



## **Filing Receipt**

**Filing Date - 2023-04-17 12:24:20 PM**

**Control Number - 54861**

**Item Number - 1**

# GREGG LANE DEV LLC

101 Parklane Boulevard, Suite 102  
Sugar Land, Texas 77498

April 6, 2023

Public Utility Commission of Texas  
Central Records  
1701 N Congress PO Box 13326  
Austin, Texas 78711-3326

Re: Aqua CCN (#10294) Release – Newhaven Subdivision, Manor, TX

To Whom It May Concern:

This letter is to petition for Streamlined Expedited Release (SER) Under Texas Water Code (TWC) 13.2541 and 16 Tex. Admin. Code (TAC) 24.245(h) of the parcels owned by Gregg Lane Dev LLC.

The ~90.3-acre tract is located in Travis County including portions within both the Aqua and Manville CCNs. Gregg Lane Dev LLC is requesting release from the **Aqua CCN (#10294)** of ~17.8 acres of the tract.

The subject property is defined by multiple deeds and each tract is contiguous for the subject property.

The subject property is currently not receiving water or sewer service.

A copy of this petition has been emailed to the certificate holder on 04/06/23.

Sincerely,



Shaun Vembutty  
Manager

Enclosures: Map Exhibit, Deeds, Shapefiles

By email

Cc: Rexanne Pilkenton, Asst GM, Manville WSC  
Dacy Cameron, Asst GM, Aqua WSC

**From:** Dacy Cameron <dcameron@aquawsc.com>  
**Sent:** Tuesday, April 11, 2023 4:06 PM  
**To:** Joshua V. Elledge PE  
**Subject:** RE: CCN Release Acknowledgement - Newhaven Subdivision  
**Attachments:** [Newhaven Updated Aqua Release Letter.pdf](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joshua,

Yes. Aqua acknowledges the attached letter.

Thank you,

**Dacy Cameron, P.E.**  
*Assistant General Manager*  
Direct: (512) 581-3451



---

**From:** Joshua V. Elledge PE <[jelledge@quiddity.com](mailto:jelledge@quiddity.com)>  
**Sent:** Tuesday, April 11, 2023 3:33 PM  
**To:** Dacy Cameron <dcameron@aquawsc.com>  
**Subject:** CCN Release Acknowledgement - Newhaven Subdivision

Dacy,

Can you provide the acknowledgement based on the updated, attached SER Petition that segregates the CCNs?

Regards,


**Joshua Elledge, PE**  
Licensed in CA  
*Senior Project Manager*




---

✉ [jelledge@quiddity.com](mailto:jelledge@quiddity.com)

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 (512) 685-5160

 3100 Alvin Devane Boulevard, Suite 150, Austin, Texas, 78741, United States

[www.quiddity.com](http://www.quiddity.com)



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The following files are not convertible:

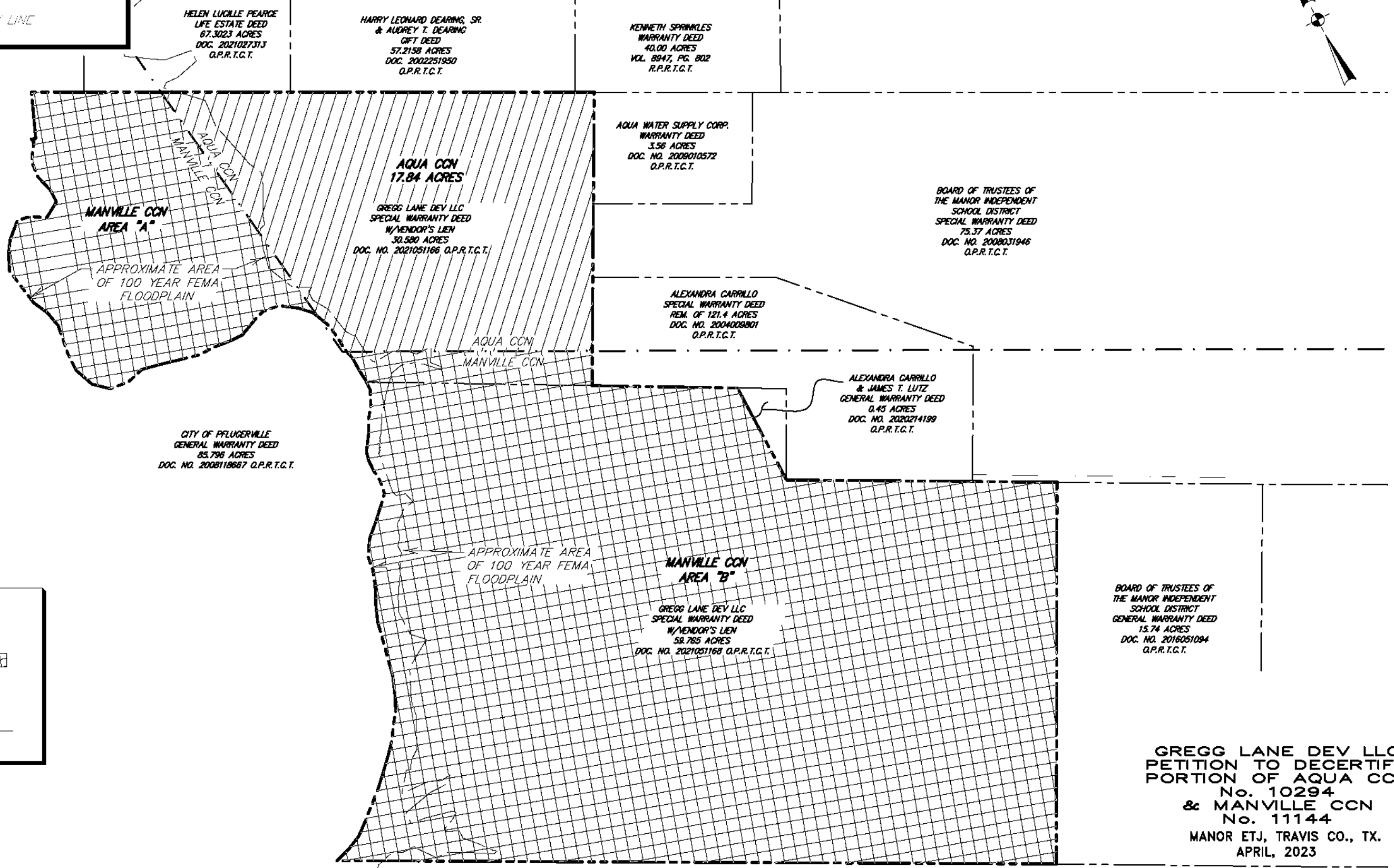
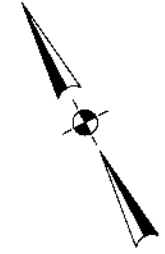
16759-0007-00 Aqua CCN Release Grid.dbf  
16759-0007-00 Aqua CCN Release Grid.shp  
16759-0007-00 Aqua CCN Release Grid.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.

**DETAILED MAP**

--- INQUIRY AREA TO DETERMINE PARCELS  
 --- CCN BOUNDARY LINE



HELEN LUCILLE PEARCE  
 LIFE ESTATE DEED  
 67.3023 ACRES  
 DOC. 2021027313  
 O.P.R.T.C.T.

HARRY LEONARD DEARING, SR.  
 & AUDREY T. DEARING  
 GIFT DEED  
 57.2158 ACRES  
 DOC. 2002251950  
 O.P.R.T.C.T.

KENNETH SPRINKLES  
 WARRANTY DEED  
 40.00 ACRES  
 VOL. 8947, PG. 802  
 R.P.R.T.C.T.

AQUA WATER SUPPLY CORP.  
 WARRANTY DEED  
 3.56 ACRES  
 DOC. NO. 2009010572  
 O.P.R.T.C.T.

BOARD OF TRUSTEES OF  
 THE MANOR INDEPENDENT  
 SCHOOL DISTRICT  
 SPECIAL WARRANTY DEED  
 75.37 ACRES  
 DOC. NO. 2008031946  
 O.P.R.T.C.T.



ALEXANDRA CARRILLO  
 SPECIAL WARRANTY DEED  
 REM. OF 121.4 ACRES  
 DOC. NO. 2004009801  
 O.P.R.T.C.T.

ALEXANDRA CARRILLO  
 & JAMES T. LUTZ  
 GENERAL WARRANTY DEED  
 0.45 ACRES  
 DOC. NO. 2020214199  
 O.P.R.T.C.T.

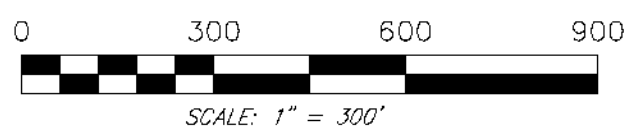
CITY OF PFLUGERVILLE  
 GENERAL WARRANTY DEED  
 85.796 ACRES  
 DOC. NO. 2008119887 O.P.R.T.C.T.

BOARD OF TRUSTEES OF  
 THE MANOR INDEPENDENT  
 SCHOOL DISTRICT  
 GENERAL WARRANTY DEED  
 15.74 ACRES  
 DOC. NO. 2016051094  
 O.P.R.T.C.T.




GREGG LANE DEV LLC  
 PETITION TO DECERTIFY  
 PORTION OF AQUA CCN  
 No. 10294  
 & MANVILLE CCN  
 No. 11144  
 MANOR ETJ, TRAVIS CO., TX.  
 APRIL, 2023

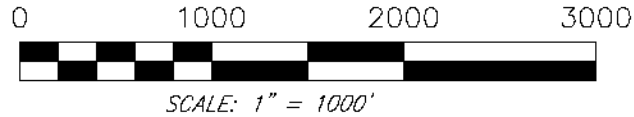
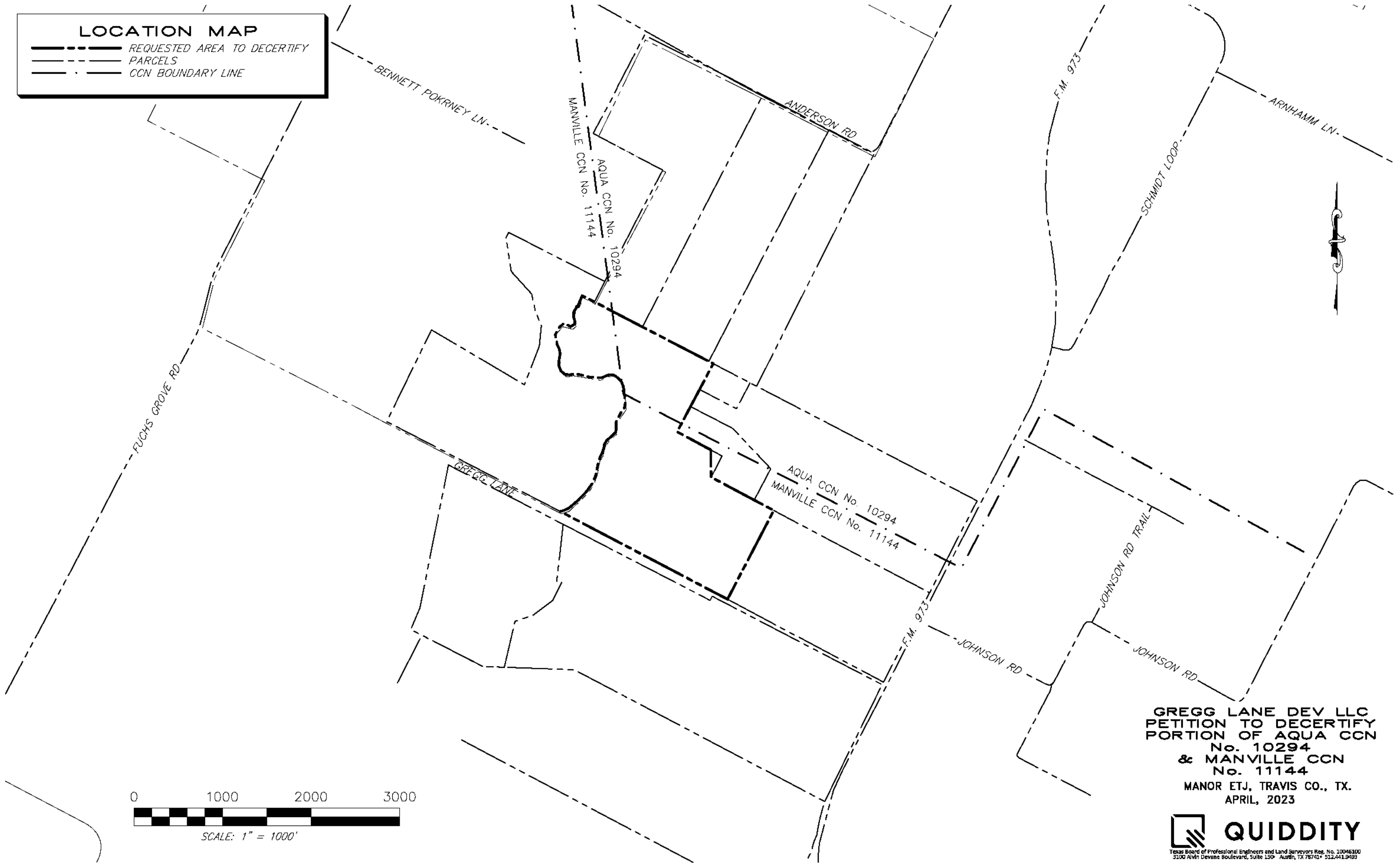
AQUA CCN   
 17.84 ACRES  
 MANVILLE CCN   
 AREA "A" = 11.19 ACRES  
 AREA "B" = 61.31 ACRES  
 NET AREA = 72.50 ACRES

GREGG LANE (PUBLIC R.O.W. VARIES)



**LOCATION MAP**

-  REQUESTED AREA TO DECERTIFY
-  PARCELS
-  CCN BOUNDARY LINE



**GREGG LANE DEV LLC  
PETITION TO DECERTIFY  
PORTION OF AQUA CCN  
No. 10294  
& MANVILLE CCN  
No. 11144  
MANOR ETJ, TRAVIS CO., TX.  
APRIL, 2023**



**QUIDDITY**  
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
5100 Avon Devane Boulevard, Suite 150 Austin, TX 78742 • 512.441.9433

The following files are not convertible:

Grid.dbf	16759-0007-00 Manville CCN Release
Grid.shp	16759-0007-00 Manville CCN Release
Grid.shx	16759-0007-00 Manville CCN Release
	16759-0007-00 Tract Boundary.dbf
	16759-0007-00 Tract Boundary.shp
	16759-0007-00 Tract Boundary.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.





*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Mar 10, 2021 03:46 PM Fee: \$62.00

2021051166

\*Electronically Recorded\*

15/ITC/20749441.COM/DPP

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

**Effective Date:** *AS OF* March *10*, 2021

**Grantor:** James Terence Lutz (as to a 50% undivided interest)  
Alexandra Carrillo (as to a 50% undivided interest)

**Grantor's Mailing Address:** 14812 N FM 973 Rd,  
Manor, Texas 78653-3540

**Grantee:** Gregg Lane Dev LLC

**Grantee's Mailing Address:** 101 Parklane Blvd., Ste. 102  
Sugar Land, Texas 77478-5521

**Consideration:**

Cash and a portion of the proceeds of a note of even date, executed by Grantee and payable to the order of FRONTIER BANK in the principal amount of THREE MILLION ONE HUNDRED THOUSAND DOLLARS (\$3,100,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to

*ELAINE MARCHI*, trustee.

**Property (including any improvements):**

Being that certain tract of land described as containing 30.580 acres, more or less, out of the SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, in Travis

County, Texas, said tract being out of the western portion of that certain tract described as containing 39.4 acres, more or less, in deed recorded in Document No. 2004009801 Official Public Records, Travis County, Texas, said 30.580 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

The items listed on Exhibit "B" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT, AND OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT PRIOR TO THE CLOSING DATE GRANTEE INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTIONS. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S OR GRANTEE'S REPRESENTATIVES' INSPECTIONS OF THE PROPERTY AND NOT UPON ANY STATEMENTS, ORAL OR WRITTEN, WHICH MAY HAVE BEEN MADE OR MAY BE MADE OR PURPORTEDLY MADE BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS OR GRANTEE'S REPRESENTATIVES HAVE THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN OR ITS REPRESENTATIVES' INSPECTION, EXAMINATION AND EVALUATION OF THE

PROPERTY. AS A MATERIAL PART OF THE CONSIDERATION FOR THE PURCHASE OF THE PROPERTY, GRANTEE HEREBY AGREES TO ACCEPT THE PROPERTY IN ITS "AS-IS", "WHERE IS", CONDITION AND WITH ALL FAULTS AND DEFECTS, AND WITHOUT REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT ONLY THE TITLE WARRANTIES EXPRESSLY SET FORTH IN THIS DEED. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR AND GRANTOR'S OFFICERS, AGENTS, DIRECTORS, EMPLOYEES, ATTORNEYS, CONTRACTORS AND AFFILIATES ("GRANTOR'S RELATED PARTIES") HAVE MADE NO AND SPECIFICALLY DISCLAIM, AND GRANTEE ACCEPTS THAT GRANTOR AND GRANTOR'S RELATED PARTIES HAVE DISCLAIMED, ANY AND ALL REPRESENTATIONS, GUARANTIES OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT AS TO TITLE AS HEREINABOVE PROVIDED AND SET FORTH IN THE CLOSING DOCUMENTS, OF OR RELATING TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, OF OR RELATING TO (i) THE USE, INCOME POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC OR A PARTICULAR PURPOSE; (ii) THE NATURE, MANNER, CONSTRUCTION, CONDITION, STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY, ON THE SURFACE OR SUBSURFACE THEREOF, WHETHER OR NOT OBVIOUS, VISIBLE OR APPARENT; (iii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN OR ENGINEERING OF THE PROPERTY; (iv) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE SUBDIVISION AND ZONING LAWS; (v) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF CONTAMINATION BY HAZARDOUS MATERIALS, OR THE COMPLIANCE OF THE PROPERTY WITH REGULATIONS OR LAWS PERTAINING TO THE HEALTH OR THE ENVIRONMENT; AND (vi) THE SOIL CONDITIONS, DRAINAGE FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN, ON, OR UNDER THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES, AND COSTS AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES, RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY.

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

==Signatures appear on next page==

GRANTOR:

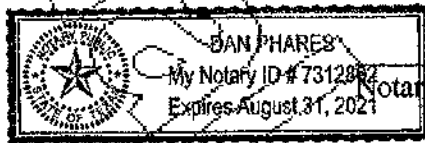
James Terence Lutz  
James Terence Lutz

Alexandra Carrillo  
Alexandra Carrillo

THE STATE OF Texas §  
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2021, by James Terence Lutz.

(SEAL)

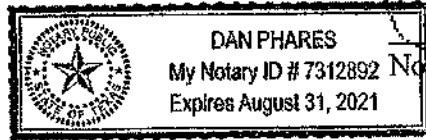


Dan Phares  
Notary Public, State of Texas

THE STATE OF Texas §  
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2021, by Alexandra Carrillo.

(SEAL)



Dan Phares  
Notary Public, State of Texas

F:\FARMALBERS\1396 - Barrocas, Sam\0002 - Sale of Manor Property\30 acres\Closing Docs\Deed-Special Warranty Deed -30 acres- 3-3-21.doc

## EXHIBIT "A" PROPERTY DESCRIPTION

Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3600 McCall Lane  
Austin, Texas 78744

**30.580 ACRES**  
**SUMNER BACON SURVEY No. 62, ABSTRACT No. 63**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

**THENCE** North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

**THENCE** with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°35'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 67.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
38. North 06°24'48" East, a distance of 49.34 feet to a to a calculated point;
39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

**THENCE** South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

**THENCE** North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

**THENCE** South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.35 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

**THENCE** South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 87.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

**THENCE** South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

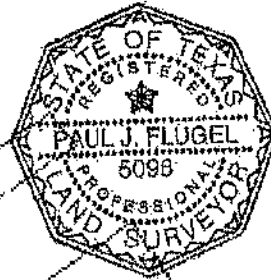
Surveyed on the ground on August 3, 2020.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-30.580ac

*Paul J. Flugel*

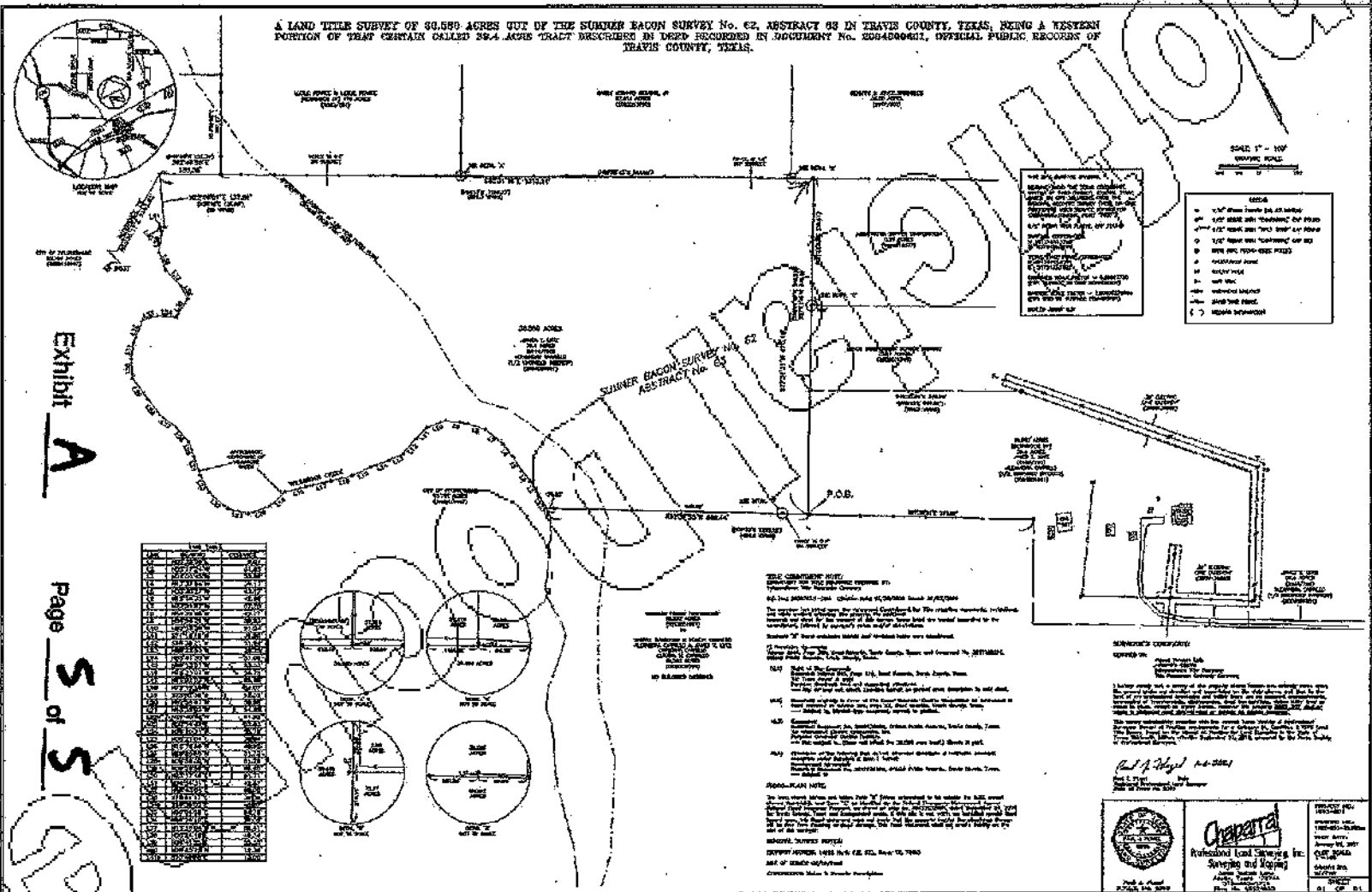
1-6-2021



Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5098  
TBPLS Firm No. 10124500

Document





- SCALE 1" = 100'  
GRAPHIC SCALE
- 1/4" = 10' (shown as 10' on map)
  - 1/2" = 20' (shown as 20' on map)
  - 3/4" = 30' (shown as 30' on map)
  - 1" = 40' (shown as 40' on map)
  - 1 1/4" = 50' (shown as 50' on map)
  - 1 1/2" = 60' (shown as 60' on map)
  - 1 3/4" = 70' (shown as 70' on map)
  - 2" = 80' (shown as 80' on map)
  - 2 1/4" = 90' (shown as 90' on map)
  - 2 1/2" = 100' (shown as 100' on map)
  - 2 3/4" = 110' (shown as 110' on map)
  - 3" = 120' (shown as 120' on map)
  - 3 1/4" = 130' (shown as 130' on map)
  - 3 1/2" = 140' (shown as 140' on map)
  - 3 3/4" = 150' (shown as 150' on map)
  - 4" = 160' (shown as 160' on map)
  - 4 1/4" = 170' (shown as 170' on map)
  - 4 1/2" = 180' (shown as 180' on map)
  - 4 3/4" = 190' (shown as 190' on map)
  - 5" = 200' (shown as 200' on map)

NOT TO SCALE  
 THIS SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE ACCURACY OF THE SAME IS GUARANTEED BY THE SURVEYOR'S PROFESSIONAL SEAL AND SIGNATURE.  
 THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH AFFECT THE TRACT SURVEYED.  
 THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH AFFECT THE TRACT SURVEYED.  
 THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH AFFECT THE TRACT SURVEYED.

**FIELD OBSERVATIONS:**  
 THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE ACCURACY OF THE SAME IS GUARANTEED BY THE SURVEYOR'S PROFESSIONAL SEAL AND SIGNATURE.  
 THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH AFFECT THE TRACT SURVEYED.  
 THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH AFFECT THE TRACT SURVEYED.  
 THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH AFFECT THE TRACT SURVEYED.

**Professional Land Surveyor, Inc.**  
 Surveying and Mapping  
 Austin, Texas 78701  
 P.O. Box 100000  
 512-452-1000

Exhibit A

Page 5 of 5

Exhibit "A"  
Special Warranty Deed with Vendor's Lien  
Page 5

**EXHIBIT "B"**  
**EXCEPTIONS TO CONVEYANCE AND WARRANTY**

1. Restrictive covenants of record recorded in Volume 6944, Page 780, Deed Records, Travis County, Texas.
2. Right of Way Easement:  
Recorded: Volume 563, Page 519, Deed Records, Travis County, Texas.  
To: Texas Power & Light  
Purpose: Overhead lines and supporting structures  
Location: Referenced as "may or may not affect. Location cannot be plotted.." on survey dated January 6, 2024 prepared by Paul J. Flugel, RPLS No. 5096 (the "Survey").
3. Easement originally in favor of The Lower Colorado Electric Cooperative, Inc. as referenced in deed recorded in Volume 650, Page 93, Deed Records, Travis County, Texas.  
Location: Referenced as "Subject to, blanket-type easement, cannot be plotted" on the Survey.
4. Development Agreement.  
Recorded: Document No. 2017165296, Official Public Records, Travis County, Texas.



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Mar 10, 2021 03:46 PM Fee: \$74.00

2021051168

\*Electronically Recorded\*

15/ITC/2074964-1-COM/DPP

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

**Effective Date:** *As of* March 10, 2021

**Grantor:** Samuel Barrocas and Teresa Carrillo (as to a 64.0625% undivided interest);  
Alexandra Carrillo and James T. Lutz (as to a 14.0625% undivided interest);  
Christina Carrillo (as to a 10.9375% undivided interest); and  
Claudia M. Carrillo (as to a 10.9375% undivided interest)

**Grantor's Mailing Address:** 14812 N FM 973 Rd.  
Manor, Texas 78653-3540

**Grantee:** Gregg Lane Dev LLC

**Grantee's Mailing Address:** 101 Parklane Blvd., Ste. 102  
Sugar Land, Texas 77478-5521

**Consideration:**

Cash and a portion of the proceeds of a note of even date executed by Grantee and payable to the order of FRONTIER BANK in the principal amount of THREE MILLION ONE HUNDRED THOUSAND DOLLARS (\$3,100,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to

*FLAINE Martin* trustee.

**Property (including any improvements):**

Being that certain tract of land described as containing 59.765 acres, more or less, out of the SUMNER BACON SURVEY No. 62, ABSTRACT No. 63, in Travis County, Texas and being out of and a part of that certain 60.292 acres of land described in deed to Samuel Barrocas, et al recorded in Document No. 2020)20760 Official Public Records, Travis County, Texas, said 59.765 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

The items listed on Exhibit "B" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT, AND OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT PRIOR TO THE CLOSING DATE GRANTEE INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTIONS. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S OR GRANTEE'S REPRESENTATIVES' INSPECTIONS OF THE PROPERTY AND NOT UPON ANY STATEMENTS, ORAL OR WRITTEN, WHICH MAY HAVE BEEN MADE OR MAY BE MADE OR PURPORTEDLY MADE BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS OR GRANTEE'S REPRESENTATIVES HAVE THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND GRANTEE

ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN OR ITS REPRESENTATIVES' INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. AS A MATERIAL PART OF THE CONSIDERATION FOR THE PURCHASE OF THE PROPERTY, GRANTEE HEREBY AGREES TO ACCEPT THE PROPERTY IN ITS "AS IS", "WHERE IS", CONDITION AND WITH ALL FAULTS AND DEFECTS, AND WITHOUT REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT ONLY THE TITLE WARRANTIES EXPRESSLY SET FORTH IN THIS DEED. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR AND GRANTOR'S OFFICERS, AGENTS, DIRECTORS, EMPLOYEES, ATTORNEYS, CONTRACTORS AND AFFILIATES ("GRANTOR'S RELATED PARTIES") HAVE MADE NO, AND SPECIFICALLY DISCLAIM, AND GRANTEE ACCEPTS THAT GRANTOR AND GRANTOR'S RELATED PARTIES HAVE DISCLAIMED, ANY AND ALL REPRESENTATIONS, GUARANTIES OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT AS TO TITLE AS HEREINABOVE PROVIDED AND SET FORTH IN THE CLOSING DOCUMENTS, OF OR RELATING TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, OF OR RELATING TO (i) THE USE, INCOME POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC OR A PARTICULAR PURPOSE; (ii) THE NATURE, MANNER, CONSTRUCTION, CONDITION, STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY, ON THE SURFACE OR SUBSURFACE THEREOF, WHETHER OR NOT OBVIOUS, VISIBLE OR APPARENT; (iii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN OR ENGINEERING OF THE PROPERTY; (iv) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE SUBDIVISION AND ZONING LAWS; (v) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF CONTAMINATION BY HAZARDOUS MATERIALS, OR THE COMPLIANCE OF THE PROPERTY WITH REGULATIONS OR LAWS PERTAINING TO THE HEALTH OR THE ENVIRONMENT; AND (vi) THE SOIL CONDITIONS, DRAINAGE FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN, ON, OR UNDER THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES, AND COSTS AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES, RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY.

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

==Signatures appear on next page==

GRANTOR:

Samuel Barrocas

Samuel Barrocas

Teresa Carrillo

Teresa Carrillo

James T. Lutz

James T. Lutz

Alexandra Carrillo

Alexandra Carrillo

Christina Carrillo

Christina Carrillo

Claudia M. Carrillo

Claudia M. Carrillo

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Samuel Barrocas.

(S E A L)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Please See Attached  
Acknowledgement  
From Notary Public

**GRANTOR:**

\_\_\_\_\_  
Samuel Barrocas

\_\_\_\_\_  
Teresa Carrillo

\_\_\_\_\_  
James T. Lutz

\_\_\_\_\_  
Alexandra Carrillo

\_\_\_\_\_  
Christina Carrillo

*Claudia M. Carrillo*  
\_\_\_\_\_  
Claudia M. Carrillo

THE STATE OF Arizona  
COUNTY OF Pima

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Samuel Barrocas.

(SEAL)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Mateo )

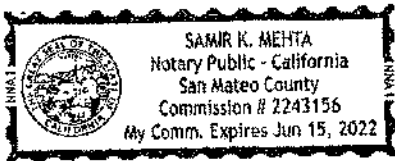
On 5th MARCH 2021 before me, Samir K Mehta, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared SAMUEL BARROCAS, TERESA CARRILLO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Samir K. Mehta
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANT DEED Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:

Signer's Name:
Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:



THE STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Teresa Carrillo.

(SEAL)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2021, by James T. Lutz.

(SEAL)



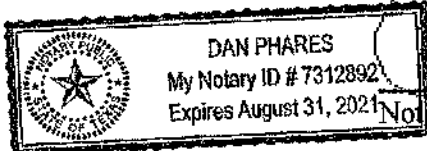
\_\_\_\_\_  
Notary Public, State of TEXAS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2021, by Alexandra Carrillo.

(SEAL)



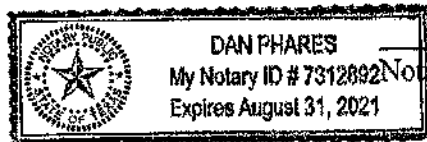
\_\_\_\_\_  
Notary Public, State of TEXAS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2021, by Christina Carrillo.

(SEAL)



\_\_\_\_\_  
Notary Public, State of TEXAS

THE STATE OF Arizona §  
COUNTY OF Pima §

This instrument was acknowledged before me on the 5 day of March, 2021, by  
Claudia M. Carrillo.



Joni A. Quinonez  
Notary Public, State of Arizona

FARMALBERS\1396 - Barrocas, San\0002 - Sale of Manor Property\59 acres\Closing Docs\Deed-Special Warranty Deed -59 acres- 3-3-21.doc



UNRECORDED DOCUMENT

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

UNRECORDED

Chaparral

**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**59.765 ACRES**  
**SUMNER BACON SURVEY No. 62, ABSTRACT No. 63.**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013064967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2016051094 of the Official Public Records of Travis County, Texas, from which a TxDOT Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

**THENCE** North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.36 feet to a calculated point in the approximate centerline of Wilbarger Creek;

**THENCE** with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;
6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;

7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°06'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.76 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;
29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;

30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;

31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;

32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60,292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

**THENCE** South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60,292 acre tract, passing a 1/2 " rebar at 20.62 feet, and continuing for a total distance of 1078.71 feet to a 1/2 " rebar with 'Chaparral' cap set;

**THENCE** South 00°41'52" East, crossing the 60,292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60,292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

**THENCE** South 62°04'50" East with the north line of the 60,292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

**THENCE** South 61°50'55" East, continuing with the north line of the 60,292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60,292 acre tract, same being the northwest corner of said 15.74 acre tract;

**THENCE** South 27°32'42" West, with the east line of the 60,292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

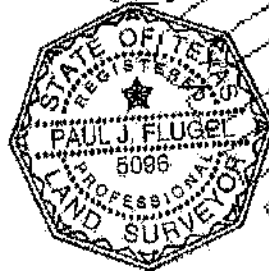
Surveyed on the ground on August 3, 2020.

Bearing Basis: The Texas Coordinate System of 1983, (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-59.755ac

*Paul J. Flugel* 8-25-2020

Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPLS Firm No. 10124500



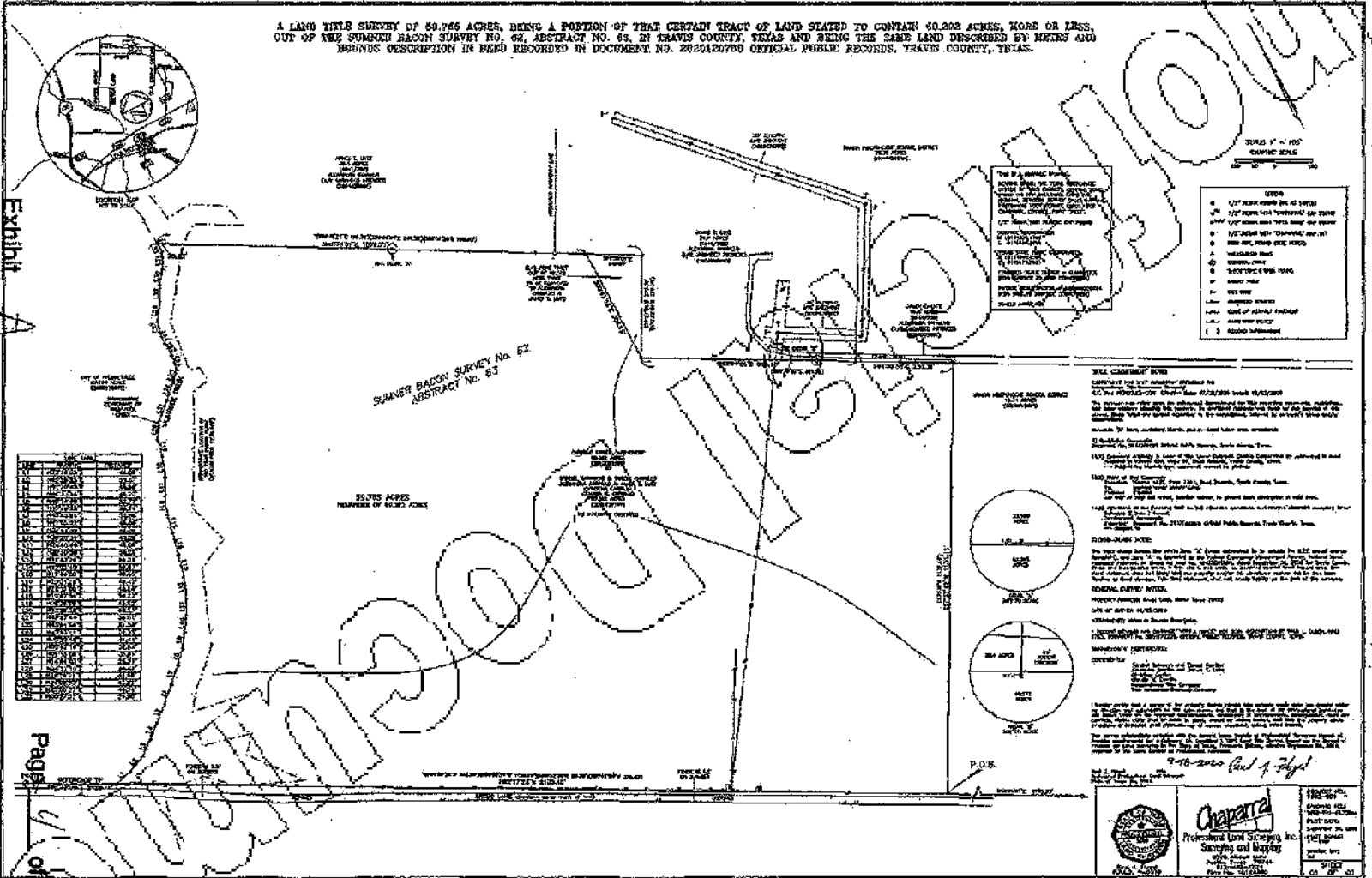


Exhibit "A"  
Special Warranty Deed with Vendor's Lien  
Page 4

Document

9-18-2020 Paul J. Joplin

Professional Land Surveyor, Inc.  
Surveying and Mapping  
10000 North Loop West  
Suite 100  
Houston, Texas 77037  
713-865-1111  
www.psls.com

**EXHIBIT "B"**  
**EXCEPTIONS TO CONVEYANCE AND WARRANTY**

1. Restrictive covenants of record recorded in Document No. 2017165295 Official Public Records, Travis County, Texas.
2. Easement originally in favor of The Lower Colorado Electric Cooperative, Inc. as referenced in deed recorded in Volume 650, Page 93, Deed Records, Travis County, Texas.  
Location: Referenced as "Subject to, blanket-type easement" on survey dated September 18, 2020 prepared by Paul J. Flugel, RPLS No. 5096 (the "Survey").
3. Right of Way Easement:  
Recorded: Volume 4822, Page 1451, Deed Records, Travis County, Texas.  
To: Manville Water Supply Corp.  
Purpose: Pipeline  
Location: Referenced on Survey as "May or may not affect, location cannot be plotted from description..."
4. Development Agreement:  
Recorded: Document No. 2017165295, Official Public Records, Travis County, Texas.
5. Drainage Easement:  
Recorded: Document No. 2020160506, Official Public Records, Travis County, Texas.  
To: Travis County, Texas



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Gregg Lane Dev LLC  
File Number: 803914637

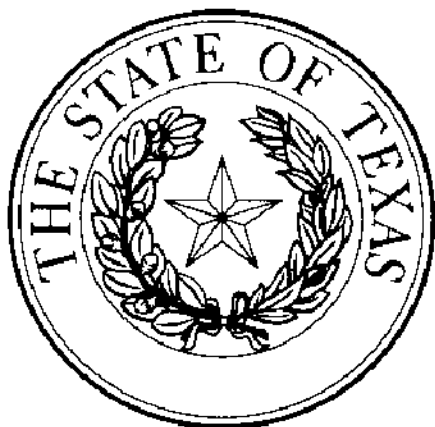
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 01/27/2021

Effective: 01/27/2021



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs  
Secretary of State



Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation  
Limited Liability Company**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 803914637 01/27/2021  
Document #: 1023538540002  
Image Generated Electronically  
for Web Filing

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**Gregg Lane Dev LLC**

**Article 2 – Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

**Sudharshan Vembutty**

C. The business address of the registered agent and the registered office address is:

Street Address:

**101 Parklane Blvd.**

**Suite 102 Sugar Land TX 77478**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **Gregg Lane Manager LLC**

Address: **101 Parklane Blvd. Suite 102 Sugar Land TX, USA 77478**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

**Supplemental Provisions / Information**

[The attached addendum, if any, is incorporated herein by reference.]

**Organizer**

The name and address of the organizer are set forth below.

**Kishan D. Patel      3 Sugar Creek Center Blvd., Suite 100, Sugar Land, Texas 77478**

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

**OR**

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**Kishan D. Patel, Attorney-in-Fact**

Signature of Organizer

**FILING OFFICE COPY**

Date of this notice: 01-29-2021

Employer Identification Number:  
86-1760388

Form: SS-4

Number of this notice: CP 575 G

GREGG LANE DEV LLC  
SUDHARSHAN VEMBUTTY SOLE MBR  
101 PARKLANE BLVD STE 102  
SUGAR LAND, TX 77478

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-1760388. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is GREGG. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence  
so we may identify your account. Please  
correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call  
( ) -  
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DATE OF THIS NOTICE: 01-29-2021  
EMPLOYER IDENTIFICATION NUMBER: 86-1760388  
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  
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GREGG LANE DEV LLC  
SUDHARSHAN VEMBUTTY SOLE MBR  
101 PARKLANE BLVD STE 102  
SUGAR LAND, TX 77478