of land described in Warranty Deed with Vendor's Lien to Spiritual Assembly of Baha'is Faith of Round Rock, Texas recorded in Document No. 2000012742 of the Official Public Records of Williamson County, Texas;

THENCE, with the common boundary line of said 2.001 acre tract and said 2.00 acre tract, S 02°41'41" E, for a distance of 338.86 feet to an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10154562.60, E=3143776.56 TxSPC Zone 4203), 70.22 feet left of proposed Gattis School Road Baseline Station 86+42.30, in the proposed northerly Right-of-Way (ROW) line of Gattis School Road (ROW width varies), for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said 2.00 acre tract, with said proposed northerly ROW line, through the interior of said 2.001 acre tract, **N 88°08'08" E**, for a distance of **236.77** feet to an iron rod with aluminum cap stamped "ROW 4933" set 70.08 feet left of proposed Gattis School Road Baseline Station 88+79.07, in the existing northerly ROW line of Gattis School Road (ROW width varies), same being in the easterly boundary line of said 2.001 acre tract, also being the southwesterly corner of Lot 1, Block "N" Round Rock Ranch, Phase One, Section One, a subdivision of record in Cabinet J, Slide 139-142 of the Plat Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;
- 2) **THENCE**, departing said Lot 1, with the said existing northerly ROW line of Gattis school Road, same being said easterly boundary line of the 2.001 acre tract, **S 02°30'18" E**, for a distance of **29.00** feet to a 1/2" iron rod found, being the southeasterly corner of said 2.001 acre tract, same being an ell corner in said existing northerly ROW line, for the southeasterly corner of the herein described tract;
- 3) **THENCE**, with said existing northerly ROW line, same being the southerly boundary line of said 2.001 acre tract, **S 88°13'55" W**, for a distance of **236.68** feet to a 1/2" iron rod found, being the southwesterly corner of said 2.001 acre tract, same being the southeasterly corner of said 2.00 acre tract, for the southwesterly corner of the herein described tract;

- 4) **THENCE**, departing said existing northerly ROW line, with the common boundary line of said 2.00 acre tract and said 2.001 acre tract, **N 02°41'41" W**, for a distance of **28.60** feet to the **POINT OF BEGINNING**, containing 0.156 acre (6,817 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, M. Stephen Truesdale, 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 direct supervision.

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

M. Stephen Truesdale

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

8 July 2020

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

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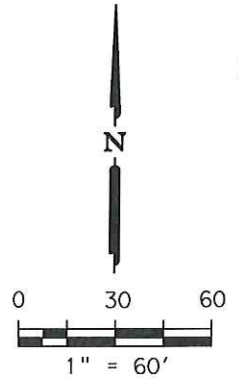
RITA H. GEORGE
(1.00 AC.)
DOC. NO. 2003066118
O.P.R.W.C.T.

DWIGHT E. DAVIS AND WIFE,
LATRICE A. DAVIS
(1.00 AC.)
VOL. 1700, PG. 475
O.R.W.C.T.

P.O.C.
STA. 86+37.60
409.05' LT

(N89° 31' 04"E 237.40')

P. A. HOLDER SURVEY
ABSTRACT NO. 297



NUMBER	DIRECTION	DISTANCE
L1	S02° 30' 18"E	29.00'
(L1)	(S02° 34' 01"E)	(29.00')
L2	N02° 41' 41"W	28.60'

ROUND ROCK RANCH
PHASE ONE
SECTION ONE
CAB. J,
SLDS. 139-142
P.R.W.C.T.

LOT 2
SCHOOL TRACT
(14.711 AC.)

LEONARD DUARTE
(2.001 AC.)
DOC. NO. 2016090540
O.P.R.W.C.T.

BLOCK "N"

SPIRITUAL ASSEMBLY OF
BAHA' IS FAITH OF ROUND
ROCK, TEXAS
(2.00 AC.)
DOC. NO. 2000012742
O.P.R.W.C.T.

P.O.B.
STA. 86+42.30
70.22' LT
GRID COORDINATES:
N=10154562.60
E=3143776.56

CITY OF ROUND ROCK
15' WIDE P.U.E.
VOL. 1347, PG. 572
O.R.W.C.T.

0.156 AC.
6,817 SQ. FT.

STA. 88+79.07
70.08' LT

ROUND ROCK
INDEPENDENT
SCHOOL DISTRICT
DOC. 2000046258
O.P.R.W.C.T.

LOT 1
FIRE STATION

TEXAS POWER & LIGHT CO. &
SOUTHWESTERN BELL TELE. CO.
2' WIDE EASEMENT
VOL. 699, PG. 905
D.R.W.C.T.

N88° 08' 08"E 236.77'
PROPOSED R.O.W.

(S89° 38' 25"W 236.91')
S88° 13' 55"W 236.68'

EXISTING R.O.W.

GATTIS SCHOOL ROAD
(R.O.W. WIDTH VARIES)

PROPOSED GATTIS SCHOOL ROAD BASELINE

5' P.U.E./PLAT
EXISTING R.O.W.
29' RIGHT-OF-WAY
DEDICATION PER PLAT
CAB. J, SLDS. 139-142

INLAND U
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

LEONARD DUARTE

PARCEL 28

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/07/19
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LEGEND

● 1/2" IRON ROD FOUND, UNLESS NOTED	℄ CENTER LINE
⊙ IRON SET W/ PLASTIC CAP STAMPED "INLAND-4933"	℄ PROPERTY LINE
⊙ IRON ROD FOUND W/PLASTIC CAP, AS NOTED	() 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
⊗ MAG NAIL FOUND	P.O.C. POINT OF COMMENCING
▲ 60/D NAIL FOUND	N.T.S. NOT TO SCALE
△ MAG NAIL SET	STMSE STORM SEWER EASEMENT
△ CALCULATED POINT	SSE SANITARY SEWER EASEMENT
○ IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.U.E. PUBLIC UTILITY EASEMENT
	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

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 GF NO.1920253-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10, 2019.

1. RESTRICTIVE COVENANTS: VOLUME 674, PAGE 63, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 364, VOLUME 377, PAGE 242, FROM ITS DESCRIPTION CAN NOT BE LOCATED, VOLUME 524, PAGE 124, VOLUME 715, PAGE 324, DOES NOT AFFECT, ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

B. ELECTRIC AND TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 544, PAGE 749, DOES NOT AFFECT, VOLUME 558, PAGE 90, FROM ITS DESCRIPTION CAN NOT BE LOCATED, VOLUME 699, PAGE 905, AFFECTS AS SHOWN, AND VOLUME 699, PAGE 907, DOES NOT AFFECT, ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

C. ELECTRIC AND TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 699, PAGE 903, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

D. PUBLIC UTILITIES EASEMENT TO CITY OF ROUND ROCK RECORDED IN VOLUME 1347, PAGE 572, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

E. ACCESS EASEMENT 30 FEET IN WIDTH RECORDED IN VOLUME 583, PAGE 478, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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.

M. Stephen Truesdale 8 July 2020

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

DATE

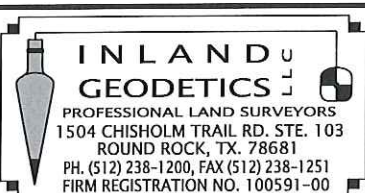


	ACRES	SQUARE FEET
ACQUISITION	0.156	6,817
CALC/DEED AREA	2.001	87,164
REMAINDER AREA	1.845	80,347

PARCEL PLAT SHOWING PROPERTY OF

LEONARD DUARTE

PARCEL 28



SCALE

1" = 60'

PROJECT

GATTIS SCHOOL ROAD

COUNTY

WILLIAMSON