

# EXHIBIT

## A

### MUNICIPAL SERVICES AGREEMENT BETWEEN THE CITY OF ROUND ROCK, TEXAS

AND

venu KASAM AND SRINIVAS VEERAVELLI

This MUNICIPAL SERVICES AGREEMENT (the “Agreement”) is entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Round Rock, Texas, a home-rule municipality of the State of Texas (the “City”), and Venu Kasam and Srinivas Veeravelli (the “Owners”).

#### RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered this Agreement.

**WHEREAS**, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area if each of the owners of the land in an area request the annexation; and

**WHEREAS**, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owners that sets forth services to be provided by the municipality for the properties in the affected area; and

**WHEREAS**, the Owners own certain parcels of land situated in Williamson County, Texas, which consist of approximately 2.19 acres of land in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit “A,” attached hereto and incorporated herein by reference (the “Property” or the “Area”); and

**WHEREAS**, the Owners have filed a written request with the City for annexation of the Property pursuant to Section 43.0671 (the “Annexation”); and

**WHEREAS**, the City and Owners desire to set forth the City services to be provided for the Property on or after the effective date of the Annexation pursuant to Section 43.0672; and

**WHEREAS**, the Annexation and execution of this Agreement are subject to approval by the governing body of the City.

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, the City and the Owners agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation.
2. **INTENT.** It is the intent of the City that this Agreement provide the delivery of full, available municipal services to the Property as described herein, in accordance with State law, which may be accomplished through any means permitted by law.

### **3. MUNICIPAL SERVICES.**

A. Commencing on the effective date of the annexation, the City will provide the municipal services set forth below. For the purposes of this Agreement, the term “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and the developer or Owner’s participation, in accordance with applicable State law and City ordinances, rules, regulations and policies.

i. Fire and Police Services. The City will provide these services to the Area.

ii. Planning, Zoning, Building and Code Enforcement. The City will provide comprehensive planning, land development, land use, and building review, inspection services and code enforcement in accordance with all applicable laws, ordinances, rules, regulations and policies.

iii. Water and Wastewater. Existing, occupied homes that are using water-well and on-site sewer facilities on the effective date of annexation may continue to use the same. If, and when, the Property is developed, platted, or the current use(s) of the Property changes in the future, landowners shall be required to fund and construct necessary water and wastewater capital improvements to serve the annexed Property in accordance with applicable State law and the City’s ordinances, rules, regulations and policies.

iv. Solid Waste Service. Within its corporate boundaries, the City currently contracts with Republic Services (f/k/a “Central Texas Refuse”) for residential collection only. Any commercial development in the Area shall contract individually for solid waste collection services.

B. It is understood and agreed that the City is not required to provide any service that is not explicitly included in this Agreement.

**4. AUTHORITY.** The City and the Owners represent that they have full power authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. The Owners acknowledge that approval of the Annexation is within the sole jurisdiction of the City’s governing body. Nothing in this Agreement guarantees favorable decisions by the City’s governing body.

**5. SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never a part of the Agreement.

**6. INTERPRETATION.** The parties to this Agreement covenant and agree that in any

litigation relating to this Agreement, the terms and conditions of this Agreement will be interpreted in accordance with the laws of the State of Texas.

7. **GOVERNING LAW AND VENUE.** This Agreement shall be enforceable in Round Rock, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.
8. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
9. **WAIVER.** The failure of either party to insist on the performance of any term of provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
11. **CAPTIONS.** The captions to the various clauses of this Agreement are for information purposes only and shall not alter the substance of the terms and conditions of this Agreement.
12. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE PROPERTY.**  
This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owners.
13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of the annexation of the Property.

[Signatures on the following pages.]

**CITY OF ROUND ROCK, TEXAS**

By: \_\_\_\_\_  
Craig Morgan, Mayor

Date: \_\_\_\_\_

**Attest:**

By: \_\_\_\_\_  
Ann Franklin, City Clerk

For City, Approved as to Form:

By: \_\_\_\_\_  
Stephanie Sandre, City Attorney

**OWNERS:**

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Venu Kasam, Owner

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Srinivas Veeravelli, Owner



EXHIBIT "A"  
2.19 ACRES FOR ANNEXATION

BEING 2.19 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN VENU KASAM AND SRINIVAS VEERAVELLI 7.52 ACRE TRACT, SAVE AND EXCEPT 0.638 ACRES RECORDED IN DOCUMENT NUMBER 2021031636, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 2.19 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at an iron rod found in the northerly right-of-way line of Gattis School Road, in the easterly line of that certain Paul Cates Stable, LLC 7.500 acre tract recorded in Document Number 2004069084, Official Public Records, said county, in the westerly line of said 7.52 acre tract, same being the northwest corner of said 0.638 acre tract;

THENCE North 01 degrees 58 minutes 13 seconds West, along the easterly line of said 7.500 acre tract and the westerly line of said 7.52 acre tract, 403.19 feet to the POINT OF BEGINNING and the southwest corner hereof;

THENCE North 01 degrees 58 minutes 13 seconds West, continuing along said line, 183.24 feet to an iron rod found, same being the northwest corner of said 7.52 acre tract, for the northwest corner hereof;

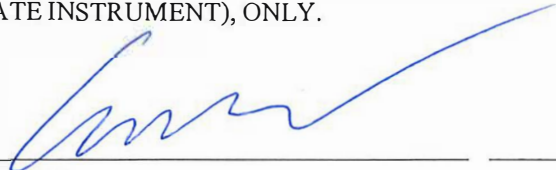
THENCE continuing along the easterly line of said 7.500 acre tract, along the northerly line of said 7.52 acre tract, the following 3 calls,

1. North 81 degrees 29 minutes 26 seconds East, 201.81 feet to an iron rod found,
2. North 23 degrees 51 minutes 21 seconds West, 49.47 feet to an iron rod found,
3. North 81 degrees 28 minutes 59 seconds East, 160.26 feet to an iron rod found in the westerly right-of-way line of S. Kenney Fort Boulevard, at an angle corner in the easterly line of said 7.500 acre tract, same being the northeast corner of said 7.52 acre tract, for the northeast corner hereof;

THENCE South 23 degrees 46 minutes 01 seconds East, along said S. Kenney Fort Boulevard and the easterly line of said 7.52 acre tract, 311.40 feet, for the southeast corner hereof;

THENCE North 89 degrees 37 minutes 17 seconds West, through said 7.52 acre tract, 457.28 feet the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

  
\_\_\_\_\_  
Edward Rumsey  
TX R.P.L.S #5729  
Job # A1004525

11-03-2025  
\_\_\_\_\_  
Date

