

Sheets & Crossfield, PLLC

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March 28, 2024

Via e-mail dmyrick@abaustin.com

Rio Ranch Texas LLC

c/o Daniel Myrick

Armbrust & Brown, PLLC

100 Congress Avenue, Suite 1300

Austin, Texas 78701

Re: Ronald Reagan Widening—Segment B
COGT Waterline Easement/Parcel 16E.25E.26E

Dear Dan:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent waterline easement by Williamson County and the City of Georgetown (collectively the “County”) in and across portions of the property owned by Rio Ranch Texas LLC (“Owner”) as part of the County’s proposed Ronald Reagan Widening (Segment B) improvements (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery to County of a fully executed and acknowledged waterline easement (“Easement”) in and to those certain three tracts of land totaling a 0.5233 acre (22,790 SF), such rights to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein, County shall pay Owner the sum of **\$51,391.00** in cash or other good funds (“Purchase Price”).

2. The Closing and payment of the Purchase Price to Owner take place at Texas National Title Company (“Title Company”) twenty (20) days following full execution of this Agreement.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney’s fees they incur.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please have this letter executed by the appropriate person where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and Closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

Don Childs
Sheets & Crossfield, PLLC

[signature pages follow]

AGREED:

RIO RANCH TEXAS LLC

By: Texas IRAJ LLC, a Texas limited liability company,
its Managing Member

By: 

Name: Mallik Gilakattula

Title: Manager

Date: 04/18/2024

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

SIGNATURE CERTIFICATE



REFERENCE NUMBER

AE2942E4-03C3-4C56-B0E8-28D416FD5CCB

TRANSACTION DETAILS

Reference Number
AE2942E4-03C3-4C56-B0E8-28D416FD5CCB

Transaction Type
Signature Request

Sent At
04/18/2024 08:12 EDT

Executed At
04/18/2024 09:36 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
a2516e860c05a71e8e71407528b3a2f0643c0ffd0999f4b09f591a6030408ec1

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
RIO 16 25 26 --L agreement re COGT waterline easement--reagan widening B DC 3 28 24 4885-0645-1891 v 4

Filename
RIO_16_25_26_--L_agreement_re_COGT_waterline_easement--reagan_widening_B_DC_3_28_24_4885-0645-1891_v_4.pdf

Pages
4 pages

Content Type
application/pdf

File Size
127 KB

Original Checksum
fbacd3351f4306963c06a59653ea2c0fd05f75d2aefa90e92882597b5d0054a58

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Mallik Gilakattula</p> <p>Email mallik@theprimedeveloper.com</p> <p>Components 2</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 65af69cf0d194fce476857dc8333f997117565905b84c9f20822908076010d75</p> <p>IP Address 104.15.133.229</p> <p>Device Chrome Mobile iOS via iOS</p> <p>Drawn Signature </p> <p>Signature Reference ID F7043CEB</p> <p>Signature Biometric Count 6</p>	<p>Viewed At 04/18/2024 09:35 EDT</p> <p>Identity Authenticated At 04/18/2024 09:36 EDT</p> <p>Signed At 04/18/2024 09:36 EDT</p>

AUDITS

TIMESTAMP	AUDIT
04/18/2024 08:12 EDT	Christy Trahan (ctrahan@abaustin.com) created document 'RIO_16_25_26_--L_agreement_re_COGT_waterline_easement--reagan_widening_B_DC_3_28_24_4885-0645-1891_v_4.pdf' on Firefox via Windows from 216.201.214.194.
04/18/2024 08:12 EDT	Mallik Gilakattula (mallik@theprimedeveloper.com) was emailed a link to sign.
04/18/2024 09:35 EDT	Mallik Gilakattula (mallik@theprimedeveloper.com) viewed the document on Chrome Mobile iOS via iOS from 104.15.133.229.
04/18/2024 09:36 EDT	Mallik Gilakattula (mallik@theprimedeveloper.com) authenticated via email on Chrome Mobile iOS via iOS from 104.15.133.229.
04/18/2024 09:36 EDT	Mallik Gilakattula (mallik@theprimedeveloper.com) signed the document on Chrome Mobile iOS via iOS from 104.15.133.229.