

**EXHIBIT**

**"A"**

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

ATTORNEYS AT LAW

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February 16, 2018

**RULE 11 CONDEMNATION SETTLEMENT AGREEMENT**

Via e-mail eriktomppkins@regencycenters.com

Erik Tomppkins

Director, Property Operations—Central Region

3700 Buffalo Speedway, Suite 560

Houston, Texas 77098

Re: RM620—City of Round Rock

Cause No. 18-0207-CC4

TxDOT Parcel No. 26

Dear Erik:

Please allow this letter to constitute a Rule 11 Settlement and Condemnation Agreement between City of Round Rock, Texas and The State of Texas ("State") and Regency Centers, L.P. ("Regency") in connection with the project identified herein and the property to be acquired as part of the RM 620 construction project. The terms of this Agreement and the settlement reached are follows:

1. State agrees to pay, and City agrees to accept, the total sum of **\$71,610**, which amount is apportioned as follows: (a) \$56,110 for the 0.035 acre of fee simple right of way (Parcel 26) and (b) \$15,500 for the 0.102 acre Public Utility Easement (Parcel 26 PUE) sought to be acquired in a proposed condemnation suit, any improvements contained within the right of way, and any damages to or costs for reconfiguration of the remaining property of Regency. The property and easement rights to be acquired are further described in Plaintiff's Original Petition for Condemnation on file in this Cause.

The parties agree that an Agreed Special Commissioners Award in this amount shall be entered by the appointed commissioners at a hearing to be scheduled by State to occur on a date as soon as possible after execution of this Agreement, and which hearing may occur with less than 20 days advance notice to Regency if necessary.

2. State agrees to deposit the sum of \$71,610.00 in the registry of the court or pay such amount directly to Regency within 14 days after the entry of the Agreed Special Commissioners Award as set out herein.
3. It is agreed that neither State nor Regency shall file objections to the Award of Special Commissioners in this cause as long as State deposits or pays the amount of the Award pursuant to the terms as stated herein.

If this letter correctly sets forth the terms of our Rule 11 agreement and the settlement reached between the State and Regency, please so indicate by having the appropriate person execute this letter in the space indicated below on behalf of Regency.


Very truly yours,



Don Childs  
Sheets & Crossfield, P.C.  
Attorneys for City of Round Rock, Texas  
and The State of Texas

AGREED AND ACCEPTED:

REGENCY CENTERS, L.P.

By:   
Its: Patrick Krejs  
Senior Vice President

AGREED AND ACCEPTED:

CITY OF ROUND ROCK and THE STATE OF TEXAS,  
acting by and through the City of Round Rock

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