

(b) Design.

- (1) The design and construction of a public water system shall
  - (i) comply with regulations covering extension of public water systems adopted by the Texas Commission on Environmental Quality.
  - (ii) be of sufficient size to furnish adequate domestic water supply and fire protection services to all lots, and to conform with the Master Utility Plan for the City;
  - (iii) be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities;
  - (iv) be designed in an effort to eliminate the need for booster pumps or other similar devices;
  - (v) not propose water mains less than eight (8) inches in diameter, with consideration for four (4) and six (6) inch pipe in cul-de-sacs and looped streets;
  - (vi) be acceptable, without penalty, to the State Fire Insurance Commission. To that end, the following fire flows shall be required:

a)	Principal mercantile and industrial areas	3,000 gpm
b)	Light mercantile areas	1,500 gpm
c)	Congested residential areas	750 gpm
d)	Scattered residential areas	500 gpm
  - (vii) include fire hydrants:
    - a) at a maximum spacing of 600 feet for residential developments;
    - b) within 300 feet of all sides of a non-residential development.
    - c) at the end of all cul-de-sac streets, or similar dead-end water distribution lines; and
    - d) for fire flows calculated with twenty (20) pound residual pressure.
  - (viii) include valves on each fire hydrant lead, at each intersection of two (2) or more mains, and valve spacing so that no more than 30 customers will be without water during a shutoff;
  - (ix) be designed and constructed in accordance with City Standard Details and Specifications; and,
  - (x) be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide water service to the development.
- (2) The design of private water systems shall include backflow prevention assemblies for domestic and fire protection systems that are directly or indirectly connected to the City's potable water distribution system.

## **Section 5. Wastewater Utility Improvements.**

(a) **Policy.** Developers shall be responsible for providing an approved wastewater system, consistent with the Master Plan, this Document and the rules and regulations of the entity providing or to provide wastewater service to the development, throughout the development, such that all lots, parcels, or tracts of land will be capable of connecting to the wastewater system except as otherwise provided herein.

(1) Where an approved public wastewater collection main owned by the City is within reasonable distance of the subdivision as determined by the Commission, but in no case more than one-half (1/2) mile away and connection to the system is both possible and permissible, the developer shall be required to bear the cost of connecting his development to such existing wastewater system. In some instances, the City may request that the main wastewater connection be oversized or rerouted to suit future wastewater system improvements in that area. In such cases, the City will reimburse the developer the costs of oversized or rerouting such connections.

(2) The developer shall, consistent with all existing documents, make a pro-rata contribution to funding of needed lift station facilities, treatment facilities, and specific collection lines as determined necessary by the City. Under extraordinary circumstances, these provisions may be varied with the approval of the Council and Commission.

(b) **Design.** The design and construction of wastewater collection systems, lift stations, inverted siphons, and septic systems shall comply with regulations covering extension of public wastewater systems, and other applicable regulations, adopted by the Texas Commission on Environmental Quality. Under extraordinary circumstances, these provisions may be varied with the approval of the Council and Commission.

(1) All new public wastewater systems shall be designed and constructed to operate on a gravity flow basis by taking advantage of natural topographic conditions and thereby reducing the need for lift stations and force mains.

(2) Flow determinations should include generally accepted criteria for average daily flow, inflow and infiltration, peaking factors, minimum slopes, and minimum flow velocities.

(3) The minimum size of any public wastewater line will be six (6) inches in diameter.

(4) Public wastewater lines shall be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities. Minimum separation distance from water utilities shall be in accordance with the rules adopted by the Texas Commission on Environmental Quality.

(5) Manholes shall be located so as to facilitate inspection and maintenance, including intersections, horizontal alignment changes, vertical grade changes, change in pipe size or material, and force main discharge points.

(6) All wastewater appurtenances shall be designed and constructed in accordance with City Standard Details and Specifications.

- (7) All wastewater systems shall be designed and constructed to comply with all applicable regulations and policies of the entity that will provide wastewater service to the developer.

**Section 6.      Blocks and Lots.**

Except as provided otherwise in this Section, the terms and provisions of the Zoning Document, the minimum lot area, width, setback line, side yard and rear yard requirements for each zoning category are incorporated herein by reference. Such regulations and standards shall be applicable within the City limits based upon the zoning of the property and to property within the City jurisdiction based on agreement of, and the land use proposed by, the developer.

**(a) Blocks.**

- (1) The length, width, and shape of blocks shall meet the following standards:
  - (i) Provide adequate building sites (lots) suitable to the special needs of the designated on the plat;
  - (ii) Accommodate lots of the size and dimensions required by this Section;
  - (iii) Provide for convenient access, circulation, control, and safety of street traffic;
  - (iv) Minimize reductions in the capacity of adjacent streets in so far as possible by the number of turning movement conflicts;
  - (v) Provide an appropriate response to the limitations and opportunities of topography;
  - (vi) Increase the ability of building sites (lots) to receive or to be protected from the season requires to improve utility efficiency and to increase the livability of the area.
- (2) Residential blocks shall not exceed one thousand three hundred (1,300) feet nor be less than five hundred (500) feet in length, except as otherwise provided for herein.
- (3) Blocks along arterial streets shall not be less than one thousand six hundred (1,600) feet.
- (4) The width of blocks shall be sufficient to accommodate two (2) tiers of lots with minimum width required by this Section, exceptions to this width shall be permitted in blocks adjacent to streets, railroads, waterways, or other topographical features prohibiting a second lot tier.
- (5) The Commission may, at the Preliminary Plat phase, require the dedication of an easement of way not less than ten (10) feet wide bisecting the center of any block in excess of eight (800) feet in length to accommodate utilities, drainage facilities, and/or pedestrian greenbelts or park areas.
- (6) Blocks shall be identified on each plat by consecutive adjacent numbers within each section and portion thereof. Blocks forming a continuation of a previous subdivision block shall be identified as such.

the block number.

(b) **Lots.** All land area within the boundaries of the subdivision or resubdivision except that area specifically dedicated as public right-of-way for any purpose shall be designated as a lot.

- (1) The required lot area, width, building setback line, front, side, street side and rear yard requirements for each lot as established in the Zoning Document are incorporated herein by reference.
  - (i) Within the City limits such requirements and standards shall be based on the zoning of the property, and,
  - (ii) Within the extraterritorial jurisdiction, such requirements and standards shall be based on the agreement of, and land use proposed by, the developer.
- (2) The minimum lot size for all lots shall be dependent upon the availability of central sewage disposal system service.
  - (i) Lots to be served by the central sewage system shall have a minimum area as provided in the provisions of the Zoning Document for the zoning or proposed land use. Except as specifically permitted for certain uses as authorized by the Zoning Document, the minimum size of any lot developed within the corporate limits of the City or its ETJ shall be 6,000 square feet. The minimum size of any lot developed for any residential subdivision shall be 6,000 square feet.
  - (ii) Lots to be served by septic systems shall have a minimum of 22,000 square feet and conform to the County regulations based on percolation tests.
- (3) Each lot shown on a plat shall be clearly designated by a number located within the boundaries of the lot. The boundaries of each lot shall be shown by bearing and distance in relation to the monuments found or established on the ground in conformance with this Document.
- (4) For developments within the corporate limits of the City, the proposed use for each lot shall be indicated on the plat, and in accordance with the City's Zoning Document, as currently amended.
- (5) For developments outside the corporate limits of the City, but within the City's extra-territorial jurisdiction, the proposed use for each lot shall be indicated on the plat, and consistent with similar uses as defined in City's Zoning Document, as currently amended.
- (6) All lots shall be rectangular, except when the street alignment is curved, in order to conform with other provisions of this Document.
- (7) No lot shall have a corner intersection of less than forty-five (45) degrees.
- (8) The ratio of average depth to average width shall not exceed two and one-half to one (2.5:1) nor be less than one and one-half to one (1.5:1) unless the lot is at least one and one-half (1.5) times the required lot size, unless both the depth and width of the lot exceed the minimums required in this Document, and the City finds that the proposed lot dimensions are consistent with surrounding

development and the Master Plan.

- (9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Document.
- (10) Except as otherwise approved through the granting of a variance, all lots shall face a similar lot across the street.
- (11) Lot lines common to the street right-of-way line shall be the front line. Side lot lines shall project away from the front line at approximately at right angles to street lines and radial to curved street lines. The rear line shall be opposite and approximately parallel to the front line.
  - (i) The length and bearing of all lot lines shall be indicated on the plat; and
  - (iii) Wherever feasible, lots arranged such that the rear line of a lot or lots is also the side line of an adjacent lot shall be avoided. When this occurs, ten (10) feet shall be added to the minimum lot width and the side building line adjacent to the rear yard of another lot.
- (12) Lot area, width, and depth shall conform to the requirements as established in the Zoning Document. For developments outside the corporate limits of the City, but within the City's extraterritorial jurisdiction, lot size shall be consistent with similar uses as defined in the Zoning Document.
- (13) Double Frontage Lots.
  - (i) Residential lots shall not take access on two (2) non-intersecting local and/or collector streets, and
  - (ii) Residential lots adjacent to an arterial street shall also have frontage on a local street. Vehicular access to these lots shall be from the local street only. Non-residential lots with double frontage shall have off-set access points to inhibit cut-through traffic.
- (14) Reverse Frontage Lots. Residential lots with rear yards facing highways, access roads, and major or minor arterial streets should be at least 130 feet in depth so as to provide adequate rear yard area for screening and buffering of the rear of the structure, as required by this Document.
- (15) Corner Lots.
  - (i) Lots having frontage on two (2) or more intersecting streets shall be classified as corner lots;
  - (ii) Corner lots adjacent to streets of equal classification shall have only one (1) access driveway on either of the intersecting streets, except as otherwise approved by the Commission;

- (ii) Corner lots adjacent to streets of unequal classification shall access the lower classification street only and only one (1) drive approach shall be allowed, except as otherwise approved by the Commission;
  - (iii) Corner lots shall contain at least one (1) street side building setback line; and
  - (iv) Corner residential lots shall be ten (10) feet wider than the average interior lot on the same block.
- (16) Building Setback Lines.
- (i) Each lot shall have a building setback line which runs parallel to the property line.
  - (ii) The front and rear building setback lines shall run between the side lot lines.
  - (iii) The side building setback lines, and street side building setback lines for corner lots, shall extend from the front building setback line to the rear building setback line.
  - (iv) The building setback line for each designated lot shall conform to the City's Zoning Document, as currently amended. For developments outside the corporate limits of the City, but within the City's extra-territorial jurisdiction, building setback lines shall be consistent with similar uses as defined in the Zoning Document.
  - (v) All building setback lines shall be indicated on the subdivision plat. For non-residential developments, a note stating that "all building setback lines shall be in accordance with the City's current Zoning Document" shall be placed on the plat.
- (17) Yard Areas. The area between the property line and the front, side or rear building setback line shall be the required front, side and rear yard areas, respectively.
- (i) No structure or impervious construction shall be allowed in the front yard area except for fences, driveways, sidewalks, utility distribution lines and appurtenances within dedicated easements and rights-of-way, and/or drainage structures; and
  - (ii) No structures or impervious construction shall be allowed in required side or rear building setback areas except for the following accessory structures on one (1), two (2) or three (3) family residential lots:
    - a) Swimming pools located at least three (3) feet from the property line and screened by a six (6) foot tall privacy fence;
    - b) Playscapes not taller than nine (9) feet above mean grade, located at least three (3) feet from the property line and screened by a six (6) foot tall privacy fence; and/or
    - c) Satellite dishes or telecommunications devices not taller than nine (9) feet above mean grade, located at least three (3) feet from the property line and screened by a six (6) foot tall privacy fence.

d) Driveways to side entry garages.

(18) Lot Access.

- (i) A minimum of one (1) all-weather access area (either individually, or common to more than one lot) or driveway shall be provided for lot connecting the lot to an existing or proposed dedicated public street. An exception may be made for lots within a Planned Unit Development which may have similar access to a private street. Each lot shall front upon a public street or, in the case of a Planned Unit Development, have access by way of access easement sufficient to meet the requirements of the Standard Fire Prevention Code.
- (ii) All driveway approaches shall be constructed to conform with the provisions of this Document, and the City Standard Details and Specifications.

(19) Lot Numbering.

- (i) All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.
- (ii) Any lot(s) being resubdivided shall be renumbered utilizing the original lot number, followed by a letter designation starting with A.

(20) Lot Easements. Public utility easements on side and rear lot lines shall be required as needed to accommodate public utility and drainage appurtenances, and as specified in this Document.

(21) Lot Drainage. Lot drainage shall be in conformance with the requirements of this Document.

**Section 7. Easements.**

(a) All existing and proposed easements, safety lanes, and rights-of-way shall be clearly indicated on the plat or plan, as well as an indication to the use of each easement or right-of-way.

(b) No permanent structure may be placed in or over any easement or right-of-way except a structure whose use and location are necessary to the designated use of the right-of-way or easement or which otherwise will not affect the use, maintenance or repair of such easement.

(c) The width and alignment of all easements or rights-of-way to be dedicated shall be determined by the City Engineer, any applicable utility provider and the Commission, and approved by the Commission, and shall be accompanied by a notarized statement of dedication on the plat.

(d) Easements shall be established and dedicated for all public utility and drainage appurtenances, including common access areas, and other public uses requiring dedication of property rights.

(e) In so far as practicable, easements shall not be centered on a property line, but shall be located entirely on one (1) side of a lot.

**Section 8.      Public Land Dedication.**

(a) **Dedication of Public Land Required.** It shall be required that a developer of any residential subdivision within the City's territorial jurisdiction set aside and dedicate to the public sufficient and suitable lands for the purpose of public use or make an in-lieu financial contribution for the acquisition of such public land and/or improvements and amenities in accordance with the provisions of this Document.

- (1) All plats receiving Final Plat approval based on this Document shall conform to the requirements of this section.
- (2) The Council and developer may negotiate the combination of public land dedication and/or payment of fees-in-lieu of required public land to satisfy the provisions of this Document.

(b) **Formula for Calculating Area of Public Land (VJ2020).** The acreage of public land to be contributed prior to final approval by the Commission of any residential subdivision shall be equal to one (1) acre for each sixty-six (66) new residential lots projected to occupy the residential subdivision, or eight percent of the total project area, whichever is greater.

(c) **Fee Payment In-lieu of Public Land Dedication.** When the amount of land required to be contributed is less than three (3) acres for the particular subdivision, the Council may require the developer to pay a fee-in-lieu of public land dedication.

- (1) Where the payment of a fee-in-lieu of public land dedication is required as provided for in this Document, such fee shall be in an amount equal to two hundred fifty dollars (\$250) per new residential lots projected to occupy the subdivision.
- (2) The developer shall tender and pay over to the City said fee prior to recordation of the Final Plat.

(d) **Public Land.** For purposes of this Agreement, public land means any open space, including, but not limited to, church grounds, school grounds, government grounds, greenbelts, hiking trails, biking trails, parks, golf courses, equestrian facilities, fire and police facility grounds, city office and facility grounds, or any other publicly accessible open space. In the event a developer obtains Commission approval to deviate from the approved Preliminary Plat thereby increasing the number of dwelling units projected, or where the use of property is changed from a non-residential use to a residential use, the owner or developer shall be obligated to provide additional land or fee for the public land or amenities required for the additional dwellings prior to the Commission approving the Final Plat for recordation.



**AMENDMENT NO. 1 TO AGREEMENT CONCERNING CERTIFICATES OF  
CONVENIENCE AND NECESSITY BETWEEN SONTERRA MUNICIPAL UTILITY  
DISTRICT AND JARRELL-SCHWERTNER WATER SUPPLY CORPORATION**

This "Amendment No. 1 to Agreement Concerning Certificates of Convenience and Necessity Between Sonterra Municipal Utility District and Jarrell-Schwertner Water Supply Corporation" (the "Agreement") is entered into between Sonterra Municipal Utility District (the "District") and Jarrell-Schwertner Water Supply Corporation (the "Corporation") to amend the Agreement as follows:

The District has annexed or intends to annex tracts of land totaling approximately 1,457.929 acres as shown on Exhibit A hereto. Exhibit A also shows the land originally within the District. The parties agree that the terms of the Agreement shall also apply to the lands shown on Exhibit A as being annexed into, or to be annexed into, the District as of the date of such annexation(s).

The District agrees that it will not ~~object~~ to any application for a water CCN, or amendment thereto, by the Corporation for a ~~300~~ foot strip wide area of land over any existing water lines of the Corporation within the area shown in Exhibit A as being included within or to be included within the District.

Except as set forth in this Amendment No. 1, the terms of the Agreement shall remain in full force and effect.

Agreed and executed as of Oct. 5, 2009, 2009.

SONTERRA MUNICIPAL UTILITY DISTRICT

By: 

President

JARRELL-SCHWERTNER WATER SUPPLY CORPORATION

By: 

President

WE, THE UNDERSIGNED MEMBERS OF THE BOARD OF DIRECTORS OF THE STOKES  
MUNICIPAL UTILITY DISTRICT OF WASHINGTON COUNTY, DO HEREBY CERTIFY  
THAT THIS MAP IS A COMPLETE AND ACCURATE MAP SHOWING THE BOUNDARIES  
OF SAID DISTRICT.

THE STATE OF TEXAS  
COUNTY OF WILLIS

NOTING THE UNDESIRABLE A SITUATION WHICH IS NOW BEING CREATED BY  
THESE IN THE SAY PERSONNEL OFFICERS

[illegible]

SEAL OF THE OFFICE OF THE ATTORNEY GENERAL  
STATE OF NEW YORK

### RECENT PUBLISHED BY AND FOR THE STATE OF TEXAS

SUNTERRA MUNICIPAL  
UTILITY DISTRICT  
TOTAL ACREAGE  
1457.929 ACRES

SCALE 1" = 500'

### SUBJECTS

THE PLAN SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS DESCRIBED BY SAID PARTY AND ENCLOSURES OF SAID PROPERTY BEING AS SHOWN HEREIN. NO DISCREPANCIES, CONFLICTS OR CONTRADICTIONS, EXCEPT AS SHOWN HEREIN, AND SAID PROPERTY HAS ACCORD TO AND FROM A PUBLICLY CERTIFIED RECORD.

SEARCHED INDEXED STATE PLANS SYMBIONESE LESTER AND 1968, CONTROL, ETC.

THIS IS TO CERTIFY THAT IN THE BEST OF MY KNOWLEDGE AND BELIEF THE FOREGOING RETURN IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD OFFICE RESOURCES OF THE SOUTHERN MANICAPAL UTILITY DISTRICT.



Model E. ALYK RALE RD. 3498  
STATE OF WASH

[illegible]

**AGREEMENT CONCERNING CERTIFICATES OF CONVENIENC  
NECESSITY BETWEEN SONTERRA MUNICIPAL UTILITY DISTRI  
JARRELL-SCHWERTNER WATER SUPPLY CORPORATION**

Jarrell-Schwertner Water Supply Corporation (the "Corporation") agrees a the issuance of a dual certification with Sonterra Municipal Utility District (the any of the area of approximately 1,135.71 acres, more or less as described in creating the District and on the map attached hereto as Exhibit A, that may c Schwertner Water Supply Corporation's existing CCN. The District likewise co dual certification over the areas included within the approximately 1,135.71 acre by the map attached hereto as Exhibit A that may overlap the Corporation's existin

The District agrees to pay to the Corporation the sum of \$9,000 on or bef 2009, to assist the Corporation in re-locating its 2 inch water line located within of the District and running along a line for approximately 3,500 feet from a p approximately 100 feet from the IH-35 frontage, at the front of the 235 acre trac Bill & Felix Schwertner Tract into the water line easement of the Corporation that and located adjacent to the nearest road (IH-35 Frontage), as spelled out in the e Corporation 524/781 record of easement as identified by title commitment provided by Longhorn Title Company.

The District agrees that water customers located within the dually certi provided by this Agreement shall be entitled to receive sanitary sewer service fr and the District shall not require as a precondition to such sanitary sewer service customer obtain water service from the District.

The Corporation agrees to enter into an agreement with the District to p Corporation will discontinue provision of water service under its policies if the I service charge is not timely paid.

Agreed to as of the date(s) set forth below.

SONTERRA MUNICIPAL UTILITY DISTRICT

By:



Erma Wedge, President

Date: 10-23-08

JARRELL-SCHWERTNER WATER SUPPLY CO

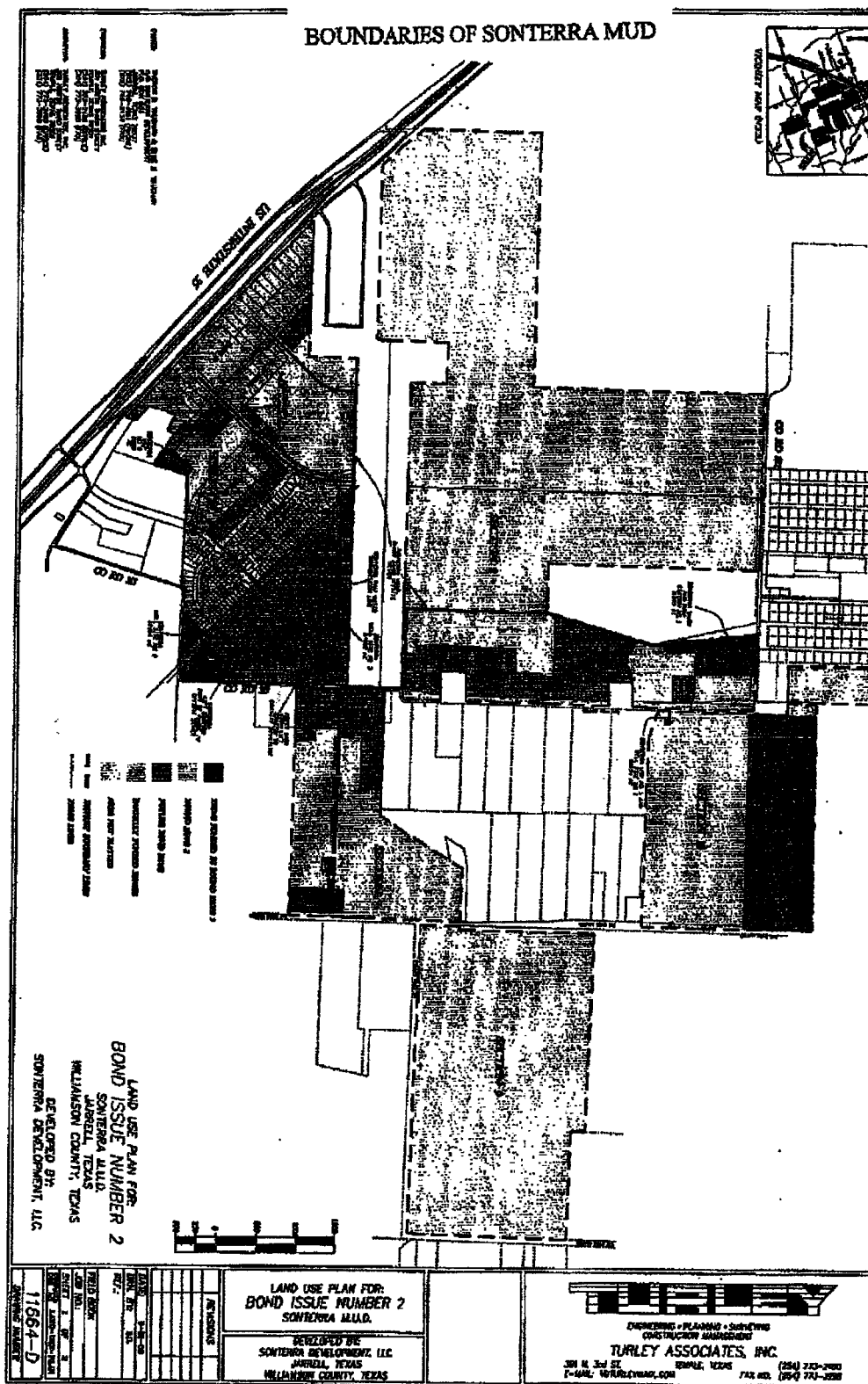
By:

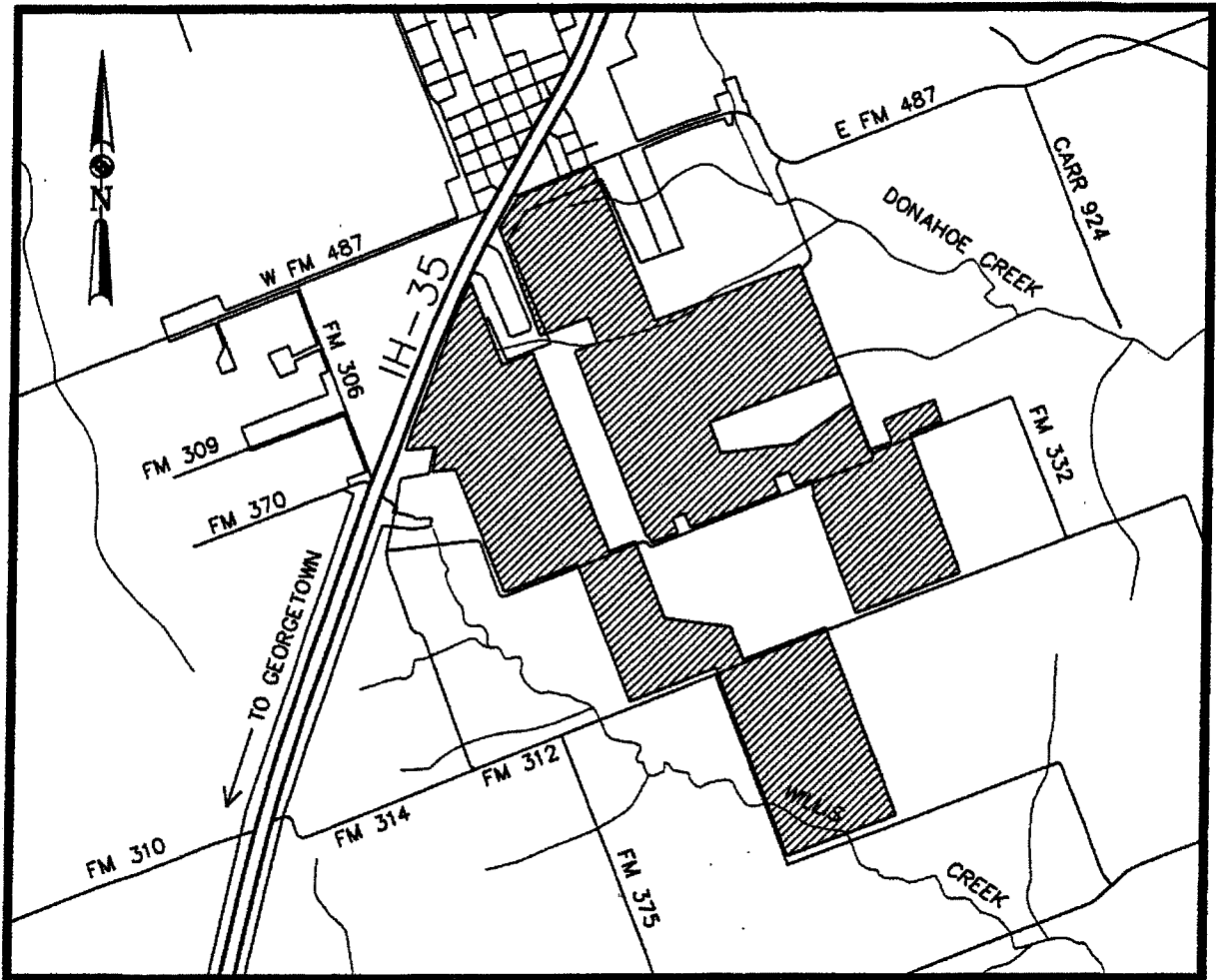


Gilbert E. Kretschmar, President

Date: 10-23-08

## BOUNDARIES OF SONTERRA MUD





**SONTERRA M.U.D. OVERALL**

**MATKIN-HOOVER  
ENGINEERING, INC.**

CIVIL ENGINEERS  
LAND PLANNERS  
CONSULTANTS

P.O. Box 54  
1499 S. MAIN  
BOERNE, TEXAS 78008  
Ph: 830-249-0600



N.T.S.

**Location:**

The District is located in northern Williamson County located approximately 15 miles north of the City of Georgetown and ½ mile southeast of downtown Jarrell. The District is bounded on the north by FM 487, on the east generally bound by CR 332, on the south by CR 315 and on the west by IH 35. A portion of the District is located within the city limits of the City of Jarrell (City), a portion is within the ETJ of the City and a portion is located outside of both.

PARCEL NO. 1

BEING a 234.021 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being all of that certain called 234.25 acre tract of land described in a Warranty Deed dated November 23, 2004 from William J. Schwertner, et al to Theron D. Vaughan, et ux and being of record in Document No. 2004091097, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found being the most northerly corner of the said 234.25 acre tract and being the northwest corner of a called Rolling Hill Meadow Subdivision being of record in Cabinet P, Slides 92-93, Plat Records of Williamson County, Texas and being in the east right-of-way line of Interstate Highway No. 35 as evidenced on the ground for corner;

THENCE departing the said east right-of-way line and with the west and south boundary lines of the said Rolling Hill Meadow Subdivision and the east boundary line of the said 234.25 acre tract the following two (2) calls:

- 1) S. 21° 14' 31" E., 1662.14 feet to a ½" iron rod found being the southwest corner of the said Rolling Hill Meadow Subdivision for corner;
- 2) N. 68° 41' 10" E., 613.38 feet to a ½" iron rod found being the northeast corner of the said 234.25 acre tract and being the northwest corner of that certain 39.377 acre tract of land described in a Partition Deed dated May 27, 1986 from Felix B. Schwertner, et al, to Louis Danek and being of record in Volume 1361, Page 528, Official Public Records of Williamson County, Texas for corner;

THENCE departing the said Rolling Hill Meadow Subdivision and with the east boundary line of the said 234.25 acre tract and the west boundary line of the said 39.377 acre tract the following two (2) calls:

- 1) S. 21° 46' 19" E., 1542.24 feet to a ½" iron rod found for corner;
- 2) S. 21° 46' 19" E., 2454.30 feet to a ½" iron rod found being the southwest corner of the said 39.377 acre tract and southeast corner of the said 234.25 acre tract and being in the north right-of-way line of County Road No. 313 for corner;

THENCE departing the said 39.377 acre tract and with the north and east right-of-way lines of County Road No. 313 and the south and west boundary lines of the said 234.25 acre tract the following seven (7) calls:

- 1) S. 68° 03' 52" W., 979.98 feet to a ½" iron rod found for corner;
- 2) S. 68° 21' 18" W., 1049.65 feet to a ½" iron rod found for corner;
- 3) N. 86° 01' 10" W., 66.80 feet to a ½" iron rod found for corner;



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- 4) N. 33° 49' 14" W., 68.86 feet to a ½" iron rod found for corner;
- 5) N. 20° 17' 52" W., 975.14 feet to a ½" iron rod found for corner;
- 6) N. 41° 36' 23" W., 45.99 feet to a ½" iron rod found for corner;
- 7) N. 52° 31' 36" W., 43.14 feet to a ½" iron rod found for corner;

THENCE N. 20° 51' 26" W., 1353.04 feet departing the said right-of-way line and with the west boundary line of the said 234.25 acre tract to a ½" iron rod found being an interior ell corner of the said 234.25 acre tract for corner;

THENCE S. 83° 58' 09" W., 447.22 feet continuing with the said west boundary line to a ½" iron rod found being an exterior ell corner of the said 234.25 acre tract for corner;

THENCE N. 10° 57' 29" E., 467.70 feet to a ½" iron rod found being an interior ell corner of the said 234.25 acre tract for corner;

THENCE S. 84° 11' 05" W., 97.35 feet to a ½" iron rod found an exterior ell corner of the said 234.25 acre tract and being the southeast corner of that certain 2.00 acre tract of land described in a Warranty Deed dated June 27, 2000 from Felix B. Schwertner, Jr., et ux, to Caprock Telecommunications, Corp. and being of record in Document No. 2000042226, Official Public Records of Williamson County, Texas for corner;

THENCE continuing with the west boundary line of the said 234.25 acre tract and with the east, north and west boundary lines of the said 2.00 acre tract the following three (3) calls:

- 1) N. 02° 40' 42" E., 226.78 feet to a ½" iron rod found being the northeast corner of the said 2.00 acre tract for corner;
- 2) S. 84° 10' 45" W., 350.14 feet to a ½" iron rod found being the northwest corner of the said 2.00 acre tract for corner;
- 3) S. 20° 28' 12" W., 249.98 feet to a ½" iron rod found being the southwest corner of the said 2.00 acre tract for corner;

THENCE S. 82° 11' 49" W., 119.77 feet departing the said 2.00 acre tract and continuing with the west boundary line of the said 234.25 acre tract to a ½" iron rod found being in the said east right-of-way line of Interstate Highway No. 35 as evidenced on the ground for corner;

THENCE continuing with the west boundary line of the said 234.25 acre tract and the said east right-of-way line the following three ( 3 ) calls:

- 1) N. 20° 30' 03" E., 1140.18 feet to a concrete monument found for corner;



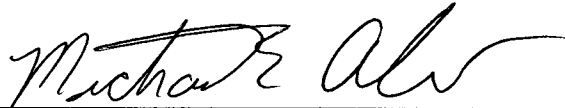
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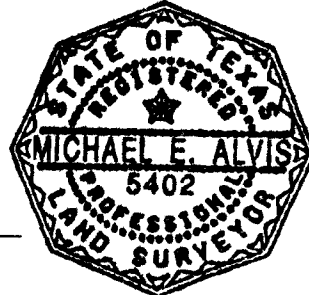
- 2) N. 20° 29' 08" E., 1313.09 feet to a concrete monument found four corner;
- 3) N. 22° 45' 47" E., 930.21 feet to the Point of BEGINNING and containing 234.021 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
February 9, 2007



Bearing Base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch, which accompanies this set of field notes (ref drawing no 12135-D)



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PARCEL NO. 2

BEING a 477.483 acre tract of land situated in the ISSAC BUNKER SURVEY, ABSTRACT No 54, in Williamson County, Texas; subject tract being part of and possibly all of the following:

- Called "57.75 acres" as conveyed in a Deed from Alma Faske to Odell Faske, et al, dated January 15, 1992 and recorded in Volume 2236, Page 837, of the Official Records of Williamson County, Texas;
- Called "10.47 acres" as conveyed in a Warranty Deed from Odell Faske, et al, to M. Howard Faske, et ux, dated November 20, 2002 and recorded in Document No 2002092386, of the Official Public Records of Williamson County, Texas;
- Called "80 acres" as conveyed in a Deed from Alma Faske to Odell Faske, et al, dated January 15, 1992 and recorded in Volume 2236, Page 837, of the Official Records of Williamson County, Texas;
- Called "128.69 acres" as conveyed in a Warranty Deed from Wilson Raven, et ux, to M Howard Faske, et ux, dated December 16, 2003 and recorded in Document No. 2003120609, of the Official Public Records of Williamson County, Texas;
- Called "113.26 acres" as conveyed in a Cash Warranty Deed from Ozzie Bastanjdo to Theron D. Vaughan, et ux, dated July 27, 2004 and recorded in Document No 2004059002, of the Official Public Records of Williamson County, Texas;
- Called "20.34 acres" as conveyed in a Warranty Deed from Walter Henry Shepherd to Theron D. Vaughan, et ux, dated May 27, 2005 and recorded in Document No. 2005041020, of the Official Public Records of Williamson County, Texas;
- Called "27.99 acres" as conveyed in a Warranty Deed from Brent Warner Buck, et ux, to Theron D. Vaughan, et ux, dated May 27, 2005 and recorded in Document No. 2005041226, of the Official Public Records of Williamson County, Texas;
- Called "25.98 acres" as conveyed in a Warranty Deed from Tyre L. Flynn to Theron D Vaughan, et ux, dated May 27, 2005 and recorded in Document No. 2005041228, of the Official Public Records of Williamson County, Texas;
- Called "24.80 acres" as conveyed in a Warranty Deed from Tyre L. Flynn to Theron D. Vaughan, et ux, dated May 27, 2005 and recorded in Document No. 2005041228, of the Official Public Records of Williamson County, Texas;

and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found being the southeast corner of said 128.69 acres, same being the northeast corner of said 113.26 acres, same being in the west right-of-way of County Road No. 332, same being an exterior corner of subject tract;

THENCE S. 21° 26' 55" E., with the common line of said 113.26 acres and the west right-of-way of County Road No. 332, a distance of 894.80 feet to a ½" iron rod found, being the easternmost corner of said 113.26 acres, same being the northeast corner of a called 47.28 acres conveyed in a Warranty Deed from Wilson Raven, et ux, to Charles W. Ashby, et ux, dated January 15, 2004 and recorded in Document No. 2004004099, of the Official Public Records of Williamson County, Texas; same being in the west right-of-way of County Road No. 332, same being an exterior corner of subject tract;

THENCE S. 68° 36' 41" W., with the common line of said 113.26 acres and said 47.28 acres, a distance of 2646.74 feet to a ½" iron rod found, being an interior corner of said 113.26 acres, same being the northwest corner of said 47.28 acres, same being an interior corner of subject tract;



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THENCE S. 21° 44' 47" E., with the common line of said 113.26 acres and said 47.28 acres, a distance of 489.05 feet to a ½" iron rod found, being an exterior corner of said 113.26 acres same being in the west line of said 47.28 acres, same being the northeast corner of said 27.99 acres, same being an interior corner of subject tract;

THENCE S. 21° 54' 40" E., with for the common line of said 27.99 acres and said 47.28 acres a distance of 107.84 feet to a ½" iron rod found, being in the east line of said 27.99 acres, same being the southwest corner of said 47.28 acres, same being the northwest corner of said 25.98 acres, same being an interior corner of subject tract;

THENCE N. 83° 02' 31" E., with the common line of said 25.98 acres and said 47.28 acres, a distance of 1389.87 feet to a ½" iron rod found, being the northeast corner of said 25.98 acres, same being an exterior corner of said 47.28 acres, same being the northwest corner of said 24.80 acres, same being an interior corner of subject tract;

THENCE N. 61° 21' 57" E., with the common line of said 24.80 acres and said 47.28 acres, a distance of 1307.79 feet to a ½" iron rod found, being the northeast corner of said 24.80 acres, same being the southeast corner of said 47.28 acres, same being in the west right-of-way of County Road No. 332, same being an exterior corner of subject tract;

THENCE S. 21° 25' 47" E., with the common line of said 24.80 acres and the west right-of-way of County Road No. 332, a distance of 793.93 feet to a ½" iron rod found with cap, being in an exterior corner of said 24.82 acres, same being in the west right-of-way of County Road No. 332, same being an exterior corner of subject tract;

THENCE S. 14° 19' 20" E., with the common line of said 27.80 acres and the west right-of-way of County Road No. 332, a distance of 122.24 feet to a ½" iron rod found with cap, being an exterior corner of said 24.80 acres, same being in the west right-of-way of County Road No. 332, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE S. 38° 17' 32" W., with the common line of said 24.80 acres and the south right-of-way of County Road No. 313, a distance of 20.32 feet to a ½" iron rod found with cap, being in an exterior corner of said 24.80 acres, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE S. 68° 40' 00" W., with the common line of said 24.80 acres and the north right-of-way of County Road No. 313, a distance of 1348.70 feet to a ½" iron rod found, being the southwest corner of said 24.80 acres, same being the southeast corner of said 25.98 acres, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE subject tract goes with the south line of said 25.98 acre the following four (4) calls:

- (1) S. 68° 41' 02" W., 134.62 feet to a ½" iron rod found;
- (2) N. 25° 49' 01" W., 295.57 feet to a ½" iron rod found;
- (3) S. 68° 41' 01" W., 295.56 feet, to a nail found;



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- (4) S. 25° 49' 02" E., 295.54 feet to a ½" iron rod found, being an exterior corner of said 25.98 acres, same being in the north right-of-way of County Road No. 313 same being an exterior corner of subject tract;

THENCE S. 68° 40' 45" W., with the common line of said 25.98 acres and the north right-of-way of County Road No. 313, a distance of 825.34 feet to a ½" iron rod found, being the southwest corner of said 25.98 acres, same being the southeast corner of said 27.99 acres same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE S. 68° 32' 06" W., with the common line of said 27.99 acres and the north right-of-way of County Road No. 313, a distance of 497.57 feet to a ½" iron rod found, being an exterior corner of said 27.99 acres, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE S. 68° 07' 20" W., with the common line of said 27.99 acres and the north right-of-way of County Road No. 313, a distance of 511.54 feet to a ½" iron rod found, being the southwest corner of said 27.99 acres, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE N. 21° 41' 07" W., with the west line of said 27.99 acres, a distance of 354.18 feet to a ½" iron rod found, being in the west line of said 27.99 acres, same being an exterior corner of said 20.34 acres, same being an interior corner of subject tract;

THENCE S. 67° 08' 30" W., a distance of 329.18 feet to a ½" iron rod found, being an interior corner of said 20.34 acres, same being an interior corner of subject tract;

THENCE S. 21° 46' 09" E., a distance of 349.44 feet to a ½" iron rod found, being in the south line of said 20.34 acres, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE S. 68° 05' 45" W., with the common line of said 20.34 acre and the north right-of-way of County Road No. 313, a distance of 459.79 feet to a 6" fence corner post found, being the southernmost corner of said 20.34 acres, same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE with the north right-of-way of County Road No. 313 the following three (3) calls:

- (1) N. 82° 26' 04" W., 24.40 feet to a ½" iron rod found with cap;
- (2) N. 26° 43' 08" W., 117.40 feet to a ½" iron rod found with cap;
- (3) N. 64° 46' 13" W., 17.29 feet to a ½" iron rod found, being an exterior corner of said 20.34 acres, same being the southeast corner of a called 35.99 acres conveyed in a Partition Deed from Felix B. Schwertner, et al to Mary Josephine Tschoerner, dated May 27, 1986 and recorded in Volume 1361, Page 528, of the Official Records of Williamson County, Texas; same being in the north right-of-way of County Road No. 313, same being an exterior corner of subject tract;

THENCE N. 21° 40' 34" W., with the common line of said 20.34 acres and the said 35.99 acres, a distance of 1064.92 feet to a ½" iron rod found, being the northwest corner of said



20.34 acres, same being the southwest corner of said 113.26 acres, same being in the east line of said 35.99 acres, same being an exterior corner of subject tract;

THENCE N. 21° 46' 06" W., with the common line of said 113.26 acres and said 35.99 acres, passing at a distance of 221.16 feet, a ½" iron rod found, being an exterior corner of said 113.26 acres, same being an exterior corner of said 35.99 acre; and continuing for a total distance of 1382.57 feet to a ½" iron rod found, being the northwest corner of said 113.26 acres, same being the southwest corner of said 128.69 acres, same being in the east line of said 35.99 acres, same being an exterior corner of subject tract;

THENCE N. 21° 46' 06" W., with the common line of said 128.69 acres and said 35.99 acres, passing at a distance of 180.00 feet, a ½" iron rod found, being an exterior corner of said 128.69 acres, same being an exterior corner of said 35.99 acre, passing at a distance of 1117.96 feet, a ½" iron rod found, being an exterior corner of said 128.69 acres, same being an exterior corner of said 35.99 acres; and continuing for a total distance of 1277.53 feet to a ½" iron rod found, being the northwest corner of said 128.69 acres, same being an interior corner of said 35.99 acres, same being an exterior corner of subject tract;

THENCE N. 68° 33' 33" E., with the common line of said 128.69 acres and said 35.99 acres, a distance of 461.80 feet to a ½" iron rod found, being in the north line of said 128.69 acres, same being an exterior corner of said 35.99 acres, same being the southwest corner of said 80 acres, same being an interior corner of subject tract;

THENCE N. 21° 12' 27" W., with the common line of said 80 acres and said 35.99 acres, a distance of 501.06 feet to a ½" iron rod found, being in the west line of said 80 acres, same being the northernmost corner of said 35.99 acres, same being the southeast corner of said 57.75 acres, same being an interior corner of subject tract;

THENCE S. 68° 47' 25" W., with the common line of said 57.75 acres and the said 35.99 acres, passing at a distance of 781.63 feet, a ½" iron rod found, being in the south line of said 57.75 acres, same being the northwest corner of said 35.99 acres, same being the northeast corner of a called 39.377 acres conveyed in a Partition Deed from Felix B. Schwertner, et al, to Louis Danek, dated May 27, 1986 and recorded in Volume 1361, Page 528; and continuing for a total distance of 952.50 feet to a ½" iron rod found, being the southwest corner of said 57.75 acres, same being an exterior corner of said 39.377 acres, same being in the east line of a called Park Meadows subdivision, recorded in Cabinet P, Slide 5, of the Plat Records of Williamson County, Texas; same being an exterior corner of subject tract;

THENCE N. 21° 31' 19" W., with the common line of said 57.75 acres and said Park Meadows subdivision, a distance of 1843.40 feet to a ½" iron rod found with cap, being in the west line of said 57.75 acres, same being in the east line of said Park Meadows subdivision, same being an exterior corner of subject tract;

THENCE N. 21° 38' 53" W., with the common line of said 57.75 acres and said Park Meadows subdivision, a distance of 313.17 feet to a ½" iron rod found, being the Westernmost corner of said 57.75 acres, same being the northeast corner of said Park Meadows subdivision, same being in the east right-of-way of Interstate Highway No. 35, same being an exterior corner of subject tract;

THENCE N. 29° 22' 05" E., with the east right-of-way of Interstate Highway No. 35, passing at a distance of 353.64 feet, a ½" iron rod found, being an exterior corner of said 57.75 acres, same being in the east right-of-way of Interstate Highway No. 35, and continuing for a total



distance of 725.05 feet, to a ½" iron rod found with cap, being an exterior corner of said 57.75 acres, same being in the east right-of-way of Interstate Highway No. 35, same being in the south right-of-way of Farm to Market Road No. 487, same being an exterior corner of subject tract;

THENCE N. 68° 58' 17" E., with the common line of said 57.75 acres and the south right-of-way of Farm to Market Road No. 487, a distance of 1141.87 feet to a ½" iron rod found, being in the north line of said 80 acres, same being the northwest corner of said 10.47 acres, same being in the south right-of-way of Farm to Market Road No. 487, same being an exterior corner of subject tract;

THENCE N. 67° 45' 15" E., with the common line of said 10.47 acres and the south right-of-way of Farm to Market Road No. 487, a distance of 363.92 feet to a ½" iron rod found, being the northeast corner of said 10.47 acres, same being the northeast corner of said 80 acres, same being the northwest corner of a called Park Meadow subdivision, recorded in Cabinet F, Slide 5 of the Plat Records of Williamson County, Texas; same being in the south right-of-way of Farm to Market Road No. 487, same being the northernmost corner of subject tract;

THENCE S. 21° 53' 28" E., with the common line of said 10.47 acres and said Park Meadow subdivision, a distance of 293.94 feet to a ½" iron rod found, being an exterior corner of said 10.47 acres, same being in the west line off said Rolling Hill Meadow subdivision, same being an exterior corner of subject tract;

THENCE S. 21° 41' 03" E., with the common line of said 10.47 acres and said Park Meadow subdivision, a distance of 1077.02 feet to a ½" iron rod found, being an exterior corner of said 10.47 acres, same being in the west line of said Rolling Hill Meadow subdivision, same being an exterior corner of subject tract;

THENCE S. 21° 35' 13" E., with the common line of said 10.47 acres and said Park Meadow subdivision, a distance of 172.37 feet to a ½" iron rod found, being the southernmost corner of said 10.47 acres, same being in the west line of said Rolling Hill Meadow subdivision, same being an exterior corner of subject tract;

THENCE S. 21° 32' 35" E., with the east line of said 80 acres, a distance of 1573.76 feet to a ½" iron rod found with cap, being the southeast corner of said 80 acres, same being the southwest corner of a called 2.09 acres conveyed in a General Warranty Deed from Thomas G. Alexander, et ux, to M. Howard Faske, et ux, dated November 12, 2004 and recorded in Document No. 2004088752, Official Public Records of Williamson County, Texas; same being in the north line of said 128.69 acre same being an interior corner of subject tract;

THENCE N. 68° 35' 28" E., with the north line of said 128.69 acres, a distance of 2912.33 feet to a ½" iron rod found, being the northeast corner of said 128.69 acres, same being in the south line of a called 66.49 acres conveyed in a Partition Deed from Frank J. Klepac, et al, to Louren Karkoska, dated December 27, 1979 and recorded in Volume 781, Page 414, of the Deed Records of Williamson County, Texas; same being an exterior corner of subject tract;



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THENCE S. 21° 27' 12" E., with the common line of said 128.69 acres and the west right-of-way of County Road No. 332, a distance of 1259.52 feet to the Place of BEGINNING and containing 477.483 acres.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
June 18, 2009



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PARCEL No. 3

BEING a 10.573 acre tract of land situated in the G. A. SCHNEIDER SURVEY, ABSTRACT No. 579, Williamson County, Texas and being all of that certain 10.57 acre tract of land described in a Special Warranty Deed dated February 25, 1999 from Roger Vogt to Dona Ann Vogt and being of record in Document No. 1999012877, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found being the southwest corner of the said 10.57 acre tract and being in the north right-of-way line of County Road No. 313 for corner;

THENCE N. 22° 10' 01" W., 436.02 feet departing the said right-of-way line to a ½" iron rod found being the northwest corner of the said 10.57 acre tract for corner;

THENCE N. 67° 48' 06" E., 1059.51 feet to a ½" iron rod found being the northeast corner of the said 10.57 acre tract for corner;

THENCE S. 21° 23' 26" E., 435.83 feet to a ½" iron rod found being the southeast corner of the said 10.57 acre tract and being in the said north right-of-way line of County Road No. 313 for corner;

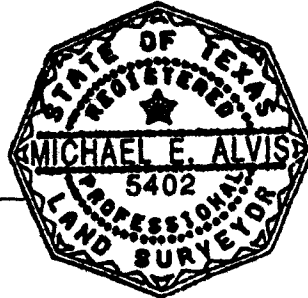
THENCE S. 67° 47' 20" W., 1053.60 feet with the said north right-of-way line to the Point of BEGINNING and containing 10.573 acres of land.

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I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
February 9, 2007



Bearing Base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch, which accompanies this set of field notes (ref: drawing no. 12135-D)



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PARCEL No. 4

BEING a 128.058 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54 and in the G. SCHNEIDER SURVEY, ABSTRACT No. 580, both in Williamson County, Texas and being all of the following tracts of land:

- That certain 25.65 acre tract described in a Cash Warranty Deed dated July 28, 2004 from Edward J. Vrazel to Theron Vuaghan, et ux and being of record in Document No. 2004060791, Official Public Records of Williamson County, Texas;
- That certain 25.65 acre tract described in a Cash Warranty Deed dated July 30, 2004 from Mary A. Lee to Theron Vaughan, et ux and being of record in Document No. 2004060793, Official Public Records of Williamson County, Texas;
- That certain 25.65 acre tract described in a Cash Warranty Deed dated July 30, 2004 from Ann V. Taylor to Theron Vaughan, et ux and being of record in Document No. 2004060789, Official Public Records of Williamson County, Texas;
- That certain 25.65 acre tract described in a Cash Warranty Deed dated July 30, 2004 from George P. Vrazel to Theron Vaughan, et ux and being of record in Document No. 2004060790, Official Public Records of Williamson County, Texas;
- That certain 25.45 acre tract described in a Warranty Deed dated October 14, 2004 from Frank Vrazel to Theron Vaughan, et ux and being of record in Document No. 2004081262, Official Public Records of Williamson County, Texas;

Said 128.058 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found being in the south right-of-way line of County Road No. 313 as evidenced on the ground and being the northwest corner of the said 25.65 acre tract ( Document No. 2004060791 ) and being the northeast corner of that certain 14.418 acre tract of land described in a General Warranty Deed with Vendor's Lien dated June 1, 1995 from Weldon R. Copeland, et al to Bob L. Lindsey and being of record in Document No. 1995023316, Official Public Records of Williamson County, Texas for corner;

THENCE departing the said 14.418 acre tract and with the southerly right-of-way line of said County Road No. 313 and with the north boundary line of the said 25.65 acre tract and continuing with the north boundary line of the said 25.65 acre tract ( Document No. 2004060793 ) the following four (4) calls:

- 1) N.68° 57' 31" E., 1211.15 feet to a point for corner;
- 2) N. 12° 55' 05" W., 100.82 feet to a point for corner;
- 3) N. 28° 48' 19" E., 28.34 feet to a point for corner;
- 4) N. 67° 24' 25" E., 746.98 feet to a point being the northeast corner of the said 25.65 acre tract ( Document No. 2004060793 ) and being the northwest corner of that certain 42.44 acre tract of land described in a Deed dated August 26, 1980 from Lyndel W. Long, et ux to Jose Ortiz, et ux and being of record in Volume 807, Page 65, Official Public Records of Williamson County, Texas for corner;

THENCE S. 21° 28' 23" E., 894.18 feet departing the said right-of-way line and with the east boundary line of the said 25.65 acre tract and the west boundary line of the said 42.44 acre tract to a ½" iron rod found being the southwest corner of the said 42.44 acre tract and being the northwest corner of that certain 16.58 acre tract of land described in a Deed dated November 26, 2008 from Veterans Land Board of the State of Texas to John William Miller and being of record in Document No. 2008090666, Official Public Records of Williamson County, Texas for corner;

THENCE S. 21° 40' 28" E., 1835.04 feet with the east boundary line of the said 25.65 acre tract and the west boundary line of the said 16.58 acre tract and continuing with the east boundary line of the said 25.65 acre tract ( Document No. 2004060789 ) and with the west boundary line of that certain 10.02 acre

Page 1 of 2



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tract of land described in a General Warranty Deed dated July 15, 2005 from Timothy J. Watkins to Jim Logue and being of record in Document No. 20050055188, Official Public Records of Williamson County, Texas to a 1/2" iron rod found being the southwest corner of the said 10.02 acre tract and being the southeast corner of the said 25.65 acre tract and being in the north right-of-way line of County Road No. 314 as evidenced on the ground for corner;

THENCE S. 68° 09' 42" W., 2121.35 feet departing the said 10.02 acre tract and with the said north right-of-way line and with the south boundary line of the said 25.65 acre tract and continuing with the south boundary line of the said 25.65 acre tract

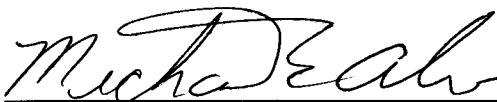
( Document No. 2004060790 ) and continuing with the south boundary line of the said 25.45 acre tract ( Document No. 2004081262 ) to a 1/2" iron rod found being the southwest corner of the said 25.45 acre tract and being the southeast corner of that certain 10.00 acre tract of land described in a Contract of Sale and Purchase from the Veterans Land Board of the State of Texas to Ray L. Sexton dated February 13, 1986 and being of record in Volume 1345, Page 543, Official Public Records of Williamson County, Texas for corner;

THENCE N. 21° 08' 51" W., 2284.89 feet departing the said north right-of-way line and with the west boundary line of the said 25.45 acre tract and the east boundary of the said 10.00 acre tract and continuing with the east boundary line of the aforementioned 14.418 acre tract and the west boundary line of the said 25.65 acre tract ( Document No. 2004060791 ) to a 1/2" iron rod found for corner;

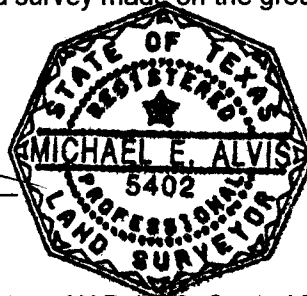
THENCE N. 03° 43' 18" W., 351.33 feet continuing with the east boundary line of the said 14.418 acre tract and the west boundary line of the said 25.65 acre tract to the Point of BEGINNING and containing 128.058 acres of land.

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I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
July 9, 2009



Bearing Base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch, which accompanies this set of field notes (ref: drawing no. 12135-D)



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PARCEL NO. 5

BEING a 94.524 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being all of the following tracts of land:

- That certain 58.6 acre tract described in a Warranty Deed dated December 22, 2004 from Carroll Gene Fuchs, et ux to Theron D. Vaughan, et ux and being of record in Document No. 2004099093, Official Public Records of Williamson County, Texas;
- That certain 30.2 acre tract described in a Warranty Deed dated December 22, 2004 from Carroll Gene Fuchs, et ux to Theron D. Vaughan, et ux and being of record in Document No. 2004099093, Official Public Records of Williamson County, Texas;
- That certain 5.92 acre tract described in a Warranty Deed dated December 22, 2004 from Carroll Gene Fuchs, et ux to Theron D. Vaughan, et ux and being of record in Document No. 2004099093, Official Public Records of Williamson County, Texas;

Said 94.524 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found being the northwest corner of the said 58.6 acre tract and being the apparent northeast corner of that certain 6.07 acre tract known as the Corn Hill Cemetery ( no recordation found by this surveyor) and being in the south right-of-way line of County Road No. 313 as evidenced on the ground for corner;

THENCE N. 68° 18' 27" E., 1112.37 feet departing the said Cemetery tract and with the north boundary line of the said 58.6 acre tract and the said south right-of-way line to a ½" iron rod found being the northeast corner of the said 58.6 acre tract and being the northwest corner of that certain 12.50 acre tract of land described in a Warranty Deed with Vendor's Lien dated May 22, 2006 from Darrin Anthony Simpson, et ux to Jesus J. Tejeda, et ux and being of record in Document No. 2006042169, Official Public Records of Williamson County, Texas for corner;

THENCE S. 21° 42' 16" E., 1452.80 feet departing the said right-of-way line and with the east boundary line of the said 58.6 acre tract and the west boundary line of the said 12.50 acre tract to a ½" iron rod found being the southwest corner of the said 12.50 acre tract and being the northwest corner of that certain 20 acre tract of land described in a Warranty Deed dated February 7, 1986 from Weldon R. Copeland, et al to David Vidaure, et ux and being of record in Volume 1310, Page 870, Official Public Records of Williamson County, Texas for corner;

THENCE S. 21° 10' 17" E., 79.35 feet continuing with the said east boundary line and with the west boundary line of the said 20 acre tract to a ½" iron rod found being the most northerly southwest corner of the said 20 acre tract and being the most northerly southeast corner of the said 58.6 acre tract and being the northwest corner of the said 30.2 acre tract for corner;

THENCE S. 83° 34' 39" E., 1262.92 feet departing the said 58.6 acre tract and with the southerly boundary line of the said 20 acre tract and continuing with the south boundary line of that certain 2 acre tract of land described in a Deed dated May 10, 1986 from David Vidaure, et ux to David Vidaure, Jr., et ux and being of record in Volume 1364, Page 490, Official Public Records of Williamson County, Texas and being the northeast corner of the said 30.2 acre tract for corner;

THENCE S. 21° 37' 05" E., 646.61 feet with the west boundary line of the said 2 acre tract and the east boundary line of the said 30.2 acre tract to a ½" iron rod found being the southeast corner of the said 30.2 acre tract and being the southwest corner of the said 2 acre tract and being in the north right-of-way line of County Road No. 314 as evidenced on the ground for corner;

THENCE departing the said 2 acre tract and with the said north right-of-way line the following three calls:

- 1) S. 68° 44' 04" W., 1273.20 feet with the south boundary line of the said 30.2 acre tract to a ½" iron rod found being the most southerly southwest corner of the said 30.2 acre tract and being the southeast corner of the said 5.92 acre tract for corner;



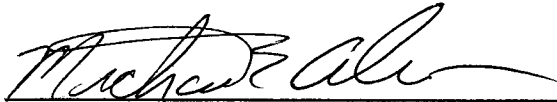
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- 2) S. 68° 44' 19" W., 266.82 feet departing the said 30.2 acre tract and with the south boundary line of the said 5.92 acre tract to a 1/2" iron rod found being the southwest corner of the said 5.92 acre tract and being the most southerly southeast corner of the said 58.6 acre tract for corner;
- 3) S. 68° 26' 41" W., 683.68 feet departing the said 5.92 acre tract and with the south boundary line of the said 58.6 acre tract to a 1/2" iron rod found being the southwest corner of the said 58.6 acre tract and being the southeast corner of that certain 40.969 acre tract of land described in a Deed dated January 10, 2008 from William J. Schwertner, et al to Katherine Havelka and being of record in Document No. 2008018589, Official Public Records of Williamson County, Texas for corner;

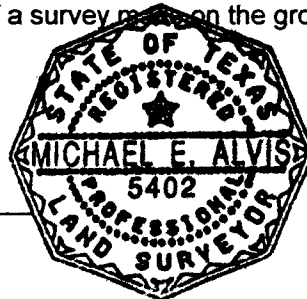
THENCE N. 21° 43' 00" W., 2760.77 feet departing the said north right-of-way line and with the west boundary line of the said 58.6 acre tract and the east boundary line of the said 40.969 acre tract and continuing with the west boundary line of that certain 14.238 acre tract of land described in a Deed dated January 10, 2008 from William J. Schwertner, et al to William J. Schwertner, Jr. and being of record in Document No. 2008018590, Official Public Records of Williamson County, Texas to the Point of BEGINNING and containing 94.524 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
February 9, 2007



Bearing Base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch, which accompanies this set of field notes (ref: drawing no. 12135-D)



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PARCEL NO. 6

BEING a 187.893 acre tract of land situated in the A. A. LEWIS SURVEY, ABSTRACT No. 384, Williamson County, Texas and being all of that certain 187.89 acre tract ( Save and Except 53.00 acres ) of land described in a Correction Warranty Deed with Vendor's Lien dated February 22, 2006 from The Marturano Living Trust to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2006013825, Official Public Records of Williamson County, Texas and being all of that certain 53.00 acre tract of land described in a Correction Cash Warranty Deed dated February 22, 2006 from The Marturano Living Trust to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2006013826, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½" iron rod found at the intersection of the east right-of-way line of County Road No. 315 and the south right-of-way line of County Road No. 314 as fenced and further evidenced on the ground and being the northwest corner of the said 187.89 acre tract and being the northwest corner of the said 53.00 acre tract for corner;

THENCE departing the said east right-of-way line and with the said south right-of-way line and with the north boundary line of the said 187.89 acre tract and the said 53.00 acre tract the following four ( 4 ) calls:

- 1) N. 68° 46' 18" E., 527.34 feet ( calls N. 70° 11' 05" E., 527.34 feet ) to a ½" iron rod found for corner;
- 2) N. 68° 05' 48" E., 995.26 feet ( calls N. 69° 30' 35" E., 995.26 feet ) to a ½" iron rod found for corner;
- 3) N. 68° 05' 35" E., 645.88 feet ( calls N. 69° 30' 22" E., 645.88 feet ) to a ½" iron rod found for corner;
- 4) N. 68° 05' 35" E., 68.37 feet ( calls N. 69° 30' 22" E., 68.37 feet to a ½" iron rod found being the northeast corner of the said 53.00 acre tract and of the said 187.89 acre tract and being the northwest corner of that certain 245 acre tract of land described in a Warranty Deed dated June 27, 2003 from Stephen J. Marturano, Jr. and A. Carol Marturano, individually and as trustees of The Marturano Living Trust dated March 18, 1994 to Ken Ewan and wife, Lali Ewan and being of record in Document No. 2003060863, Official Public Records of Williamson County, Texas for corner;

THENCE S. 21° 20' 29" E., 2475.77 feet departing the said south right-of-way line and with the east boundary line of the said 53.00 acre tract ( calls s. 19° 55' 42" E., 1037.40 feet ) and continuing with the east boundary line of the said 187.89 acre tract ( calls S. 19° 55' 42" E., 2475.77 feet ) and with the west boundary line of the said 245 acre tract ( calls N. 19° 00' 00" W., 2482.02 feet ) to a 3" pipe fence corner post found being the apparent southwest corner of the said 245 acre tract and being in the north boundary line of that certain tract of land described in a Gift Deed dated July 28, 1995 from Andrew J. Klepak and wife, Susan M. Klepak to Willie J. Klepak and wife, Dorothy M. Klepak and being of record in Document No. 199623660, Official Public Records of Williamson County, Texas for corner;

THENCE departing the said 245 acre tract and with the north and west boundary line of the said Klepak tract and with the east boundary line of the said 187.89 acre tract the following two ( 2 ) calls:

- 1) S. 68° 52' 12" W., 180.73 feet ( calls S. 70° 16' 59" W., 180.73 feet ) to a ½" iron rod found for corner;
- 2) S. 21° 22' 25" E, 1303.68 feet ( calls S. 19° 57' 38" E., 1303.68 feet ) to a 2" pipe fence corner post found being the apparent southwest corner of the said Klepak tract and being the southeast corner of the said 187.89 acre tract and being in the north right-of-way line of County Road No. 315 as fenced and further evidenced on the ground for corner;

THENCE S. 68° 31' 04" W., 2041.00 feet departing the said Klepak tract and with the said north right-of-way line and with the south boundary line of the said 187.89 acre tract ( calls S. 69° 55' 51" W., 2041.00 feet ) to a ½" iron rod found at a fence corner post being the most southerly southwest corner of the said 187.89 acre tract for corner;

THENCE N. 64° 14' 16" W., 17.13 feet continuing with the said north right-of-way line and with the said south boundary line ( calls N. 62° 49' 29" W., 17.13 feet ) to a ½" iron rod found at a fence corner post being the most westerly southwest corner of the said 187.89 acre tract for corner;

THENCE with the west boundary line of the said 187.89 acre tract and continuing with the west boundary line of the said 53.00 acre tract and with the east right-of-way line of the said County Road No. 315 as fenced and further evidenced on the ground the following four ( 4 ) calls:

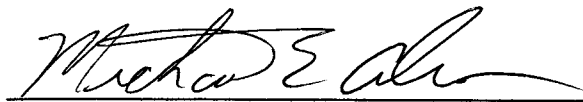


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- 1) N. 21° 17' 33" W., 1292.30 feet ( calls N. 19° 52' 46" W., 1292
- 2) N. 21° 26' 26" W., 1221.05 feet ( calls N. 20° 01' 39" W., 1221
- 3) N. 21° 07' 13" W., 407.53 feet ( calls N. 19° 42' 26" W., 407.5
- 4) N. 21° 39' 43" W., 834.62 feet ( calls N. 20° 14' 56" W., 834.6  
187.893 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor,  
hereby certify that these field notes are a correct  
representation of the ground.



Michael E. Alvis, R.P.L.S. #5402  
July 22, 2009



Bearing Base: Texas State Plane Coordinate System

See attached surveyors sketch, which accompanies this set of



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PARCEL NO. 7

BEING 280.110 acres of land situated in the G. SCHNEIDER SURVEY, ABSTRACT No. 580 and in the WILLIAM BRYAN SURVEY, ABSTRACT No. 108 (also referred to as the WILLIAM DEACON SURVEY), Williamson County, Texas and being all of that certain 66.67 acre tract of land described in a General Warranty Deed dated February 16, 2006 from Sonterra Development LLC of Jarrell, Texas to Theron D. Vaughan and Ellie B. Vaughan, husband and wife and being of record in Document No. 2006019899, Official Public Records of Williamson County, Texas and being all of that certain 142.62 acre tract of land described in a Warranty Deed with Vendor's Lien dated February 16, 2006 from Sonterra Development LLC of Jarrell, Texas to Theron D. Vaughan and Ellie B. Vaughan, husband and wife and being of record in Document No. 2006019900, Official Public Records of Williamson County, Texas and being all of that certain 70.705 acre tract of land described in a Special Warranty Deed dated February 16, 2006 from Johnny Martinka and Dolores Martinka, husband and wife to Theron Vaughan and Ellie Vaughan, husband and wife and being of record in Document No. 2006012210, Official Public Records of Williamson County, Texas and being more completely described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Forest #1847" found being in the east right-of-way line of County Road No. 3001 as evidenced on the ground (calls County Road No. 332 (in Document No. 2006012210) and being the northwesterly corner of the said 70.705 acre tract and being in the southerly boundary line of that certain 1.28 acre tract of land (SECOND TRACT) described in a Deed dated January 4, 1971 from Cyrill M. Kohoutek, a widower, et al to Wess A. Cassens, Jr. and wife, Helga M. Cassens and being of record in Volume 553, Page 440, Official Public Records of Williamson County, Texas for corner;

THENCE N. 67° 53' 13" E., 1471.27 feet departing the said east right-of-way line and with the southerly boundary line of the said 1.28 acre tract (calls S. 71° W., 865 varas) and with the northerly boundary line of the said 70.705 acre tract (calls N. 69° 22' 32" E., 1471.19 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls iron pin) for corner;

THENCE N. 67° 43' 38" E., 1051.44 feet continuing with the said southerly and northerly boundary lines to a ½" iron rod with cap stamped "RPLS #2475" set being most northerly northeast corner of the said 70.705 acre tract and being in the southerly boundary line of that certain 73.72 acre tract of land (FIRST TRACT) described in said Volume 553, Page 440 and being in the approximate centerline of Donahoe Creek for corner;

THENCE with the northeasterly boundary line of the said 70.705 acre tract and continuing with the said southerly boundary line of the said 73.72 acre tract the following two (2) calls:

- 1) S. 59° 12' 25" E., 615.52 feet (calls N. 55° W., 240 varas in Volume 553, Page 440) and (calls S. 57° 42' 57" E., 615.36 feet in Document No. 2006012210) to a ½" iron



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rod with cap stamped "Forest #1847" found at a fence corner post (calls iron pin) for corner;

- 2) S. 68° 09' 16" E., 222.64 feet (calls N. 66 ½° W., 108 varas in Volume 553, Page 440) and (calls S. 65° 44' 39" E., 222.63 feet in Document No. 2006012210) to a ½" iron rod with cap stamped "Forest #1847" found at a fence corner post (calls iron pin at fence corner) being the most easterly northeast corner of the said 70.705 acre tract and being in the westerly boundary line of the said 66.67 acre tract of land for corner;

THENCE N. 21° 26' 50" W., 749.08 feet departing the said 70.705 acre tract and continuing with the southerly boundary line of the said 73.72 acre tract (calls S. 19° E., 267 ½ varas) and with the westerly boundary line of the said 66.67 acre tract (calls N. 19° 57' 21" W., 749.22 feet) crossing Donahue Creek to a ½" iron rod with cap stamped "Forest #1847" found at a fence corner post (calls iron pin) being the northwesterly corner of the said 66.67 acre tract for corner;

THENCE N. 68° 24' 10" E., 1532.29 feet continuing with the southerly boundary line of the said 73.72 acre tract (calls S. 71° W., 456 1/5 varas) and continuing with the westerly boundary line of that certain 143.6 acre tract of land described as SECOND TRACT in a Deed dated September 12, 1988 from Louis Straka and wife, Agnes Straka to Joe S. Straka and being of record in Volume 1709, Page 13, Official Public Records of Williamson County, Texas (calls N. 71° E., 261.67 feet (94.21 varas)) and with the northerly boundary line of the said 66.67 acre tract (calls N. 69° 53' 23" E., 1532.21 feet to a ½" iron rod with cap stamped "Forest #1847" found at a fence corner post (calls iron pin) being the northeasterly corner of the said 66.67 acre tract for corner;

THENCE S. 21° 16' 57" E., 1866.81 feet continuing with the westerly boundary line of the said 143.6 acre tract (calls S. 19° E., 3553.9 feet) and with the easterly boundary line of the said 66.67 acre tract (calls S. 19° 47' 53" E., 1513.93 feet and S. 19° 46' 41" E., 352.93 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls iron pin) being the most easterly southeast corner of the said 66.67 acre tract and being the northeast corner of the said 142.62 acre tract (calls ½" iron pin) for corner;

THENCE with the easterly boundary line of the said 142.62 acre tract and with the westerly boundary line of the said 143.6 acre tract the following two (2) calls:

- 1) S. 21° 16' 01" E., 816.06 feet (calls S. 19° 46' 41" E., 816.06 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls iron pin) in a fence line for corner;
- 2) S. 20° 46' 44" E., 865.16 feet (calls S. 19° 17' 24" E., 865.16 feet) to a ½" iron rod with camp stamped "Forest #1847" found (calls iron pin) in a fence line being the southwest corner of the said 143.6 acre tract and being the northwesterly corner of that certain 2.0 acre tract of land described as THIRD TRACT in said Volume 1709, Page 13 for corner;



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THENCE S. 20° 44' 35" E., 1479.57 feet departing the said 143.6 acre tract and with the westerly boundary line of the said 2.0 acre tract (calls S. 19° E., 2998.33 feet (1079.4 varas)) and continuing with the easterly boundary line of the said 142.62 acre tract (calls S. 19° 15' 15" E., 1479.37 feet to a ½" iron rod found (calls iron pin) at a fence corner post being the southeasterly corner of the said 142.62 acre tract and being the northeasterly corner of that certain 16.00 acre tract of land described in an Assignment of Contract of Veterans Land Board Contract of Sale and Purchase dated April 11, 1984 to David L. Van Soest and being of record in Volume 1006, Page 827 Official Public Records of Williamson County, Texas for corner;

THENCE S. 68° 22' 26" W., 2258.06 feet departing the said 2.0 acre tract and with the northerly boundary line of the said 16.00 acre tract and continuing with the northerly boundary line of that certain 19.00 acre tract of land described in a General Warranty Deed dated May 28, 1982 from Johnny Paul Martinka and wife, Dolores Ann Martinka to Mark E. Harbin and wife, Mary L. Harbin and being of record in Volume 877, Page 900, Official Public Records of Williamson County, Texas (calls S. 71° 12' 30" W., 1562.19 feet) and with the southerly boundary line of the said 142.62 acre tract (calls S. 69° 51' 41" W., 2257.92 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls iron pin) at a fence corner post and being in the east right-of-way line of County Road No. 314 as fenced and evidenced on the ground and being the northwest corner of the said 19.00 acres and being the southwest corner of the said 142.62 acre tract for corner;

THENCE departing the said 19.00 acre tract and with the westerly boundary line of the said 142.62 acre tract (calls N. 20° 00' 26" W., 1819.84 feet) and continuing with the westerly boundary line of the said 66.67 acre tract (calls N. 20° 00' 26" W., 100.08 feet) and with the said easterly right-of-way line of County Road No. 314 the following two (2) calls:

- 1) N. 21° 47' 57" W., 796.80 feet to a ½" iron rod with cap stamped "LENZ" found for corner;
- 2) N. 21° 15' 53" W., 1123.20 feet to a ½" iron rod with cap stamped "Forest #1847" found at a fence corner post being in the southerly boundary line of that certain 138.05 acre tract of land described as Tract I in a Warranty Deed with Vendor's Lien dated May 6, 2005 from Joe Martinka, a/k/a Joe I. Martinka to Johnny Martinka and being of record in Document No. 2005035075, Official Public Records, Williamson County, Texas for corner;

THENCE N. 66° 13' 39" E., 188.53 feet departing the said easterly right-of-way line and with the westerly boundary line of the said 66.67 acre tract and with the southerly boundary line of the said 138.05 acre tract to a ½" iron rod with cap stamped "Forest #1847" found being the an exterior ell corner in the southerly boundary line of the said 70.705 acre tract for corner;

THENCE departing the said 66.67 acre tract and with the southerly boundary line of the said 70.705 acre tract and over and across the said 138.05 acre tract the following four (4) calls:



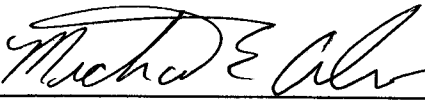
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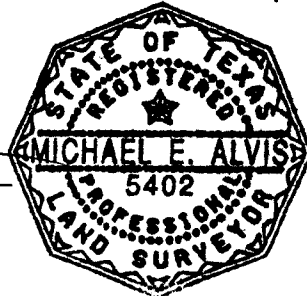
- 1) N. 12° 52' 42" W., 2260.98 feet (calls N. 11° 23' 31" W., 2260.98 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls ½" iron pin) for corner;
- 2) S. 76° 19' 26" W., 1644.24 feet (calls S. 77° 48' 49" W., 1644.16 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls ½" iron pin) for corner;
- 3) S. 16° 36' 37" E., 458.13 feet (calls S. 15° 23' 43" E., 457.92 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls ½" iron pin) for corner;
- 4) S. 68° 55' 34" W., 1155.79 feet (calls S. 70° 25' 14" W., 1157.95 feet) to a ½" iron rod with cap stamped "Forest #1847" found (calls ½" iron pin) being in the easterly right-of-way line of the said County Road No. 3001 as fenced and evidenced on the ground and being the southwesterly corner of the said 70.705 acre tract for corner;

THENCE N. 21° 26' 29" W., 951.69 feet (calls N. 19° 57' 08" W., 951.32 feet) with the said easterly right-of-way line and the westerly boundary line of the said 70.705 acre tract to the Point of BEGINNING and containing 280.110 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

  
Michael E. Alvis, R.P.L.S. #5402  
February 19, 2008



Bearing Base: Texas State Plane Coordinate System, Central Zone, NAD83.

See attached surveyors sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no. 12135-D ).



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PARCEL NO. 8

BEING a 34.444 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being a part or portion of that certain 49.473 acre tract of land described in a Warranty Deed with Vendor's Lien dated December 17, 2008 from Charles W. Ashby and wife, Paula K. Ashby to Theron D. Vaughan and Ellie B. Vaughan and being of record in Document No. 2008091881, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at a fence corner post being the northwest corner of the said 49.473 acre tract and being an interior ell corner in the south boundary line of that certain 113.26 acre tract of land described in a Cash Warranty Deed dated July 27, 2004 from Ozzie Bastanjoo to Theron Vaughan and Ellie B. Vaughan and being of record in Document No. 2004059002, Official Public Records, Williamson County, Texas for corner:

THENCE N. 68° 36' 26" E., 2646.74 feet with the north boundary line of the said 49.473 acre tract (calls N. 68° 36' 26" E., 2646.74 feet) and the south boundary line of the said 113.26 acre tract (calls S. 71° 01' 21" W., 2646.99 feet) to a ½" iron rod found being the northeast corner of the said 49.473 acre tract and being the most easterly southeast corner of the said 113.26 acre tract and being in the west right-of-way line of County Road No. 332 as fenced and further evidenced on the ground for corner;

THENCE S. 21° 28' 18" E., 778.24 feet departing the said 113.26 acre tract and with the east boundary line of the said 49.473 acre tract (calls S. 21° 28' 18" E., 778.24 feet) and with the said west right-of-way line to a ½" iron rod found being the southeast corner of the said 49.473 acre tract and being the northeast corner of that certain 24.80 acre tract of land described as TRACT TWO in a Warranty Deed dated May 27, 2005 from Tyre L. Flynn, a/k/a Tyre Lavelle Flynn, individually and as Trustee of the Tyre and Gerri Flynn Family Trust to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2005041228, Official Public Records, Williamson County, Texas for corner;

THENCE S. 61° 20' 45" W., 1308.31 feet departing the said west right-of-way line and with the south boundary line of the said 49.473 acre tract (calls S. 61° 20' 45" W., 1308.31 feet) and with the north boundary line of the said 24.80 acre tract (calls N. 63° 45' 20" E., 1307.94 feet) to a ½" iron rod with cap stamped "Forest" found being an angle point in the south boundary line of the said 49.473 acre tract and being the northwest corner of the said 24.80 acre tract and being the northeast corner of that certain 25.98 acre tract of land described as TRACT ONE in said Document No. 2005041228, Official Public Records, Williamson County, Texas for corner;

THENCE S. 83° 02' 45" W., 166.93 feet departing the said 24.80 acre tract and with the south boundary line of the said 49.473 acre tract (calls S. 83° 02' 45" W., 1389.96 feet) and with the north boundary line of the said 25.98 acre tract (calls N. 85° 28' 11" E., 1390.30 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being the



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northeast corner of that certain 1.032 acre tract of land described in a Cash Warranty Deed dated December 17, 2008 from Theron Vaughan and wife, Ellie Vaughan to Jarrell Independent School District and being of record in Document No. 2008091878, Official Public Records, Williamson County, Texas and being an exterior ell corner in the south boundary line of that certain 15.029 acre tract of land described in a Cash Warranty Deed dated December 17, 2008 from Sonterra Development, LLC of Jarrell, Texas to Jarrell Independent School District and being of record in Document No. 2008091871, Official Public Records, Williamson County, Texas for corner;

THENCE departing the said 1.032 acre tract and the north boundary line of the said 25.98 acre tract and the south boundary line of the said 49.473 acre tract and with the south, east, north and west boundary lines of the said 15.029 acre tract and over and across the said 49.473 acre tract the following seventeen (17) calls:

- 1) N. 08° 01' 20" W., 30.02 feet (calls S. 08° 01' 20" E., 30.02 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 2) N. 83° 02' 45" E., 161.79 feet (calls S. 83° 02' 45" W., 161.79 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 3) N. 61° 20' 45" E., 49.84 feet (calls S. 61° 20' 45" W., 49.84 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 4) N. 22° 56' 16" W., 150.88 feet (calls S. 22° 56' 16" E., 150.88 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 5) N. 05° 17' 09" W., 113.46 feet (calls S. 05° 17' 09" E., 113.46 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 6) N. 43° 37' 25" E., 153.46 feet (calls S. 43° 37' 25" W., 153.46 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 7) N. 60° 15' 16" E., 155.77 feet (calls S. 60° 15' 16" W., 155.77 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 8) N. 20° 31' 29" W., 540.84 feet (calls S. 20° 31' 29" E., 540.84 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 9) S. 68° 21' 27" W., 878.41 feet (calls N. 68° 21' 27" E., 878.41 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 10) S. 21° 38' 33" E., 146.24 feet (calls N. 21° 38' 33" W., 146.24 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being at the beginning of a non-tangent curve to the right having a radius equals 50.00 feet (calls 50.00 feet), chord bearing equals S. 17° 05' 44" E., 82.29 feet (calls N. 17° 05' 44" W., 82.29 feet), central angle equals 110° 44' 43" (calls 110° 44' 43") for corner;



- 11) 96.64 feet (calls 96.64 feet) along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 12) S. 21° 43' 22" E., 164.14 feet (calls N. 21° 43' 22" W., 164.14 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being at the beginning of a curve to the right having a radius equals 745.00 feet (calls 745.00 feet), chord bearing equals S. 14° 28' 10" E., 188.12 feet (calls N. 14° 28' 10" W., 188.12 feet), central angle equals 14° 30' 24" (calls 14° 30' 24") for corner;
- 13) 188.63 feet (calls 188.63 feet) along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 14) N. 83° 02' 45" E., 20.76 feet (calls S. 83° 02' 45" W., 20.76 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 15) S. 06° 57' 15" E., 170.00 feet (calls N. 06° 57' 15" W., 170.00 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 16) N. 83° 02' 45" E., 345.82 feet (calls S. 83° 02' 45" W., 345.82 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 17) S. 08° 01' 20" E., 30.02 feet (calls N. 08° 01' 20" W., 30.02 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being in the south boundary line of the said 49.473 acre tract and being in the north boundary line of the said 25.98 acre tract and being the northwest corner of the said 1.032 acre tract and being the northeast corner of that certain 18.342 acre tract of land described as Sonterra West Section 8-C according to the map or plat of record in Cabinet EE, Slides 325-328, Plat Records, Williamson County, Texas for corner;

THENCE S. 83° 02' 45" W., 1163.02 feet departing the said 1.032 acre tract and the said 15.029 acre tract and with the south boundary line of the said 49.473 acre tract (calls S. 83° 02' 45" W., 1389.96 feet) and with the north line of the said 18.342 acre tract (calls N. 83° 02' 45" E., 1055.35 feet) and continuing with the north boundary line of the said 25.98 acre tract (calls N. 85° 28' 11" E., 1390.30 feet) to a ½" iron rod found being the southwest corner of the said 49.473 acre tract and being the northwest corner of the said 25.98 acre tract and being in the east boundary line of that certain 27.99 acre tract of land described in a Warranty Deed dated May 27, 2005 from Brent Warner Buck a/k/a Brent W. Buck; Billie Buck, a/k/a Billie M. Buck and spouse Carroll B. Buck, a/k/a C.B. Buck to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2005041226, Official Public Records, Williamson County, Texas for corner;

THENCE N. 21° 52' 24" W., 107.84 feet departing the said 25.98 tract and with the west boundary line of the said 49.473 acre tract (calls N. 21° 52' 24" W., 107.84 feet) and with the east boundary line of the said 27.99 acre tract (calls S. 19° 21' 37" E., 107.95 feet) to a ½" iron rod found being the northeast corner of the said 27.99 acre



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tract and being the most westerly southeast corner of the aforementioned 113.26 acre tract for corner;

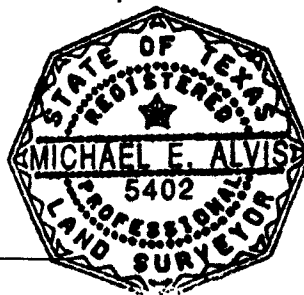
THENCE N. 21° 44' 51" W., 489.21 feet departing the said 27.99 acre tract and with the east boundary line of the said 113.26 acre tract (calls S. 19° 21' 37" E., 489.04 feet) and continuing with the west boundary line of the said 49.473 acre tract (calls N. 21° 44' 51" W., 489.21 feet) to the Point of BEGINNING and containing 34.444 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
January 8, 2009



Bearing base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch, which accompanies this set of field notes (ref: drawing no. 12135-D).



TURLEY ASSOCIATES, INC.

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PARCEL NO. 9

BEING a 2.597 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being a part or portion of that certain 16.786 acre tract of land described in a Warranty Deed with Vendor's Lien dated March 27, 2008 from Hugh Allen Smith and wife, Jo Annabeth Smith to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2008023727, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "RPLS #2475" found being the southeast corner of that certain Lot 2, Block 1, Corn Hill Commercial Phase One according to the map or plat of record in Cabinet EE, Slides 367-369, Plat Records of Williamson County, Texas and being in the north right-of-way line of Alternate County Road No. 313 and being an interior point of the said 16.786 acre tract for corner;

THENCE departing the said north right-of-way line and with the east boundary line of the said Lot 2, Block 1, Corn Hill Commercial Phase One and over and across the said 16.786 acre tract the following three (3) calls:

- 1) N. 07° 15' 51" W., 145.88 feet (calls S. 07° 15' 51" E., 145.88 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 2) N. 03° 03' 36" W., 188.31 feet (calls S. 03° 03' 36" E., 188.31 feet) to a ½" iron rod with cap stamped "RPLS #2475" found for corner;
- 3) N. 10° 35' 44" E., 218.04 feet (calls S. 10° 35' 44" W., 218.04 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being the northeast corner of the said Lot 2, Block 1, Corn Hill Commercial Phase One and being in the south boundary line of that certain Lot 11, Block E, Sonterra West Phase IIA according to the map or plat of record in Cabinet AA, Slides 339-341, Plat Records of Williamson County, Texas and being in the north boundary line of the said 16.786 acre tract and being in the west boundary line of that certain 234.25 acre tract of land described in a Warranty Deed dated November 23, 2004 from William J. Schwertner and Felix B. Schwertner, Jr. to Theron D. Vaughan and wife, Ellie B. Vaughan and being of record in Document No. 2004091097, Official Public Records of Williamson County, Texas for corner;

THENCE N. 83° 59' 25" E. 83.11 feet departing the said Lot 2, Block 1, Corn Hill Commercial Phase One and with the south boundary line of the said Lot 11, Block E, Sonterra West Phase IIA (calls S. 83° 58' 03" W., 447.22 feet) and with the said west boundary line of the said 234.25 acre tract (calls S. 86° 25' 58" W., 447.22 feet) and with the said north boundary line of the 16.786 acre tract (calls N. 83° 59' 25" E., 447.16 feet) to a ½" iron rod found being the southeast corner of the said Lot 11, Block E, Sonterra West Phase IIA and being the northeast corner of the said 16.786 acre tract and being an interior ell corner in the west boundary line of the said 234.25 acre tract for corner;

THENCE S. 20° 53' 31" E., 547.86 feet departing the said Lot 11, Block E, Sonterra West Phase IIA and with the west boundary line of the said 235.25 acre tract (calls N. 18° 23' 53" W., 1353.19 feet) and with the east boundary line of the said 16.786 acre tract (calls



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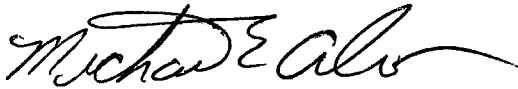
S. 20° 53' 31" E., 661.39 feet to a point being in the north right-of-way line of the said Alternate County Road No. 313 and being at the beginning of a non-tangent curve to the right having a radius equals 25.00 feet, chord bearing equals S. 56° 42' 13" W., 22.42 feet, central angle equals 53° 16' 31" for corner;

THENCE 23.25 feet along the arc of said curve to the right departing the said west boundary line of the 234.24 acre tract and the said east boundary line and with the said north right-of-way line and over and across the said 16.786 acre tract to a 1/2" iron rod with cap stamped "RPLS #2475" found for corner;

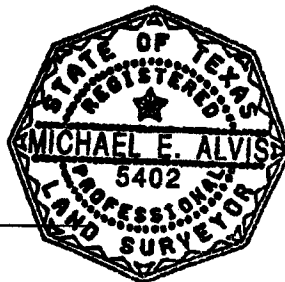
THENCE S. 83° 20' 28" W., 272.72 feet continuing with the said north right-of-way line and over and across the said 16.786 acre tract to the Point of BEGINNING and containing 2.597 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
August 21, 2009



Bearing base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyor's sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no. 12135-D)



TURLEY ASSOCIATES, INC.

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PARCEL NO. 10

BEING a 8.226 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being a part or portion of that certain 16.786 acre tract of land described in a Warranty Deed with Vendor's Lien dated March 27, 2008 from Hugh Allen Smith and wife, Jo Annabeth Smith to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2008023727, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "RPLS #2475" found being the southwest corner of that certain Lot 2, Block 1, Corn Hill Commercial Phase One according to the map or plat of record in Cabinet EE, Slides 367-369, Plat Records of Williamson County, Texas and being in the north right-of-way line of Alternate County Road No. 313 and being an interior point of the said 16.786 acre tract for corner;

THENCE departing the said Lot 2, Block 1, Corn Hill Commercial Phase One and with the said north right-of-way line and over and across the said 16.786 acre tract the following two (2) calls:

S. 83° 20' 28" W., 351.92 feet to a ½" iron rod with cap stamped "RPLS #2475" found being at the beginning of a curve to the right having a radius equals 905.00 feet, chord bearing equals N. 84° 13' 20" W., 389.80 feet, central angle equals 24° 52' 24" for corner;

392.88 feet along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS #2475" found being in the west boundary line of the said 16.786 acre tract and being in the easterly right-of-way line of Old State Highway No. 2-C (right-of-way appears to have been unused for many years (calls unused right-of-way of Old State Highway 2-C in Document 2005090193)) for corner;

THENCE N. 10° 18' 31" E., 488.33 feet departing the said north right-of-way line of Alternate Country Road No. 313 and with the said easterly right-of-way line of Old State Highway 2-C and with the said west boundary line of the said 16.786 acre tract (calls N. 10° 18' 31" E., 589.20 feet to a ½" iron rod found being the northwest corner of the said 16.786 acre tract and being in the south boundary line of that certain 8.28 acre tract of land described in a Special Warranty Deed with Vendor's Lien dated November 8, 2005 from Evelyn Gladys Tschoerner, et al to Lanford Equipment Co., Inc. and being of record in Document No. 2005090193, Official Public Records of Williamson County, Texas for corner;

THENCE departing the said easterly right-of-way line and with the north boundary line of the said 16.786 acre tract the following two (2) calls:

- 1) N. 83° 52' 26" E., 523.51 feet (calls N. 83° 52' 26" E., 523.51 feet) with the south boundary line of the said 8.28 acre tract (calls S. 83° 50' 45" W., 523.49 feet) to a ½" iron rod with cap stamped "Forest" found being the southeast corner of the said 8.28



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acre tract and being the southwest corner of that certain Lot 11, Block E, Sonterra West, Phase IIA according to the map or plat of record in Cabinet AA, Slides 339-341, Plat Records of Williamson County, Texas and being an exterior ell corner in the west boundary line of that certain 234.25 acre tract of land described in a Warranty Deed dated November 23, 2004 from William J. Schwertner and Felix B. Schwertner Jr. to Theron D. Vaughan and wife, Ellie B. Vaughan and being of record in Document No. 2004091097, Official Public Records of Williamson County, Texas for corner;

- 2) N. 83° 59' 25" E., 66.59 feet (calls N. 83° 59' 25" E., 447.16 feet) departing the said 8.28 acre tract and with the south boundary line of the said Lot 11, Block E, Sonterra West Phase IIA (calls S. 83° 58' 03" W., 447.22 feet) and with the said west boundary line of the 234.25 acre tract (calls S. 86° 25' 58" W., 447.22 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being the northwest corner of the aforementioned Lot 2, Block 1, Corn Hill Commercial Phase One for corner;

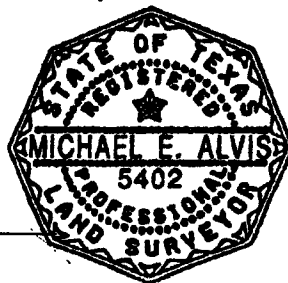
THENCE S. 06° 39' 32" E., 545.40 feet departing the said Lot 11, Block E, Sonterra West Phase IIA and departing the said west boundary line of the 234.25 acre tract and departing the said north boundary line of the 16.786 acre tract and with the west boundary line of the said Lot 2, Block 1, Corn Hill Commercial Phase One (calls N. 06° 39' 32" W., 545.40 feet) and over and across the said 16.786 acre tract to the Point of BEGINNING and containing 8.226 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402  
August 21, 2009



Bearing base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyor's sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no. 12135-D)



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# **OVERSIZED MAP(S)**

TO VIEW OVERSIZED MAP(S)  
PLEASE GO TO  
**CENTRAL RECORDS**

FOR ANY QUESTIONS  
PLEASE CALL *CR* MAIN LINE  
**(512) 936-7180**

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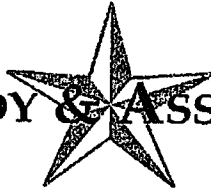
**1) List of Water Providers within Two miles:**

- a) City of Jarrell
- b) Jarrell Schwertner WSC (CCN #10002)
- c) Chisholm Trail SUD (CCN #11590)
- d) Jonah Water SUD (CCN #10970)
- e) Williamson County MUD No. 14

**2) List of Wastewater Providers within Two miles:**

- a) City of Jarrell
- b) Williamson County MUD No. 14

# JONES - HEROY & ASSOCIATES, INC.



July 17, 2009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED


Chisholm Trail SUD  
P.O. Box 249  
Florence, TX 76527

Re: Request for Water Service

Sonterra Municipal Utility District (District) currently provides water and sewer service to property within its boundaries. Because a portion of the service area currently overlaps a portion of another CCN holder, the District is applying to the Texas Commission on Environmental Quality (TCEQ) for its own water and sewer CCN. The District is located adjacent to and east of IH 35 approximately 1 mile south of the City of Jarrell, Texas. The development will ultimately consist of approximately 5,500 single family homes plus some commercial development along IH-35. The District currently receives its water supply from wells and has entered into an agreement with the City of Jarrell for wastewater service. Pursuant to the requirements of the TCEQ, part of the process of obtaining a Certificate of Convenience and Necessity to provide service to the area is to request service from surrounding entities.

Please indicate below whether the Chisholm Trail SUD has the ability and desires to provide water service to this development and return to the address below. In the event you answer "yes", we request that you specify the specific terms and conditions under which the Chisholm Trail SUD will make service available to the Property.

Sincerely,  
Jones - Heroy & Associates, Inc.

  
Samuel W. Jones, P.E.  
Engineer for the District

☐ Yes, we are interested in providing service and would like to discuss further.

☒ No, we are not interested in providing service.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

# JONES - HEROY & ASSOCIATES, INC.



July 17, 2009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

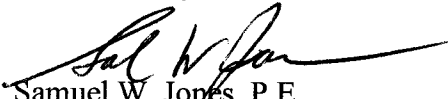
Williamson County MUD No.14  
c/o Richard Hamala  
Tiemann, Shahady & Hamala, P.C.  
102 N. Railroad Avenue  
Pflugerville, TX 78660

Re: Request for Water & Wastewater Service

Sonterra Municipal Utility District (District) currently provides water and sewer service to property within its boundaries. Because a portion of the service area currently overlaps a portion of another CCN holder, the District is applying to the Texas Commission on Environmental Quality (TCEQ) for its own water and sewer CCN. The District is located adjacent to and east of IH 35 approximately 1 mile south of the City of Jarrell, Texas. The development will ultimately consist of approximately 5,500 single family homes plus some commercial development along IH-35. The District currently receives its water supply from wells and has entered into an agreement with the City of Jarrell for wastewater service. Pursuant to the requirements of the TCEQ, part of the process of obtaining a Certificate of Convenience and Necessity to provide service to the area is to request service from surrounding entities.

Please indicate below whether the Williamson County MUD No.14 has the ability and desires to provide water and wastewater service to this development and return to the address below. In the event you answer "yes", we request that you specify the specific terms and conditions under which the Williamson County MUD No.14 will make service available to the Property.

Sincerely,  
Jones - Heroy & Associates, Inc.

  
Samuel W. Jones, P.E.  
Engineer for the District

☐ Yes, we are interested in providing service and would like to discuss further.

☒ No, we are not interested in providing service.

BY: Richard Hamala

TITLE: General Counsel

DATE: August 4, 2009

# JONES - HEROY & ASSOCIATES, INC.

July 17, 2009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

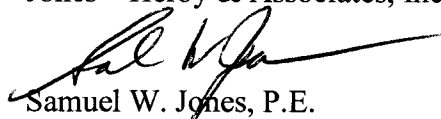
Jonah Water SUD  
P.O. Box 455  
Hutto, TX 78634

Re: Request for Water Service

Sonterra Municipal Utility District (District) currently provides water and sewer service to property within its boundaries. Because a portion of the service area currently overlaps a portion of another CCN holder, the District is applying to the Texas Commission on Environmental Quality (TCEQ) for its own water and sewer CCN. The District is located adjacent to and east of IH 35 approximately 1 mile south of the City of Jarrell, Texas. The development will ultimately consist of approximately 5,500 single family homes plus some commercial development along IH-35. The District currently receives its water supply from wells and has entered into an agreement with the City of Jarrell for wastewater service. Pursuant to the requirements of the TCEQ, part of the process of obtaining a Certificate of Convenience and Necessity to provide service to the area is to request service from surrounding entities.

Please indicate below whether the Jonah Water SUD has the ability and desires to provide water service to this development and return to the address below. In the event you answer "yes", we request that you specify the specific terms and conditions under which the Jonah Water SUD will make service available to the Property.

Sincerely,  
Jones - Heroy & Associates, Inc.

  
Samuel W. Jones, P.E.  
Engineer for the District

☐ Yes, we are interested in providing service and would like to discuss further.

☒ No, we are not interested in providing service.

BY: 

TITLE: General Manager

DATE: 7/24/09

*We would be  
interested in a wholesale  
water contract*

# JONES - HEROY & ASSOCIATES, INC.



September 22, 2009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

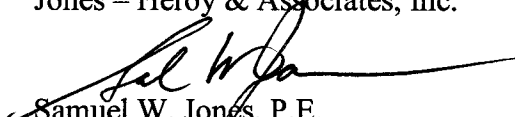
Jarrell-Schwertner WSC  
113 North Fifth Street  
Jarrell, TX 76537

Re: Request for Water Service

Sonterra Municipal Utility District (District) currently provides water and sewer service to property within its boundaries. Because a portion of the service area currently overlaps a portion of another CCN holder, the District is applying to the Texas Commission on Environmental Quality (TCEQ) for its own water and sewer CCN. The District is located adjacent to and east of IH 35 approximately 1 mile south of the City of Jarrell, Texas. The development will ultimately consist of approximately 5,500 single family homes plus some commercial development along IH-35. The District currently receives its water supply from wells and has entered into an agreement with the City of Jarrell for wastewater service. Pursuant to the requirements of the TCEQ, part of the process of obtaining a Certificate of Convenience and Necessity to provide service to the area is to request service from surrounding entities.

Please indicate below whether the Jarrell-Schwertner WSC has the ability and desires to provide water service to this development and return to the address below. In the event you answer "yes", we request that you specify the specific terms and conditions under which the Jarrell-Schwertner WSC will make service available to the Property.

Sincerely,  
Jones - Heroy & Associates, Inc.

  
Samuel W. Jones, P.E.  
Engineer for the District

☐ Yes, we are interested in providing service and would like to discuss further.

☒ No, we are not interested in providing service, except on a mutually agreeable wholesale basis.

BY:

TITLE: President, J-S WSC  
DATE: October 5, 2009



Kathleen Hartnett White, *Chairman*  
R. B. "Ralph" Marquez, *Commissioner*  
Larry R. Soward, *Commissioner*  
Glenn Shankle, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

Mr. Theron Vaughan, Member  
Sonterra Development LLC of Jarrell, Texas  
P.O. Box 856  
Jarrell, Texas 76537-0856

Re: Sonterra Development LLC of Jarrell, Texas, Permit No. WQ0014569001  
(RN 104474465; CN 602753204)

Dear Mr. Vaughan:

Enclosed is a copy of the above referenced permit for a wastewater treatment facility issued on behalf of the Executive Director pursuant to Chapter 26 of the Texas Water Code.

Self-reporting or Discharge Monitoring Forms and instructions will be forwarded to you from the Water Quality Management Information Systems Team so that you may comply with monitoring requirements. For existing facilities, revised forms will be forwarded if monitoring requirements have changed.

Enclosed is a "Notification of Completion of Wastewater Treatment Facilities" form. Use this form when the facility begins to operate or goes into a new phase. The form notifies the agency when the proposed facility is completed or when it is placed in operation. This notification complies with the special provision incorporated into the permit.

Should you have any questions, please contact Ms. June Ella Martinez of the Texas Commission on Environmental Quality's Wastewater Permitting Section at (512) 239-4671 or if by correspondence, include MC 148 in the letterhead address below.

Sincerely,

A handwritten signature in black ink, appearing to read "LWS" or similar, with a small "LWS" written below it.

L'Oreal W. Stepney, Director  
Water Quality Division

LWS/JEM/ms

Enclosures

ccs: TCEQ, Region 11  
Mr. Randall B. Wilburn, Clark, Thomas & Winters, P.C., 300 West Sixth Street, Austin, Texas 78701  
Mr. Rick Wheeler, Malone/Wheeler, Inc., 7500 Rialto Boulevard, Austin, Texas 78735

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

printed on recycled paper using soy-based ink



TPDES PERMIT NO. WO0014569001  
[For TCEQ Office Use Only:  
EPA ID No. TX0127221]

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
P.O. Box 13087  
Austin, Texas 78711-3087

PERMIT TO DISCHARGE WASTES  
under provisions of  
Section 402 of the Clean Water Act  
and Chapter 26 of the Texas Water Code

Sonterra Development LLC of Jarrell, Texas

whose mailing address is

P.O. Box 856  
Jarrell, Texas 76537-0856

is authorized to treat and discharge wastes from the wastewater treatment facility, SIC Code 4952

located approximately 10,000 feet southeast of the intersection of Interstate Highway 35 and Farm-to-Market Road 487 in Williamson County, Texas

to an unnamed tributary; thence to Donahoe Creek; thence to the Little River in Segment No. 1213 of the Brazos River Basin

only according with effluent limitations, monitoring requirements and other conditions set forth in this permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the permittee the right to use private or public property for conveyance of wastewater along the discharge route described in this permit. This includes, but is not limited to, property belonging to any individual, partnership, corporation or other entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This permit shall expire at midnight, May 1, 2010.

ISSUED DATE:

A handwritten signature in black ink, appearing to be "D. White", written over a horizontal line.

For the Commission