

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8740 (D) • fax 512-255-8986

adam@scrllaw.com

August 27, 2025

RULE 11 SETTLEMENT AGREEMENT

Via e-mail raviunnam@gmail.com

CR 460 COUPLAND TX LLC

1050 FM 1466

Coupland, Texas, 78615

Re: CR 460 Roadway Project
Cause No. 25-0818-CC5; Williamson County, Texas v. CR 460 Coupland TX
LLC; filed in the County Court at Law No. 5 of Williamson County, Texas

Dear Mr. Unnam:

Following up on our recent correspondence, this letter is a Rule 11 Settlement Agreement (the "Agreement") between Williamson County, Texas ("County") and CR 460 Coupland TX LLC ("Owner"), in connection with the project identified herein and the 0.5581 acres of land being acquired in fee simple as a part of the County Road 460 roadway improvements (the "Project"). The terms of this Agreement and the settlement reached are as follows:

1. Subject to final approval of the Williamson County Commissioners Court, County agrees to pay FORTY THOUSAND and NO/100 DOLLARS (\$40,000.00) in complete settlement of any and all claims which have been or which could have been made as a result of the events giving rise to the filing of the live petition in this matter, including but not limited to, the compensation for the County's acquisition described in Exhibit "A" attached hereto (the "Property"), any and all real property improvements located thereon, damages to the remainder, if any, costs to cure, if any, as well as any other claims related to this case.
2. The parties agree to enter the amount of FORTY THOUSAND and NO/100 DOLLARS (\$40,000.00) (the "Agreed Award") to be designated by Condemnor to take place at a certain date and location in accordance with the provisions of Chapter 21 of the Texas Property Code in the above-referenced lawsuit. It is further agreed that neither party will file objections to the Agreed Award of Special Commissioners in this amount. Following the deposit of the Agreed Award into the Registry of the Court, the parties understand that this case will terminate with the filing of a Judgment in Absence of Objections in the above-referenced lawsuit. Thereafter, each party agrees to pay their own fees and costs.

If this letter correctly sets forth the terms of our agreement and the settlement reached between County and Owner, please so indicate by having the appropriate persons execute this letter in the space indicated below and return it to my attention. If we need to make alternate arrangements for pickup or collection of the document, just let us know that as well.

Sincerely,

Adam H. Hill
Sheets & Crossfield, PLLC
Attorney for Williamson County, Texas

AGREED AND ACCEPTED:
CR 460 COUPLAND TX LLC

By: Ravindra Unnam
Ravindra Unnam

8/31/2025

Date: _____

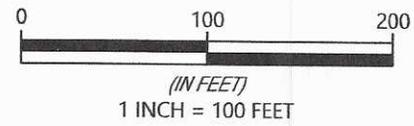
AGREED AND ACCEPTED:
WILLIAMSON COUNTY, TEXAS

By: _____

Its: _____

Date: _____

1/2" IRF
NEC 66.183 AC



A CALLED 11.49 ACRES
VICTOR M. GONZALEZ
INSTRUMENT NO. 2020039150
O.P.R.W.C.T.

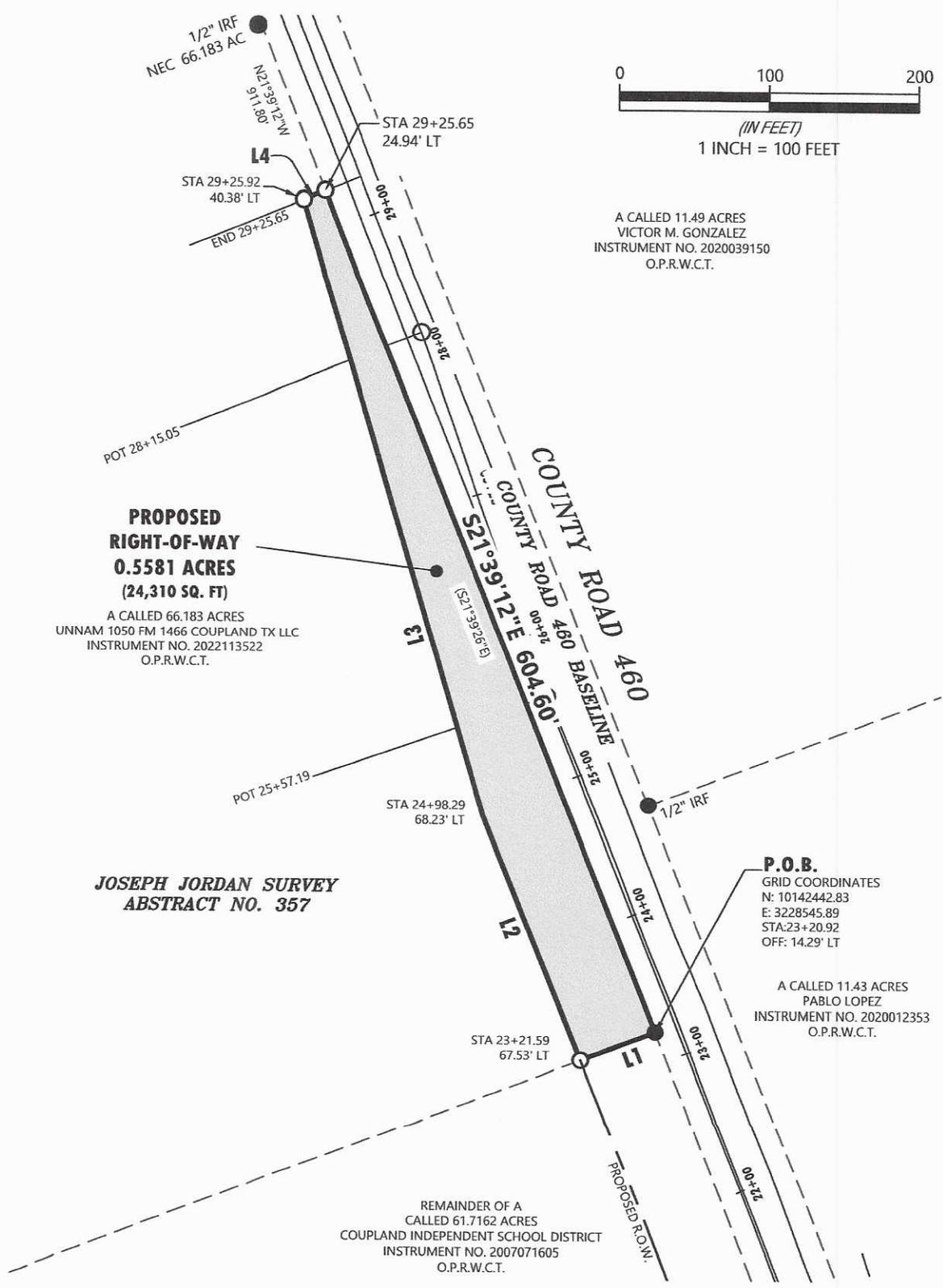
**PROPOSED
RIGHT-OF-WAY
0.5581 ACRES
(24,310 SQ. FT)**
A CALLED 66.183 ACRES
UNNAM 1050 FM 1466 COUPLAND TX LLC
INSTRUMENT NO. 2022113522
O.P.R.W.C.T.

**JOSEPH JORDAN SURVEY
ABSTRACT NO. 357**

P.O.B.
GRID COORDINATES
N: 10142442.83
E: 3228545.89
STA: 23+20.92
OFF: 14.29' LT

A CALLED 11.43 ACRES
PABLO LOPEZ
INSTRUMENT NO. 2020012353
O.P.R.W.C.T.

REMAINDER OF A
CALLED 61.7162 ACRES
COUPLAND INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2007071605
O.P.R.W.C.T.



SURVWEST PROJECT NO. P240070	
ADD'L INFO:	
DRAWING NAME: P240070- UNHAM Revised 20250303	
REVISION: 3/3/25	REV DESC: COMMENTS & T.C.
 	
720.259.9316 www.survwest.com	6501 E Belleview Ave, Suite 300 Englewood, CO 80111

0.5581 ACRES (24,310 SQ. FT) SITUATED IN THE JOSEPH JORDAN SURVEY ABSTRACT NO. 357 WILLIAMSON COUNTY, TEXAS				
TITLE: PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT				
DWN:	CHK'D	DATE:	SCALE:	SHEET NO:
KDA	RGM	07/24/2024	1:200	1 OF 3

NOTES

1. BASIS OF BEARING IS BASED ON AN OPUS SOLUTION DATED DECEMBER 5, 2023 AND REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203). COORDINATES SHOWN HEREON ARE GRID.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY UNDER GF NO. GT2403390 WITH AN EFFECTIVE DATE OF DECEMBER 19, 2024.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S69°04'26"W	53.25'
L2	N21°52'53"W	176.69'
L3	N16°30'12"W	428.91'
L4	N68°07'19"E	15.45'

LEGEND

●	FOUND MONUMENT
○	5/8" CAPPED IRON ROD SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
	PROPERTY BOUNDARY
	ASPHALT
	ADJOINER LINE
	BARBED WIRE FENCE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS

SURVWEST PROJECT NO. P240070

ADD'L INFO:

DRAWING NAME: P240070- UNHAM Revised 20250303

REVISION: 3/3/25 REV DESC: COMMENTS & T.C.



720.259.9316 6501 E Belleview Ave, Suite 300
www.survwest.com Englewood, CO 80111



MAIN: 281-270-6111
TSPLES FIRM NO:
10194926

0.5581 ACRES (24,310 SQ. FT)
SITUATED IN THE JOSEPH JORDAN SURVEY
ABSTRACT NO. 357
WILLIAMSON COUNTY, TEXAS

TITLE: **PROPOSED RIGHT-OF-WAY
ACQUISITION EXHIBIT**

DWN:	CHK'D	DATE:	SCALE:	SHEET NO:
KDA	RGM	07/24/2024	1:200	2 OF 3

Certificate Of Completion

Envelope Id: 563DDC2E-841E-40B6-836B-6BCE659B0F38	Status: Completed
Subject: UNNAM --Pre SCH Rule 11 Condemnation Settlement Agreement - \$40k (AH 8.27.2025).pdf	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeId Stamping: Disabled	Ravindra Unnam
Time Zone: (UTC-06:00) Central Time (US & Canada)	2811 Linkwood Dr
	Houston, TX 77025
	raviunnam@gmail.com
	IP Address: 108.79.235.226

Record Tracking

Status: Original	Holder: Ravindra Unnam	Location: DocuSign
August 31, 2025 08:11	raviunnam@gmail.com	

Signer Events

Ravindra Unnam	Signature	Timestamp
raviunnam@gmail.com	<i>Ravindra Unnam</i>	Sent: August 31, 2025 08:11
Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style	Viewed: August 31, 2025 08:12
	Using IP Address: 108.79.235.226	Signed: August 31, 2025 08:13
	Signed using mobile	Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature	Timestamp
------------------	------------------

Editor Delivery Events

Status	Timestamp
---------------	------------------

Agent Delivery Events

Status	Timestamp
---------------	------------------

Intermediary Delivery Events

Status	Timestamp
---------------	------------------

Certified Delivery Events

Status	Timestamp
---------------	------------------

Carbon Copy Events

deverett@ersacq.com	COPIED	Timestamp
deverett@ersacq.com		Sent: August 31, 2025 08:13
Security Level: Email, Account Authentication (None)		Viewed: August 31, 2025 09:51

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Witness Events

Signature	Timestamp
------------------	------------------

Notary Events

Signature	Timestamp
------------------	------------------

Envelope Summary Events

Status	Timestamps
Envelope Sent	Hashed/Encrypted
Certified Delivered	Security Checked
Signing Complete	Security Checked
Completed	Security Checked
	August 31, 2025 08:11
	August 31, 2025 08:12
	August 31, 2025 08:13
	August 31, 2025 08:13

Payment Events

Status	Timestamps
---------------	-------------------