

**EXHIBIT**

**"A"**

**Sheets & Crossfield, P.L.L.C.**

ATTORNEYS AT LAW

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November 9, 2022

**RULE 11 AND SETTLEMENT AGREEMENT**

Via e-mail to choudhry@hiroundrock.com

Re: Cause No. 22-1300-CC2

*City of Round Rock, Texas v. RRHI, Inc. and Edmond Investment Group, Inc.*

Dear Mr. Choudhry:

This letter will constitute a Rule 11 and Settlement Agreement ("Agreement") between the City of Round Rock, Texas ("City"), RRHI, Inc. ("RRHI"), and Edmond Investment Group, Inc. ("Edmond"). RRHI and Edmond are collectively referred to as "Defendants" in this Rule 11 agreement. This agreement is pursuant to the Texas Rules of Civil Procedure in connection with the above-captioned case and the property to be acquired as part of the Chisholm Trail Right Turn Lane construction project. The terms of this agreement are as follows:

1. City agrees to pay, and Defendants agree to collectively accept the sum of \$58,890.00 for acquisition of the 0.090 acre fee simple right of way tract (Parcel 2) sought to be acquired in this condemnation suit as set out in Plaintiff's Original Petition and any amendments on file in this cause. The \$58,890.00 settlement payment includes compensation for the fee simple acquisition, any improvements contained within the right of way parcel area which are not retained by Defendants, and any damages to or costs for reconfiguration of the remaining property of Defendants. The parties agree that an Agreed Special Commissioners Award in this amount shall be entered by the commissioners at a hearing currently scheduled for November 10, 2022.
2. City agrees it shall deposit \$58,890.00 within the court's registry in satisfaction of the Agreed Special Commissioners Award as set out herein within thirty (30) days after entry of the Award.
3. It is agreed that no party will file objections to the Award of Special Commissioners in this cause so long as City Council approves this agreement on December 1, 2022.

If this letter sets forth the terms of our Rule 11 agreement and the settlement reached between the City and Defendants, please so indicate by executing this letter in the space indicated below.


Respectfully,

/s/ Mylan W. Shaunfield


Mylan W. Shaunfield  
Sheets & Crossfield, P.L.L.C.  
Attorneys for City of Round Rock

AGREED AND ACCEPTED:

**EDMOND INVESTMENT GROUP, INC.**

By:   
Name: MOHAMMAD CHOUDHRY  
Its: President

**RRHI, INC.**

By:   
Name: MOHAMMAD CHOUDHRY  
Its: President

**City of Round Rock**

By: \_\_\_\_\_  
Laurie Hadley  
City Manager

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