

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8725 (D) • fax 512-255-8986

[don@scrrlaw.com](mailto:don@scrrlaw.com)

March 28, 2024

**Via e-mail [dmyrick@abaustin.com](mailto: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

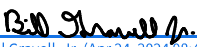
By: Texas IRAJ LLC, a Texas limited liability company,  
its Managing Member

By:   
Name: Mallik Gilakattula  
Title: Manager

Date: 04/18/2024

**ACCEPTED AND AGREED:**

WILLIAMSON COUNTY, TEXAS

By:   
Bill Gravell, Jr.  
County Judge

Date: Apr 24, 2024

## EXHIBIT “A” FORM OF EASEMENT FOLLOWS

SIGNATURE CERTIFICATE



REFERENCE NUMBER

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

TRANSACTION DETAILS	DOCUMENT DETAILS
<div>Reference Number</div> <div>AE2942E4-03C3-4C56-B0E8-28D416FD5CCB</div> <div>Transaction Type</div> <div>Signature Request</div> <div>Sent At</div> <div>04/18/2024 08:12 EDT</div> <div>Executed At</div> <div>04/18/2024 09:36 EDT</div> <div>Identity Method</div> <div>email</div> <div>Distribution Method</div> <div>email</div> <div>Signed Checksum</div> <div>a2516e860c05a71e8e7f407528b3a2f0643c0ffd0999f4b09f591a6030408ec1</div> <div>Signer Sequencing</div> <div>Disabled</div> <div>Document Passcode</div> <div>Disabled</div>	<div>Document Name</div> <div>RIO 16 25 26 --L agreement re COGT waterline easement--reagan widening B DC 3 28 24 4885-0645-1891 v 4</div> <div>Filename</div> <div>RIO_16_25_26_--L_agreement_re_COGT_waterline_easement--reagan_widening_B_DC_3_28_24_4885-0645-1891_v_4.pdf</div> <div>Pages</div> <div>4 pages</div> <div>Content Type</div> <div>application/pdf</div> <div>File Size</div> <div>127 KB</div> <div>Original Checksum</div> <div>fbacd3351f4306963c06a59653ea2c0fd05f75d2aefa90e92882597b5d054a58</div>

SIGNERS

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

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.