

Control Number: 45001



Item Number: 1

Addendum StartPage: 0

45001

Ranch Country of Texas, Inc.

Public Water Systems

P.O. Box 790

Sealy, TX 77474

(979) 885-6262

July 30, 2015

Public Utility Commission of Texas
Attention: Filing Clerk
1701 N. Congress Avenue
Austin, TX 78711-3326

RECEIVED
2015 AUG -3 AM 10:05
PUBLIC UTILITY COMMISSION
FILING CLERK

Re: Settlers Crossing Water System Section 2

To Whom It May Concern:

In regards to the above referenced proposed water system, please find an Application to Amend a Certificate of Convenience and Necessity for CCN #12918. Also enclosed, please find the following supporting documentation as requested in the application:

- 1.B.i. A copy of the corporation's "Certification of Account Status" from the Texas State Comptroller of Public Accounts
- 1.B.iii. A listing of all stockholders. There is only one stockholder, D. David Cryan, who owns 100% of Ranch Country of Texas, Inc.
- 2.B. There is a need for water service in the proposed area because the Settlers Crossing Subdivision is expanding into the next phase of development and will need water service for the proposed residential home sites. There are no other feasible water utilities available in the area and private water wells are cost prohibitive.
- 3. Please find enclosed all necessary maps, descriptions of the service area, production facilities, transmission and distribution of the proposed service area, all of which is included with the TCEQ Public Water System Submittal Package as prepared by Ince Engineering, LLC.
- 4.A.B. The following public water systems are located within a 2 miles radius (PWS #0080053; #0080049; #0080056; #0080055; #0080058). These public water systems are all owned by Ranch Country of Texas, Inc. (the applicant); however, all of these systems do not have the capacity to provide service nor would it be economically feasible to do so.
- 5.A.iv. A copy of the most recent TCEQ water inspection report is enclosed.
- 5.A.v. There were no deficiencies or violations alleged as a result of the inspection.

Ranch Country of Texas, Inc.

Public Water Systems

P.O. Box 790

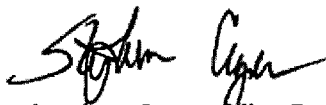
Sealy, TX 77474

(979) 885-6262

- 6.A.B . All the necessary financials and profit and lost statements are enclosed, as well as pro forma balance sheets for the first five years of operation.
- 6.A.iii. Enclosed is the proposed Water Utility Tariff
- 7.A.-F. Enclosed is the Notice for Publication
- 7.G. The following public water systems are located within a 2 miles radius (PWS #0080053; #0080049; #0080056; #0080055; #0080058). These public water systems are all owned by Ranch Country of Texas, Inc. (the applicant); however, all of these systems do not have the capacity to provide service nor would it be economically feasible to do so.

We appreciate your consideration and cooperation regarding this matter. Please let me know if you have any questions or if you need additional information.

Sincerely,



Stephen Cryan, Vice President

Enclosures



PURSUANT TO PUC CHAPTER 24, SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS, SUBCHAPTER G: CERTIFICATES OF CONVENIENCE AND NECESSITY

Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

Docket Number: **45001**

(this number will be assigned by the Public Utility Commission after your application is filed)

7 copies of the application, including the original, shall be filed with

Public Utility Commission of Texas
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

If submitting digital map data, two copies of the portable electronic storage medium (such as CD or DVD) are required.

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Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

Purpose of Application		
<input type="checkbox"/> Obtain	<input type="checkbox"/> New Water CCN	<input type="checkbox"/> New Sewer CCN
<input checked="" type="checkbox"/> Amend	<input checked="" type="checkbox"/> Water CCN# (s)	<u>12918</u>
<input type="checkbox"/> Amend	<input type="checkbox"/> Sewer CCN#(s)	_____

1. Applicant Information

Applicant	
Utility name: Ranch Country of Texas, Inc.	
Certificate number: 12918	
Street address (City/ST/ZIP/Code): 1411 Hwy 90 West, Sealy, TX 77474	
Mailing address(City/ST/ZIP/Code): P.O. Box 790, Sealy, TX 77474	
Utility Phone Number and Fax: (979) 885-6262	
Contact information	
Please provide information about the person(s) to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant manager, or other title related to the applicant.	
Name: Stephen Cryan	Title: Authorized Representative
Mailing address: P.O. Box 790, Sealy, TX 77474	
Email: scryan@ranchcountry.com	Phone and Fax: (979) 885-6262
List all counties in which service is proposed: Austin	

A. Check the appropriate box and provide information regarding the legal status of the applicant:

- Investor Owned Utility Individual Partnership
 Home or Property Owners Association For-profit Corporation
 Non-profit, member-owned, member-controlled cooperative corporation
(Water Code Chapter 67, Water Supply or Sewer Service Corporation)
 Municipality District Other - Please explain:

B. If the applicant is a For-Profit business or corporation, please include the following information:

- i. A copy of the corporation's "Certification of Account Status" from the Texas State Comptroller of Public Accounts.
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State: 1398150
- iii. A listing of all stockholders and their respective percentages of ownership.
- iv. A copy of the company's organizational chart, if available.
- v. A list of all directors and disclose the title of each individual.
- vi. A list of all affiliated organizations (if any) and explain the affiliate's business relationship with the applicant.

C. If the applicant is a Texas Water Code (TWC) Chapter 67 water supply or sewer service corporation please provide:

- i. A copy of the Articles of Incorporation and By-Laws.
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State.
- iii. Identification of all board members including name, address, title, and telephone number.
- iv. A copy of the corporation's *Certificate of Account Status* from the Texas Comptroller of Public Accounts.

2. Location Information

- A. Are there people already living in the proposed area? Yes No
If YES, are any currently receiving utility service? Yes No
If YES, from WHOM? _____

B. Demonstrate the Need for Service by providing the following:

Have you received any requests for service in the requested service area?

Yes No

If YES, provide the following:

- i. Describe the service area and circumstances driving the need for service in the requested area. Indicate the name(s) and address(es) of landowner(s), prospective landowner(s), tenant(s), or resident(s) that have requested service; and/or
- ii. Describe the economic need(s) for service in the requested area (i.e. plat approvals, recent annexation(s) or annexation request(s), building permits, septic tank permits, hospitals, etc.); and/or
- iii. Discuss in detail the environmental need(s) for service in the requested area (i.e. failing septic tanks in the requested area, fueling wells, etc.); and/or
- iv. Provide copies of any written application(s) or request(s) for service in the requested area; and/or
- v. Provide copies of any reports and/or market studies demonstrating existing or anticipated growth in the requested area.
- vi. If none of these items exist or are available, please justify the need for service in the proposed area in writing.

Note: Failure to demonstrate a need for additional service in the proposed service area may result in the delay and /or possible denial of the application.

C. Is any portion of the proposed service area inside an incorporated city or district?

Yes No

If YES, within the corporate limits of: _____

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

N/A

D. Is any portion of the proposed service area inside another utility's CCN area?

Yes No

If YES, has the current CCN holder agreed to decertify the proposed area?

If NO, are you seeking dual or single certification of the area? Explain why decertification of the area is in the public interest:

N/A

3. Map Requirements

Attach the following hard copy maps with each copy of the application:

- A. A location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county.
- B. A map showing only the proposed area by:
 - i. metes and bounds survey certified by a licensed state or register professional land surveyor; or
 - ii. projectable digital data with metadata (proposed areas should be in a single record and clearly labeled). Also, a data disk labeled with the applicant's name must be provided; or
 - iii. following verifiable natural and man-made landmarks; or
 - iv. a copy of recorded plat map with metes and bounds.
- C. A written description of the proposed service area.
- D. Provide separate and additional maps of the proposed area(s) to show the following:
 - i. all facilities, illustrating separately facilities for production, transmission, and distribution of the applicant's service(s); and
 - ii. any facilities, customers or area currently being served outside the applicant's certificated area(s).

Note: Failure to provide adequate mapping information may result in the delay or possible denial of your application.

Digital data submitted in a format other than ArcView shape file or Arc/Info E00 file may result in the delay or inability to review applicant's mapping information.

For information on obtaining a CCN base map or questions about sending digital map data, please visit the Water Utilities section of the PUC website for assistance.

4. New System Information or Utilities Requesting a CCN for the First Time

- A. Please provide the following information:
 - i. a list of public drinking water supply system(s) or sewer system(s) within a 2 mile radius of the proposed system;
 - ii. copies of written requests seeking to obtain service from each of the public drinking water systems or sewer systems listed in a. 1 above or documentation that it is not economically feasible to obtain service from each entity;
 - iii. copies of written responses from each system or evidence that they did not reply; and
 - iv. for sewer utilities, documentation showing that you have obtained or applied for a wastewater discharge permit.
- B. Were your requests for service denied? Yes No

- i. If yes, please provide documentation of the denial of service and go to c.
- ii. If no, please provide a detailed analysis which justifies your reasons for not accepting service. A separate analysis must be prepared and submitted for each utility that granted your request for service.

C. Please summarize how the proposed utility system will be constructed and describe each projected construction phase, if any:

Scott Drilling, Inc. will drill the well and install the pressure tank once the necessary approvals are obtained. Also, after the proper approvals, employees from our company will install the distribution lines.

D. Date of plat approval, if required: _____
 Approved by: _____

E. Date Plans & Specifications submitted to the TCEQ for approval: _____ Attach copy of approval letter, if available. If the letter is not available by the time your CCN application is submitted, please supplement your application with a copy of the letter once you receive it from the TCEQ.

F. Date construction is scheduled to commence: _____

G. Date service is scheduled to commence: _____

5. Existing System Information

A. Please provide the following information for each water and/or sewer system, attach additional sheets if necessary.

i. Water system(s): TCEQ Public Water System identification number(s):

0	0	8	0	0	5	8	0	0	8	0	0	5	1	0	0	8	0	0	5	9
0	0	8	0	0	5	3	0	0	8	0	0	4	9	0	0	8	0	0	5	6
0	0	8	0	0	5	5														

ii. Sewer system(s): TCEQ Discharge Permit number(s)

W Q	W Q
W Q	W Q
W Q	W Q

- iii. Date of last TCEQ water and/or sewer system inspection(s): 3/18/2015
- iv. Attach a copy of the most recent TCEQ water and/or sewer inspection report letter(s).
- v. For each system deficiency listed in the TCEQ inspection report letter; attach a brief explanation listing the actions taken or being taken by the utility to correct the listed deficiencies, including the proposed completion dates.

B. Provide the following information about the utility's certified water and/or sewer operators

Name	Classes	License Number
Sidney Chollette	C	WG0009227

- Attach additional sheet(s) if necessary -

- C. Using the current number of customers, is any facility component in systems named in #5A above operating at 85% or greater of minimum standard capacity?

- Yes
- No

Attach a copy of the 85% rule compliance document filed with the TCEQ if the system is operating at 85% or greater of the TCEQ's minimum standard capacity requirements.

- D. In the table below, the number of existing and/or proposed metered and non-metered connections (by size). The proposed number should reflect the information presented in the business plan or financial documentation and reflect the number of service requests identified in Question 2.b in the application.

TCEQ Water System			TCEQ Sewer System		
Connection	Existing	Proposed	Connection	Existing	Proposed
5/8" or 3/4" meter	0	49	Residential		
1" meter or larger	0	0	Commercial		
Non-Metered	0	0	Industrial		

TCEQ Water System			TCEQ Sewer System		
Other:	0	0	Other:		
Total Water	0	49	Total Sewer		

E. If this application is for a water CCN only, please explain how sewer service is or will be provided:

Sewer service will be provided by private septic systems. The permits for these systems will be issued individually by Austin County Environmental Office.

F. If this application is for a sewer CCN only, please explain how water service is or will be provided:

G. Effect of Granting a Certificate Amendment.

Explain in detail the effect of granting of a certificate or an amendment, including, but not limited to regionalization, compliance and economic effects on the following:

- i. the applicant,
- ii. any retail public utility of the same kind already serving the proximate area; and
- iii. any landowner(s) in the requested area.

H. Do you currently purchase or plan to purchase water or sewer treatment capacity from another source?

- i. No, (skip the rest of this question and go to #6)
- ii. Yes, Water

Purchased on a Regular Seasonal Emergency basis?

Water Source	% of Total Treatment
	0.00%

Water Source	% of Total Treatment
	0.00%
	0.00%

- iii. Yes, Sewer treatment capacity
Purchased on a Regular Seasonal Emergency basis?

Sewer Source	% of Total Treatment
	0.00%
	0.00%
	0.00%

- iv. Provide a signed and dated copy of the most current water or sewer treatment capacity purchase agreement or contract.

I. Ability to Provide Adequate Service.

Describe the ability of the applicant to provide adequate service, including meeting the standards of the commission, taking both of the following items into consideration:

- i. the current and projected density; and
- ii. the land use of the requested area.

J. Effect on the Land. Explain the effect on the land to be included in the certificated area.

6. Financial Information

- A. For new water and/or sewer systems and for applicants with existing CCNs who are constructing a new stand-alone water and/or sewer system:
 - i. the applicant must provide an analysis of all necessary costs for constructing, operating, and maintaining the system, and the source of that capital (such as a financial statement for the developing entity) for which the CCN is requested for at least the first five years. In addition, if service has been offered by an existing retail water service provider as stated in #4.A., but the applicant has determined that the cost of service as finally offered renders the project not economically feasible, the applicant must provide a comparison analysis of all necessary costs for acquiring and continuing to receive service from the existing system for the same period.
 - ii. Attach projected profit and loss statements, cash flow worksheets, and balance sheets (projected five year financial plan worksheet is attached) for each of the first five years of operation. Income from rates

should correlate to the projected growth in connections, shown on the projected profit and loss statement.

- iii. Attach a proposed rate schedule or tariff. Describe the procedure for determining the rates and fees and indicate the date of last change, if applicable. Attach copies of any cost of service studies or rate analysis worksheets.
- B. For existing water and/or sewer systems:
- i. Attach a profit and loss statement and current balance sheet for existing businesses (end of last fiscal year is acceptable). Describe sources and terms for borrowed capital such as loans, bonds, or notes (profit and loss and balance sheet worksheets are attached, if needed).
 - ii. Attach a proposed rate schedule or tariff.

❖ **Note: An existing water and/or sewer system may be required to provide the information in 6.A.i. above during the technical review phase if necessary for staff to completely evaluate the application**

C. Identify any funds you are required to accumulate and restrict by lenders or capital providers.

D. In lieu of the information in #6.A. thru #6.C., you may provide information concerning loan approvals within the last three (3) years from lending institutions or agencies including the most recent financial audit of the applicant.

❖ **Note: Failure to provide adequate financial information may result in the delay or possible denial of your application.**

7. Notice Requirements

- A. All proposed notice forms must be completed and submitted with the application. Do not mail or publish the notices until you receive written approval from the commission to do so.
- B. The commission cannot grant a CCN until proper notice of the application has been given. Commission rules do not allow a waiver of notice requirements for CCN applicants.
- C. It is the applicant's responsibility to ensure that proper notice is given to all entities that are required to receive notice.
- D. Recommended notice forms for publication, neighboring cities and systems, landowners with 25 acres or more, and customers are included with this application for use in preparing proposed notices. (Notice forms are available in Spanish upon request.)
- E. After reviewing and, if necessary, modifying the proposed notice, the commission will send the notice to the applicant after the application is accepted for filing along with instructions for publication and/or mailing. Please review the notice carefully before providing the notice.
- F. **Notice For Publication:**
The applicant shall publish the notice in a newspaper with general circulation in the county(ies) where a CCN is being requested. The notice must be published once each week for two consecutive weeks beginning with the week after the notice is received from the commission. Proof of publication in the form of a publisher's affidavit shall be submitted to the commission within 30 days of the last publication date. The affidavit shall state with specificity each county in which the newspaper is of general circulation.
- G. **Notice To Neighboring Utilities:**
 - i. List all neighboring retail public utilities and cities providing the same utility service within the following vicinities of the applicant's proposed certificate area.
 - ii. For applications for the issuance of a NEW CCN, the applicant must mail the notice with a copy of the proposed CCN map to all cities and neighboring retail public utilities providing the same utility service within five (5) miles of the requested service area.

- iii. For applications for the AMENDMENT of a CCN, the applicant must mail the notice with a copy of the proposed CCN map to all cities and neighboring retail public utilities providing the same utility service within two (2) miles of the requested service area.
- H. Notice to Customers:
Investor Owned Utilities (IOUs) that are currently providing service without a CCN must provide individual mailed notice to all current customers. The notice must contain the current rates, the date those rates were instituted and any other information required in the application.
- I. The commission may require the applicant to deliver notice to other affected persons or agencies.

Do not publish or send copies of the proposed notices to anyone at the time you submit the application to the commission. Wait until you receive written authorization to do so. Authorization occurs after the commission has reviewed the notices for completeness, and your application has been accepted for filing. Once the application is accepted for filing, you will receive written authorization to provide notice. Please check the notices for accuracy before providing them to the public. It is the applicant's burden to ensure that correct and accurate notice is provided.

OATH

STATE OF TEXAS
COUNTY OF AUSTIN

I, STEPHEN CRYAN, being duly sworn, file this application as Authorized Representative (indicate relationship to Applicant, that is, owner, member of partnership, title as officer of corporation, or other authorized representative of Applicant); that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the maps and financial information filed with this application, and have complied with all the requirements contained in this application; and, that all such statements made and matters set forth therein are true and correct. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Public Utility Commission of Texas.

I further represent that the application form has not been changed, altered or amended from its original form.

I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants for service within its certificated service area.

Stephen Cryan
AFFIANT
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of Texas,
This day 28th of July 20 15

Valerie Leon
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

SEAL



Valerie Leon
PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES January 14, 2019



ATTACHMENT I. B. i.

Franchise Tax Account Status

As of: 07/22/2015 04:43:17 PM

This Page is Not Sufficient for Filings with the Secretary of State

RANCH COUNTRY OF TEXAS, INC.	
Texas Taxpayer Number	30118544193
Mailing Address	PO BOX 790 SEALY, TX 77474-0790
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	04/26/1996
Texas SOS File Number	0139815000
Registered Agent Name	D DAVID CRYAN
Registered Office Street Address	1411 HIGHWAY 90 WEST SEALY, TX 77474



Glenn Hegar Texas Comptroller of Public Accounts



ATTACHMENT I. B. iii. Taxable Entity Search Results
Taxable Entity Search

Officers and Directors

RANCH COUNTRY OF TEXAS, INC.
 Report Year: 2014

[Return to: Taxable Entity Search Results](#)

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

You may order a copy of a Public Information Report from open_records@cpa.state.tx.us or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
<i>DIRECTOR</i>	D DAVID CRYAN P. O. BOX 790 SEALY, TX 77474
<i>PRESIDENT</i>	D DAVID CRYAN P. O. BOX 790 SEALY, TX 77474

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ATTACHMENT 3.

TCEQ Public Water System Plan Review Submittal Form (Complete and Attach to Submittal Package)

Date 09/25/2014
TCEQ PWS Identification No.* _____ CCN No. or Application No ** 12918
Water System Name Settler Crossing 2
Water System Owner RANCH COUNTRY OF TEXAS, INC. Type of Entity Owner
Address PO BOX 790 SEELY TX 77424 Phone (AC) _____
Responsible Official Steve Cryan Title Vice President
***County (system location) Austin
Mechanism & Source of Financing Private
Subdivision Sec., Phase, Unit, etc. NA
Engineer Jerry G. Ince, PE Registration Number 81062 E-Mail jgince@gmail.com
Firm Name Ince Engineering, LLC Phone (AC) 281-232-7075 Fax: (AC) 281-232-7075
Firm Address 212 E Hwy 90-A, Richmond, TX 77406
Firm Registration Number 6660

- * If no PWS Number exists, the owner must submit a business plan, if required, in accordance with §290.39(f) and (g).
** If a CCN is required and a CCN does not exist, an acceptable application to obtain a CCN number must be made before a project submittal can be technically reviewed. In addition, if a submittal is for a project located outside the CCN area, a CCN amendment application must be submitted before a project may be reviewed for construction approval. Please refer to 30 TAC Chapter 291 for additional information regarding CCNs.

If this is a new (proposed) system, you must attach the following with this submittal:

- Attach a list of all water utilities within ½ mile of the proposed service area boundaries
- Copies of formal applications for service from each of the following:
 - any municipality if the system is within its ETJ;
 - any district or other political subdivision whose corporate boundaries are within ½ mile of the proposed service area boundaries
 - any other water service provider whose certificated service area boundary is within ½ mile of the proposed service area boundaries
- Documentation that all application requirements including payment of fees were complied with
- Copies of written responses from each of the entities listed above.
- Business plan. The business plan financial requirements for non-community water systems must confirm capital availability to construct the system according to TCEQ requirements. This would consist of a balance sheet that shows liabilities as well as assets, not just a bank confirmation of a deposit account. Alternatively, if the project is being constructed with loan funds, then a loan commitment letter from the lender specific to that project will suffice.
- Justification for constructing a separate system (unless none of the entities listed above exist)
- TCEQ Core Data Form (No. 10400)

Type of Project (please check the appropriate boxes). Submit a sealed engineering report that includes the number of connections to be served.

- | | |
|--|--|
| <input type="checkbox"/> Distribution System Modifications | <input type="checkbox"/> Surface Water Treatment Plant, New |
| <input type="checkbox"/> Storage Capacity Modifications | <input type="checkbox"/> Modification of Surface Water Treatment Plant |
| <input type="checkbox"/> Pressure Maintenance Facilities Modifications | <input type="checkbox"/> Proposed Innovative Process Study |
| <input checked="" type="checkbox"/> ***Water Well Construction, Proposed | |
| <input type="checkbox"/> ***Well completion data for approved well | <input type="checkbox"/> Request for Rule Exception |
| <input type="checkbox"/> ***Ground Water Treatment Plant, New | <input type="checkbox"/> Preliminary Engineering Report w/o plans |
| <input type="checkbox"/> Disinfection Facilities or Other Modifications | <input type="checkbox"/> Tex. Water Dev. Board. Proj. No. _____ |
| | <input type="checkbox"/> Pilot Study for Innovative/Alternative System (Any treatment process not described in Ch290 or loading rates greater than allowable). |
| | <input type="checkbox"/> Other (Please describe) _____ |

***Please refer to http://www.tceq.state.tx.us/permitting/water_supply/pdw/chemicals/radionuclides/pdw_rad.html for a list of counties where there is an elevated risk of RADIONUCLIDES in the groundwater. The website also has helpful information regarding the radionuclide testing required in these counties.

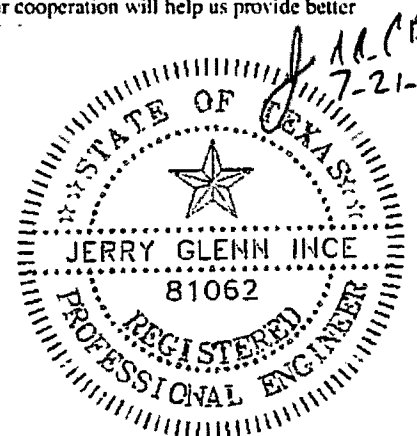
IF THIS SUBMITTAL IS A REVISION OF PREVIOUSLY SUBMITTED PLANS, PLEASE ENTER THE ASSIGNED TCEQ LOG NUMBER P-04302015-176. Please call (512) 239-4691 if you have questions regarding this form. Your cooperation will help us provide better service. Additional helpful information and rules are available at the [Public Water System Plan Review](#)

I hereby certify that the above information is, to the best of my knowledge, true and correct.

Signed P.E. Seal below

Jerry G. Ince, PE
Printed Engineer's Name

<u>09/25/2014</u> Date



DESIGN REPORT
FOR
PUBLIC WATER SYSTEM
SETTLERS CROSSING SECTION 2

IN
Austin County, Texas

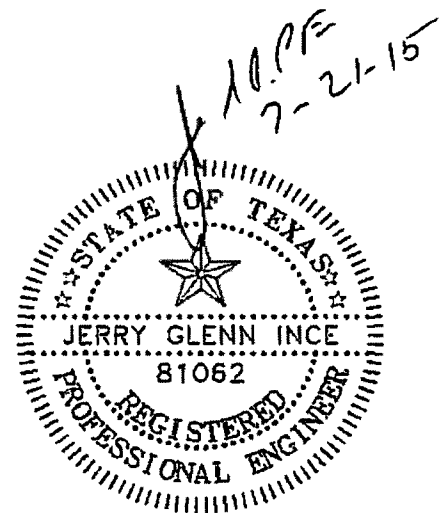
ON BEHALF OF

**Ranch Country of Texas Water System,
Inc**

BY

Ince Engineering, LLC

Firm # 6660
212 E. HWY 90A
Richmond, Texas 77406
281-232-7075



CHECKLIST FOR PROPOSED* PUBLIC WATER SUPPLY WELL/SPRING

The following list is a synopsis of the "Rules for Public Water Systems", 30 TAC Chapter 290 regarding proposed well/spring development. Plans and specifications meeting, but not limited, to the minimum requirements cited here shall be prepared under the supervision of a registered professional engineer and submitted to TCEQ, Water Supply Division, Utility Creation & Plan Review Team for approval. This list is not a substitute for the rules. Failure to submit the following items may delay project approval. Copies of the rules may be obtained from Texas Register, P.O. Box 13824, Austin, TX, 78711-3824, Phone: 512/463-5551 or downloaded from our website at:

http://www.tceq.state.tx.us/permitting/water_supply/ud/planrev.html

*Please be aware that we have added the requirement for analysis for radionuclides for high risk counties listed on the back. For elevated levels of any contaminants found in a test well, treatment or blending may be required. For more information about this testing go to:

http://www.tceq.state.tx.us/permitting/water_supply/pdw/chemicals/radionuclides/pdw_rad.html

- 1 A map showing the location of the well (Section 290.41(c)(3)(A) of the rules) or a scalable map with named roadways;
- 2 A sealed engineer's report that sizes the well/spring capacity based on connections or people to be served;
- 3 Identify individually all pollution hazards, present or potential. (Section 290.41(c)(1)(A)-(E) of the rules.) :
 - (¼ mile): abandoned or inoperative wells and existing/potential pollution hazards (see guidance);
 - (500 ft): sewage treatment plants, lands on which sewage plant or septic tank sludge is applied, lands irrigated by sewage plant effluent; animal feed lots, livestock and animal pens) solid waste disposal sites;
 - (300 ft): sewage wet wells, sewage pump stations, ditches containing sewage treatment waste or industrial waste;
 - (150 ft): septic tank perforated drain fields, absorption beds, evapotranspiration beds, privies underground fuel storage tanks; cemetery; areas irrigated by low dosage, low angle spray on-site sewage facilities; underground petrochemical storage tanks or pipelines; water wells that do not meet Public Drinking Water Standards;
 - (50 ft): tile or concrete sanitary sewers, septic tanks, livestock in pastures, or storm sewers;
- 4 NA A draft of sanitary control easements. (Section 290.47(c) Appendix C of the rules.) Easements needed for adjoining properties shall be accompanied by written commitment to execute from the property owner. (Section 290.41(c)(1)(F) of the rules.);
- 5 Minimize contamination of the underground water during drilling operation:
 - premises, materials, tools and drilling equipment (Section 290.41(c)(2) of the rules.)
 - water used for operations and fluids (Section 290.41(c)(2)(A) of the rules.)
 - slush pit (Section 290.41(c)(2)(B) of the rules.)
 - temporary toilet facilities (Section 290.41(c)(2)(C) of the rules.)
 - safeguards from trespassers (Section 290.41(c)(3)(E) of the rules.)
- 6 Well casing:
 - conforms to AWWA standards (Section 290.41(c)(3)(B) of the rules.).
 - extends 18 inches above floor (Section 290.41(c)(3)(B) of the rules.).
 - extends to developed formation (Section 290.41(c)(3)(B) of the rules.).
 - contains no more than 8% lead (Section 290.41(c)(3)(B) of the rules.).
 - pressure cemented per AWWA Appendix C (except C.1 & C.2) (Section 290.41(c)(3)(C) of the rules.).
- 7 NA Well gravel pack disinfected (Section 290.41(c)(3)(D) of the rules.).
- 8 Well disinfected per AWWA for six hours (Section 290.41(c)(3)(F) of the rules.).
- 9 Well head and sealing slab:
 - well head two feet above 100-year flood elevation (Section 290.41(c)(3)(K) of the rules.).
 - slab edge three feet from the well casing in all directions with slope (Section 290.41(c)(3)(J) of the rules.).
 - well head sealed by a gasket or sealing compound (Section 290.41(c)(3)(K) of the rules.).
 - blow-off line (Section 290.41(c)(3)(L) of the rules.).
 - sampling cock (Section 290.41(c)(3)(M) of the rules.).
 - flow measuring devices (Section 290.41(c)(3)(N) of the rules.).
- 10 Intruder-resistant fences (Section 290.41(c)(3)(O) of the rules.).
- 11 All-weather access road (Section 290.41(c)(3)(P) of the rules.).

List of Counties where Radionuclide Testing is Required

For more information go to: http://www.tceq.state.tx.us/permitting/water_supply/pdw/chemicals/radionuclides/pdw_rad.html

COUNTY	STATE CODE #
Atascosa	007
Bexar	015
Bosque	018
Brazoria	020
Brewster	022
Burnet	027
Concho	048
Culberson	055
Dallam	056
Erath	072
Fort Bend	079
Frio	082
Gillespie	086
Gray	090
Grayson	091
Harris	101
Hudspeth	115
Irion	118
Jeff Davis	122
Kendall	130
Kerr	133
Liberty	146
Llano	150
Lubbock	152

CONTINUED	
McCulloch	154
Mason	160
Matagorda	161
Medina	163
Montgomery	170
Moore	171
Parker	184
Pecos	186
Polk	187
Presidio	189
Refugio	196
San Jacinto	204
San Saba	206
Tarrant	220
Tyler	229
Upton	231
Val Verde	233
Victoria	235
Walker	236
Washington	239
Wichita	243
Zavala	254

LOCATION MAP

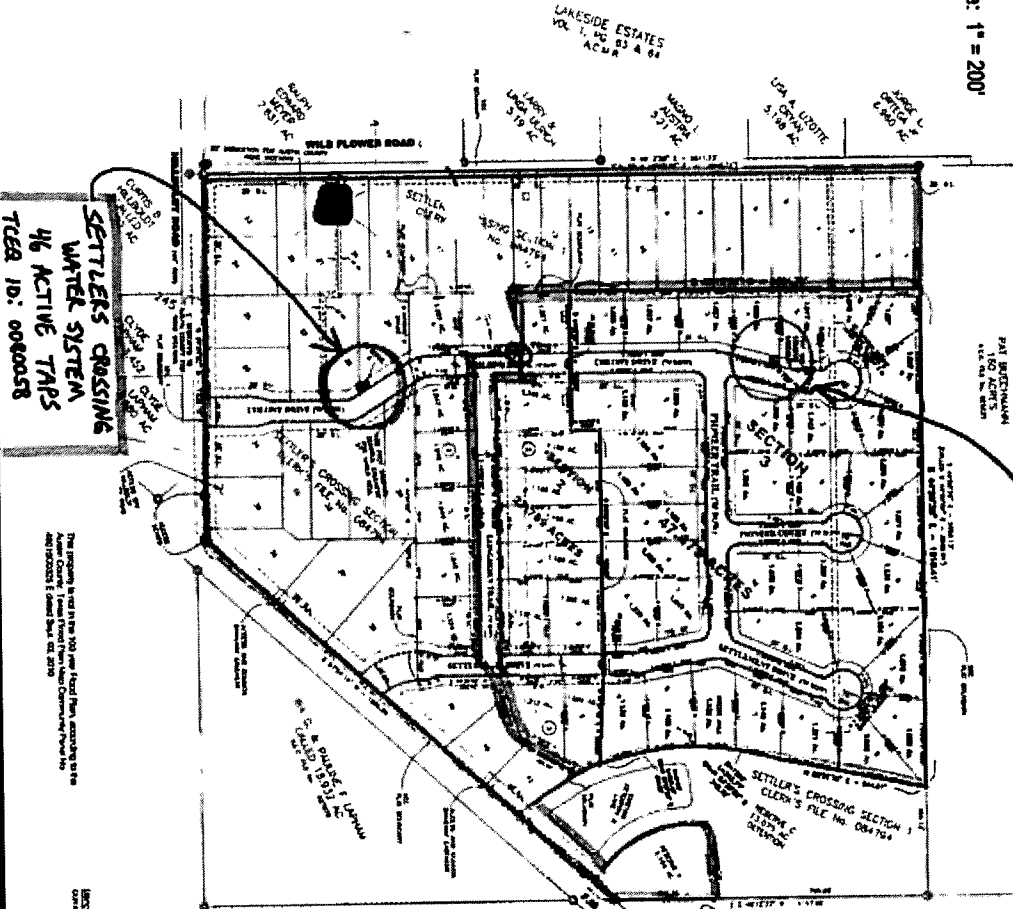
INCE ENGINEERING, LLC
FIRM #6660
JANUARY 2015



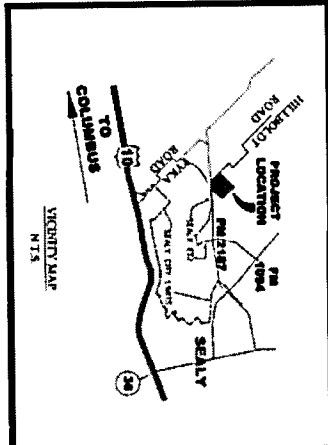


Scale: 1" = 200'

SETTLER'S CROSSING SECTION 2
WATER SYSTEM (PUNCHED)



- SET
- A.1. - Existing Lines
 - A.2. - New Lines
 - A.3. - Austin County Dept. Approved
 - A.4. - Austin County Clerk's 9.718
 - A.5. - Austin County Map Records
 - A.6. - E.A.R. #



- NOTES**
1. THESE LOTS ARE BEING DEVELOPED FOR SINGLE-FAMILY HOMES WHICH WILL BE SETBACK BY A PUBLIC AND CITY STREET FRONTAGE AND SIDE SETBACKS.
 2. ALL LOTS WILL HAVE A 10' OUTSIDE BUILDING LINE (B.L.).
 3. THIS DRIVE TRACT IS IN AUSTIN COUNTY AND OUTSIDE THE E.L.P. OF NAVY CITY.
 4. ALL LOTS ARE APPROVED BY A COUNTY OF ALL EXEMPTIONS.

ONE-LOT RESERVATION

ONE (1) LOT BEING RESERVED TO THE PUBLIC AS A BATTERY SEPARATION BETWEEN THE END AND END OF SETBACKS BEING RESERVATION. THE CONCEPT OF SETBACKS IS BEING REVISITED FOR THE PURPOSE OF PROVIDING A BUFFER BETWEEN THE DRIVE TRACT AND THE PUBLIC RIGHT-OF-WAY. THE SETBACKS WILL BE REVISITED FOR THE PURPOSE OF PROVIDING A BUFFER BETWEEN THE DRIVE TRACT AND THE PUBLIC RIGHT-OF-WAY. THE SETBACKS WILL BE REVISITED FOR THE PURPOSE OF PROVIDING A BUFFER BETWEEN THE DRIVE TRACT AND THE PUBLIC RIGHT-OF-WAY.

BUILDING SUB-ELEVATION TABLE				DRIVEWAY CLEARANCE DIMENSION TABLE			
BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
LOT No.	LEV.	LOT No.	LEV.	LOT No.	LEV.	LOT No.	LEV.
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10

SETTLER'S CROSSING
WATER SYSTEM
46 ACTIVE TAPS
TRACER ID: 0000008

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 Katy, Texas

SETTLER'S CROSSING

A 47.815 ACRE TRACT OUT OF A 136.847 ACRE TRACT OF LAND OUT OF AN ORIGINAL 180 ACRE TRACT ACROSS 27th, PHASE (MAIN DEED RECORDS) AND BEING SITUATED IN THE N. & E. CORN. CORNER SURVEY, SECTION 184, AND BEING PART OF THE MAIN (NEIGHB) SURVEY, AUSTIN COUNTY, TEXAS.

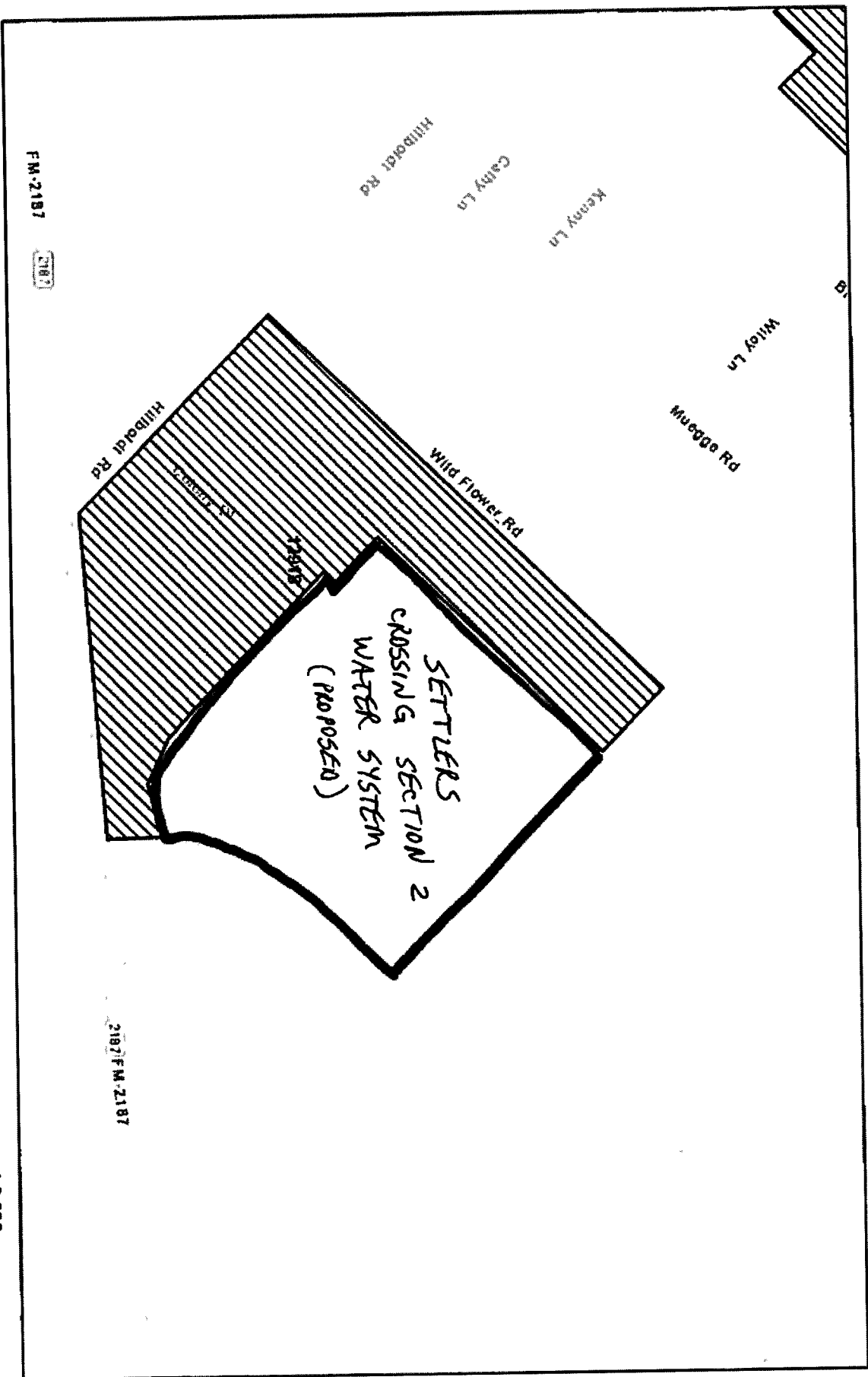
Scale: 1" = 200'

Job No. Section 3 (Punished-115)

Date By: 09 Date: 05-15-15

Sheet Number: 31 of 31

Water and Sewer CCN Viewer

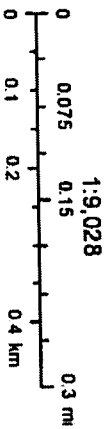


July 1, 2015

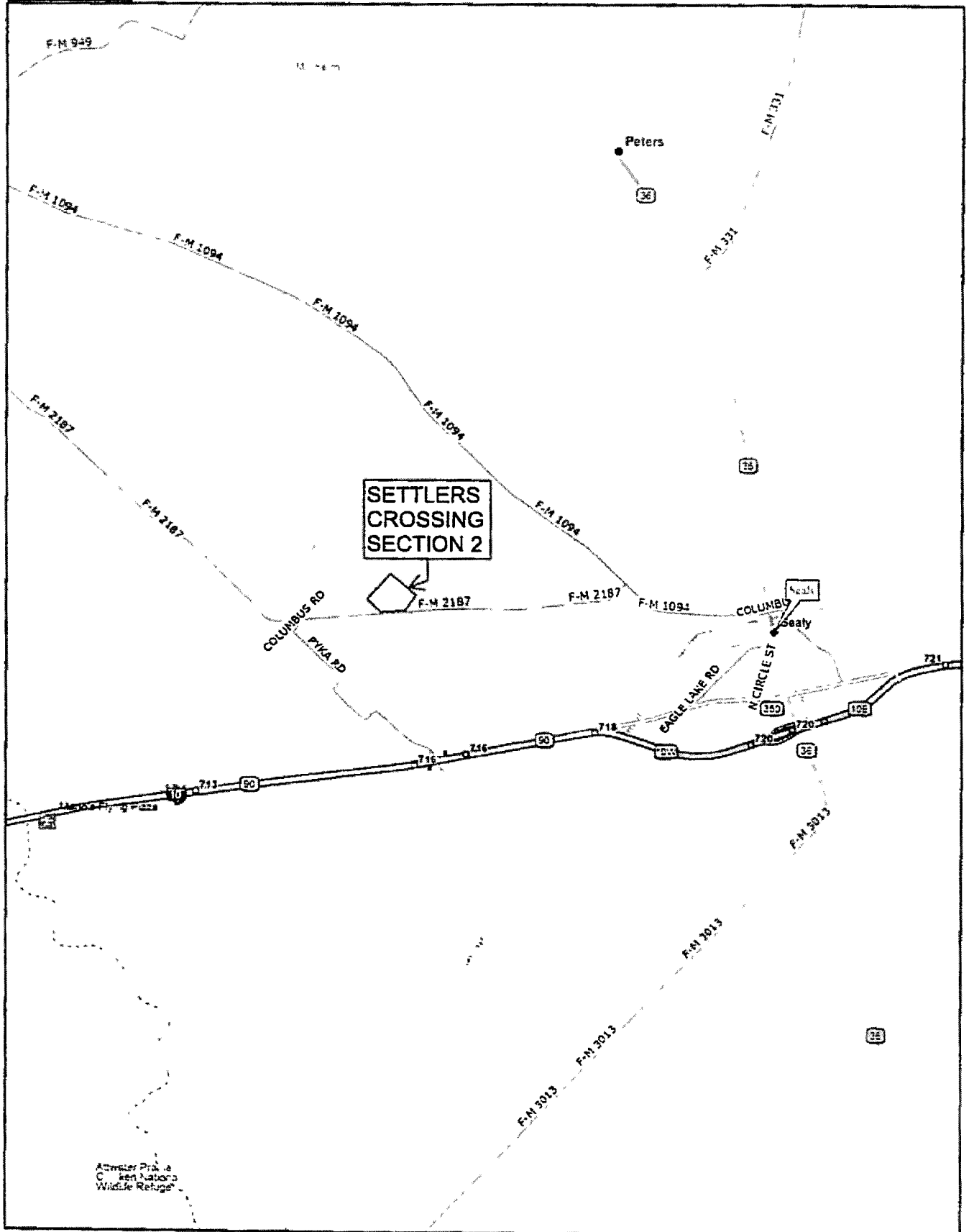
F.M. 2187

2187

2187 F.M. 2187



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).



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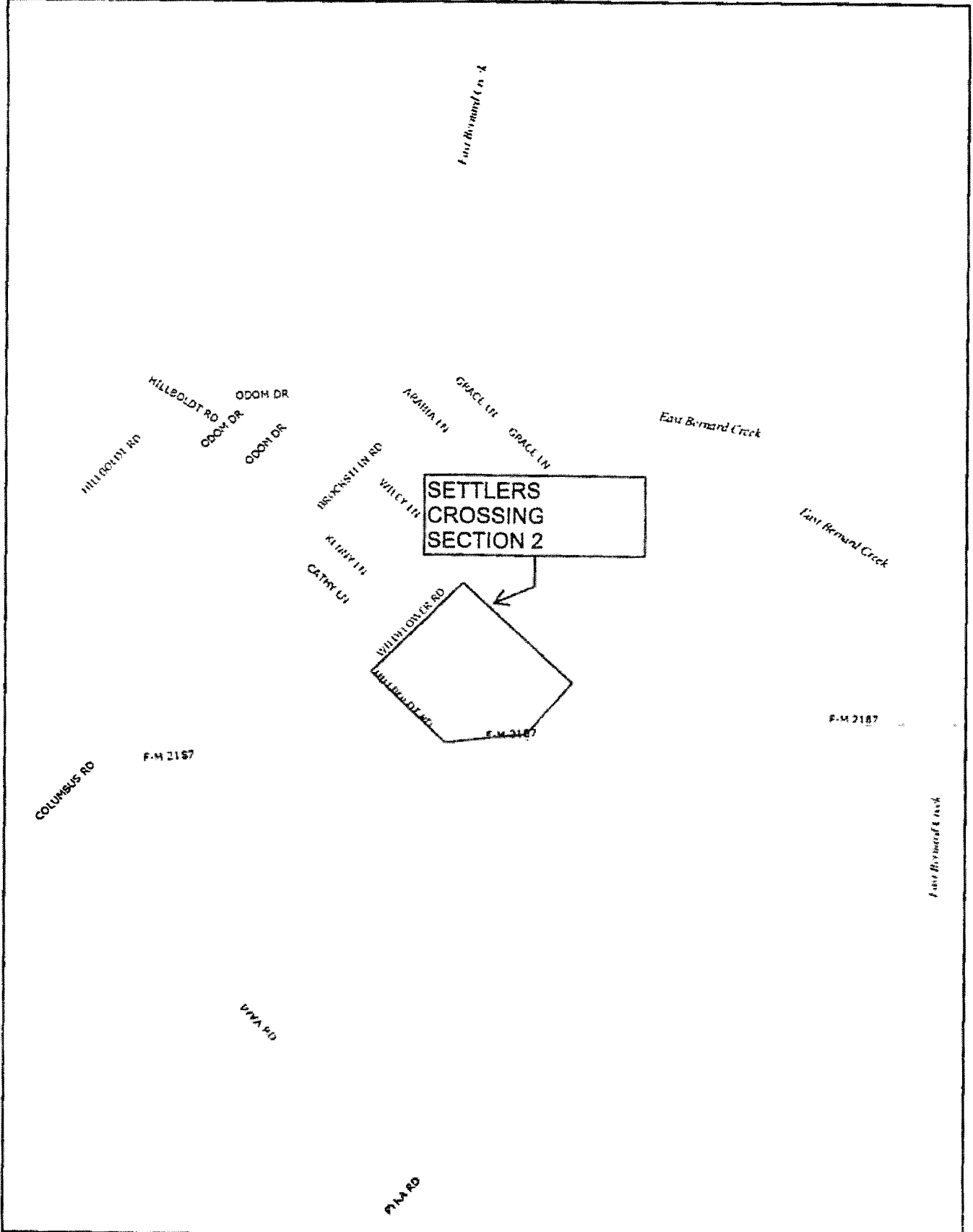
www.delorme.com

Scale 1 : 93,750



1" = 1.48 mi

Data Zoom 11-1



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www.delorme.com



Scale 1 : 20,800



1" = 1,733.3 ft

Data Zoom 13-3

For more information on the Flood Insurance Study report for this jurisdiction, contact your insurance agent or insurance company. If you are not insured, contact your insurance agent or insurance company at 1-800-638-6620.



MAP SCALE 1" = 2000'



PANEL 0325E

FIRM
FLOOD INSURANCE RATE MAP
AUSTIN COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 325 OF 475
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN COUNTY	48004	000	1
UNINCORPORATED AREAS	48005	000	1
SLAVY CITY	48017	000	1

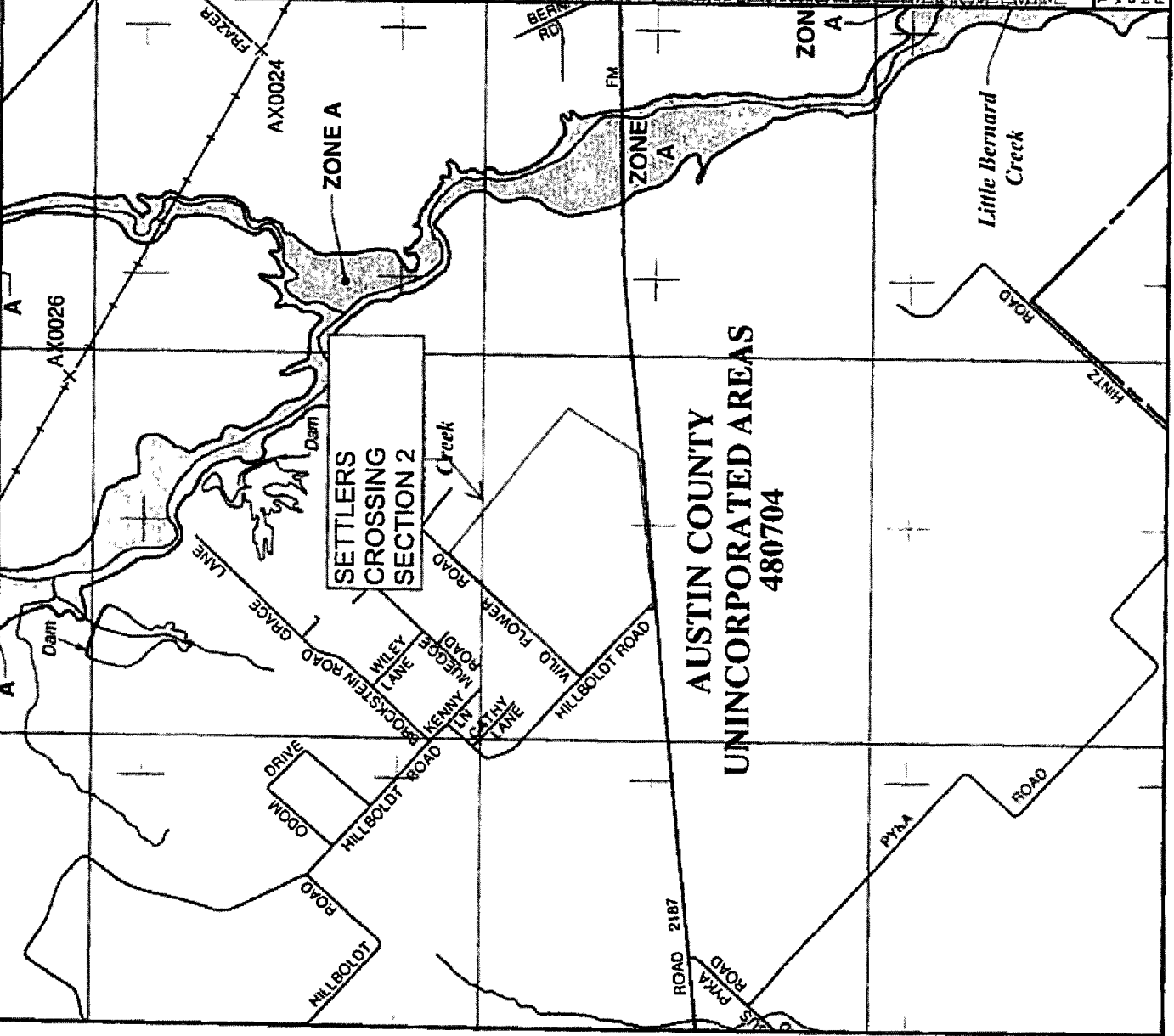
Please Note: The Map Number shown below should be used to identify the map when ordering a copy of the map. The Community Number shown below should be used to identify the map when ordering a copy of the map. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



MAP NUMBER
 48015C0325E
 MAP REVISED
 SEPTEMBER 3, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



AUSTIN COUNTY
UNINCORPORATED AREAS
480704

**ENGINEER'S REPORT
(SPECIFICATIONS, CALCULATIONS)**

INCE ENGINEERING, LLC
FIRM #6660
JANUARY 2015



**WATER WELL AND PRESSURE TANK
FOR
SETTLERS CROSSING SECTION 2**

HISTORY

Ranch Country of Texas Water System Inc. dba Settlers Crossing Section 2, is applying with the State of Texas for permission to install a new Public Water Supply for their proposed residential subdivision located in Austin County, Texas. The facility will be designed with a service capacity of 49 home connections.

WATER WELL CALCULATIONS

The well will have to meet full service capacity.

From TAC 290.45 (d) (1) Table A for well capacity

Required 1.5 gpm per connection = $49 \times 1.5 = 73.5$ gpm

The well is designed to generate 80 gpm. Which will meet TCEQ requirements.

PRESSURE TANK CAPACITY

From TAC 290.45 (b) (1) (A) (ii) for pressure tank capacity

Required 50 gallon per home connection = $50 \times 49 = 2,450$ gallons.

We will use one 3,000 gallon pressure tank and exceed TCEQ requirements.

CHLORINE TANK CAPACITY

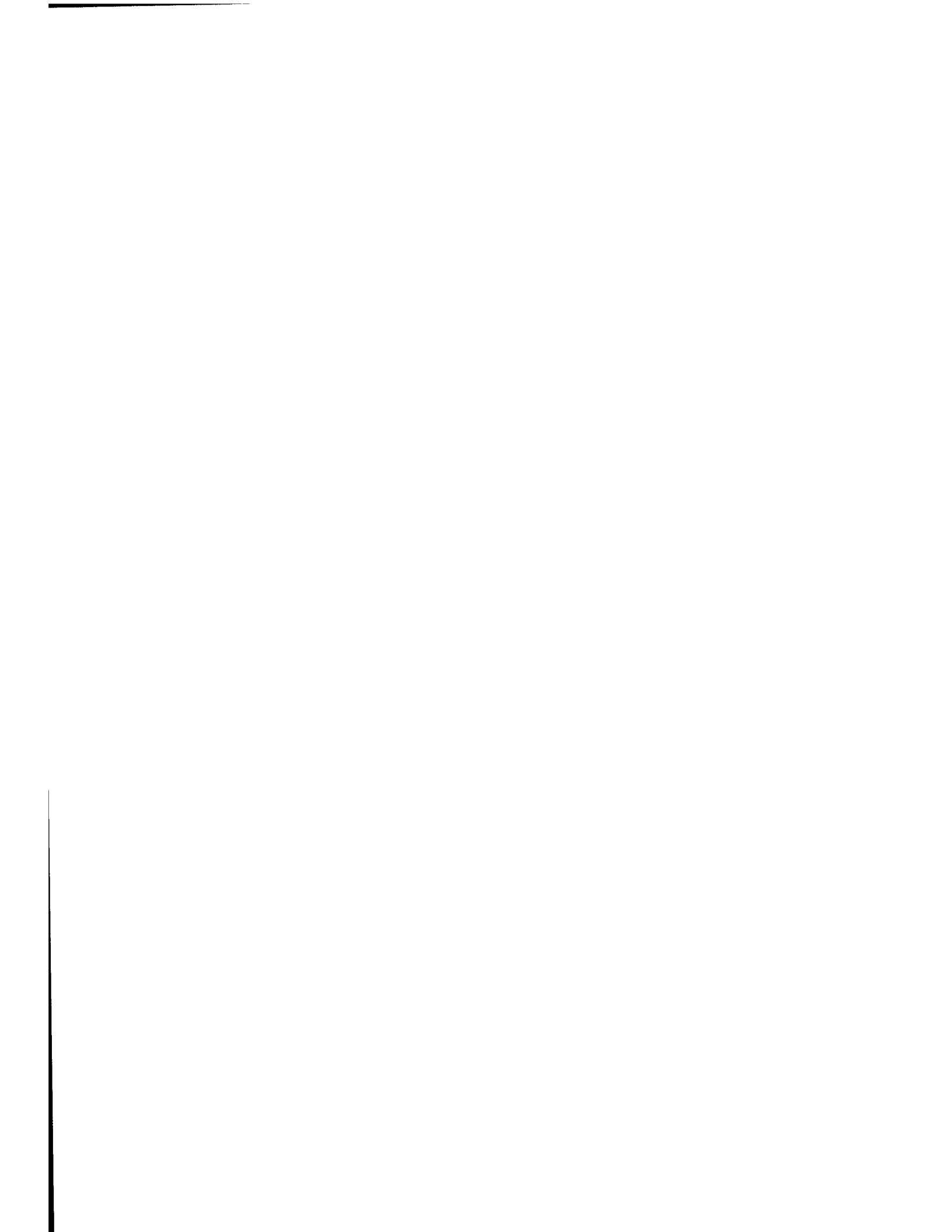
From TAC 290.45 (b) (1) (C) (iv) for Chlorine Tank capacity:

$$\{[(.0147\text{MG}) * (1\text{mg/L}) * (8.34 \text{ lbs/gal})] / [(.15) * (1.206 * 8.34)]\} * 15 \text{ days} =$$

1.2 gals

We will use A 25-gal plastic tank with 0.53gpm/2gph peristaltic pulse pump.





**GENERAL SPECIFICATION
SECTION 0101
PUBLIC WATER SUPPLY WELLS**

GENERAL

The water well must be constructed in accordance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D

SANITATION

The premises, materials, tools, and drilling equipment shall be maintained so as to minimize contamination of the groundwater during drilling operation as described in TAC 290.41(c)(2).

1. Water used in any drilling operation shall be of safe sanitary quality. Water used in the mixing of drilling fluids or mud shall contain a chlorine residual of at least 0.5 milligrams per liter (mg/L).
2. The slush pit shall be constructed and maintained so as to minimize contamination of the drilling mud. The slush pits for drilling purposes shall be located so as not to interfere with the construction of tanks or buildings on the site of the work and the Contractor shall not dig any pits until the location has been approved by the Engineer.
3. No temporary toilet facilities shall be maintained within 150 feet of the well being constructed unless they are of a sealed, leakproof type.
4. Groundwater wells shall be located so that there will be no danger of pollution from flooding or from unsanitary surroundings as described in TAC 290.41(c)(1). No water well shall be located within:
 - 50 feet of a tile or concrete sanitary sewer, sewerage appurtenance, septic tank, storm sewer, livestock, or cemeteries
 - 150 feet of a septic tank perforated drainfield, areas irrigated by low dosage, low angle spray on-site sewage facilities, absorption bed, evapotranspiration bed, improperly constructed water well, or underground petroleum and chemical storage tank or liquid transmission pipeline
 - 300 feet of a sewage wet well, sewage pumping station, or a drainage ditch which contains industrial waste discharges or the wastes from sewage treatment systems.
 - 500 feet of a sewage treatment plant, animal feed lots, solid waste disposal sites, lands on which sewage plant or septic tank sludge is applied, or lands irrigated by sewage plant effluent.

CONSTRUCTION

The construction of a well to be used as a public water supply source must meet the following conditions.

1. The casing material used in the construction of wells for public use shall be new carbon steel, high strength low alloy steel, stainless steel or plastic. The material shall conform to AWWA standards. The casing shall extend a minimum of 18 inches above the elevation of the finished floor of the pump room or natural ground surface and a minimum of one inch above the sealing block or pump motor foundation block when provided. The casing shall extend at least to the depth of the shallowest water formation to be developed and deeper, if necessary, in order to eliminate all undesirable water bearing strata. Well construction materials containing more than 0.25% lead are prohibited. TAC 290.41(c)(3)(B)
2. The space between the casing and drill hole shall be sealed by using enough cement under pressure to completely fill and seal the annular space between the casing and the drill hole. The well casing shall be cemented in this manner from the top of the shallowest formation to be developed to the earth's surface. The driller shall utilize a pressure cementation method in accordance with the AWWA Standard for Water Wells (A100-06), Appendix C: Section C.2 (Positive Displacement Exterior Method), Section C.3 (Interior Method Without Plug), Section C.4 (Positive Placement, Interior Method, Drillable Plug); and Section C.5 (Placement Through Float Shoe Attached to Bottom of Casing). TAC 290.41(c)(3)(C).



3. A concrete sealing block extending at least three feet from the well casing in all directions, with a minimum thickness of six inches and sloped to drain away at not less than 0.25 inches per foot shall be provided around the wellhead. TAC 290.41(c)(3)(J).
4. Wellheads and pump bases shall be sealed by a gasket or sealing compound and properly vented to prevent the possibility of contaminating the well water. A well casing vent shall be provided with an opening that is covered with 16 mesh or finer corrosion resistant screen, facing downward, elevated and located so as to minimize the drawing of contaminants into the well. Wellheads and well vents shall be at least two feet above the highest known watermark or 100 year flood elevation, if available or adequately protected from possible flood damage by levees. TAC 290.41(c)(3)(K).
5. The well site shall be fine graded so that the site is free from depressions, reverse grades, or areas too rough for proper ground maintenance so as to ensure that surface water will drain away from the well. In all cases, arrangements shall be made to convey well pump drainage, packing gland leakage, and floor drainage away from the wellhead. Suitable drain pipes located at the outer edge of the concrete floor shall be provided to collect this water and prevent its ponding or collecting around the wellhead. This wastewater shall be disposed of in a manner that will not cause any nuisance from mosquito breeding or stagnation. Drains shall not be directly connected to storm or sanitary sewers. TAC 290.41(c)(3)(I).
6. If a well blow off line is provided, its discharge shall terminate in a downward direction and at a point which will not be submerged by flood waters. TAC 290.41(c)(3)(L).
7. An air release device shall be installed in such a manner as to preclude the possibility of submergence or possible entrance of contaminants. In this respect, all openings to the atmosphere shall be covered with 16 mesh or finer, corrosion resistant screening material or an acceptable equivalent. TAC 290.41(c)(3)(Q).
8. An all weather access route shall be provided to each well site. TAC 290.41(c)(3)(P).

DISINFECTION

The disinfection of a well to be used as a public water supply source must meet the following conditions.

1. All gravel shall be of selected and graded quality and shall be thoroughly disinfected with a 50 mg/L chlorine solution as it is added to the well cavity. TAC 290.41(c)(3)(D).
2. Upon well completion, or after an existing well has been reworked, the well shall be disinfected in accordance with current AWWA Standard C654-03 for well disinfection except that the disinfectant shall remain in the well for at least six hours. TAC 290.41(c)(3)(F).

SECURITY

The protection of a well to be used as a public water supply source must meet the following conditions.

1. Safeguards shall be taken to prevent possible contamination of the water or damage by trespassers following the completion of the well and prior to installation of permanent pumping equipment. TAC 290.41(c)(3)(E).
2. All completed well units shall be protected by intruder resistant fences, the gates of which are provided with locks or shall be enclosed in locked, ventilated well houses to exclude possible contamination or damage to the facilities by trespassers. The gates or wellhouses shall be locked during periods of darkness and when the plant is unattended. TAC 290.41(c)(3)(O).

TESTING

The testing of a well to be used as a public water supply source must meet the following conditions.

1. A suitable sampling cock shall be provided on the discharge pipe of each well pump prior to any treatment. TAC 290.41(c)(3)(M).
2. Flow measuring devices shall be provided for each well to measure production yields and provide for the accumulation of water production data. These devices shall be located to facilitate daily reading. TAC 290.41(c)(3)(N).



PROJECT DATA

1. The following well construction materials are estimated:
 - a) Casing to be 180' of 5" Sch 40 PVC pipe. (F480)
 - b) Drop pipe to be 160' or as needed of 2" Sch 80 PVC. (ASTM D 1785)
 - c) Screen to be 20' of 2.5" Stainless Steel rod based Screen. (AISI 304)
 - d) Vent screen to be 16 mesh and corrosion resistant.
 - e) 4" Meyers Ranger – SS100-80 – 10.0-hp or equal submersible pump.
 - f) Estimated bore hole size is 8.5 inches.
 - g) Estimated pressure cement depth is 180 feet.
2. Driller must use Positive Displacement Method (Halliburton Method) for cementing
3. No test hole is required for this installation
4. This well is located in Austin County and does not fall under the requirement for radionuclide testing as shown on the TCEQ guidance sheet.



**GENERAL SPECIFICATION
SECTION 0102
HYDROPNEUMATIC PRESSURE TANKS
FOR PUBLIC WATER SYSTEMS**

GENERAL

These water well facilities must be constructed in accordance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D.

1. No more than three pressure tanks shall be installed at any one site without the prior approval of the executive director. TAC 290.43(d)(9)

TANK CONSTRUCTION

The design and construction of hydropneumatic pressure tanks to be used in a public water system must meet the following conditions.

1. Hydro-pneumatic tanks must be located wholly above grade and must be of steel construction with welded seams. Seamless fiberglass tanks may be utilized as long as they do not exceed 300 gallons in capacity. TAC 290.43(d)
2. Metal thickness for pressure tanks shall be sufficient to withstand the highest expected working pressures with a four to one factor of safety. Tanks for 1000 gallon capacity or larger must meet the standards of the American Society of Mechanical Engineers (ASME) Section VIII, Division 1 Codes and Construction Regulations and must have an access port of periodic inspections. An ASME name plate must be permanently attached to those tanks. Tanks installed before July 1, 1988, are exempt from the ASME coding requirement, but all new installations must meet this regulation. Exempt tanks can be relocated within a system, but cannot be relocated to another system. TAC 290.43(d)(1).
3. Hydropneumatic pressure tanks shall be painted, disinfected and maintained in strict accordance with current AWWA standards. Protective paint or coating shall be applied to the inside portion of any pressure tank. However, no temporary coating, wax, grease coating or coating materials containing lead will be allowed. No other coating will be allowed which are not approved for use (as a contact surface with potable water by the United States environmental Protection Agency (EPA), National Sanitation Foundation (NSF), The United States Food and Drug Administration (FDA). All newly installed coatings must conform to ANSI/ NSF Standard 61-G and must be certified by an organization accredited by ANSI. TAC 290.43(d)(4).

APPURTENANCES

The appurtenances for hydropneumatic pressure tanks to be used in a public water system must meet the following conditions

1. All pressure tanks shall be provided with a pressure release device and an easily readable pressure gauge. TAC 290.43(d)(2).
2. Facilities shall be provided for maintaining the air-water-volume at the design water level and working pressure. Air injection lines must be equipped with filters or other devices to prevent compressor lubricant and other contaminants from entering the pressure tank. A device to readily determine air-water-volume must be provided for all tanks greater than 1000 gallon capacity. Galvanized tanks which are not provided with the necessary fittings and were installed before July 1, 1988, shall be exempt from this requirement. TAC 290.43(d)(3).
3. Pressure tank installations should be equipped with slow closing valves and time delay pump controls to eliminate water hammer to reduce the chance of tank failure. TAC 290.43(d)(6).
4. Associated appurtenances including valves pipes and fittings connected to pressure tanks shall be thoroughly tight against leakage. TAC 290.43(d)(7).



SECURITY

Hydropneumatic pressure tanks to be used in a public water system must meet the following security conditions.

1. All potable water storage tanks and pressure maintenance facilities must be enclosed by an intruder resistant fence with lock-able gates. Pedestal type elevated storage tanks with lock-able doors and without external ladders are exempt from this requirement. The gates and doors must be kept locked whenever the facility is unattended. TAC 290.43(e).
2. No pressure tank that has been used to store any material other than potable water may be used in a public water system. A letter from the previous owner or owners must be provided. TAC 290.43(d)(5).

PROJECT DATA

1. One tank shall be used. A 3,000 gallon galvanized pressure tank as manufactured by Bulldog or equivalent
2. Tanks shall be equipped with all nozzles as shown on drawings for drains, inlets, outlets, and valves.
3. Galvanize coatings shall meet all applicable AWWA standards



**GENERAL SPECIFICATION
SECTION 0104
PUBLIC WATER SUPPLY DISTRIBUTION SYSTEM**

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems.
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
 - o The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use:

$$Q = \frac{LD\sqrt{P}}{148,000}$$

Where:

- Q = the quantity of makeup water in gallons per hour.
 - L = the length of the pipe section being tested, in feet.
 - D = the nominal diameter of the pipe in inches, and
 - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
- o The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use

$$L = \frac{SD\sqrt{P}}{148,000}$$



Where:

- L = the quantity of makeup water in gallons per hour.
 - S = the length of the pipe section being tested, in feet.
 - D = the nominal diameter of the pipe in inches, and
 - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
8. Projects constructed on or after January 4, 2014 must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent.
 9. The system must be designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. When the system is intended to provide firefighting capability, it must also be designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
 10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
 11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations should be shown on the plans.
 12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs. The engineering report shall establish criteria for this design.
 13. Pursuant to 30 TAC §290.44(d)(6), the system shall be designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains shall be provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter will not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
 14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1-4) of the current rules.
 15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
 16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.



17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).



GENERAL SPECIFICATION
SECTION 0106
CHEMICAL STORAGE TANKS AND PERISTALTIC PULSE PUMPS
FOR PUBLIC WATER SYSTEMS

GENERAL

Hypochlorination solution containers and pumps must be housed in a secure enclosure to protect them from adverse weather conditions and vandalism. The solution container top must be completely covered to prevent the entrance of dust, insects, and other contaminants. 30 TAC §290.42(e)(5)

1. Disinfection equipment shall be selected and installed so that continuous and effective disinfection can be secured under all conditions. 30 TAC §290.42(e)(3)
2. Disinfection equipment shall have a capacity at least 50% greater than the highest expected dosage to be applied at any time. It shall be capable of satisfactory operation under every prevailing hydraulic condition. 30 TAC §290.42(e)(3)(A)
3. Automatic proportioning of the disinfectant dosage to the flow rate of the water being treated shall be provided at plants where the treatment rate varies automatically and at all plants where the treatment rate varies more than 50% above or below the average flow. Manual control shall be permissible at surface water treatment plants or plants treating groundwater under the direct influence of surface water only if an operator is always on hand to make adjustments promptly. 30 TAC §290.42(e)(3)(B)
4. Facilities shall be provided for determining the amount of disinfectant used daily as well as the amount of disinfectant remaining for use. 30 TAC §290.42(e)(3)(D)
5. When used, solutions of calcium hypochlorite shall be prepared in a separate mixing tank and allowed to settle so that only a clear supernatant liquid is transferred to the hypochlorinator container. 30 TAC §290.42(e)(3)(E)
6. Provisions shall be made for both pretreatment disinfection and post-disinfection in all surface water treatment plants. Additional application points shall be installed if they are required to adequately control the quality of the treated water. 30 TAC §290.42(e)(3)(F)

SAFETY

Safety equipment for all chemicals used in water treatment shall meet applicable standards established by the OSHA or Texas Hazard Communication Act, Texas Health and Safety Code, Title 6, Chapter 502. Systems must comply with United States Environmental Protection Agency (EPA) requirements for Risk Management Plans.

SECURITY

Each water treatment plant and all appurtenances thereof shall be enclosed by an intruder-resistant fence. The gates shall be locked during periods of darkness and when the plant is unattended. A locked building in the fence line may satisfy this requirement or serve as a gate.

PROJECT DATA

1. Liquid Chlorination will be used for this system. The chlorine is stored in a 25 gallon plastic bulk storage tank. Spill containment is not required for storage tanks smaller than 35 gallons.
2. Disinfectant will be delivered by a peristaltic pulse pump capable of delivering 0.53/2gph gallons of disinfectant per day.



PUMP



Myers™

THE RANGER™ 4" SUBMERSIBLE PUMPS

SUBMERSIBLE PUMPS

THE RANGER™

The Ranger™ Series 4" high-flow submersible pumps are perfect for applications requiring a large volume of water. Stainless steel components and high-density composite resin impellers provide exceptional resistance to corrosion in harsh water conditions. The high-torque motor and superior pump hydraulics are carefully matched to handle virtually any job.

APPLICATIONS

Water systems... irrigation, industrial, commercial, multiple housing and farm clean water use

SPECIFICATIONS

- Shell - 304 Stainless Steel
- Discharge - 304 Stainless Steel
- Discharge Bearing - Buna-N
- Impellers - Noryl®
- Diffusers - Noryl
- Suction Caps - Noryl
- Shaft and Coupling - 304 Stainless Steel
- Intake - 304 Stainless Steel
- Intake Screen - 304 Stainless Steel
- Cable Guard - 304 Stainless Steel
- Check Valve - Polyester Teflon®
- Fasteners - 304 Stainless Steel

FEATURES

Turn Up the Volume

High-flow capacities to 100 GPM make the Ranger 4" sub the easy choice for the really big jobs

More Stainless Steel

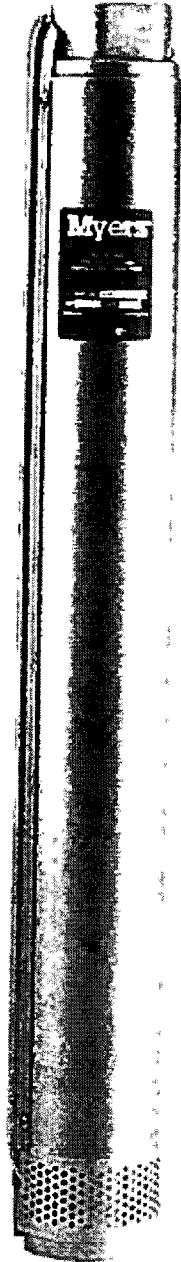
Shell, discharge and suction bowl, shaft and coupling, lead guard and suction screen - all lead-free

Staged for Toughness

Specially designed, high-density thermoplastic impellers resist the corrosive wear from harsh water conditions

High-powered Performance

Features a high-torque, heavy-duty motor for the most demanding applications

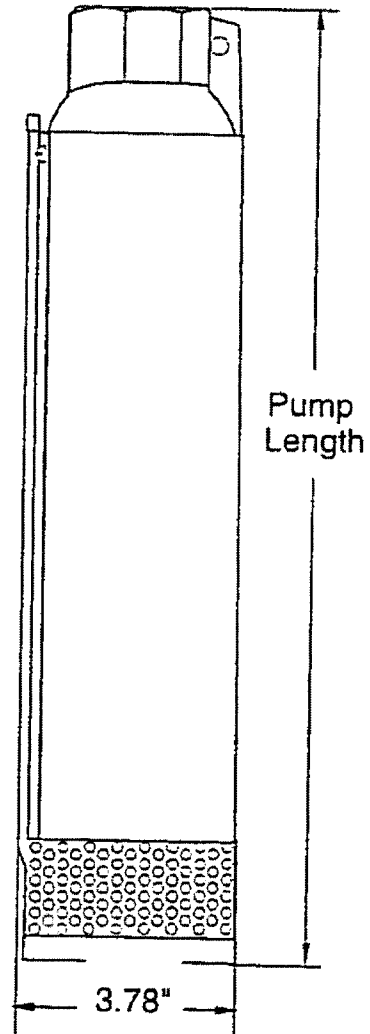


Noryl® is a registered trademark of the General Electric Company. Nylatron® is a registered trademark of The Polymer Corporation. Teflon® is a registered trademark of Dupont. Ranger™ is a trademark of Pentair Water.

ORDERING INFORMATION - PUMP

GPM	HP	Stages	Assembled Pump		
			Catalog Number	Length Inches*	Weight Pounds*
25	1	7	SS10-25	18	12
	1-1/2	9	SS15-25	21	14
	2	11	SS20-25	24	15
	3	15	SS30-25	30	19
	5	25	SS50-25	48	27
	7-1/2	37	SS75-25	67	55
35	1	4	SS10-35	15	10
	1-1/2	6	SS15-35	18	12
	2	8	SS20-35	22	14
	3	11	SS30-35	28	17
	5	18	SS50-35	43	24
	7-1/2	28	SS75-35	62	52
	10	37	SS100-35	75	63
50	1-1/2	6	SS15-50	21	14
	2	7	SS20-50	23	15
	3	10	SS30-50	31	19
	5	16	SS50-50	48	27
	7-1/2	25	SS75-50	70	59
	10	32	SS100-50	84	68
80	2	6	SS20-80	29	16
	3	9	SS30-80	39	20
	5	14	SS50-80	59	45
	7-1/2	22	SS75-80	66	59
	10	27	SS100-80	100	69

OUTLINE DIMENSIONS

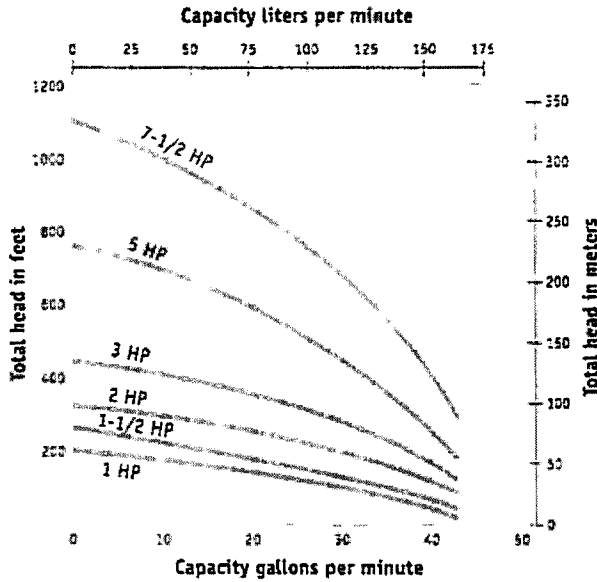


MOTOR / CONTROL BOX

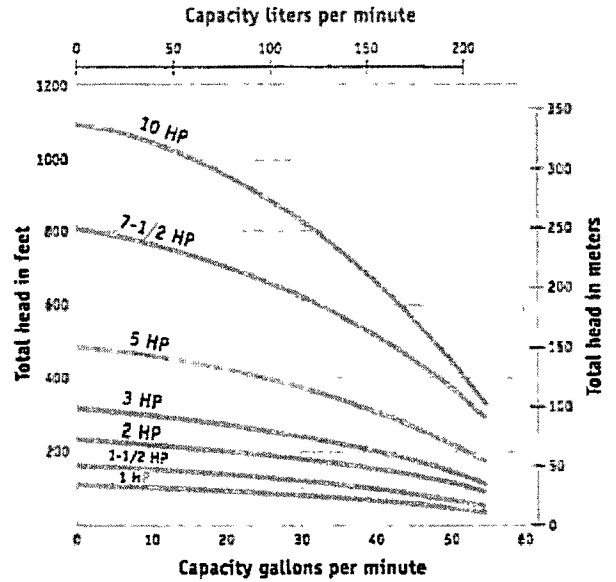
HP	No. of Wires	Volts	PH	PENTEX® Motor			PENTEX Control Box Catalog Number
				Catalog Number	Length Inches*	Weight Pounds*	
1	2	230	1	P42B0010A2	12	22	
	3	230	1	P43B0010A2	12	22	SMC-CR1021
1-1/2	2	230	1	P42B0015A2	15	30	
		230	3	P43B0015A2	14	27	SMC-CR1521
	3	230	3	P43B0015A3	13	23	SMC-CR1521
2	3	230	1	P43B0020A2	15	29	SMC-CR2021
		230	3	P43B0020A3	14	27	SMC-CR2021
3	3	230	1	P43B0030A2	24	49	SMC-CR3021
		230	3	P43B0030A3	21	40	SMC-CR3021
5	3	230	1	P43B0050A2	30	66	SMC-CR5021
		230	3	P43B0050A3	24	50	SMC-CR5021
7-1/2	3	230	3	P43B0075A3	30	66	SMC-CR7521

*Length and weight are approximate.

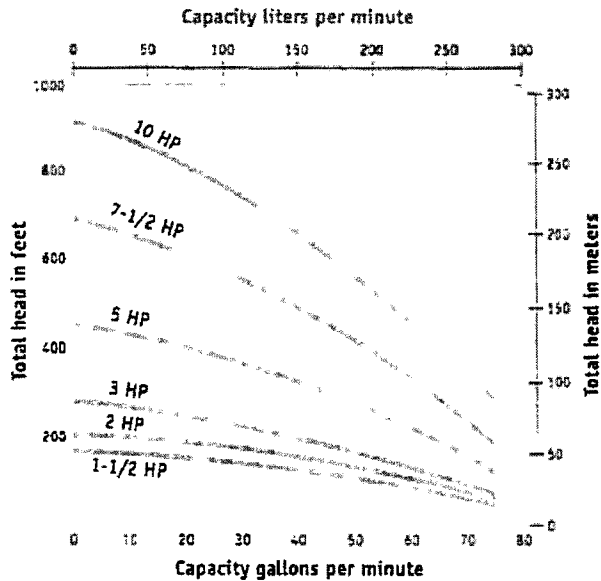
PUMP PERFORMANCE - 25 GPM



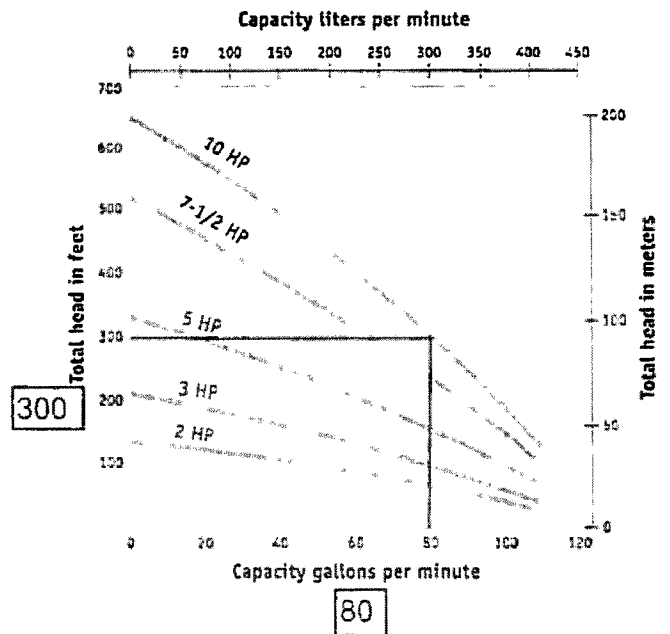
PUMP PERFORMANCE - 35 GPM



PUMP PERFORMANCE - 50 GPM



PUMP PERFORMANCE - 80 GPM





THE RANGER™ 4" SUBMERSIBLE PUMPS

PUMP PERFORMANCE

MP	Catalog Number	Tank Pressure	Pumping Depth in Feet																										
			0	20	40	60	80	100	120	140	160	180	200	250	300	350	400	450	500	550	600	650	700	750	800	850			
25 GALLONS PER MINUTE																													
1	SS10-25	20/40 30/50	35 30	31 28	27 22	22 17	18 12	11																					
1-1/2	SS15-25	20/40 30/50	35	33	33 30	30 27	27 23	23 20	20	15																			
2	SS20-25	20/40 30/50			38	36	35 33	33 31	31 27	28 24	25 20	21 16	17																
3	SS30-25	20/40 30/50								36	34	32	33 30	30 28	25 22	18 15													
5	SS50-25	20/40 30/50												38	37 35	34 33	31 30	28 27	25 24	22 21	18 16	13							
7-1/2	SS75-25	20/40 30/50														39	37	36	34	34	32 32	30 29	28 27	26 24	25 22	19 18	16 15		
35 GALLONS PER MINUTE																													
1	SS10-35	20/40 30/50	37 25	25																									
1-1/2	SS15-35	20/40 30/50	49 42	43 34	35 25	28 15																							
2	SS20-35	20/40 30/50			50	46 40	41 33	35 26	27 16																				
3	SS30-35	20/40 30/50				49	46 45	42 42	38 37	33 33	27 21	15																	
5	SS50-35	20/40 30/50							49	47	45	45	39 35	32 28	23 18														
7-1/2	SS75-35	20/40 30/50												50 49	47 46	44 43	40 38	36 34	32 30	27 24	16								
10	SS100-35	20/40 30/50														51 49	49 48	48 47	46 45	43 42	40 39	38 37	35 34	32 30	29 27	25 23			
50 GALLONS PER MINUTE																													
1-1/2	SS15-50	20/40 30/50	65 55	56 45	46 34	37 20																							
2	SS20-50	20/40 30/50	70 64	63 55	56 47	47 40	40 29	30																					
3	SS30-50	20/40 30/50	70	70 64	64 60	60 55	55 49	50 44	44 35	35 29																			
5	SS50-50	20/40 30/50				72 70	70 65	67 64	64 60	61 57	57 54	54 50	51 45	41 35	30 23														
7-1/2	SS75-50	20/40 30/50								70 67	67 65	65 63	60 58	55 53	49 46	43 40	35 32												
10	SS100-50	20/40 30/50												68 67	65 63	61 59	58 55	53 51	48 46	44 42	39 37	35 30							
80 GALLONS PER MINUTE																													
2	SS20-80	20/40 30/50	75 58	56 43	40																								
3	SS30-80	20/40 30/50	93 81	81 71	72 60	60 48	50 37																						
5	SS50-80	20/40 30/50		101 94	94 86	87 80	80 72	72 62	63 58	57 50	49 40	40																	
7-1/2	SS75-80	20/40 30/50			104	104 100	100 95	96 90	91 87	87 82	82 78	77 72	72 67	60 52	45 39														
10	SS100-80	20/40 30/50						104 101	97 95	95 93	93 90	89 85	84 81	72 70	68 65	58 55													

WARRANTY DEED

INCE ENGINEERING, LLC
FIRM #6660
MARCH 2015



BAC-S
27(5)

075543

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36928

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: September 21, 2007

Grantor: ROMEO ISELT

Grantor's Mailing Address:

ROMEO ISELT
422 N. Meinecke
Bellville, Texas 77418
AUSTIN County

Grantee: SETTLERS' CROSSING, INC

Grantee's Mailing Address:

SETTLERS' CROSSING, INC
P.O. BOX 790
SEALY, TEXAS 77474
AUSTIN County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of ENTERPRISE BANK, A TEXAS BANKING CORPORATION in the principal amount of NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$950,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ENTERPRISE BANK, A TEXAS BANKING CORPORATION and by a first-lien deed of trust of even date from Grantee to ALBERT M. DASHIELL, JR., trustee.

Property (including any improvements):

136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT RECORDED IN VOLUME 276, PAGE 144, DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING SITUATED IN THE H. & T. C. R. R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M. M. KENNEDY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Royalty Deed filed February 6, 1947, from Ida and Fritz Bielefeld to B. F. Turner, 1/4 interest in and to all of the oil and gas royalty recorded in Volume 162, Page 132, Official Records of Austin County, Texas.
2. ~~Royalty Deed from B. F. Turner to Elizabeth W. Clark undivided 1/32 interest in and to all of the oil royalty recorded in Volume 87, Page 619, Official Records of Austin County, Texas.~~ R. J.
3. ~~Royalty Deed from Morris Womack to Robert B. Holland dated December 2, 1947, filed January 2, 1948, recorded in Volume 102, Page 700, Official Record of Austin County, Texas.~~ R. J.
4. ~~Royalty Deed from Morris K. Womack to George W. Sumors, dated December 2, 1947, filed January 2, 1948, recorded in Volume 163, Page 709, Official Records of Austin County, Texas.~~ R. J.
5. ~~Royalty Deed from B. F. Turner to Morris K. Womack dated December 2, 1947, filed December 16, 1947, recorded in Volume 165, Page 228, Official Records of Austin County, Texas.~~ R. J.
6. ~~Royalty Deed from Morris K. Womack to Alex L. Hillman dated December 2, 1947, filed January 2, 1948, recorded in Volume 165, Page 252, Official Records of Austin County, Texas.~~ R. J.
7. ~~Oil, gas and mineral lease from Ida Bielefeld to A. A. Marik dated April 24, 1952, filed June 9, 1953, recorded in Volume 206, Page 215, Official Records of Austin County, Texas, with Assignment from A. A. Marik to Tide Water and Associates Oil Company, dated May 4, 1953, filed June 9, 1953, recorded in Volume 206, Page 217, Official Records of Austin County, Texas.~~ R. J.
8. ~~Oil, gas and mineral lease from Ida Bielefeld to W. L. K. Trotter, dated May 12, 1958, filed May 15, 1958, recorded in Volume 237, Page 637, Official Records of Austin County, Texas, with Assignment from W. L. K. Trotter to the British-American Oil Producing Company dated May 12, 1958, filed May 15, 1958, recorded in Volume 238, Page 1, Official Records of Austin County, Texas.~~ R. J.
9. ~~Transfer and Assignment from W. L. K. Trotter to Gulf Oil Corporation, dated December 12, 1972, filed March 5, 1973, recorded in Volume 553, Page 552, Official Records of Austin County, Texas.~~ R. J.
10. ~~Lease from Romeo and Bernice Islet to Gulf Oil Corporation, dated November 10, 1977, filed September 12, 1978, recorded in Volume 463, Page 16, Official Records of Austin County, Texas.~~ R. J.
11. ~~Oil, gas and mineral lease from Romeo L. Iselt, et ux Selma Iselt, dated July 10, 1997, filed September 12, 1997, recorded in File No. 974558, Official Records of Austin County, Texas. Amendment to oil, gas and mineral lease, dated November 23, 1998, filed December 31, 1998, recorded in File No. 988223, Official Records of Austin County, Texas.~~ R. J.
12. Easement and Right of Way Grant from Romeo Iselt to All American Pipeline Company, dated April 20, 1988, filed May 2, 1988, recorded in Volume 582, Page 575, Official Records of Austin County, Texas.

13. Easement from Romeo Iselt to Southwestern Bell Telephone Company, dated February 13, 1996, filed February 13, 1996, recorded in Volume 746, Page 557, Official Records of Austin County, Texas.
14. Rights of the public, the State of Texas, and its political subdivisions, in and to that part of the land, if any, taken or used for road purposes.
15. Powerlines and CL Ditch as shown on survey dated August 14, 2007, by David Leyendecker, RPLS No. 2085.
16. Visible and apparent easements on or across property herein described.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

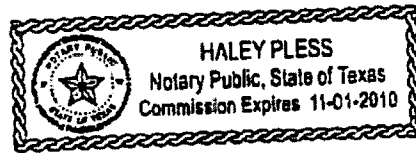
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

ENTERPRISE BANK, A TEXAS BANKING CORPORATION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of ENTERPRISE BANK, A TEXAS BANKING CORPORATION and are transferred to ENTERPRISE BANK, A TEXAS BANKING CORPORATION without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Romeo Iselt
 ROMEO ISELT

STATE OF TEXAS)
)
 COUNTY OF AUSTIN)



This instrument was acknowledged before me on September 21, 2007, by ROMEO ISELT.

Haley Pless
 Notary Public, State of Texas
 My commission expires: 11-01-2010

PREPARED IN THE OFFICE OF: _____

Van Williamson - Attorney & Counselor at Law
P.O. Box 539
Bellville, Texas 77418
Tel: (979) 865-1194
Fax: (979) 865-1197

AFTER RECORDING RETURN TO:

EXHIBIT A

FIELD NOTES FOR A 136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT (VOLUME 276, PAGE 144 DEED RECORDS) AND BEING SITUATED IN THE H. & T.C.R.R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M. M. KENNELY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

BEGINNING: At a ½ inch iron pipe found for the Northwest corner of this 136.997 acre tract located at the intersection of the Northeast ROW line of Hillboldt Road (60' ROW) and on the South ROW line of Wild Flower Road (30 foot lane); said corner bears North 45° 12' 29" East a distance of 50 17 feet from a P.K. Nail set at the Northwest corner of the M.M. Kennedy Survey, Abstract 370 as located in the Right-of-Way of Hillboldt Road;

THENCE: North 45° 12' 29" East a distance of 2611.73 feet along the Northwest line of this tract and the South line of Wild Flower Road to a ½ inch iron rod set for the North corner of this tract and the West corner of a 160 acre tract (Austin County Clerk's File No. 025225) and being on the common line of the M.M. Kenney Survey and the F. Bielfeld Survey, Abstract 340, said point also being the North corner of the before mentioned 160 acre tract;

THENCE: South 44° 50' 38" East a distance of 2650.13 along the common line of said surveys to a ½ inch iron rod set for the East corner of this tract and the before mentioned 160 acre tract, also being the South corner of the adjoining 160 acre tract;

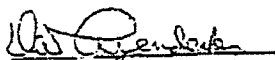
THENCE: South 45° 12' 37" West a distance of 1147.96 along the common line of this tract and a 64.472 acre tract (Volume 687, Page 383 Deed Records) to a ½ inch iron rod set in the Northwestern ROW line of F.M. 2187 (100' ROW) for the Southeast corner of this tract, and being the Southwest corner of said 64.472 acre tract;

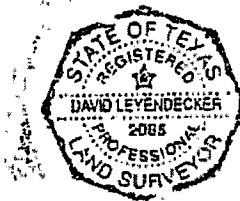
THENCE: South 87° 04' 14" West a distance of 1980.88 along the Northern ROW line of F.M. 2187 and along the North line of a called 2.833 acre tract conveyed to the State of Texas (Volume 275, Page 625 Austin County Deed Records) to a concrete monument found for the Southwest corner of this tract at its intersection with the Northeast line of Hillboldt Road;

THENCE: North 44° 24' 00" West along the Northeast line of Hillboldt Road passing a concrete monument at a distance of 162.51 and continuing on for a total distance of 1328.18 feet to the place of beginning and containing 136.997 acres of land

All bearings recited herein are based on the Northeast right-of-way line of Hillboldt Road running North 44° 24' 00" West

This survey consists of a separate plat and a legal description


For Clay & Leyendecker, Inc
David Leyendecker, R.P.L.S.
Texas Registration No. 2085
September 05, 2007



BR
M.M. KENNELY-141 020-47-143

FILED

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