



Control Number: 50324



Item Number: 15

Addendum StartPage: 0



Southwest Engineers

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS

307 Saint Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

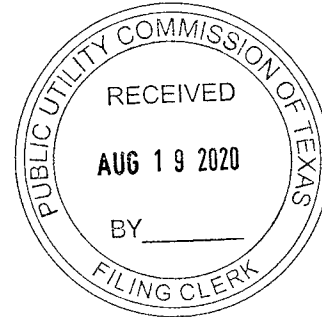
CENTRAL TEXAS OFFICE

205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

August 18, 2020

Public Utility Commission of Texas
1701 North Congress Avenue
P. O. Box 13326
Austin, Texas 78711-3326

RE: Sewer CCN Application – County Line Special Utility District
PUC Docket No. 50324
SWE Project No. 0017-059-18



To Whom It May Concern,

On behalf of our client, County Line SUD, we are responding to some concerns brought to our attention by the PUC staff regarding County Line SUD's proposed sewer CCN boundary extending over areas that have not requested wastewater service to date. In order to help substantiate the proposed boundary, we offer the following information:

1. While we only submitted 8 service request letters with our initial application back in December 2019, County Line SUD has received upwards of 15 inquiries and/or service requests since that time. These are illustrated on the map in Exhibit A and copies of these documents are enclosed as Exhibit B. As you can see, County Line SUD often receives multiple inquiries about service each month. Furthermore, County Line SUD's wastewater system just became operational in 2018 so new development is just now starting to expand into this area, so many more service requests are anticipated in the coming months and years. Therefore, it is not feasible to update the sewer CCN boundary each time a new request is received.
2. Furthermore, there are 7 additional landowners that have dedicated easements to County Line SUD to date for the construction of wastewater infrastructure. These are again illustrated on the map in Exhibit A and copies of these documents are enclosed as Exhibit C. These landowners anticipate that they would be able to connect to that infrastructure when they decide to develop the land or sell to someone who will.
3. There are also approximately 300 existing homes and businesses in the Uhland area (± 360 acres) that currently utilize septic systems for wastewater treatment and disposal. These are also illustrated in Exhibit A. It is County Line SUD's intention to eventually connect these existing properties to the centralized wastewater system and abandon their septic systems, which will have a positive environmental impact on the area. Furthermore, the City of Uhland granted consent for this CCN to overlap their municipal boundary with the understanding that County Line SUD's wastewater system would ultimately serve their existing and future residents. This consent letter was previously filed with the PUC on July 15, 2020.
4. CLSUD has invested a significant amount of time and money into getting this wastewater system established and operational and needs to continue to expand its customer base to help recover its investment. CLSUD is investing a significant amount of money in oversizing the existing and proposed infrastructure so it will have sufficient capacity to serve these surrounding properties. For example, County Line SUD recently installed a 12" and 15" gravity main along Plum Creek



Road that has capacity for upwards of 2,400 LUEs and 4,300 LUEs, respectively. County Line SUD also installed another 12" gravity main that parallels Gristmill Road that has capacity for around 1,800 LUEs. County Line SUD is currently under design of a 15" gravity main along the State Highway 21 corridor, a lift station near downtown Umland, and parallel force mains to convey this wastewater back to the existing 15" gravity main along Plum Creek Road. This proposed infrastructure will have capacity to serve roughly 2,700 LUEs. These improvements are depicted in Exhibit D. County Line SUD is also currently in the process of obtaining easements for these proposed improvements, which are not yet included in Exhibit A or Exhibit C.

5. County Line SUD has been providing water service to customers in this area for 55 years and has a $\pm 19,760$ -acre water CCN that was originally established over 40 years ago that encompasses nearly this same boundary. It is also the state's policy that wastewater systems shall be regionalized to the greatest extent possible, which is what County Line SUD intends to do by establishing this service area.

Therefore, we respectfully request that the PUC consider this supplemental information when evaluating the proposed Sewer CCN boundary for County Line SUD. If you have any questions or need additional information, please do not hesitate to contact me at (830) 672-7546 or allison.nieto@swengineers.com.

Respectfully submitted,

Allison M. Nieto, P.E.

ENCL.

- Exhibit A – List and Map of Recent Service Requests
- Exhibit B – Recent Service Request Letters
- Exhibit C – Recorded Wastewater Easements
- Exhibit D – Wastewater Improvements

Exhibit A

**Submitted to PUC in Initial Application
on December 6, 2019**

ID	Name	Acres
1	Anderson Subd	85
2	Caldwell Ranch	115
3	Caldwell Valley	3,560
4	Camino Real	1,730
5	Cotton Gin Estates	245
6	HCISD	265
7	Las Estancias 2	160
8	Uhland Ranch (Millcreek)	50
		<hr/> 6,210

Service Requests Since Received*

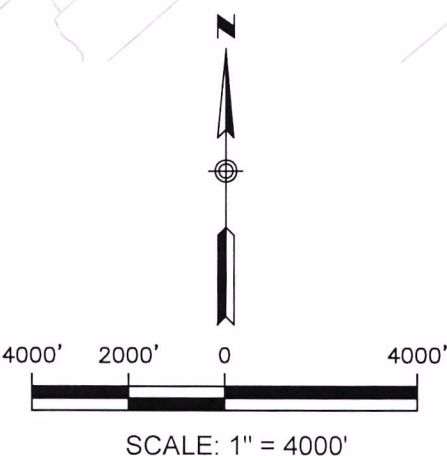
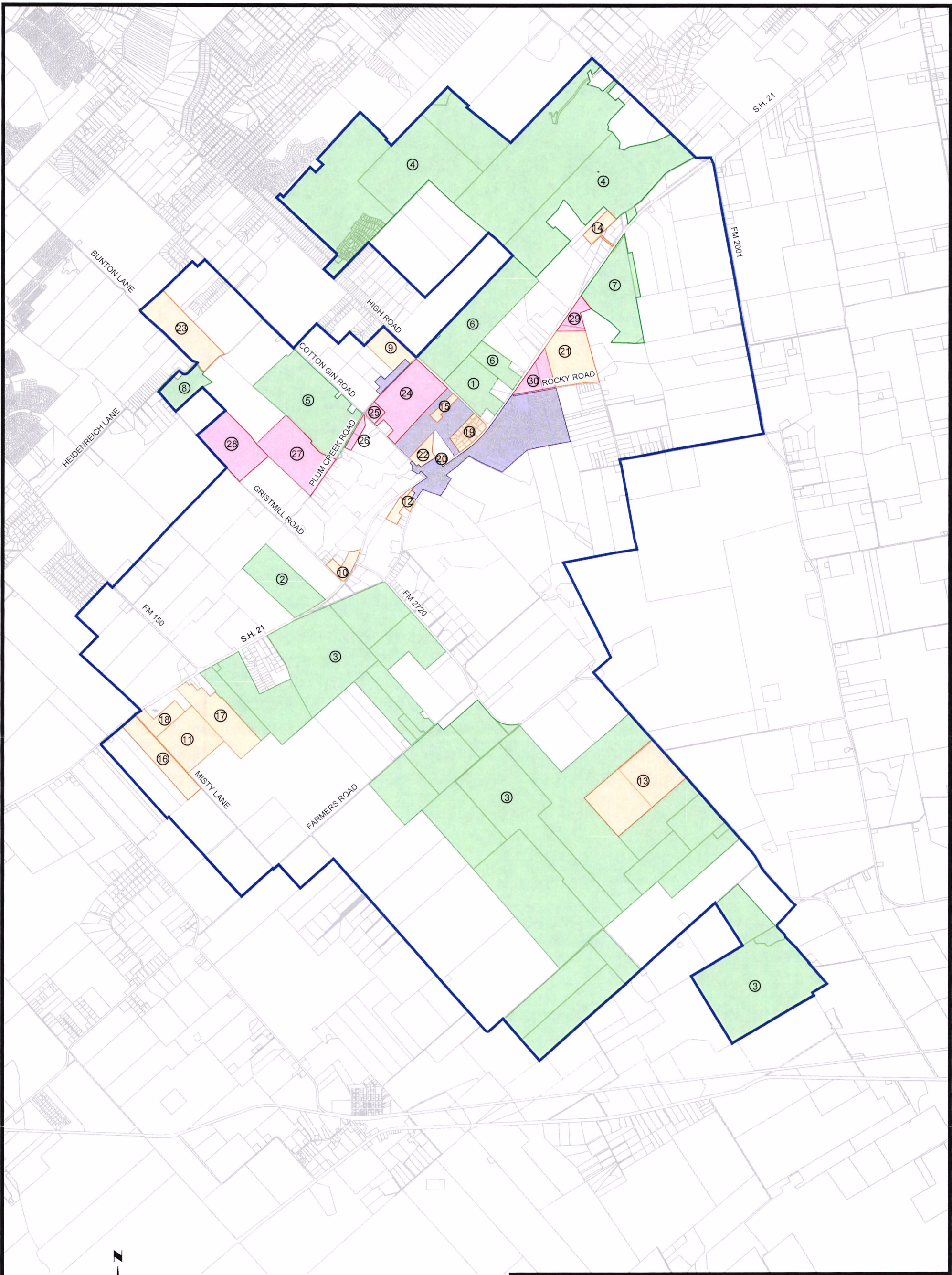
ID	Name	Acres
9	Uhland Plaza	35
10	El Camino RV Park	20
11	TK Ranch	100
12	40 S Old Spanish Trail	20
13	Praderas Ranch	200
14	11311 Camino Real	20
15	Greg Wright-Crowe	10
16	Misty Lane Residential 2	75
17	Real Tejas RV Park	100
18	Misty Lane Commercial	33
19	Camino Crest 2	30
20	St. John Church	3
21	Cayetano Tract	99
22	Lovelady Tract	20
23	Franke Tract	110
		<hr/> 875

**Landowners that have Granted
Wastewater Easements***

ID	Name	Acres
24	RH & JS Land Development	130
25	Jorge & Allison Garica	10
26	Raymondville, LLC	10
27	James Siemering	125
28	Myrtle Heideman	105
29	Strother McElhiney	25
30	Jose Garcia	40
		<hr/> 445

* Documentation Enclosed


O:\CompanyData\Clients\0017 - County Line SUD\0017-059-18 - Wastewater System Creation\CCN Creation\Application\CCN Application Exhibits.dwg



- LEGEND**
- SUBMITTED SERVICE REQUEST TO PUC WITH INITIAL APPLICATION
 - REQUESTS SINCE RECEIVED
 - LANDOWNER HAS GIVEN EASEMENT
 - EXISTING CITY OF UHLAND RESIDENTS
 - PROPOSED CCN BOUNDARY

**COUNTY LINE SUD
PROPOSED SEWER CCN**

AUGUST 2020



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

Exhibit B

Allison Nieto

From: Sergio Lozano <sergioloccivil@gmail.com>
Sent: Monday, July 13, 2020 2:37 PM
To: Jeff Kallus; Daniel Heideman; uhlandplaza@gmail.com
Cc: Susan Browning; Mia Natalino (mian@bvrwater.com); Allison Nieto; Luis Granillo
Subject: Re: Uhland Plaza LLC
Attachments: 2200 HIGHROAD 7.13.2020-Layout1.pdf; Survey 2200 High Road.pdf; Hays CAD Property Search.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Jeff,

Thank you for reaching out. Luis Granillo, an engineer from our office, met earlier this morning with Mr. Daniel Heideman. They discussed general aspects of the project. Mr. Heideman told us you will be helping us with the water and wastewater applications. We will file the Development Plan Application for this project with the city of Uhland by the end of this month. Hopefully there will not be substantial changes to this layout, so I think we can definitely start working with the utility plans.

Please find attached a preliminary layout for the master plan, as well as as the survey and property information for your reference. Please let us know what would be the following steps to follow.

Thank you,

Sergio Lozano-Sánchez, P.E.
Principal
LOC Civil Division
Office (512) 524-0677

On Mon, Jul 13, 2020 at 2:01 PM Jeff Kallus <jeff.kallus@swengineers.com> wrote:

Sergio,

Do you mind sending a pdf of the preliminary site plan of Uhland Plaza?

Thanks,

Jeff Kallus, P.E.

Southwest Engineers, Inc.

LINE	BEARING	DISTANCE
L1	S 02°45'02" W	48.70'
	(S 02°46'08" W)	(48.68')

SCALE: 1"=100'



LEGEND

- ▲ - CALCULATED POINT
- FND 1/2" IRON ROD
- RECORD INFORMATION
- (B.S.) - BUILDING SETBACK
- (R.D.) - RECORD DIGNITY MONUMENT
- (W) - WATER METER
- (E) - ELECTRIC METER
- (S) - SIGN
- (P) - POWER POLE
- (O) - OVERHEAD ELECTRIC
- (F) - FIRE HYDRANT
- (S) - SEPTIC AREA
- (W) - WIRE FENCE
- (L) - LIGHT POST

Owner: CHETNA SHAH OR ASSIGNEE
G.F. NO. AUT-60-684-AUT1900265



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

Allison Nieto

From: PSCE Inc <psce@psceinc.com>
Sent: Thursday, July 16, 2020 5:01 PM
To: Daniel Heideman
Cc: Susan Browning; jeff.kallus@swengineers.com; Allison Nieto
Subject: New project located at SH 21 and CR 153
Attachments: Hays CAD R169342.pdf; Google Map 1.png

Follow Up Flag: Follow up
Flag Status: Completed

Hello, Mr. Daniel

We have a new project and need your verification about the wastewater line.
Does the County Line Special Utility District provide 12" wastewater at the intersection of SH 21 and CR 153.
Please check the attached file for the exact location.

Thank you,
Nobuki Omikawa
Professional StruCIVIL Engineers, Inc.
Registered Engineering Firm F-4951
2205 W. Parmer LN. Ste. 201, Austin, Texas 78727
512.238.6422 | Psceinc.com

Quick Ref ID: R169342 For Year 2020

[illegible]

RECEIPT

County Line Special Utility District

8870 Camino Real, Uhlard, TX 78640

Office: 512-398-4748 www.clsud.com

Pay By Phone: 512-995-7397

17175

DATE 10/10/2019

RECEIVED FROM

TK Ranch

\$ 5000.00

DOLLARS

FOR Wastewater Service investigation

AMOUNT OF ACCOUNT

THIS PAYMENT

BALANCE DUE

☐ CASH
☒ CHECK
☐ CREDIT CARD
☐ MONEY ORDER

BY JMS

983.43

THANK YOU

Allison Nieto

From: Jeff Kallus
Sent: Tuesday, June 30, 2020 2:49 PM
To: Allison Nieto
Subject: FW: Potential development at 40 S. Old Spanish Trail

Follow Up Flag: Follow up
Flag Status: Completed

FYI

From: Daniel Heideman <generalmanager@clsud.com>
Sent: Tuesday, June 30, 2020 2:46 PM
To: 'Adrian Alvarado' <aalvarado@atwell-group.com>
Cc: Jeff Kallus <jeff.kallus@swengineers.com>
Subject: RE: Potential development at 40 S. Old Spanish Trail

Adrian, There is a 16" in private easement on the east side of Old Spanish Trail. The proposed WW lift station is at the intersection of Hwy 21 and Cotton Gin Rd. We can send a Development Packet if you wish to proceed with the project. Thanks

Daniel R. Heideman
GM County Line SUD
512-738-2073

From: Adrian Alvarado <aalvarado@atwell-group.com>
Sent: Tuesday, June 30, 2020 2:03 PM
To: Daniel Heideman <generalmanager@clsud.com>
Cc: Mark Zupan <mzupan@atwell-group.com>
Subject: Potential development at 40 S. Old Spanish Trail

Daniel,

Thanks again for taking my call in regard to utility information I am seeking along South Old Spanish Trail. As you mentioned, the 4" waterline shown on CLSUD maps is now abandoned and the 16" PVC line along the east R.O.W of South Old Spanish Trail has taken it's place.

Attached you will find our proposed site location (in yellow) which our client is interested in developing into a residential community. It is located at 40 S. Old Spanish Trail (Hays County Parcel ID R11618 and R11572). At your earliest convenience, can you let me know if there is existing or proposed wastewater lines in the area?

Much appreciated,

Adrian Alvarado, EIT
Engineer
ATWELL, LLC
512.584.8681 Dir
512.904.0505 Tel
512.466.2371 Mobile
3815 S. Capital Of Texas Highway | Suite 300 | Austin, TX 78704

Allison Nieto

From: alejandra.ruiz@lanzola.com
Sent: Wednesday, May 27, 2020 2:11 PM
To: 'Daniel R. Heideman'
Cc: Jeff Kallus; Allison Nieto
Subject: RE: FM 2720 and Bob White Rd.
Attachments: 3-SITE PLAN (8).pdf

Good afternoon Daniel R. Heideman:

I already wrote the letter to request water and waste water service and have the check for this.

Would you give us an appointment to our Engineer Rey Cedillos and myself in order to explain you about our project at FM2720 Caldwell County TX.?

For now , we only have a pre-design of 1 acre lot, because we planned to install septic system , BUT if you tell us that your company is able to give us the sewage service in no more than one more year, we will change the design to set ¼ lot instead of 1 acre lot' subdivision.

I am attaching the drawing I have for now.

Thanks for the help you can give us, and have a great day.

Alejandra Ruiz E.

From: Daniel R. Heideman <heideman@clsud.com>
Sent: Friday, May 22, 2020 12:40 PM
To: alejandra.ruiz@lanzola.com
Cc: Jeff Kallus <jeff.kallus@swengineers.com>; Allison Nieto <allison.nieto@swengineers.com>
Subject: Re: FM 2720 and Bob White Rd.

Make application, pay the investigation fee to determine what is needed to serve you and what the cost would be.
Thanks

Sent from my iPhone

On May 22, 2020, at 11:43 AM, alejandra.ruiz@lanzola.com wrote:

Daniel:

If you are going to give sewage service in that area, we are going to change the quantity of lots; because having sewage the lots could be 1/3 of acre instead of 1 acre.

If we submit now 152 LUI and pay for engineering \$5,000 , we are going to waste that money because we are going to change the project and the quantity of lots could be three times 152.

Because of that, we are very interested on know the timing of this new service in that area.

Thanks!!

Alejandra

From: Daniel R. Heideman <heideman@clsud.com>

Sent: Friday, May 22, 2020 3:51 AM

To: alejandra.ruiz@lanzola.com

Subject: Re: FM 2720 and Bob White Rd.

We can address that in the feasibility study after you submit the application

Thanks

Sent from my iPhone

On May 21, 2020, at 7:18 PM, alejandra.ruiz@lanzola.com wrote:

Hello Daniel :

Are you going to work with sewage as well on the area we talked about this morning where we will develop a Manufactured Home Community?

If yes, how long it would take to bring sewage service there? This is because we were planning to install LDS septic system in 1 acre lot ,
BUT if you are going to bring sewage service to the area we will be able to develop more little lots and connect the sewage pipelines.
It is very important to us to know this information if you can help us .

Have a good night.

Alejandra

<image001.jpg>

From: Daniel Heideman <heideman@clsud.com>

Sent: Wednesday, May 20, 2020 4:36 PM

To: alejandra.ruiz@lanzola.com

Subject: FM 2720 and Bob White Rd.

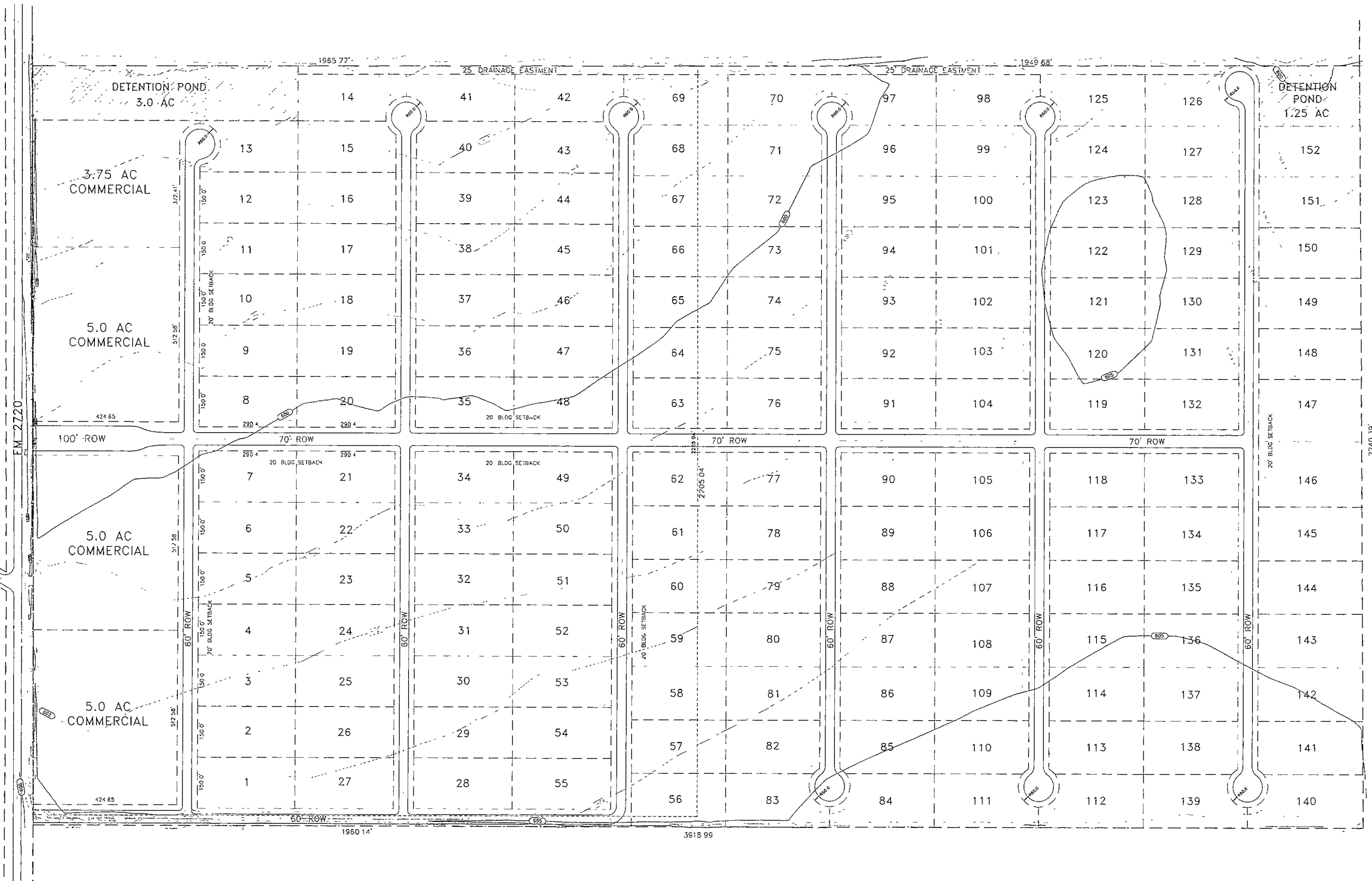
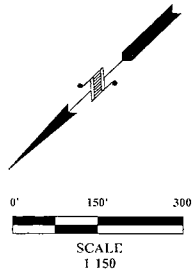
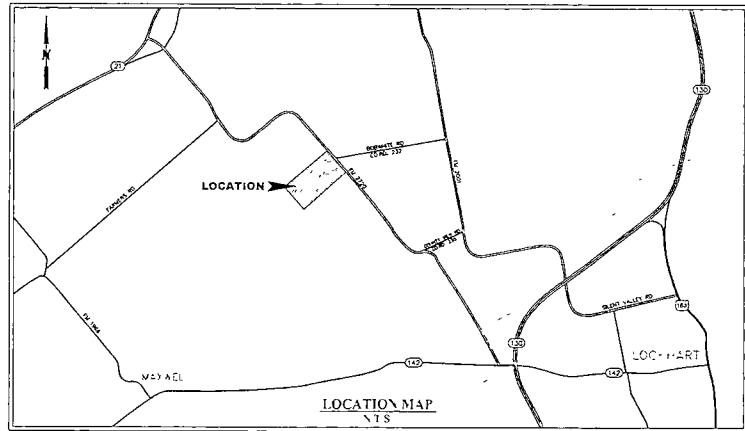
I would be happy to visit with you and answer any questions you may have.

I am available most of the time, let me know when you would like to meet.

My cell is 512-738-2073

Thanks

Daniel Heideman
General Manager



Cedillos & Company, LLC
Civil/Environmental Consulting Engineers
Professional Seal
5/22/20
REYNALDO CEDILLOS
47371
Professional Engineer
State of Texas

PRADERAS RANCH
FM 2720 & BOBWHITE ROAD
CALDWELL COUNTY, TEXAS
PRELIMINARY LAYOUT

DATE	05/22/20
PROJECT	PRADERAS RANCH
DRAWING NAME	PRELIMINARY PLAN
DESIGN	RC
CHECKED	RC
DRAWN	RC3
APPROVED	RC

Allison Nieto

From: Daniel Heideman <heideman@clsud.com>
Sent: Thursday, February 27, 2020 2:16 PM
To: Allison Nieto
Subject: Fwd: access to lift station & water pipe location
Attachments: Survey.pdf

Waste water service across from Las Estancias II
This is what the phone call is about.
Thanks

Daniel Heideman
General Manager
County Line SUD

----- Forwarded message -----

From: **N. van Praag** <nancy.vanpraag@gmail.com>
Date: Thu, Feb 27, 2020 at 12:30 PM
Subject: access to lift station & water pipe location
To: <heideman@clsud.com>

Hi Dan,

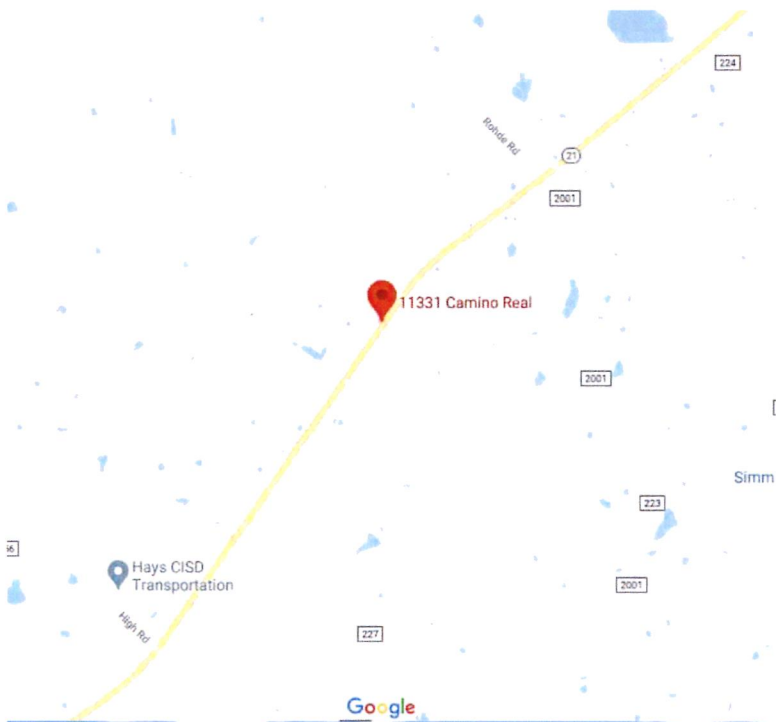
I will subdivide my acreage into 60-80 lots if I can access to city sewer. I heard we may have access from an agreement between CLSUD and Walton. I wanted to find out the approximate cost to have this access and the timeline you guys have for availability.

Also please have a look at the water line I mentioned on the phone.

Thanks so much Dan.

Address & see survey attached:
11331 Camino Real
Kyle TX 78640

Location:



Water Lines from CLSUD website: Land is in black circle with sketched shape of land (see attached Survey)



Below is the original water line layout showing a 6" pipe running along the north end of my property, but I cut off the screenshot somehow and can't find it online anymore!!

y line between Hays & Caldwell counties



Nancy van Praag

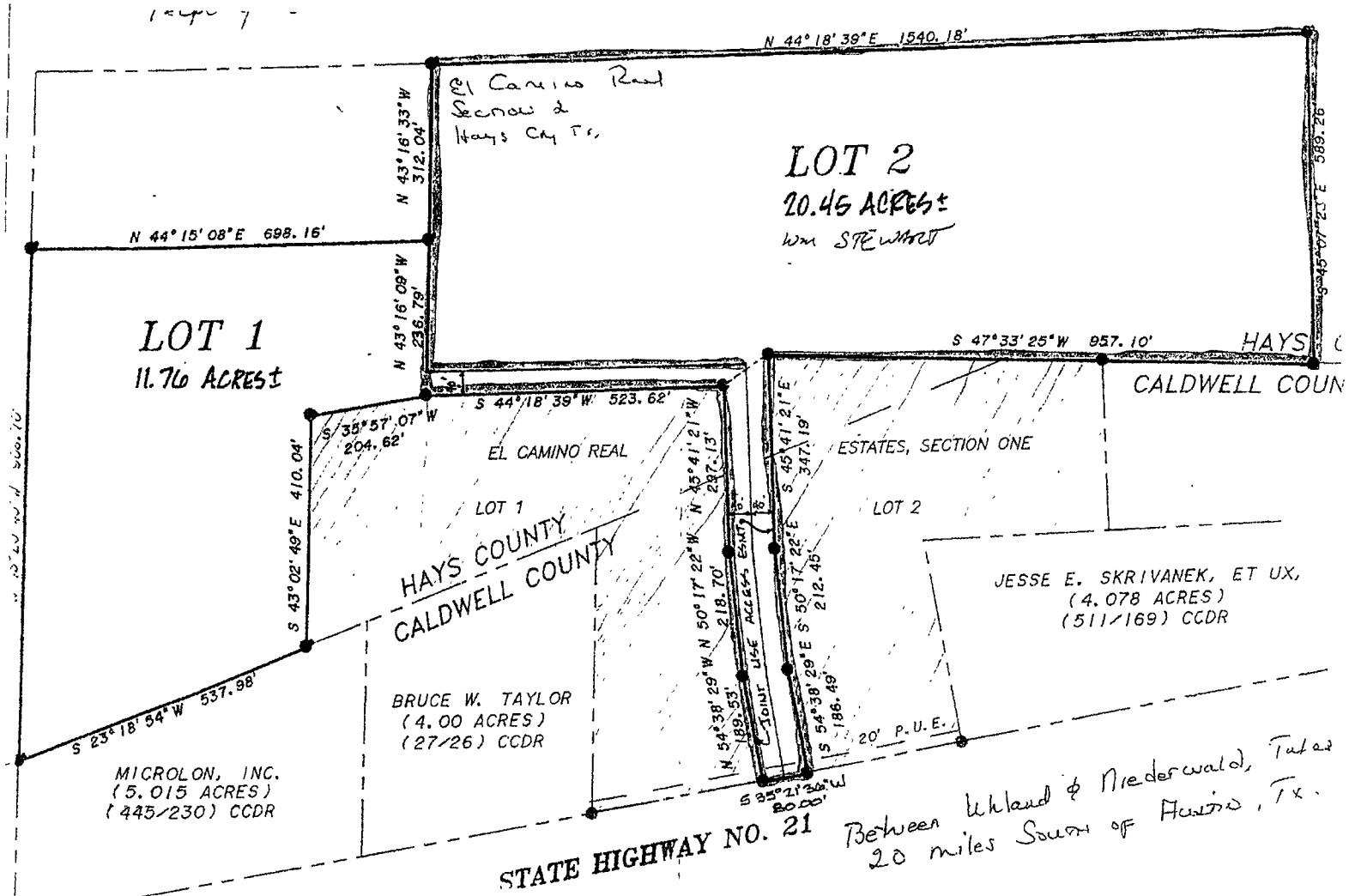
REALTOR® | Designer, Helping people make better Real Estate and Design decisions since 1993.

Key Realty | 231-942-6430 | nancy.vanpraag@gmail.com

- See my designs at ikistiks.com -

12935 South West Bay Shore Drive Traverse City MI 49684





EXISTING CONDITIONS
NOT TO SCALE

THIS CONCEPTUAL SITE PLAN LAYOUT
FOR BIDDING PURPOSES ONLY, NOT FOR
CONSTRUCTION OR GOVERNMENTAL
REVIEW PURPOSES

General Notes

GENERAL NOTES:

- The design of this site plan is the property of Genesis I Engineering Co. Any reproduction or changes without prior written permission is not permitted.
- Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.
- All required permits required by the County of Hays shall be secured.

OFFICE:
2021 -
FAST FOOD
RAIL

VERSION 2.00

No.	Revision/Issue	Date

Genes I Engineering Company
A T B E E Registered Firm #9-2555
2804 Jones Road, Suite E, Austin, TX 78715
(512) 899-2246 Office
(512) 899-2261 Fax
engineer@genesis1engineering.com

PROPOSED SITE PLAN
Mr. NANCY VAN PRAAG
STATE HIGHWAY 21
NIEDERWALD, HAYS COUNTY
TX 78155

Project: AU-12-53	Sheet: CE 2
Date: 03/14/2011	OF 4

Allison Nieto

From: Daniel Heideman <heideman@clsud.com>
Sent: Monday, February 3, 2020 4:31 PM
To: Allison Nieto
Subject: Wastewater on High Rd.

Follow Up Flag: Follow up
Flag Status: Completed

Allison, the gentleman with property on High Rd. across from the Anderson tract is wanting information on the possibility of getting wastewater service for his tract. He is available most any day after 1:00 PM so I would like for you two to discuss possibilities. I would not want you to make a special trip to talk with him so I am going to give you his number and maybe you can set up a meeting with him when you are already going to be here or just discuss his project on the phone.. His name is Greg and number is 512-970-3396.

Thank you

Daniel Heideman
General Manager
County Line SUD

Allison Nieto

From: Steven Greenberg <steveng@bvrwater.com>
Sent: Monday, January 27, 2020 8:42 AM
To: John Littlefield; Allison Nieto
Cc: Mia Natalino
Subject: Fwd: New Site on Hwy 21

Follow Up Flag: Follow up
Flag Status: Completed

John or Allison,
Would you please follow up with Garrett on availability of sewer for said tract? Thank you.

Steven Greenberg
(916) 799-1560

Sent from my iPhone

Begin forwarded message:

From: Garrett Forthuber <gforthuber@cayetanodevelopment.com>
Date: January 24, 2020 at 12:39:13 PST
To: Steven Greenberg <steveng@bvrwater.com>
Subject: New Site on Hwy 21

The site I was talking about is highlighted in yellow.

Garrett Forthuber
ASSOCIATE



CAYETANO

Cell: 952-617-8935 Office: 512-600-3119 x116
2211 Hancock Drive Austin, Texas 78756

gforthuber@cayetanodevelopment.com



TABLE OF CONTENTS.

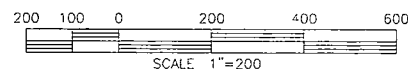
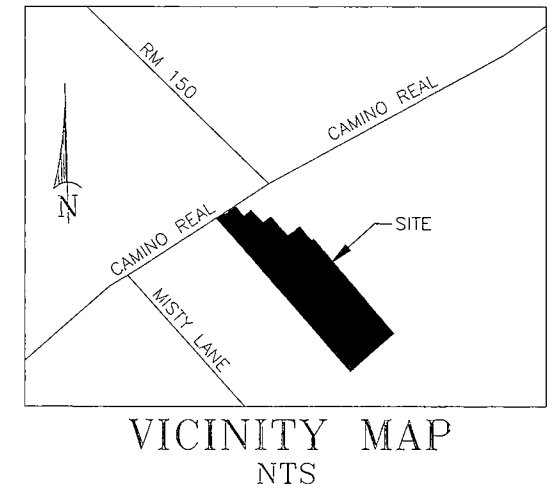
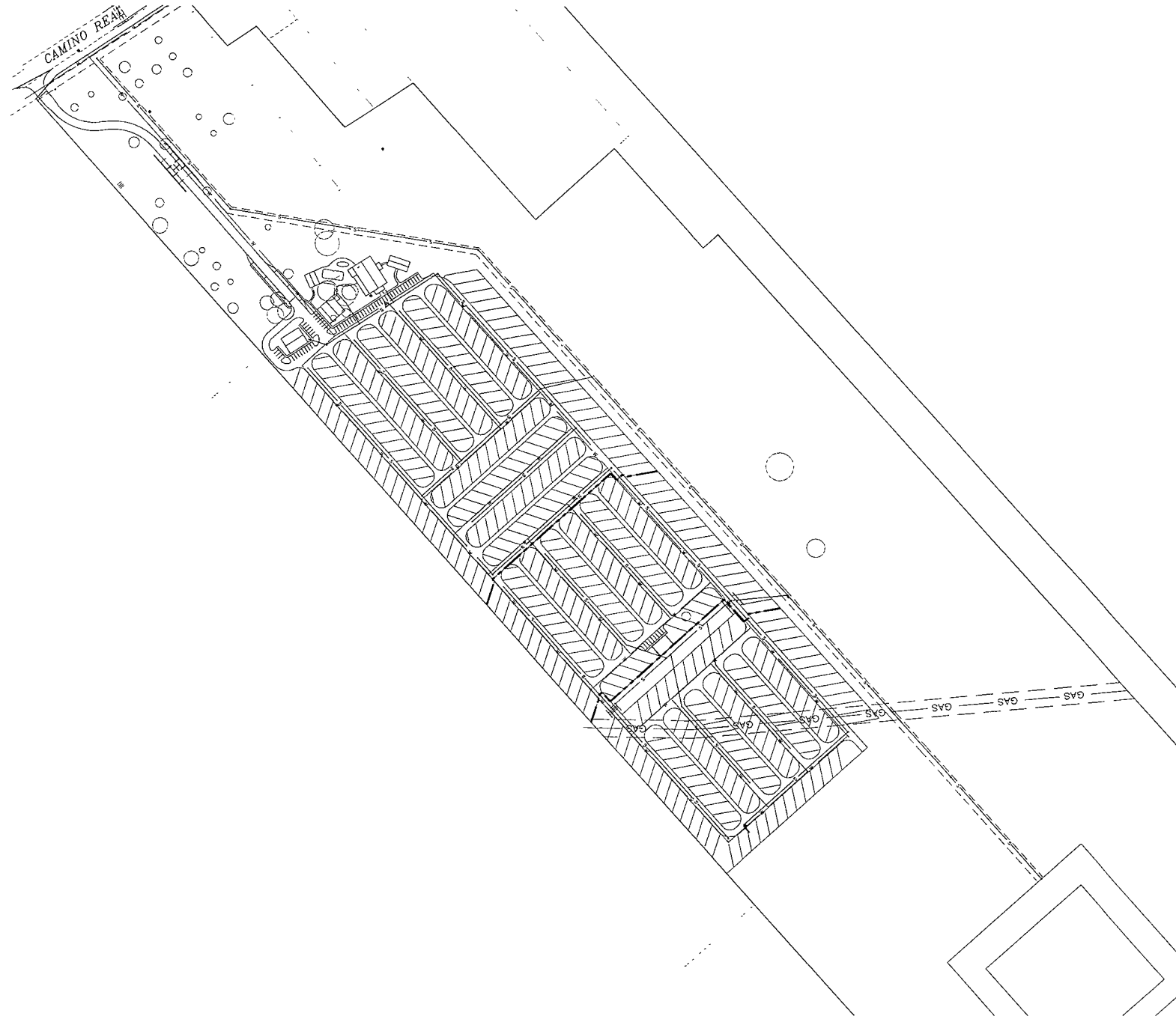
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OVERALL LAYOUT	1
15" SANITARY SEWER, PLAN AND PROFILE, STA. 0+00 THRU 10+00.	2
15" SANITARY SEWER, PLAN AND PROFILE, STA. 10+00 THRU 20+00.	3
15" SANITARY SEWER, PLAN AND PROFILE, STA. 20+00 THRU 30+00.	4
15" SANITARY SEWER, PLAN AND PROFILE, STA. 30+00 THRU 37+15.	5
SANITARY SEWER DETAILS.	6
GENERAL NOTES	7

DEVELOPMENT PLANS

REAL TEJAS 15" SANITARY SEWER MAIN

CALDWELL COUNTY TEXAS

SEPTEMBER 23, 2019

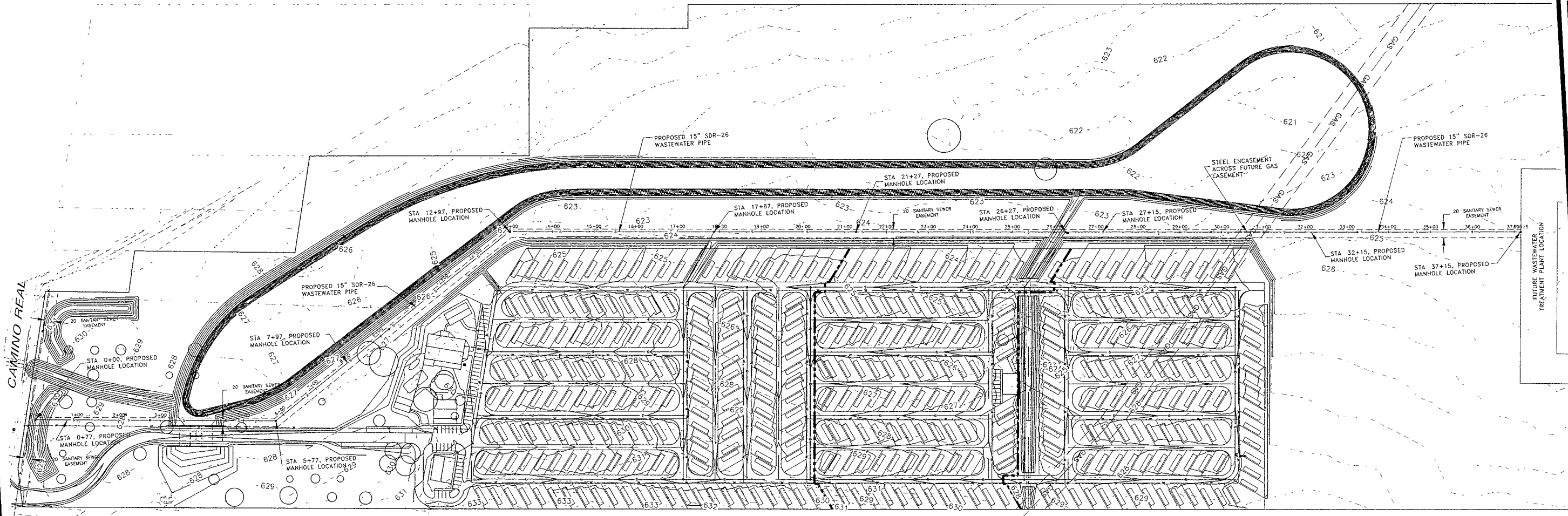


DYER ENGINEERING, INC.
ENGINEERING & CONSULTING

Land Development - Commercial Site Civil - Municipal - Environmental
12500 Willow Springs Road, Fort Worth, Texas 76052 • Phone 940-390-6083 • E-mail: dyer.eng@gmail.com
TBPE Firm No. 11919

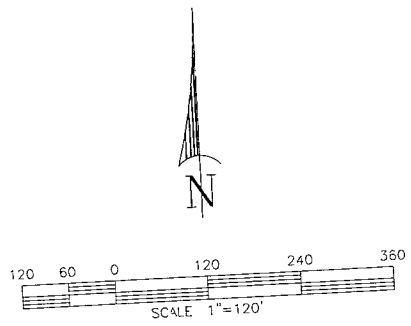
PRELIMINARY
FOR REVIEW
PURPOSES
ONLY

JACK B DYER
REGISTERED PROFESSIONAL
ENGINEER NO. 86238



CAMINO REAL

- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - EXISTING PAVEMENT
 - PROPOSED FLOWLINE
 - 630 EXISTING INDEX CONTOURS
 - 631 EXISTING CONTOURS
 - 630 PROPOSED CONTOURS
 - PROPOSED SANITARY SEWER



SHEET 1
1 OF 7
JOB No. C1

OVERALL LAYOUT
REAL TEXAS 15" SANITARY SEWER MAIN
CALDWELL COUNTY, TEXAS

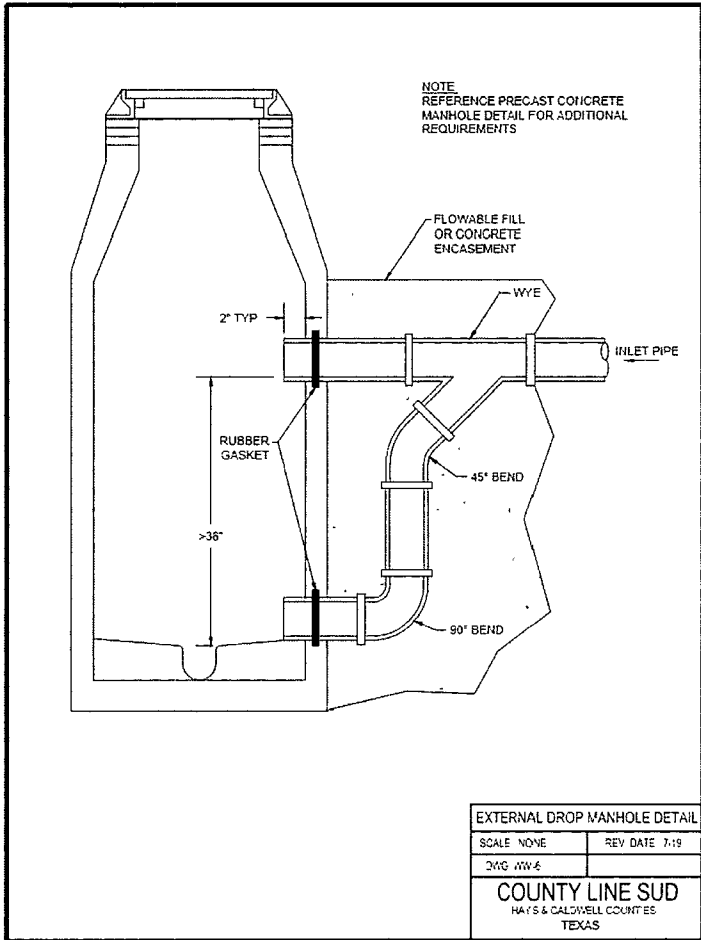
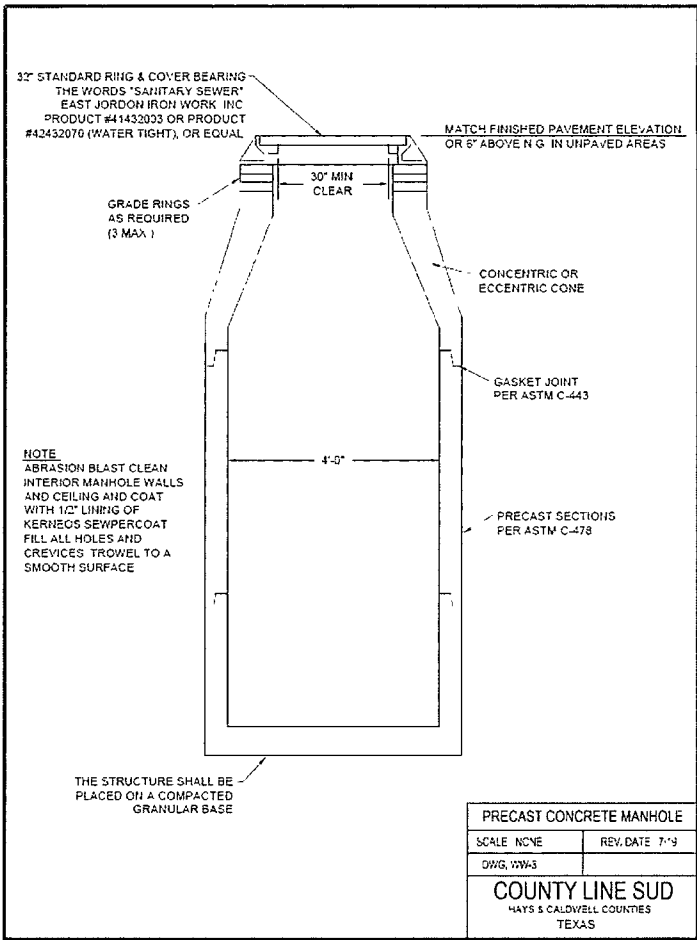
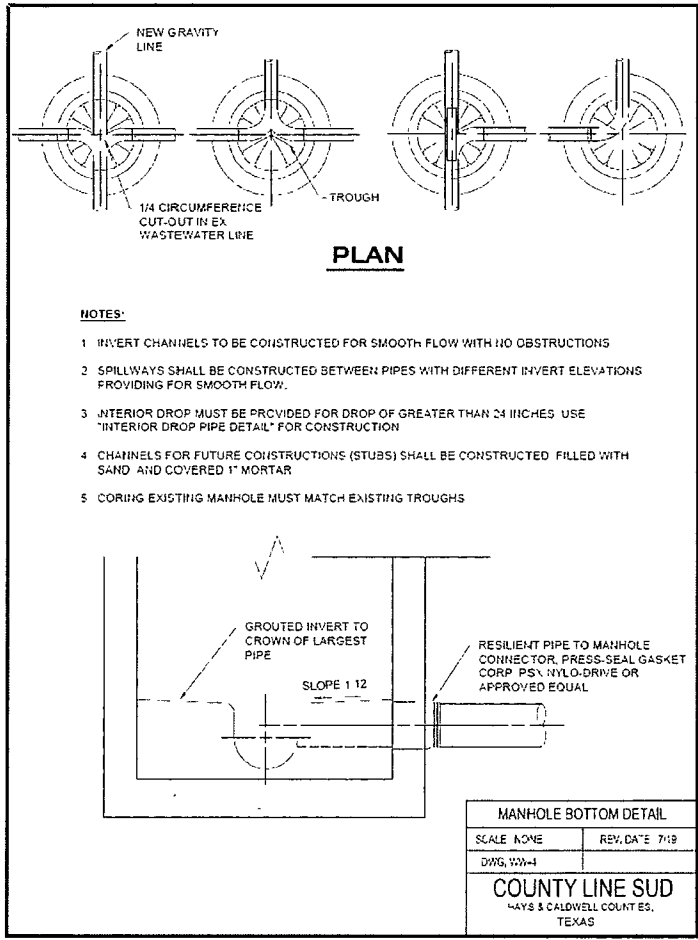
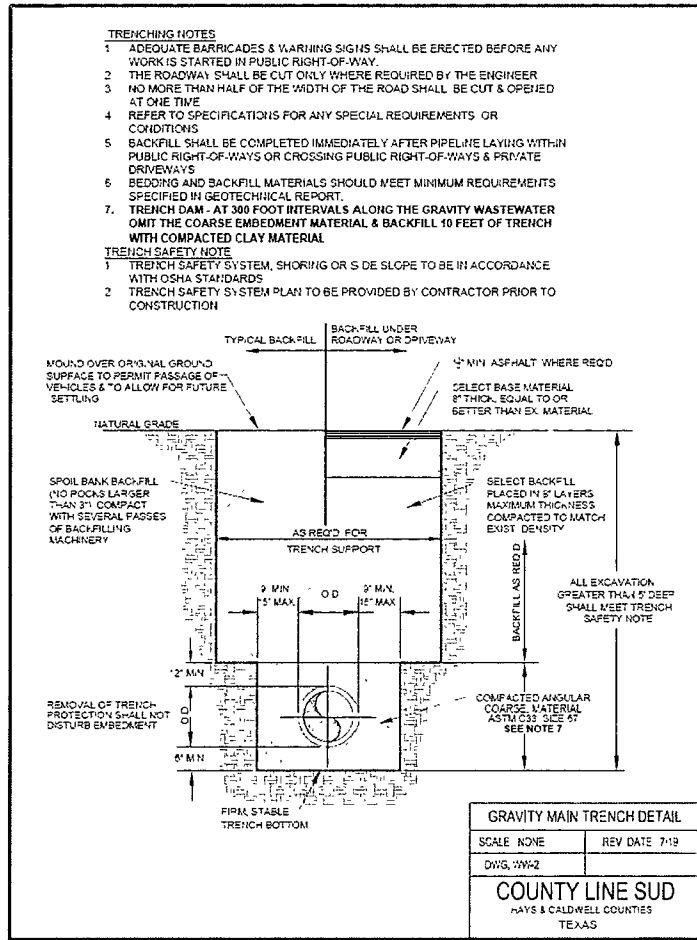
DYER ENGINEERING, INC.
ENGINEERING & CONSULTING

Land Development - Commercial Site Civil - Municipal - Environmental
12500 Willow Springs Road, Fort Worth, Texas 76052 • Phone 940-390-6083 • E-mail: dyer_eng@gmail.com
T&E Firm No. 11019

DRAWN BY HO	SCALE 1"=120'
CHECKED BY JBD	DATE 9-23-19

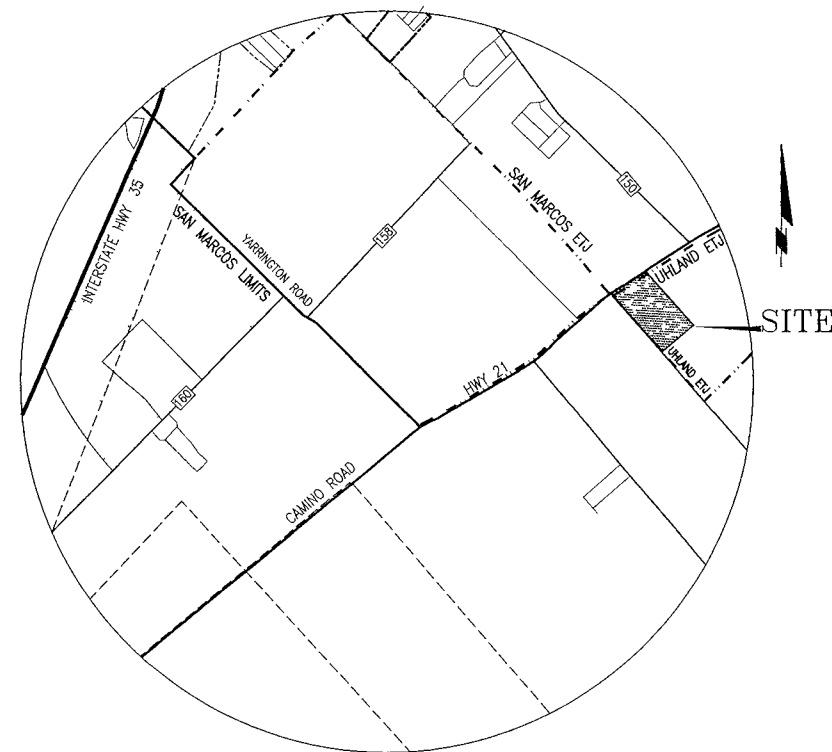
PRELIMINARY
FOR REVIEW
ONLY

JACK B DYER
REGISTERED PROFESSIONAL
ENGINEER NO. 86238



SITE DEVELOPMENT PLAN FOR MISTY LANE COMMERCIAL PARK

5699 MISTY LANE
MAXWELL, TX 78656



CITY OF UHLAND E.T.J.

FLOOD PLAIN NOTE:

A PART OF THIS SITE IS WITHIN AN IDENTIFIED FEMA FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAP PREPARED FOR CALDWELL COUNTY, TEXAS, DATED JUNE 19, 2012, AS SHOWN ON MAP NO. 48055C0100E

LEGAL DESCRIPTION:

LOT 1 BLK A, MISTY LANE COMMERCIAL SUBDIVISION RECORDED AS DOCUMENT #2018006401 CABINET 126 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

OWNER: MR. KAM KRONENBERG
BCG UHLAND, LP.
2301 CAPITOL OF TX HWY.
#J-101
AUSTIN, TEXAS 78746
(512) 732-0300

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON AUSTIN,
TEXAS 78749
(512) 280-5160

SUBMITTED BY:

CARLSON, BRIGANCE & DOERING, INC.

DATE

REVIEWED BY:

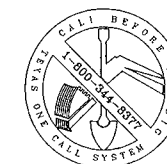
CITY OF UHLAND

DATE

APPROVED BY:

COUNTY LINE SPECIAL UTILITY DISTRICT

DATE



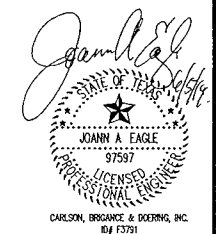
TDLR REGISTRATION NO. TABS2019013272

SUBMITTAL DATE: June 5, 2019

NOTES:

1. ALL IMPROVEMENTS SHALL CONFORM WITH CITY OF UHLAND STANDARDS AND REQUIREMENTS.
2. ELEVATIONS ARE BASED ON NAD 83 DATUM.
3. CONTACT ADA ASSISTANCE-ROBERT RONSON AT 512-787-3687 FOR ADA COMPLIANCE REVIEW AND INSPECTIONS.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24- HOURS PRIOR TO COMMENCING CONSTRUCTION.



SHEET NO.	SHEET INDEX
1	COVER SHEET
2	GENERAL NOTES
3	PLAT
4	EXISTING CONDITONS
5	EROSION CONTROL PLAN
6	EROSION CONTROL DETAILS
7	SITE PLAN
8	EXISTING DRAINAGE PLAN
9	PROPOSED DRAINAGE PLAN
10	GRADING PLAN
11	POND PLAN
12	POND DETAILS
13	OVERALL WASTEWATER PLAN
14	PUBLIC WASTEWATER PLAN & PROFILE (1+00 TO 8+00)
15	PUBLIC WASTEWATER PLAN & PROFILE (8+00 TO 16+00)
16	PUBLIC WASTEWATER PLAN & PROFILE (16+00 TO 24+00)
17	PUBLIC WASTEWATER PLAN & PROFILE (24+00 TO 29+00)
18	PRIVATE WASTEWATER PLAN & PROFILE (29+00 TO 32+00)
19	PRIVATE WASTEWATER PLAN & PROFILE (32+00 TO END)
20	OVERALL WATER DISTRIBUTION PLAN
21	WASTEWATER DETAILS
22	WATER DETAILS
23	STANDARD CONSTRUCTION DETAILS
24	DRIVEWAY PLAN
25	TXDOT TRAFFIC CONTROL PLAN

NO	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	APPROVAL/DATE	DATE IMAGED
REVISIONS AND CORRECTIONS					

Carlson, Brigance & Doering, Inc.

Surveyors
Carl Brigance
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165



COVER

DATE

DRAFTED BY

N5

DESIGNED BY

JAE

SHEET

MISTY LANE COMMERCIAL PARK

SITE DEVELOPMENT PLAN

JOB NAME

PROJECT

JOB NUMBER

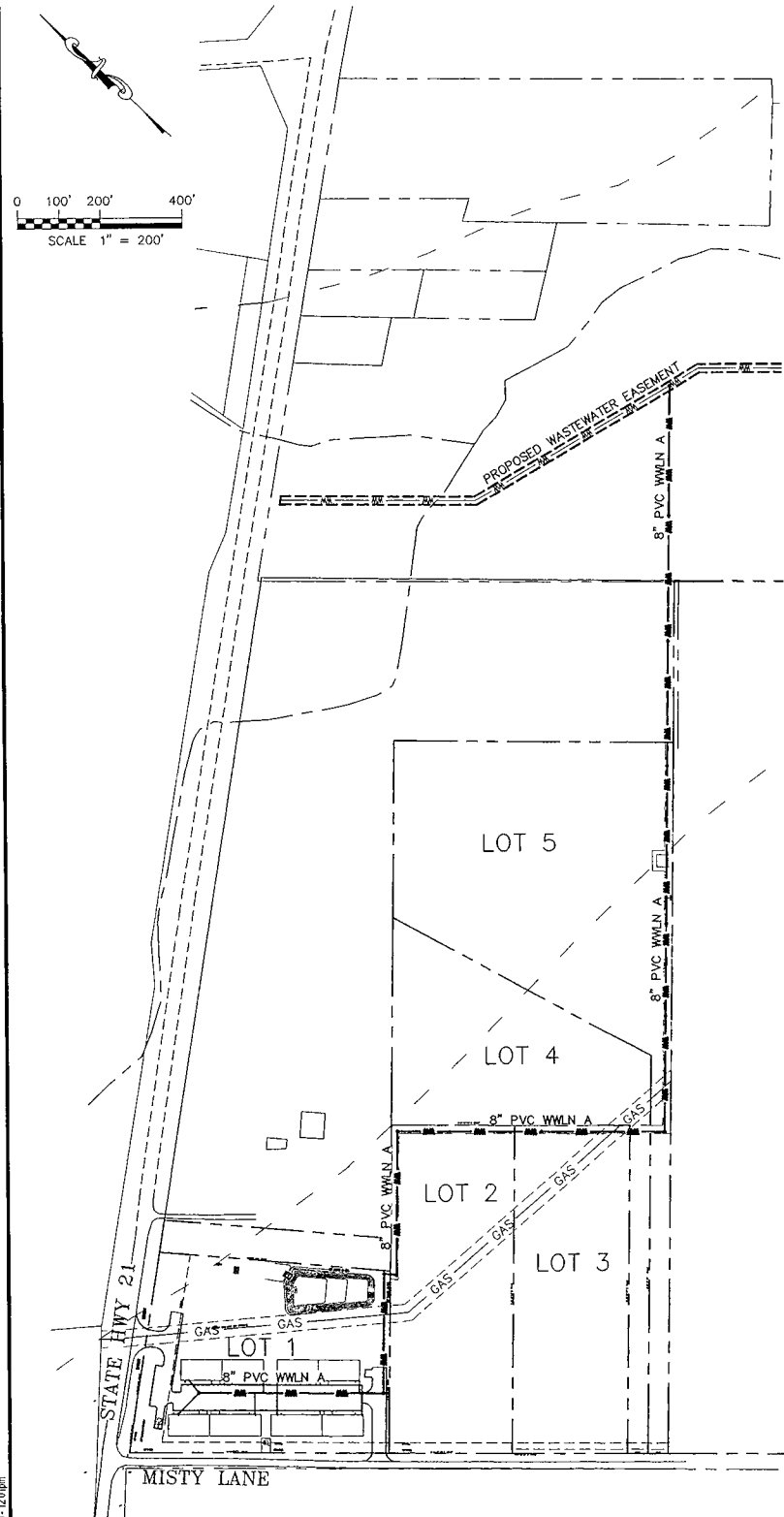
4996

SHEET

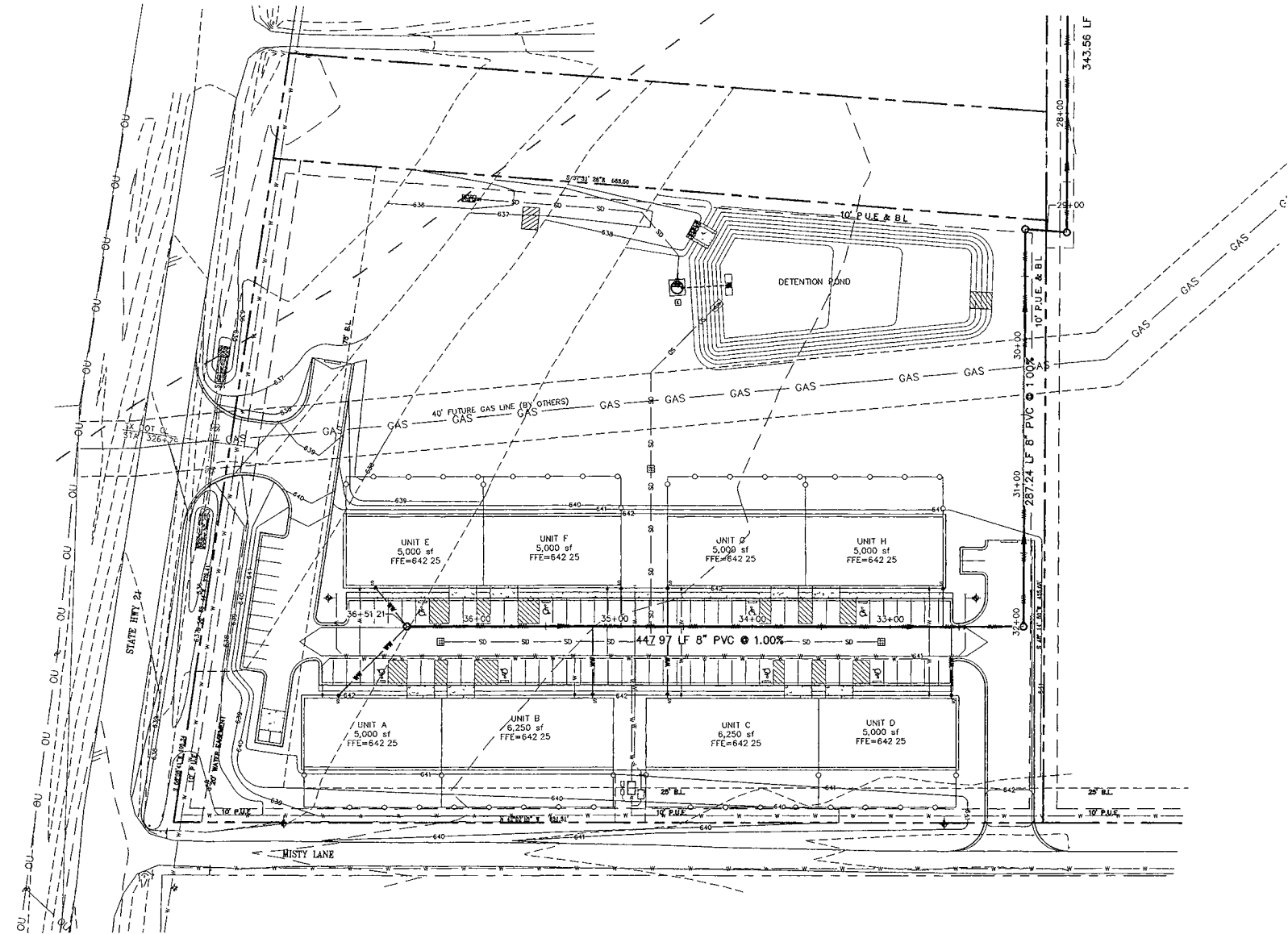
OF

25

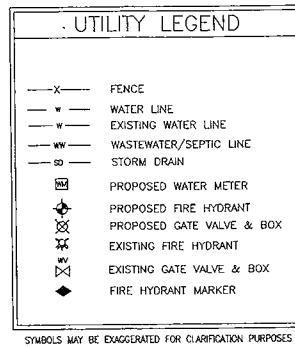
FILE PATH: I:\CADD\DWG\DWG\SETUP\WATER\WATERPLAN.dwg - Jan 03, 2019 - 12:00pm



OVERALL WASTEWATER LAYOUT
1"=200"



SITE WASTEWATER LAYOUT
1"=50'



Carlson, Brigrance & Doering, Inc.		FIRM ID #13781	
Civil Engineering		Surveying	
5501 West Williams Street		5501 West Williams Street	
Houston, TX 77056-1100		Houston, TX 77056-1100	
Phone No. (281) 249-1100		Fax No. (281) 249-5165	
OVERALL WASTEWATER PLAN		DATE	
SHEET		DESIGNED BY	
MISTY LANE COMMERCIAL PARK		JAE	
PROJECT		DRAWN BY	
SITE DEVELOPMENT PLAN		NS	
JOB NAME		DATE	
MISTY LANE COMMERCIAL PARK		MARCH 2019	
JOB NUMBER		SHEET	
4996		13	
SHEET		OF	
13		25	

COUNTY LINE SUD SERVICE REQUEST LETTER

July 29th, 2020

From: Silver Mount Holdings, LLC
22711 Fossil Peak
San Antonio, Texas 78261

To: County Line SUD
8870 Camino Real
Uhland, TX 78640

Re: Developer Request for Wastewater and/or Water Service(s)

Dear County Line SUD,

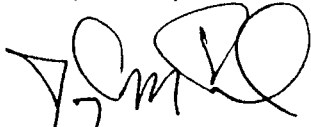
I am requesting wastewater and/or water service for a 29-acre property located at the northwest corner of SH 21 and High Road in Uhland, Texas 78640.

The proposed development will consist of approximately 48 multi-family lots and 4 commercial lots and will be known as the Camino Crest Section 2 Subdivision. The development will consist of an estimated 180 LUEs (pending review/approval by CLSUD engineer) and will be constructed in 2 phases. It is currently anticipated that active water and/or wastewater service will be needed for the first phase on or about January 1st, 2021. A preliminary layout of the proposed development is enclosed.

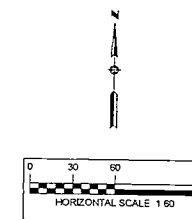
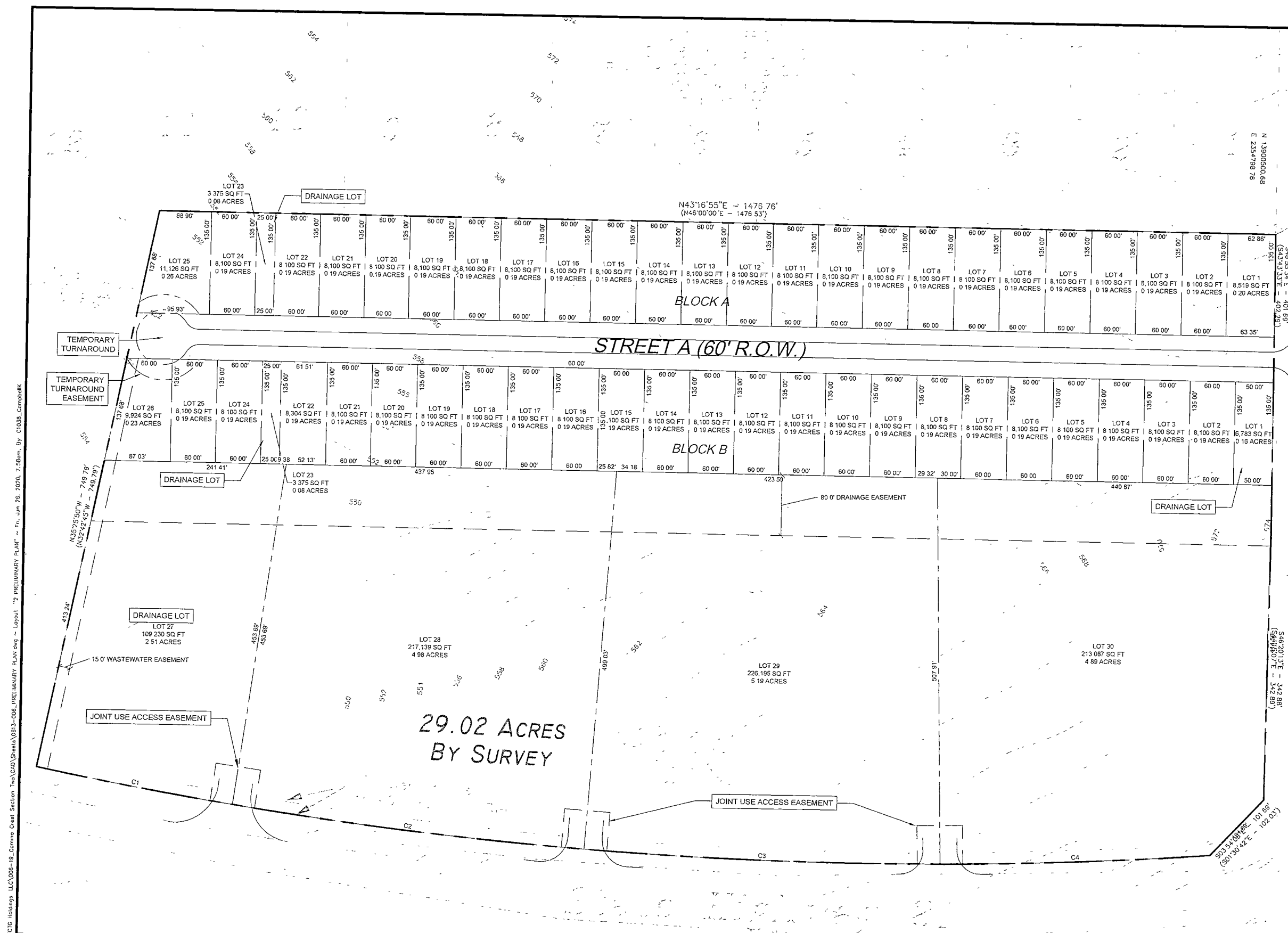
The contact information for the developer is as follows:

Owner/Developer Name: Silver Mount Holdings, LLC
Address: 22711 Fossil Peak
City, State, Zip: San Antonio, Texas 78261
Phone #: (210) 313-3453
Email Address: jem@tkcs.us





Respectfully Submitted,



Jerry E. McCasland
Manager-Member



LEGEND

	PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	CURB
	PROPOSED LOT LINES
	EXISTING UNDERGROUND ELEC
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING CONTOURS

- PLAT NOTES**
1. UTILITY PROVIDERS
WATER - COUNTY LINE SPECIAL UTILITY DISTRICT
WASTEWATER/SEPTIC - COUNTY LINE SPECIAL UTILITY DISTRICT
ELECTRICITY - PEDERNALES ELECTRIC COOP
 - 2 ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS OR ELECTRIC BUILDING BUFFERS
 - 3 THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM NO. 15000 MAP 48209C0410F, EFFECTIVE DATE OF SEPTEMBER 02 2005

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	264.87	5679.58	2.67	N52° 54' 47" E	264.85
C2	470.14	5679.58	4.74	N49° 12' 20" E	470.01
C3	470.14	5679.58	4.74	S44° 27' 46" W	470.01
C4	358.04	5679.58	3.59	N40° 17' 44" E	355.99



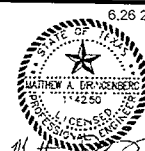
TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW THE CONTRACTOR IS
REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM
AT LEAST 48 HOURS BEFORE STARTING EXCAVATION

NOTE. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING USING ONE-CALL OR THE ELECTRICAL UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFELY REMOVING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN FROM ANY INTERFERENCE WITH THE ELECTRICAL LINES OR FROM DAMAGING DIGGING UP OR UNCOVERING THE ELECTRICAL LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER THIS RESPONSIBILITY HEREBY REMAINS WITH THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

[illegible]

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEWA DRINGENBERG P E #114250 ON THE DATE INDICATED ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT



Southwest Engineers

TBPT NO F-1009
 www.svenbrinets.com

WARNING

IF THIS BAR DOES NOT MEASURE
THE DRAWING IS NOT TO SCALE

DRAWN BY CK/HS

CHECKED BY MD

PRELIMINARY PLAN

CAMINO CREST SECTION 2 SUBDIVISION
HWY 21 AND HIGH ROAD, UHLAND, TEXAS, 78640

PROJECT NO 0813-006-19

DRAWING NO.

SHEET 2 OF 5

Allison Nieto

From: Daniel Heideman <generalmanager@clsud.com>
Sent: Tuesday, August 4, 2020 3:21 PM
To: Allison Nieto
Subject: FW: Sewer Connection

Follow Up Flag: Follow up
Flag Status: Completed

Daniel R. Heideman
GM County Line SUD
512-738-2073

From: Charlie Orn <orncharlie@gmail.com>
Sent: Tuesday, August 4, 2020 2:11 PM
To: Daniel Heideman <generalmanager@clsud.com>
Cc: orncharlie@gmail.com
Subject: Sewer Connection

To: Mr Daniel Heideman

Mr Heideman, St John Lutheran Church located at 9865 Comino Real Uhland Tx. 78640 request connection to our facilities to your proposed sewer Line utility.
Let me know what further action is needed to get connection.

Thanks You
Charlie Orn
Council President

Allison Nieto

From: Matthew Long <mlong@cayetanodevelopment.com>
Sent: Tuesday, August 4, 2020 2:32 PM
To: Daniel Heideman
Cc: Allison Nieto
Subject: Re: Wastewater Service

Follow Up Flag: Follow up
Flag Status: Completed

Hi Daniel – We have 99 acres under contract east of Las Estancias 2 on highway 21 that we would like to serve with waste water. We expect to purchase this land in mid-September and to develop it into 250 to 300 lots. Apart from this 99 acres, we have no other land under control that we plan to service with wastewater.

Thanks,

Matt

--

Matthew J. Long
PRESIDENT



Cell 512-762-8471. Tel 512-600-3119 ext 101
2211 Hancock Dr Austin, TX 78756
mlong@cayetanodevelopment.com

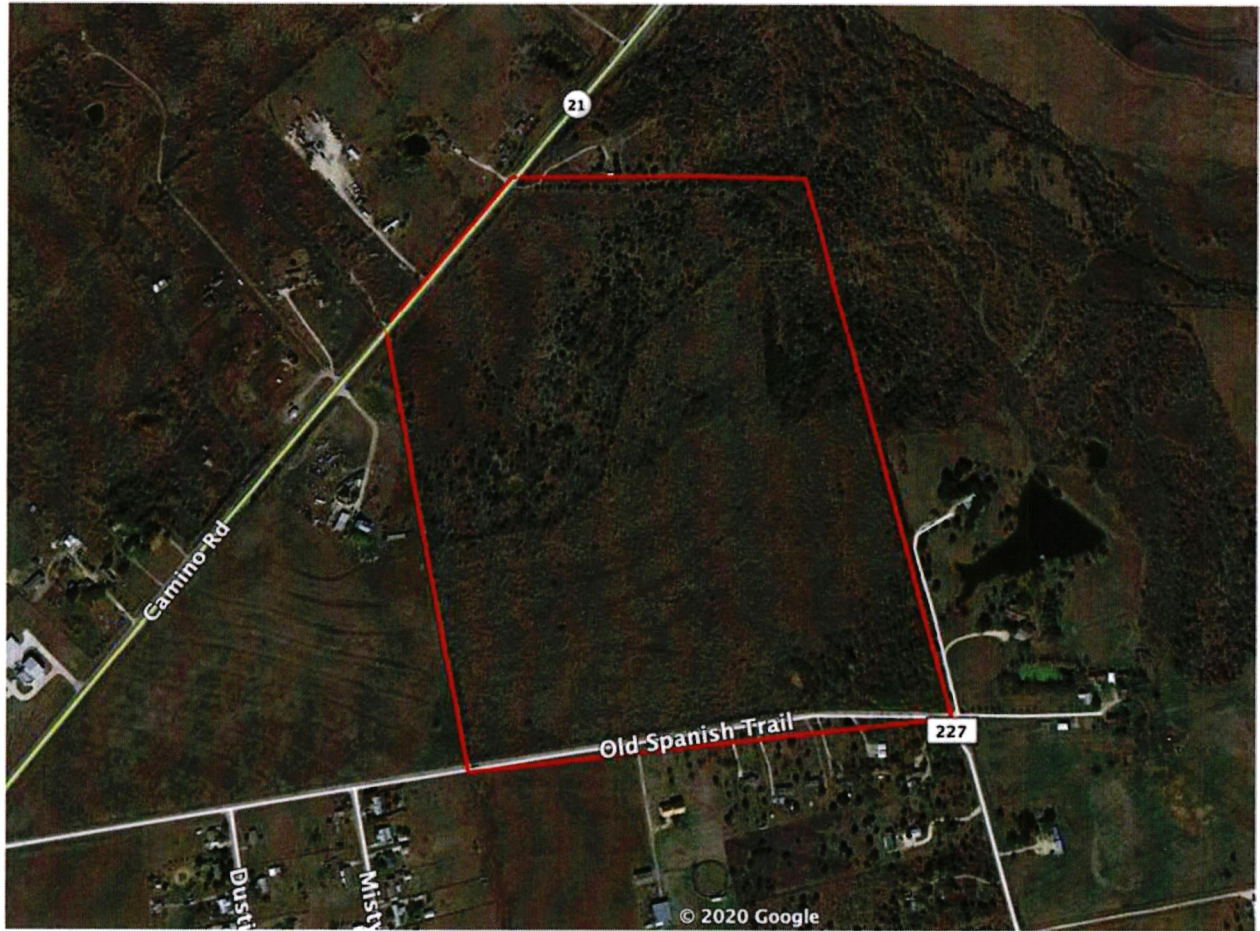
From: Daniel Heideman <generalmanager@clsud.com>
Date: Tuesday, August 4, 2020 at 8:51 AM
To: Matthew Long <mlong@cayetanodevelopment.com>
Cc: Allison Nieto <allison.nieto@swengineers.com>
Subject: Wastewater Service

Matt, County Line is putting together a plan for providing wastewater service to the area. Could you write me a note requesting that we include property that you own or may own in the planning of service.

Contact me with any questions.

Thanks

Daniel R. Heideman
GM County Line SUD
512-738-2073



Allison Nieto

From: Daniel Heideman <generalmanager@clsud.com>
Sent: Wednesday, August 12, 2020 11:39 AM
To: Allison Nieto
Subject: Fwd: Request for waste water services

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Bryan Lovelady <blovelady@msikyle.com>
Date: August 12, 2020 at 10:43:43 AM CDT
To: Daniel Heideman <generalmanager@clsud.com>
Subject: Request for waste water services

Mr. Heideman,

Please allow this correspondence to serve as an indication of requested waste water services for the properties owned by Bryan Lovelady and Matthew Edevold or LE6, LLC specifically the properties listed below.

Property Description:

A0014 John Stewart Survey, Acres .5	Tract 1 R148006
A0014 John Stewart Survey, Acres .5	Tract 2 R148234
A0014 John Stewart Survey, Acres 2.1	R150390
A0014 John Stewart Survey, Acres 16.768	R11539

Should you have any question or concerns, please do not hesitate to contact me at the number below.

Kind regards,

Bryan Lovelady / CFO
MISCELLANEOUS STEEL INDUSTRIES, INC.
400 Bunton Creek | Kyle, TX 78640
P: 512.268.2831 Ext 201 | F: 512.268.0334



Allison Nieto

From: Daniel Heideman <generalmanager@clsud.com>
Sent: Wednesday, August 5, 2020 9:58 AM
To: Allison Nieto
Subject: FW: FW: Sewer Information Request

Follow Up Flag: Follow up
Flag Status: Completed

Allison, this property is at the north side of Bunton Lane across from the Heidenreich Ln. intersection. Can you provide Tyler with the information he is requesting for the waste water main that is planned to terminate on Heidenreich Ln from the Mill Creek development.
Thanks

Daniel R. Heideman
GM County Line SUD
512-738-2073

From: Tyler Smith <tyler@upengineering.com>
Sent: Tuesday, August 4, 2020 4:30 PM
To: Customer Service <customerservice@clsud.com>; Daniel Heideman <generalmanager@clsud.com>
Cc: Ryan Plagens <ryan@upengineering.com>
Subject: Re: FW: Sewer Information Request

Thank you for the information.
Would you be able to provide the size of the line as well as the depth of the manhole/main at this point?

Thanks,
Tyler Smith
UP Engineering + Surveying
TBPE F-17992 | TBPELS F-10194606
1270 N Loop 1604 E, Suite 1310
San Antonio, TX 78232
O.210.774.5504
Tyler@upengineering.com
www.upengineering.com

On Sat, Aug 1, 2020 at 1:36 PM Customer Service <customerservice@clsud.com> wrote:

From: Daniel Heideman <generalmanager@clsud.com>
Sent: Saturday, August 1, 2020 1:19 PM
To: Customer Service <customerservice@clsud.com>
Subject: Re: Sewer Information Request

The waste water connection would be on Heidenreich about 100 yards from the referenced property

On Aug 1, 2020, at 1:09 PM, Customer Service <customerservice@clsud.com> wrote:

From: Tyler Smith <tyler@upengineering.com>
Sent: Friday, July 31, 2020 3:38 PM
To: customerservice@clsud.com
Cc: Ryan Plagens <ryan@upengineering.com>
Subject: Fwd: Sewer Information Request

Good Afternoon,

We are looking at a site located in your CCN near the intersection of Bunton Lane and Heidenreich Lane (see below). Can you please provide the location and size of the sewer in the area.

<image001.png>

Thanks,

Tyler Smith
UP Engineering + Surveying
TBPE F-17992 | TBPELS F-10194606
1270 N Loop 1604 E, Suite 1310
San Antonio, TX 78232
O.210.774.5504

Tyler@upengineering.com

www.upengineering.com

Exhibit C

UTILITY EASEMENT PURCHASE IN LIEU OF CONDEMNATION

KNOW ALL MEN BY THESE PRESENTS, that **RH & JS Land Development, LLC**, (hereinafter called "Grantors"), whose primary business address is 813 Theresa Avenue, Austin, TX, 78703, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by **County Line Special Utility District**, 8870 Camino Real, Uhland, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual utility easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove utility transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water services, including water, wastewater and/or water reuse distribution lines, under, over and across **129.710** acres of land, more or less, out of the **John Stewart** Survey in **Hays** County, Texas, more particularly described in instrument recorded in Vol. **3761**, Pg. **0193**, of the Official Public Records, **Hays** County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed ten feet (10') in width, being located across said land as follows:

As described in Exhibit "A" and also depicted in Exhibit "B", attached hereto and made a part of this easement.

During the period of construction of the wastewater pipeline, the easement shall be extended by a temporary construction easement, being a variable width, as depicted in said Exhibit "B". Upon conclusion of all construction and the restoration of the surface to as near its preconstruction condition as is reasonably practicable, at a date not later than September 30, 2018, and payment for all damages to Grantor's property caused by Grantee, the temporary construction easement shall revert to Grantor and shall not be available to Grantee without future consent of Grantor, which consent shall not be unreasonably withheld if the easement is needed for future construction, repair, and/or maintenance on the utility facilities.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right of ingress and egress over and across lands owned by Grantor which are contiguous to the easement; (2) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (3) the right to abandon-in-place, within the easement, any and all water supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

This Utility Easement was purchased in lieu of condemnation, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement, agreements, terms and conditions herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 25 day of JUNE, 2018.

RH & JS Land Development, LLC

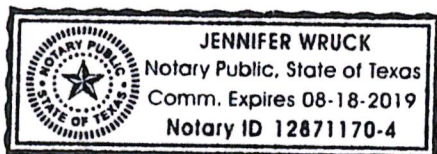
by: [Signature]
Signature
JAMES SULLIVAN
Printed Name
Registered agent
Title

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared James Sullivan, as Registered Agent for RH & JS Land Development, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 25th day of June, 2018.



[Signature]
Notary Public, State of Texas



Exhibit "A"

SPOT ON SURVEYING 10 FT. Wide Wastewater Easement Metes And Bounds Description

Land Surveying & Mapping

BEING A 10 FOOT WIDE STRIP, 0.622 ACRE WASTEWATER EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 129.710 ACRE TRACT CONVEYED TO RH & JS LAND DEVELOPMENT, LLC BY DEED RECORDED AS INSTRUMENT NO. 90028167, IN VOLUME 3761, PAGE 193, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), SAID 0.622 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found corner iron rod with cap stamped "KENT MCMILLEN", accepted as the most Northerly corner of that 0.500 acre tract conveyed Countyline Water Supply Corp. by Instrument No. 02012915, (O.P.R.H.C.TX.), also being accepted as a point on the Southwesterly Right of Way of High Road and being accepted as a point in the Northeasterly limits of said 129.710 acre tract;

THENCE N 46° 19' 12" W, 125.66 feet with the common Southwesterly Right of Way of said High Road and the Northeasterly limits of said 129.710 acre tract to the TRUE POINT OF BEGINNING;

THENCE S 46° 14' 04" W, 30.03 feet leaving said Right of Way through the interior of said 129.710 acre tract to a point of intersection with a line being parallel with and 30.00 feet Southwesterly of the Northeasterly limits of said 129.710 acre tract, this course of S 46° 14' 04" W, 30.03 feet to be known as Line "A" for reference purposes later in this description;

THENCE N 46° 19' 12" W, 92.16 feet with said parallel line to a point of intersection with a line being parallel with and 26.50 feet Southeasterly of the Northwesterly limits of said 129.710 acre tract;

THENCE Southwesterly with said line being parallel with and 26.50 feet Southeasterly of said Northwesterly limits of said 129.710 acre tract the following two (2) courses;

1. S 44° 39' 54" W, 1955.85 feet;
2. S 41° 56' 52" W, 632.29 feet to the point of intersection with the Southwesterly line of said 129.710 acre tract, said line also being the Northeasterly line of that 10.10 acre tract of land conveyed to Jorge L. and Allison Garcia by Instrument No. 02020934, (O.P.R.H.C.TX.);

THENCE N 45° 10' 01" W, 10.01 feet with the common Northeast line of said 10.10 acre tract and said 129.710 acre tract to a point of intersection with a line being parallel with and 16.50 feet Southeasterly of the Northwesterly limits of said 129.710 acre tract;

THENCE Northeasterly through the interior of said 129.710 acre tract with said parallel line the following two (2) courses;

1. N 41° 56' 52" E, 632.02 feet;
2. N 44° 39' 54" E, 1965.92 feet to a point of intersection with a line being parallel with and 20.00 feet Southwesterly of said High Road Right of Way and said Northeasterly limits of said 129.710 acre tract;

THENCE S 46° 19' 12" E, 92.43 feet with said parallel line to its point of intersection with a line being parallel with and 10.00 feet Northwesterly of Line "A" described herein;

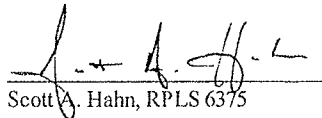
THENCE N 46° 14' 04" E, 20.02 feet with said parallel line to its point of intersection with said High Road Right of Way and said Northeasterly limits of said 129.710 acre tract;

THENCE S 46° 19' 12" E, 10.01 feet with said Right of way and said Northeasterly limits of said 129.710 acre tract of land to the POINT OF BEGINNING hereof. Containing a calculated area of 27,103.63 Sq. Ft., 0.622 Acres.

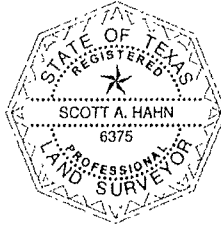
It is also understood that there shall be a temporary construction easement 16.50 feet Southeasterly of the Northwesterly limits of said 129.710 Acre tract and 20.00 feet Southwesterly of the Northeasterly limits of said 129.710 Acre tract, being bound by the 10.00 foot wide strip described above, together with another 10.00 foot wide temporary construction easement adjoining to the Southeast and Southwest of said 10.00 foot strip described above.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.

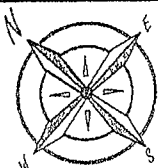


Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/06/18

Date



SCALE 1" = 200'

EXHIBIT "B"

BEING A 10 FOOT WIDE STRIP, 0.622 ACRE WASTEWATER EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 129.710 ACRE TRACT CONVEYED TO RH & JS LAND DEVELOPMENT, LLC BY DEED RECORDED AS INSTRUMENT NO. 90028167, IN VOLUME 3761, PAGE 193, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.)

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
- △ = CALCULATED POINT.
- ▣ = FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEYING".
- ▢ = FOUND 1/2" IRON ROD.
- ▣ = FOUND IRON ROD WITH CAP STAMPED "KENT MCMILLEN".
- ▣ = FOUND RAIL ROAD TIE FENCE POST.
- ▣ = FOUND IRON ROD WITH CAP "ILLEGIBLE".

EASEMENT AREA CALCULATIONS:

27,103.63 SQ. FT., 0.622 ACRES, EASEMENT AREA

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

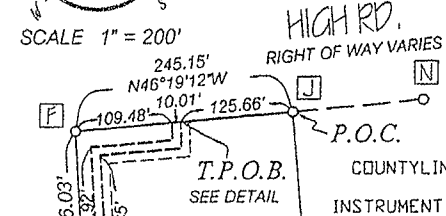
OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR JOINT USE EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY.

LINE TABLE

L #	BEARING	LENGTH
L20	S46°14'04"W	30.03'
L21	N46°19'12"W	92.16'
L22	N45°10'01"W	10.01'
L23	S46°19'12"E	92.43'
L24	N46°14'04"E	20.02'

PLUM CREEK RD.
RIGHT OF WAY VARIES



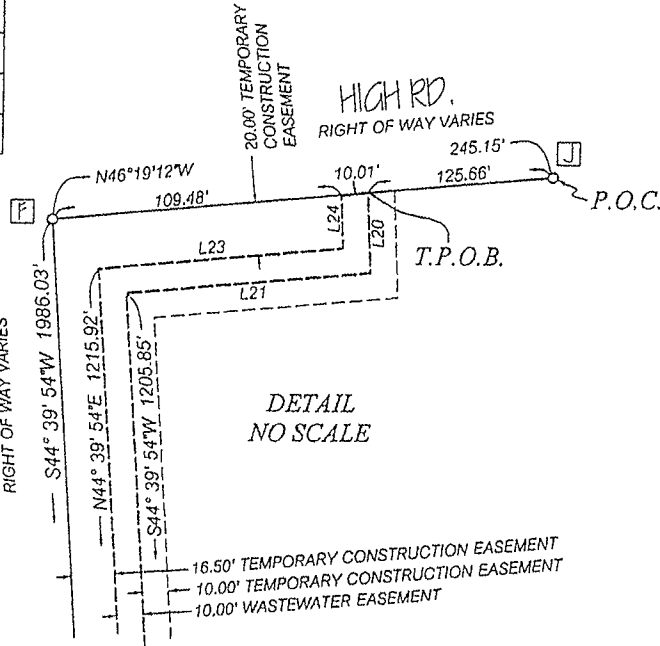
16.50' TEMPORARY CONSTRUCTION EASEMENT
10.00' TEMPORARY CONSTRUCTION EASEMENT
10.00' WASTEWATER EASEMENT

S44° 39' 54"W
N44° 39' 54"E
S44° 39' 54"W
S41° 56' 52"W
N41° 56' 52"E
S41° 56' 52"W

RH & JS LAND DEVELOPMENT, LLC
129.710 ACRES
INSTRUMENT NO. 90028167, O.P.R.H.C.TX.

PLUM CREEK RD.
RIGHT OF WAY VARIES

DETAIL NO SCALE



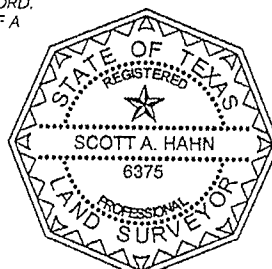
SURVEYOR'S STATEMENT:

TO COUNTY LINE S.U.D., ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", SHEET 1 ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

06/21/2018
DATE

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- T.P.O.B. = TRUE POINT OF BEGINNING

LINE TYPE LEGEND:

- BOUNDARY
- - - - EASEMENT LIMITS
- - - - ADJOINING LOT LINES
- - - - RIGHT OF WAY
- - - - BROKEN LINE (NOT TO SCALE)

JORGE L. AND ALLISON GARCIA
10.10 ACRES
INSTRUMENT NO. 02020934, O.P.R.H.C.TX.

SOS J/N: 0016-17-019

Instrument # 18023298 Number of Pages: 5
Filed and Recorded. 7/2/2018 1:11 PM
Liz Q. Gonzalez, Hays County Clerk, Texas
Rec \$42.00 Deputy Clerk: VVALDEZ

JOINT USE UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Jorge L. Garcia and Allison Garcia**, (hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by **County Line Special Utility District**, 8870 Camino Real, Uhlard, Texas, and **Pedernales Electric Cooperative, Inc.**, P.O. Box 1, Johnson City, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual joint use utility easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove utility transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water services, including water distribution lines, wastewater lines and/or electric distribution lines, under, over and across **10.10** acres of land, more or less, out of the **John Stewart** Survey in **Hays** County, Texas, more particularly described in instrument recorded in Document Number **02020934**, also called Vol. **2039**, Pg. **0511**, of the Official Public Records, **Hays** County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed forty feet (40') in width, being located across said land as follows:

As described in Exhibit "A" and also depicted in Exhibit "B", attached hereto and made a part of this easement.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (2) the right to abandon-in-place, within the easement, any and all water supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 3 day
of May, 2018.

Jorge L. Garcia
Jorge L. Garcia

Allison Garcia
Allison Garcia

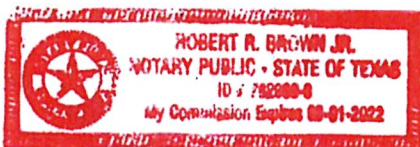
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Jorge L. Garcia, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 3rd day of May,
2018.

Robert R. Brown Jr.
Notary Public, State of Texas



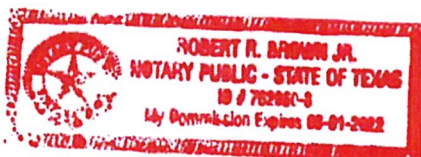
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Allison Garcia, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 3rd day of May,
2018.

Robert R. Brown Jr.
Notary Public, State of Texas





SPOT ON SURVEYING

Exhibit "A"

40 FT. Wide Joint Use Easement Metes And Bounds Description

Land Surveying & Mapping

BEING A 40 FOOT WIDE STRIP, 0.683 ACRE JOINT USE EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 10.10 ACRE TRACT CONVEYED TO JORGE L. AND ALLISON GARCIA BY INSTRUMENT NO. 02020934, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.683 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found corner iron rod with cap stamped "BYRN SURVEYING", accepted as the most Westerly corner of that 129.710 acre tract of land conveyed to RH & JS Land Development, LLC by deed recorded as Instrument No. 90028167, in volume 3761, page 193, (O.P.R.H.C.TX.), also being accepted as a point on the Southeasterly Right of Way of Plum Creek Road and being accepted as the most Northerly corner of said 10.10 acre tract;

THENCE Southwesterly, Southerly and Southeasterly with said common Right of Way of Plum Creek and Cotton Gin Road with the Northwesterly, Westerly and Southwesterly limits of said 10.10 acre tract the following nine (9) courses;

1. S 41° 03' 53" W, 27.29 feet to a found rail road tie fence post;
2. S 43° 50' 09" W, 81.81 feet to a found rail road tie fence post;
3. S 41° 39' 07" W, 66.73 feet to a found iron rod with cap stamped "BYRN SURVEYING";
4. S 40° 24' 09" W, 404.52 feet to a found cedar fence post;
5. S 2° 47' 38" W, 14.83 feet to a found iron rod with cap stamped "BYRN SURVEYING";
6. S 8° 54' 59" E, 151.98 feet to a found cedar fence post with mag nail and washer stamped "BYRN SURVEYING";
7. S 11° 18' 07" E, 7.07 feet to a found iron rod with cap stamped "BYRN SURVEYING";
8. S 30° 28' 04" E, 10.07 feet to a found mag nail and washer stamped "BYRN SURVEYING";
9. S 44° 51' 16" E, 11.29 feet to the Southerly limits of the 40 foot wide strip described herein;

THENCE N 45° 08' 44" E, 40.00 feet leaving said Right of Way into the interior of said 10.10 acre tract to a point of intersection with a line being parallel with and 40.00 feet Easterly and Southeasterly of the previously described nine courses;

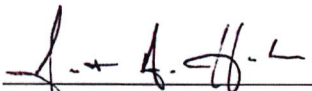
THENCE Northwesterly, Northerly and Northeasterly with said parallel line the following six (6) courses;

1. N 44° 51' 16" W, 5.12 feet;
2. N 8° 54' 59" W, 143.50 feet;
3. N 40° 24' 09" E, 389.69 feet;
4. N 41° 39' 07" E, 65.53 feet;
5. N 43° 50' 09" E, 82.02 feet;
6. N 41° 03' 53" E, 25.63 feet to the point of intersection with the Southwesterly limits of said 129.710 acre tract and the Northeasterly limits of said 10.10 acre tract;

THENCE N 45° 10' 01" W, 40.09 feet along the common line of said 129.710 and 10.10 acre tracts of land to the POINT OF BEGINNING hereof. Containing a calculated area of 29,746.64 Sq. Ft., 0.683 Acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.


 Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.-TX. Firm No. 10193894
 614 Jerrys Lane, Buda, TX. 78610
 SOS J/N: 0016-17-019



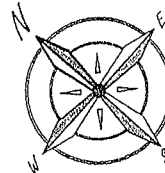
2018/04/10

Date

EXHIBIT "B"

BEING A 40 FOOT WIDE STRIP, 0.683 ACRE JOINT USE EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 10 10 ACRE TRACT CONVEYED TO JORGE L AND ALLISON GARCIA BY INSTRUMENT NO. 02020934, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.)

RH & JS LAND DEVELOPMENT, LLC
129.710 ACRES
INSTRUMENT NO. 90028167, O.P.R.H.C.TX.



SCALE 1" = 100'

P.O.B.
S41° 03' 53"W 27.29'
S43° 50' 09"W 81.81'
S41° 39' 07"W 66.73'
N45° 10' 01"W 40.09'
N41° 03' 53"E 25.63'
N43° 50' 09"E 82.02'
N41° 39' 07"E 65.53'

JORGE L AND ALLISON GARCIA
10.10 ACRES
INSTRUMENT NO. 02020934, O.P.R.H.C.TX.

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN
OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR JOINT USE EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY.

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
- △ = CALCULATED POINT.
- [A] FOUND COTTON GIN SPINDLE IN ASPHALT ROADWAY
- [B] FOUND IRON ROD WITH CAP STAMPED "RPLS 5687".
- [C] FOUND IRON ROD WITH CAP STAMPED "B & G SURVEYING".
- [D] FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEYING".
- [E] FOUND IRON SPIKE.
- [F] FOUND 1/2" IRON ROD
- [G] FOUND OLD CEDAR FENCE POST AT "T" IN FENCE LINE.
- [H] FOUND FENCE POST AT ANGLE POINT IN FENCE LINE
- [I] FOUND CONCRETE MONUMENT.
- [J] FOUND IRON ROD WITH CAP STAMPED "KENT MCMILLEN".
- [K] FOUND RAIL ROAD TIE FENCE POST
- [L] FOUND CEDAR FENCE POST WITH MAG NAIL AND WASHER STAMPED "BYRN SURVEYING".
- [M] FOUND MAG NAIL AND WASHER STAMPED "BYRN SURVEYING"
- [N] FOUND IRON ROD WITH CAP "ILLEGIBLE".

PLUM CREEK RD.
RIGHT OF WAY VARIES

S40° 24' 09"W 404.52'
N40° 24' 09"E 389.69'
S2° 47' 38"W 14.83'
S8° 54' 59"E 151.98'
N8° 54' 59"W 143.50'
N44° 51' 16"W 5.12'
N45° 08' 44"E 40.00'
S44° 51' 16"E 373.94'
S11° 18' 07"E 7.07'
S30° 28' 04"E 10.07'
S44° 51' 16"E 11.29'

COTTON GIN RD.
RIGHT OF WAY VARIES

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

LINETYPE LEGEND:

BOUNDARY
EASEMENT LIMITS
ADJOINING LOT LINES
RIGHT OF WAY
BROKEN LINE (NOT TO SCALE)

EASEMENT AREA CALCULATIONS:

29,746.64 SQ. FT., 0.683 ACRES, EASEMENT AREA

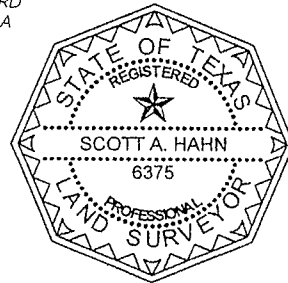
SURVEYOR'S STATEMENT:

TO COUNTY LINE S.U.D., ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO. 10193894

04/09/2018
DATE



SOS J/N: 0016-17-019

WASTEWATER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Raymondville, LLC, (hereinafter called "Grantors", whether one or more), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by County Line Special Utility District, 8870 Camino Real, Umland, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual wastewater easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove wastewater transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water services, under, over and across 5.211 acres of land, more or less, out of the John Stewart Survey in Hays County, Texas, more particularly described in instrument recorded in Document Number 13011250, of the Official Public Records, Hays County, Texas; and also 5.221 acres of land, more or less, out of the John Stewart Survey in Hays County, Texas, more particularly described in instrument recorded in Document Number 13011249, of the Official Public Records, Hays County, Texas; and also 52.72 acres of land, more or less, out of the John Stewart Survey in Hays County, Texas, more particularly described in instrument recorded in Document Number 13035947, of the Official Public Records, Hays County, Texas (hereinafter the "Land"), together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The wastewater easement hereby granted shall not be more than twenty feet (20') in width, being located across said land as follows:

As described in Exhibit "A-1", "A-2" and "A-3", and as being depicted in Exhibit "B-1", "B-2" and "B-3", attached hereto and made a part of this easement.

During the period of construction of the wastewater pipeline, the easement shall be extended by a temporary construction easement, being forty feet (40') in width, as depicted in said Exhibit "B-1", "B-2" and "B-3". Upon conclusion of all construction and the restoration of the surface to its preconstruction condition, the temporary construction easement shall revert to Grantor and shall not be available to Grantee without future consent of Grantor, which consent shall not be unreasonably withheld if the easement is needed for future construction on the utility facilities.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (2) the right to abandon-in-place, within the easement, any and all water and/or wastewater supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 9th day of May, 20 18.

Raymondville, LLC

by: Myrtle Heideman
Myrtle Heideman

by: Daniel R Heideman
Daniel Heideman

by: Terry Heideman Kleen
Terry Heideman Kleen

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Myrtle Heideman, as Manager for Raymondville, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 9th day of May, 20 18.



Jennifer Wruck
Notary Public, State of Texas

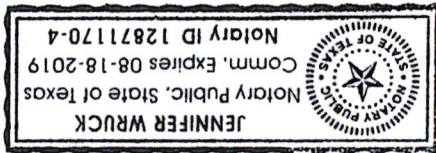
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Daniel Heideman**, as Member for **Raymondville, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 9th day of May, 2018.



Jennifer Wruck
Notary Public, State of Texas

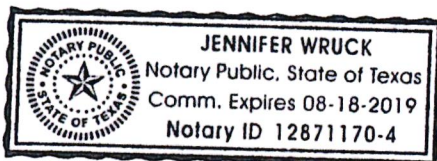
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Terry Heideman Kleen**, as Member for **Raymondville, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 9th day of May, 2018.



Jennifer Wruck
Notary Public, State of Texas



SPOT ON SURVEYING

Exhibit "A-1"

20 FT. Wide W.W.E. Metes And Bounds Description

Land Surveying & Mapping

DESCRIPTION 0.322 ACRE TRACT 20 FOOT WIDE STRIP OF LAND OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 5.211 ACRE TRACT CONVEYED TO 5.211 SERIES, A SERIES OF RAYMONDVILLE, LLC, BY INSTRUMENT NO. 13011250, OF OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.322 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the calculated East corner of said 5.211 acre tract, also being the calculated South corner of that 5.221 acre tract of land conveyed to Raymondville, LLC, by Instrument No. 13011249, (O.P.R.H.C.TX.), said point also being a point in the Northwest limits of that remaining 52.72 acre tract of land described in Warranty Deed to Raymondville, LLC., recorded as Instrument No.: 13035947, (O.P.R.H.C.TX.);

THENCE N 58° 36' 59" W, 159.33 feet with the common Northeast line of said 5.211 acre tract and the Southwest line of said 5.221 acre tract to the TRUE POINT OF BEGINNING hereof, said point being accepted as the most Easterly corner of the 0.322 acre tract described herein;

THENCE leaving said common line through the interior of said 5.211 acre tract the following two (2) courses;

1. S 29° 55' 10" W, 577.89 feet;
2. N 60° 04' 57" W, 143.07 feet to a point of intersection with the Northwest limits of said 5.211 acre tract, also being the Southeast Right of Way line of Plum Creek Road;

THENCE N 29° 07' 41" E, 20.00 feet with said common line of said Right of Way to a point of intersection with a line that is parallel with and 20.00 feet Northeasterly and Northwesterly of the previously described two courses;

THENCE leaving said Right of Way through the interior of said 5.211 acre tract with said parallel line the following two (2) courses:

1. S 60° 04' 57" E, 123.35 feet;
2. N 29° 55' 10" E, 558.40 feet to a point of intersection with the common line of said 5.221 acre tract and said 5.211 acre tract;

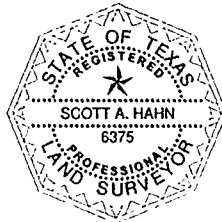
THENCE S 58° 36' 59" E, 20.01 feet with said common line to the POINT OF BEGINNING hereof. Containing a calculated area of 14,027.02 Sq. Ft., 0.322 acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide Temporary Construction Easement area to run with said 20 ft strip to be provided as shown on said Exhibit "B" Survey Sketch.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.

Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/04/11

Date



SPOT ON SURVEYING

Exhibit "A-2"

20 FT. Wide W.W.E. Metes And Bounds Description

Land Surveying & Mapping

DESCRIPTION 0.368 ACRE TRACT 20 FOOT WIDE STRIP OF LAND OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 5.221 ACRE TRACT CONVEYED TO RAYMONDVILLE, LLC, BY INSTRUMENT NO. 13011249, OF OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.368 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod, accepted as the most Easterly corner of said 5.221 acre tract, also being an angle point in the Northwest limits of the remaining portion of that 52.72 acre tract of land described in Warranty Deed to Raymondville, LLC., recorded as Instrument No.: 13035947, (O.P.R.H.C.TX.),

THENCE N 7° 26' 16" W, 330.79 feet with the common Northeast line of said 5.221 acre tract and said remaining 57.72 acre tract to the TRUE POINT OF BEGINNING hereof, said point being accepted as the most Easterly corner of the 0.368 acre tract described herein;

THENCE leaving said common line through the interior of said 5.221 acre tract the following three (3) courses;

1. S 44° 30' 19" W, 22.92 feet;
2. S 18° 26' 52" W, 230.28 feet;
3. S 29° 19' 29" W, 539.18 feet more or less to a point, said point being a point on the common Southwest limits of said 5.221 acre tract and the Northeast limits of that 5.211 acre tract of land conveyed to 5.211 Series by Instrument No. 13011250, (O.P.R.H.C.TX.), said point being N 58° 36' 59" W, 159.33 feet from the South corner of said 5.221 acre tract;

THENCE N 58° 36' 59" W, 20.01 feet along said common line to a point of intersection with a line being parallel with and 20.00 feet Northwesterly of the previously described three courses;

THENCE leaving said common line through the interior of said 5.221 acre tract with said parallel line the following three (3) courses:

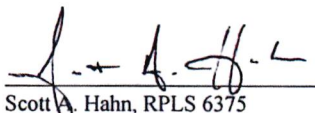
1. N 29° 19' 29" E, 536.55 feet;
2. N 18° 26' 52" E, 233.00 feet;
3. N 44° 30' 19" E, 43.21 feet to a point of intersection with the common line of said 52.72 acre tract and said 5.221 acre tract;

THENCE S 7° 26' 16" E, 25.40 feet with said common line to the POINT OF BEGINNING hereof. Containing a calculated area of 16,051.41 Sq. Ft., 0.368 Acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide Temporary Construction Easement area to run with said 20 ft strip to be provided as shown on said Exhibit "B" Survey Sketch.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.


Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/04/11

Date



SPOT ON SURVEYING

Exhibit "A-3"

20 FT. Wide W.W.E. Metes And Bounds Description

Land Surveying & Mapping

DESCRIPTION 0.032 ACRE TRACT 20 FOOT WIDE STRIP OF LAND OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 52.72 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO RAYMONDVILLE, LLC., RECORDED AS INSTRUMENT NO.: 13035947, OF OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.032 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron pipe, accepted as the most Northerly corner of that 2.025 acres conveyed to Rickie Joe & Terry Lynn Kleen by Warranty Deed recorded in Volume 600, Page 209 Real Property Records, Hays County, Texas, (R.P.R.H.C.TX.), also being accepted as a point along the Southwesterly Right of Way of Cotton Gin Road and being accepted as an angle point in the remaining portion of said 52.72 acre tract;

THENCE N 45° 29' 41" W, 684.86 feet leaving said 2.025 acre tract with said Right of Way to the TRUE POINT OF BEGINNING hereof, said point being accepted as the most Easterly corner of the 0.032 acre tract described herein;

THENCE S 44° 30' 19" W, 78.50 feet leaving said Right of Way through the interior of said 52.72 acre tract to a point on the Northeast limits of that 5.221 acre tract conveyed to Raymondville, LLC by Instrument No. 13011249, (O.P.R.H.C.TX.), said point being on said Northeast line N 7° 26' 16" W, 330.79 feet from a found 1/2" iron rod, said iron rod being accepted as the most Easterly corner of said 5.221 acre tract of land;

THENCE N 7° 26' 16" W, 25.40 feet with said Northeast line to a point of intersection with a line being parallel with and 20.00 feet Northwesterly of the previously described line;

THENCE N 44° 30' 19" E, 62.84 feet, leaving said Northeast limits through the interior of said 52.72 acre tract with said parallel line to a point of intersection with said common Southwest Right of Way and said Northeast limits of said 52.72 acre tract;

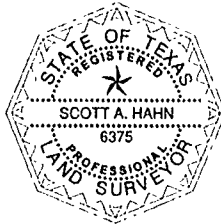
THENCE S 45° 29' 41" E, 20.00 feet with said Right of Way to the POINT OF BEGINNING hereof. Containing a calculated area of 1,413.47 Sq. Ft., 0.032 Acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide Temporary Construction Easement area to run with said 20 ft strip to be provided as shown on said Exhibit "B" Survey Sketch.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.

Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/04/11

Date

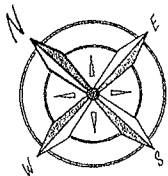
Exhibit "B-1"

BEING A 20 FOOT WIDE STRIP, 0.322 ACRE WASTEWATER EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 5.211 ACRE TRACT CONVEYED TO 5 211 SERIES, A SERIES OF RAYMONDVILLE, LLC., BY INSTRUMENT NO. 13011250, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.)

N

PLUM CREEK RD.
RIGHT OF WAY VARIES

RAYMONDVILLE, LLC. - 5.221 ACRES
INSTRUMENT NO. 13011249, (O.P.R.H.C.TX.)



SCALE 1" = 100'

RAYMONDVILLE, LLC.
52.72 ACRES
INSTRUMENT NO. 13035947,
(O.P.R.H.C.TX.)

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

LINETYPE LEGEND:

BOUNDARY
EASEMENT LIMITS
ADJOINING LOT LINES
RIGHT OF WAY
BROKEN LINE (NOT TO SCALE)

EASEMENT AREA CALCULATIONS:
14,027.02 SQ. FT., 0.322 ACRES, EASEMENT AREA

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"
- △ = CALCULATED POINT.
- [F] FOUND 1/2" IRON ROD
- [N] FOUND IRON ROD WITH CAP "ILLEGIBLE"
- [O] FOUND 1/2" IRON PIPE
- [P] FOUND 1" IRON PIPE.

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.
THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR WASTEWATER EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S STATEMENT:

TO COUNTY LINE S.U.D., ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON



SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX 78610
TBPLS FIRM NO.. 10193894

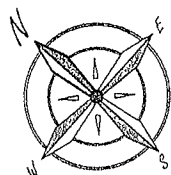
04/10/2018
DATE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SOS J/N: 0016-17-019

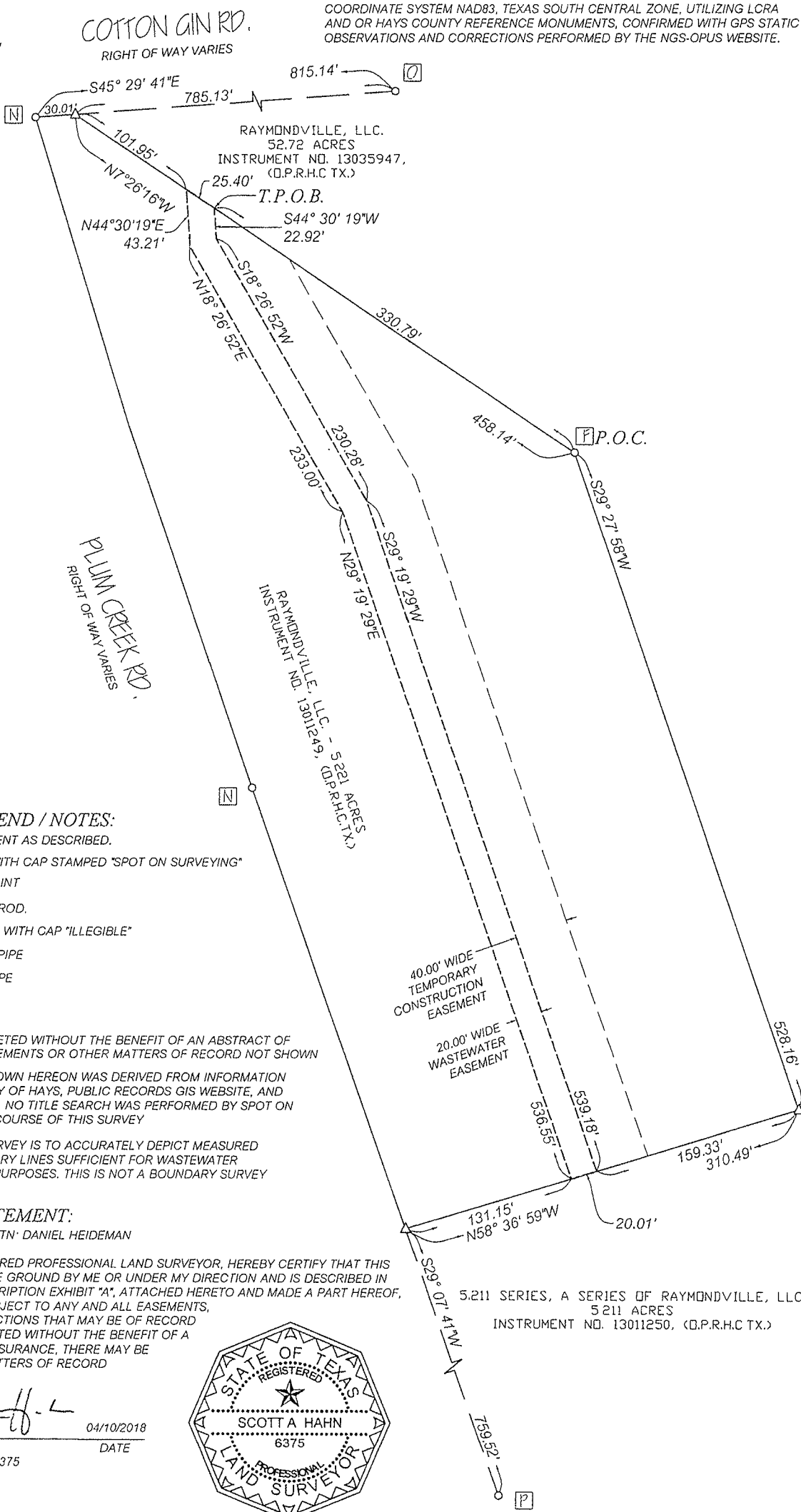
Exhibit "B-2"



SCALE 1" = 100'

BEING A 20 FOOT WIDE STRIP, 0.368 ACRE WASTEWATER EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 5.221 ACRE TRACT CONVEYED TO RAYMONDVILLE, LLC., BY INSTRUMENT NO. 13011249, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C TX.)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.



MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"
- △ = CALCULATED POINT
- ⌈ = FOUND 1/2" IRON ROD.
- ⌈ = FOUND IRON ROD WITH CAP "ILLEGIBLE"
- = FOUND 1/2" IRON PIPE
- ⌈ = FOUND 1" IRON PIPE

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN

OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY

THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR WASTEWATER EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY

SURVEYOR'S STATEMENT:

TO COUNTY LINE S U D., ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

Scott A. Hahn

04/10/2018
DATE

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894

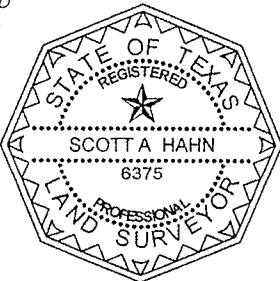


Exhibit "B-3"

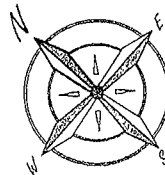
BEING A 20 FOOT WIDE STRIP, 0.032 ACRE JOINT USE EASEMENT AREA OUT OF THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 52.72 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO RAYMONDVILLE, LLC., RECORDED AS INSTRUMENT NO. 13035947, OF OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.T.X.)

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

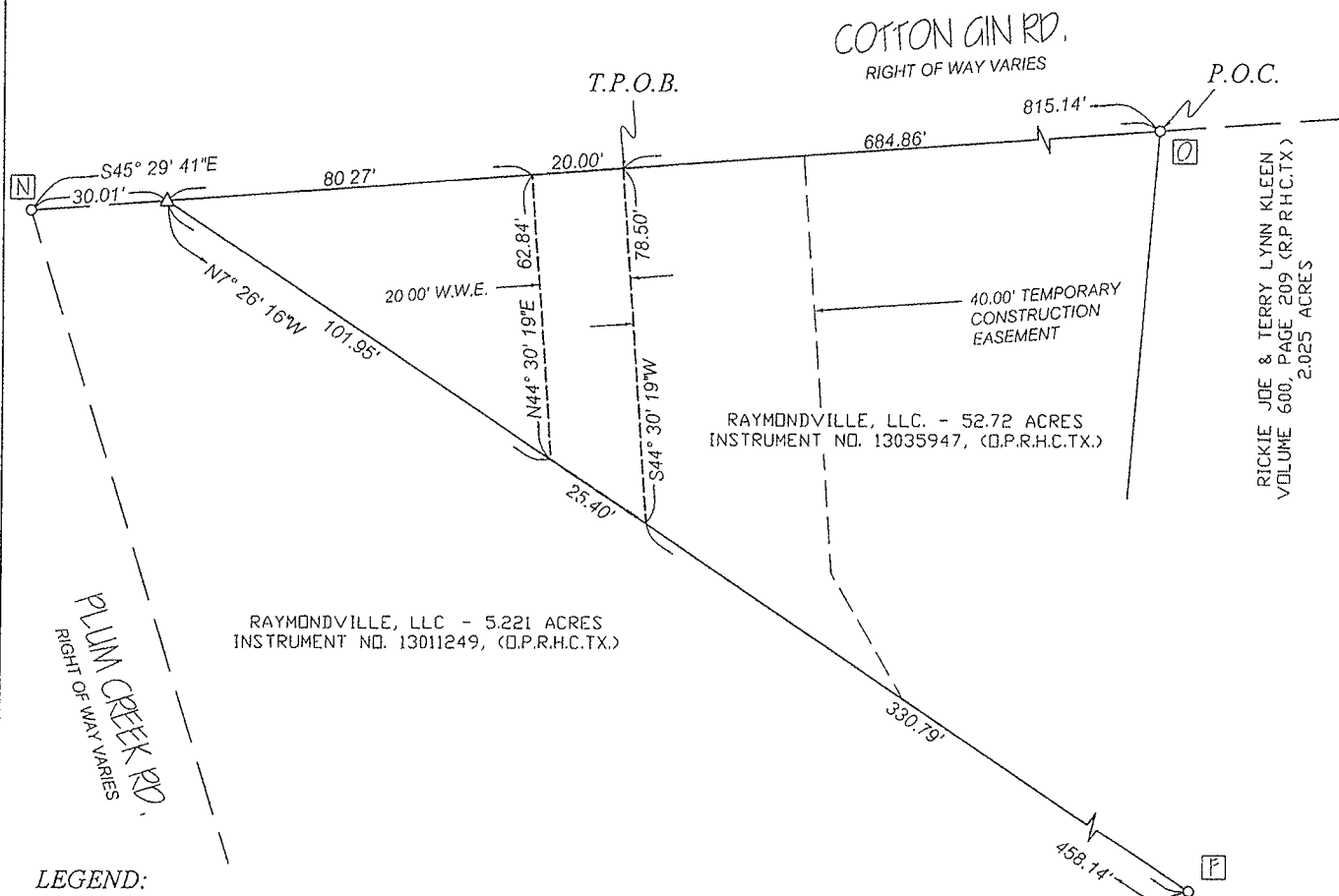
OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED
AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR WASTEWATER
EASEMENT DESCRIPTION PURPOSES THIS IS NOT A BOUNDARY SURVEY



SCALE 1" = 40'

JORGE L. AND ALLISON GARCIA
10.10 ACRES
INSTRUMENT NO. 02020934, D.P.R.H.C.TX.



LEGEND:

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

T.P.O.B. = TRUE POINT OF BEGINNING

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
● = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
△ = CALCULATED POINT
[F] FOUND 1/2" IRON ROD.
[N] FOUND IRON ROD WITH CAP "ILLEGIBLE"
[O] FOUND 1/2" IRON PIPE

EASEMENT AREA CALCULATIONS:

1,413.47 SQ. FT., 0.032 ACRES, EASEMENT AREA

LINETYPE LEGEND:

- BOUNDARY
EASEMENT LIMITS
ADJOINING LOT LINES
RIGHT OF WAY
BROKEN LINE (NOT TO SCALE)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE

SURVEYOR'S STATEMENT:

TO COUNTY LINE S.U.D., ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894

04/10/2018
DATE



SOS J/N: 0016-17-019

WASTEWATER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that James H. Siemering, Barbara Irene Siemering, Deborah Siemering Feteck, Cynthia Siemering Yaws, and Rebecca Siemering Riddle, (hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by County Line Special Utility District, 8870 Camino Real, Uhlard, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual wastewater easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove wastewater transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water services, under, over and across 126.57 acres of land, more or less, out of the Albert Pace Survey in Hays County, Texas, more particularly described in instrument recorded in Vol. 2678, Pg. 0151, of the Official Public Records, Hays County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed twenty feet (20') in width, being located across said land as follows:

As described in Exhibit "A" and also depicted in Exhibit "B", attached hereto and made a part of this easement.

During the period of construction of the wastewater pipeline, the easement shall be extended by a temporary construction easement, being forty feet (40') in width, as depicted in said Exhibit "B". Upon conclusion of all construction and the restoration of the surface to its preconstruction condition, the temporary construction easement shall revert to Grantor and shall not be available to Grantee without future consent of Grantor, which consent shall not be unreasonably withheld if the easement is needed for future construction on the utility facilities.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (2) the right to abandon-in-place, within the easement, any and all water supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 4th day of May, 20 18.

James H. Siemering
James H. Siemering

Barbara Irene Siemering
Barbara Irene Siemering

Deborah Siemering Fetech
Deborah Siemering Fetech

Cynthia Siemering Yaws
Cynthia Siemering Yaws

Rebecca Siemering Riddle
Rebecca Siemering Riddle

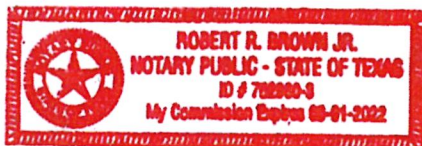
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **James H. Siemering**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 4th day of May, 20 18.

Robert R. Brown
Notary Public, State of Texas

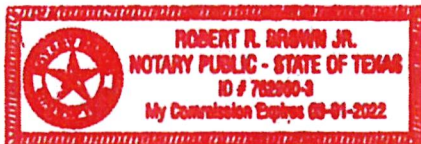


ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Barbara Irene Siemering**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 4th day of May,
2018.



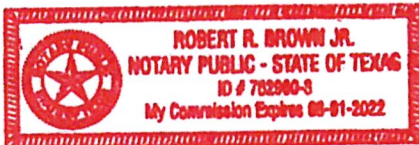
Robert R. Brown Jr.
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Deborah Siemering Fetech**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 10th day of May,
2018.



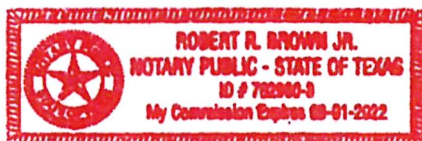
Robert R. Brown Jr.
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Bell

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Cynthia Siemering Yaws**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 10th day of May,
2018.



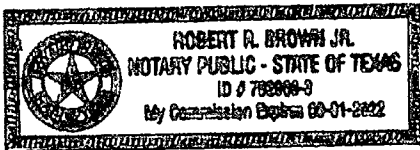
Robert R. Brown Jr.
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Wilson

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Rebecca Siemering Riddle**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 10th day of May,
2018.



Robert R. Brown Jr.
Notary Public, State of Texas



SPOT ON SURVEYING

Land Surveying & Mapping

Exhibit "A"

20 FT. Wide W.W.E. Metes And Bounds Description

DESCRIPTION 0.838 ACRE TRACT OF LAND BEING 20 FOOT WIDE STRIP OF LAND OUT OF THE ALBERT PACE SURVEY NO. 55, AND THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 126.57 ACRE TRACT CONVEYED TO DEBORAH SIEMERING FETECH, CYNTHIA SIEMERING YAWS AND REBECCA SIEMERING RIDDLE, BY DEED RECORDED AS INSTRUMENT NO. 05012016, IN VOLUME 2678, PAGE 151, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), SAID 0.838 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found corner fence post, accepted as the most Easterly corner of that 55 acre tract conveyed to Raymond C. Heideman, ET-UX, by deed recorded in volume 127, page 534, Deed Records, Hays County, Texas, (D.R.H.C.TX.), now owned by Myrtle Heideman, also being accepted as the Northerly corner of that 80.145 acre tract of land conveyed to Nancy Jo and Thomas Byron Myers by deed recorded in volume 1267, page 400, Official Public Records, Hays County, Texas (O.P.R.H.C.TX.), said point also being accepted as a point in the Southwesterly line of said 126.57 acres;

THENCE N 43° 36' 02" W, 344.95 feet with the common lines of said 55 and 126.57 acre tracts of land to the TRUE POINT OF BEGINNING hereof;

THENCE N 45° 48' 24" E, 1825.88 feet leaving the common line of said 55 acre tract through the interior of said 126.57 acre tract to a point of intersection with the Northeasterly limits of said 126.57 acre tract, said line also being accepted as the Southwesterly limits of that 247.559 acres conveyed to BCG Uhland, LP, as Tract 1 by Instrument No. 15039234, (O.P.R.H.C.TX.), a found concrete monument falls N 44° 23' 05" W, from said point being accepted as an angle point in the Northeasterly line of said 126.57 acre tract;

THENCE N 44° 23' 05" W, 20.00 feet along said common line to a point of intersection of a line being parallel with and 20.00 feet Northwesterly of the previously described line;

THENCE S 45° 48' 24" W, 1825.61 feet leaving said common line with said 247.559 acre tract to a point of intersection with the common Northeasterly line of said 55 acre tract and the Southwesterly line of said 126.57 acre tract;

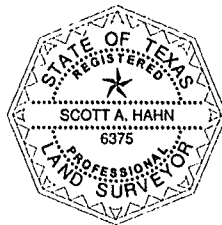
THENCE S 43° 36' 02" E, 20.00 feet along said common line the POINT OF BEGINNING hereof. Containing a calculated area of 36,514.96 Sq. Ft., 0.838 Acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide Temporary Construction Easement area to run with said 20 ft strip to be provided as shown on said Exhibit "B" Survey Sketch.

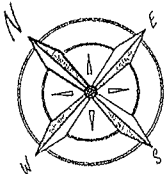
All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.

Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/04/23

Date

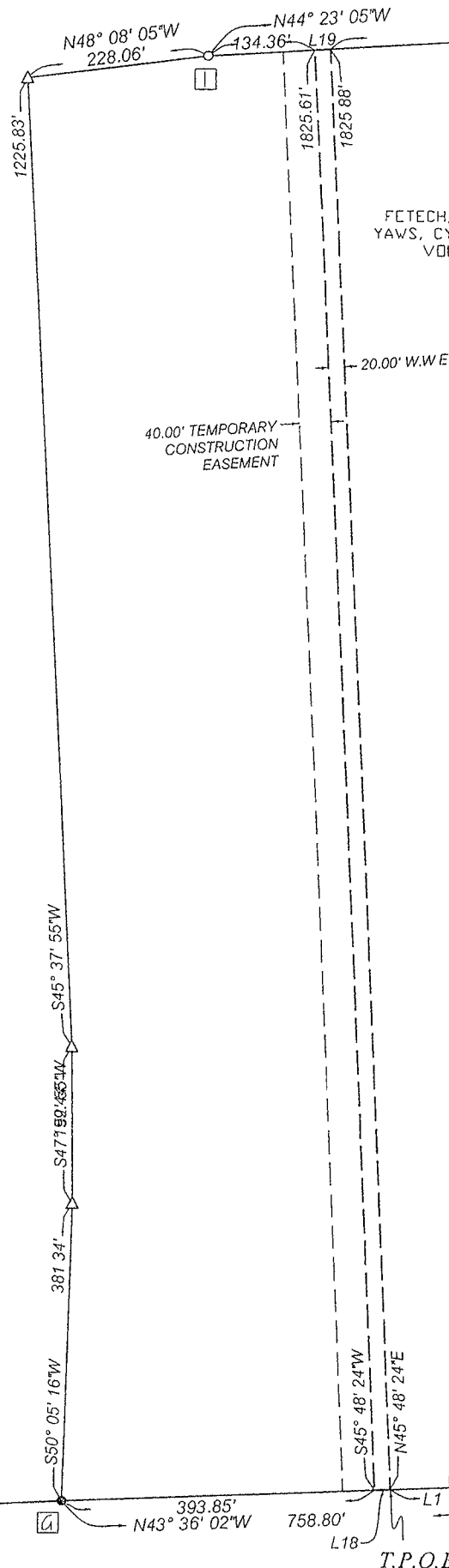


SCALE 1" = 200'

BCG UHLAND, LP - TRACT 1 - 247.559 ACRES
INSTRUMENT NO. 15039234, D.P.R.H.C.TX

EXHIBIT "B"

BEING A 20 FOOT WIDE STRIP, 0.838 ACRE WASTEWATER EASEMENT AREA OUT OF THE ALBERT PACE SURVEY NO. 55, AND THE JOHN STEWART SURVEY NO. A-14, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 126.57 ACRE TRACT CONVEYED TO DEBORAH SIEMERING FETECH, CYNTHIA SIEMERING YAWS AND REBECCA SIEMERING RIDDLE, BY DEED RECORDED AS INSTRUMENT NO. 05012016, IN VOLUME 2678, PAGE 151, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.)



FETECH, DEBORAH - RIDDLE, REBECCA &
YAWS, CYNTHIA SIEMERING - 126.57 ACRES
VOL. 2678, PG. 151, D.P.R.H.C.TX.

LINE TABLE

L #	BEARING	LENGTH
L1	N43°36'02"W	344.95'
L18	S43°36'02"E	20.00'
L19	N44°23'05"W	20.00'

EASEMENT AREA CALCULATIONS:
36,514.96 SQ. FT., 0.838 ACRES, EASEMENT AREA

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR WASTEWATER EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S STATEMENT:

TO COUNTY LINE S.U.D., ATTN: DANIEL HEIDEMAN

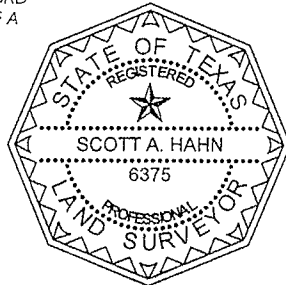
I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", SHEET 1 ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

[Signature]

04/23/2018

DATE

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC
614 JERRYS LANE
BUDA, TX 78610
TBPLS FIRM NO.. 10193894



MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"
- △ = CALCULATED POINT.

- A FOUND COTTON GIN SPINDLE IN ASPHALT ROADWAY
- B FOUND IRON ROD WITH CAP STAMPED "RPLS 5687"
- C FOUND IRON ROD WITH CAP STAMPED "B & G SURVEYING"
- D FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEYING"
- E FOUND IRON SPIKE.
- F FOUND 1/2" IRON ROD
- G FOUND OLD CEDAR FENCE POST AT "T" IN FENCE LINE.
- H FOUND FENCE POST AT ANGLE POINT IN FENCE LINE.
- I FOUND CONCRETE MONUMENT

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- T.P.O.B. = TRUE POINT OF BEGINNING

LINETYPE LEGEND:

- BOUNDARY
- - - EASEMENT LIMITS
- - - ADJOINING LOT LINES
- - - RIGHT OF WAY
- - - BROKEN LINE (NOT TO SCALE)

RAYMOND C HEIDEMAN
55 ACRES, VOL. 127,
PG. 534, D.R.H.C.TX.

SOS J/N: 0016-17-019

Instrument # 18017868 Number of Pages: 6
Filed and Recorded: 5/22/2018 11:18 AM
Liz Q. Gonzalez, Hays County Clerk, Texas
Rec \$46.00 Deputy Clerk: PFI ORFS

WASTEWATER EASEMENT AND ACCESS FOR INGRESS AND EGRESS

KNOW ALL MEN BY THESE PRESENTS, that Myrtle Heideman, (hereinafter called "Grantors", whether one or more), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by County Line Special Utility District, 8870 Camino Real, Umland, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual wastewater easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove wastewater transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water services, under, over and across 55.00 acres of land, more or less, out of the Albert Pace Survey in Hays County, Texas, more particularly described in instrument recorded in Vol. 127, Pg. 0534, of the Deed Records, Hays County, Texas; and also 44.00 acres of land, more or less, out of the Albert Pace Survey in Hays County, Texas, more particularly described in instrument recorded in Vol. 160, Pg. 0511, of the Deed Records, Hays County, Texas; and also 10.15 acres of land, more or less, out of the Albert Pace Survey in Hays County, Texas, more particularly described in instrument recorded in Document Number 14026727, of the Official Public Records, Hays County, Texas (hereinafter the "Land"), together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The wastewater easement hereby granted shall be of variable widths, being located across said land as follows:

As described in Exhibit "A-1" and "A-2", and as being depicted in Exhibit "B-1" and "B-2", attached hereto and made a part of this easement.

During the period of construction of the wastewater pipeline, the easement shall be extended by a temporary construction easement, being forty feet (40') in width, as depicted in said Exhibit "B-1" and "B-2". Upon conclusion of all construction and the restoration of the surface to its preconstruction condition, the temporary construction easement shall revert to Grantor and shall not be available to Grantee without future consent of Grantor, which consent shall not be unreasonably withheld if the easement is needed for future construction on the utility facilities.

And for the same consideration Grantors do hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a permanent, non-exclusive access easement, together with the uninterrupted right of ingress and egress for pedestrians, equipment and vehicles over and across said land for the purpose of constructing, accessing, operating, inspecting, patrolling, repairing and maintaining the above mentioned wastewater pipeline and related facilities. The access easement hereby granted shall not be more than thirty feet (30') in width, and being located across said land as follows:

As described in Exhibit "A-3" and depicted in Exhibit "B-3", attached hereto and made a part of this easement.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (2) the right to abandon-in-place, within the easement, any and all water and/or wastewater supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 9th day of May, 2018.

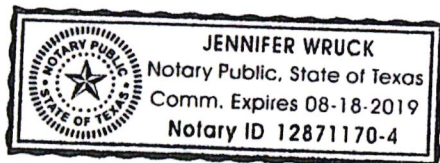
Myrtle Heideman
Myrtle Heideman

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Myrtle Heideman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 9th day of May, 2018.



Jennifer Wruck
Notary Public, State of Texas



SPOT ON SURVEYING

Land Surveying & Mapping

Exhibit "A-1"

20 FT. Wide W.W.E. Metes And Bounds Description

DESCRIPTION 2.082 ACRE TRACT OF LAND BEING A VARIABLE WIDTH AND 20 FOOT WIDE STRIP OF LAND OUT OF THE ALBERT PACE SURVEY NO. 55, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 55 ACRE TRACT CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 127, PAGE 534, DEED RECORDS, HAYS COUNTY, TEXAS, (D.R.H.C.TX.), AND BEING A PORTION OF THAT 44 ACRE TRACT OF LAND CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 160, PAGE 511, (D.R.H.C.TX.), ALSO BEING A PORTION OUT OF THAT 10.15 ACRE TRACT OF LAND CONVEYED TO MYRTLE HEIDEMAN BY DEED RECORDED AS INSTRUMENT NO. 14026727, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), ALL TRACTS OF LAND NOW OWNED BY MYRTLE HEIDEMAN, SAID 2.082 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found corner fence post, accepted as the most Easterly corner of said 55 acres, also being accepted as the Northerly corner of that 80.145 acre tract of land conveyed to Nancy Jo and Thomas Byron Myers by deed recorded in volume 1267, page 400, Official Public Records, Hays County, Texas (O.P.R.H.C.TX.), said point also being accepted as a point in the Southwesterly line of that 126.57 acres of land conveyed to Deborah Siemering Fetech, Cynthia Siemering Yaws and Rebecca Siemering Riddle by deed recorded as document no.: 05012016, in volume 2678, page 151, (O.P.R.H.C.TX.),

THENCE N 43° 36' 02" W, 344.95 feet along the common lines of said 55 and 126.57 acre tracts of land to the TRUE POINT OF BEGINNING hercof;

THENCE N 43° 36' 02" W, 413.85 feet continuing along the common lines of said 55 and 126.57 acre tracts of land to a set iron rod with cap stamped "SPOT ON SURVEYING", (SIRC), said point being set at the base of a fence post for the most Westerly corner of said 126.57 acre tract and an angle point in the Northeasterly line hereof;

THENCE N 44° 20' 04" W, 730.28 feet continuing with the Northeast line of said 55 acre tract to a (SIRC), said point being set at the base of a fence post for the most Northerly corner of said 55 acre tract of land also being the most Easterly corner of said 44 acre tract of land and an angle point in the Northeasterly line hereof;

THENCE N 43° 53' 57" W, 185.71 feet along the Northeasterly line of said 44 acre tract of land to a found fence post, said point being accepted as the Southeasterly corner of that 7/10 of an acre conveyed to Samuel O. Kimberlin, Sr. by deed recorded in Volume 153, Pg. 3, D.R.H.C.TX., also being an angle point in the Northeasterly line of said 44 acre tract and an angle point in the Northeasterly line described herein;

THENCE N 83° 19' 23" W, 184.73 feet with the common line of said 7/10 acre tract of land and the Northeast limits of said 44 acre tract of land to a found fence post, said point being accepted as the Southwest corner of said 7/10 acre tract;

THENCE N 83° 19' 23" W, 74.60 feet leaving the Northeasterly line of said 44 acre tract of land into the interior of said 44 acre tract continuing along a produce line of the last called common line to a point of intersection with the Northeasterly line of said 10.15 acre tract of land;

THENCE N 83° 19' 23" W, 19.38 feet continuing along said produced line through the interior of said 10.15 acre tract of land to a point of intersection with the Northwesterly line of said 10.15 acre tract of land;

THENCE N 83° 19' 23" W, 100.85 feet continuing along said produced line, leaving the Northwesterly line of said 10.15 acre tract of land through the interior of said 44 acre tract of land to an angle point hereof;

THENCE N 40° 52' 32" W, 787.54 feet to a point of intersection with the Southeast line of that 50.98 acre tract of land conveyed to Comey Capital Partners by Instrument No. 17009726, O.P.R.H.C.TX.;

THENCE S 48° 35' 21" W, 320.88 feet with the common line of said 50.98 acre tract of land and the Northwest limits of said 44 acre tract of land to the end of said 20 foot wide strip of land described herein;

THENCE S 41° 24' 39" E, 20.00 feet leaving said common line into the interior of said 44 acre tract of land to a point of intersection with a line being parallel with and 20.00 feet Southeasterly of the previously described line;

THENCE along said parallel line Northeasterly and Southeasterly the following five (5) courses;

1. N 48° 35' 21" E, 300.69 feet;
2. S 40° 52' 32" E, 775.12 feet;
3. S 83° 19' 23" E, 90.64 feet to a point of intersection with the Northwestern line of said 10.15 acre tract of land;
4. S 83° 19' 23" E, 59.59 feet through the interior of said 10.15 acre tract of land to a point of intersection with the Northeasterly line of said 10.15 acre tract of land;
5. S 83° 19' 23" E, 199.06 feet leaving the Northeasterly line of said 10.15 acre tract of land through the interior of said 44 acre tract of land to an angle point hereof, said angle point being at the intersection of a produced line being the Northwestern extension of the Northeasterly line of that 10.003 acre tract of land conveyed to Hill Vuc Farm, LLC by Instrument No. 18002788, O.P.R H.C TX ,

THENCE S 43° 36' 02" E, 200.86 feet leaving said parallel line with said Northeasterly line extended to the Southeast line of said 44 acre tract of land, said line also being the Northwestern line of said 55 acre tract of land;

THENCE S 43° 36' 02" E, 545.86 feet leaving the common line of said 44 and 55 acre tracts of land through the interior of said 55 acre tract of land, with said Northeasterly line extended to the most Northerly corner of said 10.003 acre tract of land,

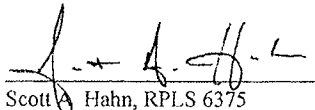
THENCE S 43° 36' 02" E, 599.51 feet with the common line of said 10.003 acre tract and the remaining portion of said 55 acre tract to a point of intersection with a line that is S 43° 23' 58" E from the point of beginning hereof;

THENCE N 46° 23' 58" E, 50.00 feet leaving the Northeasterly line of said 10.003 acre tract of land through the interior of said 55 acre tract of land to the POINT OF BEGINNING hereof. Containing a calculated area of 90,705.83 Sq. Ft., 2.082 Acres.

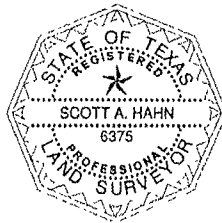
Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide Temporary Construction Easement area to run with said 20 ft strip to be provided as shown on said Exhibit "B" Survey Sketch.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.


Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/04/11

Date



SPOT ON SURVEYING

Exhibit "A-2"

20 FT. Wide W.W.E. Metes And Bounds Description

Land Surveying & Mapping

DESCRIPTION 0.236 ACRE TRACT OF LAND BEING A VARIABLE WIDTH AND 20 FOOT WIDE STRIP OF LAND OUT OF THE ALBERT PACE SURVEY NO. 55, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 55 ACRE TRACT CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 127, PAGE 534, DEED RECORDS, HAYS COUNTY, TEXAS, (D.R.H.C.TX.), NOW OWNED BY MYRTLE HEIDEMAN, SAID 0.236 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set iron rod with cap stamped "SPOT ON SURVEYING", being set at the Southwesterly corner of that 10.003 acre tract of land conveyed to Hill Vue Farm, LLC by Myrtle Heideman as Instrument No. 18002788, (O.P.R.H.C.TX.), and a point in the remaining interior of said 55 acre tract of land, said point falling N 43° 36' 02" W, 650.00 feet from the South corner of said 10.003 acre tract;

THENCE N 46° 23' 58" E, 56.02 feet along the Southwesterly and Northwesterly limits of said 10.003 acre tract to the TRUE POINT OF BEGINNING hereof;

THENCE N 46° 23' 58" E, 34.03 feet;

THENCE S 82° 23' 58" W, 486.32 feet leaving the limits of said 10.003 acre tract into the interior of said 55 acre tract of land to an angle point;

THENCE S 7° 36' 02" E, 60.98 feet to the most Southwest corner of the 20 foot strip described herein;

THENCE N 82° 23' 58" E, 20.00 feet to a point of intersection of with a line being parallel with and 20.00 feet Easterly and Southerly of the 2 previously described lines;

THENCE Northerly and Easterly with said parallel lines the following two (2) courses;

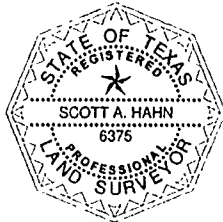
1. N 7° 36' 02" W, 40.98 feet;
2. N 82° 23' 58" E, 438.80 feet to the POINT OF BEGINNING hereof. Containing a calculated area of 10,270.81 Sq. Ft., 0.236 Acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide Temporary Construction Easement area to run with said 20 ft strip be provided as shown on said Exhibit "B" Survey Sketch.

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.

Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019



2018/04/11

Date



SPOT ON SURVEYING

Land Surveying & Mapping

Exhibit "A-3"

30 FT. Wide Access Easement Metes And Bounds Description

DESCRIPTION 1.543 ACRE TRACT OF LAND BEING A 30 FOOT WIDE STRIP OF LAND OUT OF THE ALBERT PACE SURVEY NO. 55, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 55 ACRE TRACT CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 127, PAGE 534, DEED RECORDS, HAYS COUNTY, TEXAS, (D.R.H.C.TX.), AND BEING A PORTION OF THAT 44 ACRE TRACT OF LAND CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 160, PAGE 511, (D.R.H.C.TX.), ALSO BEING A PORTION OUT OF THAT 10.15 ACRE TRACT OF LAND CONVEYED TO MYRTLE HEIDEMAN BY DEED RECORDED AS INSTRUMENT NO. 14026727, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), ALL TRACTS OF LAND NOW OWNED BY MYRTLE HEIDEMAN, SAID 30 FOOT WIDE 2.067 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set iron rod with cap stamped "SPOT ON SURVEYING", being set at the most Northerly corner of that 10.003 acre tract of land conveyed to Hill Vue Farm, LLC by Myrtle Heideman as Instrument No. 18002788, (O.P.R.H.C.TX.), and a point in the remaining interior of said 55 acre tract of land;

THENCE leaving said 10.003 acre tract Northerly, Westerly and Southwesterly through the interior of said 55 acre, 44 acre and 10.15 acre tracts along the Northerly limits of said 30.00 foot wide strip the following five (5) courses;

1. N 43° 36' 02" W, 450.39 feet along a produced line of the Northeasterly limits of said 10.003 acre tract to the beginning of a tangent curve concave Southerly having a radius of 130.00 feet;
2. With said curve to the left through a central angle of 88° 24' 01" and arc length of 200.57 feet to the end of said curve having a chord bearing and distance of N 87° 48' 03" W, 181.26 feet to the end of said curve, passing along said curve at 109.72 feet the common Northwest limits of said 55 acre tract and Southeast limits of said 44 acre tract;
3. S 47° 59' 57" W, 650.13 feet leaving said curve to the beginning of a tangent curve concave Northwesterly, said curve having a radius of 70.00 feet;
4. With said curve to the right through a central angle of 28° 18' 21" and arc length of 34.58 feet to the end of said curve having a chord bearing and distance of S 62° 09' 08" W, 34.23 feet to the end of said curve;
5. S 76° 18' 18" W, 907.72 feet to a point of intersection with the Northeast Right of Way limits of Gristmill Road also being the Southwesterly limits of said 44 acre tract as it now exists, passing the common Southeast line of said 10.15 acre tract of land at 134.60 feet and the Northwest line of the same 10.15 acre tract at another 645.67 feet;

THENCE S 41° 23' 45" E, 59.22 feet with said Right of Way and Southwesterly limits of said 44 acre tract to a found iron rod with cap stamped "RPLS 5687", said point being accepted as the most Westerly corner of said 10.15 acre tract;

THENCE N 48° 37' 03" E, 48.28 feet leaving said Right of Way along the common Northwest line of said 10.15 acre and internal line of said 44 acre tract to a point of intersection with a line being parallel with and 30.00 feet Southerly of the previously described Northerly limits five courses;

THENCE Northeasterly, Easterly and Southeasterly with said line being parallel with and 30.00 feet Southerly of the previously described Northerly limits the following five courses;

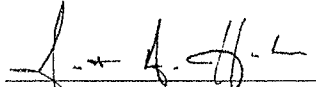
1. N 76° 18' 18" E, 837.45 feet to the beginning of a tangent curve concave Northwesterly, said curve having a radius of 100.00 feet, passing the Southeast line of said 10.15 acre tract of land at 645.67 feet;
2. With said curve to the left through a central angle of 28° 18' 21" and arc length of 49.40 feet to the end of said curve having a chord bearing and distance of N 62° 09' 08" E, 48.90 feet to the end of said curve, passing along said curve at 9.92 feet the common Northwest limits of said 55 acre tract and Southeast limits of said 44 acre tract;
3. N 47° 59' 57" E, 650.13 feet leaving said curve to the beginning of a tangent curve concave Southerly, said curve having a radius of 100.00 feet;

4. With said curve to the right through a central angle of $88^{\circ} 24' 01''$ and arc length of 154.29 feet to the end of said curve, having a chord bearing and distance of $S 87^{\circ} 48' 03'' E$, 139.43 feet to the end of said curve,
5. $S 43^{\circ} 36' 02'' E$, 450.39 feet to a point of intersection with the Northwesterly limits of said 10.003 acre tract;

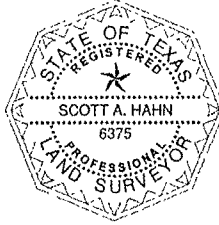
THENCE $N 46^{\circ} 23' 58'' E$, 30.00 feet along the common Northwesterly limits of said 10.003 acre tract to the POINT OF BEGINNING hereof. Containing a calculated area of 67,205.26 Sq. Ft, 1.543 Acres.

Said tract being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Survey Sketch prepared by Spot On Surveying attached hereto and made a part hereof

All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.



Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc.-TX. Firm No 10193894
614 Jerrys Lane, Buda, TX. 78610
SOS J/N: 0016-17-019

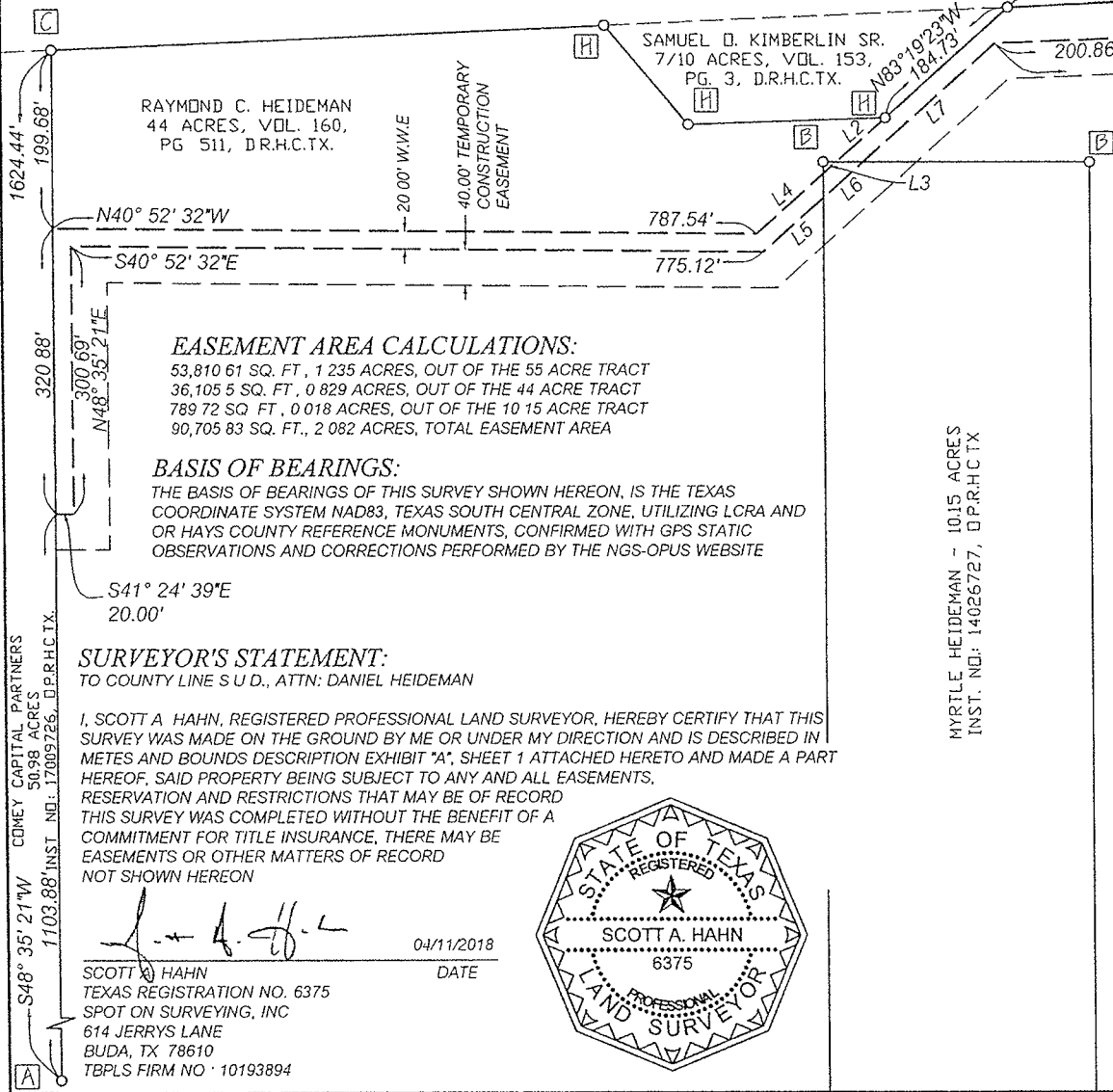


2018/04/09

Date

Exhibit "B-1"

BEING A 20 FOOT AND VARIABLE WIDTH STRIP, 2 082 ACRE WASTEWATER EASEMENT AREA OUT OF THE ALBERT PACE SURVEY NO 55, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 55 ACRE TRACT CONVEYED TO RAYMOND C HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 127, PAGE 534, DEED RECORDS, HAYS COUNTY, TEXAS, (D.R.H.C.TX.), AND BEING A PORTION OF THAT 44 ACRE TRACT OF LAND CONVEYED TO RAYMOND C HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 160, PAGE 511, (D R H.C.TX.), ALSO BEING A PORTION OUT OF THAT 10 15 ACRE TRACT OF LAND CONVEYED TO MYRTLE HEIDEMAN BY DEED RECORDED AS INSTRUMENT NO 14026727, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O P.R.H.C.TX.), ALL TRACTS OF LAND NOW OWNED BY MYRTLE HEIDEMAN



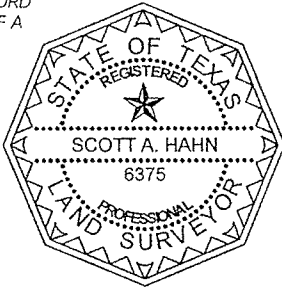
EASEMENT AREA CALCULATIONS:
53,810 61 SQ. FT., 1 235 ACRES, OUT OF THE 55 ACRE TRACT
36,105 5 SQ. FT., 0 829 ACRES, OUT OF THE 44 ACRE TRACT
789 72 SQ. FT., 0 018 ACRES, OUT OF THE 10 15 ACRE TRACT
90,705 83 SQ. FT., 2 082 ACRES, TOTAL EASEMENT AREA

BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE

SURVEYOR'S STATEMENT:
TO COUNTY LINE S U D., ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", SHEET 1 ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC
614 JERRYS LANE
BUDA, TX 78610
TBPLS FIRM NO 10193894
DATE 04/11/2018



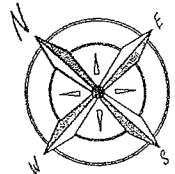
LEGEND:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

LINE TYPE LEGEND:
BOUNDARY
EASEMENT LIMITS
ADJOINING LOT LINES
RIGHT OF WAY
BROKEN LINE (NOT TO SCALE)

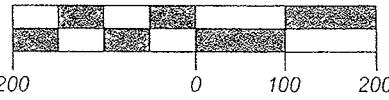
MONUMENT LEGEND / NOTES:
O = FOUND MONUMENT AS DESCRIBED
● = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING", SET.
A FOUND COTTON GIN SPINDLE IN ASPHALT ROADWAY
B FOUND IRON ROD WITH CAP STAMPED "RPLS 5687".
C FOUND IRON ROD WITH CAP STAMPED "B & G SURVEYING"
D FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEYING".
E FOUND IRON SPIKE
F FOUND 1/2" IRON ROD
G FOUND OLD CEDAR FENCE POST AT "T" IN FENCE LINE.
H FOUND FENCE POST AT ANGLE POINT IN FENCE LINE.

NOTES:
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR WASTEWATER EASEMENT DESCRIPTION PURPOSES THIS IS NOT A BOUNDARY SURVEY

LINE TABLE		
L #	BEARING	LENGTH
L1	N43°36'02"W	344.95'
L2	N83°19'23"W	74.60'
L3	N83°19'23"W	19.38'
L4	N83°19'23"W	100.85'
L5	S83°19'23"E	90.64'
L6	S83°19'23"E	59.59'
L7	S83°19'23"E	199.06'
L8	N46°23'58"E	50.00'

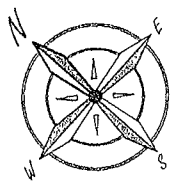


GRAPHIC SCALE
1" = 200'



SOS J/N: 0016-17-019

Exhibit "B-2"



SCALE 1" = 100'

BEING A 20 FOOT WIDE STRIP, 0.236 ACRE WASTEWATER EASEMENT AREA OUT OF THE ALBERT PACE SURVEY NO. 55, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 55 ACRE TRACT CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 127, PAGE 534, DEED RECORDS, HAYS COUNTY, TEXAS, (D R H.C TX.) NOW OWNED BY MYRTLE HEIDEMAN

RAYMOND C. HEIDEMAN
55 ACRES, VOL. 127,
PG. 534, D.R.H.C.TX.

HILL VUE FARM, LLC
10.003 ACRES
INST. NO. 18002788,
D.P.R.H.C.TX.

RAYMOND C. HEIDEMAN
55 ACRES, VOL. 127,
PG. 534, D.R.H.C.TX.

HILL VUE FARM, LLC
10.003 ACRES
INST. NO. 18002788,
D.P.R.H.C.TX.

RAYMOND C. HEIDEMAN
55 ACRES, VOL. 127,
PG. 534, D.R.H.C.TX.

RAYMOND C. HEIDEMAN
55 ACRES, VOL. 127,
PG. 534, D.R.H.C.TX.

LINE TABLE		
L #	BEARING	LENGTH
L9	N46°23'58"E	56.02'
L10	N46°23'58"E	34.03'
L11	N46°23'58"E	44.95'

NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN

OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF HAYS, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY

THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR WASTEWATER EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY

MONUMENT LEGEND / NOTES:

- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
- ⓐ FOUND OLD CEDAR FENCE POST AT "T" IN FENCE LINE.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- T.P.O.B. = TRUE POINT OF BEGINNING

LINETYPE LEGEND:

- BOUNDARY
- - - - EASEMENT LIMITS
- ADJOINING LOT LINES
- RIGHT OF WAY
- - - - BROKEN LINE (NOT TO SCALE)

EASEMENT AREA CALCULATIONS:

10,270.81 SQ. FT., 0.236 ACRES, EASEMENT AREA

SURVEYOR'S STATEMENT:

TO COUNTY LINE S U D , ATTN: DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC
614 JERRYS LANE
BUDA, TX 78610
TBPLS FIRM NO.: 10193894

04/09/2018
DATE



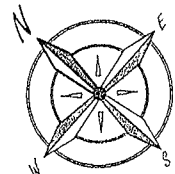
BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING LCRA AND OR HAYS COUNTY REFERENCE MONUMENTS, CONFIRMED WITH GPS STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE

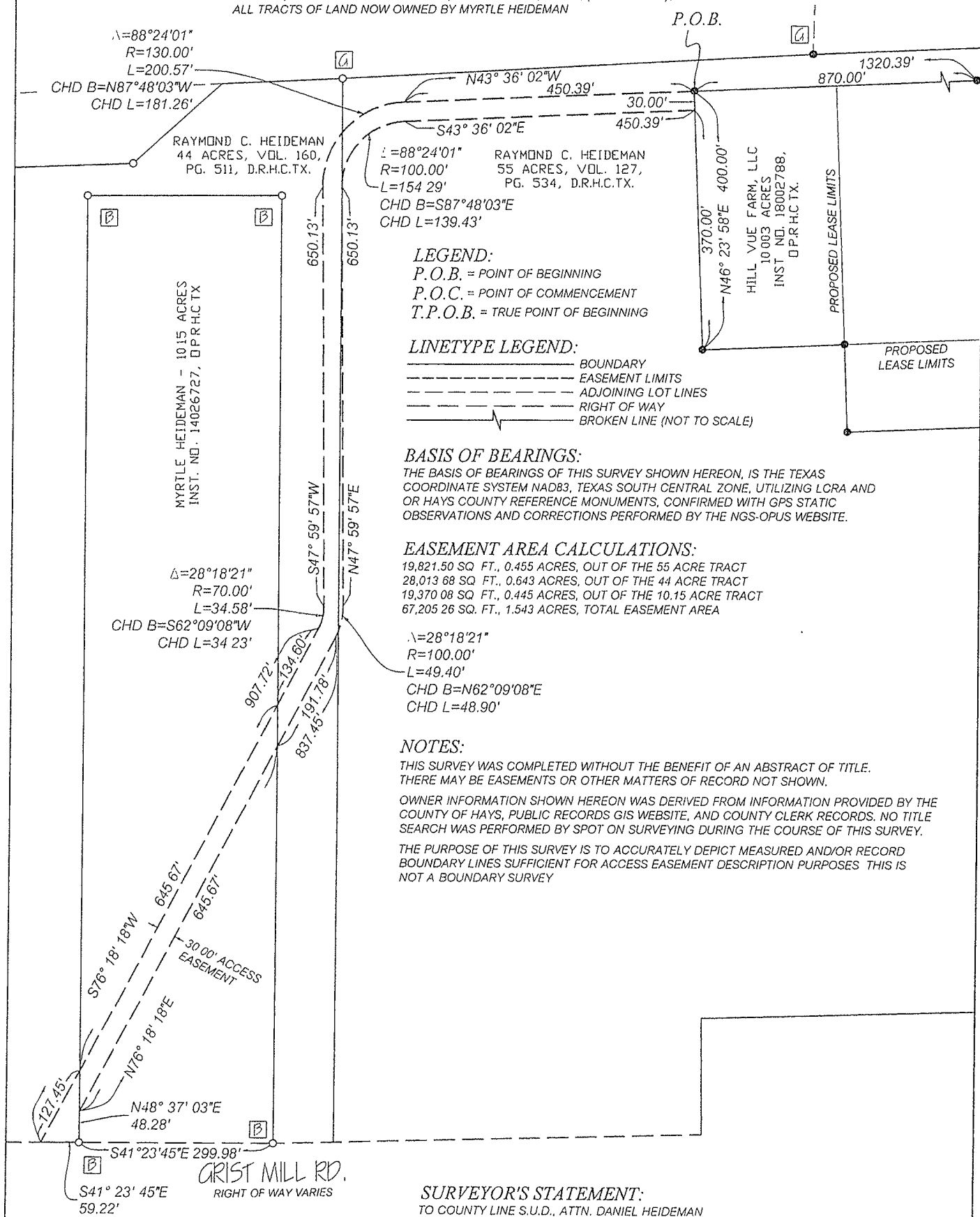
SOS J/N: 0016-17-019

Exhibit "B-3"

BEING A 30 FOOT WIDE STRIP, 1.543 ACRE ACCESS EASEMENT AREA OUT OF THE ALBERT PACE SURVEY NO. 55, TOWN OF UHLAND, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 55 ACRE TRACT CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 127, PAGE 534, DEED RECORDS, HAYS COUNTY, TEXAS, (D.R.H.C.TX.), AND BEING A PORTION OF THAT 44 ACRE TRACT OF LAND CONVEYED TO RAYMOND C. HEIDEMAN, ET-UX, BY DEED RECORDED IN VOLUME 160, PAGE 511, (D.R.H.C.TX.), ALSO BEING A PORTION OUT OF THAT 10.15 ACRE TRACT OF LAND CONVEYED TO MYRTLE HEIDEMAN BY DEED RECORDED AS INSTRUMENT NO. 14026727, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), ALL TRACTS OF LAND NOW OWNED BY MYRTLE HEIDEMAN



SCALE 1" = 200'



MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"
- [A] FOUND COTTON GIN SPINDLE IN ASPHALT ROADWAY.
- [B] FOUND IRON ROD WITH CAP STAMPED "RPLS 5687".
- [C] FOUND IRON ROD WITH CAP STAMPED "B & G SURVEYING"
- [D] FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEYING"
- [E] FOUND IRON SPIKE.
- [F] FOUND 1/2" IRON ROD
- [G] FOUND OLD CEDAR FENCE POST AT "T" IN FENCE LINE
- [H] FOUND FENCE POST AT ANGLE POINT IN FENCE LINE

SURVEYOR'S STATEMENT:

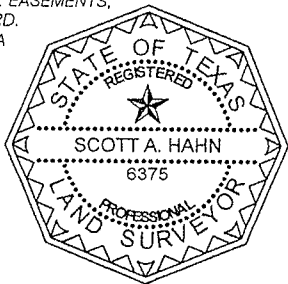
TO COUNTY LINE S.U.D., ATTN. DANIEL HEIDEMAN

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A", SHEET 1 ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894

04/09/2018

DATE



SOS INT. 0017 17-019

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Strother K. McElhiney and Mary O. McElhiney, Trustees of the Strother K. McElhiney and Mary O. McElhiney Revocable Trust**, (hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by **County Line Special Utility District**, 8870 Camino Real, Uhlend, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual utility easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove utility transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water, wastewater, and/or reuse or reclaimed water services, under, over and across **24.6** acres of land, more or less, out of the **Lewis Joseph Survey in Caldwell County, Texas**, being more particularly described by metes and bounds in instrument recorded in Volume **287**, Page **489**, Deed Records, **Caldwell County, Texas**, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed twenty feet (20') in width, being located across said land as follows:

As described in Exhibit "A" and also depicted in Exhibit "B", attached hereto and made a part of this easement.

During the period of construction of the utility pipeline(s), the easement shall be extended by a temporary construction easement, being forty feet (40') in width, which shall run parallel and adjacent to the permanent easement, the length of said easement. Upon conclusion of all construction and the restoration of the surface to its preconstruction condition, the temporary construction easement shall revert to Grantor and shall not be available to Grantee without future consent of Grantor, which consent shall not be unreasonably withheld if the easement is needed for future construction on the utility facilities.

Access. During the period of construction of the utility pipeline(s) and thereafter, Grantor will provide Grantee reasonable access to the property. After construction Grantor will provide ingress and egress at all times upon and across the Easement Property.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (2) the right to abandon-in-place, within the easement, any and all water supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

Mutual Release. Grantor and Grantee hereby waive any legal rights each may acquire against the other party, and hereby release each other, for the loss of or damage to their respective property or to property in which they may have an interest, but only for any loss or damage that is caused by an insured event arising out of or in connection with the Easement Property, to the extent such loss or damage is paid by for by insurance proceeds.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 10th
day of June, 2020.

Strother K. McElhiney and Mary O. McElhiney Revocable Trust

by: Strother K. McElhiney
Strother K. McElhiney, Trustee

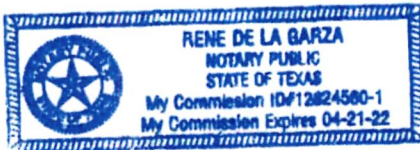
by: Mary O. McElhiney
Mary O. McElhiney, Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Travis §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Strother K. McElhiney** as **Trustee for the Strother K. McElhiney and Mary O. McElhiney Revocable Trust**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 10th day of June
_____, 2020.



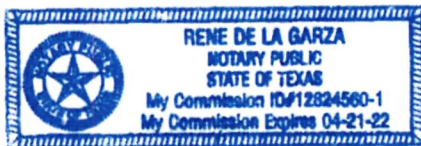
[Signature]
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Travis §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Mary O. McElhiney** as **Trustee for the Strother K. McElhiney and Mary O. McElhiney Revocable Trust**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 10th day of June
_____, 2020.



[Signature]
Notary Public, State of Texas



Land Surveying & Mapping

Exhibit "A"

20 Foot Wide Easement Area

DESCRIPTION OF 0.872 ACRES OUT OF THAT 24.6 ACRES WITHIN THE LEWIS JOSEPH SURVEY, ABSTRACT NO. 164, CALDWELL COUNTY, TEXAS, BEING TRACT 1 (19) ACRES AND TRACT 2 (5.6) ACRES DESCRIBED IN DEED TO STROTHER K. AND OPHELIA MCELHINEY, RECORDED IN VOLUME 287, PAGE 489, DEED RECORDS, CALDWELL COUNTY, TEXAS (D.R.C.C.TX.), SAID 0.872 ACRES BEING A STRIP OF LAND 20 FEET IN WIDTH ALONG THE NORTHWESTERLY LINE OF SAID 24.6 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found iron rod with cap stamped "RPLS 1753", being accepted as the Southwest corner of said 24.6 acre tract of land, also being accepted as the Northwest corner of that 99.313 acre tract of land conveyed to Robert T. McGee by general warranty deed recorded as Document No.: 010513, Official Public Records, Real Property Records, Caldwell County, Texas (O.P.R.R.P.R.C.C.TX.), and being accepted as a point in the Southeast right of way of Camino Real (a.k.a. S.H. 21);

THENCE Northeasterly along the Southeasterly limits of said right of way also being the now Northwesterly limits of said 24.6 acres the following five (5) courses:

1. N 34° 37' 12" E, 131.92 feet to a found concrete right of way monument, "obliterated", being accepted as an angle point in said right of way;
2. N 51° 25' 35" E, 103.76 feet to a found 3/8" iron rod at the base of a concrete right of way monument "obliterated", being accepted as an angle point in said right of way;
3. N 34° 37' 12" E, 1000.00 feet to an angle point in said right of way, having a found iron rod with cap stamped "RPLS 3693" N 55° 22' 48" W, 160.00 feet from said angle point as a reference monument;
4. N 17° 48' 48" E, 103.76 feet to an angle point in said right of way;
5. N 34° 37' 12" E, 568.89 feet to a found iron rod with cap stamped "RDS 4094", being accepted as the most Northerly corner of said 24.6 acre tract of land, said point also being accepted as the common corner of that 148.882 acre tract of land to Douglas A. Bender, Trustee of the Tiffany Coleman Trust under trust agreement per Document No.: 066376, O.P.R.R.P.R.C.C.TX.;

THENCE S 38° 17' 28" E, 20.92 feet leaving said right of way along the common lines of said 24.6 and 148.882 acre tracts to a point of intersection with a line being parallel with and 20.00 feet Southeasterly of the previously described lines;

THENCE Southeasterly along said lines being parallel with and 20.00 feet Southeasterly of the previously described right of way the following five (5) courses;

1. S 34° 37' 12" W, 559.79 feet;
2. S 17° 48' 48" W, 103.76 feet;
3. S 34° 37' 12" W, 1005.91 feet;
4. S 51° 25' 35" W, 103.76 feet;
5. S 34° 37' 12" W, 114.74 feet to a point of intersection with the common line of said 24.6 and 99.313 acre tracts;



Exhibit "A"

20 Foot Wide Easement Area

Land Surveying & Mapping

DESCRIPTION OF 0.872 ACRES OUT OF THAT 24.6 ACRES WITHIN THE LEWIS JOSEPH SURVEY, ABSTRACT NO. 164, CALDWELL COUNTY, TEXAS, BEING TRACT 1 (19) ACRES AND TRACT 2 (5.6) ACRES DESCRIBED IN DEED TO STROTHER K. AND OPHELIA MCELHINEY, RECORDED IN VOLUME 287, PAGE 489, DEED RECORDS, CALDWELL COUNTY, TEXAS (D.R.C.C.TX.), SAID 0.872 ACRES BEING A STRIP OF LAND 20 FEET IN WIDTH ALONG THE NORTHWESTERLY LINE OF SAID 24.6 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found iron rod with cap stamped "RPLS 1753", being accepted as the Southwest corner of said 24.6 acre tract of land, also being accepted as the Northwest corner of that 99.313 acre tract of land conveyed to Robert T. McGee by general warranty deed recorded as Document No.: 010513, Official Public Records, Real Property Records, Caldwell County, Texas (O.P.R.R.P.R.C.C.TX.), and being accepted as a point in the Southeast right of way of Camino Real (a.k.a. S.H. 21);

THENCE Northeasterly along the Southeasterly limits of said right of way also being the now Northwesterly limits of said 24.6 acres the following five (5) courses:

1. N 34° 37' 12" E, 131.92 feet to a found concrete right of way monument, "obliterated", being accepted as an angle point in said right of way;
2. N 51° 25' 35" E, 103.76 feet to a found 3/8" iron rod at the base of a concrete right of way monument "obliterated", being accepted as an angle point in said right of way;
3. N 34° 37' 12" E, 1000.00 feet to an angle point in said right of way, having a found iron rod with cap stamped "RPLS 3693" N 55° 22' 48" W, 160.00 feet from said angle point as a reference monument;
4. N 17° 48' 48" E, 103.76 feet to an angle point in said right of way;
5. N 34° 37' 12" E, 568.89 feet to a found iron rod with cap stamped "RDS 4094", being accepted as the most Northerly corner of said 24.6 acre tract of land, said point also being accepted as the common corner of that 148.882 acre tract of land to Douglas A. Bender, Trustee of the Tiffany Coleman Trust under trust agreement per Document No.: 066376, O.P.R.R.P.R.C.C.TX.;

THENCE S 38° 17' 28" E, 20.92 feet leaving said right of way along the common lines of said 24.6 and 148.882 acre tracts to a point of intersection with a line being parallel with and 20.00 feet Southeasterly of the previously described lines;

THENCE Southeasterly along said lines being parallel with and 20.00 feet Southeasterly of the previously described right of way the following five (5) courses;

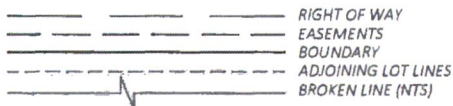
1. S 34° 37' 12" W, 559.79 feet;
2. S 17° 48' 48" W, 103.76 feet;
3. S 34° 37' 12" W, 1005.91 feet;
4. S 51° 25' 35" W, 103.76 feet;
5. S 34° 37' 12" W, 114.74 feet to a point of intersection with the common line of said 24.6 and 99.313 acre tracts;

Exhibit B

(EASEMENT SKETCH)

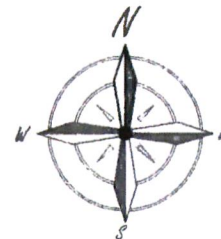
HCAD PID'S: 28887 & 28888

LINETYPE LEGEND



LEGEND:

D.R.C.C.TX. = DEED RECORDS, CALDWELL COUNTY, TX.
NTS = NOT TO SCALE
O.P.R.R.P.C.C.TX. = OFFICIAL PUBLIC RECORDS,
CALDWELL COUNTY, TX.
POB = POINT OF BEGINNING
PL = PROPERTY LINE
R/W = RIGHT OF WAY
TC = TEMPORARY CONSTRUCTION
WL = WATERLINE
WWL = WASTEWATER LINE



SCALE: 1" = 250'

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS WITH CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

MONUMENT LEGEND:

○ = MONUMENT FOUND AS DESCRIBED
▲ = CALCULATED POINT

- [A] = FD. IRON ROD WITH CAP STAMPED "RPLS 1753".
- [B] = FD. CONCRETE RIGHT OF WAY MONUMENT.
- [C] = FD. CONCRETE RIGHT OF WAY MONUMENT, OBLITERATED.
- [D] = FD. 3/8" IRON ROD, ON OBLITERATED CONC. MONUMENT.
- [E] = FD. IRON ROD WITH CAP STAMPED "RDS 4094".
- [F] = FD. IRON ROD WITH CAP STAMPED "RPLS 3693".
- [G] = UNABLE TO LOCATE. THE FIELD CREW WAS TOLD TO LEAVE THE AREA IMMEDIATELY FROM A PERSON CLAIMING TO BE THE OWNER OF THE PROPERTY. OUR FIELD CREW WAS WITHIN THEIR LEGAL LIMITS TO CONTINUE THE SEARCH AS WE WERE WITHIN RIGHT-OF-WAY LIMITS, BUT LEFT THE AREA IMMEDIATELY AS THIS PERSON DID NOT WANT TO DISCUSS AND OR TAKE ANY OF OUR INFORMATION DOWN AND SEEMED TO BE VERY IRRITATED BY THE CREWS PRESENCE IN THE AREA.

AREA CALCULATIONS:

EXHIBIT "A"
37,962.73 SQ. FT. - 0.872 ACRES

LINE TABLE

L #	BEARING	LENGTH
L1	N34°37'12"E	131.92'
L2	N51°25'35"E	103.76'
L3	N17°48'48"E	103.76'
L4	S38°17'28"E	20.92'
L5	S17°48'48"W	103.76'
L6	S51°25'35"W	103.76'
L7	S34°37'12"W	114.74'
L8	S89°11'22"W	24.54'

STROTHER K. MCELHINEY & OPHELIA MCELHINEY

FIRST TRACT - 19 ACRES

VOL. 287, PG. 489, (D.R.C.C.TX.)

CCAD PID: 28887

NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF CALDWELL, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS. NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY.

STROTHER K. MCELHINEY & OPHELIA MCELHINEY

SECOND TRACT - 5.6 ACRES

VOL. 287, PG. 489, (D.R.C.C.TX.)

CCAD PID: 28888

SURVEYOR'S STATEMENT

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

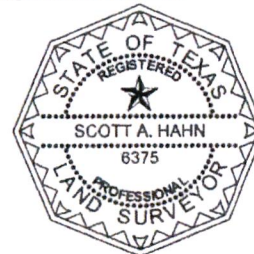
SCOTT A. HAHN
RPLS 6375

2020/05/01
DATE

SPOT ON SURVEYING, INC.
TBPS FIRM #: 10193894
614 JERRY LN.
BUDA, TX. 78610
512-523-8092
J/N:0035-17-003



www.spotonsurveying.com



PREPARED FOR:

COUNTY LINE S.U.D.
ATTN: DANIEL HEIDEMAN
131 S. CAMINO REAL
UHLAND, TX. 78640

ROBERT T. MCGEE
DOC NO: 010513, (D.P.R.R.P.C.C.TX.)
99313 ACRES - CCAD PID: 28893



UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Jose Garcia**, (hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by **County Line Special Utility District**, 8870 Camino Real, Uhlard, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual exclusive utility easement with the right to erect, construct, install and lay and thereafter access and use, operate, inspect, patrol, repair, maintain, replace, upgrade, parallel and remove utility transmission and/or distribution lines and all related facilities and/or appurtenances necessary for the purpose of providing public water, wastewater, and/or reuse or reclaimed water services, under, over and across **39.74** acres of land, more or less, out of the Lewis Joseph Survey in Caldwell County, Texas, being more particularly described by metes and bounds in instrument recorded in Document No. **123505**, of the Official Public Records of Real Property, **Caldwell** County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed twenty feet (20') in width, being located across said land as follows:

As described by metes and bounds in Exhibit "A" and depicted on survey drawing in Exhibit "B", attached hereto and made a part of this easement.

During the period of construction of the utility pipeline(s), the easement shall be extended by a temporary construction easement, being forty feet (40') in width, which shall run parallel and adjacent to the permanent easement, the length of said easement. Upon conclusion of all construction and the restoration of the surface to its preconstruction condition, the temporary construction easement shall revert to Grantor and shall not be available to Grantee without future consent of Grantor.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may damage Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof; and (2) the right to abandon-in-place, within the easement, any and all water supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises.

This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by and through Grantor but not otherwise. This Utility Easement is further subject to the terms of the Letter Agreement, attached hereto as Exhibit "C", which shall be controlling in the event of any conflict with the terms of this Utility Easement.

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

IN WITNESS WHEREOF the said Grantor has executed this instrument this the 27th day of July,
2020.



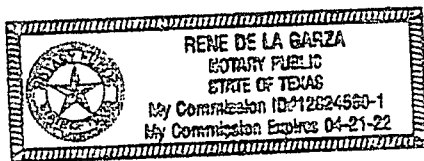
Jose Garcia

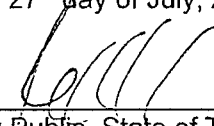
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Caldwell §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared **Jose Garcia**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 27th day of July, 2020.





Notary Public, State of Texas



Exhibit "A"

Land Surveying & Mapping

20 Foot Wide Easement Area

DESCRIPTION OF 1.133 ACRES OF LAND OUT OF THAT 39.74 ACRES WITHIN THE LEWIS JOSEPH SURVEY, ABSTRACT NO. 164, CALDWELL COUNTY, TEXAS, BEING 0.793 ACRES OUT OF THAT 19.87 ACRE FIRST TRACT AND 0.317 ACRES OUT OF THAT 19.87 ACRE SECOND TRACT CONVEYED TO JOSE GARCIA BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 123505, OFFICIAL PUBLIC RECORDS, REAL PROPERTY RECORDS, CALDWELL COUNTY, TEXAS (O.P.R.R.P.C.C.TX.) AND BEING 0.023 ACRES OUT OF THAT 0.057 ACRE TRACT ALSO CONVEYED TO JOSE GARCIA BY WARRANTY DEED RECORDED AS INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, (O.P.R.C.C.TX.), SAID 1.133 ACRES BEING THE NORTHWESTERLY 20 FEET OF SAID JOSE GARCIA TRACTS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found corner fence post, accepted as the most Westerly Southwest corner of said First Tract, also being accepted as the intersecting Right of Way limits of the Northeasterly Right of Way of Old Spanish Trail (a.k.a. C.R. 227) and the Southeasterly Right of Way limits of Camino Real (a.k.a. S.H. 21), for the Southwest corner hereof;

THENCE N 34° 30' 58" E, 1282.26 feet with the common Northwest limits of said First Tract and the Southeast Right of Way limits of said S.H. 21 to a found concrete right of way monument;

THENCE N 34° 26' 27" E, 1184.46 feet continuing with said common limits of said S.H. 21 and the common Northwesterly limits of said Garcia tracts to a found iron rod with cap stamped "RPLS 1753", said point being accepted as the common Southeast corner of that 99.313 acres conveyed to Robert T. Mcgee by General Warranty Deed recorded as Document No. 010513, (O.P.R.R.P.C.C.TX.) and also being accepted as the most Northerly corner of said Second Tract, for the Northwest corner hereof, passing at 444.69 feet a found 5/8" iron rod being accepted as the common most Northerly corner of said First Tract and the Southeast corner of said Second Tract, passing at another 169.02 feet a found 5/8" iron rod being accepted as the Southwest corner of said 0.057 acre tract, and passing at another 50.00 feet a found 5/8" iron rod being accepted as the most Northerly corner of said 0.057 acre tract;

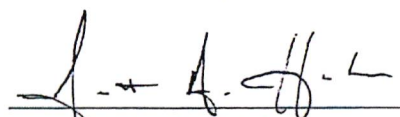
THENCE S 15° 03' 00" E, 26.31 feet leaving said right of way with the common Southwesterly limits of said 99.313 acre tract and the Northeasterly limits of said Second Tract to a point of intersection with a line being parallel with and 20.00 feet Southeasterly of the previously described line, for the Northeast corner hereof;

THENCE Southwesterly with said parallel line the following two courses;

1. S 34° 26' 27" W, 1167.38 feet;
2. S 34° 30' 58" W, 1299.60 feet to a point of intersection with the common Southwest limits of said First Tract and the Northeasterly Right of Way limits of said Old Spanish Trail, for the Southeast corner hereof;

Thence N 14°34'50" W, 26.46 feet with said common limits to the POINT OF BEGINNING. Containing a calculated area of 49,337.03 Sq. Ft., 1.133 Acres. Said easement being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" Easement Sketch prepared by Spot On Surveying attached hereto and made a part hereof.

It is also understood that there shall be a 40 foot wide temporary construction easement area to run parallel with and Southeasterly of the 20 foot wide easement area described herein as shown on said Exhibit "B" Easement Sketch. All bearings shown are based on the Texas Coordinate System NAD 83, Texas South Central Zone.


Scott A. Hahn, RPLS 6375

Spot On Surveying, Inc.-TX. Firm No. 10193894
614 Jerrys Lane, Buda, TX. 78610
(512)523-8092
J/N:0035-17-003



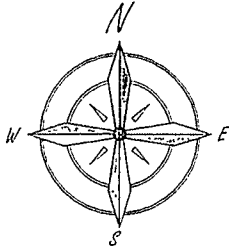
2020/06/30

Date

Exhibit B

(EASEMENT SKETCH)

CCAD PID'S: 28920, 34379 & 56077



SCALE: 1" = 250'

NOTES:

- * THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- ** OWNER INFORMATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY THE COUNTY OF CALDWELL, PUBLIC RECORDS GIS WEBSITE, AND COUNTY CLERK RECORDS NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY
- *** THE PURPOSE OF THIS SURVEY IS TO ACCURATELY DEPICT MEASURED AND/OR RECORD BOUNDARY LINES SUFFICIENT FOR EASEMENT DESCRIPTION PURPOSES. THIS IS NOT A BOUNDARY SURVEY.

MONUMENT LEGEND:

O = MONUMENT FOUND AS DESCRIBED
▲ = CALCULATED POINT

- [A] = FD. IRON ROD WITH CAP STAMPED "RPLS 1753".
- [B] = FD. CONCRETE RIGHT OF WAY MONUMENT.
- [C] = FD. 5/8" IRON ROD.
- [D] = FD. CORNER FENCE POST.

AREA CALCULATIONS:

49,337.03 SQ. FT. - 1.133 ACRES

LEGEND:

NTS = NOT TO SCALE

O.P.R.R.P.C.C.TX = OFFICIAL PUBLIC RECORDS, REAL PROPERTY, CALDWELL COUNTY, TEXAS

POB = POINT OF BEGINNING

PL = PROPERTY LINE

R/W = RIGHT OF WAY

TC = TEMPORARY CONSTRUCTION

WL = WATERLINE

WWL = WASTEWATER LINE

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS WITH CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

LINETYPE LEGEND

- RIGHT OF WAY
- EASEMENTS
- BOUNDARY
- ADJOINING LOT LINES
- BROKEN LINE (DISTANCE, NTS)

SURVEYOR'S STATEMENT

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

[Signature]

SCOTT A. HAHN

RPLS 6375

SPOT ON SURVEYING, INC

TBPS FIRM # 10193894

614 JERRY'S LN,

BUDA, TX 78610

512-523-8092

J/N.0035-17-003

2020/06/30
DATE



www.spotonsurveying.com



JOSE GARCIA
INSTRUMENT NO. 2020-003953
(O.P.R.C.C.TX.)
CCAD PID: 28920 - 0.057 ACRES

CAMINO REAL
(AKA STATE HIGHWAY NO. 21)
100' RIGHT OF WAY

JOSE GARCIA - FIRST TRACT
DOC. NO.: 123505, (O.P.R.R.P.C.C.TX.)
19.87 ACRES - CCAD PID: 34379

JOSE GARCIA - SECOND TRACT
DOC. NO.: 123505, (O.P.R.R.P.C.C.TX.)
19.87 ACRES - CCAD PID: 55077

POB
OLD SPANISH
TRL.

PREPARED FOR:

COUNTY LINE S.U.D
ATTN. DANIEL HEIDEMAN
131 S CAMINO REAL
UHLAND, TX 78640

EXHIBIT "C"

LETTER AGREEMENT

July WHEREAS that certain UTILITY EASEMENT agreement ("Easement") is entered into the 27th day of July, 2020, by and between Jose Garcia ("Grantor"), whose address is 1908 Hermitage Drive, Round Rock, Texas 78681 and County Line Special Utility District ("Grantee") (collectively, the "Parties").

The terms of this Letter Agreement shall be controlling wherever there is any conflict with the provisions of the Easement to which this Letter Agreement is attached as Exhibit "C".

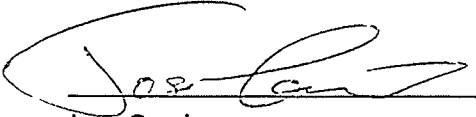
The Parties mutually agree to the following terms and provisions:

- A. Grantee will take reasonable steps throughout, and upon the completion of, authorized activities to maintain and restore the Grantor's lands to as near their original condition as practicable. This includes, but is not limited to, picking up/removing trash and debris that is a result of authorized activities. After performing any excavation, Grantee will replace the soil in a manner of which all holes are filled throughout the excavated area.
- B. Grantee will take reasonable steps throughout, and upon the completion of, authorized activities to maintain and restore the Grantor's driveways (asphalt or gravel) to as near to their original condition as practicable. Concrete driveway will be bored.
- C. Grantee agrees to be mindful of the livestock and/or pets on Grantor's land and will ensure gates are closed upon every entrance and exit. Open trenches must be either covered or fenced daily.
- D. In the event Grantee damages Grantor's fences, Grantee will take reasonable steps to restore Grantor's fences to as near to their original condition.
- E. Grantee agrees to take photographs at the end of each day during the course of construction and supply Grantor with said photographs within a reasonable time upon request of Grantor.
- F. It is further agreed by the Grantee that the temporary construction easement provided for in the Utility Easement shall terminate no more than 9 months from the date of completion of construction on the easement. In the event construction has not been completed prior to the agreed upon termination date, Grantor further agrees to provide an additional 3-month extension to the temporary construction easement, contingent on Grantee providing written notification of intent to Grantor. Grantee agrees that upon the completion of construction of the utility pipeline, the temporary construction easement shall terminate and Grantee shall have no rights to the use of Grantor's property adjacent to the easement except as provided in the Easement.
- G. Parties agree that Rene de la Garza and/or his agent shall be present at the construction easement location until all phases of the construction have complete.


H. In and for consideration of the Easement and upon the approval by the Grantee's Board of Directors, Grantee agrees to convey unto Grantor that certain 0.057-acre tract of land, more or less, more particularly described in that certain conveyance from William O. Schneider and Lula P. Schneider, husband and wife, of the County of Caldwell, to County Line Water Supply Corporation, a corporation of Caldwell County, Texas, dated November 20, 1965, and recorded in Volume 472, Page 700, Deed Records, Caldwell County, Texas.

The Parties to the Utility Easement have executed this Letter Agreement this the 27th day of July, 2020.

For Grantor:


Jose Garcia

For Grantee:


Daniel R. Heideman, General Manager,
County Line Special Utility District

FILED AND RECORDED

Instrument Number: 2020-003954 EASEMENT

Filing and Recording Date: 07/27/2020 02:14:59 PM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



A handwritten signature in cursive script that reads "Teresa Rodriguez". The signature is written in dark ink and is positioned above a horizontal line.

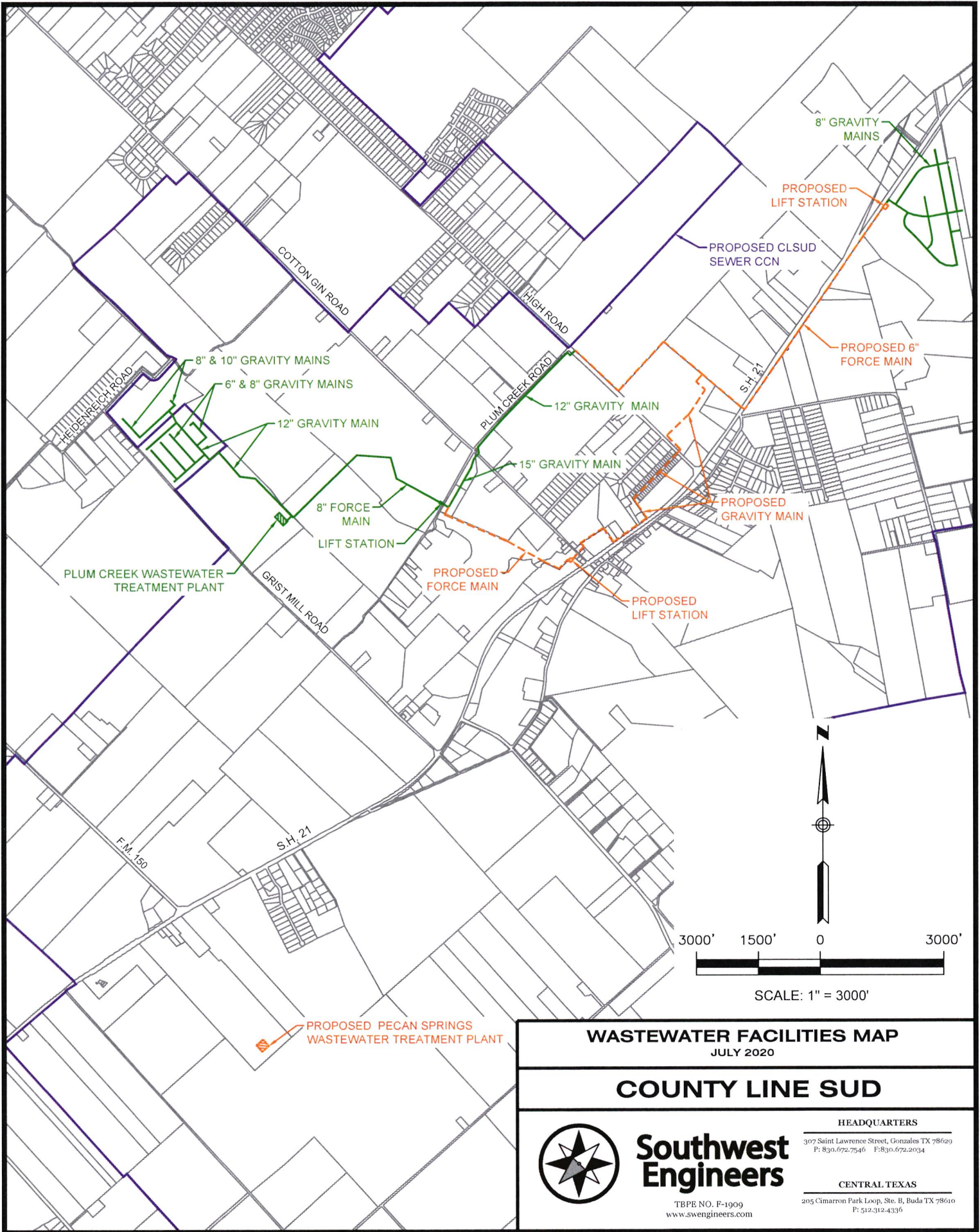
Teresa Rodriguez, County Clerk
Caldwell County, Texas


ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.

Exhibit D

O:\CompanyData\Clients\0017 - County Line SUD\0017-059-18 - Wastewater System Creation\Master Planning\Existing Wastewater System Map.dwg ~ 5/10/2019 9:11 AM C:\038 - AllisonN



WASTEWATER FACILITIES MAP JULY 2020	
COUNTY LINE SUD	
	HEADQUARTERS 307 Saint Lawrence Street, Gonzales TX 78629 P: 830.672.7546 F: 830.672.2034
	CENTRAL TEXAS 205 Cimarron Park Loop, Ste. B, Buda TX 78610 P: 512.312.4336
TBPE NO. F-1909 www.swengineers.com	