

CAUSE NO. 23CCV01282

CITY OF TEMPLE, TEXAS

Plaintiff,

v.

**STEPHANIE A. HARRIS, BOBBY
JAMES CARR, AND BELL COUNTY
TAX APPRAISAL DISTRICT**

Defendants.

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IN THE COUNTY COURT AT LAW

NO. 1

BELL COUNTY, TEXAS

RULE 11 AGREEMENT

The City of Temple, Texas (the “City”) and Stephanie Harris, and Bobby Carr (collectively, the “Property Owners”) enter into this Rule 11 Agreement (“Agreement”) pursuant to the Texas Rules of Civil Procedure as evidence by their respective signatures below, and agree to the following:

The Property Owners agree to convey to the City fee simple title to the tracts of land described below:

Parcel No.	Owner	Acreage	Property Descriptions	Address
04AX	Stephanie A. Harris and Bobby James Carr	0.076	The south two-thirds (S. 2/3) of Lot Five and the north one -third (N 1/3) of Lot Six in Block Forty-five (45) of the J.W. Roach Addition to the City of Temple, Bell County, Texas	309 S MLK Jr. Drive, Temple, Bell County, Texas 76501
05AX	Stephanie A. Harris and Bobby James Carr	0.076	The South Two-thirds (S. 2/3) of Lot Six (6) and the North One-third (N. 1/3) of Lot Seven (7) all in Block No. Forty-Five (45) of the J. W. ROACH ADDITION to the City of Temple, Bell County, Texas	311 S MLK Jr. Drive, Temple, Bell County, Texas 76501.
13AX	Stephanie A. Harris	0.152	Lots Thirteen (13) and Fourteen (14), in Block A, Crawford's Addition to the City of Temple, Bell County, Texas as shown by plat in Volume 105, Page 35, Deed Records of Bell County, Texas.	308 S 10th Street, Temple, Bell County, Texas 76501

Parcels 04AX, 05AX, and 13AX are collectively described in this Agreement as the “Property”, as further described in the City’s Original Petition in Condemnation.

Upon execution of this Agreement, the Property Owners shall execute any conveyance documents, and or other documents necessary to effectuate the conveyance of the Property to the City, and the settlement between the Parties. In exchange, the City shall pay, upon council approval, to the Property Owners the sum total of **\$190,000.00** (the “Settlement Amount”). The Settlement Amount includes the \$136,200.00 (“Award”) awarded by the Special Commissioners, plus an additional \$53,800.00 (“Additional Payment”)¹. The City previously deposited the Award into the registry of the Court on July 26, 2024, which the Property Owners shall be permitted to withdraw the funds from the Court’s registry at their convenience and with the agreement of the City.

Upon ratification of this Agreement by City Council, and payment of the Additional Payment by the City to the Property Owners, Property Owners shall withdraw their Objection to the Award of the Special Commissioners filed with the Court. Upon withdrawal of the Objection, the Parties shall file an Agreed Final Judgment.

Signatures on following page

¹ City makes no guarantees as to the Property Owner’s ability to withdraw the total amount of the Award, including any other entities, such as the Bell County Tax Appraisal District, making a claim to the Award.

HALEY & OLSON, P.C.

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