

EXHIBIT

"A"

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-255-8877 • fax 512-255-8986

John@scrllaw.com

February 21, 2025

Via e-mail: clint@dawsonsodd.com

Clint Schumacher

8333 Douglas Avenue, Suite 1260,

Dallas, Texas 75225

Attorney for Steven R. Meeks

Via e-mail: kmaguire@spencerfane.com

Kevin J. Maguire

Spencer Fane LLP

2200 Ross Ave., Suite 4800

Dallas, Texas 75201

Attorney for 7-Eleven, Inc.

RULE 11 SETTLEMENT AGREEMENT

Re: *City of Round Rock, Texas v. Steven R. Meeks and 7-Eleven, Inc.*; Cause No. 21-1159-CC3; filed in the County Court at Law Number 3, Williamson County, Texas; Gattis School Road Phase 3 Project; Parcel No. 21

Dear Mr. Schumacher:

This letter will serve as a Rule 11 Settlement Agreement ("Agreement") between the City of Round Rock, Texas ("Condemnor"), Steven R. Meeks ("Condemnee"), and 7-Eleven, Inc. (Condemnee), (collectively the "Parties") as to the following:

1. This Rule 11 Settlement Agreement is for the resolution of the referenced condemnation case brought by the City of Round Rock.
2. This agreement is contingent on final approval by Condemnor.
3. Condemnor agrees to pay the total compensation of \$245,000.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in this case, including, but no limited to, compensation for Condemnor's fee simple acquisition (Parcel 21), described in Exhibit "A" ("Property"), damages to the remainder, if any, and any costs to cure.

4. The Property will be acquired through condemnation via an agreed judgment in the amount of \$245,000.00
5. Condemnor agrees to execute and record the December 6, 2021, Administrative Adjustment letter (hereinafter referred to as "Admin Letter") attached in the form as shown in Exhibit "B" attached hereto and incorporated herein.
6. In the event this Agreement is not approved by Condemnor and executed by an authorized representative, this agreement is null and void and the Parties may continue with the case as if there had never been an agreement.
7. The Parties agree that \$245,000.00 is the final amount payable to all parties in this case and is inclusive of any pre-judgment interest. Post-judgment interest, if any, is tolled for a period of 90 days after the Court signs a judgment in this case. If Condemnor fails to pay the \$245,000.00 amount within the 90 days of the Court signing the judgment in this case, then Condemnees shall be entitled to post-judgment interest at the statutory rate as of the date the judgment is signed by the Court.
8. Condemnor's sole compensation obligation shall be the payment of \$245,000.00. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.
9. This Agreement may be filed as a Rule 11 agreement.
10. The Parties bear their own cost of court as incurred.

If this letter correctly sets forth the terms of our agreement and the settlement reached between Condemnor and Condemnees, please indicate by having the appropriate persons execute this letter in the space indicated below and return it to my attention for filing with the Clerk.


Sincerely,

/s/ John L. Kelley

John L. Kelley
Sheets & Crossfield, PLLC
Attorneys for City of Round Rock, Texas

[signature pages follow]

AGREED AND ACCEPTED:

By: 
steven R meeks (Feb 24, 2025 11:53 PST)
Steven R. Meeks

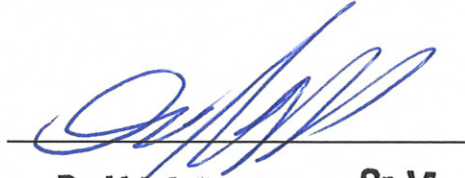
Address: 992 Raccoon Valley drive M
manteca ca 95336

Date: 2/24/25

AGREED AND ACCEPTED:

7-Eleven, Inc.

By:



Print/title:

David J. Colletti Jr. , Sr. Vice President

Address:

3200 Hackberry Rd

Irving, Tx 75063

Date:

2/27/2025

AGREED AND ACCEPTED:

City of Round Rock, Texas

By: _____
Craig Morgan, Mayor

Date: _____

EXHIBIT “A”

EXHIBIT A

County: Williamson
Parcel: 21
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 21

DESCRIPTION OF A 0.063 ACRE (2,741 SQUARE FOOT) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, BLOCK "A" REPLAT OF LOT 1, BLOCK A, RAY BERGLUND BOULEVARD SUBDIVISION, SECTION ONE, A SUBDIVISION OF RECORD IN CABINET CC, SLIDE 274-275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED TO STEVEN R. MEEKS RECORDED IN DOCUMENT NO. 2015074200 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.063 ACRE (2,741 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with aluminum cap stamped "REF/WITNESS" set 125.26 feet left of proposed Gattis School Road Baseline Station 75+70.17, being a point in the westerly boundary line of said remainder of Lot 1, Block "A", same being in the easterly boundary line of that called 2.936 acre Lot 1, Block "A" Ray Berglund Boulevard Subdivision, Section Two Final Plat, a subdivision of record in Cabinet DD, Slide 291-296 of the Plat Records of Williamson County, Texas;

THENCE, with said common boundary line, S 01°50'46" E, for a distance of 50.00 feet to an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10154550.82, E=3142704.68 TxSPC Zone 4203), 75.26 feet left of proposed Gattis School Road Baseline Station 75+70.05 in the proposed northerly Right-of-Way (ROW) line of said Gattis School Road (ROW width varies), for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said 2.936 acre tract, with said proposed northerly ROW line, through the interior of said remainder of Lot 1, the following three (3) courses:

- 1) S 87°21'10" E, for a distance of 86.50 feet to an iron rod with aluminum cap stamped "ROW 4933" set 68.29 feet left of proposed Gattis School Road Baseline Station 76+57.27, for an angle point;
- 2) N 88°01'29" E, for a distance of 183.22 feet to an iron rod with aluminum cap stamped "ROW 4933" set 68.29 feet left of proposed Gattis School Road Baseline Station 78+39.50, for an angle point;
- 3) N 43°01'29" E, for a distance of 35.33 feet to an iron rod with aluminum cap stamped "ROW 4933" set 93.27 feet left of proposed Gattis School Road Baseline Station 78+64.48, being a point in the existing westerly ROW line of Double Creek Drive (ROW width varies), same being in the easterly boundary line of said remainder of Lot 1, for the northeasterly corner of the herein described tract;

THENCE, with said existing westerly ROW line, same being the easterly boundary line of said remainder of Lot 1, the following two (2) courses:

- 4) S 02°01'02" E, for a distance of 11.55 feet to a 1/2" iron rod found, for the point of beginning of a curve to the right;
- 5) Along said curve to the right, having a delta angle of 44°43'01", a radius of 30.00 feet, an arc length of 23.41 feet and a chord which bears S 20°01'58" W, for a distance of 22.82 feet to an iron rod with plastic cap stamped "RPLS 4046" found, being the southeasterly corner of said remainder of Lot 1, being the intersection of said existing westerly ROW line of Double Creek Drive with the existing northerly ROW line of said Gattis School Road (ROW width varies), for the southeasterly corner of the herein described tract;

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON § § KNOW ALL MEN BY THESE PRESENTS:

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

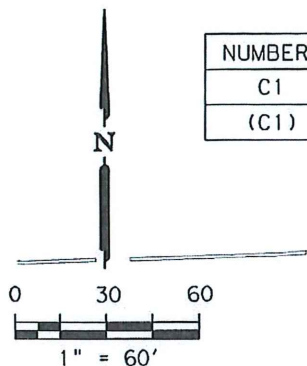
EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/05/19
PAGE 3 OF 4

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	44° 43' 01"	30.00'	23.41'	22.82'	S20° 01' 58"W
(C1)	(44° 24' 40")	(30.00')	(23.25')	(22.68')	(S20° 11' 18"W)

NUMBER	DIRECTION	DISTANCE
L1	S01° 50' 46"E	50.00'
L2	N43° 01' 29"E	35.33'
L3	S02° 01' 02"E	11.55'
L4	S01° 50' 46"E	22.36'
(L4)	(N01° 50' 11"W)	(22.38')
L5	N01° 50' 46"W	14.06'



RAY BERGLUND BOULEVARD
SUBDIVISION SECTION TWO
FINAL PLAT
CAB. DD, SLDS. 291-296
P.R.W.C.T.

LOT 1
BLOCK "A"
(2.936 AC.)

P.O.C.
STAMPED
REF/WITNESS
STA. 75+70.17
125.26' LT

P.O.B.
STA. 75+70.05
75.26' LT
GRID COORDINATES:
N=10154550.82
E=3142704.68

WATERLINE EASEMENT &
DRAINAGE & STORMSEWER
EASEMENT PER PLAT

REPLAT OF LOT 1, BLOCK A,
RAY BERGLUND BOULEVARD
SUBDIVISION, SECTION ONE
CAB. CC, SLIDES 274-275
P.R.W.C.T.

LOT 1
BLOCK "A"
(REMAINDER OF
1.865 AC.)

STEVEN R. MEEKS
DOC. NO. 2015074200
O.P.R.W.C.T.

6,050 Sq. Ft.
WATERLINE EASEMENT
DOC. NO. 2013031397
O.P.R.W.C.T.

STA. 78+64.48
93.27' LT

STA. 78+39.50
68.29' LT

(21)
0.063 AC.
2,741 SQ. FT.

STA. 76+57.27
68.29' LT

S87° 21' 10"E 86.50'
PROPOSED R.O.W.

N88° 01' 29"E 183.22'

S88° 09' 11"W 285.91'
(N88° 09' 11"E 286.14')

GATTIS SCHOOL ROAD
(R.O.W. WIDTH VARIES)

DOUBLE CREEK DR.
(R.O.W. WIDTH VARIES)

LOT 1-A
0.05 ACRESROW TO BE
DEDICATED WITH PLAT

THE CITY OF ROUND ROCK
EXHIBIT "A"
3,782 Sq. Ft.
DOC. NO. 2013009695
O.P.R.W.C.T.

THE CITY OF
ROUND ROCK, TEXAS
EXHIBIT A 0.387 AC.
DOC. NO. 2002019075
O.P.R.W.C.T.

PROPOSED GATTIS SCHOOL ROAD BASELINE
77+00

78+00

79+00



PARCEL PLAT SHOWING PROPERTY OF

STEVEN R. MEEKS

PARCEL 21

SCALE

1" = 60'

PROJECT

GATTIS SCHOOL ROAD

COUNTY

WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/05/19
PAGE 4 OF 4

LEGEND

- | | |
|--|--|
| ● 1/2" IRON ROD FOUND, UNLESS NOTED | ℄ CENTER LINE |
| ⊙ IRON SET W/ PLASTIC CAP
STAMPED "INLAND-4933" | ℄ PROPERTY LINE |
| ⊙ IRON ROD FOUND W/PLASTIC
CAP, AS NOTED | () RECORD INFORMATION |
| ⊙ COTTON GIN SPINDLE FOUND | — LINE BREAK |
| ⊙ 1/2" IRON PIPE FOUND, UNLESS NOTED | — DENOTES COMMON OWNERSHIP |
| × X CUT FOUND | P.O.B. POINT OF BEGINNING |
| ⊗ MAG NAIL FOUND | P.O.C. POINT OF COMMENCING |
| ▲ 60/D NAIL FOUND | N.T.S. NOT TO SCALE |
| △ MAG NAIL SET | STMSE STORM SEWER EASEMENT |
| △ CALCULATED POINT | SSE SANITARY SEWER EASEMENT |
| ○ IRON ROD W/ ALUMINUM CAP
STAMPED "ROW-4933" SET
(UNLESS NOTED OTHERWISE) | P.U.E. PUBLIC UTILITY EASEMENT |
| | D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS |
| | O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS |
| | O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS |
| | P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS |

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1920246-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 22, 2019 ISSUE DATE JUNE 6, 2019.

1. RESTRICTIVE COVENANTS: CABINET CC, SLIDE 256 AND CABINET CC, SLIDE 274, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN VOLUME 576, PAGE 555 AND VOLUME 583, PAGE 244, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

- 10A. 10' PUBLIC UTILITY AND SIDEWALK EASEMENT ABUTTING AND ALONG ALL STREETSIDE PROPERTY LINES AS SHOWN ON PLAT AND DEDICATION AS SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- B. DRAINAGE AND STORM SEWER EASEMENT OF VARYING WIDTHS ALONG THE WEST PORTION OF SUBJECT PROPERTY AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEROF, AFFECTS AS SHOWN.
- C. 15' PUBLIC UTILITY EASEMENT ALONG THE WEST PROPERTY LINE AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- D. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 299, PAGE 419, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- E. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 304, PAGE 576, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- F. ELECTRIC DISTRIBUTION LINE TO TEXAS POWER & LIGHT COMPANY AND SOTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 642, PAGE 526, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- G. WATERLINE EASEMENT, TO CITY OF ROUND ROCK TEXAS, RECORDED DOCUMENT NO. 2013031937, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 29 June 2020
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



	ACRES	SQUARE FEET
ACQUISITION	0.063	2,741
CALC/DEED AREA	1.778	77,450
REMAINDER AREA	1.715	74,709



PARCEL PLAT SHOWING PROPERTY OF

STEVEN R. MEEKS

PARCEL 21

SCALE	PROJECT	COUNTY
1" = 60'	GATTIS SCHOOL ROAD	WILLIAMSON

EXHIBIT “B”



Mayor
Craig Morgan

Mayor Pro-Tem
Kristin Stevens

Councilmembers
Michelle Ly
Rene Flores
Melissa Fleming
Frank Ortega
Hilda Montgomery

City Manager
Brooks Bennett

City Attorney
Stephanie Sandre

February 21, 2025

STEVEN R. MEEKS
992 Raccoon Valley Drive
Manteca, California 95336

**RE: Administrative Adjustment – Meeks Property, Parcel 21, Gattis School Road Segment 3 Project, Round Rock, TX 78664
Ray Berglund Boulevard Sub Sec 1 (LT 1 BLK A REPLAT), BLOCK A, Lot 1 (WCAD Parcel no. R483448)**

Mr. Meeks:

The above-referenced property is governed by the City of Round Rock Zoning and Development Code (hereinafter “Code”) and the Design and Construction Standards (“DACS”). With the proposed City-initiated roadway project to expand Gattis School Road, and the city’s proposed acquisition of land, the property will no longer be compliant with driveway throat depth, parking lot buffer landscaping, and freestanding signage requirements noted in the Code and DACS.

Chapter 10, Section 10-52 of the Round Rock Zoning and Development Code allows an administrative adjustment for property subject to condemnation, where governmental condemnation results in zoning law noncompliance. Specifically, access to public roads (which includes driveways) and landscaping are identified as a category subject to an administrative adjustment due to governmental condemnation. It is therefore staff’s professional opinion that the reduction of the driveway throat depth, reduction of the landscaping buffer area, and the relocation of the freestanding sign will be harmonious with character and scale of the surrounding area. Furthermore, we hereby find that this complies with the established criteria for an Administrative Adjustment as noted in Section 10-52:

- a) *Consistent with this Code zoning regulations.* The proposed adjustment is in harmony with the general plan and purpose and intent of this Code.
- b) *Harmonious with character and scale of surrounding area.* The proposed adjustment to schematic architectural, signage and landscaping designs shall be harmonious with the character of the surrounding area.
- c) *General impacts.* The likely future impact that the proposed adjustment may have on the following systems and public services: Public infrastructure such as roads, parking facilities, water and wastewater systems, police and fire protection, solid waste collection, and the ability of existing infrastructure and existing services to adequately service the property in question.
- d) *Traffic related impacts.* The proposed adjustment does not interfere with the free flow of traffic or create a public safety hazard.
- e) *Condemning authority impact.* The likely cost to the condemning authority if the application is disapproved.

We recommend you record this letter in the Williamson County Courthouse for future reference on legal matters related to this action.

Brad Wiseman, AICP
Director of Planning & Development Services

ACKNOWLEDGMENT

This instrument was acknowledged before me on _____, 2025, by Brad Wiseman, AICP, in the capacity and for the purposes and consideration recited herein.

CITY OF ROUND ROCK 221 East Main Street, Round
Rock, Texas 78664 [P] 512.218.5401 • [F]
512.218.7097 • roundrocktexas.gov

Rule 11 Settlement Agreement [for e-sig]

Final Audit Report

2025-02-24

Created:	2025-02-24
By:	Claire McGehee (claire@dawsonsodd.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAemn7VmeZKPYoPbLLI169_ASGjpcTGSW6

"Rule 11 Settlement Agreement [for e-sig]" History



Document created by Claire McGehee (claire@dawsonsodd.com)

2025-02-24 - 7:44:14 PM GMT



Document emailed to jenorass33@yahoo.com for signature

2025-02-24 - 7:44:47 PM GMT



Email viewed by jenorass33@yahoo.com

2025-02-24 - 7:45:09 PM GMT



Signer jenorass33@yahoo.com entered name at signing as steven R meeks

2025-02-24 - 7:53:10 PM GMT



Document e-signed by steven R meeks (jenorass33@yahoo.com)

Signature Date: 2025-02-24 - 7:53:12 PM GMT - Time Source: server



Agreement completed.

2025-02-24 - 7:53:12 PM GMT



Adobe Acrobat Sign