

**Alliance Regional Water Authority
Board of Directors**

REGULAR MEETING



ALLIANCE WATER

BOARD MEMBER PACKETS

Wednesday, August 25, 2021 at 3:00 P.M.

Call-In Number: 1-346-248-7799

Meeting ID: 983 0449 0243

Passcode: 035853

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, August 25, 2021 at 3:00 P.M.
San Marcos Activity Center, 501 E. Hopkins, San Marcos, TX 78666

This Notice is posted pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551). The Alliance Regional Water Authority (the Authority) Board of Directors will hold a meeting at 3:00 PM, Wednesday, August 25, 2021, at the San Marcos Activity Center, 501 E. Hopkins, San Marcos, Texas. The presiding officer of the meeting will be physically present at the location noted above. Some directors may participate remotely through videoconference. The public may observe this meeting in person or by using the following videoconference link and/or calling the number and code provided:

[Zoom Meeting Link](#)

Call-In Number: 1-346-248-7799

Meeting ID: 983 0449 0243

Passcode: 035853

Members of the public wishing to make public comment during the meeting must (1) be present at the public meeting location or (2) join by videoconference and register by emailing info@alliancewater.org prior to 3:00 p.m. on August 25th, 2021. Public comment is not allowed by call-in. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

C. SEATING OF NEWLY APPOINTED DIRECTOR

C.1 Oath of Office and swearing in of Newly Appointed Director

D. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at info@alliancewater.org before 3:00 p.m.)

E. CONSENT AGENDA

The items included in the Consent Agenda portion of this meeting agenda can be considered and approved by the Board of Directors by one motion and vote. A Board member may request that an item included in the Consent Agenda be considered separately, in which event the Board of Directors will take action on the remaining Consent Agenda items and then consider the item removed from the Consent Agenda.

E.1 Consider approval of minutes of the Regular Meeting held July 28, 2021. ~
Graham Moore, P.E., Executive Director

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- E.2 Consider approval of the financial report for July 2021. ~ *Graham Moore, P.E., Executive Director*
- E.3 Consider adoption of Resolution 2021-08-25-001 authorizing the Executive Director to execute all necessary agreements on behalf of the Authority to provide for utility services on all property owned by the Authority. ~ *Graham Moore, P.E., Executive Director*

F. PUBLIC HEARINGS / PRESENTATIONS - None

G. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- G.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*
- G.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities. ~ *Graham Moore, P.E., Executive Director*

H. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

I. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- I.1 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B program recent bid openings and construction budgets. ~ *Graham Moore, P.E., Executive Director*
- I.2 Consider adoption of Resolution 2021-08-25-002 awarding a construction contract to MWH Constructors, Inc. for the Phase 1B Booster Pump Station and Delivery Points Project, contingent upon approval of the award by the Texas Water Development Board. ~ *Graham Moore, P.E., Executive Director*
- I.3 Consider adoption of Resolution 2021-08-25-003 confirming the rankings of the submittals in response to the competitive sealed proposal for the Phase 1B Segment A Project and authorizing Staff to enter negotiations with the top scoring contractor. ~ *Graham Moore, P.E., Executive Director*

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- I.4 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
- I.5 Consider adoption of Resolution 2021-08-25-004 approving Work Order #5 with Freese & Nichols, Inc. for Construction Administration Services on the Authority's Phase 1B Booster Pump Station and Delivery Points Project, as recommended by the Technical Committee. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
- I.6 Consider adoption of Resolution 2021-08-25-005 approving Work Order #9 with Blanton & Associates, Inc. for additional Environmental Services on the Authority's Phase 1B Segment E Project. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
- I.7 Consider adoption of Resolution 2021-08-25-006 approving Work Order #2 with CP&Y, Inc. for SCADA programming services on the Authority's Phase 1B infrastructure, as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
- I.8 Discussion and possible direction to Staff regarding Considerations for Operations of the Authority's Water System. ~ *Graham Moore, P.E., Executive Director*
- I.9 Consider adoption of Resolution 2021-08-25-007 making appointments to the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
- I.10 Consider adoption of Resolution 2021-08-25-008 nominating a voting member of the Region 11 Guadalupe Regional Flooding Planning Group in the area of Water Utilities. ~ *Humberto Ramos, Director*
- I.11 Discussion of legislative issues for the 87th Texas Legislature, and possible direction to Staff. ~ *Scott Miller / Jeff Hecker, Texas Solutions Group*
- J. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.

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K. EXECUTIVE SESSION

K.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) and/or Section 551.074 (Personnel Matters) regarding:*

- A. *Water supply partnership options*
- B. *Groundwater leases*
- C. *Acquisition of real property for water supply project purposes*
- D. *Annual performance evaluation of Executive Director, Graham Moore*

K.2 Action from Executive Session on the following matters:

- A. *Water supply partnership options*
- B. *Groundwater leases*
- C. *Acquisition of real property for water supply project purposes*
- D. *Consideration of Resolution 2021-08-25-009 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*
- E. *Annual performance evaluation of Executive Director, Graham Moore –*

L. ADJOURNMENT

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NOTE: *The Board of Directors may meet in Executive Session for any purpose authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, for any item listed on this agenda or as otherwise authorized by law. An announcement will be made of the basis for Executive Session. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

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- A. Water supply partnership options*
 - B. Groundwater leases*
 - C. Acquisition of real property for water supply project purposes*
 - D. Annual performance evaluation of Executive Director, Graham Moore*
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- E. *Consideration of Resolution 2021-08-25-009 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

Attachment(s)

- Resolution 2021-08-25-009

Board Decision(s) Needed:

- Adoption of Resolution 2021-08-25-009.



ALLIANCE WATER

RESOLUTION NO. 20210825-009

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, SANITARY CONTROL, AND ASSOCIATED EASEMENTS AND CERTAIN FEE ESTATES FOR SEGMENT “W” OF THE ALLIANCE REGIONAL WATER AUTHORITY, PHASE 1 B WATER LINE PROJECT IN CONNECTION THEREWITH, OVER, ACROSS, UPON AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES; AUTHORIZING ALL APPROPRIATE ACTION BY THE BOARD OF DIRECTORS, STAFF, RETAINED ATTORNEYS AND ENGINEERING AND TECHNICAL CONSULTANTS IN THE INSTITUTION AND PROSECUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE ANY SUCH NEEDED FEE ESTATES AND EASEMENTS AND TEMPORARY CONSTRUCTION, ACCESS, SANITARY CONTROL, AND ASSOCIATED EASEMENTS AND RELATED RIGHTS OF INGRESS AND EGRESS THAT CANNOT BE ACQUIRED THROUGH NEGOTIATION; DECLARING FURTHER NEGOTIATIONS FUTILE; RATIFYING AND AFFIRMING ALL ACTS AND PROCEEDINGS HERETOFORE DONE OR INITIATED BY EMPLOYEES, AGENTS, AND ATTORNEYS OF ARWA TO ACQUIRE SUCH PROPERTY INTERESTS INCLUDING NECESSARY ACTS FOR ANY APPLICABLE LIENHOLDERS FOR SUCH PROPERTIES; AUTHORIZING ALL OTHER LAWFUL ACTION NECESSARY AND INCIDENTAL TO SUCH ACQUISITIONS OR EMINENT DOMAIN PROCEEDINGS TO SURVEY, SPECIFY, DEFINE, AND SECURE THE NECESSARY INTERESTS IN REAL PROPERTY; DECLARING THE SECTIONS OF THE RESOLUTION TO BE SEVERABLE ONE FROM THE OTHER IN THE EVENT ANY SECTION OF THE RESOLUTION IS DETERMINED TO BE INVALID; ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of permanent Pipeline and Right-of-Way Easements and, in some instances, temporary, access, and sanitary control easements (cumulatively, “Easements”) over, or fee simple title to certain tracts of land identified in the attached Exhibit being more specifically described by metes and bounds in Exhibit “A” for the public use to construct, reconstruct, operate, inspect, maintain and repair water transmission lines and related facilities and improvements within Segment “W” of Phase 1 B of the project (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire these property rights from properties for the purpose of construction, reconstruction, operation, inspection, maintenance and repair of the Project; and

WHEREAS, ARWA has entered into agreements with Guadalupe-Blanco Regional Authority (“GBRA”) for the installation of certain water pipelines within the Easements respectively in support of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

WHEREAS, in order to acquire the necessary land rights, it will be or has been necessary for ARWA's agents, representatives, or employees to enter upon the above- described properties for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land rights, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the necessary land rights to be acquired for the Project; and

WHEREAS, as provided for by Texas Water Code, Chapter 65, including Sections 65.201, and the Texas Special District Local Laws Code Chapter 11010, including Sections 11010.101, 11010.102 and 11010.103, the Board finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the system of water pipelines to be constructed, reconstructed, operated, inspected, maintained, or repaired and it is necessary to acquire the Easements and fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits as part of the Project; and

WHEREAS, the Board finds and determines that the water pipeline facilities to be constructed or improved on the parcels identified and listed below and those property interests acquired; and

WHEREAS, the Board finds and determines that condemnation of the parcels is required; and

WHEREAS, the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the Board applies to all of the parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALLIANCE REGIONAL WATER AUTHORITY:

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of Easements, fee simple interests, and any such lesser property interests for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over those certain parcels of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

2. That ARWA's agents, representatives, or employees are hereby authorized to:

a. Lay out the exact location of the land area needed for the necessary property interests described herein;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;

c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;

- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across each of the Easements and execute all documents necessary to acquire such necessary land rights;
- f. Initiate eminent domain proceedings against the owner(s) of each of the Easements for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase each of the respective Easements; and
- g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for any of the Easements are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 25th day of August 2021.

ALLIANCE REGIONAL WATER AUTHORITY

Chris Betz
Chair of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

ATTEST:

James Earp
Secretary of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

EXHIBIT "A"

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
<u>ARWA</u>						
D043G	David V. Silva	Guadalupe	Solomon Barnes	No. 56	25.49	3.533 - PE
E025G	Keith Weidner	Guadalupe	A.M. Esnaurizar	No. 20	133.47	3.988 - PE
W014C	Michael Lee Evans	Caldwell	Samuel Hayslett	No. 11	199.1	Tract 1 – 3.915- PE Tract 2 – 2.232 - PE
W014ac	Michael Lee Evans	Caldwell	Samuel Hayslett	No. 11	1.00	Tract 1 – 0.094 PE
W015C	Michael Lee Evans	Caldwell	Samuel Hayslett	No. 11	194.5	Tract A – 2.144 PE Tract B – 0.001 PE
W016C	George E. Dittmar and wife, Peggy J. Dittmar	Caldwell	Samuel Hayslett	No. 11	192.29	2.896 - PE
C027H	Allaudinn N. Maredia	Hays	James W. Williams	No. 473	85.1806	6.958 - PE
C030H	Rex Dale Wiegand and Mary Martha Loewer Wiegand	Hays	Milton B. Atkinson	No. 21	100	1.534 - PE
C038H	Walton Texas, LP, a Texas limited partnership	Hays	Milton B. Atkinson	No. 21	342.14	10.972 – PE 1.769 – TC
C072H	Robert E. Lehman and wife, Catherine Lehman	Hays	John Stewart	No. 14	60.68	0.090 -TCE 0.125 - PE
C075H	Walton Texas, LP.	Hays	John Stewart	No. 14	298.33	2.558 - PE 1.277 – TCE 0.007 - TCE

C080H	Harold Bob Franke, et al.	Hays	John Stewart	No. 14	112.50	4.083 - PE 2.433 - TCE
C081H	Walter A. Schmeltekopf, Jr.	Hays	John Stewart	No. 14	100	1.617 - PE 1.612 - TCE
C087H	Georgina Chaires-Garcia	Hays	John Stewart	No. 14	15.22	0.610 - PE 0.305 - TCE
C088H	Georgina Chaires-Garcia	Hays	John Stewart	No. 14	22.12	0.446 - PE 0.225 - TCE
E040G	Curtis Koehler	Guadalupe	A.M. Esnaurizar	No. 20	25	1.771 - PE
<u>GBRA Assignments</u>						
W014C	Michael Lee Evans	Caldwell	Samuel Hayslett	No. 11	199.1	Tract 1 – 1.670 – PE Tract 2 – 1.897 - PE
W014ac	Michael Lee Evans	Caldwell	Samuel Hayslett	No. 11	1.00	0.016 – PE
W015C	Michael Lee Evans	Caldwell	Samuel Hayslett	No. 11	194.5	Tract A – 0.448 - PE Tract B – 0.120 - PE Tract C – 1.251 - PE
W016C	George E. Dittmar and wife, Peggy J. Dittmar	Caldwell	Samuel Hayslett	No. 11	192.29	Tract 1 (access)- 1.488 Tract 2 - 2.407 - PE

Parcel D043G Permanent Easement

PARCEL D043G
DAVID V. SILVA
GUADALUPE COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

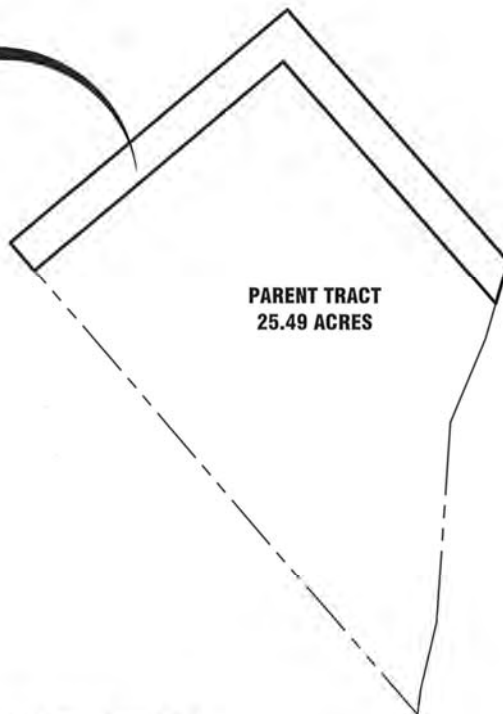
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
GF# CTA-21-CTA1900228G
ISSUE DATE: JULY 24, 2020

THERE ARE NO SCHEDULE B ITEMS FOR THIS TRACT

3.533 ACRES
(153,897 SQ. FT. MORE OR LESS)
90' WIDE PERMANENT EASEMENT



PARENT TRACT
25.49 ACRES

Date: Jul 31, 2020, 05:17:01 User ID: am1121
File G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT D TITLES - Guadalupe County\D043G\DRIBET EASEMENT\D043G_PE_11.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124

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WORK ORDER ARWA1800532 DIGITAL FILE D043G PE.dwg REVISION # 01 DRAWN BY MDH

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Partners for a Better Quality of Life

**Legal Description
3.533 Acre (153,897 Square Foot)
90 Foot Wide Permanent Easement**

BEING A 3.533 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SOLOMON BARNES SURVEY, ABSTRACT NO. 56, GUADALUPE COUNTY, TEXAS, AND A PORTION OF THAT CALLED 25.49 ACRE TRACT OF LAND DESCRIBED AS "TRACT III" IN DEED TO DAVID V. SILVA, AS RECORDED IN COUNTY CLERKS FILE NUMBER 201999017869 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); AND SHOWN ON PLAT "PARTITION OF SILVA LAND" SURVEYED BY BETTERTSWORTH & ASSOCIATES DATED DECEMBER 1996. SAID 3.533 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3 inch steel post found, being the easterly common corner of said 25.49 acre tract and that called 115.05 acre tract of land described in deed to Kevin Michael and Kathy Michael in Volume 1349, Page 728 of said O.P.R.G.C.T., and lying in the southwest line of the remainder of that called 10 acre tract of land described in deed to Elena Gonzales as recorded in Volume 2142, Page 179 of said O.P.R.G.C.T. and further described in Volume 179, Page 542 of said D.R.G.C.T. for the most easterly corner of the herein described tract. From which a 1/2 inch iron rod found, being the southerly common corner of said 115.05 and 10 acre tracts bears S 40° 56' 44" E, a distance of 17.43 feet;

THENCE S 15° 52' 14" W, along the common line of said 25.49 and 115.05 acre tracts, a distance of 107.54 feet, to a point for corner hereof. From which a 6 inch steel post found, being an angle point in the southeast line of said 25.49 acre tract bears S 15° 52' 14" W, a distance of 89.03 feet;

THENCE over and across said 25.49 acre tract, the following two (2) courses and distances:

- 1) N 40° 56' 44" W, a distance of 780.13 feet, to a point for corner;
- 2) S 49° 36' 03" W, a distance of 868.91 feet, to a point for corner lying in the common line of said 25.49 acre tract and that called 26.49 acre tract of land described as "Tract II" in deed to Sam V. Silva as recorded in County Clerks File Number 201999017867 of said O.P.R.G.C.T., and shown on said Plat;

THENCE N 41° 45' 19" W, along the common line of said 25.49 and 26.49 acre tracts, a distance of 90.03 feet, to a 1/2 inch iron rod found being the northerly common corner of said 25.49 and 26.49 acre tracts lying in the south Right of Way (ROW) line of Karrass Road (undefined R.O.W.). From which a 5/8 inch iron rod found being an interior "el" corner of said 26.49 acre tract bears S 49° 36' 03" W, a distance of 249.64 feet;

THENCE N 49° 36' 03" E, along the common line of said 25.49 acre tract and Karrass Road, a distance of 960.19 feet, to a point being the westerly common corner of said 25.49 acre tract and that called 0.250 acre tract of land described in deed to Eusebio Chevo Pastrano, Jr., as recorded in County Clerks File Number 201899014799 of said O.P.R.G.C.T. for the north corner hereof. From which, a 1/2 inch iron rod found lying in the northwest line of the aforesaid 10 acre tract bears N 49° 36' 03" E, a distance of 230.37 feet;

THENCE S 40° 56' 44" E, along the northeast line of said 25.49 acre tract and the southwest lines of said 0.250 acre tract, then that called 2.00 acre tract of land described in deed to Robert Gonzalez as recorded in Volume 2347, Page 363 of said O.P.R.G.C.T., then said 10 acre tract, a distance of 810.42 feet, to the **POINT OF BEGINNING** and containing 3.533 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Adam M. Whitfield

Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 07-31-2020

February 05, 2020

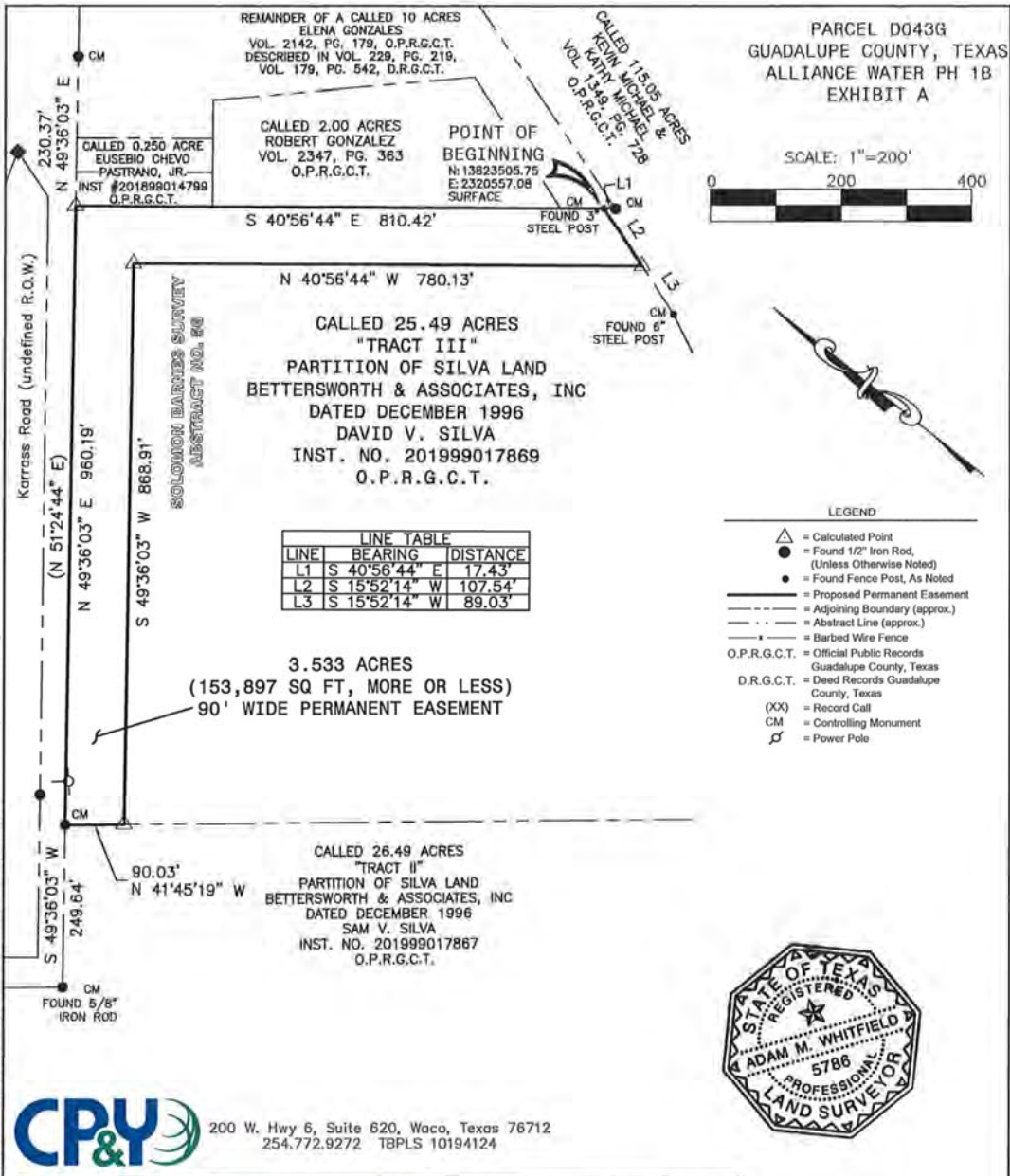
Revised Date: July 31, 2020

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D043G_R01

200 West Highway 6, Suite 620
Waco, Texas 76712
DDE # 1-1111
TDELS # 10194124
(a) 254 772 5272 (f) 254 776 2924
www.cpyi.com





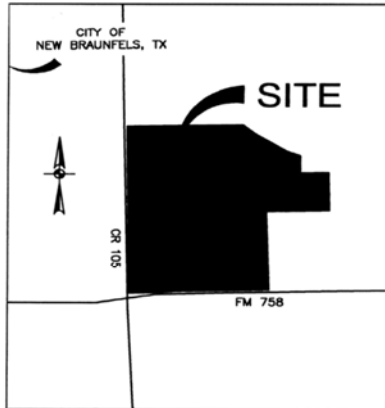
To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: July 31, 2020

ADAM M. WHITFIELD, RPLS NO. 5786

Parcel E025G Permanent Easement

PARCEL E025G
KEITH WEIDNER
GUADALUPE COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

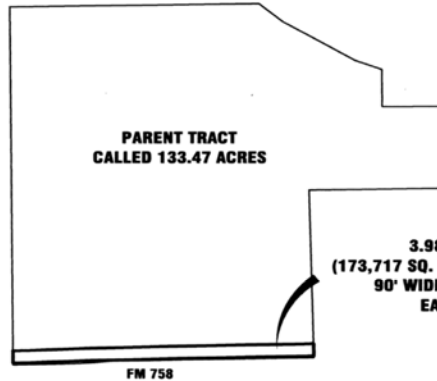
CHICAGO TITLE INSURANCE COMPANY
OFF# CTA-21-CTA19009900
ISSUE DATE: AUGUST 22, 2020
PARCEL E025G

10g.) THE TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS AND OPTIONS AS SET OUT IN VOLUME 1507, PAGE 161, O.P.R.G.C.T. (TRACT IS SUBJECT TO)

10h.) RIGHT-OF-WAY EASEMENT FROM MRS. BERTHA SOEFJE TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., GRANTEE RECORDED ON 07/01/1948 IN VOLUME 231, PAGE 535, D.R.G.C.T. (DOES NOT AFFECT)

10i.) EASEMENT GRANTED FROM MRS. BERTHA SOEFJE, TO HUGO BORMANN, DATED 12/31/1948, IN VOLUME 235, PAGE 240, D.R.G.C.T. (DOES AFFECT) (BLANKET WATER LINE EASEMENT)

10j.) ELECTRIC LINE EASEMENT BETWEEN ROGER BORMANN, GRANTOR AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., GRANTEE RECORDED ON 02/11/2011 IN VOLUME 2965, PAGE 802, O.P.R.G.C.T. (DOES AFFECT) (BLANKET ELECTRIC EASEMENT) AS SHOWN HEREON.



Date: 08/25/2020 7:43am User: DJC
 File: J:\10184-ARWA\1001\Survey\Surface\Segment_L_Parcel\E025G_Pe_11\10184-ARWA_Pe_Surface.dwg



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.5029
email: info@sam.biz

Texas Firm Registration No. 10064300

PAGE 1 OF 4

WORK ORDER ARWA18005832

DIGITAL FILE E025G_PE_SURFACE

REVISION # 0

DRAWN BY DJC

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SAM, LLC
 4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
 Ofc: 512.447.0575 Fax 512.326.3029
 info@sam.biz www.sam.biz T811 1.800.431.06



Legal Description
3.988 Acres (173,717 Square Foot)
90 Foot Wide Permanent Easement

BEING A 3.988 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 133.47 ACRE TRACT, DESCRIBED AS TRACT 1 IN A DEED TO KEITH WEIDNER, RECORDED IN DOCUMENT NO. 202099000823, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 3.988 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a cap stamped "TRI COUNTRY" found, at a southeast corner of said 133.47 acre tract, same being on the southwest of a called 25.00 acre tract, described in a deed to Curtis Koehler, recorded in Document No. 202099015638 (O.P.R.G.C.T.), and on the north ROW of Farm-to-Market Road 758 (a variable width ROW);

THENCE N 03° 16' 22" W, with the common line of said 133.47 acre tract and said 25.00 acre tract, a distance of 13.70 feet, to a point on said common line, for the **POINT OF BEGINNING** and the southeast corner of this 90 foot wide permanent easement;

THENCE departing said common line, over and across said 133.47 acre tract the following six (6) courses and distances:

- 1) S 88° 44' 45" W, a distance of 77.80 feet, to a point, for an angle corner of this easement,
- 2) S 88° 51' 28" W, a distance of 327.82 feet, to a point, for an angle corner of this easement,
- 3) S 88° 38' 26" W, a distance of 500.47 feet, to a point, for an angle corner of this easement,
- 4) S 88° 27' 08" W, a distance of 509.09 feet, to a point, for an angle corner of this easement,
- 5) S 87° 37' 38" W, a distance of 419.65 feet, to a point, for an angle corner of this easement, and
- 6) S 89° 11' 27" W, a distance of 95.01 feet, to a point on the common line of said 133.47 acre tract and the existing east ROW line of County Road 105 (Huber Road), for the southwest corner of this easement from which a TxDOT concrete monument bears S 00° 46' 24" E, a distance of 14.87 feet.

THENCE N 00° 45' 24" W, with the common line of said 133.47 acre tract and the existing east ROW of said County Road 105 (Huber Road), a distance of 90.00 feet, to a point on said common line, for the northwest corner of this easement;

THENCE departing said common line, over and across said 133.47 acre tract the following six (6) courses and distances:

- 1) N 89° 11' 27" E, a distance of 94.80 feet, to a point, for an angle corner of this easement,
- 2) N 87° 37' 38" E, a distance of 419.07 feet, to a point, for an angle corner of this easement,



- 3) N 88° 27' 00" E, a distance of 509.89 feet, to a point, for an angle corner of this easement,
- 4) N 88° 36' 26" E, a distance of 500.79 feet, to a point, for an angle corner of this easement,
- 5) N 88° 5' 28" E, a distance of 328.00 feet, to a point, for an angle corner of this easement, and
- 6) N 88° 44' 45" E, a distance of 76.98 feet, to a point in the common line of said 133.47 acre tract and said 25.00 acre tract, for an angle corner of this easement,

THENCE S 01° 43' 25" E, with the common line of said 133.47 acre tract and said 25.00 acre tract, a distance of 90.00 feet, to the **POINT OF BEGINNING** and containing 3.068 acres, more or less.

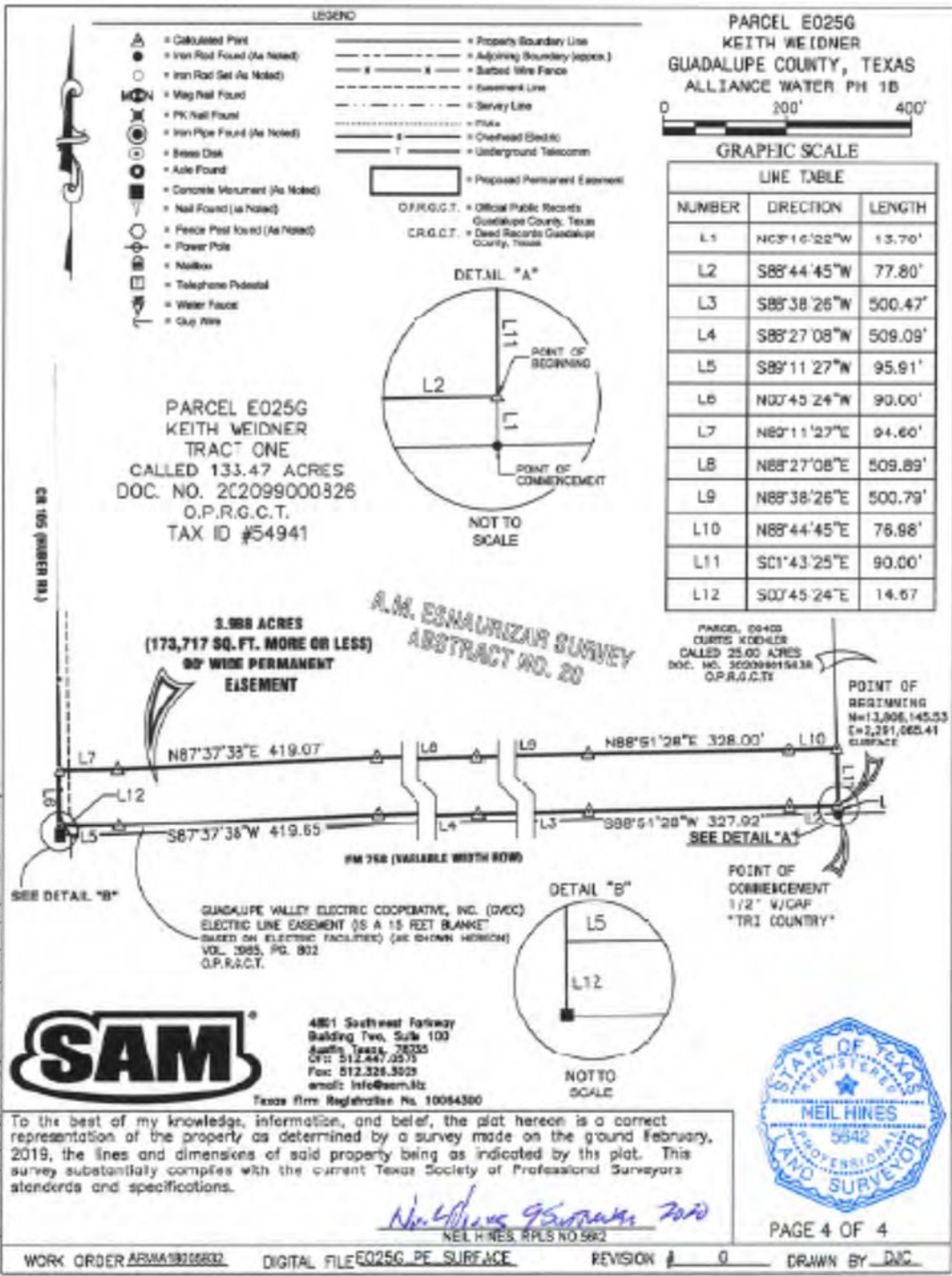
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

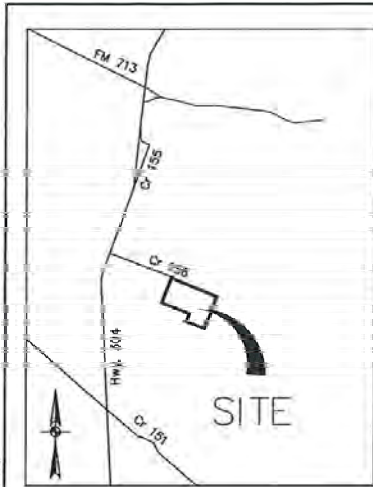
Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642



Date: *9/26/2020*



ARWA W014C – Tract 1 Permanent Easement



LOCATION MAP
NOT TO SCALE

PARCEL W014C TRACT 1
MICHAEL LEE EVANS
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B

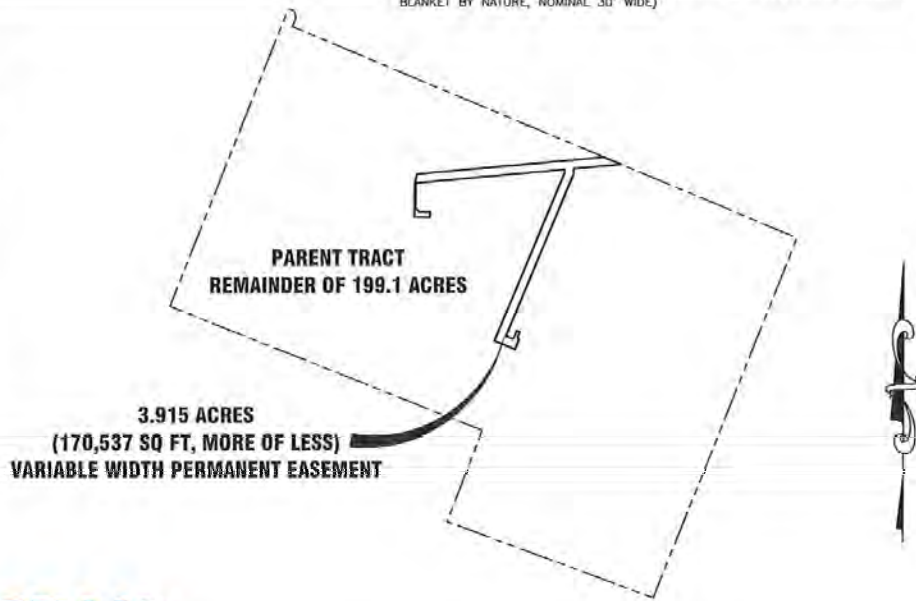
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREIN INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO METERS, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

WFO NATIONAL TITLE COMPANY
OFF 21-200532-W014C/W014AC
ISSUE DATE: JULY 23, 2021

- 10c.) AN EASEMENT FOR A GAS PIPELINE EXECUTED BY FORTUNE L. DUNN AND SHARON H. EVANS, HUSBAND AND WIFE TO INTRATEX GAS COMPANY, VOLUME 337, PAGE 377, O.P.R.C.G.T. (DOES AFFECT AS SHOWN)
- 10d.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BY AND BETWEEN MICHAEL LEE EVANS AND SHARON H. EVANS AND HAYS CALDWELL PUBLIC UTILITY AGENCY, VOLUME 619, PAGE 477, O.P.R.C.G.T. (DOES AFFECT, BLANKET BY NATURE)
- 10e.) AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES EXECUTED BY MICHAEL EVANS TO CUADALUPE VALLEY ELECTRIC COOPERATIVE INC., INST. NO. 20170003456, O.P.R.C.G.T. (MAY OR MAY NOT AFFECT, REFERENCED 195.29 ACRES APPEARS TO BE PARCEL W014C, BLANKET BY NATURE, NOMINAL 30' WIDE)



200 W. Hwy 6, Suite 620, Wood, Texas 76712
254.772.8272 TEXAS 009424

PAGE 1 of 5

WORK ORDER: ARWA1808302 DIGITAL FILE: W014C TRACT 1 PE.dwg REVISION: # 02 DRAWN BY: MCM

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Date: Aug 18, 2021, 12:18pm User: cp_mcmh
File: C:\Projects\ARWA1808302-Alliance Water Survey\SCADDT\Map Fields - Caldwell County\W014C-Prop ID 10475_2017A_32949\JOBSET (ASSEMBLY)\W014C Tract 1 PE.dwg



Partners for a Better Quality of Life

Legal Description
3.915 Acre (170,537 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 3.915 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 189.1 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 7th IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 3.915 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found, being westerly common corner of said 189.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., and lying in the east line of that called 558,208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T.

THENCE N 72° 44' 30" E, over and across said 189.1 acre tract, a distance of 1,783.81 feet, to a point for corner, also lying in the east common line of said 189.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 and further described in Volume 553, Page 225 of said O.P.R.C.C.T., and the **POINT OF BEGINNING**;

THENCE along the east common line of said 189.1 and 1.00 acre tracts, the following two (2) courses and distances:

1. N 02° 11' 38" E, a distance of 204.54 feet, to a point, also being the beginning of a non-tangent curve to the right having a central angle of 48° 56' 04", a radius of 276.83 feet and having a chord bearing N 44° 30' 50" E, a chord distance of 91.07 feet;
2. Along said non-tangent curve to the right, an arc distance of 91.48 feet, to a point for the northwest corner hereof, lying 60 foot northerly (when measured at right angles) of the north line of that called 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558,208 acre tracts bears N 35° 51' 52" W, a distance of 1,435.32 feet;

THENCE N 87° 04' 14" E, leaving said common line, parallel with and 60 foot northerly of (when measured at right angles) the north line of said 50 foot wide easement, over and across said 199.1 acre tract, a distance of 1,285.25 feet, to a point for corner, lying in the common line of said 199.1 acre tract and the south Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

THENCE S 65° 08' 23" E, along the common line of said 199.1 acre tract and Wolf Run Road, a distance of 128.55 feet, to a point for the northeast corner hereof, lying in the north line of said 50 foot wide easement.

THENCE, leaving said common line, over and across said 199.1 acre tract, the following nineteen (19) courses and distances:

1. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 329.40 feet, to a point for corner;
2. S 03° 12' 58" E, leaving said north line, a distance of 35.00 feet, to a point for corner;
3. S 24° 43' 20" W, a distance of 1,200.93 feet, to a point for corner;
4. S 65° 16' 40" E, a distance of 49.15 feet, to a point for corner;
5. N 69° 43' 20" E, a distance of 7.07 feet, to a point for corner;
6. N 24° 43' 20" E, a distance of 57.00 feet, to a point for corner;
7. S 65° 16' 40" E, a distance of 22.00 feet, to a point for corner;
8. S 24° 43' 20" W, a distance of 47.00 feet, to a point for corner;
9. S 65° 16' 40" E, a distance of 15.00 feet, to a point for corner;

Page 2 of 5

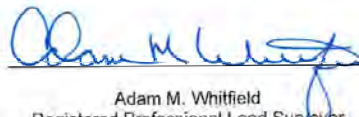
W014C_PE TRACT 1 R02

200 West Highway 6, Suite 820
Waco, Texas 76712
Phone 817-774-1141
T3PLS#10109124
(t) 254.772.9272 • (f) 254.776.2924
www.cpy.com



10. S 24° 43' 20" W, a distance of 75.00 feet, to a point for corner;
11. N 65° 16' 40" W, a distance of 151.16 feet, to a point for corner;
12. N 24° 43' 20" E, a distance of 1,246.01 feet, to a point for corner;
13. N 03° 12' 58" W, a distance of 20.37 feet, to a point for corner, lying in the north line of said 50 foot wide easement;
14. S 87° 10' 23" W, along the north line of said 50 foot wide easement, a distance of 1,022.79 feet, to a point for corner;
15. S 02° 49' 37" W, a distance of 172.68 feet, to a point for corner;
16. S 42° 10' 23" E, a distance of 34.05 feet, to a point for corner;
17. S 87° 10' 23" E, a distance of 77.61 feet, to a point for corner;
18. S 02° 49' 37" W, a distance of 37.00 feet, to a point for corner;
19. N 87° 10' 23" W, a distance of 106.26 feet, to the **POINT OF BEGINNING** and containing 3.915 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey feet and may be converted to grid by applying the combined scale factor of 1.00012.

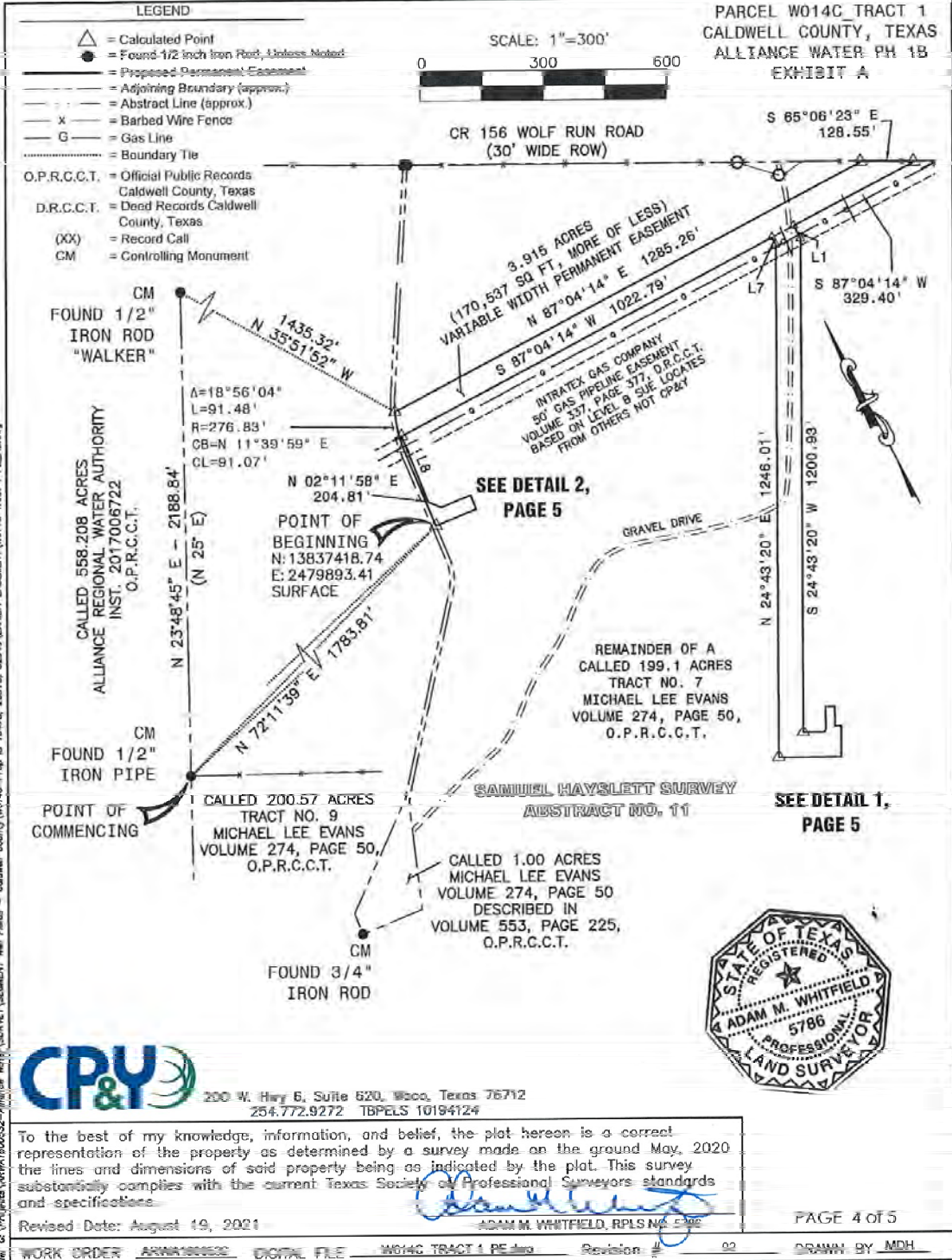


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 08-19-21

September 15, 2020
Revised: August 19, 2021





Date: Aug 14, 2021, 12:34pm User: dm whitfield
 File: G:\Projects\ARMA\1004532-Alliance\Survey\ASAD\W014C-Prop ID 10425, 28976, 35949\DWGSET\ASAD\W014C Tract 1 PE_02.dwg



200 W. Hwy 6, Suite 620, Wood, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: August 19, 2021

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS No. 5786



WORK ORDER ARMA1004532 DIGITAL FILE W014C TRACT 1 PE.dwg Revision # 02 DRAWN BY MDH

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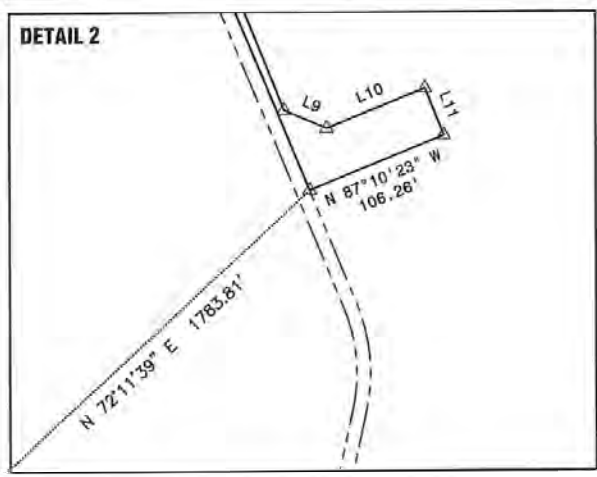
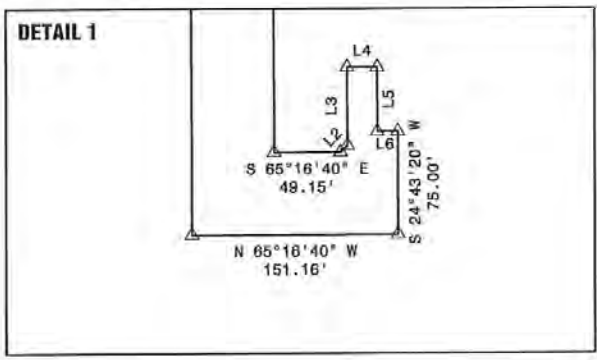
LEGEND

- △ = Calculated Point
- = Found 1/2 inch Iron Rod, Unless Noted
- = Proposed Permanent Easement
- - - = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- X — = Barbed Wire Fence
- G — = Gas Line
- = Boundary Tie

O.P.R.C.C.T. = Official Public Records
Caldwell County, Texas
D.R.C.C.T. = Deed Records Caldwell
County, Texas
(XX) = Record Call
CM = Controlling Monument

PARCEL W014C TRACT 1
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

SCALE: 1"=100'



LINE	BEARING	DISTANCE
L1	S 03°12'58" E	35.00'
L2	N 69°43'20" E	7.07'
L3	N 24°43'20" E	57.00'
L4	S 65°16'40" E	22.00'
L5	S 24°43'20" W	47.00'
L6	S 65°16'40" E	15.00'
L7	N 03°12'58" W	20.37'
L8	S 02°49'37" W	172.68'
L9	S 42°10'23" E	34.05'
L10	S 87°10'23" E	77.61'
L11	S 02°49'37" W	37.00'

Date: Aug 14, 2021, 12:59pm
 User: fil result
 File: G:\projects\new\0022-111111\1014C\W014C-Prop. 1B\0022_28976_32849\DWG\PT 1B\0022.dwg
 Name: Survey\SECURITY Map Fields - Caldwell County\W014C-Prop. 1B\0022_28976_32849\DWG\PT 1B\0022.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 264.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

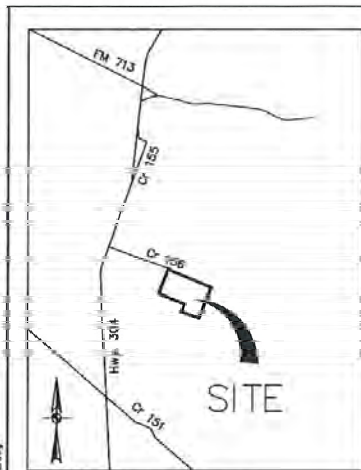
Adam M. Whitfield
 ADAM M. WHITFIELD, RPLS NO. 5785



PAGE 5 OF 5

Revised Date: August 19, 2021
 WORK ORDER: ARWMA1808532 DIGITAL FILE: W014C TRACT 1 PE.dwg Revision: # 02 DRAWN BY: MDH
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ARWA W014C – Tract 2 Permanent Easement



LOCATION MAP
NOT TO SCALE

PARCEL W014C TRACT 2
MICHAEL LEE EVANS
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B

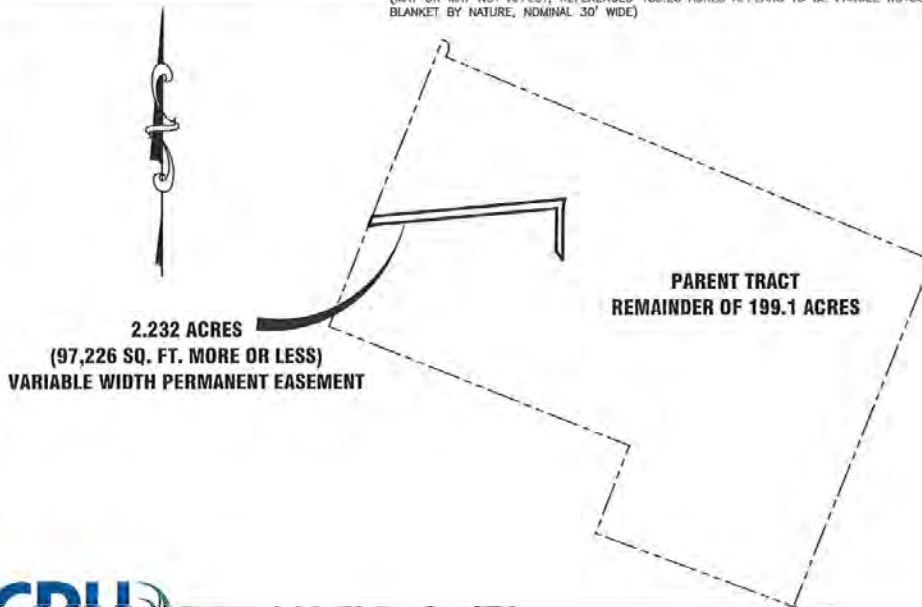
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREMETH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPDCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO METERS, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

WFG NATIONAL TITLE COMPANY
CP# 21-200632-W014C/W014AC
ISSUE DATE: JULY 23, 2021

- 700.) AN EASEMENT FOR A GAS PIPELINE EXECUTED BY HOWARD L. EVANS AND ERIEEN S. EVANS, HUSBAND AND WIFE TO INTRATEX GAS COMPANY, VOLUME 337, PAGE 377, O.P.R.C.C.T. (DOES AFFECT AS SHOWN)
- 700.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BY AND BETWEEN MICHAEL LEE EVANS AND SHARON H. EVANS AND HAYS CALDWELL PUBLIC UTILITY AGENCY, VOLUME 619, PAGE 477, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 700.) AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES EXECUTED BY MICHAEL EVANS TO GUADALUPE VALLEY ELECTRIC COOPERATIVE INC., INST. NO. 201700003466, O.P.R.C.C.T. (MAY OR MAY NOT AFFECT, REFERENCED 185.26 ACRES APPEARS TO BE PARCEL W0150; BLANKET BY NATURE, NOMINAL 30' WIDE)



DATE: Aug 15, 2021, 2:10pm User: b2_samth
PLOT: C:\Projects\ARWA\100032-W014C-Prop 1B\Drawings\DWG\ARWA\100032-W014C-Prop 1B.dwg
DRAWN BY: b2_samth
CHECKED BY: b2_samth
DATE: Aug 15, 2021, 2:10pm User: b2_samth



200 N. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS-10194324



Legal Description
2.232 Acre (97,226 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 2.232 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 2.232 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found being the westerly common corner of said 199.1 acre tract and that called 298.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Meter Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T.;

THENCE N 23° 48' 45" E, along the common line of said 199.1 and 558.208 acre tracts, a distance of 765.99 feet to a point for the southwest corner hereof, also lying in the north line of that called 50 foot wide gas pipeline easement to Intratec Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the POINT OF BEGINNING;

THENCE N 23° 48' 45" E, continuing along the common line of said 199.1 and 558.208 acre tracts, a distance of 73.03 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 1,349.83 feet;

THENCE leaving said common line, over and across said 199.1 acre tract the following two (2) courses and distances:

- 1. N 79° 03' 28" E, a distance of 5.76 feet, to a point for corner;
2. N 87° 04' 14" E, a distance of 1,374.13 feet, to a point for the northeast corner hereof, lying in the common west line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50, further described in Volume 552, Page 225 of said O.P.R.C.C.T., also being the beginning of a non-tangent curve to the left having a central angle of 18° 02' 43", a radius of 286.83 feet and having a chord bearing S 11° 43' 20" W, a chord distance of 89.96 feet;

THENCE along the common west line of said 199.1 and 1.00 acre tracts the following three (3) courses and distances:

- 1. Along said non-tangent curve to the left, an arc distance of 90.34 feet, to a point for corner;
2. S 02° 11' 58" W, a distance of 293.78 feet, to a point being the beginning of a non-tangent curve to the right having a central angle of 18° 14' 49", a radius of 122.19 feet and, having a chord bearing S 27° 10' 24" W, a chord distance of 21.82 feet;
3. Along said non-tangent curve to the right, an arc distance of 21.85 feet, to a point for the southeast corner hereof. From which a 1/2 inch iron rod found, being the southerly most common corner of said 199.1 and 1.00 acre tracts bears S 38° 25' 50" W, a distance of 911.74 feet;



THENCE, leaving said common line, over and across said 139.1 acre tract, the following four (4) courses and distances:

1. N 42° 10' 23" W, a distance of 63.20 feet, to a point for corner;
2. N 02° 45' 37" E, a distance of 293.85 feet, to a point for corner, lying in the north line of said 50 foot wide easement;
3. S 37° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 1,304.29 feet, to a point for corner;
4. S 79° 33' 28" W, a distance of 43.13 feet, to the **POINT OF BEGINNING** and containing 2.232 ~~acres~~ more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



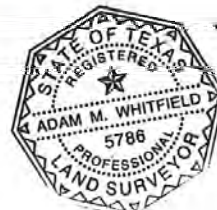
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

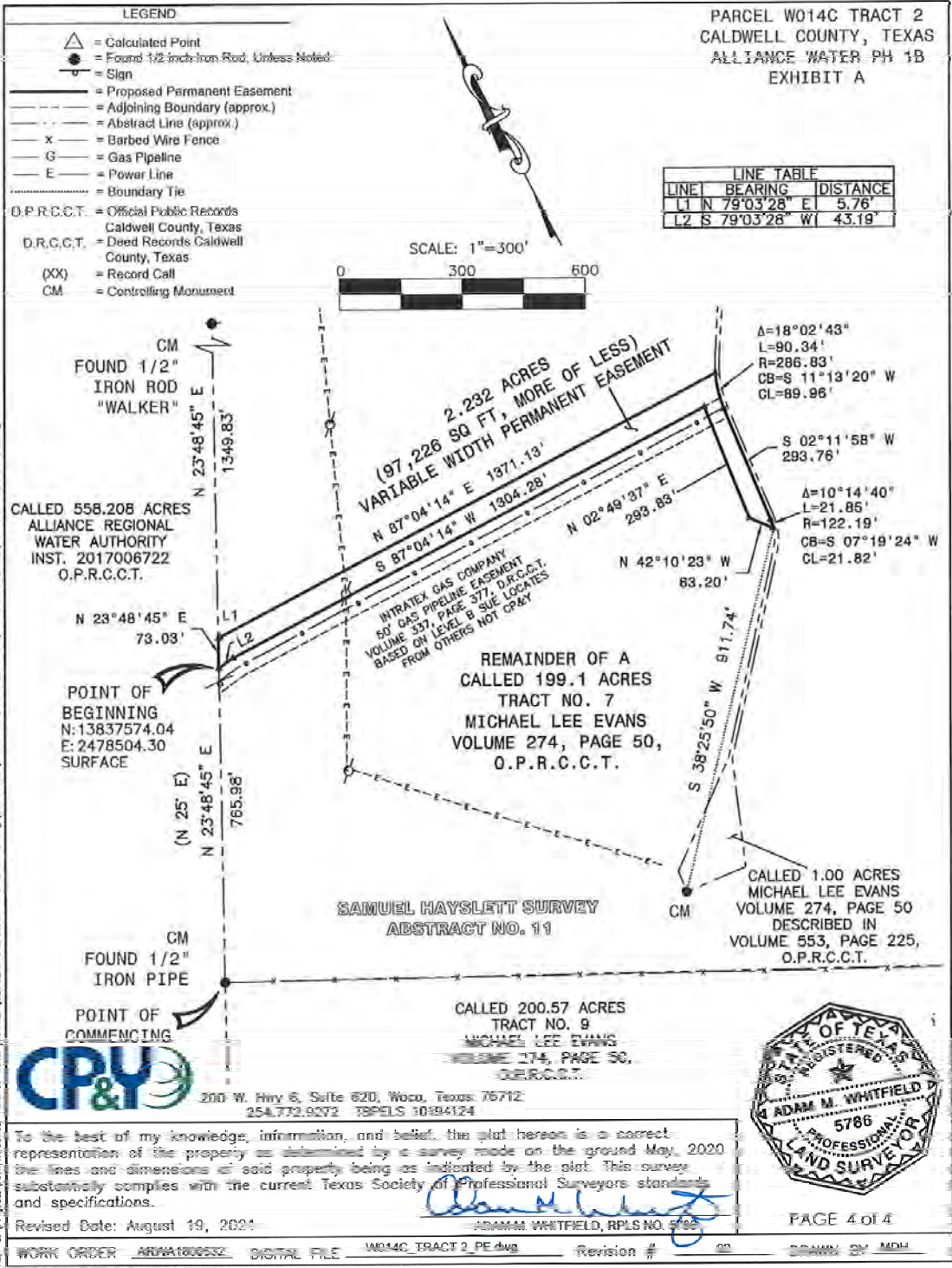
Date: 08-19-21

September 15, 2020

Revised Date: February 9, 2021

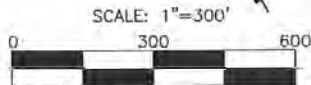
Revised Date: August 19, 2021





PARCEL W014C TRACT 2
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°03'28" E	5.76'
L2	S 79°03'28" W	43.19'



- LEGEND**
- = Calculated Point
 - = Found 1/2 inch from Road, Unless Noted
 - = Sign
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - = Barbed Wire Fence
 - = Gas Pipeline
 - = Power Line
 - = Boundary Tie
 - O.P.R.C.C.T. = Official Public Records
Caldwell County, Texas
 - D.R.C.C.T. = Deed Records Caldwell
County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument

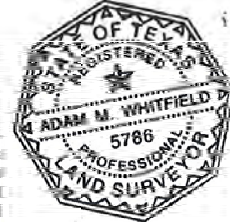
Date: Aug 19, 2021, 4:15:01 PM File: C:\Users\adam\OneDrive\Documents\Survey\Survey\New Fields - Caldwell County\Work-Prop ID: 10475_2021_33949\JOBKIT CALDWELL\W014C Tract 2 PE_2021.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 38PELS 30894124

To the best of my knowledge, information, and belief, the plat herein is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

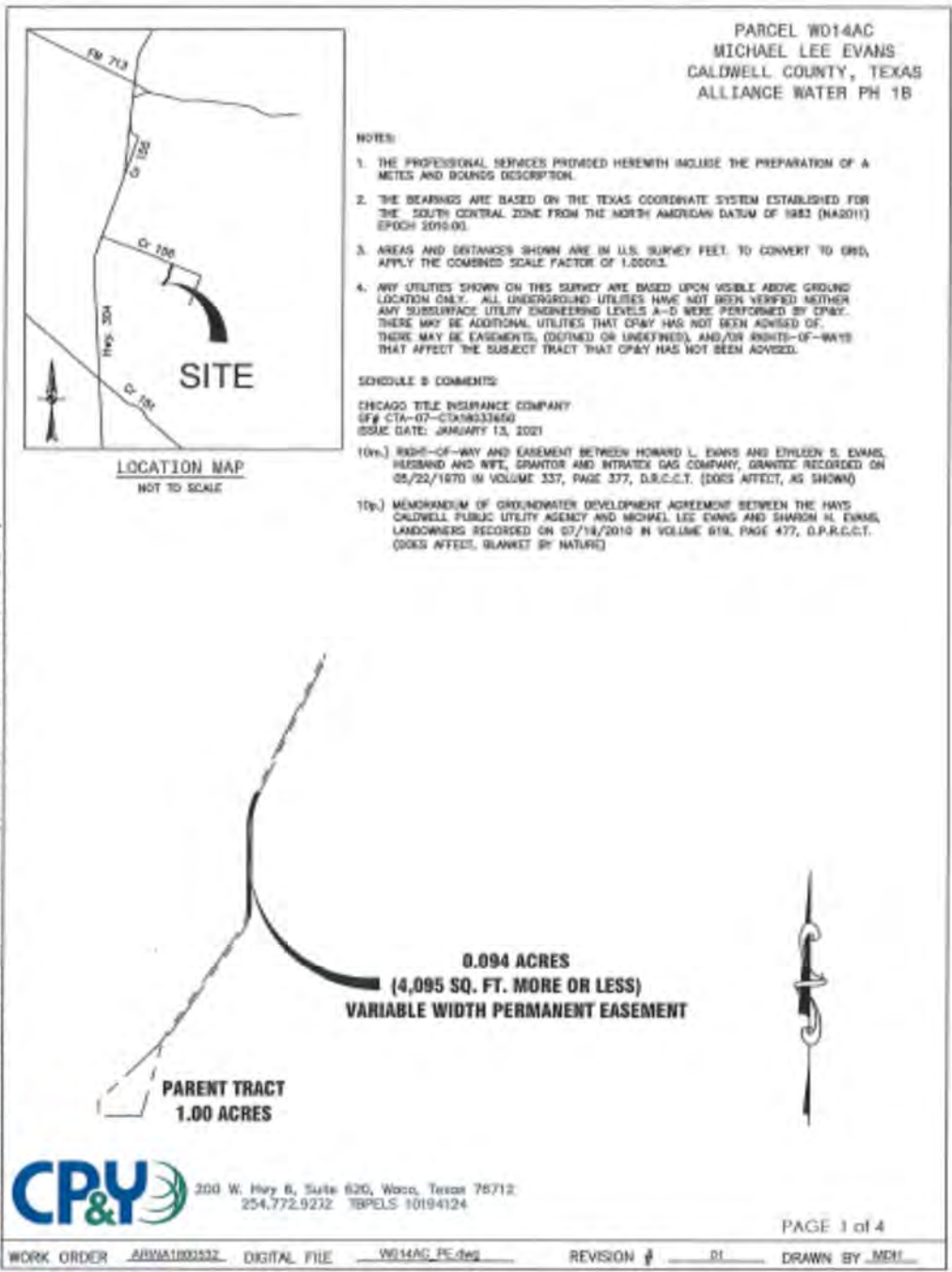


PAGE 4 OF 4

WORK ORDER: ARWA1800532 DIGITAL FILE: W014C TRACT 2 PE.dwg Revision # 02 DRAWN BY: MDH

© 2021 ALL RIGHTS RESERVED

ARWA W014ac – Tract 1 Permanent Easement





**Legal Description
0.084 Acre (4,095 Square Foot, more or less)
Variable Width Permanent Easement**

BEING A 0.084 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVEY FILING TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50, FURTHER DESCRIBED IN VOLUME 553, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.084 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found, being the southwest corner of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in an Affidavit of Survey Filing to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.F.C.C.T.

THENCE N 75° 29' 27" E, over and across said 199.1 acre tract, a distance of 1,737.60 feet, to a point for the southwest corner hereof, lying in the west common line of said 1.00 and 199.1 acre tracts, being the beginning of a non-tangent curve to the left, having a central angle of 10° 14' 40", a radius of 122.19 feet and having a chord bearing N 07° 19' 24" E, a chord distance of 21.82 feet and the **POINT OF BEGINNING**;

THENCE along the west common line of said 1.00 and 199.1 acre tracts, the following three (3) courses and distances:

1. Along said non-tangent curve to the left, an arc distance of 21.85 feet, to a point for corner;
2. N 02° 11' 58" E, a distance of 293.76 feet, to a point, being the beginning of a non-tangent curve to the right having a central angle of 18° 02' 43", a radius of 286.83 feet and having a chord bearing N 11° 13' 20" E, a chord distance of 89.96 feet;
3. Along said non-tangent curve to the right, an arc distance of 90.34 feet, to a point for the northwest corner hereof, lying 60 feet (when measured at right angles) northerly of the north line of that called 50 foot wide gas pipeline easement to ntratex Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which a 1/2 inch iron rod found lying in the west common line of said 1.00 and 199.1 acre tracts bears N 27° 54' 52" E, a distance of 604.78 feet;

THENCE N 87° 04' 14" E, leaving said common line, parallel with and 60 foot northerly of (when measured at right angles) the north line of said 50 foot wide easement, over and across said 1.00 acre tract, a distance of 10.91 feet, to a point for the northeast corner hereof, lying in the east common line of said 1.00 and 199.1 acre tracts, being the beginning of a non-tangent curve to the left having a central angle of 18° 58' 04", a radius of 276.83 feet and having a chord bearing S 11° 39' 59" W, a chord distance of 91.07 feet. From which a 1/2 inch iron rod found lying in the east common line of said 1.00 and 199.1 acre tracts bears N 27° 58' 17" E, a distance of 599.64 feet;

THENCE along the east common line of said 1.00 and 199.1 acre tracts the following three courses and distances:

1. Along said non-tangent curve to the left an arc distance of 91.48 feet, to a point for corner;
2. S 02° 11' 58" W, a distance of 293.76 feet, to a point being the beginning of a non-tangent curve to the right having a central angle of 13° 15' 57", a radius of 132.19 feet and having a chord bearing S 08° 50' 02" W, a chord distance of 30.54 feet;
3. Along said non-tangent curve to the right, an arc distance of 30.61 feet, to a point for the southeast corner hereof. From which a 3/4 inch iron rod being the most southerly corner of said 1.00 acre tract, lying in the south common line of said 1.00 and 199.1 acre tracts bears S 39° 10' 42" W, a distance of 909.85 feet;



THENCE N 42° 10' 23" W, leaving said common line, over and across said 1.00 acre tract, a distance of 12.04 feet, to the POINT OF BEGINNING and containing 0.094 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

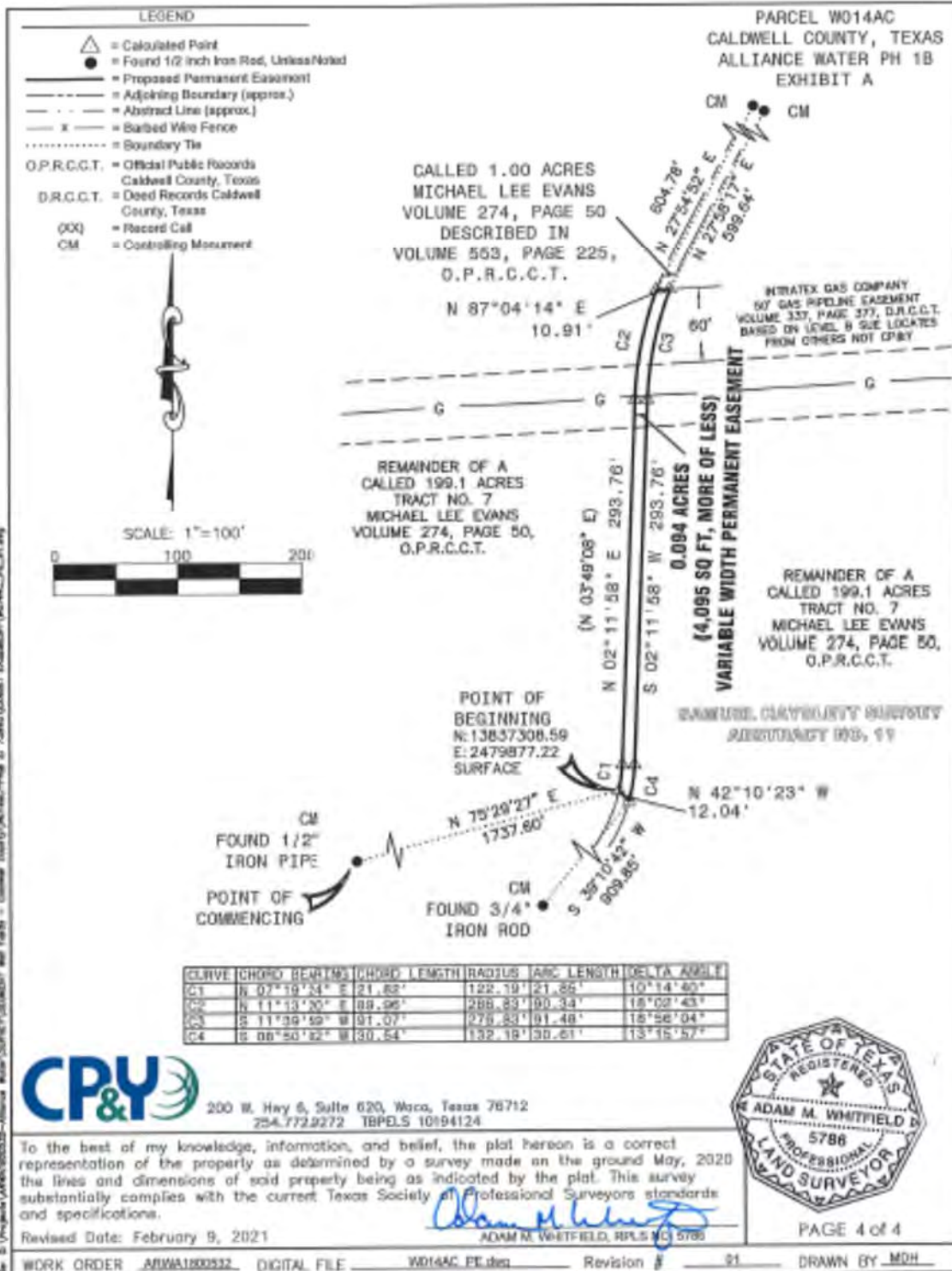


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

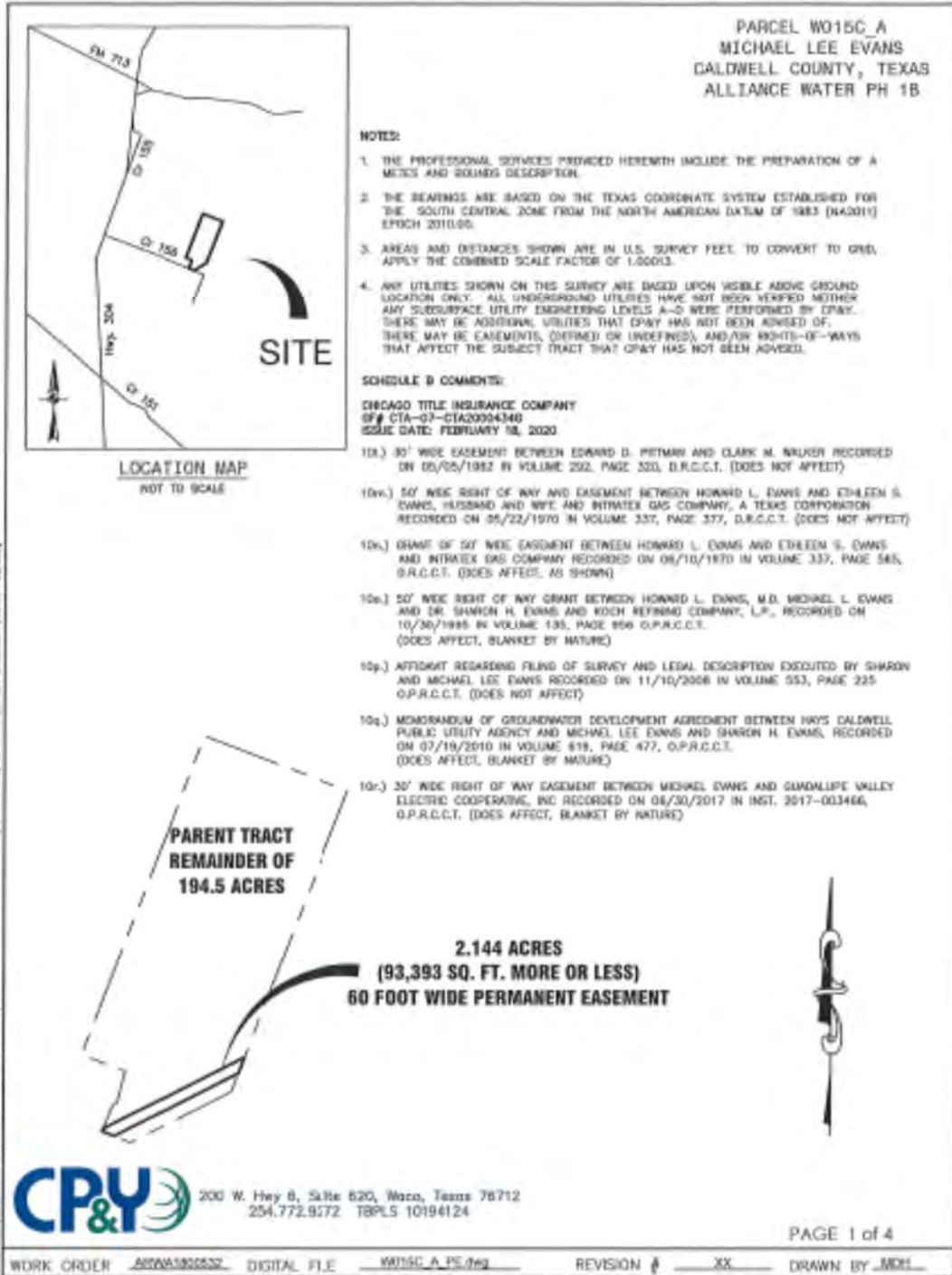
Date: 02-09-2021

September 15, 2020
Revised: February 9, 2021





ARWA W015C – Tract A Permanent Easement



Legal Description
2.144 Acre (93,393 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 2.144 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 194.5 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 2" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 2.144 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found being the southerly common corner of said 194.5 acre tract and that called 9.24 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 59, Page 851 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

THENCE N 25° 42' 09" E, along the common line of said 194.5 and 9.24 acre tracts, a distance of 8.00 feet, to a point for corner. From which a 10 inch fence post being an angle point in the common line of said 194.5 and 9.24 acre tract bears N 25° 42' 09" E, a distance of 317.25 feet;

THENCE leaving said common line, over and across said 194.5 acre tract, the following three (3) courses and distances:

1. N 87° 04' 14" E, a distance of 360.64 feet, to a point for corner;
2. N 70° 14' 52" E, a distance of 1,164.24 feet, to a point for corner;
3. N 79° 54' 24" E, a distance of 88.64 feet, to a point for corner, lying in the common line of said 194.5 acre tract and that called 192.29 acre tract of land described in deed to George E. Dittmar and wife, Peggy J. Dittmar, as recorded in Volume 128, Page 913 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found being the northern common corner of said 194.5 and 192.29 acre tracts bears N 24° 08' 08" E, a distance of 3,706.68 feet;

THENCE S 24° 08' 08" W, along the common line of said 194.5 and 192.29 acre tracts, a distance of 72.57 feet, to a point for corner, lying in the north line of that called 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 565 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which a 1/2 inch iron rod found bears S 24°08'08" W a distance of 972.82 feet, being the most southerly corner of that called 9.375 acre tract described in deed to Cynthia Evans Trawick as recorded in Volume 448, Page 632 of the O.P.R.C.C.T.

THENCE leaving said common line, along the north line of said 50 foot wide easement, over and across said 194.5 acre tract, the following three (3) courses and distances:

1. S 79° 54' 24" W, a distance of 42.75 feet, to a point for corner;
2. S 70° 14' 52" W, a distance of 1,168.04 feet, to a point for corner;

3. S 87° 04' 14" W, a distance of 272.97 feet, to a point for corner, lying in the common line of said 194.5 acre tract and Wolf Run Road. From which a 1/2 inch iron rod being the westerly common corner of said 194.5 AND 9.375 acre tracts, bears S 65° 06' 23" E, a distance of 178.52 feet;

THENCE N 65° 06' 23" W, along the common line of said 194.5 acre tract and Wolf Run Road, a distance of 113.50 feet, to the **POINT OF BEGINNING** and containing 2.144 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

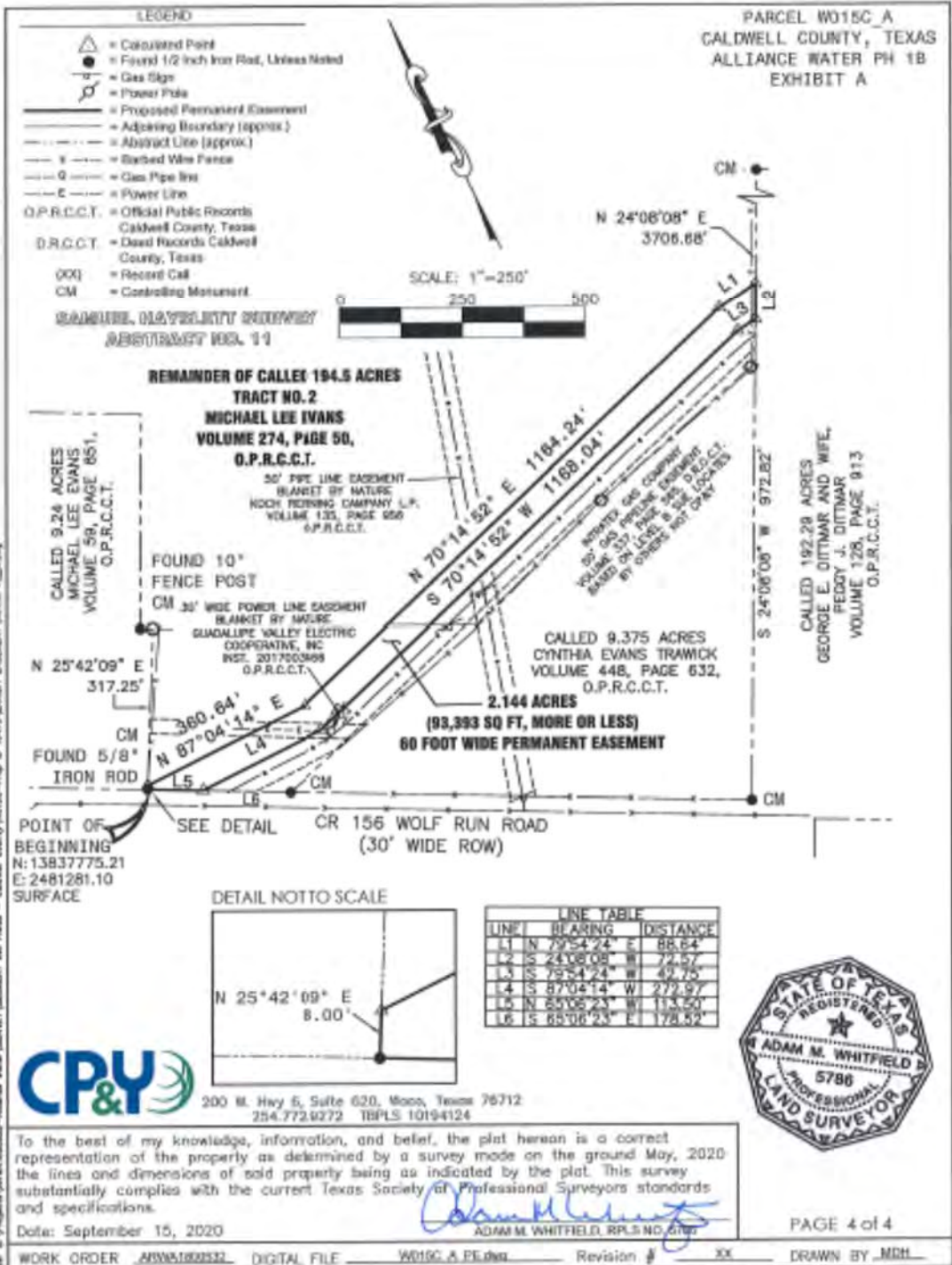


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 9-15-2020

September 15, 2020





Date: Sep 15, 2020, 8:23am, Job ID: 2020091501
 File: D:\Programs\JTSurvey\2020\Survey\W015C_A\Parcel W015C_A.dwg - Caldwell County\W015C_A.dwg - Caldwell County\W015C_A.dwg



200 W. Hwy 5, Suite 620, Moxo, Texas 76712
 254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: September 15, 2020

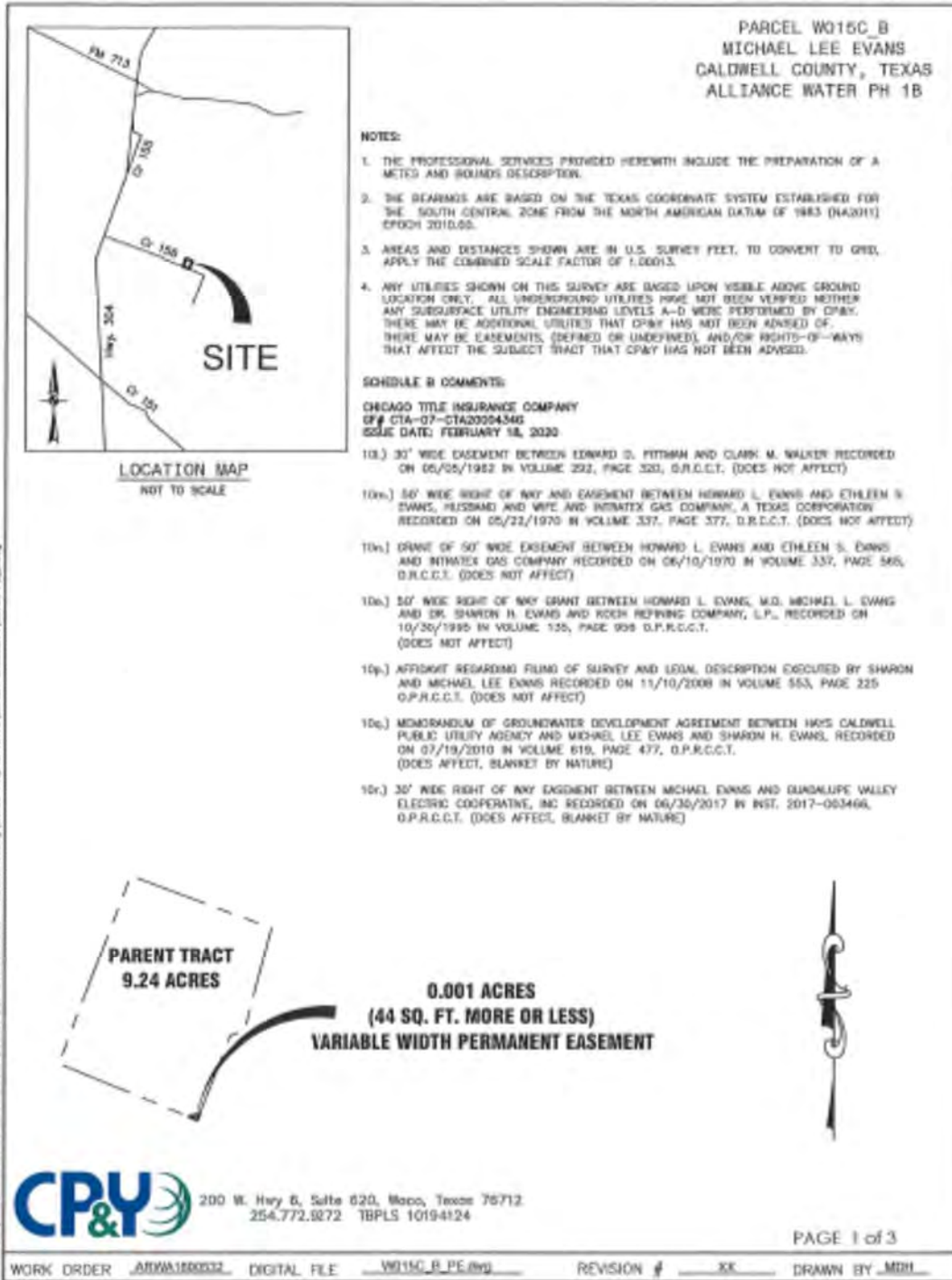
Adam M. Whitfield
 ADAM M. WHITFIELD, RPLS NO. 5786



PAGE 4 of 4

WORK ORDER: ANN051802032 DIGITAL FILE: W015C_A.PE.dwg Revision: 1 XX DRAWN BY: MDH

ARWA W015C – Tract B Permanent Easement





Partners for a Better Quality of Life

Legal Description
0.001 Acre (44 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 0.001 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.24 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 59, PAGE 851 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 0.001 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

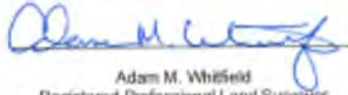
BEGINNING at a 5/8 inch iron rod found being the southerly common corner of said 9.24 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road. From which a 1/2 inch iron rod lying in the common line of said 194.5 acre tract and Wolf Run Road bears S 65° 06' 23" E, a distance of 292.02 feet;

THENCE N 65° 06' 23" W, along the common line of said 9.24 acre tract and Wolf Run Road, a distance of 15.05 feet, to a point for the west corner hereof;

THENCE N 67° 04' 14" E, leaving said common line, over and across said 9.24 acre tract, a distance of 17.15 feet, to a point for the north corner hereof, lying in the common line of said 9.24 and 194.5 acre tract. From which a 10 inch fence post found being an angle point in the common line of said 9.24 and 194.5 acre tracts bears N 25° 42' 09" E, a distance of 317.25 feet;

THENCE S 25° 42' 09" W, along the common line of said 9.24 and 194.5 acre tracts, a distance of 8.00 feet, to the **POINT OF BEGINNING** and containing 0.001 acres, more or less.

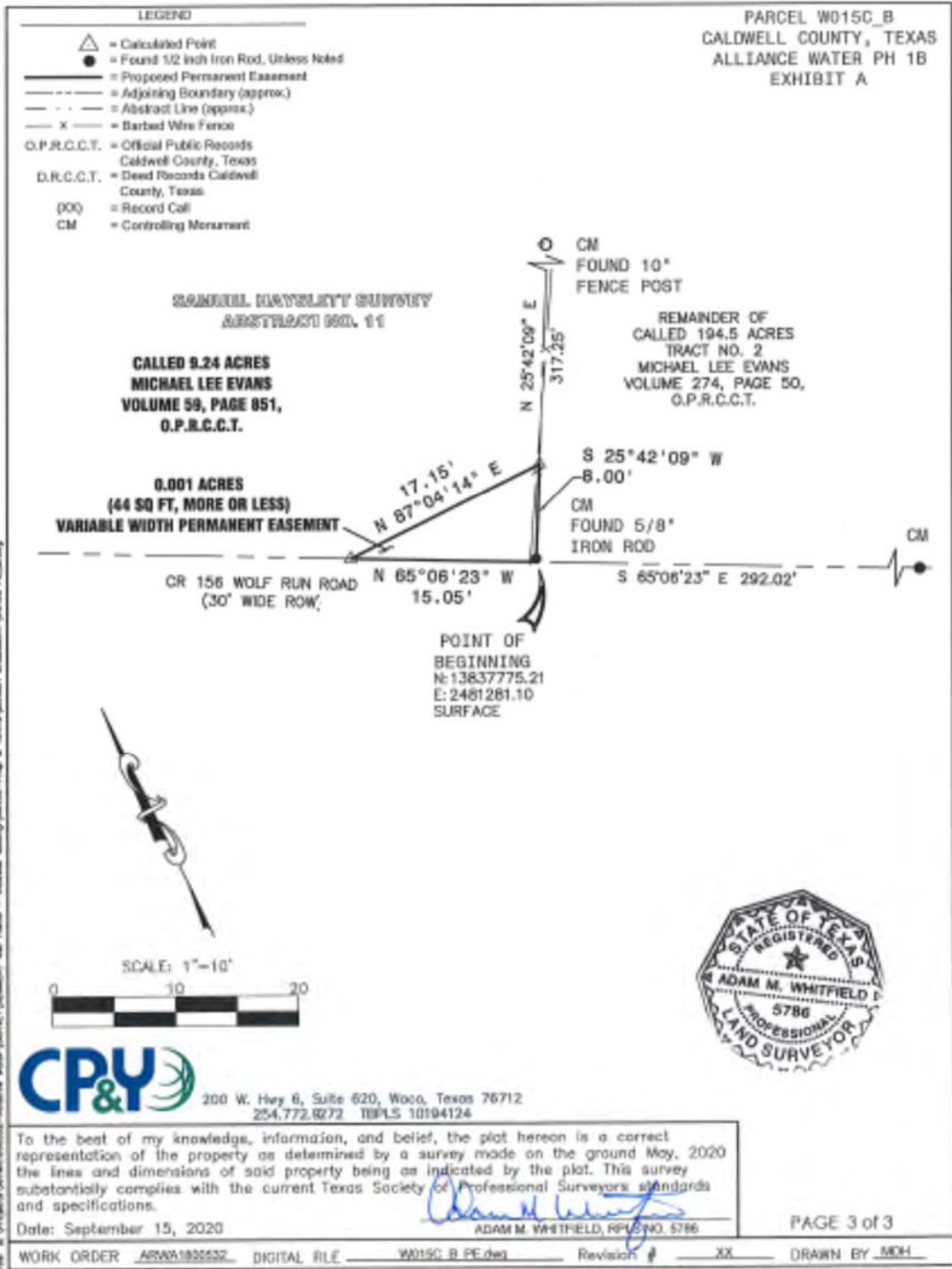
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

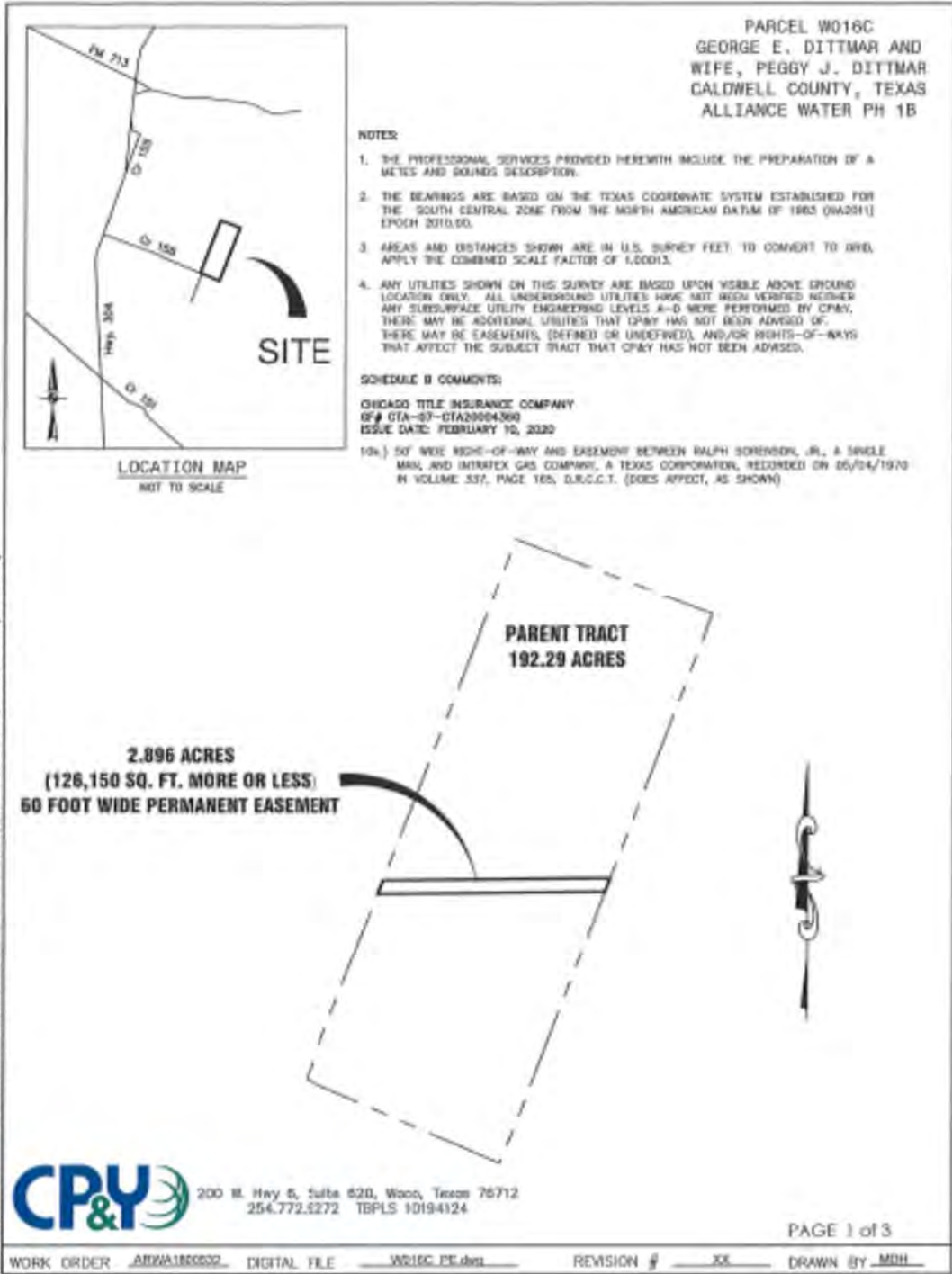
Date: 09-15-2020

September 15, 2020





ARWA W016C Permanent Easement



**Legal Description
2.896 Acre (126,150 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 2.896 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 126, PAGE 913 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 2.896 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found being the easterly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Janney R. Rodgers and Donna D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. and lying in the west line of that called 1,028 acre tract of land described as "Tract 3" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T.

THENCE N 23° 53' 44" E, along the common line of said 192.29 and 1,028 acre tracts, passing at an approximate distance of 855.04 feet, the westerly common corner of said 1,028 acre tract and that called 224-2/5 acre tract of land described as "Tract 4" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T., and continuing along the common line of said 192.29 and 224-2/5 acre tracts, for a total distance of 2,210.93 feet, to a point for the southeast corner hereof, lying in the north line of a 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 165 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the **POINT OF BEGINNING**;

THENCE S 79° 54' 24" W, leaving said common line, along the north line of said 50 foot wide easement, over and across said 192.29 acre tract, a distance of 2,102.86 feet, to a point for the southwest corner hereof, lying in the common line of said 192.29 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found being the common southerly corner of said 192.29 and 194.5 acre tracts bears S 24° 08' 08" W, a distance of 972.82 feet;

THENCE N 24° 08' 08" E, leaving the north line of said 50 foot wide easement, along the common line of said 192.29 and 194.5 acre tracts, a distance of 72.57 feet, to a point for the northwest corner hereof, from which a 1/2 inch iron rod found being the northerly common corner of said 192.29 and 194.5 acre tracts, also lying in the south line of that called 893.696 acre tract of land described in deed to Rancho Delhi, LTD, a Texas Limited Partnership, as recorded in Volume 485, Page 200 of said O.P.R.C.C.T. bears N 24° 08' 08" E, a distance of 3,706.66 feet;

THENCE N 79° 54' 24" E, leaving said common line, over and across said 192.29 acre tract, a distance of 2,102.50 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 and 224-2/5 acre tracts. From which a 1/2 inch iron rod found being the northerly common corner of said 192.29 and that called 300 acre tract of land described in deed to Corina D.R. Grohman, as recorded in Volume 356, Page 310 of said O.P.R.C.C.T. bears N 23° 53' 44" E, a distance of 2,547.47 feet;

THENCE S 23° 53' 44" W, along the common line of said 192.29 and 244-2/5 acre tracts, a distance of 72.36 feet, to the **POINT OF BEGINNING** and containing 2.896 acres, more or less.

The bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 9-15-2020

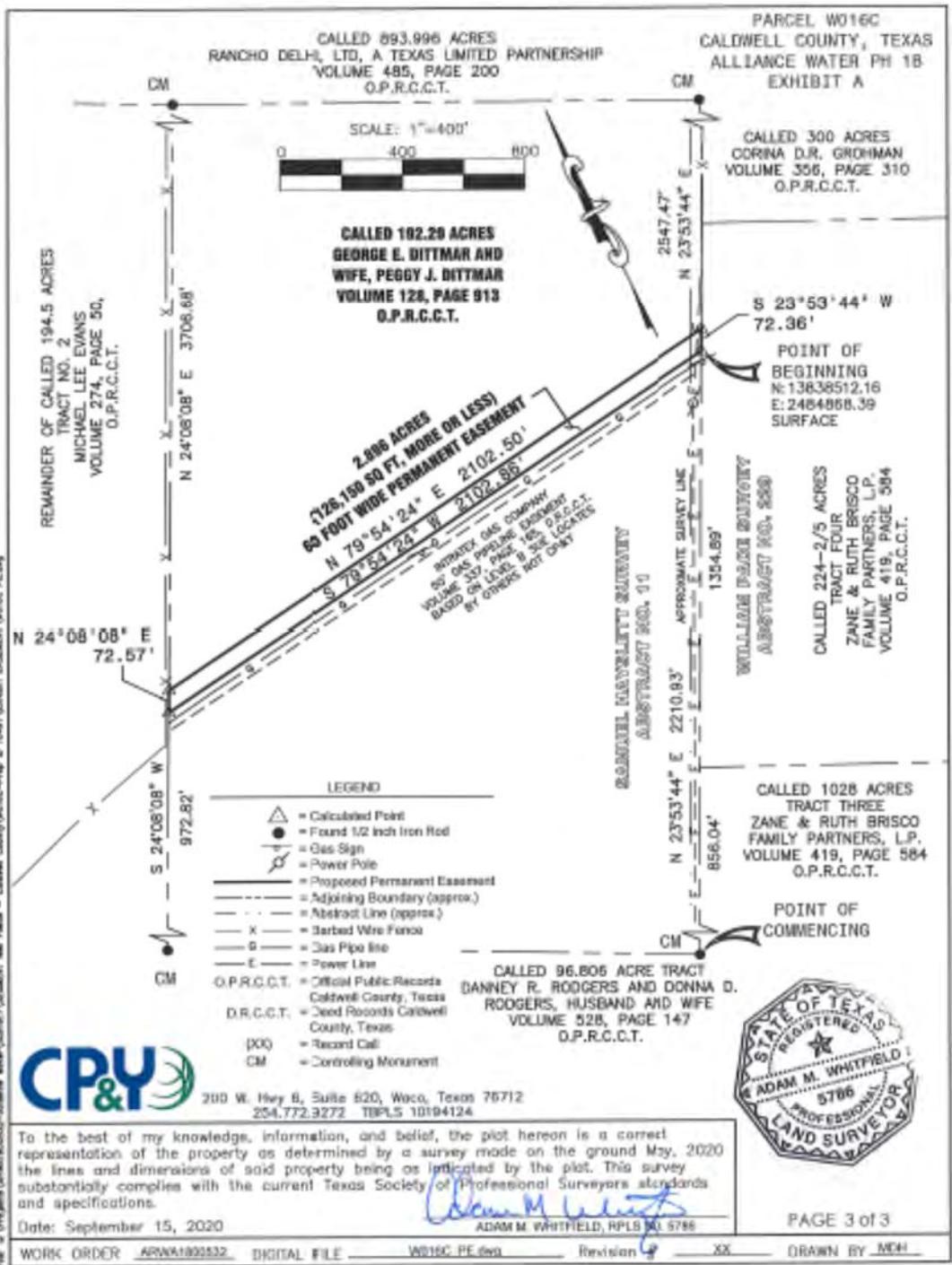
September 15, 2020

Page 2 of 3

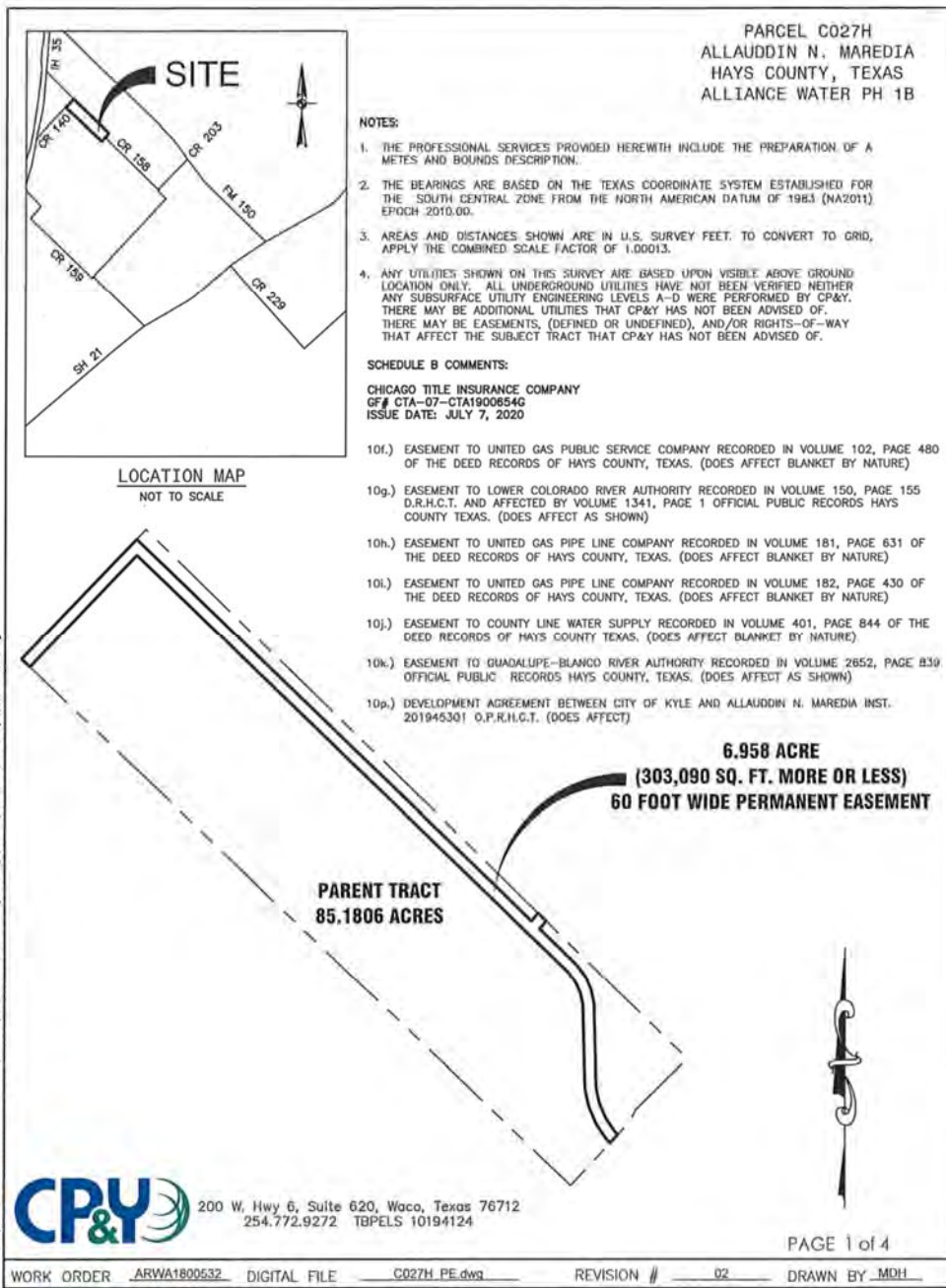


W016C_PE





C027H Permanent Easement





**Legal Description
6.958 Acre (303,090 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 6.958 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. WILLIAMS SURVEY, ABSTRACT NO. 473, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 85.1806 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALLAUDDIN N. MAREDIA, AS RECORDED IN COUNTY CLERKS FILE NUMBER 17039745 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 6.958 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch capped iron rod found and stamped "RPLS 4046" for the northwest corner hereof, being the northerly common corner of said 85.1806 acre tract and that called 44.83 acre "Second Tract" as recorded in Volume 122, Page 333 of the Deed Records of Hays County, Texas (D.R.H.C.T.), being a portion of that called 178.67 acre tract of land described in Executor's Deed of the Estate of Maude T. Patterson, as recorded in Volume 965, Page 373, of said O.P.R.H.C.T., and in Probate Cause Number 6649 of the County Court at Law, Hays County, Texas, and also lying in the south Right of Way (ROW) line of County Road 140 (variable width ROW) commonly known as East Post Road;

THENCE N 43° 55' 29" E, along the common line of said 85.1806 acre tract and East Post Road ROW, a distance of 878.15 feet, to a point for the northeast corner hereof, lying in the west line of that called 50 foot wide proposed gas line easement to Kinder Morgan Texas Pipeline, as recorded in Notice of Lis Pendens under County Clerks File Number 20005729 of said O.P.R.H.C.T. From which a cotton spindle found being the northeast corner of said 85.1806 acre tract and being the intersection of said East Post Road ROW and the west ROW line of County Road 158 (variable width ROW) bears N 43° 55' 29" E, a distance of 70.78 feet;

THENCE leaving said common line, over and across said 85.1806 acre tract, the following two (2) bearings and distances:

1. S 46° 26' 06" E, along the west line of said 50 foot wide proposed easement, a distance of 2,902.34 feet, to a point for corner;
2. N 41° 03' 54" E, across said 50 foot wide proposed easement, a distance of 54.34 feet, to a point for corner, lying in the common line of said 85.1806 acres and County Road 158;

THENCE S 46° 06' 32" E, along the common line of said 85.1806 acres and County Road 158, a distance of 60.07 feet, to a point for corner;

THENCE S 41° 03' 54" W, leaving said common line, over and across said 85.1806 acre tract, a distance of 54.00 feet, to a point for corner, lying in the west line of said 50 foot wide proposed easement;

THENCE continuing over and across said 85.1806 acre tract and along the west line of said 50 foot wide proposed easement, the following nine (9) courses and distances:

1. S 46° 26' 06" E, a distance of 277.13 feet, to a point for corner;
2. S 36° 41' 40" E, a distance of 74.93 feet, to a point for corner;
3. S 24° 03' 19" E, a distance of 74.77 feet, to a point for corner;
4. S 12° 48' 18" E, a distance of 75.08 feet, to a point for corner;
5. S 01° 33' 19" E, a distance of 439.28 feet, to a point for corner;
6. S 12° 44' 20" E, a distance of 84.90 feet, to a point for corner;

7. S 23° 55' 22" E, a distance of 84.90 feet, to a point for corner;
8. S 35° 06' 24" E, a distance of 84.90 feet, to a point for corner;
9. S 46° 17' 25" E, a distance of 21.01 feet, to a point for the southeast corner hereof, lying in the common line of said 85.1806 acre tract and that called 236.1 acre tract of land described as "Tract 1" in deed to Tack Development, LTD., as recorded in County Clerks File Number 18007777 of said O.P.R.H.C.T. From which a 1/2 inch iron rod found being an angle point in the south line of said 85.1806 acre tract bears N 43° 26' 12" E, a distance of 89.78 feet;

THENCE S 43° 26' 12" W, along the common line of said 85.1806 and 236.1 acre tracts, a distance of 60.00 feet, to a point for the southwest corner hereof. From which a 5/8 inch capped iron rod found and stamped "Pro Tec" being the northwest corner of said 236.1 acre tract, and also lying in the south line of the Quail Ridge Subdivision, according to the Final Plat thereof, as recorded in Volume 2, Page 337 of the Plat Records of Hays County, Texas (P.R.H.C.T.) bears S 43° 26' 12" W, a distance of 2,930.88 feet;

THENCE leaving said common line, over and across said 85.1806 acre tract, the following ten (10) courses and distances:

1. N 46° 17' 25" W, a distance of 27.18 feet, to a point for corner;
2. N 35° 06' 24" W, a distance of 96.64 feet, to a point for corner;
3. N 23° 55' 22" W, a distance of 96.64 feet, to a point for corner;
4. N 12° 44' 20" W, a distance of 96.64 feet, to a point for corner;
5. N 01° 33' 19" W, a distance of 439.24 feet, to a point for corner;
6. N 12° 48' 18" W, a distance of 63.26 feet, to a point for corner;
7. N 24° 03' 19" W, a distance of 62.21 feet, to a point for corner;
8. N 36° 41' 40" W, a distance of 63.17 feet, to a point for corner;
9. N 46° 26' 06" W, a distance of 3,174.79 feet, to a point for corner;
10. S 43° 55' 29" W, a distance of 817.82 feet, to a point for corner, lying in the common line of said 85.1806 and 44.83 acre tracts;

THENCE N 46° 44' 20" W, along the common line of said 85.1806 and 44.83 acre tracts, a distance of 60.02 feet, to the **POINT OF BEGINNING** and containing 6.958 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02-05-2021

October 22, 2020

January 19, 2021

Revised Date: February 05, 2021

200 West Highway 6, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124



(p) 254.772.9272 · (f) 254.776.2924
www.cply.com

E. POST ROAD-CR 140 (S 43°12'49" W) 878.15'
(VARIABLE WIDTH ROW) N 43°55'29" E

PARCEL C027H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LEGEND

- △ = Calculated Point
- = Found 1/2" Iron Rod, unless noted
- = Power Pole
- = Proposed Permanent Easement
- - - = Adjoining Boundary (approx.)
- G --- = Proposed Gas Pipeline by others
- E --- = Power Line
- W --- = Water Line
- ⊖ --- = Existing Gas Line
- Q.P.R.H.C.T. = Official Public Records Hays County, Texas
- D.R.H.C.T. = Deed Records Hays County, Texas
- P.R.H.C.T. = Plat Records Hays County, Texas
- (XX) = Record Call
- CM = Controlling Monument

POINT OF BEGINNING L21
N: 13901777.63
E: 2326918.78
SURFACE
CM FOUND 1/2" IRON ROD "RPLS 4046"

85.1806 ACRES
ALLAUDDIN N. MAREZIA
INST NO 17039745
O.P.R.H.C.T.

FOUND COTTON SPINDLE

NOTICE OF LIS PENDENS
PERMIAN HIGHWAY PIPELINE LLC
INST. 20005729
O.P.R.H.C.T.
PROPOSED 50' WIDE UNRECORDED GAS LINE EASEMENT
KINDER MORGAN TEXAS PIPELINE

6.958 ACRES
(303,090 SQ FT, MORE OR LESS)
60' WIDE PERMANENT EASEMENT

30' PIPELINE EASEMENT FOR TREATED WATER TO GUADALUPE-BLANCO RIVER AUTHORITY
VOLUME 2652, PAGE 838
O.P.R.H.C.T.

100' ELECTRIC TRANSMISSION LINE EASEMENT LOWER COLORADO RIVER AUTHORITY
VOLUME 150, PAGE 155
D.R.H.C.T.
AMENDED TO INCLUDE TELECOMMUNICATION LINE
VOLUME 1341, PAGE 1
O.P.R.H.C.T.

ESTATE OF MAUDE T. PATTERSON
VOLUME 965, PAGE 373
O.P.R.H.C.T.

PROBATE CAUSE NO. 6649
COUNTY COURT AT LAW,
HAYS COUNTY, TEXAS
FURTHER DESCRIBED AS
44.83 ACRES
SECOND TRACT
VOLUME 122, PAGE 333,
D.R.H.C.T.

50' RIGHT OF WAY AND EASEMENT-
UNITED GAS PIPE LINE COMPANY
VOLUME 102, PAGE 480
VOLUME 182, PAGE 430
D.R.H.C.T.

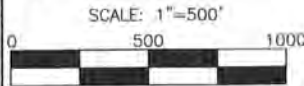
JAMES W. WILLIAMS SURVEY
ABSTRACT NO. 473

LINE	BEARING	DISTANCE
L1	N 43°55'29" E	70.78'
L2	N 41°03'54" E	54.34'
L3	S 46°06'32" W	60.07'
L4	S 41°03'54" W	54.00'
L5	S 36°41'40" E	74.93'
L6	S 24°03'19" E	74.77'
L7	S 12°48'18" E	75.08'
L8	S 12°44'20" E	84.90'
L9	S 23°55'22" E	84.90'
L10	S 35°06'24" E	84.90'
L11	S 46°17'25" E	21.01'
L12	N 43°26'12" E	89.78'
L13	S 43°26'12" W	60.00'
L14	N 46°17'25" W	27.18'
L15	N 35°06'24" W	96.64'
L16	N 23°55'22" W	96.64'
L17	N 12°44'20" W	96.64'
L18	N 12°48'18" W	83.26'
L19	N 24°03'19" W	62.21'
L20	N 36°41'40" W	63.17'
L21	N 46°44'20" W	60.02'

QUAL RIDGE SUBDIVISION
VOLUME 2, PAGE 337,
P.R.H.C.T.

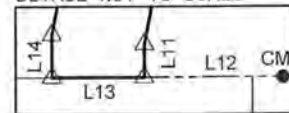
CM FOUND 5/8" IRON ROD "PRO TEC"

S 43°26'12" W 2930.88' SEE DETAIL



236.1 ACRES
TRACT 1
TACK DEVELOPMENT, LTD.
INST NO. 18007777
O.P.R.H.C.T.

DETAIL NOT TO SCALE



Date: Feb 05, 2021, 2:09pm User: Dr. smith
File: G:\Projects\ARWA\1800532-Alliance Water Survey\SUBMIT C TITLES - High County\027H\EXHIBIT A\ASSEMBLY\C027H PE 1802.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground March, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: February 05, 2021

ADAM M. WHITFIELD, RPLS NO. 5786

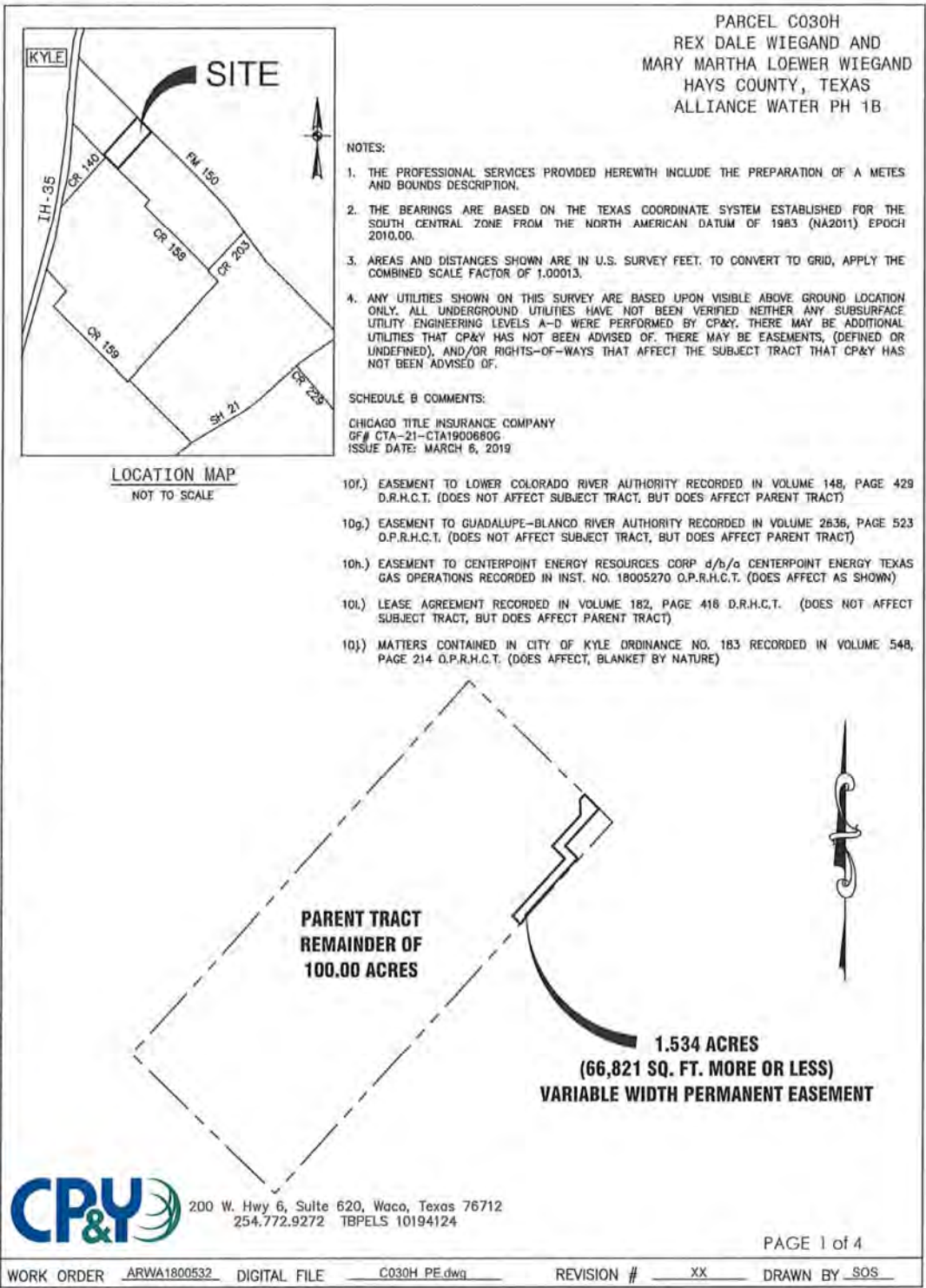


PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C027H PE.dwg Revision # 02 DRAWN BY MDH

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Parcel C030H Permanent Easement



PARCEL C030H
 REX DALE WIEGAND AND
 MARY MARTHA LOEWER WIEGAND
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B

- NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
 3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
 4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:
 CHICAGO TITLE INSURANCE COMPANY
 OF # CTA-21-CTA1900680G
 ISSUE DATE: MARCH 6, 2019

LOCATION MAP
 NOT TO SCALE

- 10f.) EASEMENT TO LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 148, PAGE 429 D.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10g.) EASEMENT TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED IN VOLUME 2636, PAGE 523 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10h.) EASEMENT TO CENTERPOINT ENERGY RESOURCES CORP *d/b/a* CENTERPOINT ENERGY TEXAS GAS OPERATIONS RECORDED IN INST. NO. 18005270 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10i.) LEASE AGREEMENT RECORDED IN VOLUME 182, PAGE 416 D.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10j.) MATTERS CONTAINED IN CITY OF KYLE ORDINANCE NO. 183 RECORDED IN VOLUME 548, PAGE 214 O.P.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE)

PARENT TRACT
 REMAINDER OF
 100.00 ACRES

1.534 ACRES
 (66,821 SQ. FT. MORE OR LESS)
 VARIABLE WIDTH PERMANENT EASEMENT



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

Date: Nov 12, 2020, 8:54am User: ID: rshelton
 File: & Project: ARWA1800532-Alliance Water Services\ASSET\USEMENT C TITLES - High County\C030H\EXHIBIT EASMENT\C030H_PE.dwg

Legal Description
1.534 Acres (66,821 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 1.534 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE MILTON B. ATKINSON SURVEY, ABSTRACT NO. 21, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 100.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO REX DALE WIEGAND AND MARY MARTHA LOEWER WIEGAND, AS RECORDED IN VOLUME 1333, PAGE 333 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 1.534 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found, lying in the southeast line of said 100.00 acres and being the northerly common corner of that called 33.30 acre tract of land described in deed to Henry Crews Armbruster as recorded in Volume 587, Page 562 of the Real Property Records of Hays County Texas (R.P.R.H.C.T.) and further described in Volume 230, Page 398 of the Deed Records of Hays County, Texas (D.R.H.C.T.), and that called one acre tract of land described in deed to Rick J. Castille and Terrie L. Castille, as recorded in Volume 769, Page 119 of said O.P.R.H.C.T. for the most easterly south corner of the herein described tract, also lying in the southeast line of that called 10 foot wide pipeline easement described in deed to CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations, as recorded in County Clerks File Number 18005270 of said O.P.R.H.C.T.;

THENCE S 43° 31' 08" W, along the common line of said 100.00 and 33.30 acre tracts and said pipeline easement a distance of 60.00 feet, to a point for the south corner hereof. From which, a 1 inch iron pipe found lying in the northeast Right of Way (ROW) line of County Road 158 (variable width ROW), being the southerly common corner of said 100.00 acres and that called 2.001 acre tract of land described in deed to Enrique Vega and Alexandra Vega, as recorded in County Clerks File Number 16039482 of said O.P.R.H.C.T. bears S 43° 31' 08" W, a distance of 2,377.16 feet;

THENCE leaving said common line, over and across said 100.00 acre tract, the following six (6) courses and distances:

- 1) N 46° 27' 37" W, a distance of 70.00 feet, to a point for the most westerly south corner hereof;
- 2) N 43° 31' 08" E, a distance of 505.17 feet, to a point for an interior "ell" corner hereof;
- 3) N 46° 27' 23" W, a distance of 115.00 feet, to a point for corner;
- 4) N 43° 31' 08" E, a distance of 270.80 feet, to a point for corner;
- 5) N 01° 28' 52" W, a distance of 101.37 feet, to a point for corner;
- 6) N 43° 36' 00" E, a distance of 44.73 feet, to a point lying in the northeast line of said 100.00 acres and the southwest ROW line of Farm to Market road 150 (variable width ROW) for the north corner hereof. From which, a Found TXDOT Type I concrete monument lying in the common line of said 100.00 acres and FM 150 bears N 46° 27' 23" W, a distance of 457.12 feet;

THENCE S 46° 27' 23" E, along the common line of said 100.00 acres and FM 150, a distance of 131.61 feet, to a point for corner, also being the north corner of that called 0.94 acre lease agreement described to United Gas Pipe Line Company as recorded in Volume 1821, Page 416 of said D.R.H.C.T.. From which, a 5/8 inch iron rod found, lying in said FM150 ROW line and being the east corner of that called 4.207 acre tract of land described in deed to Sheerghar Investment, Inc., a Texas corporation, as recorded in County Clerks File Number 19028436 of said O.P.R.H.C.T., bears S 46° 27' 23" E, a distance of 701.21 feet;

THENCE leaving said common line, over and across said 100.00 acres, the following four (4) courses and distances:

- 1) S 43° 31' 08" W, along the northeast line of said lease agreement, a distance of 327.17 feet, to a point for corner, being the west corner of said 0.94 lease tract;
- 2) S 46° 27' 23" E, along the southwest line of said lease agreement, a distance of 115.00 feet, to a point lying in the northwest line of said 10 foot wide pipeline easement for corner;
- 3) S 43° 31' 08" W, along the northwest line of said pipeline easement, a distance of 505.17 feet, to a point for corner;
- 4) S 46° 27' 37" E, a distance of 10.00 feet, to the **POINT OF BEGINNING** and containing 1.534 acres, more or less.

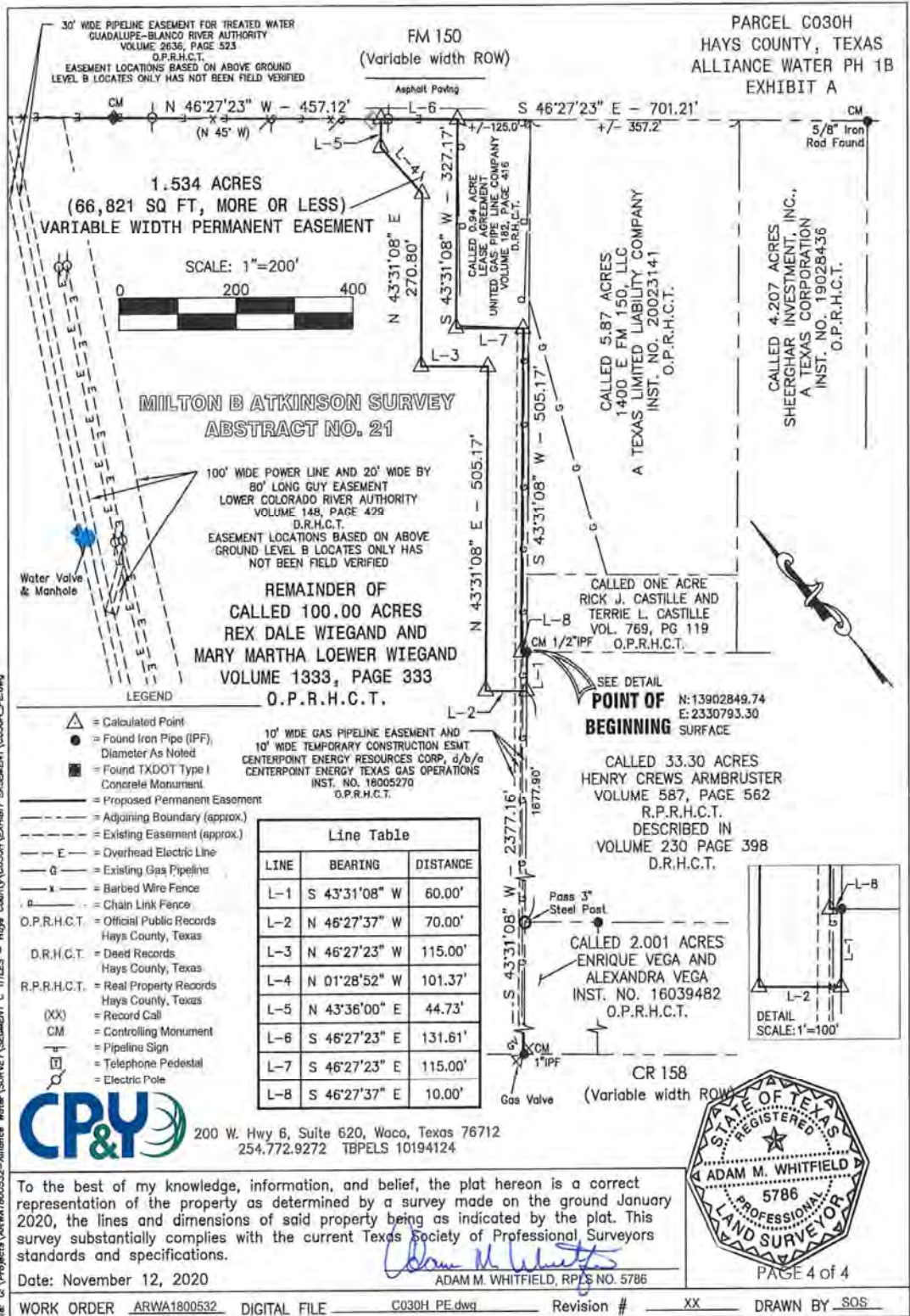
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



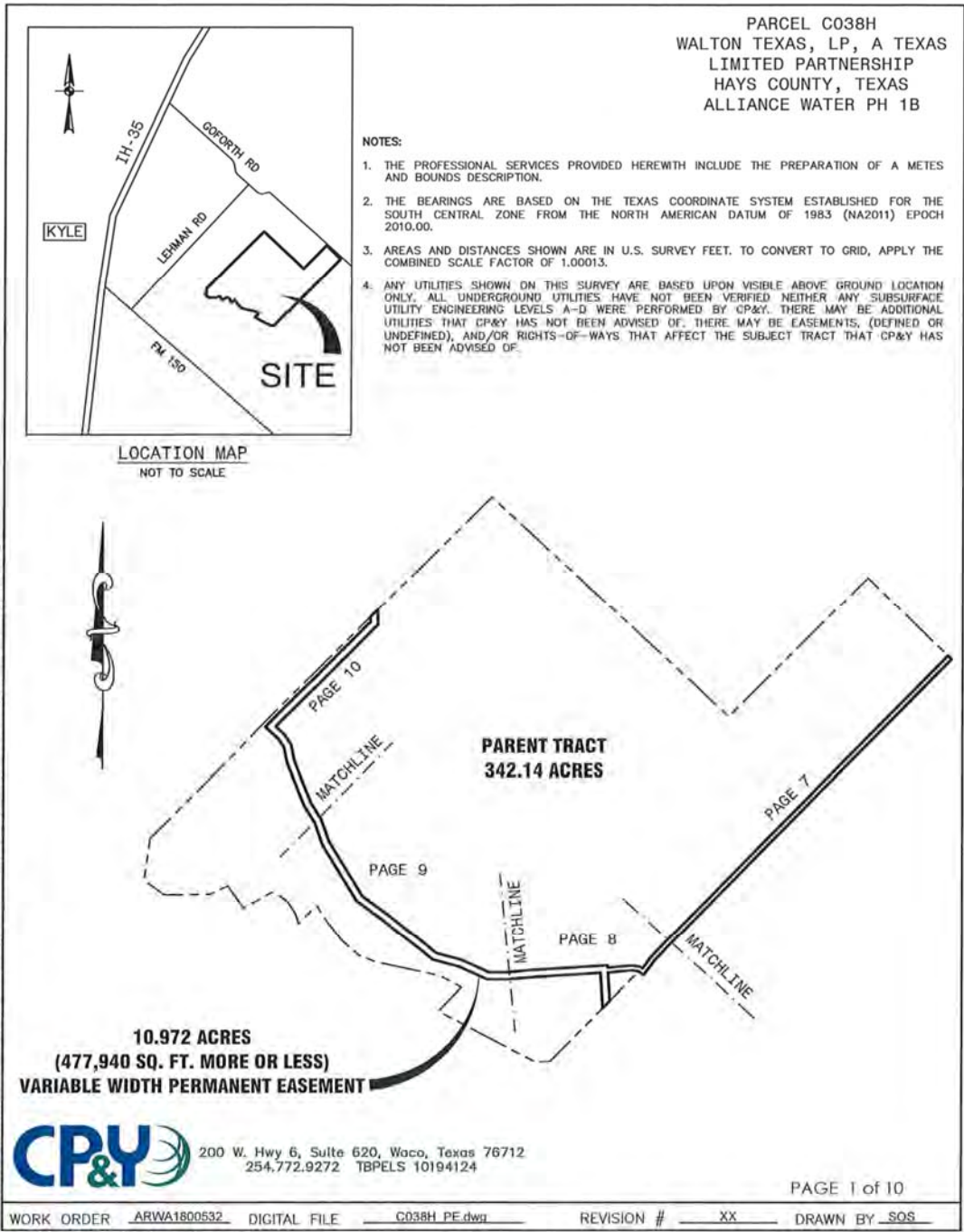
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 11-12-2020
November 12, 2020





Parcel C038H Permanent Easement



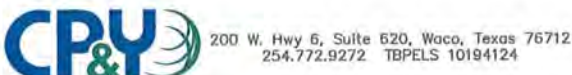
PARCEL C038H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
GF# CTA-21-CTA19006750
ISSUE DATE: MARCH 03, 2019

- 1.) RESTRICTIVE COVENANTS OF RECORD, VOLUME 4407, PAGE 745, FURTHER AFFECTED BY VOLUME 5220, PAGE 855 O.P.R.H.C.T. (DOES AFFECT)
- 10f.) EASEMENT TO HOPE ENGINEERING AND SUPPLY RECORDED IN VOLUME 95, PAGE 132 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10g.) EASEMENT TO HOPE ENGINEERING AND SUPPLY RECORDED IN VOLUME 95, PAGE 133 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10h.) EASEMENT TO UNITED PIPE LINE COMPANY RECORDED IN VOLUME 102, PAGE 420 D.R.H.C.T. (DOES AFFECT)
- 10i.) EASEMENT FOR PIPELINE TO UNITED GAS PUBLIC SERVICE COMPANY RECORDED IN VOLUME 102, PAGE 484 D.R.H.C.T. (DOES AFFECT)
- 10j.) EASEMENT FOR PIPELINE TO UNITED GAS PUBLIC SERVICE COMPANY RECORDED IN VOLUME 108, PAGE 137 D.R.H.C.T. (DOES NOT AFFECT)
- 10k.) EASEMENT FOR PIPELINE TO UNITED GAS PIPELINE COMPANY RECORDED IN VOLUME 192, PAGE 214 D.R.H.C.T. (DOES AFFECT)
- 10l.) EASEMENT FOR PIPELINE TO UNITED GAS PIPELINE COMPANY RECORDED IN VOLUME 192, PAGE 216 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10m.) EASEMENT FOR PIPELINE TO UNITED GAS PIPELINE COMPANY RECORDED IN VOLUME 192, PAGE 218 D.R.H.C.T. (DOES NOT AFFECT)
- 10n.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT RECORDED IN VOLUME 207, PAGE 246 D.R.H.C.T. AND AFFECTED BY VOLUME 4888, PAGE 820 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10o.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT RECORDED IN VOLUME 208, PAGE 287 D.R.H.C.T. AND AFFECTED BY VOLUME 4888, PAGE 796 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10p.) EASEMENT TO PLUM CREEK CONSERVATION DISTRICT RECORDED IN VOLUME 215, PAGE 278 D.R.H.C.T. AND AFFECTED BY VOLUME 4888, PAGE 808 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10q.) 15' WIDE EASEMENT TO COUNTY LINE WATER SUPPLY CORP RECORDED IN VOLUME 268, PAGE 68 D.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10r.) 15' WIDE EASEMENT TO COUNTY LINE WATER SUPPLY CORP RECORDED IN VOLUME 268, PAGE 70 D.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10s.) EASEMENT TO LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 1343, PAGE 784 AND INST NO 9921435 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10t.) EASEMENT TO THE CITY OF KYLE FOR UTILITIES RECORDED IN VOLUME 170B, PAGE 78 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10u.) EASEMENT TO RANDALL MORRIS AND HAYTHAM DAWLETT FOR SEWER LINE RECORDED IN VOLUME 1964, PAGE 746 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10v.) EASEMENT TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED IN VOLUME 2604, PAGE 649 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10w.) EASEMENT TO THE CITY OF KYLE FOR WASTE WATER LINE RECORDED IN INST NO 16041555 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10x.) EASEMENT TO THE CITY OF KYLE FOR STORM WATER DETENTION RECORDED IN INST NO 16041556 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10y.) MATTERS CONTAINED IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 4407, PAGE 745 AND AFFECTED BY VOLUME 5220, PAGE 855 O.P.R.H.C.T. (DOES AFFECT)
- 10z.) MATTERS CONTAINED IN VOLUME 4451, PAGE 782; 4596-5,20,35,50,146,161,176 AND 191 AND 4725-46,61,76,91,106,121,136,151,169,184,199,214,238,253,268 AND 4779-63,78,93,106,223,238,253,268 AND 4798-412,427,442,457,472,487,502,517,532,547,562,577,592 O.P.R.H.C.T. (DOES AFFECT)

File: G:\Projects\ARWA1800532-Alliance Water Supply\GIS\GDB\CTA-21-CTA19006750.dwg
Date: Feb 04, 2021, 8:36am User: jsmith Source: \G:\GDB\CTA-21-CTA19006750.dwg
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**Legal Description
10.972 Acre (477,940 Square Foot, more or less)
Variable Width Permanent Easement**

BEING A 10.972 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE MILTON B. ATKINSON SURVEY, ABSTRACT NO. 21, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 342.14 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO WALTON TEXAS, LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 4399, PAGES 768, 777, 786, 796, AND 804, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 10.972 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, being the east corner of said 342.14 acres and the north corner of that 5 foot wide Right of Way (ROW) dedicated to the public described in the Final Plat of Bunton Creek, Phase 6A, as recorded in Volume 17, Page 138, of the Plat Records of Hays County, Texas (P.R.H.C.T.), and also lying in the southwest ROW line of County Road 151, commonly known as Bunton Lane (Variable Width ROW) for the northeast corner of the herein described tract;

THENCE S 43° 20' 25" W, along the southeast line of said 342.14 acres, being the common northwest lines of said Bunton Creek Phase 6A, and then Bunton Creek, Phase 6B, according to the Final Plat thereof, as recorded in Volume 18, Page 152, of said P.R.H.C.T., and then Bunton Creek, Phase 6C, according to the Final Plat thereof, as recorded in County Clerks File Number 17006166 of said P.R.H.C.T., a distance of 2,266.14 feet, to a 1/2 inch iron rod found, being the northerly common corner of Block O, Burton Creek Phase 6C and Grist Mill Road (70 foot wide ROW);

THENCE S 43° 20' 46" W, continuing along the common line of said 342.14 acres and said Bunton Creek Phase 6C, and then Bunton Creek, Phase 5, according to the Final Plat thereof, as recorded in County Clerks File Number 18025015 of said P.R.H.C.T., a distance of 1,027.14 feet, to a 1/2 inch iron rod found, being a common corner of said 342.14 acres and Block P of said Bunton Creek Phase 5;

THENCE continuing along the common line of said 342.14 acres and Bunton Creek Phase 5, the following four (4) courses and distances:

- 1) S 41° 55' 56" W, passing at 17.79 feet a 1/2 inch capped iron rod found and stamped "Pape Dawson", being the northerly common corner of said Block P and Lynn Drive (60 foot wide ROW), and continuing for a total distance of 170.11 feet, to a 1/2 inch iron rod found for a common corner of said 342.14 acres and Block A of said Bunton Creek Phase 5;
- 2) S 34° 07' 40" W, a distance of 61.09 feet, to a 1/2 inch capped iron rod found and stamped "BYRN" for a common corner of said 342.14 acres and Block A;
- 3) S 37° 06' 33" W, a distance of 87.18 feet, to a 1/2 inch capped iron rod found and stamped "Pape Dawson" for a common corner of said 342.14 acres and Block A;
- 4) N 53° 38' 39" W, a distance of 49.06 feet, to a point for corner hereof, being a common corner of said 342.14 acres and Block A;

THENCE leaving said common line, over and across said 342.14 acres, the following four (4) courses and distances:

- 1) N 79° 49' 20" W, a distance of 54.40 feet, to a point for corner hereof;
- 2) S 84° 32' 16" W, a distance of 178.42 feet, to a point for corner hereof;
- 3) S 86° 25' 14" W, a distance of 13.98 feet, to a point for an interior "ell" corner hereof;

- 4) S 03° 34' 46" E, a distance of 236.14 feet, to a point lying in the common line of said 342.14 acres and Lot 1, Block Q, of Bunton Creek Phase 4, according to the Amended Plat thereof, as recorded in Volume 12, Page 344 of said P.R.H.C.T., further described as a called 16.84 acre Parkland, Public Utility Easement, and Drainage Easement, dedicated to the City of Kyle per said Plat, for the southeast corner hereof;

THENCE S 43° 21' 46" W, along the common line of said 342.14 acres and Lot 1, a distance of 82.12 feet, to a point for the southwest corner hereof. From which, a 1/2 inch capped iron rod found and stamped "BYRN", being the southerly common corner of said 342.14 acres and Lot 1, and also lying in the north line of the remainder of that called 199.34 acre tract of land described in Warranty Deeds to FC Sunset Ridge Limited Partnership, a Michigan Limited Partnership, as recorded in Volume 1631, Page 17, and Volume 1631, Page 24 of said O.P.R.H.C.T., and described in Quitclaim Deed to FC Summit Ridge Limited Partnership in Volume 1631, Page 31, of said O.P.R.H.C.T., bears S 43° 21' 46" W, a distance of 610.81 feet.

THENCE leaving said common line, over and across said 342.14 acres, the following nineteen (19) courses and distances:

- 1) N 03° 34' 46" W, a distance of 292.20 feet, to a point for an interior "ell" corner hereof;
- 2) S 86° 25' 14" W, a distance of 518.75 feet, to a point for corner hereof;
- 3) S 84° 37' 59" W, a distance of 240.59 feet, to a point for corner hereof;
- 4) N 89° 08' 03" W, a distance of 154.87 feet, to a point for corner hereof;
- 5) N 64° 54' 38" W, a distance of 249.26 feet, to a point for corner hereof;
- 6) N 74° 18' 26" W, a distance of 217.87 feet, to a point for corner hereof;
- 7) N 50° 12' 46" W, a distance of 534.59 feet, to a point for corner hereof;
- 8) N 52° 56' 57" W, a distance of 254.88 feet, to a point for corner hereof. From which, a 1/2 inch capped iron rod found and stamped "UDG 2433", being a common corner of said 342.14 acres and that called 11.847 acre tract of land described in deed to Bigelow San Marcos Development, LLC, as recorded in Volume 5220, Page 862, of said O.P.R.H.C.T., bears S 83° 09' 05" W, a distance of 324.69 feet;
- 9) N 30° 38' 34" W, a distance of 543.40 feet, to a point for corner hereof;
- 10) N 19° 18' 13" W, a distance of 198.68 feet, to a point for corner hereof;
- 11) N 30° 52' 13" W, a distance of 157.89 feet, to a point for corner hereof;
- 12) N 21° 15' 43" W, a distance of 384.73 feet, to a point for corner hereof;
- 13) N 11° 21' 09" W, a distance of 132.10 feet, to a point for corner hereof;
- 14) N 32° 40' 31" W, a distance of 86.14 feet, to a point for corner hereof;
- 15) N 46° 49' 57" W, a distance of 144.21 feet, to a point for the west corner hereof. From which, a 1/2 inch iron rod found, lying in the common line of said 342.14 acres and that called 47.199 acre tract of land described in deed to James P. and Peggy L. Jansen, as recorded in Volume 3219, Page 453, of said O.P.R.H.C.T., bears S 48° 21' 59" W, a distance of 310.18 feet;
- 16) N 42° 48' 59" E, a distance of 120.77 feet, to a point for corner hereof. From which, a 60D nail found in the common line of said 342.14 and 47.199 acres bears N 46° 27' 32" W, a distance of 30.00 feet;

17) N 44° 15' 58" E, a distance of 448.57 feet, to a point for corner hereof. From which, a 1/2 inch capped iron rod found and stamped "Carson & Bush", being the easterly common corner of said 47.199 acres and the remainder of that called 105.744 acre tract of land as described in deed to Jansen Equipment Inc., as recorded in County Clerks File Number 20021955 of said O.P.R.H.C.T., and also lying in the northwest line of said 342.14 acres, bears N 45° 53' 31" W, a distance of 30.00 feet;

18) N 43° 57' 00" E, a distance of 653.81 feet, to a point for corner hereof;

19) N 02° 21' 48" W, a distance of 41.36 feet, to a point lying in the common line of said 342.14 and 105.744 acres for corner hereof;

THENCE N 43° 57' 28" E, a distance of 82.96 feet, to a point for the north corner hereof. From which, a 1/2 inch capped iron rod found and stamped "PAYNE", being the easterly common corner of said 105.744 acres and that called 29.792 acre tract of land described in deed to Clayton Properties Group, Inc., as recorded in County Clerks File Number 20023441 of said O.P.R.H.C.T., and also lying in the northwest line of said 342.14 acres, bears N 43° 57' 28" E, a distance of 82.96 feet;

THENCE leaving said common line, over and across said 342.14 acres, the following twenty-eight (28) courses and distances:

- 1) S 02° 21' 48" E, a distance of 124.31 feet, to a point for corner hereof;
- 2) S 43° 57' 00" W, a distance of 679.64 feet, to a point for corner hereof;
- 3) S 44° 15' 58" W, a distance of 447.98 feet, to a point for corner hereof;
- 4) S 42° 48' 59" W, a distance of 60.38 feet, to a point for corner hereof;
- 5) S 46° 49' 57" E, a distance of 92.02 feet, to a point for corner hereof;
- 6) S 32° 40' 31" E, a distance of 104.89 feet, to a point for corner hereof;
- 7) S 11° 21' 09" E, a distance of 138.20 feet, to a point for corner hereof;
- 8) S 21° 15' 43" E, a distance of 374.49 feet, to a point for corner hereof;
- 9) S 30° 52' 13" E, a distance of 158.92 feet, to a point for corner hereof;
- 10) S 19° 18' 13" E, a distance of 198.80 feet, to a point for corner hereof;
- 11) S 30° 38' 34" E, a distance of 525.62 feet, to a point for corner hereof;
- 12) S 52° 56' 57" E, a distance of 244.48 feet, to a point for corner hereof;
- 13) S 50° 12' 46" E, a distance of 523.22 feet, to a point for corner hereof;
- 14) S 74° 18' 26" E, a distance of 209.99 feet, to a point for corner hereof;
- 15) S 64° 54' 38" E, a distance of 241.32 feet, to a point for corner hereof;
- 16) S 89° 08' 03" E, a distance of 138.73 feet, to a point for corner hereof;
- 17) N 84° 37' 59" E, a distance of 238.26 feet, to a point for corner hereof;

- 18) N 86° 25' 14" E, a distance of 579.69 feet, to a point for corner hereof;
- 19) S 03° 34' 46" E, a distance of 20.00 feet, to a point for an interior "ell" corner hereof;
- 20) N 86° 25' 14" E, a distance of 13.33 feet, to a point for corner hereof;
- 21) N 84° 32' 16" E, a distance of 183.26 feet, to a point for corner hereof;
- 22) S 79° 49' 20" E, a distance of 69.19 feet, to a point for corner hereof;
- 23) S 53° 38' 39" E, a distance of 18.88 feet, to a point for an interior "ell" corner hereof;
- 24) N 37° 06' 33" E, a distance of 46.66 feet, to a point for corner hereof;
- 25) N 34° 07' 40" E, a distance of 62.78 feet, to a point for corner hereof;
- 26) N 41° 55' 56" E, a distance of 173.33 feet, to a point for corner hereof;
- 27) N 43° 20' 46" E, a distance of 1,027.63 feet, to a point for corner hereof;
- 28) N 43° 20' 25" E, a distance of 2,267.86 feet, to a point lying in the common line of said 342.14 acres and said Bunton Lane southwest ROW line for corner hereof. From which, a 1 inch iron pipe found, being the easterly common corner of said 342.14 acres and that called 97.646 acre tract of land described in deed to Clayton Properties Group, Inc., d/b/a Brohn Homes, as recorded in County Clerks File Number 19010347, of said O.P.R.H.C.T., and also lying in said Bunton Lane ROW, bears N 44° 24' 07" W, a distance of 917.12 feet;

THENCE along the common line of said 342.14 acres and said Bunton Lane ROW, the following two (2) courses and distances:

- 1) S 44° 24' 07" E, a distance of 14.74 feet, to a 1/2 inch capped iron rod found and stamped "BYRN" for corner;
- 2) S 44° 05' 02" E, a distance of 25.30 feet, to the **POINT OF BEGINNING** and containing 10.972 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.


 Adam M. Whitfield
 Registered Professional Land Surveyor
 Texas Registration Number 5786
 Date: 02-05-2021
 February 05, 2021



PARCEL C038H
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B
 EXHIBIT A

**MILTON B ATKINSON SURVEY
 ABSTRACT NO. 21**

CALLLED 97.646 ACRES
 CLAYTON PROPERTIES GROUP, INC.,
 d/b/a BROHN HOMES
 INST. NO. 19010347
 O.P.R.H.C.T.

CALLLED 342.14 ACRES
 WALTON TEXAS LP,
 A TEXAS LIMITED PARTNERSHIP
 VOLUME 4399 PAGES 768, 777,
 786, 796, AND 804
 O.P.R.H.C.T.

10.972 ACRES
 (477,940 SQ FT, MORE OR LESS)
 VARIABLE WIDTH PERMANENT EASEMENT

CALLLED 2.13 ACRE
 RIGHT OF WAY EASEMENT
 TO EVELYN FRANK
 VOLUME 1753, PAGE 458
 O.P.R.H.C.T.

MATCHLINE
 PAGE 8

CM
 1" IPF

(N 45°07'19" W
 N 44°24'07" W
 917.12')

CR 151 / BUNTON LANE
 (Variable Width ROW)

L-46 N 43°20'46" E - 1027.63'

N 43°20'25" E - 2267.86'

L-1 S 43°20'46" W - 1027.14'
 BLK P

S 43°20'25" W - 2266.14'
 BLK N

L-48
 L-49
 SEE
 DETAIL "A"

LYNN DR
 (60' ROW)

GRIST MILL RD
 (70' ROW)

WINDING CREEK RD
 (60' ROW)

RUNNING CREEK
 DR (60' ROW)

VIOLET LANE

FINAL PLAT
 BUNTON CREEK,
 PHASE 5
 INST. NO. 18025015
 P.R.H.C.T.

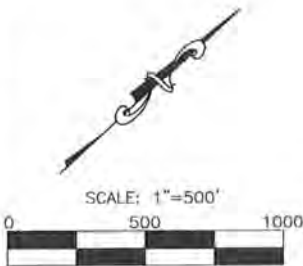
FINAL PLAT
 BUNTON CREEK,
 PHASE 6C
 INST. NO. 17006166
 P.R.H.C.T.

FINAL PLAT
 BUNTON CREEK,
 PHASE 6B
 VOL. 18, PG. 152
 P.R.H.C.T.

FINAL PLAT
 BUNTON CREEK,
 PHASE 6A
 VOL. 17, PG. 138
 P.R.H.C.T.

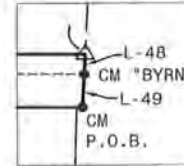
**POINT OF
 BEGINNING**
 N: 13910309.80
 E: 2337005.49
 SURFACE

Date: Feb 05, 2021, 4:26pm User: G:\Projects\ARWA1800532-Alliance Water\Survey\LEGUMENT C 111125 - Hays County\C038H (Same as C031H)\LEGUMENT E\ARWA1800532-PE.dwg



Line Table		
LINE	BEARING	DISTANCE
L-48	S 44°24'07" E	14.74'
L-49	S 44°05'02" E	25.30'

- LEGEND**
- △ = Calculated Point
 - = Found 1/2" Iron Rod, Capped and Stamped if Noted
 - = Found 1" Iron Pipe
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - - - = Easement, as noted (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - CM = Controlling Monument
 - (XX) = Dead/Record Call



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

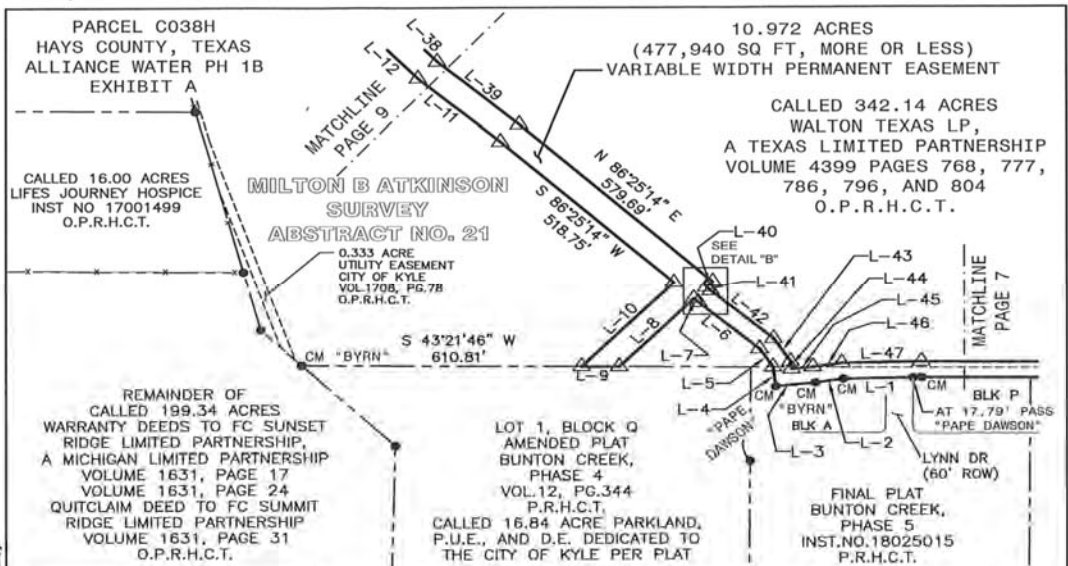
Adam M. Whitfield
 ADAM M. WHITFIELD, RPLS NO. 5786

Date: February 05, 2021

PAGE 7 of 10

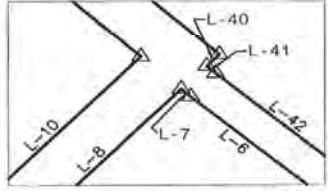
WORK ORDER ARWA1800532 DIGITAL FILE C038H PE.dwg Revision # XX DRAWN BY SOS

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LINE	BEARING	DISTANCE
L-1	S 41°55'56" W	170.11'
L-2	S 34°07'40" W	61.09'
L-3	S 37°06'33" W	87.18'
L-4	N 53°38'39" W	49.06'
L-5	N 79°49'20" W	54.40'
L-6	S 84°32'16" W	178.42'
L-7	S 86°25'14" W	13.98'
L-8	S 03°34'46" E	236.14'
L-9	S 43°21'46" W	82.12'
L-10	N 03°34'46" W	292.20'
L-11	S 84°37'59" W	240.59'

LINE	BEARING	DISTANCE
L-39	N 84°37'59" E	238.26'
L-40	S 03°34'46" E	20.00'
L-41	N 86°25'14" E	13.33'
L-42	N 84°32'16" E	183.28'
L-43	S 79°49'20" E	69.19'
L-44	S 53°38'39" E	18.88'
L-45	N 37°06'33" E	48.66'
L-46	N 34°07'40" E	62.78'
L-47	N 41°55'56" E	173.33'

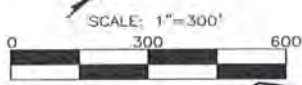


LEGEND

- △ = Calculated Point
- = Found 1/2" Iron Rod, Capped and Stamped if Noted
- = Proposed Permanent Easement
- - - = Adjoining Boundary (approx.)
- - - = Easement, as noted (approx.)

O.P.R.H.C.T. = Official Public Records Hays County, Texas
P.R.H.C.T. = Plat Records Hays County, Texas
CM = Controlling Monument

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Date: Feb 05, 2021, 6:36am User: AD, amwh File: G:\Projects\ARWA1800532-Alliance Water Supply\SEGMENT C - UTILS - Hays County\C038H (Same as C0716)\C038H EASMENT.dwg PC-409



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

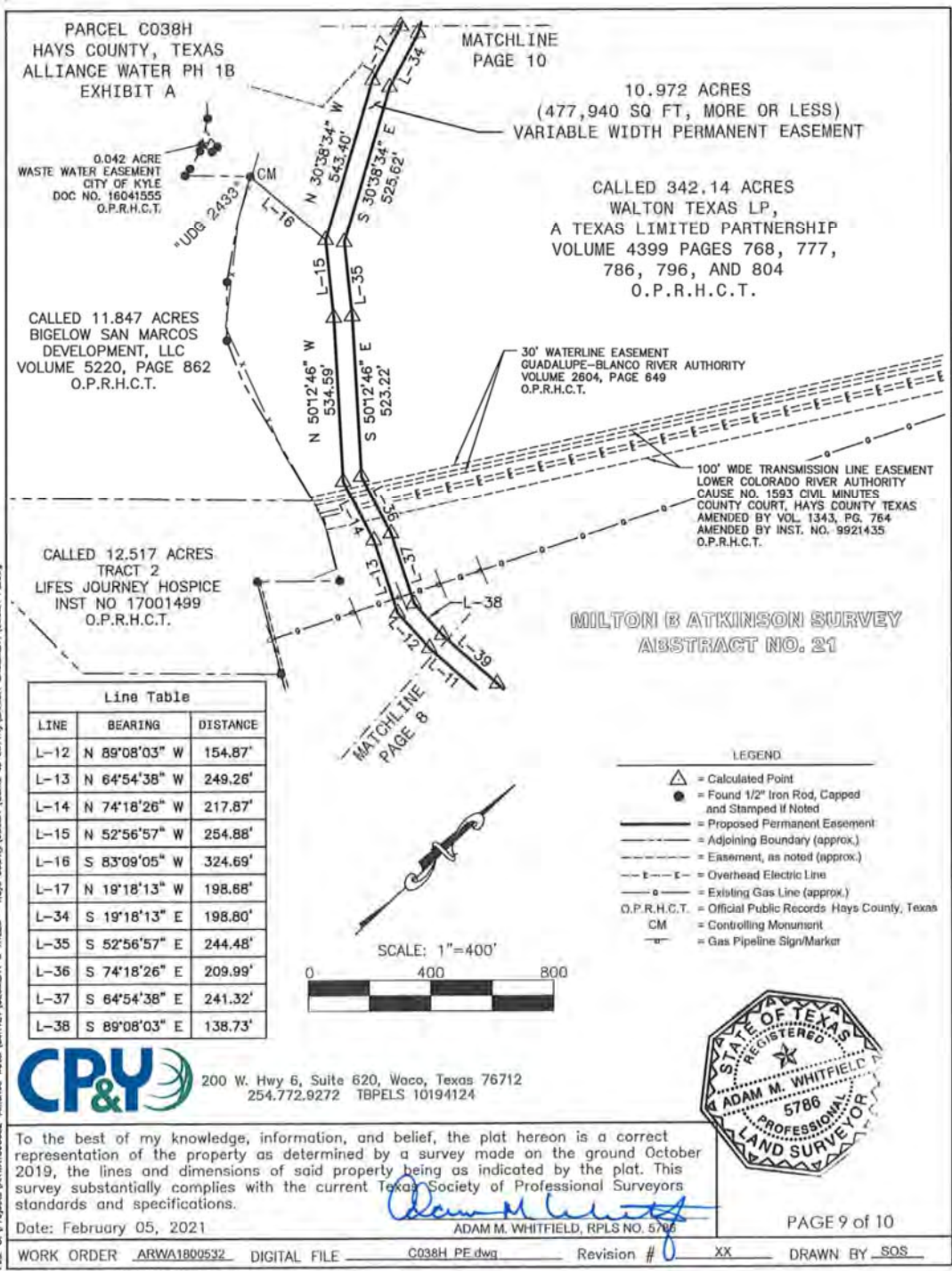
Date: February 05, 2021

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786



WORK ORDER ARWA1800532 DIGITAL FILE C038H PE.dwg Revision # XX DRAWN BY SQS

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PARCEL C038H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

MATCHLINE
PAGE 10

10.972 ACRES
(477,940 SQ FT, MORE OR LESS)
VARIABLE WIDTH PERMANENT EASEMENT

CALLED 342.14 ACRES
WALTON TEXAS LP,
A TEXAS LIMITED PARTNERSHIP
VOLUME 4399 PAGES 768, 777,
786, 796, AND 804
O.P.R.H.C.T.

0.042 ACRE
WASTE WATER EASEMENT
CITY OF KYLE
DOC NO. 16041555
O.P.R.H.C.T.

CALLED 11.847 ACRES
BIGELOW SAN MARCOS
DEVELOPMENT, LLC
VOLUME 5220, PAGE 862
O.P.R.H.C.T.

30' WATERLINE EASEMENT
GUADALUPE-BLANCO RIVER AUTHORITY
VOLUME 2604, PAGE 649
O.P.R.H.C.T.

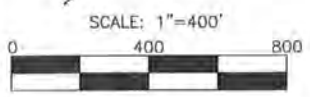
100' WIDE TRANSMISSION LINE EASEMENT
LOWER COLORADO RIVER AUTHORITY
CAUSE NO. 1593 CIVIL MINUTES
COUNTY COURT, HAYS COUNTY TEXAS
AMENDED BY VOL. 1343, PG. 764
AMENDED BY INST. NO. 9921435
O.P.R.H.C.T.

CALLED 12.517 ACRES
TRACT 2
LIFES JOURNEY HOSPICE
INST NO 17001499
O.P.R.H.C.T.

MILTON B ATKINSON SURVEY
ABSTRACT NO. 21

Line Table		
LINE	BEARING	DISTANCE
L-12	N 89°08'03" W	154.87'
L-13	N 64°54'38" W	249.26'
L-14	N 74°18'26" W	217.87'
L-15	N 52°56'57" W	254.88'
L-16	S 83°09'05" W	324.69'
L-17	N 19°18'13" W	198.66'
L-34	S 19°18'13" E	198.80'
L-35	S 52°56'57" E	244.48'
L-36	S 74°18'26" E	209.99'
L-37	S 64°54'38" E	241.32'
L-38	S 89°08'03" E	138.73'

- LEGEND
- △ = Calculated Point
 - = Found 1/2" Iron Rod, Capped and Stamped if Noted
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - · - · = Easement, as noted (approx.)
 - — — = Overhead Electric Line
 - o — = Existing Gas Line (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - CM = Controlling Monument
 - | — = Gas Pipeline Sign/Marker



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254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: February 05, 2021

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 9 of 10

WORK ORDER ARWA1800532 DIGITAL FILE C038H PE.dwg Revision # 0 XX DRAWN BY SOS

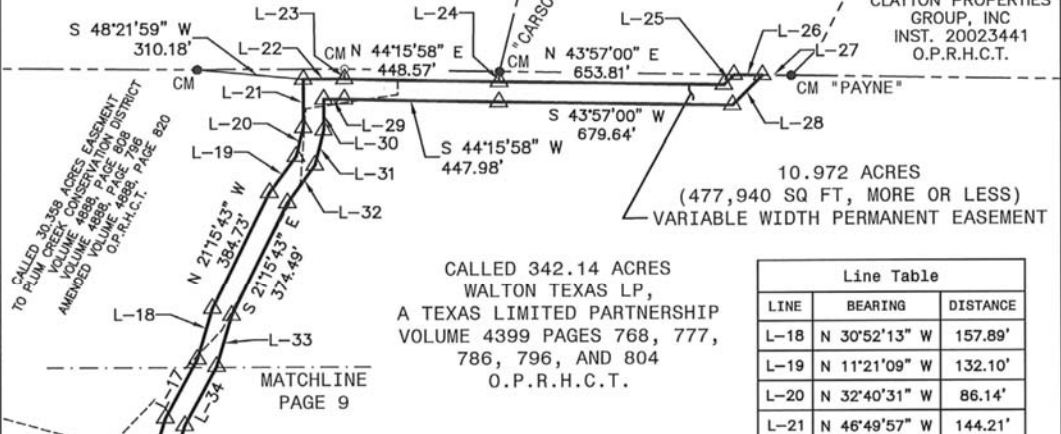
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PARCEL C038H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

CALLED 47.199 ACRES
JAMES P. & PEGGY L. JANSEN
VOLUME 3219, PAGE 453
O.P.R.H.C.T.

REMAINDER OF
CALLED 105.744 ACRES
JANSEN EQUIPMENT, INC.
INST. NO. 20021955
O.P.R.H.C.T.

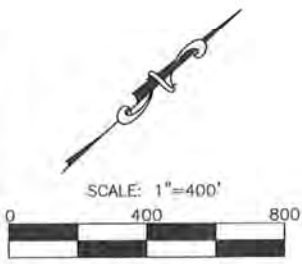
CALLED 29.792 ACRES
CLAYTON PROPERTIES
GROUP, INC
INST. 20023441
O.P.R.H.C.T.



CALLLED 342.14 ACRES
WALTON TEXAS LP,
A TEXAS LIMITED PARTNERSHIP
VOLUME 4399 PAGES 768, 777,
786, 796, AND 804
O.P.R.H.C.T.

Line Table		
LINE	BEARING	DISTANCE
L-18	N 30°52'13" W	157.89'
L-19	N 11°21'09" W	132.10'
L-20	N 32°40'31" W	86.14'
L-21	N 46°49'57" W	144.21'
L-22	N 42°48'59" E	120.77'
L-23	N 46°27'32" W	30.00'
L-24	N 45°53'31" W	30.00'
L-25	N 02°21'48" W	41.36'
L-26	N 43°57'28" E	82.96'
L-27	N 43°57'28" E	82.96'
L-28	S 02°21'48" E	124.31'
L-29	S 42°48'59" W	60.38'
L-30	S 46°49'57" E	92.02'
L-31	S 32°40'31" E	104.89'
L-32	S 11°21'09" E	138.20'
L-33	S 30°52'13" E	158.92'

MILTON B ATKINSON SURVEY
ABSTRACT NO. 21



- LEGEND
- △ = Calculated Point
 - = Found 1/2" Iron Rod, Capped and Stamped if Noted
 - = Found 60D Nail
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - - - = Easement, as noted (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - CM = Controlling Monument

User ID: ssmith
 Date: Feb 05, 2021, 8:35am
 File: G:\Projects\ARWA1800532-Alliance Water Utility\ASSEMBLY\C038H PE.dwg
 Title: G:\Projects\ARWA1800532-Alliance Water Utility\ASSEMBLY\C038H PE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786



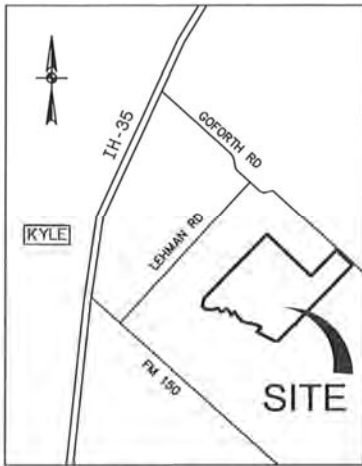
PAGE 10 of 10

WORK ORDER ARWA1800532 DIGITAL FILE C038H PE.dwg Revision # XX DRAWN BY SOS

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Parcel C038H Temporary Construction Easement

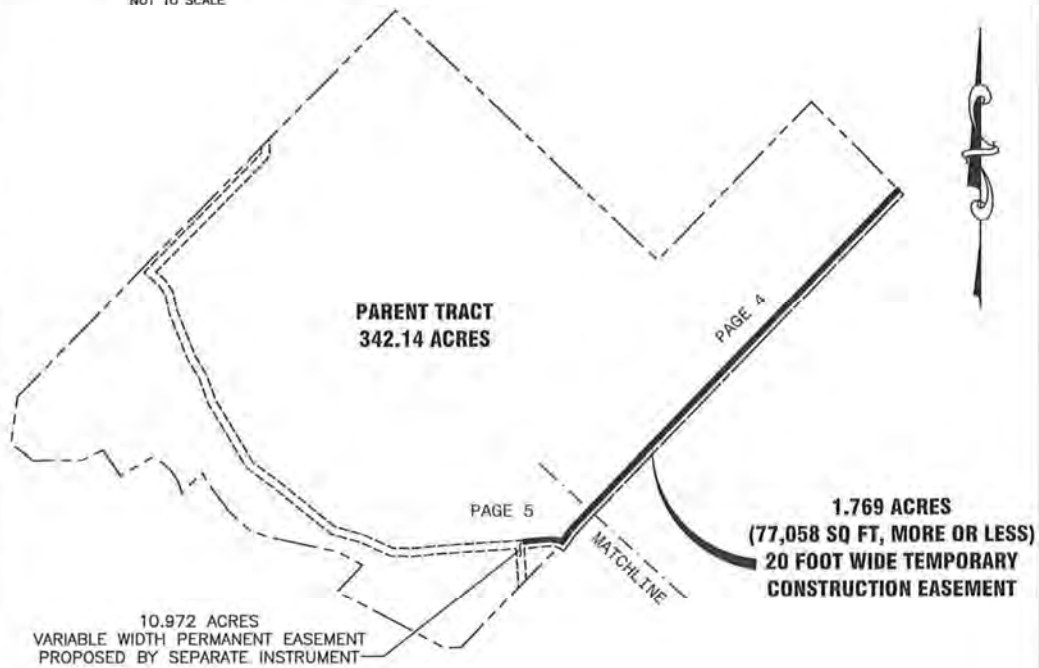
PARCEL C038H
 WALTON TEXAS, LP, A TEXAS
 LIMITED PARTNERSHIP
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

LOCATION MAP
 NOT TO SCALE



Date: Feb 04, 2024, 8:46am User: D. Smith
 File: G:\Projects\ARWA1800532-Aliance Water\CP&Y\ASSEMBLY\ASSEMBLY C FILES - Hays County\C038H (Same as C038H)\CONSENT EASEMENT\C038H TCE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

PAGE 1 of 5

WORK ORDER ARWA1800532 DIGITAL FILE C038H TCE.dwg REVISION # XX DRAWN BY SOS

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Legal Description
1.769 Acre (77,058 Square Foot, more or less)
20 Foot Wide Temporary Construction Easement

BEING A 1.769 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE MILTON B. ATKINSON SURVEY, ABSTRACT NO. 21, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 342.14 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO WALTON TEXAS, LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 4399, PAGES 768, 777, 786, 796, AND 804, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 1.769 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "BYRN", lying in the northeast line of said 342.14 acre tract and the southwest ROW line of County Road 151, commonly known as Bunton Lane (Variable Width ROW), and lying in the northeast line of a 10.972 acre Variable width Permanent Easement (PE) dedicated by separate instrument. From which, a 1/2 inch iron rod found, being the common east corner of said 342.14 acre tract and said PE and the north corner of that 5 foot wide Right of Way (ROW) dedicated to the public described in the Final Plat of Bunton Creek, Phase 6A, as recorded in Volume 17, Page 138, of the Plat Records of Hays County, Texas (P.R.H.C.T.), bears S 44° 05' 02" E, a distance of 25.30 feet;

THENCE N 44° 24' 07" W, along the common line of said 342.14 acre tract, PE, and Bunton Lane ROW, a distance of 14.74 feet, to a point for the easterly northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE leaving said common line, over and across said 342.14 acre tract and along the northwest lines of said PE, the following ten (10) courses and distances:

- 1) S 43° 20' 25" W, a distance of 2,267.86 feet, to a point for corner. From which, a 1/2 inch iron rod found, being a common corner of said 342.14 acre tract, PE, and Block O, Bunton Creek Phase 6C, according to the Final Plat thereof, as recorded in County Clerks File Number 17006166 of said P.R.H.C.T., bears S 46° 39' 35" E, a distance of 40.00 feet;
- 2) S 43° 20' 46" W, a distance of 1,027.63 feet, to a point for corner. From which, a 1/2 inch iron rod found, being a common corner of said 342.14 acre tract, PE, and Block P of Bunton Creek, Phase 5, according to the Final Plat thereof, as recorded in County Clerks File Number 18025015 of said P.R.H.C.T., bears S 47° 21' 39" E, a distance of 40.00 feet;
- 3) S 41° 55' 56" W, a distance of 173.33 feet, to a point for corner. From which, a 1/2 inch iron rod found for a common corner of said 342.14 acre tract, PE, and Block A of said Bunton Creek Phase 5, bears S 51° 58' 12" E, a distance of 40.09 feet;
- 4) S 34° 07' 40" W, a distance of 62.78 feet, to a point for corner. From which, a 1/2 inch capped iron rod found and stamped "BYRN" for a common corner of said 342.14 acre tract, PE, and Block A bears S 54° 22' 53" E, a distance of 40.01 feet;
- 5) S 37° 06' 33" W, a distance of 46.66 feet, to a point for the southeast corner hereof. From which, a 1/2 inch capped iron rod found and stamped "Pape Dawson" being a common corner of said 342.14 acre tract, PE, and Block A, bears S 08° 16' 03" E, a distance of 56.20 feet;
- 6) N 53° 38' 39" W, a distance of 18.88 feet, to a point for corner;
- 7) N 79° 49' 20" W, a distance of 69.19 feet, to a point for corner;
- 8) S 84° 32' 16" W, a distance of 183.26 feet, to a point for corner;

9) S 86° 25' 14" W, a distance of 13.33 feet, to a point for the southerly southwest corner hereof. From which, a 1/2 inch capped iron rod found and stamped "BYRN", being the southerly common corner of said 342.14 acre tract and Lot 1, Block Q, of Bunton Creek Phase 4, according to the Amended Plat thereof, as recorded in Volume 12, Page 344 of said P.R.H.C.T., further described as a called 16.84 acre Parkland, Public Utility Easement, and Drainage Easement, dedicated to the City of Kyle per said Plat, and also lying in the north line of the remainder of that called 199.34 acre tract of land described in Warranty Deeds to FC Sunset Ridge Limited Partnership, a Michigan Limited Partnership, as recorded in Volume 1631, Page 17, and Volume 1631, Page 24 of said O.P.R.H.C.T., and described in Quitclaim Deed to FC Summit Ridge Limited Partnership in Volume 1631, Page 31, of said O.P.R.H.C.T., bears S 30° 28' 12" W, a distance of 904.26 feet;

10) N 03° 34' 46" W, a distance of 20.00 feet, to a point for the northerly southwest corner hereof;

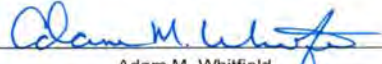
THENCE leaving said common line, over and across said 342.14 acre tract, the following nine (9) courses and distances:

- 1) N 86° 25' 14" E, a distance of 13.00 feet, to a point for corner;
- 2) N 84° 32' 16" E, a distance of 185.67 feet, to a point for corner;
- 3) S 79° 49' 20" E, a distance of 76.59 feet, to a point for corner;
- 4) S 53° 38' 39" E, a distance of 3.79 feet, to a point for corner;
- 5) N 37° 06' 33" E, a distance of 26.40 feet, to a point for corner;
- 6) N 34° 07' 40" E, a distance of 63.62 feet, to a point for corner;
- 7) N 41° 55' 56" E, a distance of 174.94 feet, to a point for corner;
- 8) N 43° 20' 46" E, a distance of 1,027.88 feet, to a point for corner;
- 9) N 43° 20' 25" E, a distance of 2,268.65 feet, to a point lying in the common line of said 342.14 acre tract and Bunton Lane southwest ROW for the northerly northeast corner hereof. From which, a 1 inch iron pipe found, being the easterly common corner of said 342.14 acres and that called 97.646 acre tract of land described in deed to Clayton Properties Group, Inc., d/b/a Brohn Homes, as recorded in County Clerks File Number 19010347 of said O.P.R.H.C.T., and also lying in said Bunton Lane ROW line, bears N 44° 24' 07" W, a distance of 897.11 feet;

THENCE S 44° 24' 07" E, along the common line of said 342.14 acre tract and Bunton Lane ROW, a distance of 20.02 feet, to the **POINT OF BEGINNING** and containing 1.769 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.




Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786
Date: 02-05-2021
February 05, 2021

C038H_TCE

Page 3 of 5

200 West Highway 6, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10104124
(p) 254.772.9272 · (f) 254.776.2924
www.cpyl.com

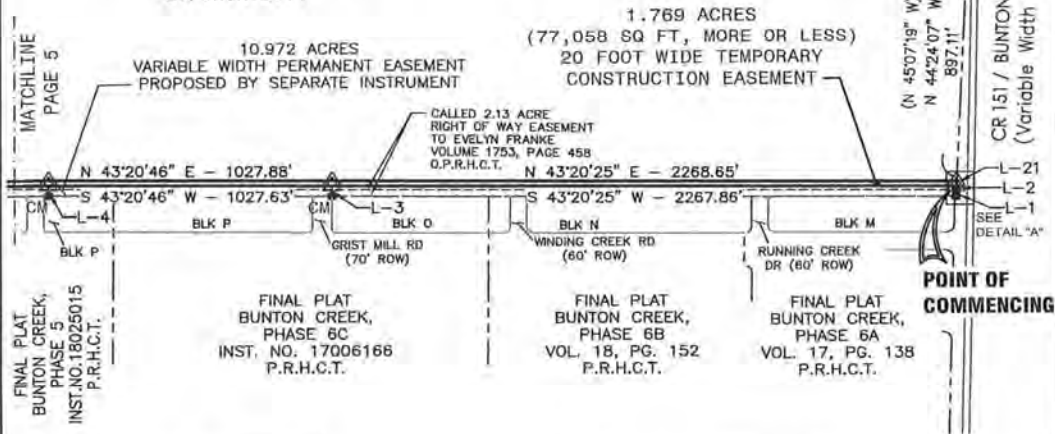


MILTON B ATKINSON SURVEY
ABSTRACT NO. 21

PARCEL C038H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

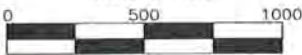
CALLED 342.14 ACRES
WALTON TEXAS LP,
A TEXAS LIMITED PARTNERSHIP
VOLUME 4399 PAGES 768, 777,
786, 796, AND 804
O.P.R.H.C.T.

CALLED 97.646 ACRES
CLAYTON PROPERTIES GROUP, INC.,
d/b/a BROHN HOMES
INST. NO. 19010347
O.P.R.H.C.T.



LINE	BEARING	DISTANCE
L-1	S 44°05'02" E	25.30'
L-2	N 44°24'07" W	14.74'
L-3	S 48°39'35" E	40.00'
L-4	S 47°21'39" E	40.00'
L-21	S 44°24'07" E	20.02'

SCALE: 1"=500'

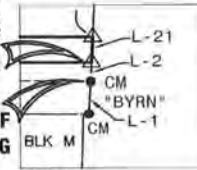


LEGEND

- △ = Calculated Point
- = Found 1/2" Iron Rod, Capped and Stamped if Noted
- = Found 1" Iron Pipe
- = Proposed Temporary Easement
- - - = Adjoining Boundary (approx.)
- - - = Easement, as noted (approx.)
- O.P.R.H.C.T. = Official Public Records Hays County, Texas
- P.R.H.C.T. = Plat Records Hays County, Texas
- CM = Controlling Monument
- (XX) = Deed/Record Call

N: 13910338.50
E: 2336977.57
SURFACE

POINT OF BEGINNING
POINT OF COMMENCING

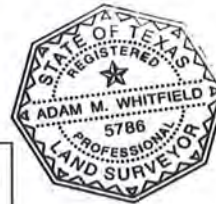


200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: February 05, 2021

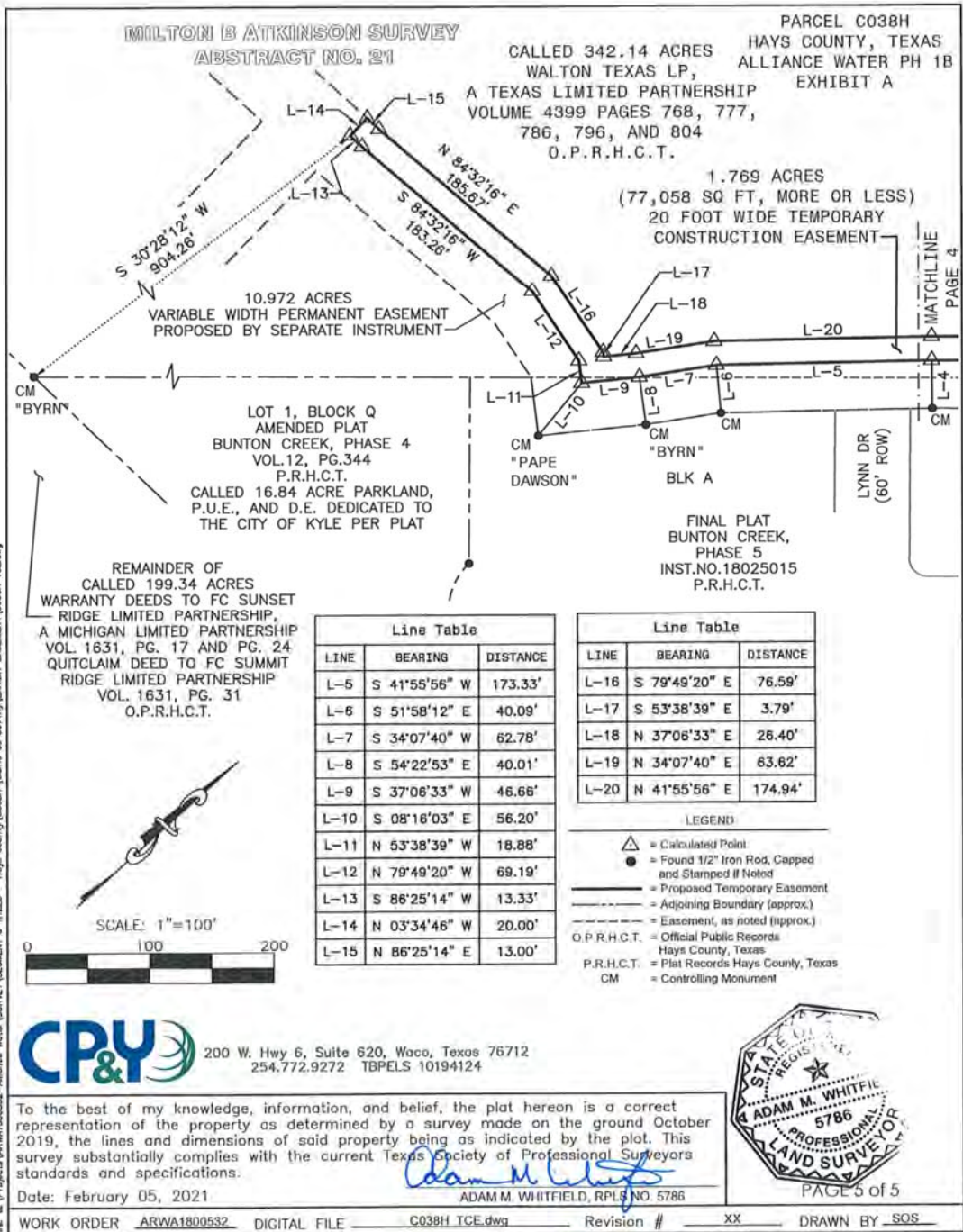
ADAM M. WHITFIELD, RPLS NO. 5786



PAGE 4 of 5

WORK ORDER ARWA1800532 DIGITAL FILE C038H TCE.dwg Revision # XX DRAWN BY SQS

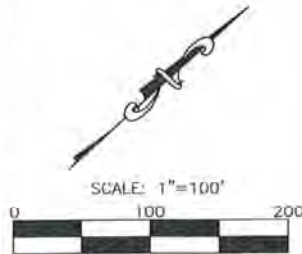
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LINE	BEARING	DISTANCE
L-5	S 41°55'56" W	173.33'
L-6	S 51°58'12" E	40.09'
L-7	S 34°07'40" W	62.78'
L-8	S 54°22'53" E	40.01'
L-9	S 37°06'33" W	46.66'
L-10	S 08°16'03" E	56.20'
L-11	N 53°38'39" W	18.88'
L-12	N 79°49'20" W	69.19'
L-13	S 86°25'14" W	13.33'
L-14	N 03°34'46" W	20.00'
L-15	N 86°25'14" E	13.00'

LINE	BEARING	DISTANCE
L-16	S 79°49'20" E	76.59'
L-17	S 53°38'39" E	3.79'
L-18	N 37°06'33" E	26.40'
L-19	N 34°07'40" E	63.62'
L-20	N 41°55'56" E	174.94'

- LEGEND**
- △ = Calculated Point
 - = Found 1/2" Iron Rod, Capped and Stamped if Noted
 - = Proposed Temporary Easement
 - - - = Adjoining Boundary (approx.)
 - - - = Easement, as noted (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - CM = Controlling Monument



CP&Y 200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: February 05, 2021

ADAM M. WHITFIELD, RPLS NO. 5786



Parcel C072H Permanent Variable Width

PARCEL C072H
ROBERT E. LEHMAN AND
WIFE, CATHERINE LEHMAN
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

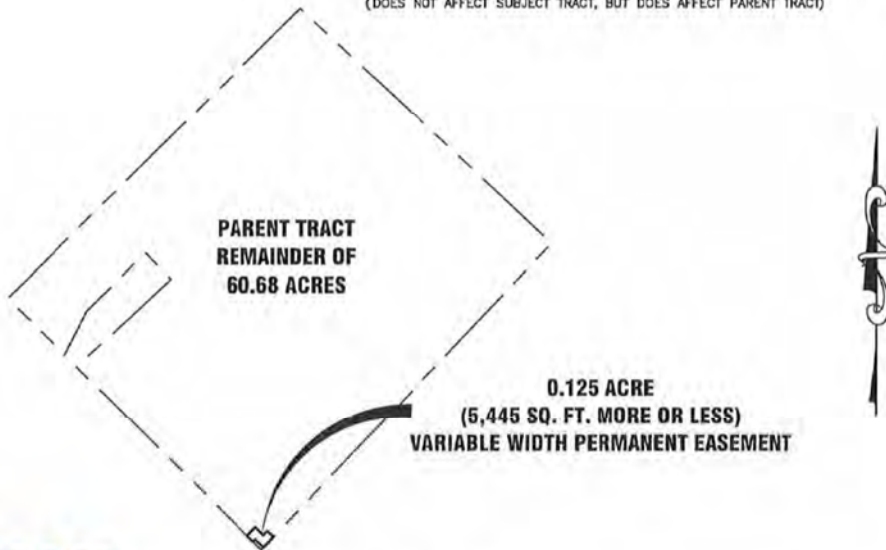
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
OF # CTA-07-CTA1900721G
ISSUE DATE: MARCH 13, 2019

- 10f.) EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 148, PAGE 287, D.R.H.C.T. (DOES NOT AFFECT);
- 10g.) 30' WIDE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 254, PAGE 276, D.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT);
- 10h.) 15' WIDE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 609, PAGE 600, D.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10i.) EASEMENT GRANTED TO THE CITY OF KYLE RECORDED IN DOCUMENT NO. 18004469, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT);
- 10j.) THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY, TOGETHER WITH THE TERMS AND CONDITIONS IN REGARDS TO MAINTENANCE, AS SET OUT IN THE AFFIDAVIT RECORDED IN VOLUME 2544, PAGE 715, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124

PAGE 1 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C072H PE.dwg REVISION # XX DRAWN BY MDH

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Date: 04/03/2020, 1:05pm User: ID: rhdubbs
File: G:\Projects\ARWA1800532-Alliances\arwa\SCHEM\SEGMENT C TITLES - Hays County\C072H\EXHIBIT EASEMENT\C072H PE.dwg

Legal Description
0.125 Acre (5,445 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 0.125 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 60.68 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. LEHMAN AND WIFE, CATHERINE LEHMAN, AS RECORDED IN VOLUME 308, PAGE 155 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.). SAID 0.125 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "BYRN", being the southerly common corner of said 60.68 acre tract and that called 298.33 acre tract of land described in deed to Walton Texas, L.P., as recorded in Volume 4482, Page 792 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.) lying in the northeast Right of Way (ROW) line of Bunton Lane (variable width ROW) From which a 1/2 inch capped iron rod found and stamped "UDG" being an angle point in the common line of said 298.33 acre tract and Bunton Lane ROW bears S 46° 01' 01" E, a distance of 651.46 feet;

THENCE N 43° 18' 49" E, along the common line of said 60.68 and 298.33 acre tracts, a distance of 15.00 feet, to a point for the south corner hereof, lying in the northeast line of that called 15 foot wide ROW Easement to County Line Water Supply, as recorded in Volume 609, Page 600 of said D.R.H.C.T. and the **POINT OF BEGINNING**;

THENCE leaving said common line, over and across said 60.68 acre tract, the following two (2) courses and distances:

1. N 45° 49' 22" W, along the northeast line of said 15 foot wide ROW, a distance of 52.46 feet, to a point for corner;
2. S 43° 20' 25" W, leaving said easement line, a distance of 15.00 feet, to a point for corner, lying in the common line of said 60.68 acre tract and Bunton Lane ROW;

THENCE N 45° 49' 22" W, along the common line of said 60.68 acre tract and Bunton Lane ROW, a distance of 40.00 feet, to a point for the west corner hereof;

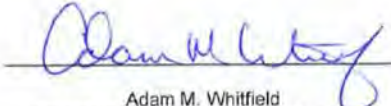
THENCE leaving said common line, over and across said 60.68 acre tract, the following four (4) courses and distances:

1. N 43° 20' 25" E, a distance of 55.01 feet, to a point for the north corner hereof;
2. S 45° 49' 22" E, a distance of 52.44 feet, to a point for corner;
3. N 43° 18' 49" E, a distance of 28.27 feet, to a point for corner;
4. S 45° 46' 19" E, a distance of 40.01 feet, to a point for the east corner hereof, lying in the common line of said 60.68 and 298.33 acre tracts. From which a 1/2 inch capped iron rod found and stamped "RPLS 1868" being the southeast common corner of that called 7.50 acre tract of land described in deed to Leopoldo Almanza Barcenas, as recorded in Hays County Clerks File Number 9919494 of said O.P.R.H.C.T. and the remainder of that called 10.00 acre tract of land described in deed to Robert E. Lehman and wife, Catherine Butger Lehman, as recorded in Volume 309, Page 70 of said D.R.H.C.T., lying in the northwest line of said 298.33 acre tract, bears N 43° 18' 49" E, a distance of 2,120.26 feet;



THENCE S 43° 18' 49" W, along the common line of said 60.68 and 298.33 acre tracts, a distance of 68.23 feet, to the POINT OF BEGINNING and containing 0.125 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 10-02-2020
October 2, 2020

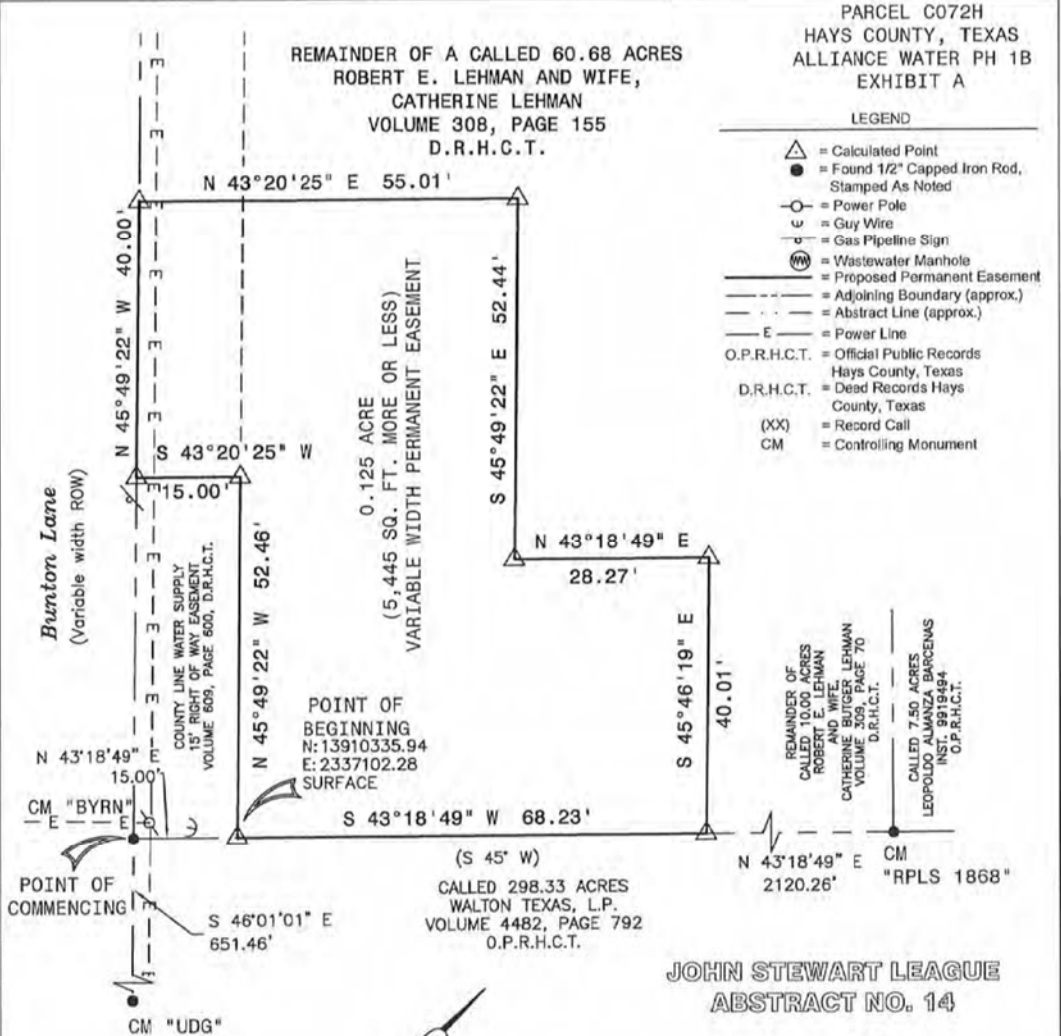


PARCEL C072H
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B
 EXHIBIT A

REMAINDER OF A CALLED 60.68 ACRES
 ROBERT E. LEHMAN AND WIFE,
 CATHERINE LEHMAN
 VOLUME 308, PAGE 155
 D.R.H.C.T.

LEGEND

- \triangle = Calculated Point
- \bullet = Found 1/2" Capped Iron Rod, Stamped As Noted
- \circ = Power Pole
- \ominus = Guy Wire
- $\omin�$ = Gas Pipeline Sign
- WM = Wastewater Manhole
- --- = Proposed Permanent Easement
- --- = Adjoining Boundary (approx.)
- --- = Abstract Line (approx.)
- --- = Power Line
- O.P.R.H.C.T. = Official Public Records Hays County, Texas
- D.R.H.C.T. = Dead Records Hays County, Texas
- (XX) = Record Call
- CM = Controlling Monument



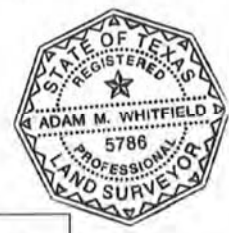
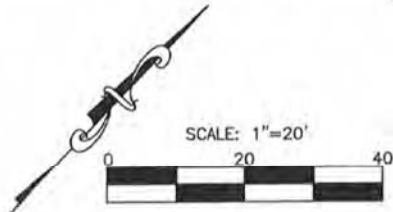
REMAINDER OF 6.00 ACRES CALLED 1.00 ACRES ROBERT E. LEHMAN AND WIFE, CATHERINE BUTCHER LEHMAN VOLUME 309, PAGE 70 D.R.H.C.T.
 CALLED 7.50 ACRES LEOPOLDO ALMANZA BARCEANS INST. 9918494 O.P.R.H.C.T.

JOHN STEWART LEAGUE
 ABSTRACT NO. 14

Date: Oct 02, 2020, 11:06am User ID: mwhalling
 File: C:\Projects\ARWA180532-Alliance Water Survey\SEGMENT C TITLES - Hays County\C072H\CONTRIBUT EASIMENT\C072H PE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPLS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
 ADAM M. WHITFIELD, RPLS NO. 5786

Date: October 2, 2020
 WORK ORDER ARWA180532 DIGITAL FILE C072H PE.dwg Revision # XX DRAWN BY MDH

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Parcel C072H Temporary Construction Easement

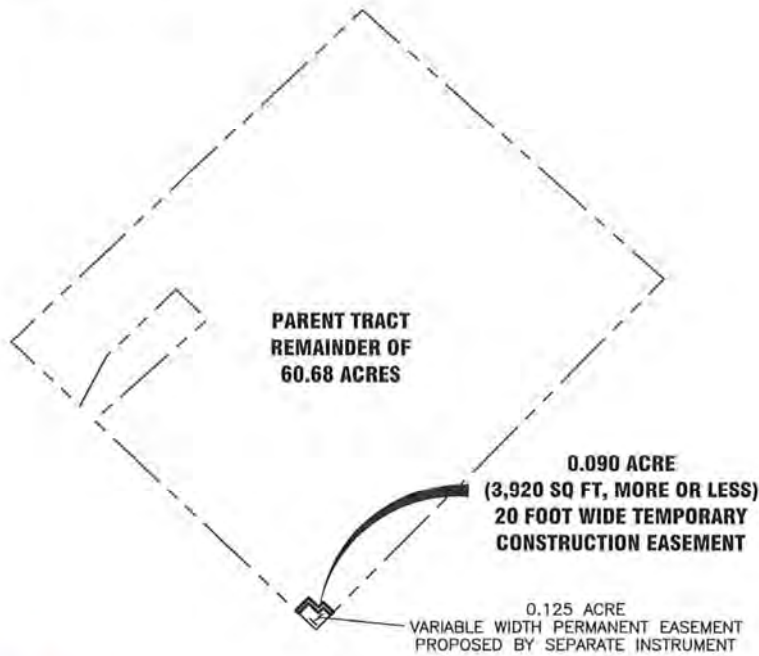
PARCEL C072H
ROBERT E. LEHMAN AND
WIFE, CATHERINE LEHMAN
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



LOCATION MAP
NOT TO SCALE



Date: Feb 23, 2021, 11:35am User ID: smh
 File: G:\Projects\ARWA1800532-Alliances Water Survey\SEMDMT C 072H TCE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

Legal Description
0.090 Acre (3,920 Square Foot, more or less)
20 Foot Wide Temporary Construction Easement

BEING A 0.090 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 60.68 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. LEHMAN AND WIFE, CATHERINE LEHMAN, AS RECORDED IN VOLUME 308, PAGE 155 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.). SAID 0.090 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "BYRN", being the southerly common corner of said 60.68 acre tract and that called 298.33 acre tract of land described in deed to Walton Texas, L.P., as recorded in Volume 4482, Page 792 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.) and lying in the northeast Right of Way (ROW) line of Bunton Lane (variable width ROW). From which a 1/2 inch capped iron rod found and stamped "UDG" being an angle point in the common line of said 298.33 acre tract and Bunton Lane ROW bears S 46° 01' 01" E, a distance of 651.46 feet.

THENCE N 43° 18' 49" E, along the common line of said 60.68 and 298.33 acre tracts, a distance of 83.23 feet, to a point, being the east corner of a proposed variable width Permanent Easement (PE) to be dedicated by separate instrument, and the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE leaving said common line, over and across said 60.68 acre tract, and along the north lines of said (PE), the following four (4) courses and distances:

1. N 45° 46' 19" W, a distance of 40.01 feet, to a point for corner;
2. S 43° 18' 49" W, a distance of 28.27 feet, to a point for corner;
3. N 45° 49' 22" W, a distance of 52.44 feet, to a point for corner;
4. S 43° 20' 25" W, a distance of 55.01 feet, to a point lying in the common line of said 60.68 acre tract and Bunton Lane ROW for the southwest corner hereof, being the west corner of said (PE). From which, said 1/2 inch capped iron rod found and stamped "BYRN" bears S 45° 49' 22" E, a distance of 92.47 feet;

THENCE N 45° 49' 22" W, leaving said (PE), along the common line of said 60.68 acre tract and Bunton Lane ROW, a distance of 20.00 feet, to a point for the northwest corner hereof;

THENCE leaving said common line, over and across said 60.68 acre tract, the following four (4) courses and distances:

1. N 43° 20' 25" E, a distance of 75.01 feet, to a point for corner;
2. S 45° 49' 22" E, a distance of 52.43 feet, to a point for corner;
3. N 43° 18' 49" E, a distance of 28.28 feet, to a point for corner;



4. S 45° 46' 19" E, a distance of 60.01 feet, to a point lying in the common line of said 60.68 and 298.33 acre tracts for the northeast corner hereof. From which a 1/2 inch capped iron rod found and stamped "RPLS 1868" being the southeast common corner of that called 7.50 acre tract of land described in deed to Leopoldo Almanza Barcnas, as recorded in Hays County Clerks File Number 9919494 of said O.P.R.H.C.T. and the remainder of that called 10.00 acre tract of land described in deed to Robert E. Lehman and wife, Catherine Butger Lehman, as recorded in Volume 309, Page 70 of said D.R.H.C.T., and also lying in the northwest line of said 298.33 acre tract, bears N 43° 18' 49" E, a distance of 2,100.26 feet;

THENCE S 43° 18' 49" W, along the common line of said 60.68 and 298.33 acre tracts, a distance of 20.00 feet, to the **POINT OF BEGINNING** and containing 0.090 acre, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 2-24-21

October 16, 2020

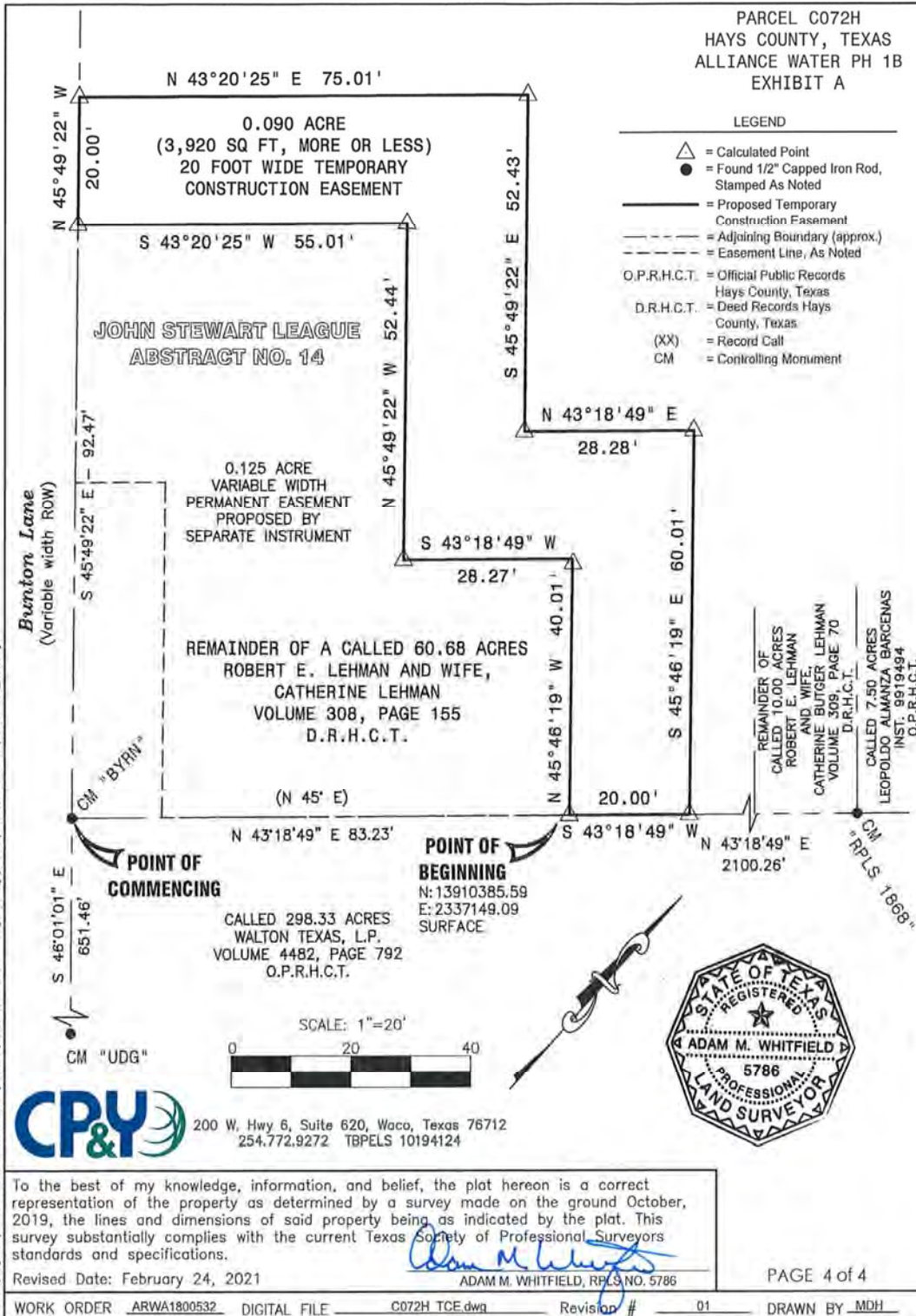
Revised Date: February 24, 2021



PARCEL C072H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LEGEND

- = Calculated Point
- = Found 1/2" Capped Iron Rod, Stamped As Noted
- = Proposed Temporary Construction Easement
- = Adjoining Boundary (approx.)
- = Easement Line, As Noted
- O.P.R.H.C.T. = Official Public Records Hays County, Texas
- D.R.H.C.T. = Deed Records Hays County, Texas
- (XX) = Record Call
- CM = Controlling Monument



Date: Feb 24, 2021, 12:44pm User: ls: samihh
File: G:\Projects\Arwa\1800532-Juliana\1801\SURVEY\EASEMENT C TILES - Hays County\C072H\1801\TCE.dwg

Parcel C075H Permanent Easement

PARCEL C075H
WALTON TEXAS, LP
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

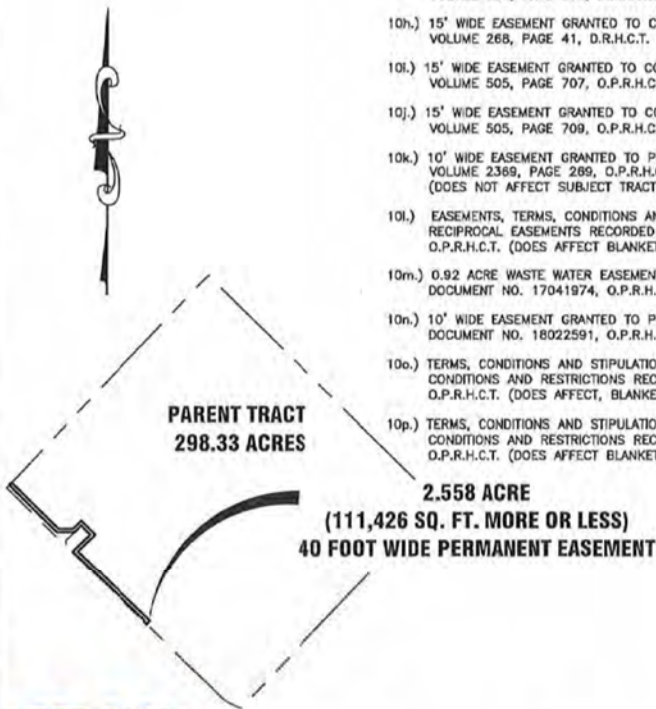
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWTH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
 OF # CTA-07-CTA1900726G
 ISSUE DATE: MARCH 15, 2019

- 10f.) 30' WIDE EASEMENT GRANTED TO LO-VACA GATHERING COMPANY RECORDED IN VOLUME 230, PAGE 94, D.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10g.) 30' WIDE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 254, PAGE 278, D.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10h.) 15' WIDE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 268, PAGE 41, D.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10i.) 15' WIDE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 505, PAGE 707, O.P.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10j.) 15' WIDE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 505, PAGE 709, O.P.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10k.) 10' WIDE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 2369, PAGE 289, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT);
- 10l.) EASEMENTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN DECLARATION OF RECIPROCAL EASEMENTS RECORDED ON 11/30/2012 IN VOLUME 4498, PAGE 449, O.P.R.H.C.T. (DOES AFFECT BLANKET BY NATURE);
- 10m.) 0.92 ACRE WASTE WATER EASEMENT GRANTED TO THE CITY OF KYLE RECORDED IN DOCUMENT NO. 17041974, O.P.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10n.) 10' WIDE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 18022591, O.P.R.H.C.T. (DOES AFFECT AS SHOWN);
- 10o.) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON 11/16/2012 IN VOLUME 4486, PAGE 422, O.P.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE);
- 10p.) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON 03/05/2013 IN VOLUME 4573, PAGE 10, O.P.R.H.C.T. (DOES AFFECT BLANKET BY NATURE);



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPLS 10194124

Date: Oct 03, 2020, 1:02pm User ID: mshah
 File: D:\Projects\ARWA1800532-Alliance Water\Survey\SEGMENT C TITLES - Hays County\C075H\EXHIBIT EASEMENT\C075H_PE.dwg



Partners for a Better Quality of Life

Legal Description
2.558 Acre (111,426 Square Foot, more or less)
40 Foot Wide Permanent Easement

BEING A 2.558 ACRE, 40 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 298.33 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTON TEXAS LP, AS RECORDED IN VOLUME 4482, PAGE 792 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 2.558 ACRE, 40 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, being the easterly common corner of said 298.33 acre tract and that called 1.00 acre tract of land described in deed to the Lower Colorado River Authority, as recorded in Volume 773, Page 156 of the Deed Records of Hays County, Texas (D.R.H.C.T.);

THENCE along the common line of said 298.33 and 1.00 acre tracts, the following two (2) courses and distances;

1. N 45° 13' 47" W, a distance of 150.00 feet, to a point for corner being the northwest common corner of said 298.33 and 1.00 acre tracts;
2. S 45° 11' 07" W, a distance of 110.09 feet, to a point for corner. From which a 1/2 inch capped iron rod found and stamped "UDG" being an angle point on the common northwesterly line of said 298.33 and 1.00 acre tracts bears S 45° 11' 07" W, a distance of 143.64 feet;

THENCE leaving said common line, over and across said 298.33 acre tract, the following two (2) courses and distances:

1. N 89° 48' 53" W, a distance of 206.93 feet, to a point for corner, lying in the northeast line of that called 0.92 acre Wastewater Utility Easement to the City of Kyle, as recorded in County Clerks File Number 17041974 of said O.P.R.H.C.T.;
2. N 45° 46' 19" W, along the northeast line of said 0.92 acre easement, a distance of 789.91 feet, to a point for the southeast corner hereof, lying in the common line of said 298.33 acre tract and the remainder of that called 60.68 acre tract of land described in deed to Robert E. Lehman and wife, Catherine Lehman, as recorded in Volume 308, Page 155 of said D.R.H.C.T. From which a 1/2 inch capped iron rod found and stamped "BRYN" being the southwesterly common corner of said 298.33 and 60.68 acre tracts, lying in the northeast Right of Way (ROW) line of Bunton Lane (variable width ROW) bears S 43° 18' 49" W, a distance of 43.23 feet;

THENCE N 43° 18' 49" E, along the common line of said 298.33 and 60.68 acre tracts, a distance of 40.01 feet, to a point for the most northerly northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "RPLS 1868" being the southeast common corner of that called 7.50 acre tract of land described in deed to Leopoldo Almanza Barcenas, as recorded in Hays County Clerks File Number 9919494 of said O.P.R.H.C.T. and the remainder of that called 10.00 acre tract of land described in deed to Robert E. Lehman and wife, Catherine Butger Lehman, as recorded in Volume 309, Page 70 of said D.R.H.C.T., lying in the northwest line of said 298.33 acre tract, bears N 43° 18' 49" E, a distance of 2,120.26 feet;

THENCE leaving said common line, over and across said 298.33 acre tract, the following eight (8) courses and distances:

1. S 45° 46' 19" E, a distance of 774.37 feet, to a point for corner;
2. S 89° 48' 53" E, a distance of 174.18 feet, to a point for corner;
3. N 45° 11' 07" E, a distance of 133.23 feet, to a point for corner;
4. S 45° 13' 47" E, a distance of 230.00 feet, to a point for corner;
5. S 45° 10' 39" W, a distance of 284.73 feet, to a point for corner;
6. S 45° 26' 53" E, a distance of 19.03 feet, to a point for corner;
7. S 46° 08' 53" E, a distance of 1,162.38 feet, to a point for corner;
8. S 43° 51' 07" W, a distance of 55.00 feet, to a point for the east corner hereof, lying in the common line of said 298.33 acre tract and Bunton Lane ROW;



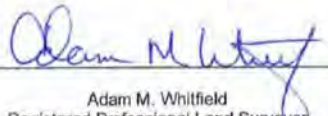
THENCE N 46° 08' 53" W, along the common line of said 298.33 acre tract and Bunton Lane ROW, a distance of 40.00 feet, to a point for corner. From which a 1/2 inch capped iron rod found and stamped "UDG" being an angle point in the common line of said 298.33 acre tract and Bunton Lane ROW bears N 46° 08' 53" W, a distance of 1,122.71 feet;

THENCE leaving said common line, over and across said 298.33 acre tract the following three (3) courses and distances:

1. N 43° 51' 07" E, a distance of 15.00 feet, to a point for corner lying in the north east line of that called 15 foot wide Water Pipeline Easement to County Line Water Supply Corp., as described in Volume 268, Page 41 of said D.R.H.C.T., Volume 505, Page 707 and Volume 505, Page 709 of said O.P.R.H.C.T.;
2. N 46° 08' 53" W, along the northeast line of said 15 foot wide easement, a distance of 1,122.62 feet, to a point for corner;
3. N 45° 26' 53" W, continuing along the northeast line of said 15 foot wide easement, a distance of 59.71 feet, to a point for corner, lying in the common line of said 298.33 and 1.00 acre tracts. From which a 1/2 inch capped iron rod found and stamped "UDG" being the common southerly corner of said 298.33 and 1.00 acre tracts bears S 45° 10' 39" W, a distance of 15.00 feet;

THENCE N 45° 10' 39" E, along the common line of said 298.33 and 1.00 acre tracts, a distance of 284.89 feet, to the POINT OF BEGINNING and containing 2.558 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 10 02 2020
October 2, 2020



PARCEL C075H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

REMAINDER OF A CALLED 60.68 ACRES
ROBERT E. LEHMAN AND WIFE,
CATHERINE LEHMAN
VOLUME 306, PAGE 155
D.R.H.C.T.

REMAINDER OF
CALLED 10.00 ACRES
ROBERT E. LEHMAN
AND WIFE,
CATHERINE BUTGER LEHMAN
VOLUME 306, PAGE 70
D.R.H.C.T.

CALLED 7.50 ACRES
LEOPOLDO ALMANZA BARGENS
INST. 8918494
O.P.R.H.C.T.

Bunton Lane
(Variable width ROW)
CALLED 1.00 ACRES
LOWER COLORADO RIVER AUTHORITY
VOLUME 773, PAGE 156
D.R.H.C.T.

COUNTY LINE WATER SUPPLY CORP.
15" WATER PIPELINE EASEMENT
VOLUME 528, PAGE 41, D.R.H.C.T.
VOLUME 528, PAGE 70, D.R.H.C.T.
VOLUME 505, PAGE 709 O.P.R.H.C.T.

FEDERALES ELECTRIC COOP
10" UTILITY EASEMENT
DOCUMENT NO. 18022591
O.P.R.H.C.T.

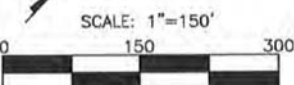
(N 42°36'00" E)
N 43°18'49" E 2120.26'
CITY OF KYLE
0.92 ACRE WASTEWATER
UTILITY EASEMENT
INST NO. 17041974,
O.P.R.H.C.T.

CALLED 298.33 ACRES
WALTON TEXAS, LP
VOLUME 4482, PAGE 792
O.P.R.H.C.T.

- LEGEND
- △ = Calculated Point
 - = Found 1/2" Capped Iron Rod, Stamped "UDG", Unless Noted
 - = Power Pole
 - ⊕ = Guy Wire
 - ⊕ = Water Valve
 - ⊕ = Wastewater Manhole
 - ⊕ = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - - - = Abstract Line (approx.)
 - E = Power Line
 - W = Water Pipeline
 - ⊕ = Gas Pipeline
 - = Chain Link Fence
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument

POINT OF BEGINNING
N: 13909776.79
E: 2338079.19
SURFACE

LINE	BEARING	DISTANCE
L1	N 45°13'47" W	150.00'
L2	S 45°11'07" W	110.09'
L3	S 43°18'49" W	43.23'
L4	N 43°18'49" E	40.01'
L5	S 45°26'53" E	19.03'
L6	S 45°11'07" W	143.64'
L7	S 43°51'07" W	55.00'
L8	N 46°08'53" W	40.00'
L9	N 43°51'07" E	15.00'
L10	N 45°26'53" W	59.71'
L11	S 45°10'39" W	15.00'



JOHN STEWART SURVEY
ABSTRACT NO. 14

2.558 ACRE
(111,426 SQ. FT. MORE OR LESS)
40 FOOT WIDE PERMANENT EASEMENT



200 W. Hwy E, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786



PAGE 4 of 5

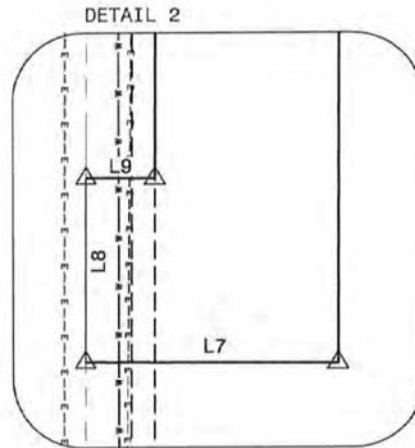
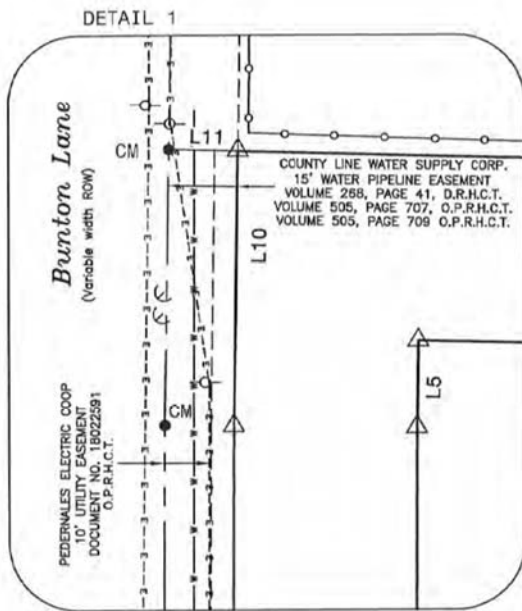
WORK ORDER ARWA1800532 DIGITAL FILE C075H PE.dwg Revision # XX DRAWN BY MDH

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PARCEL C075H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LEGEND

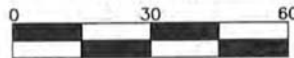
- = Calculated Point
- = Found 1/2" Capped Iron Rod, Stamped "UDG", Unless Noted"
- = Power Pole
- = Guy Wire
- = Water Valve
- = Wastewater Manhole
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Power Line
- = Water Pipeline
- = Gas Pipeline
- = Chain Link Fence
- O.P.R.H.C.T. = Official Public Records
Hays County, Texas
- D.R.H.C.T. = Deed Records Hays
County, Texas
- (XX) = Record Call
- CM = Controlling Monument



LINE	BEARING	DISTANCE
L1	N 45°13'47" W	150.00'
L2	S 45°11'07" W	110.09'
L3	S 43°18'49" W	43.23'
L4	N 43°18'49" E	40.01'
L5	S 45°26'53" E	19.03'
L6	S 45°11'07" W	143.64'
L7	S 43°51'07" W	55.00'
L8	N 46°05'53" W	40.00'
L9	N 43°51'07" E	15.00'
L10	N 45°26'53" W	59.71'
L11	S 45°10'39" W	15.00'



SCALE: 1"=30'



Date: Oct 02, 2020, 11:03am User: g... m...
File: C:\Projects\ARWA1800532-Alliance Water\Survey\ASSEMBLY\C075H PE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 2, 2020

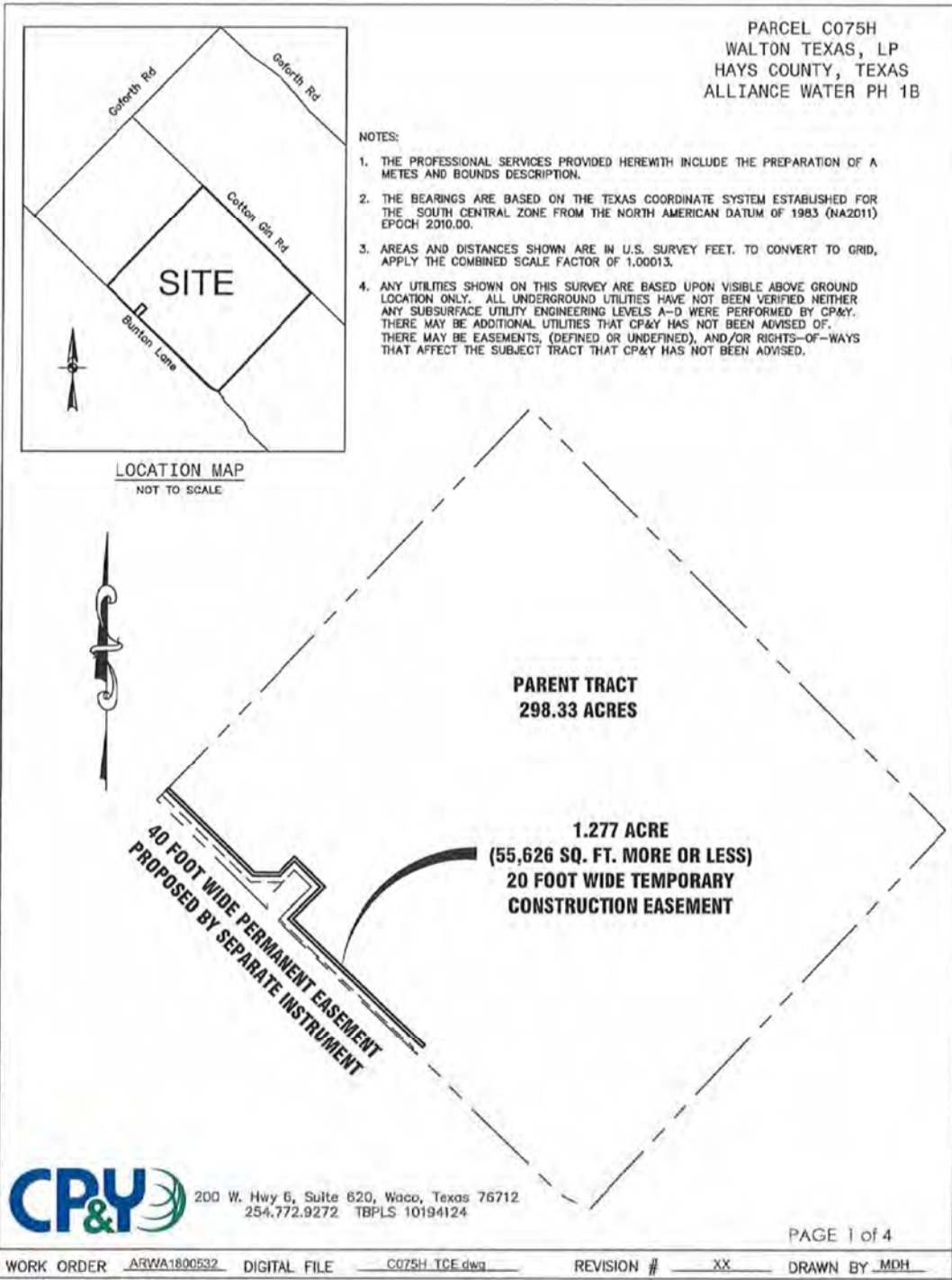
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 5 of 5

WORK ORDER ARWA1800532 DIGITAL FILE C075H PE.dwg Revision # XX DRAWN BY MDH

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Parcel C075H Temporary Construction Easement





**Legal Description
1.277 Acre (55,626 Square Foot, more or less)
20 Foot Wide Temporary Construction Easement**

BEING A 1.277 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS. AND BEING A PORTION OF THAT CALLED 298.33 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTON TEXAS LP, AS RECORDED IN VOLUME 4482, PAGE 792 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 1.277 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "BYRN", being the southerly common corner of said 298.33 acre tract and the remainder of that called 60.68 acre tract of land described in deed to Robert E. Lehman and wife, Catherine Lehman, as recorded in Volume 308, Page 155 of the Deed Records of Hays County, Texas (D.R.H.C.T.) lying in the northeast Right of Way (ROW) line of Bunton Lane (variable width ROW). From which a 1/2 inch capped iron rod found and stamped "UDG" being an angle point in the common line of said 298.33 acre tract and Bunton Lane ROW bears S 46° 01' 01" E, a distance of 651.46 feet;

THENCE N 43° 18' 49" E, along the common line of said 298.33 and 60.68 acre tracts, a distance of 83.24 feet, to a point for the northwest corner hereof being the northeast corner of a proposed 40 foot wide Permanent Easement (PE) by separate instrument and the **POINT OF BEGINNING**;

THENCE N 43° 18' 49" E, continuing along the common line of said 298.33 and 60.68 acre tracts, a distance of 20.00 feet, to a point for the northeast corner hereof. From which a 1/2 inch capped iron rod found and stamped "RPLS 1868" being the southeast common corner of that called 7.50 acre tract of land described in deed to Leopoldo Almanza Barcenas, as recorded in Hays County Clerks File Number 9919494 of said O.P.R.H.C.T. and the remainder of that called 10.00 acre tract of land described in deed to Robert E. Lehman and wife, Catherine Butger Lehman, as recorded in Volume 309, Page 70 of said D.R.H.C.T., lying in the northwest line of said 298.33 acre tract, bears N 43° 18' 49" E, a distance of 2,100.26 feet;

THENCE leaving said common line, over and across said 298.33 acre tract, the following seven (7) courses and distances:

1. S 45° 46' 19" E, a distance of 766.60 feet, to a point for corner;
2. S 89° 48' 53" E, a distance of 157.81 feet, to a point for corner;
3. N 45° 11' 07" E, a distance of 144.80 feet, to a point for corner;
4. S 45° 13' 47" E, a distance of 269.99 feet, to a point for corner;
5. S 45° 10' 39" W, a distance of 284.64 feet, to a point for corner;
6. S 46° 08' 53" E, a distance of 1,160.94 feet, to a point for the southeast corner hereof;

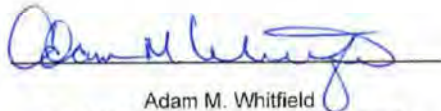


7. S 43° 51' 07" W, a distance of 20.00 feet, to a point for the southwest corner hereof, for the southeast corner of said (PE);

THENCE along the northeast line of said (PE), over and across said 298.33 acre tract, the following seven (7) courses and distances:

1. N 46° 08' 53" W, a distance of 1,162.38 feet, to a point for corner;
2. N 45° 26' 53" W, a distance of 19.03 feet, to a point for corner;
3. N 45° 10' 39" E, a distance of 284.73 feet, to a point for corner;
4. N 45° 13' 47" W, a distance of 230.00 feet, to a point for corner;
5. S 45° 11' 07" W, a distance of 133.23 feet, to a point for corner;
6. N 89° 48' 53" W, a distance of 174.18 feet, to a point for corner;
7. N 45° 46' 19" W, a distance of 774.37 feet, to the **POINT OF BEGINNING** and containing 1.277 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 10/16/2020
October 16, 2020



PARCEL C075H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

POINT OF BEGINNING
N: 13910385.59
E: 2337149.09
SURFACE

REMAINDER OF A CALLED 60.68 ACRES
ROBERT E. LEHMAN AND WIFE,
CATHERINE LEHMAN
VOLUME 306, PAGE 155
D.R.H.C.T.

REMAINDER OF
CALLED 10.00 ACRES
ROBERT E. LEHMAN
AND WIFE,
CATHERINE LEHMAN
VOLUME 306, PAGE 155
D.R.H.C.T.

CALLLED 7.50 ACRES
LEOPOLDO ALMANZA BARCEVAS
INST. 5424
O.P.R.H.C.T.

POINT OF COMMENCING

CM 1/2 IRON
ROD FOUND
"BYRN"
S 46°01'01" E
651.46'

(N 42°36'00" E)
N 43°18'49" E 2100.26'

CM 1/2 IRON
ROD FOUND
"RPLS 1868"

CALLLED 298.33 ACRES
WALTON TEXAS, LP
VOLUME 4482, PAGE 792
O.P.R.H.C.T.

LOWER COLORADO
RIVER AUTHORITY
30' RIGHT OF WAY
VOLUME 254, PAGE 278,
D.R.H.C.T.

LEGEND

- △ = Calculated Point
- = Found 1/2" Capped Iron Rod, Stamped "UDG", Unless Noted
- ⊙ = Wastewater Manhole
- ⊖ = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- - - = Abstract Line (approx.)
- ⊕ = Gas Pipeline
- = Chain Link Fence
- O.P.R.H.C.T. = Official Public Records Hays County, Texas
- D.R.H.C.T. = Deed Records Hays County, Texas
- (XX) = Record Call
- CM = Controlling Monument

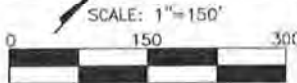
CITY OF KYLE
0.92 ACRE WASTEWATER
UTILITY EASEMENT
INST NO. 17041974,
O.P.R.H.C.T.

CALLLED 1.00 ACRES
LOWER COLORADO RIVER AUTHORITY
VOLUME 773, PAGE 156
D.R.H.C.T.

Bunton Lane
(Variable width ROW)

2.558 ACRE
40 FOOT WIDE
PERMANENT EASEMENT
PROPOSED BY SEPARATE
INSTRUMENT

LO-VACA GATHERING COMPANY
30' RIGHT OF WAY
VOLUME 230, PAGE 94,
D.R.H.C.T.



LINE	BEARING	DISTANCE
L1	N 43°18'49" E	83.24'
L2	N 43°18'49" E	20.00'
L3	S 43°51'07" W	20.00'
L4	N 45°26'53" W	19.03'

**JOHN STEWART SURVEY
ABSTRACT NO. 14**



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 16, 2020

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C075H TCE.dwg Revision # XX DRAWN BY MDH

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C075H Temporary Construction Easement

PARCEL C075H
WALTON TEXAS, LP
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

LOCATION MAP
NOT TO SCALE



**PARENT TRACT
298.33 ACRES**

**40 FOOT WIDE PERMANENT EASEMENT
PROPOSED BY SEPARATE INSTRUMENT**

**TRACT B - 0.007 ACRE
(305 SQ. FT. MORE OR LESS)
20 FOOT WIDE TEMPORARY
CONSTRUCTION EASEMENT**

Project: Mar 02, 2021, 2:16pm User: JD Smith
 File: G:\Projects\ARWA\1800532-Alliance Water\Survey\SECURITY\SECURITY C TITLES - Hays County\C075H\CONMIT EASEMENT\C075H TCE_B.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

Legal Description
0.007 Acre (305 Square Foot, more or less)
20 Foot Wide Temporary Construction Easement

BEING A 0.007 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS. AND BEING A PORTION OF THAT CALLED 298.33 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTON TEXAS LP, AS RECORDED IN VOLUME 4482, PAGE 792 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.007 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "UDG", being an angle point in the common line of said 298.33 acre tract and the northeast Right of Way (ROW) line of Bunton Lane (Variable width ROW). From which a 1/2 inch capped iron rod found and stamped "UDG" being the southwesterly common corner of said 298.33 acre tract and that called 1.00 acre tract of land described in deed to the Lower Colorado River Authority, as recorded in Volume 773, Page 156 of the Deed Records of Hays County, Texas (D.R.H.C.T.) bears N 45° 26' 53" W, a distance of 59.97 feet;

THENCE S 46° 08' 53" E, along the common line of said 298.33 acre tract and Bunton Lane ROW, a distance of 1,102.71 feet, to a point for the northwest corner hereof and the **POINT OF BEGINNING**;

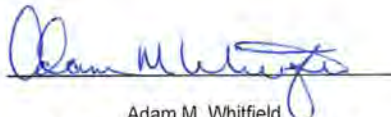
THENCE N 43° 51' 07" E, leaving said common line, over and across said 298.33 acre tract, a distance of 15.00 feet, to a point for the northeast corner hereof, lying in the west line of a 40 foot wide Permanent Easement (PE) proposed by a separate instrument;

THENCE continuing over and across said 2198.33 acre tract and along the west line of said (PE), the following two (2) courses and distances;

1. S 46° 08' 53" E, a distance of 20.00 feet, to a point for the southeast corner hereof;
2. S 43° 51' 07" W, a distance of 15.00 feet, to a point for the southwest corner hereof, lying in the common line of said 298.33 acre tract and Bunton Lane ROW;

THENCE N 46° 08' 53" W, along the common line of said 298.33 acre tract and Bunton Lane ROW, a distance of 20.00 feet, to the **POINT OF BEGINNING** and containing 0.007 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 03-02-2021

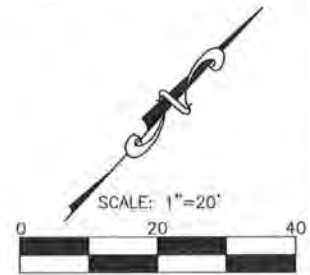
March 2, 2021



PARCEL C075H
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B
 EXHIBIT A, TRACT B

CALLED 1.00 ACRES
 LOWER COLORADO RIVER AUTHORITY
 VOLUME 773, PAGE 156
 D.R.H.C.T.

- LEGEND**
- \triangle = Calculated Point
 - \bullet = Found 1/2" Capped Iron Rod, Stamped "UDG", Unless Noted
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - · · = Abstract Line (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument



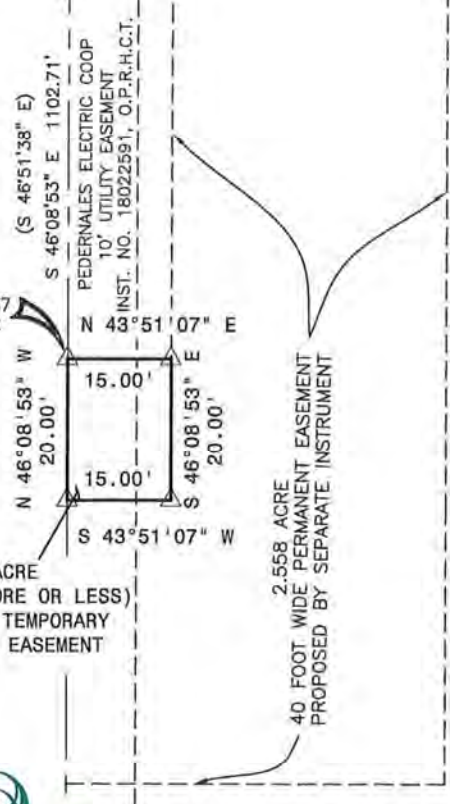
JOHN STEWART SURVEY
 ABSTRACT NO. 14

CALLED 298.33 ACRES
 WALTON TEXAS, LP
 VOLUME 4482, PAGE 792
 O.P.R.H.C.T.

POINT OF COMMENCING

POINT OF BEGINNING
 N: 13908759.37
 E: 2338704.42
 SURFACE

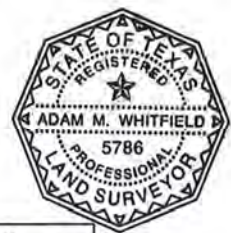
Burton Lane
 (Variable width ROW)



Date: Mar 02, 2021, 2:15pm User ID: smith
 File: C:\Projects\ARWA1800532-Alliance Water Survey\ASSEMBLY C TILES - Hays County\C075H\CONRIT EASEMENT\C075H_TCE_B.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
 ADAM M. WHITFIELD, RPLS No. 5786

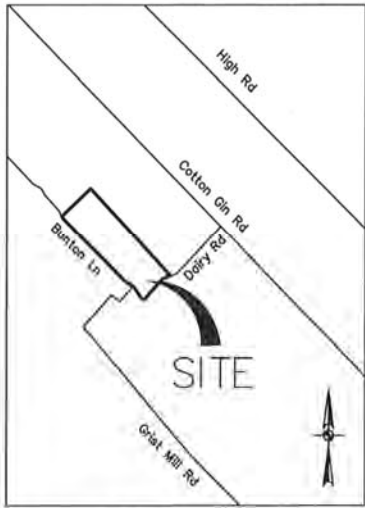
Date: March 2, 2021
 WORK ORDER ARWA1800532 DIGITAL FILE C075H TCE B.dwg Revision # XX DRAWN BY MDH

PAGE 3 of 3

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Parcel C080H Permanent Variable Width

PARCEL C080H
HAROLD BOB FRANKE, ET AL
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

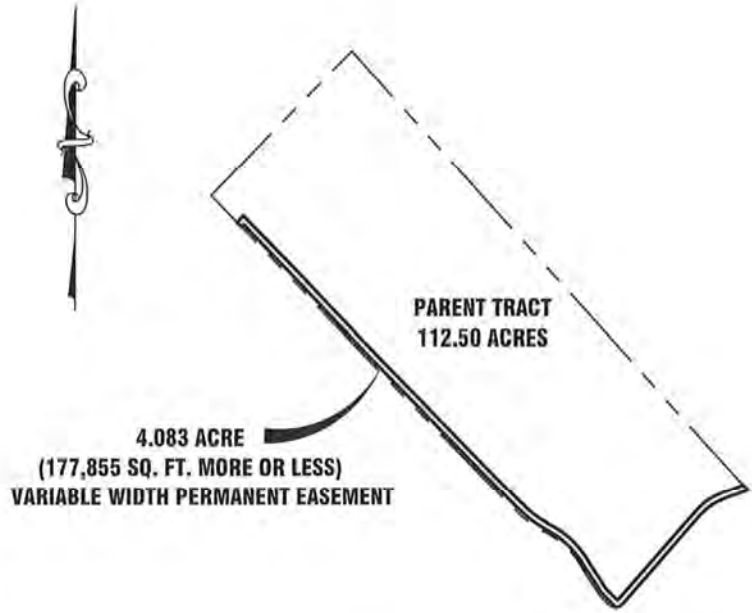
1. THE PROFESSIONAL SERVICES PROVIDED HEREMTH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1,00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
GF# CTA-21-CTA1800731G
ISSUE DATE: MAY 22, 2019

10f.) EASEMENT GRANTED TO GOFORTH WATER SUPPLY CORPORATION RECORDED IN VOLUME 229, PAGE 131, D.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE)

10g.) EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 268, PAGE 64, D.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE)



Date: May 03, 2021, 9:18am User: ID: sarahh File: G:\Projects\Alliance\Alliance Water\Survey\STANDARD C TITLES - Hays County\C080H\EXHIBIT EASEMENT\C080H_P1.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

PAGE 1 OF 5

WORK ORDER ARWA1800532 DIGITAL FILE C080H Easement.dwg REVISION # 01 DRAWN BY MDH

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**Legal Description
4.083 Acre (177,855 Square Foot, more or less)
Variable Width Permanent Easement**

BEING A 4.083 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NUMBER 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 112.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOE FRANKE, AS RECORDED IN VOLUME 92, PAGE 308 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.). ALSO BEING A PORTION OF THE ESTATE DISTRIBUTED BY EXECUTOR MARY ANNA FRANKE (DECEASED) BY ORDER, AS RECORDED IN VOLUME 4211, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 4.083 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "Busch & Carson" lying in the northeast line of said 112.50 acre tract and being the southerly common corner of that called 100 acre tract of land described as "Tract One" in deed to Walter A. Schmeltekopf, Jr., as recorded in Volume 219, Page 285 of said D.R.H.C.T. and Block A of the amended Final Plat of The Ranch at Porter Creek, Section 1, as recorded in Volume 10, Page 359 of the Plat Records of Hays County, Texas (P.R.H.C.T.). From which a 60d nail found in a fence post corner being the northerly common corner of said 112.50 acre tract and that called 64.31 acre tract of land described in deed to Asifali Karowalia, as recorded in County Clerks File Number 16027783 of said O.P.R.H.C.T. and lying in the southwest line of that called 65.546 acre tract of land described in deed to the Mark and Sharon Davies Living Trust, as recorded in Volume 3861, Page 542 of said O.P.R.H.C.T. bears N 43° 46' 46" W, a distance of 1,933.65 feet;

THENCE S 43° 46' 46" E, along the common line of said 112.50 and 100 acre tracts, a distance of 1,909.79 feet, to the **POINT OF BEGINNING** of the herein described tract;

THENCE S 43° 46' 46" E, continuing along the common line of said 112.50 and 100 acre tracts, a distance of 33.01 feet, to a point for corner lying in the northeast Right of Way (ROW) line of Dairy Road (Variable width ROW);

THENCE along the common line of said 112.50 acre tract and Dairy Road, the following four (4) courses and distances:

1. S 70° 53' 24" W, a distance of 181.67 feet, to a point at the beginning of a non-tangent curve to the left having a central angle of 27° 51' 50", a radius of 338.00 feet and a chord bearing S 56° 57' 29" W, a chord distance of 162.76 feet;
2. Along said non-tangent curve to the left, an arc distance of 164.37 feet, to a point for corner;
3. S 43° 01' 34" W, a distance of 789.18 feet, to a point at the beginning of a non-tangent curve to the right having a central angle of 36° 57' 13", a radius of 62.00 feet and a chord bearing S 61° 30' 10" W, a chord distance of 39.30 feet;
4. Along said non-tangent curve to the right, an arc distance of 39.99 feet, to a point for corner;

THENCE leaving said common line, over and across said 112.50 acre tract, the following eight (8) courses and distances:

1. N 46° 39' 34" W, a distance of 132.83 feet, to a point for corner;
2. N 34° 38' 41" W, a distance of 177.50 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 37° 14' 06", a radius of 623.97 feet and a chord bearing N 47° 35' 37" W, a chord distance of 398.40 feet;
3. Along said non-tangent curve to the left, an arc distance of 405.50 feet, to a point at the beginning of a reverse curve to the right with a central angle of 17° 11' 06", a radius of 748.99 feet and a chord bearing N 53° 49' 23" W, a chord distance of 223.81 feet;
4. Along said reverse curve to the right, an arc distance of 224.65 feet, to a point for corner;
5. N 46° 08' 50" W, a distance of 1,522.42 feet, to a point for corner;
6. N 45° 11' 07" W, a distance of 574.58 feet, to a point for corner;
7. N 45° 44' 34" W, a distance of 485.79 feet, to a point for corner;



8. S 44° 15' 26" W, a distance of 25.00 feet, to a point for corner lying in the common line of said 112.50 acre tract and Bunton Lane (Variable width ROW);

THENCE N 45° 44' 34" W, along the common line of said 112.50 acre tract and Bunton Lane ROW, a distance of 40.00 feet, to a point for corner;

THENCE leaving said common line, over and across said 112.50 acre tract, the following eleven (11) courses and distances:

1. N 44° 15' 26" E, a distance of 65.00 feet, to a point for corner;
2. S 45° 44' 34" E, a distance of 525.98 feet, to a point for corner;
3. S 45° 11' 07" E, a distance of 574.44 feet, to a point for corner;
4. S 46° 08' 50" E, a distance of 1,522.41 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 17° 06' 23", a radius of 708.99 feet and a chord bearing S 53° 45' 30" E, a chord distance of 210.89 feet;
5. Along said non-tangent curve to the left, an arc distance of 211.68 feet, to a point at the beginning of a reverse curve to the right with a central angle of 36° 56' 37", a radius of 663.97 feet and a chord bearing S 47° 37' 18" E, a chord distance of 420.74 feet;
6. Along said reverse curve to the right, an arc distance of 428.12 feet, to a point for corner;
7. S 34° 38' 41" E, a distance of 171.34 feet, to a point for corner;
8. S 46° 39' 34" E, a distance of 110.85 feet, to a point for corner;
9. N 43° 01' 34" E, a distance of 786.36 feet, to a point at the beginning of a non-tangent curve to the right with a central angle of 27° 51' 50", a radius of 368.00 feet and a chord bearing N 56° 57' 29" E, a chord distance of 177.21 feet;
10. Along said non-tangent curve to the right, an arc distance of 178.96 feet, to a point for corner;
11. N 70° 53' 24" E, a distance of 167.89 feet, to the POINT OF BEGINNING and containing 4.083 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

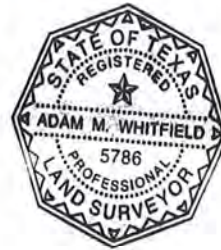


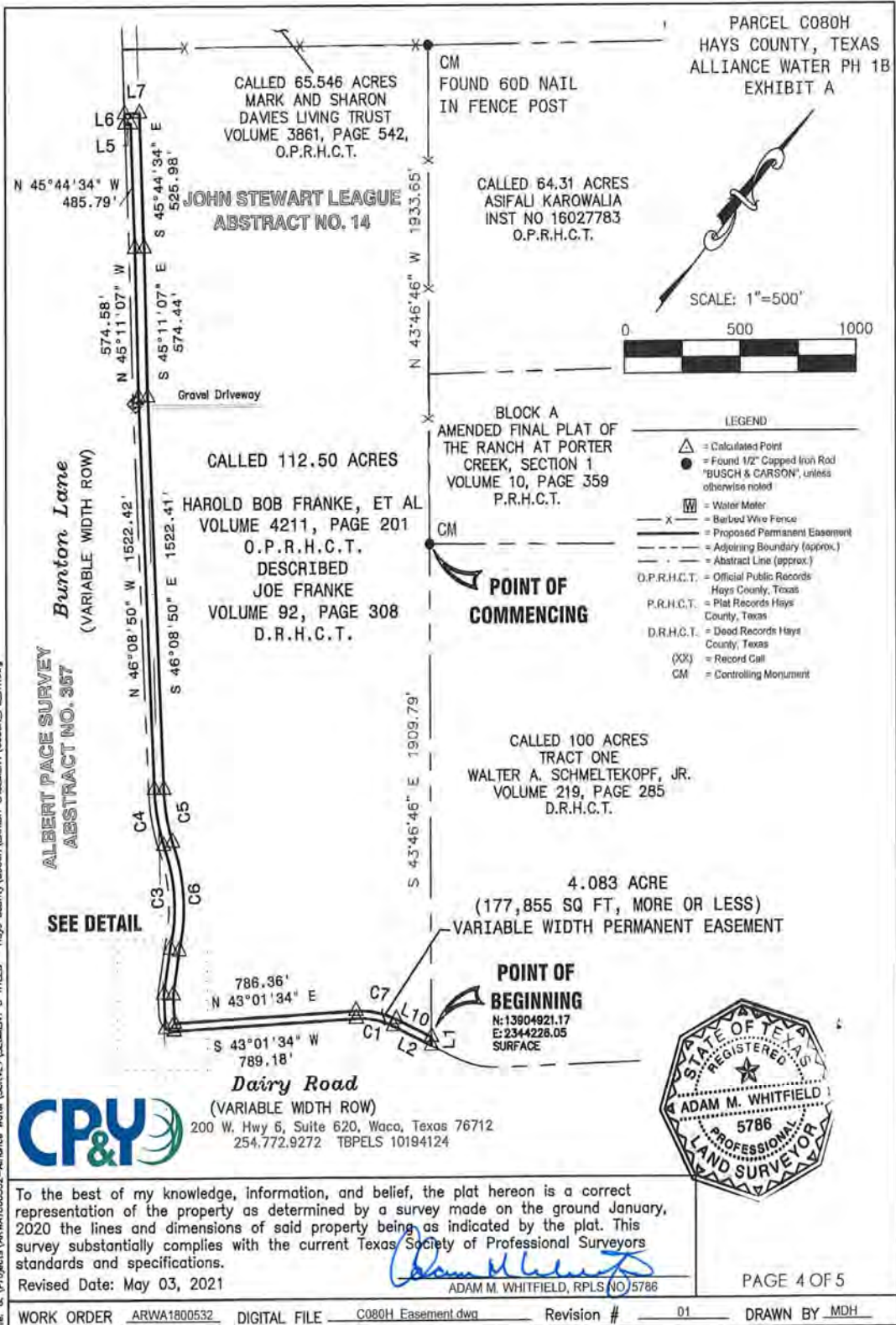
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 5.03.21

January 12, 2021

Revised Date: May 03, 2021





Date: May 03, 2021, 9:19am User: ID: smith
 File: G:\Projects\ARWA1800532-Alliance Water SURVEY\SEGMENT C TITLES - Hays County\0808H\EXHIBIT A\ASSEMBLY\C080H_PEL_R1.dwg



CP&Y
 200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.
 Revised Date: May 03, 2021
 ADAM M. WHITFIELD, RPLS (NO) 5786

PAGE 4 OF 5

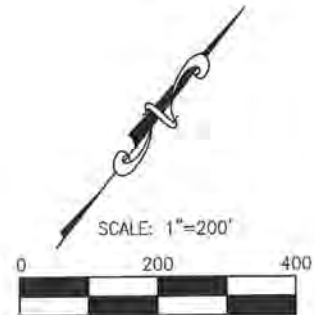
WORK ORDER ARWA1800532 DIGITAL FILE C080H Easement.dwg Revision # 01 DRAWN BY MDH

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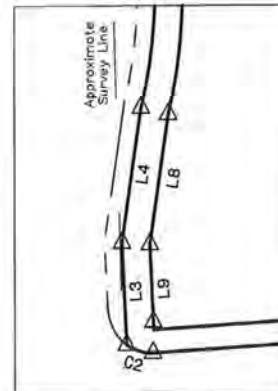
PARCEL C080H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 56°57'29" W	162.76'	338.00'	164.37'	27°51'50"
C2	S 61°30'10" W	39.30'	62.00'	39.99'	36°57'13"
C3	N 47°35'37" W	398.40'	623.97'	405.50'	37°14'06"
C4	N 53°49'23" W	223.81'	748.99'	224.65'	17°11'06"
C5	S 53°45'30" E	210.89'	708.99'	211.68'	17°06'23"
C6	S 47°37'18" E	420.74'	663.97'	428.12'	36°56'37"
C7	N 56°57'29" E	177.21'	368.00'	178.96'	27°51'50"

LINE	BEARING	DISTANCE
L1	S 43°46'46" E	33.01'
L2	S 70°53'24" W	181.67'
L3	N 46°39'34" W	132.83'
L4	N 34°38'41" W	177.50'
L5	S 44°15'26" W	25.00'
L6	N 45°44'34" W	40.00'
L7	N 44°15'26" E	65.00'
L8	S 34°38'41" E	171.34'
L9	S 46°39'34" E	110.85'
L10	N 70°53'24" E	167.89'



DETAIL



Date: May 03, 2021, 9:19am User ID: asmith
File: G:\Projects\ARWA\1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C080H\EXHIBIT A\SEGMENT_C080H_P1.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

Revised Date: May 03, 2021

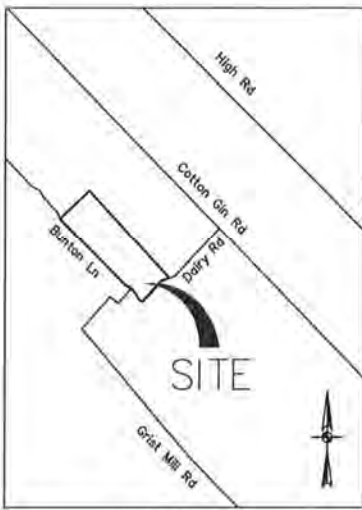
PAGE 5 OF 5

WORK ORDER ARWA1800532 DIGITAL FILE C080H Easement.dwg Revision # 01 DRAWN BY MDH

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Parcel C080H Temporary Construction Easement

PARCEL C080H
HAROLD BOB FRANKE, ET AL
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



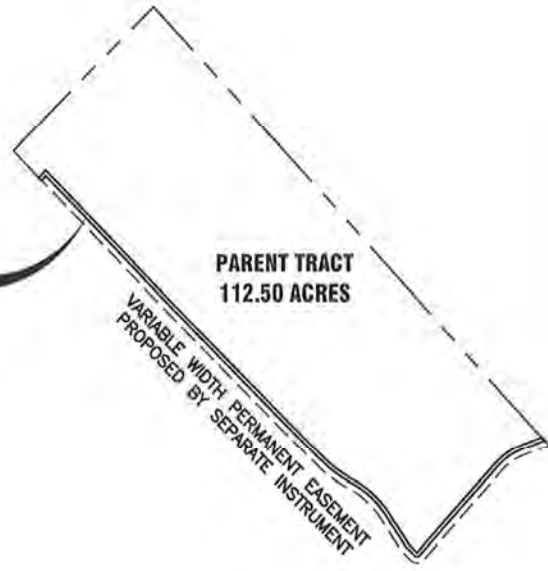
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

LOCATION MAP
NOT TO SCALE



**2.433 ACRE
(105,981 SQ FT, MORE OR LESS)
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT**



**PARENT TRACT
112.50 ACRES**

**VARIABLE WIDTH PERMANENT EASEMENT
PROPOSED BY SEPARATE INSTRUMENT**

Date: May 03, 2021, 8:56am, User: b, msmith
File: C:\Projects\1800532-Alliance Water\DWG\1800532-TITLE.dwg - Hays County\CP&Y\1800532\1800532-TITLE.dwg

CP&Y 200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

Legal Description
2.433 Acre (105,981 Square Foot, more or less)
Variable Width Temporary Construction Easement

BEING A 2.433 ACRE, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NUMBER 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 112.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOE FRANKE, AS RECORDED IN VOLUME 92, PAGE 308 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.). BEING A PORTION OF THE ESTATE DISTRIBUTED BY EXECUTOR MARY ANNA FRANKE, ET AL BY ORDER, AS RECORDED IN VOLUME 4211, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 2.433 ACRE, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "Busch & Carson" lying in the northeast line of said 112.50 acre tract and being the southerly common corner of that called 100 acre tract of land described as "Tract One" in deed to Walter A. Schmeltekopf, Jr., as recorded in Volume 219, Page 285 of said D.R.H.C.T. and Block A of the Amended Final Plat of The Ranch at Porter Creek, Section 1, as recorded in Volume 10, Page 359 of the Plat Records of Hays County, Texas (P.R.H.C.T.). From which a 60d nail found in a fence post corner being the northerly common corner of said 112.50 acre tract and that called 64.31 acre tract of land described in deed to Asifali Karowalia, as recorded in County Clerks File Number 16027783 of said O.P.R.H.C.T. and lying in the southwest line of that called 65.546 acre tract of land described in deed to the Mark and Sharon Davies Living Trust, as recorded in Volume 3861, Page 542 of said O.P.R.H.C.T. bears N 43° 46' 46" W, a distance of 1,933.65 feet;

THENCE S 43° 46' 46" E, along the common line of said 112.50 and 100 acre tracts, a distance of 1,876.78 feet, to the **POINT OF BEGINNING** of the herein described tract;

THENCE S 43° 46' 46" E, continuing along the common line of said 112.50 and 100 acre tracts, a distance of 33.01 feet, to a point for corner lying in the north line of a proposed Variable Width Permanent Easement (PE) by a separate instrument.

THENCE along the north line of said PE, over and across said 112.50 acre tract, the following eleven (11) courses and distances:

1. S 70° 53' 24" W, a distance of 167.89 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 27° 51' 50", a radius of 368.00 feet and a chord bearing S 56° 57' 29" W, a chord distance of 177.21 feet;
2. Along said non-tangent curve to the left, an arc distance of 178.96 feet, to a point for corner;
3. S 43° 01' 34" W, a distance of 786.36 feet, to a point for corner;
4. N 46° 39' 34" W, a distance of 110.85 feet, to a point for corner;
5. N 34° 38' 41" W, a distance of 171.34 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 36° 56' 37", a radius of 663.97 feet and a chord bearing N 47° 37' 18" W, a chord distance of 420.74 feet;
6. Along said non-tangent curve to the left, an arc distance of 428.12 feet, to the beginning of a reverse curve to the right with a central angle of 17° 06' 23", a radius of 708.99 feet and a chord bearing N 53° 45' 30" W, a chord distance of 210.89 feet;
7. Along said reverse curve to the right, an arc distance of 211.68 feet, to a point for corner;
8. N 46° 08' 50" W, a distance of 1,522.41 feet, to a point for corner;



9. N 45° 11' 07" W, a distance of 574.44 feet, to a point for corner;
10. N 45° 44' 34" W, a distance of 525.98 feet, to a point for corner;
11. S 44° 15' 26" W, a distance of 65.00 feet, to a point for corner lying in the common line of said 112.50 acre tract and the Northeast ROW line of Bunton Lane (Variable width ROW);

THENCE leaving the north line of said PE, along the common line of said 112.50 acre tract and Bunton Lane ROW, the following two (2) courses and distances:

1. N 45° 44' 34" W, a distance of 4.49 feet, to a point for corner;
2. N 47° 13' 24" W, a distance of 15.51 feet, to a point for corner;

THENCE leaving common line, over and across said 112.50 acre tract, the following eleven (11) courses and distances:

1. N 44° 15' 26" E, a distance of 85.40 feet, to a point for corner;
2. S 45° 44' 34" E, a distance of 546.08 feet, to a point for corner;
3. S 45° 11' 07" E, a distance of 574.37 feet, to a point for corner;
4. S 46° 08' 50" E, a distance of 1,522.41 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 17° 03' 57", a radius of 688.99 feet and a chord bearing S 53° 43' 28" E, a chord distance of 204.46 feet;
5. Along said non-tangent curve to the left, an arc distance of 205.22 feet, to a point at the beginning of a reverse curve to the right with a central angle of 36° 48' 24", a radius of 683.97 feet and a chord bearing S 47° 38' 03" E, a chord distance of 431.86 feet;
6. Along said reverse curve to the right, an arc distance of 439.38 feet, to a point for corner;
7. S 34° 38' 41" E, a distance of 168.28 feet, to a point for corner;
8. S 46° 39' 34" E, a distance of 78.64 feet, to a point for corner;
9. N 43° 01' 34" E, a distance of 766.19 feet, to a point at the beginning of a non-tangent curve to the right with a central angle of 27° 51' 50", a radius of 398.00 feet and a chord bearing N 56° 57' 29" E, a chord distance of 191.65 feet;
10. Along said non-tangent curve to the right, an arc distance of 193.55 feet, to a point for corner;
11. N 70° 53' 24" E, a distance of 154.11 feet, to the **POINT OF BEGINNING** and containing 2.433 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

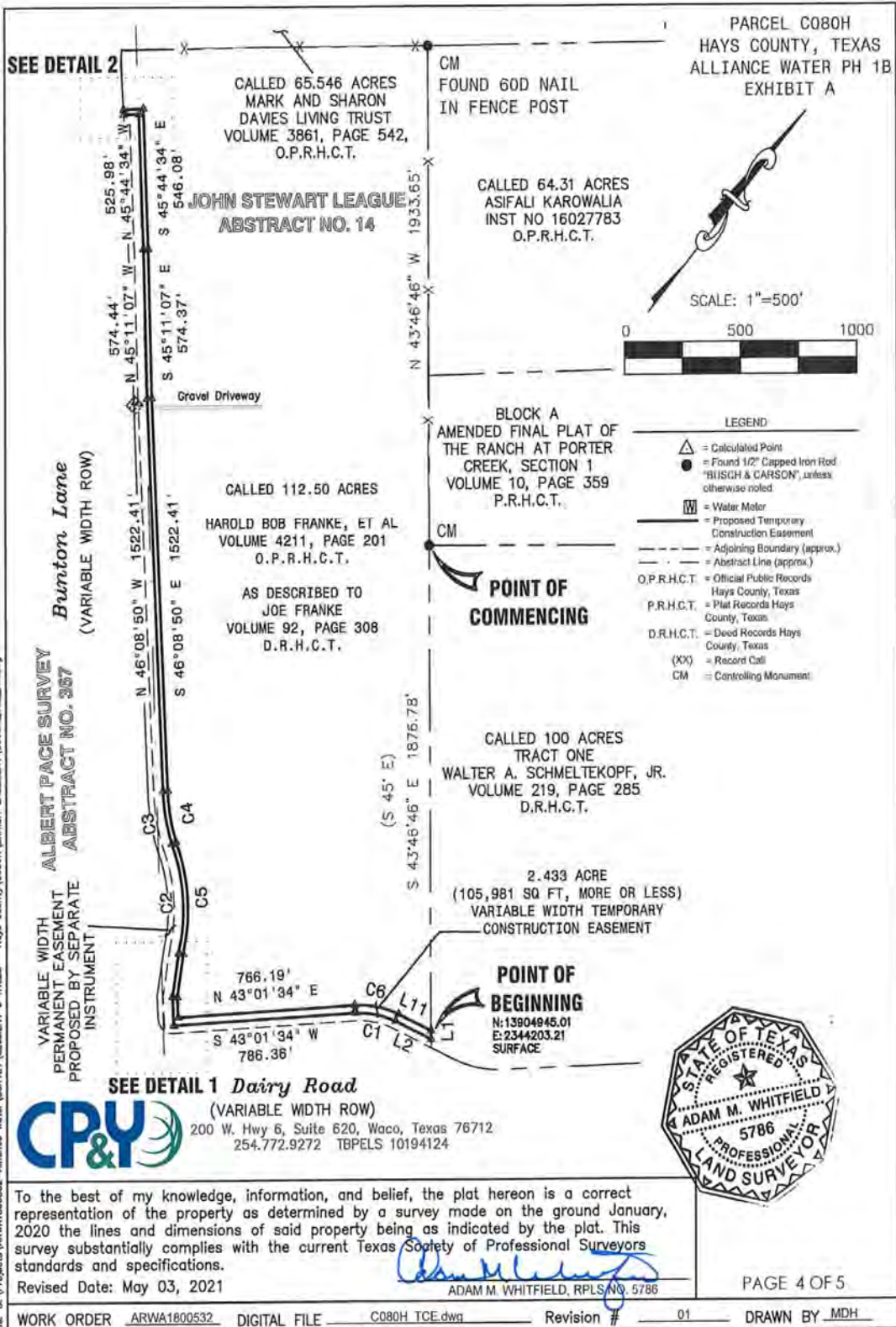
Date: 5-03-21

January 12, 2021

Revised Date: May 03, 2021

200 West Highway 6, Suite 620
Waco, Texas 76712
TDP# F-1741
TBPLS# 10194124
(p) 254.772.9272 · (f) 254.776.2924
www.cpyj.com

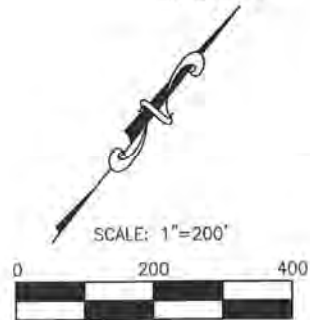




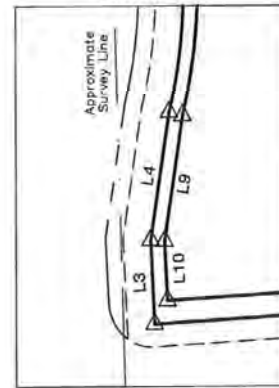
PARCEL C080H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
G1	S 56°57'29" W	177.21'	368.00'	178.96'	27°51'50"
C2	N 47°37'18" W	420.74'	663.97'	428.12'	36°56'37"
C3	N 53°45'30" W	210.89'	708.99'	211.68'	17°06'23"
C4	S 53°43'28" E	204.46'	688.99'	205.22'	17°03'57"
C5	S 47°38'03" E	431.86'	683.97'	439.38'	36°48'24"
C6	N 56°57'29" E	191.65'	398.00'	193.55'	27°51'50"

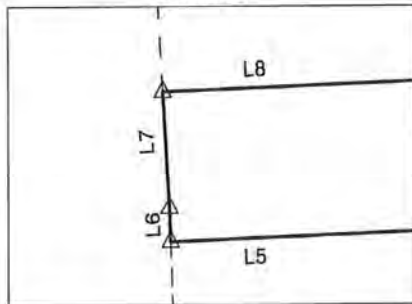
LINE	BEARING	DISTANCE
L1	S 43°46'46" E	33.01'
L2	S 70°53'24" W	167.69'
L3	N 46°39'34" W	110.85'
L4	N 34°38'41" W	171.34'
L5	S 44°15'26" W	65.00'
L6	N 45°44'34" W	4.49'
L7	N 47°13'24" W	15.51'
L8	N 44°15'26" E	85.40'
L9	S 34°38'41" E	168.28'
L10	S 46°39'34" E	78.64'
L11	N 70°53'24" E	154.11'



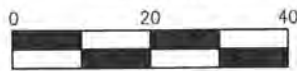
DETAIL 1



DETAIL 2



SCALE: 1"=20'



Date: May 03, 2021, 9:27am User: amwh File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C080H\EXHIBIT A\SEGMENT_C080H_TCE_R1.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: May 03, 2021

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS No. 5786

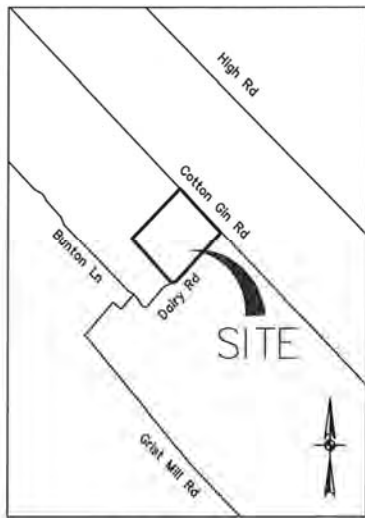
PAGE 5 OF 5

WORK ORDER ARWA1800532 DIGITAL FILE C080H TCE.dwg Revision # 01 DRAWN BY MDH

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Parcel C081H Permanent Variable Width

PARCEL C081H
WALTER A. SCHMELTEKOPF, JR.
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

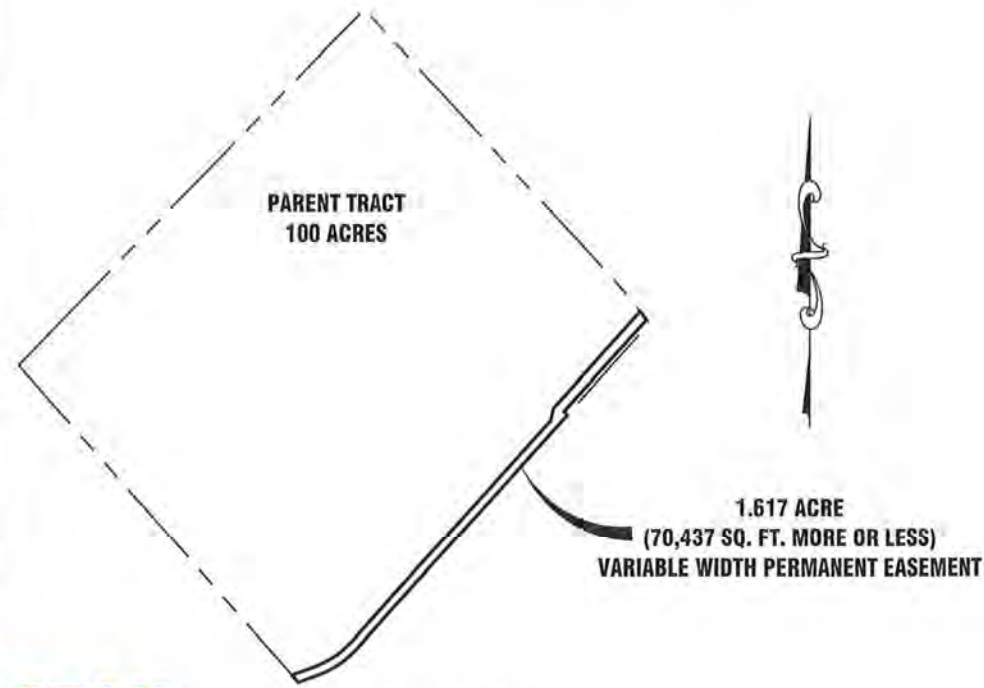
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
GF# CTA-21-CTA1900733G
ISSUE DATE: MARCH 14, 2019

- 10f.) 10' WIDE EASEMENT GRANTED TO GDFORTH WATER SUPPLY CORPORATION RECORDED IN VOLUME 229, PAGE 208, D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10g.) 15' WIDE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 288, PAGE 57, D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10h.) 15' WIDE EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 505, PAGE 717, D.R.H.C.T., CORRECTED AND RE-FILED IN VOLUME 563, PAGE 743, O.P.R.H.C.T.(DOES NOT AFFECT)



Date: May 03, 2021, 9:28am User: ID: smith File: G:\Projects\ARWA1800532-Alliance Water Supply\SEGMENT C TITLES - Hays County\C081H\SCHMELTEKOPF EASEMENT\C081H_P1.dwg

CP&Y 200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124



**Legal Description
1.617 Acre (70,437 Square Foot, more or less)
Variable Width Permanent Easement**

BEING A 1.617 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NUMBER 14, HAYS COUNTY, TEXAS, BEING A PORTION THAT CALLED 100 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN DEED TO WALTER A. SCHMELTEKOPF, JR., AS RECORDED IN VOLUME 219, PAGE 285 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (D.R.H.C.T.) SAID 1.617 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "Busch & Carson" lying in the northeast line of that called 112.50 acre tract of land described in deed to Joe Franke, as recorded in Volume 92, Page 308 of said D.R.H.C.T. and being the southerly common corner of said 100 acre tract and Block A of the amended Final Plat of The Ranch at Porter Creek, Section 1, as recorded in Volume 10, Page 359 of the Plat Records of Hays County, Texas (P.R.H.C.T.). From which a 60d nail found in a fence corner post, being the northerly corner of said 112.50 acre tract, bears N 43° 46' 46" W, a distance of 1,933.65 feet;

THENCE S 43° 46' 46" E, along the common line of said 112.50 and 100 acre tracts, a distance of 1,909.79 feet, to the **POINT OF BEGINNING** of the herein described tract;

THENCE leaving said common line, over and across said 100 acre tract, the following five (5) courses and distances:

1. N 70° 53' 24" E, a distance of 125.70 feet, to a point, at the beginning of a non-tangent curve to the left with a central angle of 26° 40' 16", a radius of 410.00 feet and a chord bearing N 57° 33' 16" E, a chord distance of 189.14 feet;
2. Along said non-tangent curve to the left, an arc distance of 190.85 feet, to a point for corner;
3. N 44° 13' 08" E, a distance of 1,506.88 feet, to a point for corner;
4. N 00° 46' 52" W, a distance of 21.21 feet, to a point for corner;
5. N 44° 13' 08" E, a distance of 491.57 feet, to a point for corner, lying in a barbed wire fence line, being the southwest Right of Way (ROW) line of County Road 129 (Variable width ROW), commonly known as Cotton Gin Road;

THENCE S 39° 14' 55" E, along a barbed wire fence line being the common line of said 100 acre tract and Cotton Gin Road ROW, a distance of 30.20 feet, to a point for corner. From which a 8 inch wood fence corner post lying in the common line of said 100 acre tract and Cotton Gin Road ROW bears S 39° 14' 55" E, a distance of 12.18 feet;

THENCE leaving said common line, over and across said 100 acre tract, the following two (2) courses and distances:

1. S 44° 13' 08" W, a distance of 458.13 feet, to a point for corner;
2. S 45° 46' 52" E, a distance of 15.00 feet, to a point for corner lying in the common line of said 100 acre tract and the northwest ROW line of Dairy Road (Variable width ROW);



THENCE along the common line of said 100 acre tract and Dairy Road ROW, the following three (3) courses and distances:

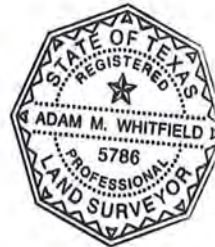
1. S 44° 13' 08" W, a distance of 1,551.88 feet, to a point for corner at the beginning of a non-tangent curve to the right with a central angle of 26° 40' 16", a radius of 440.00 feet and a chord bearing S 57° 33' 16" W, a chord distance of 202.98 feet;
2. Along said non-tangent curve to the right, an arc distance of 204.82 feet, to a point for corner;
3. S 70° 53' 24" W, a distance of 111.92 feet, to a point for corner being the southerly common corner of said 100 and 112.50 acre tracts;

THENCE N 43° 46' 46" W, along the common line of said 100 and 112.50 acre tracts, a distance of 33.01 feet, to the **POINT OF BEGINNING** and containing 1.617 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

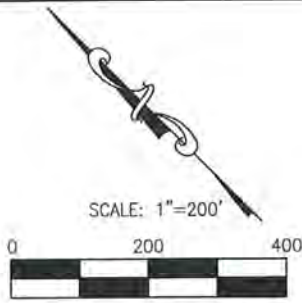

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 5-03-21
January 19, 2021
Revised Date: May 03, 2021



Cotton Gin Road
(VARIABLE WIDTH ROW)

PARCEL C081H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A



- LEGEND**
- △ = Calculated Point
 - = Found 1/2" Capped Iron Rod "BUSCH & CARSON", unless otherwise noted
 - = Fence Post
 - X — = Barbed Wire Fence
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - · - · = Abstract Line (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - D.R.H.C.T. = Dead Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument

JOHN STEWART LEAGUE
ABSTRACT NO. 14

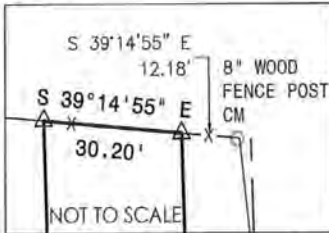
LINE	BEARING	DISTANCE
L1	N 00°46'52" W	21.21'
L2	S 45°46'52" E	15.00'

1.617 ACRE
(70,437 SQ FT, MORE OR LESS)
VARIABLE WIDTH PERMANENT EASEMENT

SEE DETAIL

Dairy Road
(VARIABLE WIDTH ROW)

DETAIL



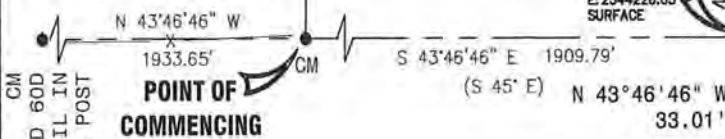
CALLLED 100 ACRES
TRACT ONE
WALTER A. SCHMELTEKOPF, JR.
VOLUME 219, PAGE 285
D.R.H.C.T.

Δ=26°40'16"
L=190.85'
R=410.00'
CB=N 57°33'16" E
CL=189.14'

POINT OF BEGINNING
N: 13904821.17
E: 2344226.05
SURFACE

Δ=26°40'16"
L=204.82'
R=440.00'
CB=S 57°33'16" W
CL=202.98'

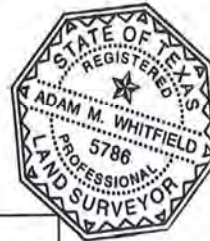
BLOCK A
AMENDED FINAL PLAT OF
THE RANCH AT
PORTER CREEK, SECTION 1
VOLUME 10, PAGE 359
P.R.H.C.T.



CALLLED 112.50 ACRES
JOE FRANKE
VOLUME 92, PAGE 308
D.R.H.C.T.



200 W. Hwy 6, Suite 620, Waco, Texas 76712.
254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: May 03, 2021

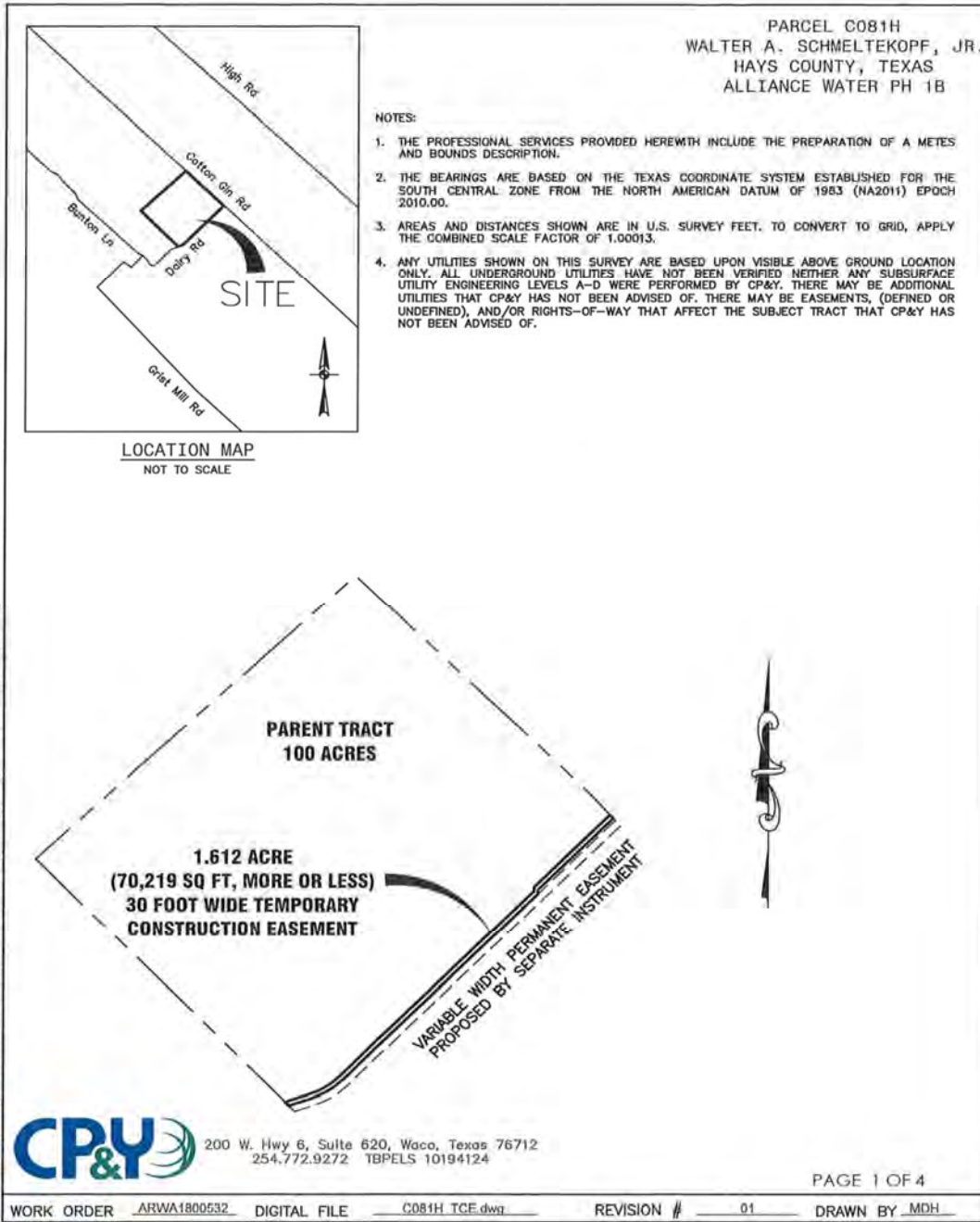
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 4 OF 4

WORK ORDER ARWA1800532 DIGITAL FILE C081H Easement.dwg Revision # 01 DRAWN BY MDH

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Parcel C081H Temporary Construction Easement





**Legal Description
1.612 Acre (70,219 Square Foot, more or less)
30 Foot Wide Temporary Construction Easement**

BEING A 1.612 ACRE, 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NUMBER 14, HAYS COUNTY, TEXAS, AND BEING A PORTION THAT CALLED 100 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN DEED TO WALTER A. SCHMELTEKOPF, JR., AS RECORDED IN VOLUME 219, PAGE 285 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. SAID 1.612 ACRE, 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "Busch & Carson" lying in the northeast line of that called 112.50 acre tract of land described in deed to Joe Franke, as recorded in Volume 92, Page 308 of said D.R.H.C.T. and being the southerly common corner of said 100 acre tract and Block A of the Amended Final Plat of The Ranch at Porter Creek, Section 1, as recorded in Volume 10, Page 359 of the Plat Records of Hays County, Texas (P.R.H.C.T.). From which a 60d nail found in a fence post corner being the northerly corner of said 112.50 acre tract bears N 43° 46' 46" W, a distance of 1,933.65 feet;

THENCE S 43° 46' 46" E, along the common line of said 112.50 and 100 acre tracts, a distance of 1,876.78 feet, to the **POINT OF BEGINNING** of the herein described tract;

THENCE leaving said common line, over and across said 100 acre tract, the following five (5) courses and distances:

1. N 70° 53' 24" E, a distance of 139.48 feet, to a point at the beginning of a non-tangent curve to the left with having a central angle of 26° 40' 16", a radius of 380.00 feet and with a chord bearing of N 57° 33' 16" E, a chord distance of 175.30 feet;
2. Along said non-tangent curve to the left, an arc distance of 176.89 feet, to a point for corner;
3. N 44° 13' 08" E, a distance of 1,488.60 feet, to a point for corner;
4. N 00° 46' 52" W, a distance of 21.21 feet, to a point for corner;
5. N 44° 13' 08" E, a distance of 512.48 feet, to a point for the northwest corner hereof, lying in a barbed wire fence line being the southwest Right of Way (ROW) line of Cotton Gin Road (Variable Width ROW);

THENCE along said fence line being the common line of said 100 acre tract and Cotton Gin Road ROW, the following two (2) courses and distances

1. S 41° 14' 44" E, a distance of 22.80 feet, to a point for corner;
2. S 39° 14' 55" E, a distance of 7.32 feet, to a point for the southeast corner hereof, being the northwest corner of a Variable width Permanent Easement (PE) proposed by a separate instrument. From which a 8 inch wood fence post found being the southerly common corner of said 100 acre tract and Cotton Gin Road ROW bears S 39° 14' 55" E, a distance of 42.38 feet;


THENCE along the east line of said PE, leaving said common line, over and across said 100 acre tract, the following five (5) courses and distances:

1. S 44° 13' 08" W, a distance of 491.57 feet, to a point for corner;
2. S 00° 46' 52" E, a distance of 21.21 feet, to a point for corner;

3. S 44° 13' 08" W, a distance of 1,506.88 feet, to a point at the beginning of a non-tangent curve to the right having a central angle of 26° 40' 16", a radius of 410.00 feet and a chord bearing S 57° 33' 16" W, with a chord distance of 189.14 feet;
4. Along said non-tangent curve to the right, an arc distance of 190.85 feet, to a point for corner;
5. S 70° 53' 24" W, a distance of 125.70 feet, to a point for the southeast corner hereof, lying on the common line of said 100 and 112.50 acre tracts and being the southeast corner of said (PE);

THENCE N 43° 46' 46" W, along the common line of said 100 and 112.50 acre tracts, a distance of 33.01 feet, to the **POINT OF BEGINNING** and containing 1.612 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.


Adam M. Whitfield

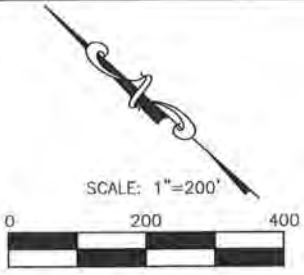
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 5.03.21

January 19, 2021
Revised: May 03, 2021



PARCEL C0B1H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A



- LEGEND**
- △ = Calculated Point
 - = Found 1/2" Capped Iron Rod "BUSCH & CARSON", unless otherwise noted
 - = Fence Post
 - x— = Barbed Wire Fence
 - |— = Proposed Temporary Contention Easement
 - |— = Adjoining Boundary (approx.)
 - - - = Abstract Line (approx.)
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument

Cotton Gin Road
(VARIABLE WIDTH ROW)
JOHN STEWART LEAGUE
ABSTRACT NO. 14

LINE	BEARING	DISTANCE
L1	N 70°53'24" E	139.48'
L2	N 00°46'52" W	21.21'
L3	S 41°14'44" E	22.80'
L4	S 39°14'55" E	7.32'
L5	S 39°14'55" E	42.38'
L6	S 00°46'52" E	21.21'
L7	S 70°53'24" W	125.70'
L8	N 43°46'46" W	33.01'

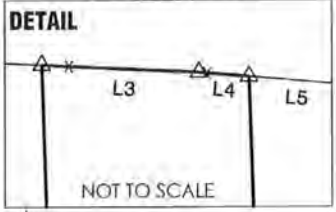
1.612 ACRE
(70,219 SQ FT, MORE OR LESS)
30 FOOT WIDE TEMPORARY
CONSTRUCTION EASEMENT

CALLED 100 ACRES
TRACT ONE
WALTER A. SCHMELTEKOPF, JR.
VOLUME 219, PAGE 285
D.R.H.C.T.

Δ=26°40'16"
L=176.89'
R=380.00'
CB=N 57°33'16" E
CL=175.30'

POINT OF BEGINNING
N: 13904945.01
E: 2344203.21
SURFACE

Δ=26°40'16"
L=190.85'
R=410.00'
CB=S 57°33'16" W
CL=189.14'



FOUND 60D NAIL
IN FENCE POST
BLOCK A
AMENDED FINAL PLAT OF
THE RANCH AT PORTER
CREEK, SECTION 1
VOLUME 10, PAGE 359
P.R.H.C.T.

N 43°46'46" W
1933.65'

POINT OF COMMENCING

(S 45° E)
S 43°46'46" E 1876.78'

CALLLED 112.50 ACRES
JOE FRANKE
VOLUME 92, PAGE 308
D.R.H.C.T.



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: May 03, 2021

Adam M. Whitfield
ADAM M. WHITFIELD, R.L.S. NO. 5786

PAGE 4 OF 4

WORK ORDER ARWA1800532 DIGITAL FILE C0B1H TCE.dwg Revision # 01 DRAWN BY MDH

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Parcel C087H Permanent Easement

PARCEL C087H
 GEORGINA CHAIRES-GARCIA
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

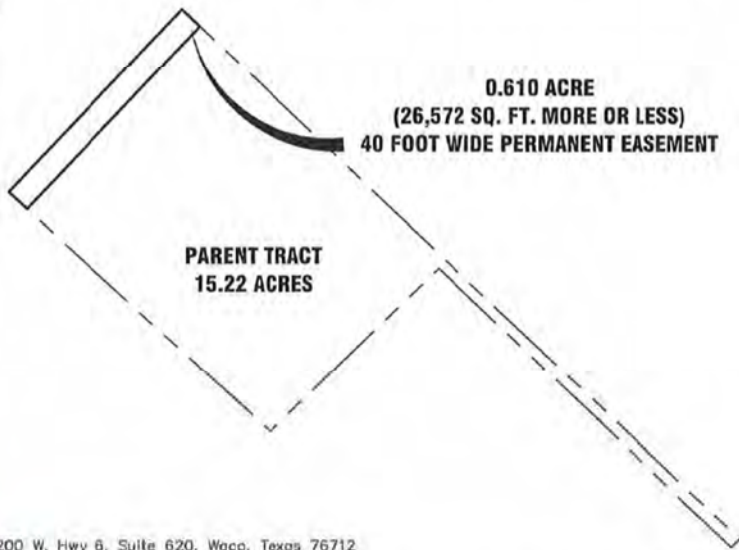
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
 OF# CTA-C7-CTA1900742G
 ISSUE DATE: JUNE 19, 2019

- 10f.) 9.8 ACRES EASEMENT GRANTED TO PLUM CREEK CONSERVATION DISTRICT RECORDED IN VOLUME 227, PAGE 149, D.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10g.) EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 268, PAGE 43, D.R.H.C.T. (DOES NOT AFFECT)
- 10h.) EASEMENT RESERVED TO EUGENE WRANITZKY AND WIFE, MARGARET W. WRANITZKY RECORDED IN VOLUME 311, PAGE 581, D.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10i.) EASEMENT GRANTED TO COUNTY LINE SPECIAL UTILITY DISTRICT RECORDED IN INSTRUMENT NO. 18032854, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10j.) EASEMENT GRANTED TO COUNTY LINE SPECIAL UTILITY DISTRICT RECORDED IN INSTRUMENT NO. 18034403, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)



Date: Oct 03, 2020, 11:16am User: JD, mduffy
 File: G:\Projects\ARWA\1800532-Alliance Water\Survey\SUBMIT\SUBMIT_C087H PE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

**Legal Description
0.610 Acre (26,572 Square Foot, more or less)
40 Foot Wide Permanent Easement**

BEING A 0.610 ACRE, 40 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 15.22 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGINA CHAIRES-GARCIA, AS RECORDED IN VOLUME 3704, PAGE 881 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.610 ACRE, 40 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, for the southwest corner hereof, being the common corner of said 15.22 acre tract and that called 50.0 acre tract of land described in deed to Albert H. Nickel and Hedwig Nickel, as recorded in Volume 154, Page 551 of the Deed Records of Hays County, Texas (D.R.H.C.T.) and that called 22.285 acre tract of land described in deed to David J. DeArmon and Judy L. DeArmon, as recorded in Volume 2471, Page 223 of said O.P.R.H.C.T. also that called 26.385 acre tract of land described in deed to Uhland, LP, as recorded in Volume 5395, Page 18 of said O.P.R.H.C.T.;

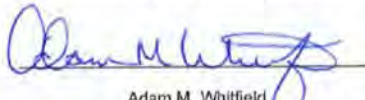
THENCE N 43° 06' 14" E, along the common line of said 15.22 and 22.285 acre tracts, a distance of 664.40 feet, to a point for the northwest corner hereof, being the common westerly corner of said 15.22 acre tract and that called 22.12 acre tract of land described in deed to Georgina Chaires-Garcia, as recorded in Volume 3705, Page 40 of said O.P.R.H.C.T. From which a 1/2 inch iron rod found being the southerly common corner of said 22.285 acre tract and Lot 9 of the Sunny Ridge Addition according to the Final Plat thereof, as recorded in Volume 3, Page 387 of the Plat Records of Hays County, Texas (P.R.H.C.T.) lying in the northwest line of said 22.12 acre tract bears N 43° 16' 29" E, a distance of 430.54 feet;

THENCE S 46° 40' 25" E, along the common line of said 15.22 and 22.12 acre tracts, a distance of 40.00 feet, to a point for the northeast corner hereof. From which a 1/2 inch iron rod found being the easterly common corner of said 15.22 and 22.12 acre tracts bears S 46° 40' 25" E, a distance of 1,926.48 feet;

THENCE S 43° 06' 14" W, leaving said common line, over and across said 15.22 acre tract, a distance of 664.36 feet, to a point for the southeast corner hereof, lying in the common line of said 15.22 and 50.0 acre tracts. From which a 1/2 inch capped iron rod found and stamped "BYRN" being the southerly common corner of said 15.22 acre tract and that called 10.00 acre tract of land described in deed to Hong Ji Guo and Ling Xu, husband and wife, and Wenjing Guo, daughter, as recorded in County Clerks File Number 19008258 of said O.P.R.H.C.T. bears S 46° 43' 28" E, a distance of 875.01 feet;

THENCE N 46° 43' 26" W, along the common line of said 15.22 and 50.0 acre tracts, a distance of 40.00 feet, to the **POINT OF BEGINNING** and containing 0.610 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

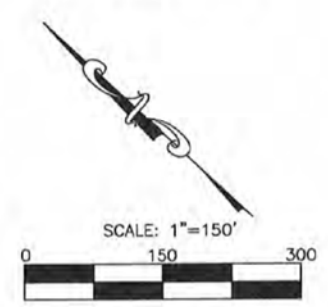
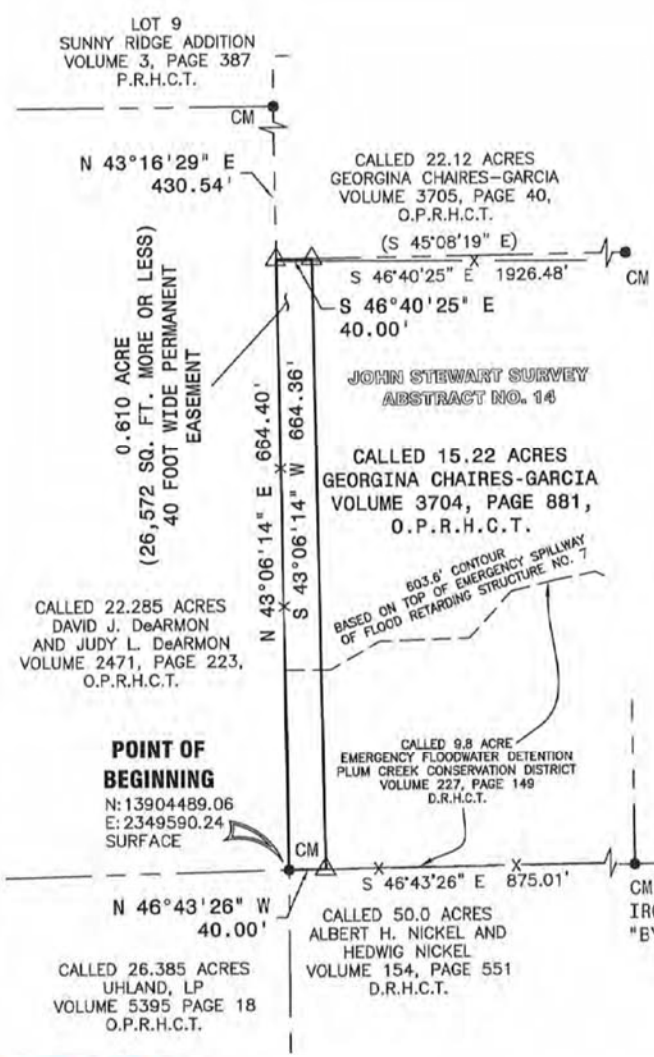
Date: 10-02-2020
October 2, 2020



PARCEL C087H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LEGEND

- = Calculated Point
- = Found 1/2" Iron Rod, Unless Noted
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- P.R.H.C.T. = Plat Records Hays County, Texas
- O.P.R.H.C.T. = Official Public Records Hays County, Texas
- D.R.H.C.T. = Deed Records Hays County, Texas
- (XX) = Record Call
- CM = Controlling Monument



Date: Oct 02, 2020, 1:16pm User: dr_mwhitfield
 File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Hays County\C087H\CONVERT EASEMENT\C087H PE.dwg



200 W. Hwy B, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 2, 2020

ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C087H PE.dwg Revision # XX DRAWN BY MDH

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Parcel C087H Temporary Construction Easement

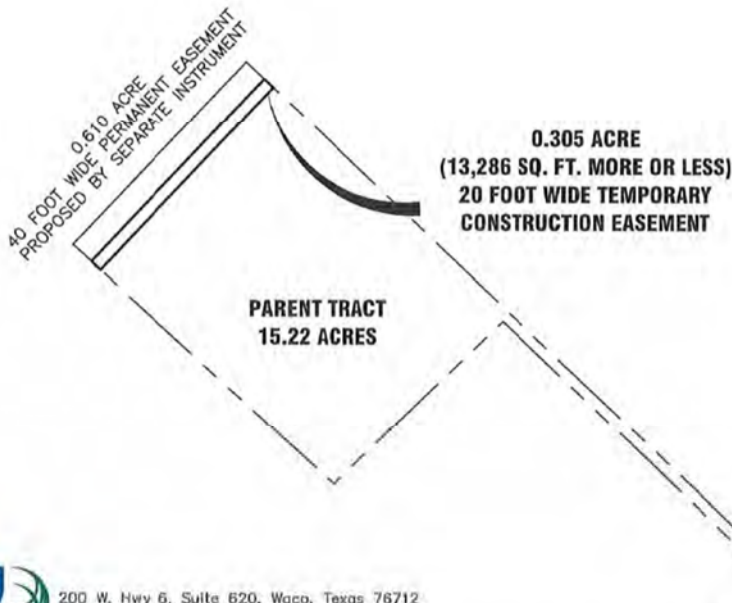
PARCEL C087H
 GEORGINA CHAIRES-GARCIA
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

LOCATION MAP
 NOT TO SCALE



Date: Oct 05, 2020, 10:46am User: G:\mhuffing
 File: G:\Projects\ARWA\1800532-Alliance Water\Survey\SEGMENT C TITLES - Hays County\C087H\TCE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

**Legal Description
0.305 Acre (13,286 Square Foot, more or less)
20 Foot Wide Temporary Construction Easement**

BEING A 0.305 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 15.22 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGINA CHAIRES-GARCIA, AS RECORDED IN VOLUME 3704, PAGE 881 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.305 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found, being the common corner of said 15.22 acre tract and that called 50.0 acre tract of land described in deed to Albert H. Nickel and Hedwig Nickel, as recorded in Volume 154, Page 551 of the Deed Records of Hays County, Texas (D.R.H.C.T.) and that called 22.285 acre tract of land described in deed to David J. DeArmon and Judy L. DeArmon, as recorded in Volume 2471, Page 223 of said O.P.R.H.C.T. also that called 26.385 acre tract of land described in deed to Umland, LP, as recorded in Volume 5395, Page 18 of said O.P.R.H.C.T.;

THENCE S 46° 43' 26" E, along the common line of said 15.22 and 50.0 acre tracts, a distance of 40.00 feet, to a point for the southwest corner hereof being the southeast corner of a proposed 40 foot wide Permanent Easement (PE) to be dedicated by separate instrument and the **POINT OF BEGINNING** of the herein described tract;

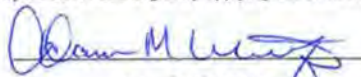
THENCE N 43° 06' 14" E, along the east line of said (PE), leaving said common line, over and across said 15.22 acre tract, a distance of 664.36 feet, to a point for the northwest corner hereof, being the northeast corner of said (PE) and lying in the common line of said 15.22 acre tract and that called 22.12 acre tract of land described in deed to Georgina Chaires-Garcia, as recorded in Volume 3705, Page 40 of said O.P.R.H.C.T.

THENCE S 46° 40' 25" E, along the common line of said 15.22 and 22.12 acre tracts, a distance of 20.00 feet, to a point for the northeast corner hereof. From which a 1/2 inch iron rod found being the easterly common corner of said 15.22 and 22.12 acre tracts bears S 46° 40' 25" E, a distance of 1,906.48 feet;

THENCE S 43° 06' 14" W, leaving said common line, over and across said 15.22 acre tract, a distance of 664.35 feet, to a point for the southeast corner hereof, lying in the common line of said 15.22 and 50.0 acre tracts. From which a 1/2 inch capped iron rod found and stamped "BYRN" being the southerly common corner of said 15.22 acre tract and that called 10.00 acre tract of land described in deed to Hong Ji Guo and Ling Xu, husband and wife, and Wenjing Guo, daughter, as recorded in County Clerks File Number 19008258 of said O.P.R.H.C.T. bears S 46° 43' 26" E, a distance of 855.01 feet;

THENCE N 46° 43' 26" W, along the common line of said 15.22 and 50.0 acre tracts, a distance of 20.00 feet, to the **POINT OF BEGINNING** and containing 0.305 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

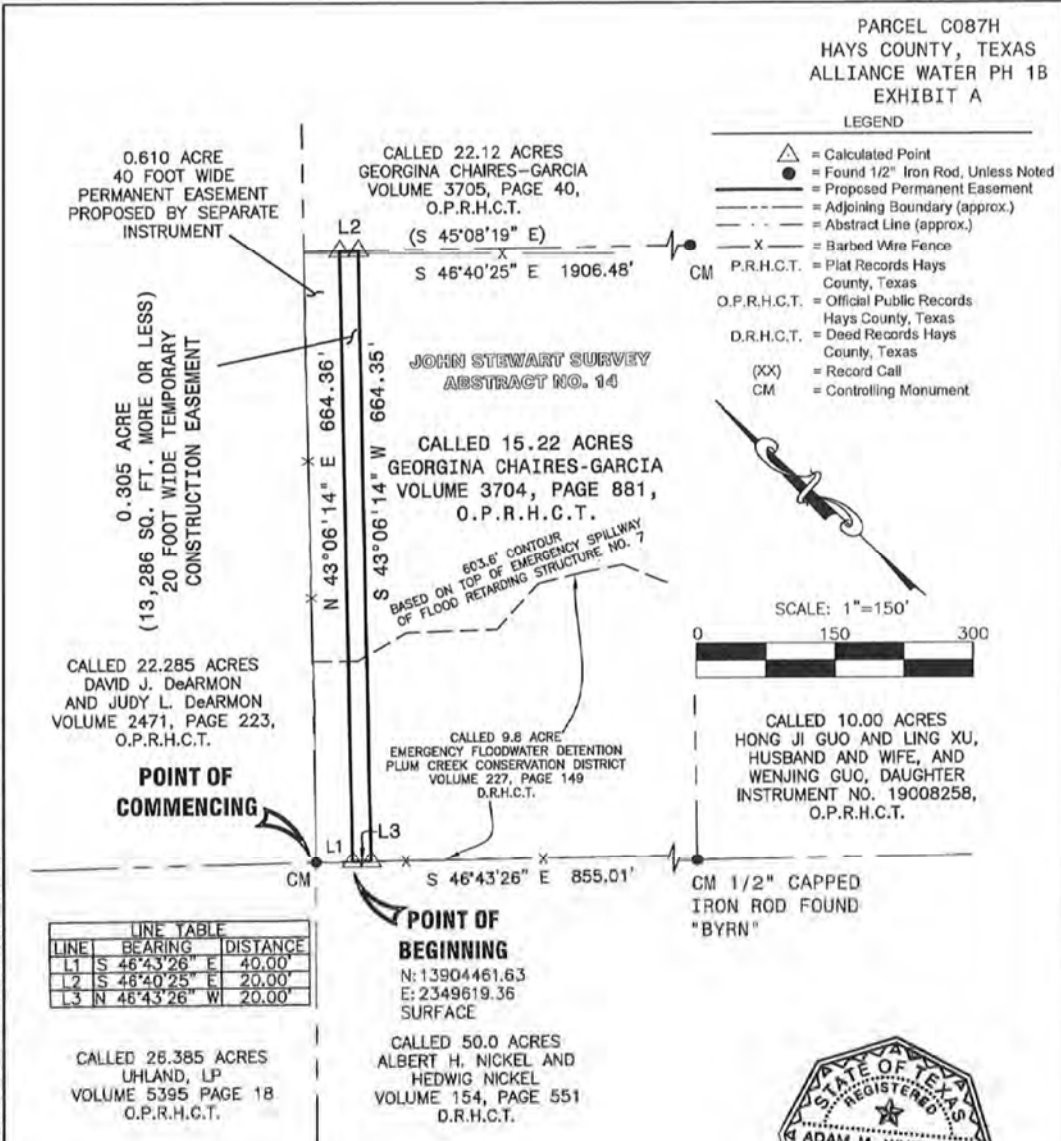
Date: 10/16/2020
October 16, 2020



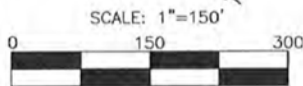
PARCEL C087H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 18
EXHIBIT A

LEGEND

- = Calculated Point
- = Found 1/2" Iron Rod, Unless Noted
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Plat Records Hays County, Texas
- = Official Public Records Hays County, Texas
- = Deed Records Hays County, Texas
- = Record Call
- = Controlling Monument



LINE	BEARING	DISTANCE
L1	S 46°43'26" E	40.00'
L2	S 46°40'25" E	20.00'
L3	N 46°43'26" W	20.00'



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 16, 2020
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C087H TCE.dwg Revision # XX DRAWN BY MDH

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Date: Oct 22, 2020, 11:46am User: GJ Smith
 File: C:\Projects\ARWA1800532\ARWA1800532.dwg
 Title: Hays County\G087H\PERMITS\EASEMENT\C087H TCE.dwg

Parcel C088H Permanent Variable Width

PARCEL C088H
 GEORGINA CHAIRES-GARCIA
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

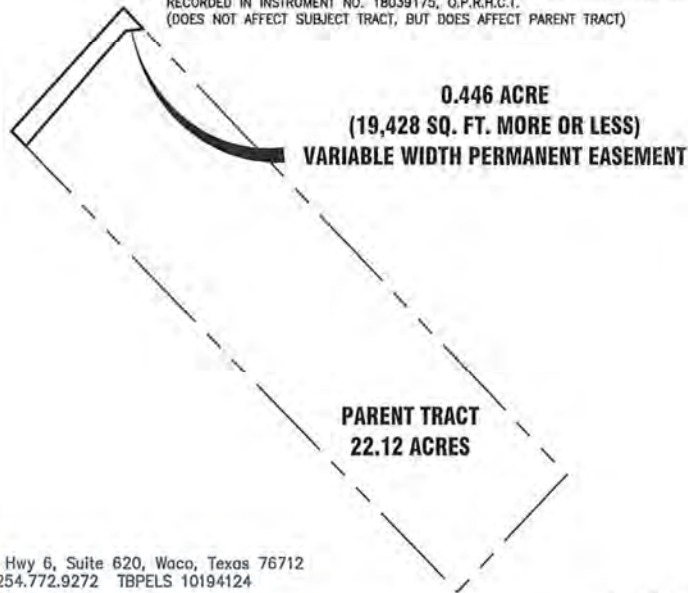
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
 GF # CTA-07-CTA1900743G
 ISSUE DATE: JUNE 19, 2019

- 10f.) 10' WIDE WATER LINE EASEMENT GRANTED TO GOFORTH WATER SUPPLY CORPORATION RECORDED IN VOLUME 229, PAGE 225, D.R.H.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10g.) EASEMENT GRANTED TO GOFORTH WATER SUPPLY CORPORATION RECORDED IN VOLUME 231, PAGE 614, D.R.H.C.T. (DOES NOT AFFECT)
- 10h.) EASEMENT GRANTED TO PLUM CREEK CONSERVATION DISTRICT RECORDED IN VOLUME 227, PAGE 149, D.R.H.C.T. (DOES NOT AFFECT)
- 10i.) EASEMENT GRANTED TO COUNTY LINE WATER SUPPLY CORPORATION RECORDED IN VOLUME 833, PAGE 509, O.P.R.H.C.T. (DOES NOT AFFECT)
- 10j.) WATER LINE EASEMENT GRANTED TO COUNTY LINE SPECIAL UTILITY DISTRICT RECORDED IN INSTRUMENT NO. 18032854, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10k.) WATER LINE EASEMENT GRANTED TO COUNTY LINE SPECIAL UTILITY DISTRICT RECORDED IN INSTRUMENT NO. 18034404, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10l.) 20' WIDE POWER LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN INSTRUMENT NO. 18039175, O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)



Date: 04/03/2020 11:27am User: JB - mchdly
 File: G:\Projects\ARWA1800532-Alliances\Work\SURVEY\SEGMENT C TITLES - Hays County\C088H\CONRBT_EASEMENT\C088H_PE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124



Partners for a Better Quality of Life

Legal Description
0.446 Acre (19,428 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 0.446 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 22.12 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGINA CHAIRES-GARCIA, AS RECORDED IN VOLUME 3705, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.446 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a 1/2 inch iron rod found, being an angle point in the northwest line of said 22.12 acre tract and being the southerly common corner of that called 22.285 acre tract of land described in deed to David J. DeArmon and Judy L. DeArmon, as recorded in Volume 2471, Page 223 of said O.P.R.H.C.T. and Lot 9 of the Sunny Ridge Addition, according to the Final Plat thereof, as recorded in Volume 3, Page 387 of the Plat Records of Hays County, Texas (P.R.H.C.T.);

THENCE N 43° 42' 26" E, along the common line of said 22.12 acre tract and Lot 9, a distance of 54.47 feet, to a 1/2 inch iron rod found, for the northwest corner hereof, being an angle point in the southeast line of said Lot 9 and being the northerly common corner of said 22.12 acre tract and Lot 1, Block 1 of the Diego Subdivision according to the Final Plat thereof, as recorded in County Clerks File Number 17023476 of said O.P.R.H.C.T.;

THENCE S 46° 38' 03" E, along the common line of said 22.12 acre tract and Lot 1, a distance of 50.01 feet, to a point for the northeast corner hereof. From which a 1/2 inch capped iron found and stamped "ASH 5687" lying in the common line of said 22.12 acre tract and Lot 1 bears S 46° 38' 03" E, a distance of 292.99 feet;

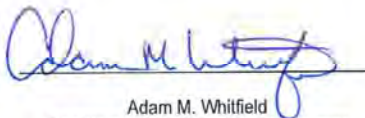
THENCE leaving said common line, over and across said 22.12 acre tract the following three courses and distances:

1. S 89° 20' 28" W, a distance of 14.00 feet, to a point for corner;
2. S 43° 42' 26" W, a distance of 44.83 feet, to a point for corner;
3. S 43° 16' 29" W, a distance of 430.42 feet, to a point for the southeast corner hereof, lying in the common line of said 22.12 acre tract and that called 15.22 acre tract of land described in deed to Georgina Chaires-Garcia, as recorded in Volume 3704, Page 881 of said O.P.R.H.C.T. From which a 1/2 inch iron rod found, being the easterly common corner of said 22.12 and 15.22 acre tracts bears S 46° 40' 25" E, a distance of 1,926.48 feet;

THENCE N 46° 40' 25" W, along the common line of said 22.12 and 15.22 acre tracts, a distance of 40.00 feet, to a point for the southwest corner hereof, being the westerly common corner of said 22.12 and 15.22 acre tracts, lying in the southeast line of said 22.285 acre tract. From which a 1/2 inch iron rod found, being the common corner of said 15.22 and 22.285 acre tracts and that called 50.0 acre tract of land described in deed to Albert H. Nickel and Hedwig Nickel, as recorded in Volume 154, Page 551 of the Deed Records of Hays County, Texas (D.R.H.C.T.) and that called 26.385 acre tract of land described in deed to Uhland, LP, as recorded in Volume 5395, Page 18 of said O.P.R.H.C.T. bears S 43° 06' 14" W, a distance of 664.40;

THENCE N 43° 16' 29" E, along the common line of said 22.12 and 22.285 acre tracts, a distance of 430.54 feet, to the **POINT OF BEGINNING** and containing 0.446 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 10-02-2020

October 2, 2020

Page 2 of 3



200 West Highway 6, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124

(p) 254.772.9272 - (f) 254.776.2924
www.cpyi.com



C088H_PE

PARCEL C088H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LOT 9
SUNNY RIDGE ADDITION
VOLUME 3, PAGE 387
P.R.H.C.T.

LOT 1, BLOCK 1
5.100 ACRES
DIEGO SUBDIVISION
INST. NO. 17023476,
O.P.R.H.C.T.

CM
L2
L3
L4
S 46°38'03" E 292.99'
1/2" IRON ROD
"ASH 5687"

POINT OF BEGINNING
N: 13905287.61
E: 2350339.37
SURFACE

0.446 ACRE
(19,428 SQ. FT. MORE OR LESS)
VARIABLE WIDTH PERMANENT EASEMENT

JOHN STEWART LEAGUE
ABSTRACT NO. 14

LINE	BEARING	DISTANCE
L1	N 43°42'26" E	54.47
L2	S 46°38'03" E	50.01
L3	S 89°20'28" W	14.00
L4	S 43°42'26" W	44.83

CALLED 22.12 ACRES
GEORGINA CHAIRES-GARCIA
VOLUME 3705, PAGE 40,
O.P.R.H.C.T.

S 43°08'14" W 664.40'
N 46°40'25" W 40.00'
(S 45°08'19" E)
S 46°40'25" E 1926.48'

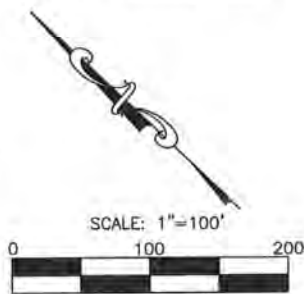
CALLLED 22.285 ACRES
DAVID J. DeARMON
AND JUDY L. DeARMON
VOLUME 2471, PAGE 223,
O.P.R.H.C.T.

CALLLED 15.22 ACRES
GEORGINA CHAIRES-GARCIA
VOLUME 3704, PAGE 881,
O.P.R.H.C.T.

CALLLED 26.385 ACRES
UHLAND, LP
VOLUME 5395 PAGE 18
O.P.R.H.C.T.

CALLLED 50.0 ACRES
ALBERT H. NICKEL AND
HEDWIG NICKEL
VOLUME 154, PAGE 551
D.R.H.C.T.

- LEGEND
- = Calculated Point
 - = Found 1/2" Iron Rod, Unless Noted
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - = Barbed Wire Fence
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument



Date: Oct 02, 2020, 7:21pm User: ID: mhollingsworth File: G:\Projects\ARWA\1800532-Alliance Water Survey\SCHEMATIC - TITLES - Hays County\C088H\CONVERT EASEMENT\C088H PE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 2, 2020

ADAM M. WHITFIELD, RPLS. NO. 5786

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C088H PE.dwg Revision # XX DRAWN BY MDH

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Parcel C088H Temporary Construction Easement

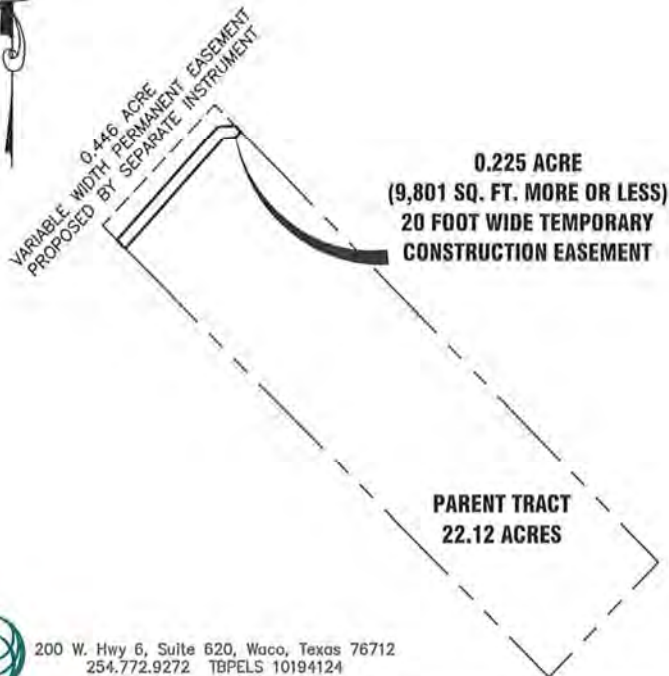
PARCEL C088H
 GEORGINA CHAIRES-GARCIA
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



Date: Oct 09, 2020 5:01pm User ID: mhdhwy
 File: G:\Projects\ARWA\1800532-Alliance Water\Survey\SEASMENT C TRILS - High County\C088H\TCE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124



Partners for a Better Quality of Life

**Legal Description
0.225 Acre (9,801 Square Foot, more or less)
20 Foot Wide Temporary Construction Easement**

BEING A 0.225 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 22.12 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGINA CHAIRES-GARCIA, AS RECORDED IN VOLUME 3705, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.225 ACRE, 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found being the northerly common corner of said 22.12 acre tract and Lot 1, Block 1 of the Diego Subdivision according to the Final Plat thereof, as recorded in County Clerks File Number 17023476 of said O.P.R.H.C.T. and lying in the southeast line of Lot 9 of the Sunny Ridge Addition, according to the Final Plat thereof, as recorded in Volume 3, Page 387 of the Plat Records of Hays County, Texas (P.R.H.C.T.);

THENCE S 46° 38' 03" E, along the common line of said 22.12 acre tract and Lot 1, a distance of 50.01 feet, to a point for the northwest corner hereof, being the northeast corner of a proposed variable width Permanent Easement (PE) to be dedicated by separate instrument and the **POINT OF BEGINNING** of the herein described tract;

THENCE S 46° 38' 03" E, continuing along the common line of said 22.12 acre tract and Lot 1, a distance of 20.00 feet, to a point for the northeast corner hereof. From which a 1/2 inch capped iron found and stamped "ASH 5687" lying in the common line of said 22.12 acre tract and Lot 1 bears S 46° 38' 03" E, a distance of 272.99 feet;

THENCE leaving said common line, over and across said 22.12 acre tract the following four (4) courses and distances:

1. S 44° 20' 28" W, a distance of 8.62 feet, to a point for corner.
2. S 89° 20' 28" W, a distance of 13.87 feet, to a point for corner.
3. S 43° 42' 26" W, a distance of 36.34 feet, to a point for corner.
4. S 43° 16' 29" W, a distance of 430.37 feet, to a point for the southeast corner hereof, lying in the common line of said 22.12 acre tract and that called 15.22 acre tract of land described in deed to Georgina Chaires-Garcia, as recorded in Volume 3704, Page 881 of said O.P.R.H.C.T. From which a 1/2 inch iron rod found, being the easterly common corner of said 22.12 and 15.22 acre tracts bears S 46° 40' 25" E, a distance of 1,906.48 feet.

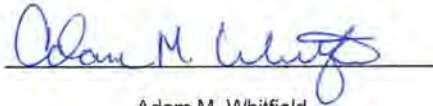
THENCE N 46° 40' 25" W, along the common line of said 22.12 and 15.22 acre tracts, a distance of 20.00 feet, to a point for the southwest corner hereof, being the southeast corner of said (PE):



THENCE along the east line of said (PE), leaving said common line, over and across said 22.12 acre tract, the following three (3) courses and distances:

1. N 43° 16' 29" E, a distance of 430.42 feet, to a point for corner.
2. N 43° 42' 26" E, a distance of 44.83 feet, to a point for corner.
3. N 89° 20' 28" E, a distance of 14.00 feet, to the **POINT OF BEGINNING** and containing 0.225 acres, more or less.

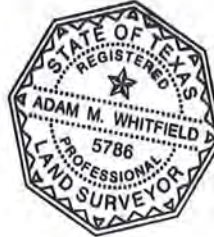
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 10/16/2020

October 16, 2020



PARCEL C088H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LINE	BEARING	DISTANCE
L1	S 46°38'03" E	50.01'
L2	S 46°38'03" E	20.00'
L3	S 44°20'28" W	8.62'
L4	S 89°20'28" W	13.87'
L5	S 43°42'26" W	36.34'
L6	N 46°40'25" W	20.00'
L7	N 43°42'26" E	44.83'
L8	N 89°20'28" E	14.00'

- LEGEND
- = Calculated Point
 - = Found 1/2" Iron Rod, Unless Noted
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - = Barbed Wire Fence
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument

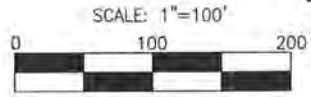
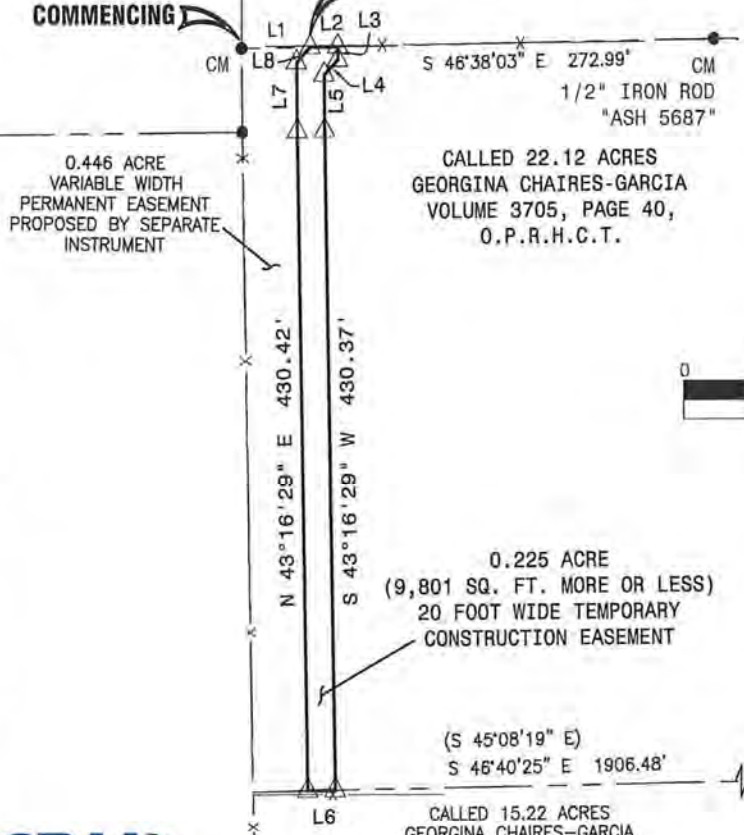
JOHN STEWART LEAGUE
ABSTRACT NO. 14

LOT 9
SUNNY RIDGE ADDITION
VOLUME 3, PAGE 387
P.R.H.C.T.

LOT 1, BLOCK 1
5.100 ACRES
DIEGO SUBDIVISION
INST. NO. 17023476,
O.P.R.H.C.T.

POINT OF BEGINNING
N: 13905292.65
E: 2350413.36
SURFACE

POINT OF COMMENCING



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground January, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

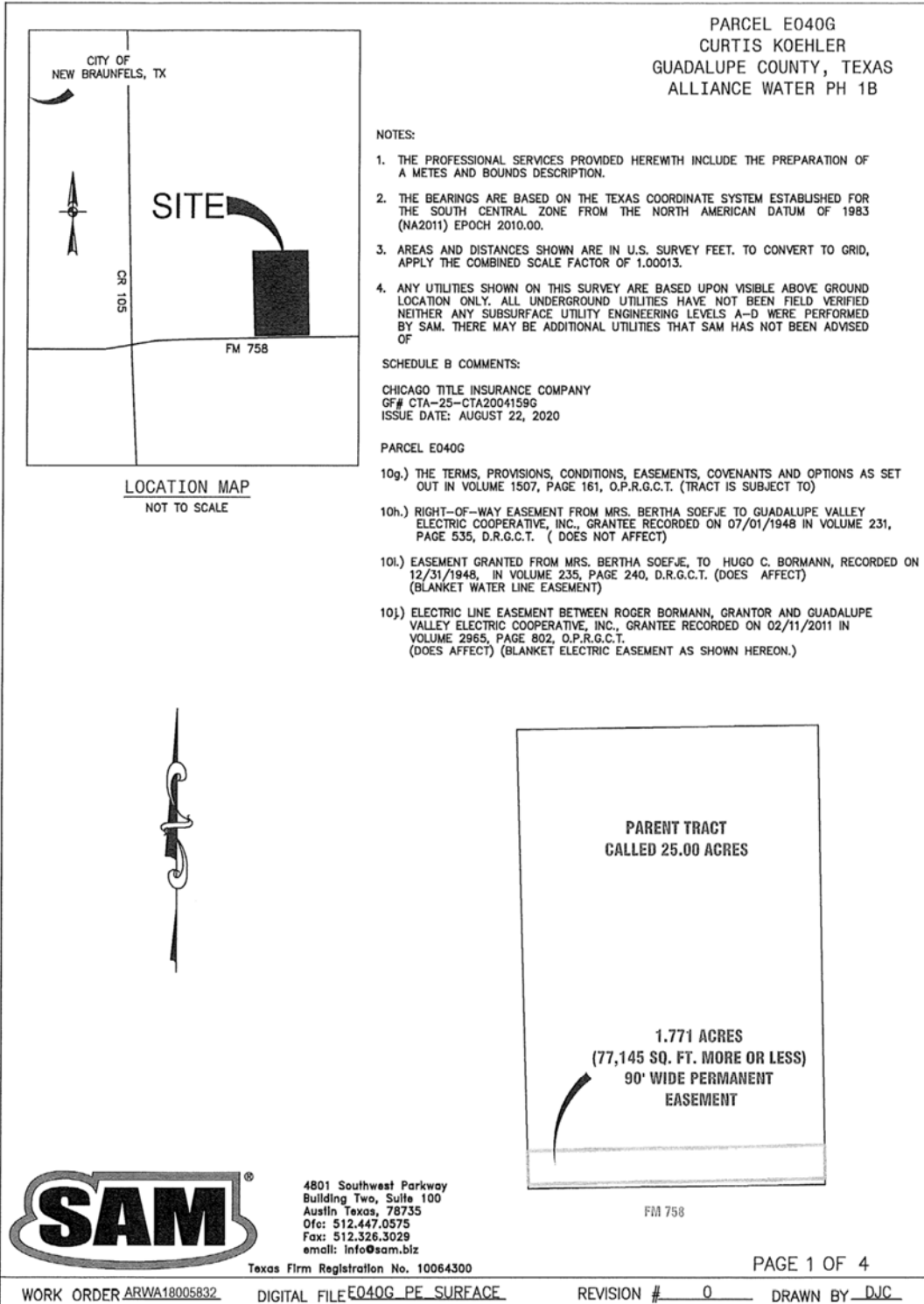
Date: October 16, 2020

PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C088H TCE.dwg Revision # XX DRAWN BY MDH

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Parcel E040G Permanent Easement



PARCEL E040G
 CURTIS KOEHLER
 GUADALUPE COUNTY, TEXAS
 ALLIANCE WATER PH 1B

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
 GF# CTA-25-CTA2004159G
 ISSUE DATE: AUGUST 22, 2020

PARCEL E040G

- 10g.) THE TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS AND OPTIONS AS SET OUT IN VOLUME 1507, PAGE 161, O.P.R.G.C.T. (TRACT IS SUBJECT TO)
- 10h.) RIGHT-OF-WAY EASEMENT FROM MRS. BERTHA SOEFJE TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., GRANTEE RECORDED ON 07/01/1948 IN VOLUME 231, PAGE 535, D.R.G.C.T. (DOES NOT AFFECT)
- 10i.) EASEMENT GRANTED FROM MRS. BERTHA SOEFJE, TO HUGO C. BORMANN, RECORDED ON 12/31/1948, IN VOLUME 235, PAGE 240, D.R.G.C.T. (DOES AFFECT) (BLANKET WATER LINE EASEMENT)
- 10j.) ELECTRIC LINE EASEMENT BETWEEN ROGER BORMANN, GRANTOR AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., GRANTEE RECORDED ON 02/11/2011 IN VOLUME 2965, PAGE 802, O.P.R.G.C.T. (DOES AFFECT) (BLANKET ELECTRIC EASEMENT AS SHOWN HEREON.)

LOCATION MAP
 NOT TO SCALE

PARENT TRACT
 CALLED 25.00 ACRES

1.771 ACRES
 (77,145 SQ. FT. MORE OR LESS)
 90' WIDE PERMANENT
 EASEMENT

FM 758



4801 Southwest Parkway
 Building Two, Suite 100
 Austin Texas, 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz

Texas Firm Registration No. 10064300

PAGE 1 OF 4

WORK ORDER ARWA18005832

DIGITAL FILE E040G_PE_SURFACE

REVISION # 0 DRAWN BY DJC

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SAM, LLC
 4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
 Ofc 512.447.0575 Fax 512.326.3029
 info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description
 1.771 Acres (77,145 Square Foot)
 90 Foot Wide Permanent Easement**

BEING A 1.771 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 25.00 ACRE TRACT, DESCRIBED IN A DEED TO CURTIS KOEHLER, RECORDED IN DOCUMENT NO. 202099015638, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 1.771 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BLS 2024" found, at the northeast corner of Tract 1 a called 133.47 acre tract described in a deed to Keith Weidner in Document No. 202099000826 of the (O.P.R.G.C.T.), same being at the northwest corner of a called 41.599 acre tract, described in a deed to Gregory W. Kraft and Pamela Kraft, recorded in Volume 1507, Page 164 of the (O.P.R.G.C.T.);

THENCE S 01° 08' 26" E, with the common line of said 133.47 acre tract, said 25.00 acre tract and said 41.599 acre tract, a distance of 1,772.21 feet, to a point, for the **POINT OF BEGINNING** and the northeast corner of this 90 foot wide permanent easement;

THENCE S 01° 08' 26" E, with said common line, a distance of 90.00 feet, to a point, for the southeast corner of this easement. From said point, a 1/2-inch iron rod found on the existing north ROW of Farm-to-Market Road 758 (a variable width ROW), for the southeast corner of said 25.00 acre tract, and the southwest corner of said 41.599 acre tract, bears S 01° 08' 26" E, a distance of 17.69 feet;

THENCE departing said common line, over and across said 25.00 acre tract the following five (5) courses and distances:

- 1) S 88° 49' 41" W, a distance of 1.63 feet, to a point, for an angle corner of this easement,
- 2) S 88° 41' 35" W, a distance of 212.32 feet, to a point, for an angle corner of this easement,
- 3) S 88° 50' 25" W, a distance of 30.11 feet, to a point, for an angle corner of this easement,
- 4) S 89° 00' 53" W, a distance of 513.07 feet, to a point, for an angle corner of this easement,
- 5) S 88° 44' 45" W, a distance of 99.43 feet, to a point on the common line of said 25.00 acre tract and said 133.47 acre tract, for the southwest corner of this easement from which a 1/2-inch iron rod with cap stamp "TRI COUNTY" at the southeast corner of said 25.00 acre tract and the southeast corner of said 133.47 acre tract bears S 03° 16' 22" E, a distance of 13.70 feet;

THENCE N 01° 43' 25" W, with the common line of said 25.00 acre tract and said 133.47 acre tract, a distance of 90.00 feet, to a point, for the northwest corner of this easement;

THENCE departing said common line, over and across said 25.00 acre tract the following five (5) courses and distances:



- 1) N 88° 44' 45" E, a distance of 100.38 feet, to a point, for an angle corner of this easement,
- 2) N 89° 00' 53" E, a distance of 513.14 feet, to a point, for an angle corner of this easement,
- 3) N 88° 50' 25" E, a distance of 29.86 feet, to a point, for an angle corner of this easement,
- 4) N 88° 41' 35" E, a distance of 212.31 feet, to a point, for an angle corner of this easement,
and
- 5) N 88° 49' 41" E, a distance of 1.78 feet, to the **POINT OF BEGINNING** and containing 1.771 acres, more or less.

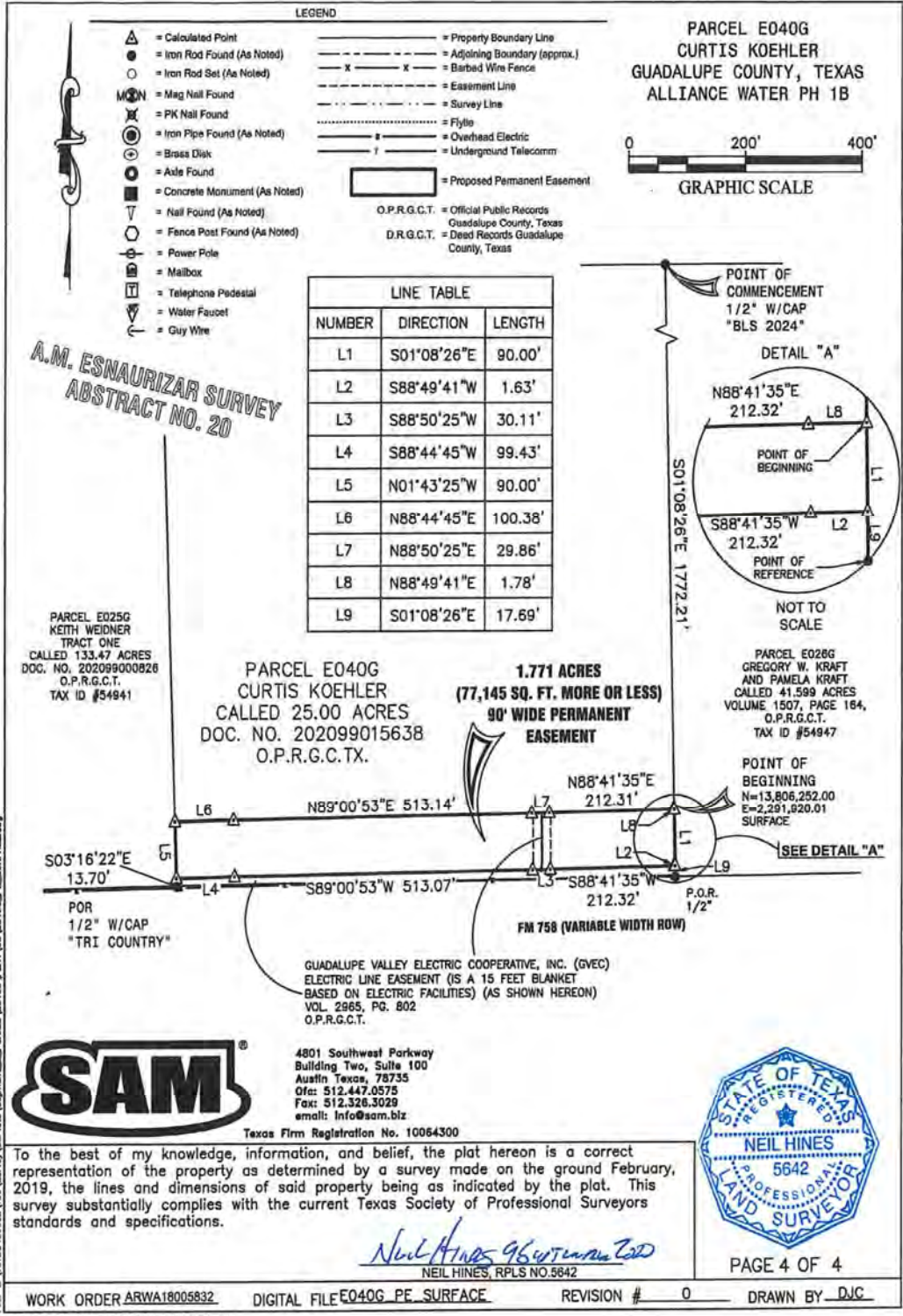
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

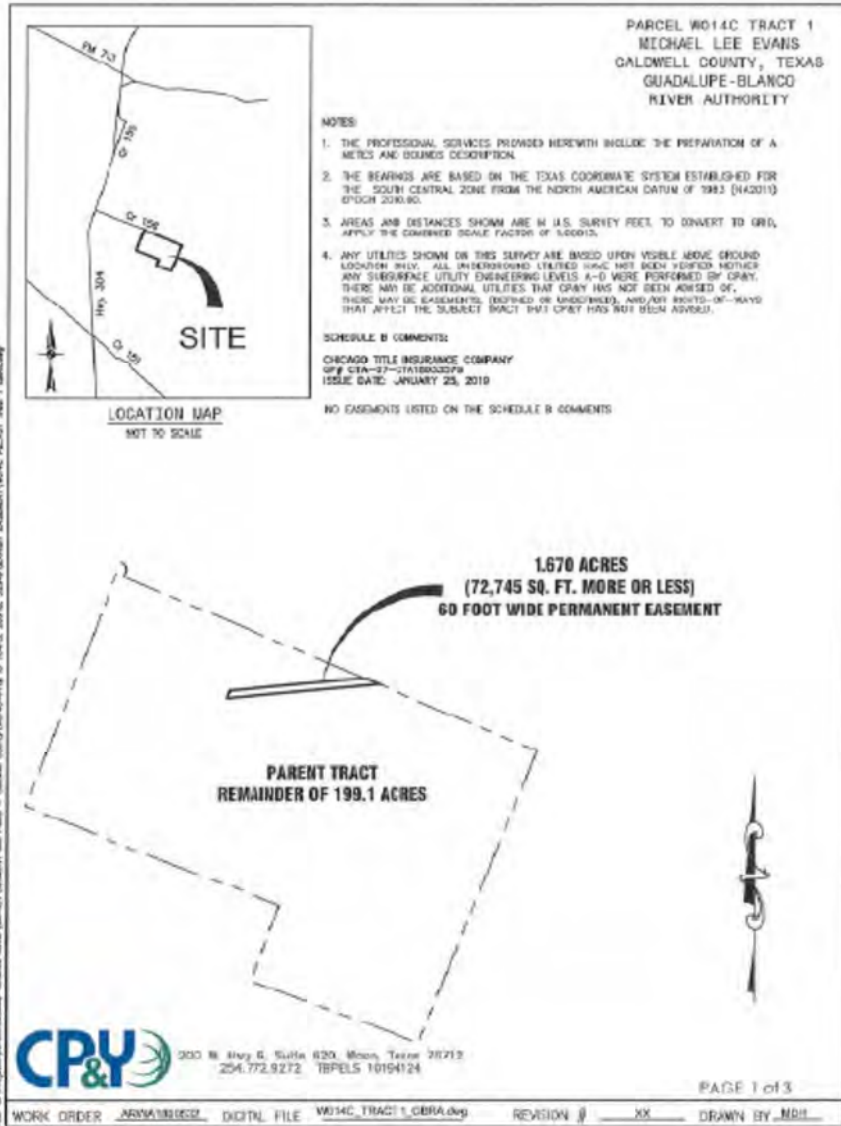
Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642



Date: 9 September 2020



GBRA Parcel W014C – Tract 1 Permanent Easement



TRACT 1
Legal Description
1.670 Acre (72,745 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 1.670 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.670 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found, being the northeast common corner of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 60 and further described in Volume 553, Page 225 of said O.P.R.C.C.T., also lying in the south Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road.

THENCE S 65° 06' 23" E, along the common line of said 199.1 acre tract and Wolf Run Road ROW, a distance of 975.83 feet, to a point for the northeast corner hereof and the POINT OF BEGINNING;

THENCE S 65° 06' 23" E, continuing along the common line of said 199.1 acre tract and Wolf Run Road ROW, a distance of 128.55 feet, to a point for the southeast corner hereof;

THENCE S 87° 04' 14" W, leaving said common line, over and across said 199.1 acre tract, a distance of 1,285.25 feet, to a point for the southwest corner hereof, at the beginning of a non-tangent curve to the right with a central angle of 07° 02' 27", a radius of 278.83 feet and a chord bearing N 24° 39' 14" E, a chord distance of 34.00 feet, said point lying in the easterly common line of said 199.1 and 1.00 acre tracts. From which a 3/4 inch iron rod found, being the southerly common corner of said 199.1 and 1.00 acre tracts bears S 28° 34' 49" W, a distance of 1,273.37 feet;

THENCE along the common line of said 199.1 and 1.00 acre tracts, the following two (2) courses and distances:

1. Along said non-tangent curve to the right, an arc distance of 34.02 feet, to a point for corner;
2. N 25° 10' 29" E, a distance of 34.88 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 acre tract and that called 259.206 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerk File Number 2017006722 of said O.P.R.C.C.T., bears N 38° 21' 06" W, a distance of 1,404.64 feet;

THENCE N 87° 04' 14" E, leaving said common line, over and across said 199.1 acre tract, a distance of 1,137.80 feet, to the POINT OF BEGINNING and containing 1.670 acres, more or less.

The bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to m by applying the combined scale factor of 1.00013.


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786
Date: 02-05-2021
February 5, 2021



CALLED 558.208 ACRES
ALLIANCE REGIONAL WATER AUTHORITY
INST. 2017006722
O.P.R.C.C.T.

PARCEL W014C TRACT 1
CALDWELL COUNTY, TEXAS
GUADALUPE-BLANCO
RIVER AUTHORITY
EXHIBIT A



CALLLED 1.00 ACRES
MICHAEL LEE EVANS
VOLUME 274, PAGE 50
DESCRIBED IN
VOLUME 553, PAGE 225,
O.P.R.C.C.T.

REMAINDER OF A
CALLED 199.1 ACRES
TRACT NO. 7
MICHAEL LEE EVANS
VOLUME 274, PAGE 50,
O.P.R.C.C.T.

SAMUEL HAYSLITT SURVEY
ABSTRACT NO. 411
1.870 ACRES
(72,745 SQ FT, MORE OR LESS)
60 FOOT WIDE PERMANENT
EASEMENT

LINE	BEARING	DISTANCE
L1	N 28°10'28\"	E 34.88

CURVE	DELTA	ANGLE	TRANSIT	ARC	LENGTH	CH.	BEARING	CHORD
C1	17°02'27\"	276.83'	34.02'	N 24°39'14\"	E 34.00'			

- LEGEND
- △ = Colored Point
 - = Found Iron Rod, as Noted
 - = Stake
 - = 8\" Metal Fence Post
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - - - x - - - = Barbed Wire Fence
 - G — = Gas Line
 - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
 - D.R.C.C.T. = Deed Records Caldwell County, Texas
 - (XX) = Record Call
 - CM = Controlling Measurement



Date: Feb. 05, 2021, 0:33am, User ID: 1077
 File: G:\Projects\ARW\1805632\Drawings\Survey\CP&Y\020201\W014C TRACT 1.dwg

CP&Y
 200 W. Hwy 5, Suite 620, Mico, Texas 76712
 254-772-9272 TDPCLS 10191124



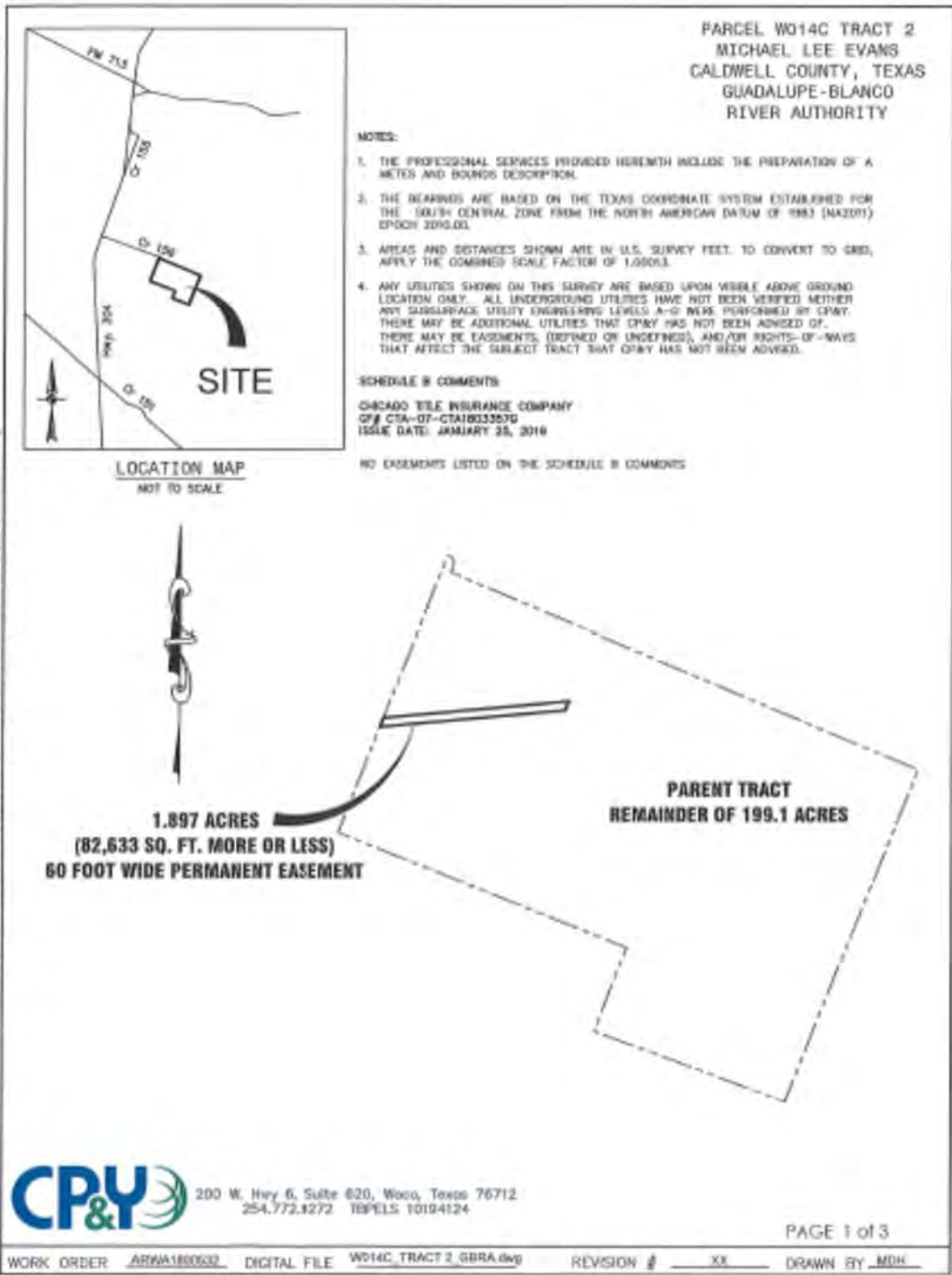
To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: February 5, 2021
 ADAM H. WHITFIELD, S.P.L.S. No. 6296

WORK ORDER ARW1805632 DIGITAL FILE W014C TRACT 1 020201.dwg Revision 7 XX DRAWN BY MCH

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GBRA Parcel W014C – Tract 2 Permanent Easement



TRACT 2
Legal Description
1.897 Acre (82,633 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 1.897 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.897 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found being the westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., and lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T.;

THENCE N 23° 48' 45" E, along the common line of said 199.1 and 558.208 acre tracts, a distance of 839.01 feet, to a point for the southwest corner hereof, and the **POINT OF BEGINNING**;

THENCE N 23° 48' 45" E, continuing along the common line of said 199.1 and 558.208 acre tracts, a distance of 68.09 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 1,281.74 feet;

THENCE N 87° 04' 14" E, leaving said common line, over and across said 199.1 acre tract, a distance of 1,379.20 feet, to a point for the northeast corner hereof, lying in the westerly common line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 further described in Volume 553, Page 225 of said O.P.R.C.C.T.;

THENCE along the common line of said 199.1 and 1.00 acre tracts the following two (2) courses and distances:

1. S 28° 10' 26" W, a distance of 28.85 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 07° 55' 45", a radius of 286.83 feet and a chord bearing S 24° 12' 34" W, a chord distance of 39.66 feet;
2. Along said non-tangent curve to the left, an arc distance of 39.69 feet, to a point for the southeast corner hereof. From which a 1/2 inch iron rod found being the southernmost common corner of said 199.1 and 1.00 acre tracts bears S 28° 09' 35" W, a distance of 1,267.70 feet;

THENCE, leaving said common line over and across said 199.1 acre tract, the following two (2) courses and distances:

1. S 87° 04' 14" W, a distance of 1,371.13 feet, to a point for corner;
2. S 79° 03' 28" W, a distance of 5.76 feet, to the **POINT OF BEGINNING** and containing 1.897 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02-05-2021

February 5, 2021

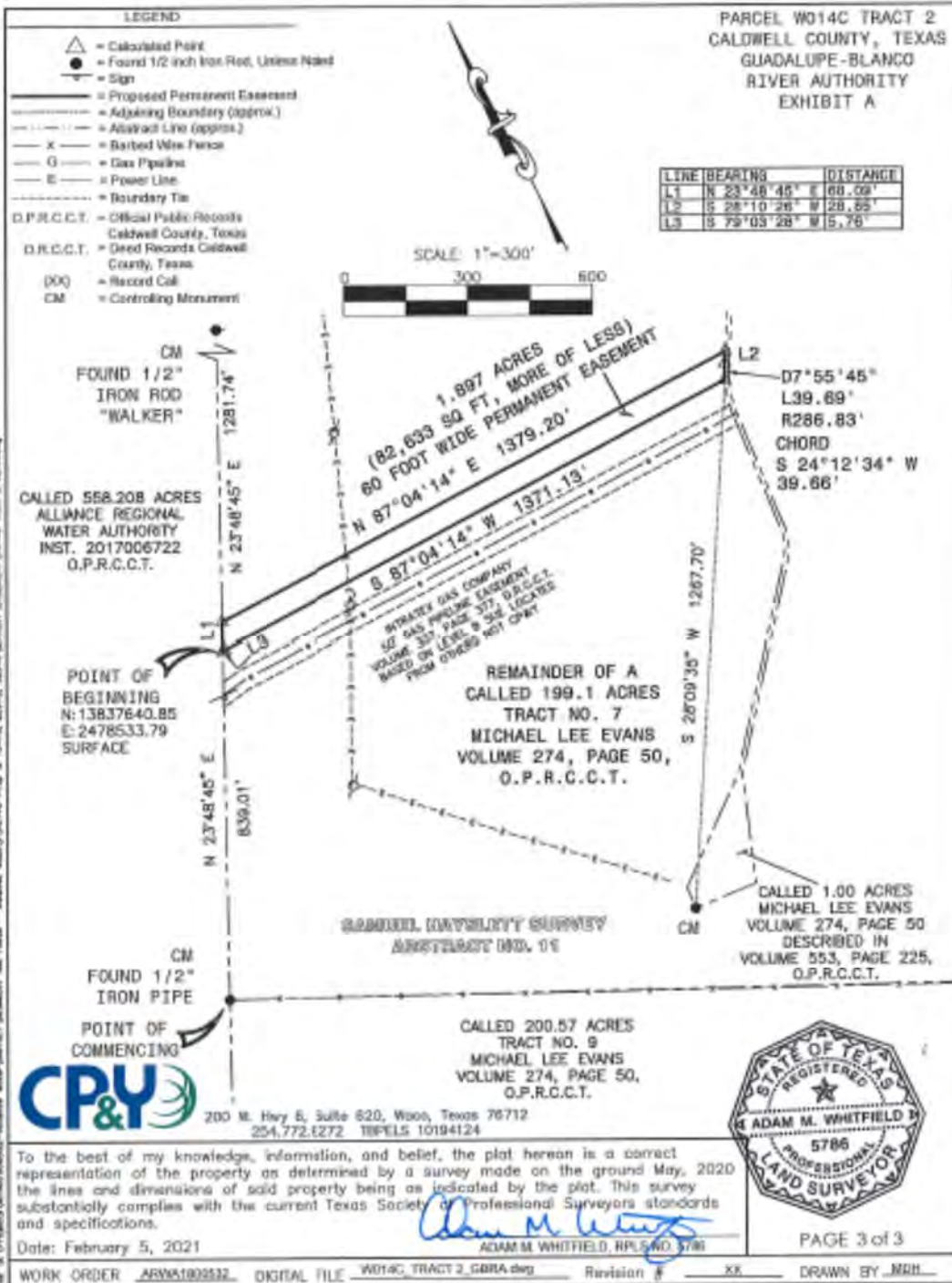
Page 2 of 3



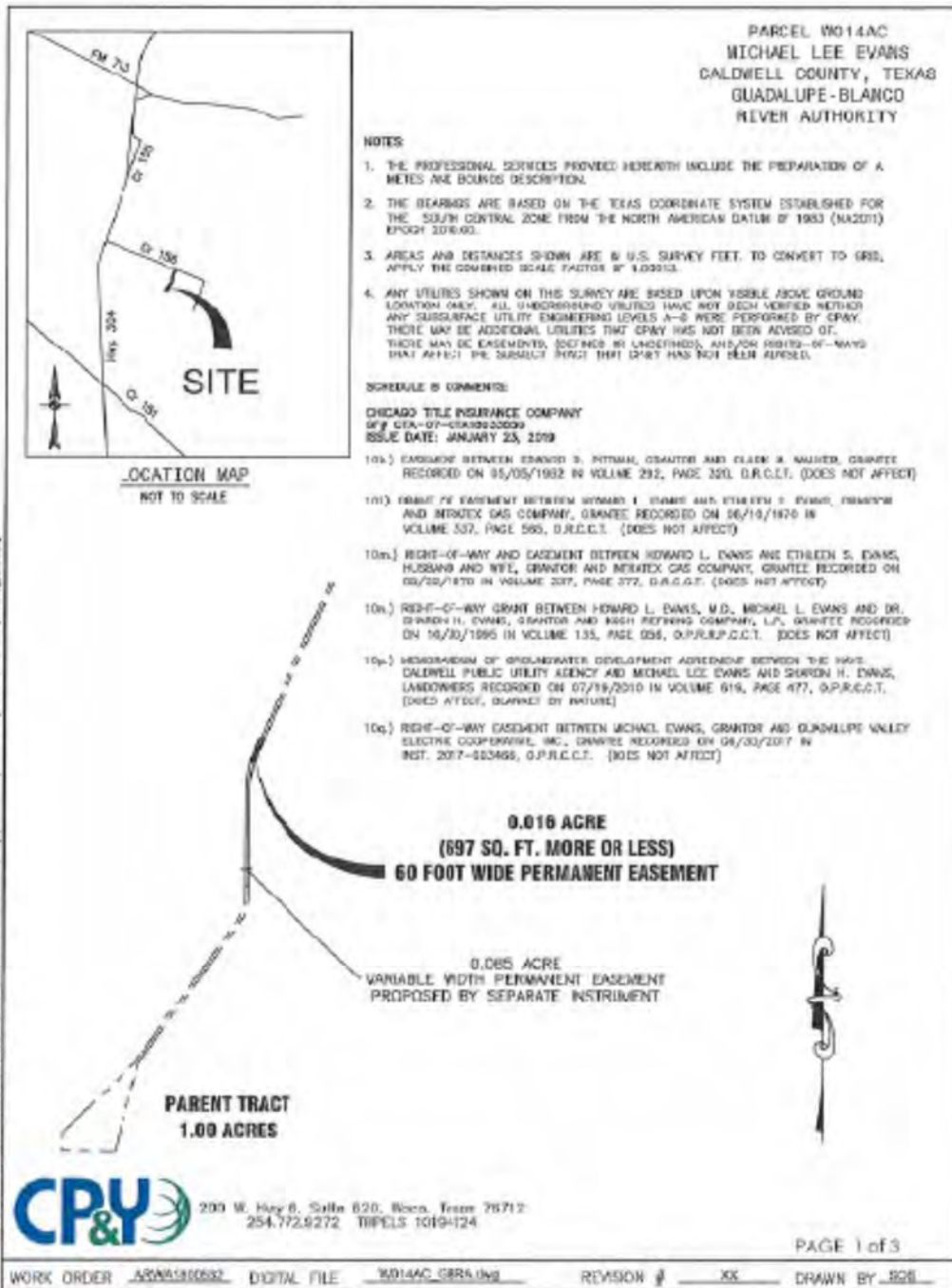
280 West Highway 6, Suite 620
Waco, Texas 76712
817.674.1111
www.cpy.com

817.254.772.9872 • 817.254.7718.2024
www.cpy.com





GBRA Parcel W014ac Permanent Easement





Partners for a Better Quality of Life

Legal Description
0.016 Acre (697 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 0.016 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVEY FILING TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 553, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 0.016 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found being the southwest corner of the remainder of first called 199.1 acre tract of land described as "Tract No. 7" in deed to Michael Lee Evans, as recorded in Volume 274, Page 60 of said O.P.R.C.C.T.

THENCE N 63° 55' 17" E, over and across said 199.1 acre tract, a distance of 1,807.88 feet, to a point at the beginning of a non-tangent curve to the right having a central angle of 07° 55' 45", a radius of 286.83 feet and having a chord bearing N 24° 12' 34" E, a chord distance of 39.66 feet, lying in the westerly common line of said 1.00 and 199.1 acre tracts, also being the northwest corner of a 3.085 acre, variable width permanent easement to be dedicated by separate instrument (PE) for the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE along the westerly common line of said 1.00 and 199.1 acre tracts, the following two (2) courses and distances:

1. Along said non-tangent curve to the right, an arc distance of 39.66 feet, to a point for corner
2. N 28° 10' 26" E, a distance of 28.85 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found lying in the west common line of said 1.00 and 199.1 acre tracts bears N 28° 10' 26" E, a distance of 137.38 feet;

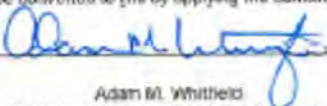
THENCE N 87° 04' 14" E, leaving said common line, over and across said 1.00 acre tract, a distance of 11.68 feet, to a point for the northeast corner hereof, lying in the easterly common line of said 1.00 and 199.1 acre tracts. From which a 1/2 inch iron rod found lying in the easterly common line of said 1.00 and 199.1 acre tracts bears N 28° 10' 26" E, a distance of 531.94 feet;

THENCE along the easterly common line of said 1.00 and 199.1 acre tracts the following two (2) courses and distances:

1. S 28° 10' 26" W, a distance of 34.88 feet, to a point at the beginning of a non-tangent curve to the left having a central angle of 07° 02' 27", a radius of 276.83 feet and having a chord bearing S 24° 39' 14" W, a chord distance of 34.00 feet;
2. Along said non-tangent curve to the left, an arc distance of 34.02 feet to a point for the southeast corner hereof, also being the northeast corner of said (PE). From which a 3/4 inch iron rod being the most southerly corner of said 1.00 acre tract, lying in the south common line of said 1.00 and 199.1 acre tracts bears S 28° 34' 48" W, a distance of 1,273.37 feet;

THENCE S 87° 04' 14" W, leaving said common line, over and across said 1.00 acre tract, a distance of 10.91 feet, to the **POINT OF BEGINNING** and containing 0.016 acre, more or less.

The bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to civil by applying the combined scale factor of 1.00013.



Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02-05-2021

February 5, 2021

Page 2 of 3



300 West Loop West, Suite 620
Waco, Texas 76710
76710-4114
76710-4114
www.cay.com

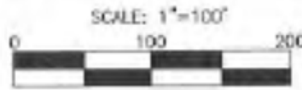


WD34AC_GBRA

CURVE TABLE					
CURVE	CH BEARING	CHORD	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N 28°10'26" E	39.66	288.83	39.89	07°55'25"
C2	S 28°34'49" W	34.00	278.83	34.02	07°02'27"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 28°10'26" E	28.85'
L-2	N 87°04'14" E	11.68'
L-3	S 28°10'26" W	34.88'
L-4	S 87°04'14" W	10.91'

PARCEL W014AC
CALDWELL COUNTY, TEXAS
GUADALUPE-BLANCO
RIVER AUTHORITY
EXHIBIT A



CALLED 1.00 ACRES
MICHAEL LEE EVANS
VOLUME 274, PAGE 50
DESCRIBED IN
VOLUME 559, PAGE 226
O.P.R.C.C.T.

REMAINDER OF A
CALLED 199.1 ACRES
TRACT NO. 7
MICHAEL LEE EVANS
VOLUME 274, PAGE 50
O.P.R.C.C.T.

POINT OF
BEGINNING
N: 1383772.02
E: 2479908.78
SURFACE

0.016 ACRE
(697 SQ FT, MORE OR LESS)
DU FOUI WIDE PERMANENT EASEMENT

CM
FOUND 1/2"
IRON PIPE
POINT OF
COMMENCING

REMAINDER OF A
CALLED 199.1 ACRES
TRACT NO. 7
MICHAEL LEE EVANS
VOLUME 374, PAGE 50
O.P.R.C.C.T.

INTEGRA'S GAS COMPANY
50' GAS PIPELINE EASEMENT
VOLUME 337, PAGE 377, O.P.R.C.C.T.
BASED ON LEVEL D SEE LOCATOR
FROM OTHER INSTRUMENT

SAMUEL HAYSLETT SURVEY
ABSTRACT (NO. 11)

- LEGEND
- = Calculated Point
 - = Found 1/2 inch Iron Rod, Unless Noted
 - = Proposed Permanent Easement
 - = Adjoining boundary (approx.)
 - = Boundary Tie
 - O.P.R.C.C.T. = Official Public Records
Caldwell County, Texas
 - O.R.C.C.T. = Official Records Caldwell
County, Texas
 - (XX) = Record Call
 - Lin = Contouring Instrument

CM
FOUND 3/4"
IRON ROD



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10184124

To the best of my knowledge, information, and belief, the plat herein is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS No. 6769

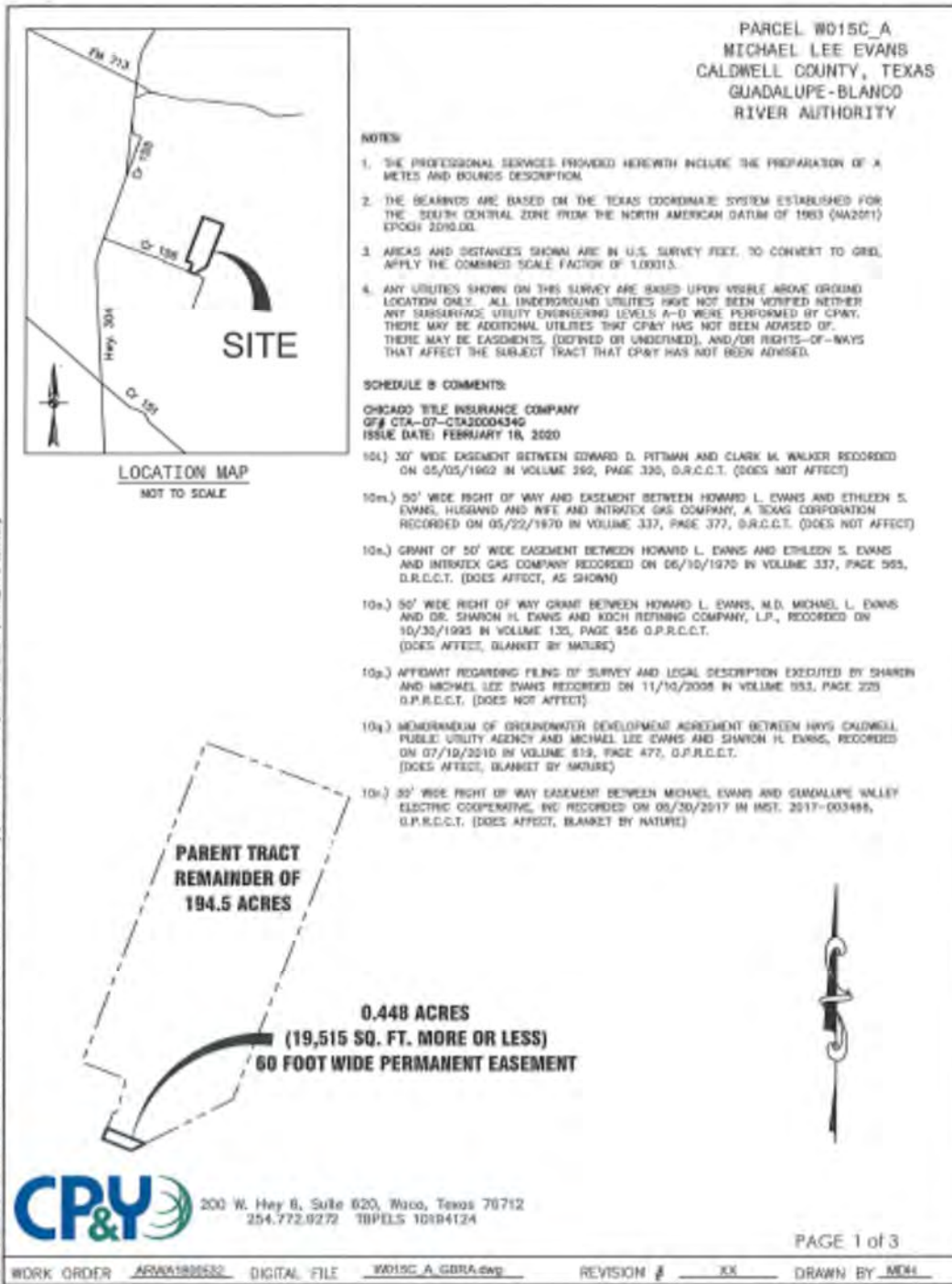


Date: February 5, 2021

WORK ORDER ARKA1802532 DIGITAL FILE WELAN GRABES Revision 0 XX DRAWN BY SCS

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GBRA Parcel W015C – Tract A Permanent Easement



Legal Description
0.448 Acre (19,515 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 0.448 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 194.5 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 2" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.448 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found, for the southwest corner hereof, being the southerly common corner of said 194.5 acre tract and that called 9.24 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 59, Page 851 of said O.P.R.C.C.T., also lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;


THENCE N 25° 42' 09" E, along the common line of said 194.5 and 9.24 acre tracts, a distance of 60.01 feet, to a point for the northwest corner hereof. From which a 10 inch fence post being an angle point in the common line of said 194.5 and 9.24 acre tract bears N 25° 42' 09" E, a distance of 265.25 feet;

THENCE S 65° 06' 23" E, leaving said common line, over and across said 194.5 acre tract, a distance of 357.74 feet, to a point for the northeast corner hereof, lying in the common line of said 194.5 acre tract and that called 9.375 acre tract of land described in deed to Cynthia Evans Trawick, as recorded in Volume 448, Page 632 of said O.P.R.C.C.T.;

THENCE S 72° 51' 52" W, along the common line of said 194.5 and 9.375 acre tracts, a distance of 89.62 feet, to a 1/2 inch iron rod found, for the southeast corner hereof being the southerly common corner of said 194.5 and 9.375 acre tracts, also lying in the north ROW line of said Wolf Run Road;

THENCE N 65° 06' 23" W, along the common line of said 194.5 acre tract and Wolf Run Road ROW, a distance of 292.02 feet, to the **POINT OF BEGINNING** and containing 0.448 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

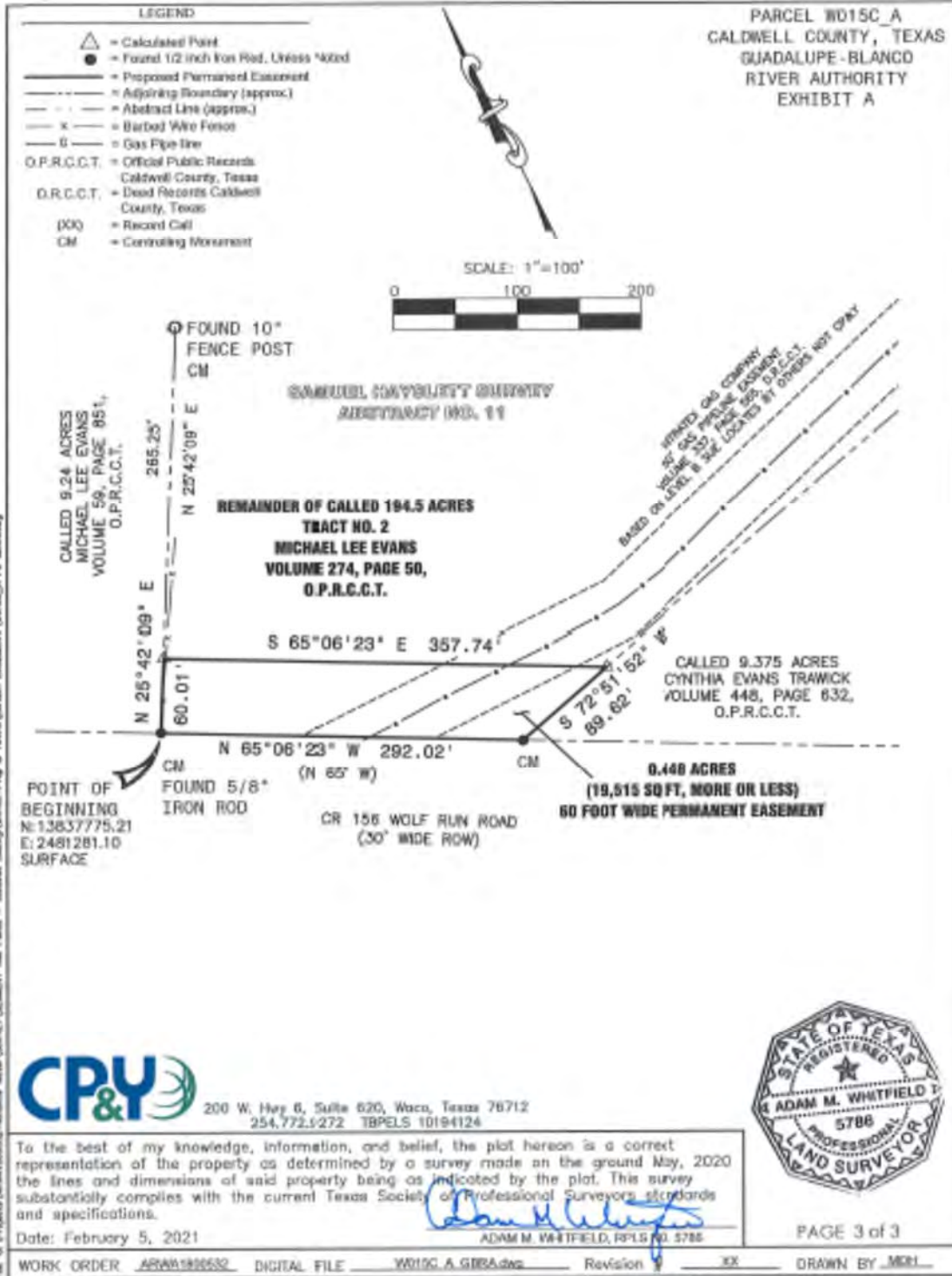


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 2-5-2021

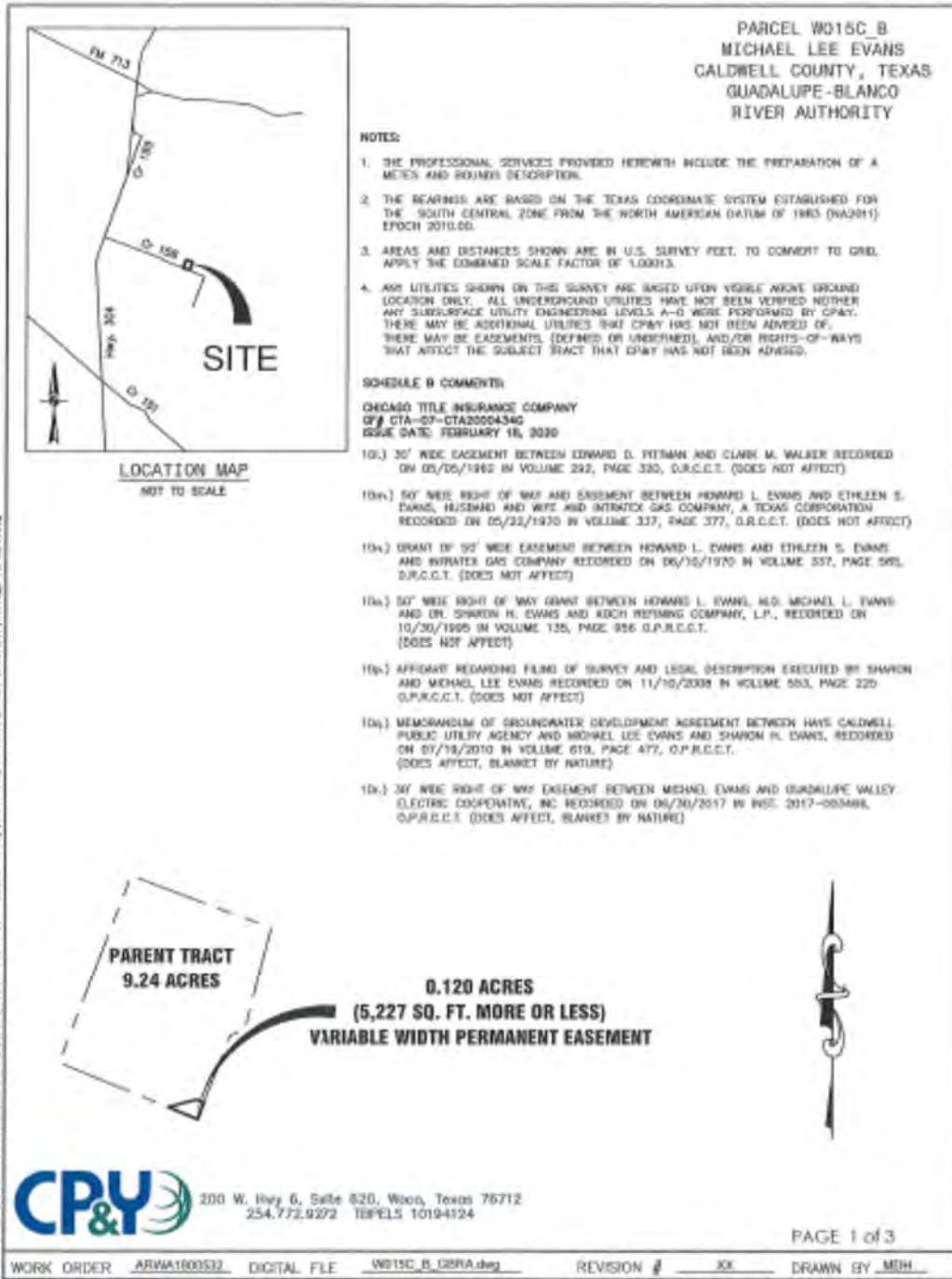
February 5, 2021





State: Tex, 05, 2021, 8:45am, User ID: 1039
 File: Q:\Projects\180632-Williams Mill\GIS\DWG\SETBACK\Map Plots - Caldwell County\W015C_A.PE.dwg

GBRA Parcel W015C – Tract B Permanent Easement



Legal Description
0.120 Acre (5,227 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 0.120 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.24 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 59, PAGE 851 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 0.120 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found being the southerly common corner of said 9.24 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 158 (30 foot wide ROW) commonly known as Wolf Run Road, from which a 1/2 inch iron rod lying in the common line of said 194.5 acre tract and Wolf Run Road bears S 65° 06' 23" E, a distance of 292.02 feet;

THENCE N 65° 06' 23" W, along the common line of said 9.24 acre tract and Wolf Run Road, a distance of 143.60 feet, to a point for the west corner hereof;

THENCE leaving said common line, over and across said 9.24 acre tract, the following two (2) courses and distances:

1. N 87° 04' 14" E, a distance of 28.55 feet, to a point for corner;
2. S 65° 06' 23" E, a distance of 30.76 feet, to a point for the northeast corner hereof, lying in the common line of said 9.24 and 194.5 acre tracts. From which a 10 inch fence post found being an angle point in the common line of said 9.24 and 194.5 acre tracts bears N 25° 42' 09" E, a distance of 265.25 feet;

THENCE S 25° 42' 09" W, along the common line of said 9.24 and 194.5 acre tracts, a distance of 60.01 feet, to the **POINT OF BEGINNING** and containing 0.120 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

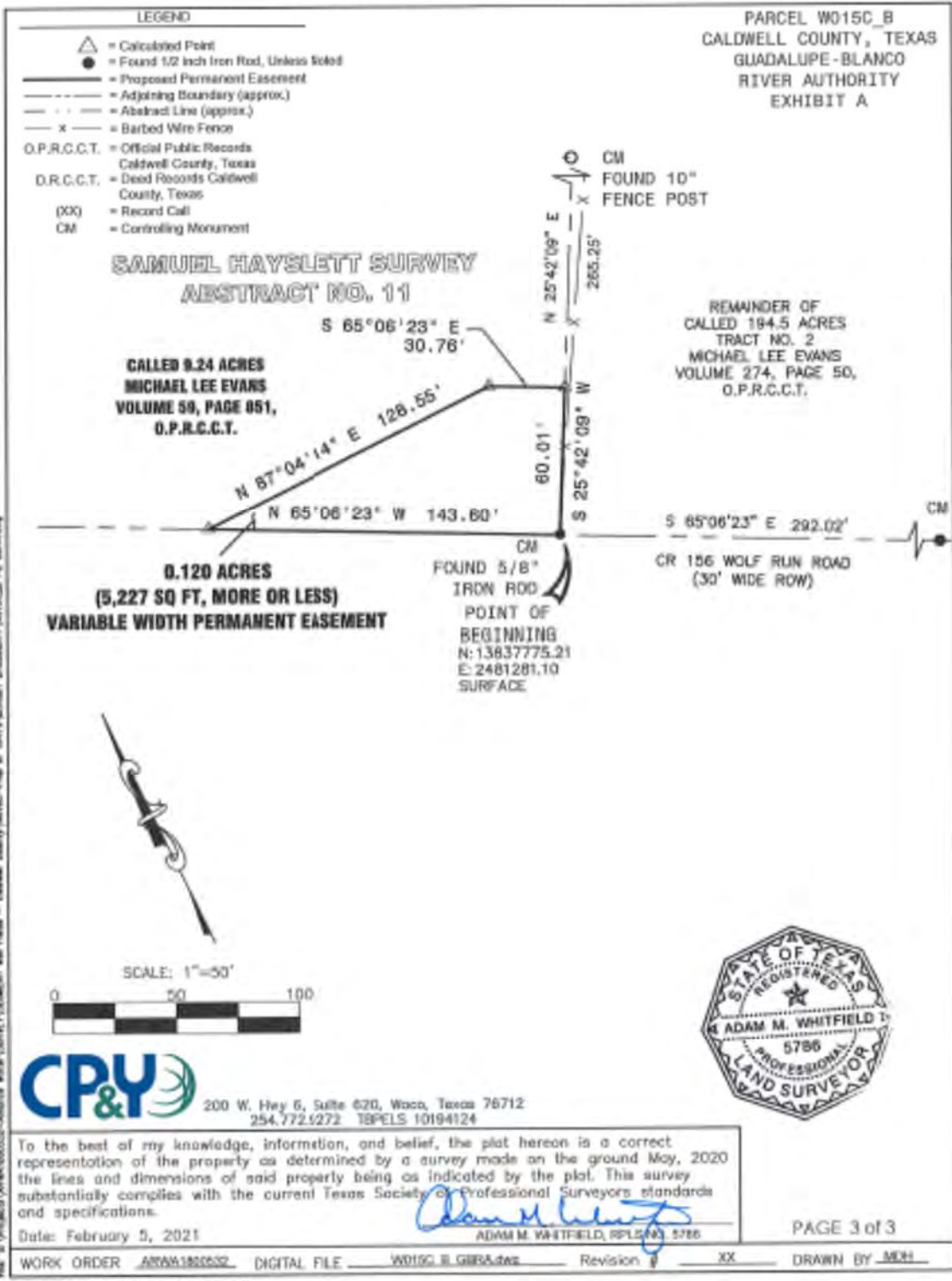


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02-05-2021

February 5, 2021





Date: Feb 05, 2021, 08:50am User: JD 1207
 File: S:\Projects\AR\1805022-Addendum River Authority\GIS\20210207 Add Plat - Caldwell County\MISC-Prop. B\SMITH\JOB\SET\JOB\JOB1\MISC_3_PC.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.5272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

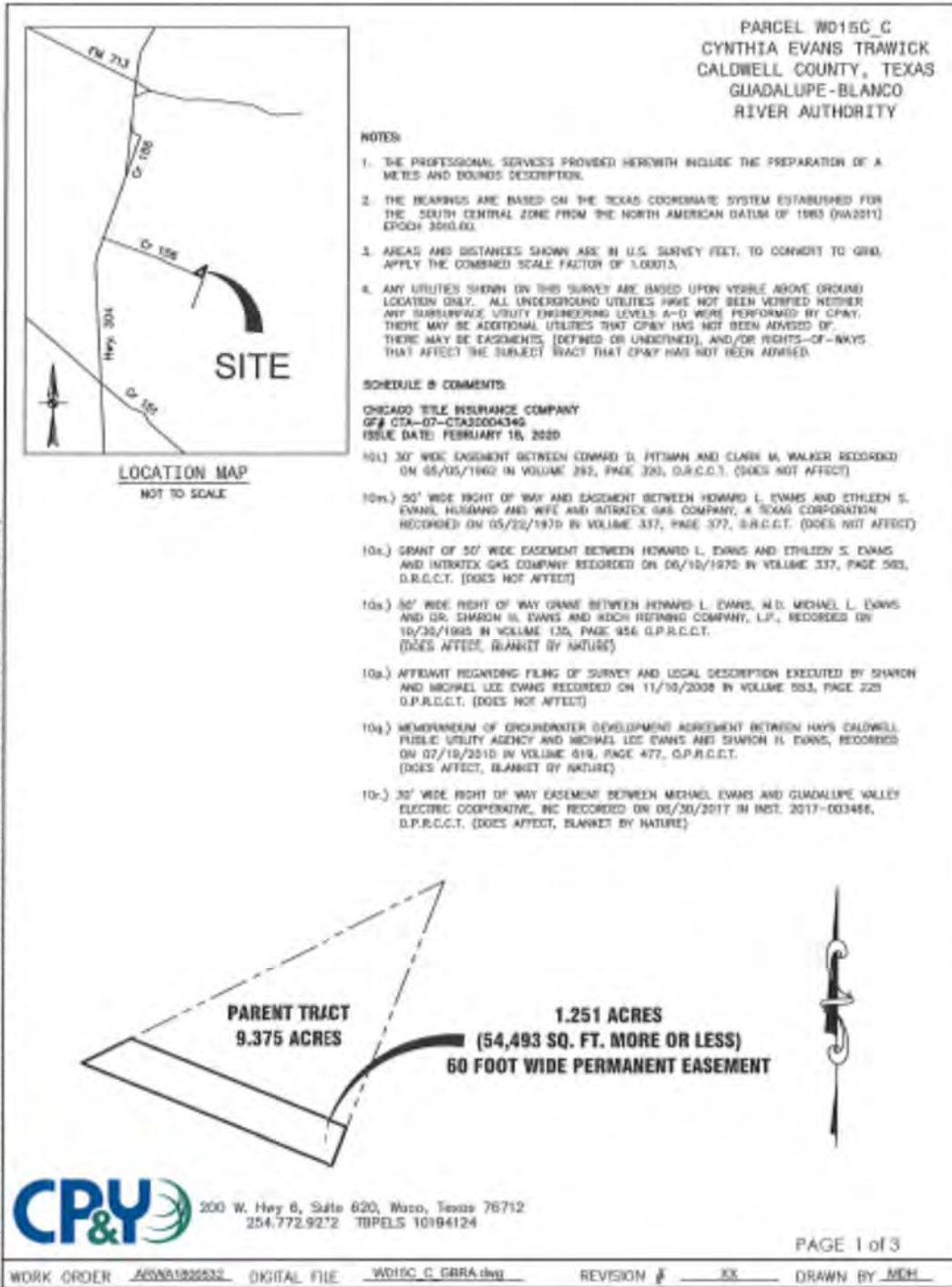
Adam M. Whitfield
 ADAM M. WHITFIELD, RPLS No. 5786

PAGE 3 of 3

WORK ORDER AR\AR\1805022 DIGITAL FILE W015C.B.GIBBS.dwg Revision 1 XX DRAWN BY MDH

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GBRA Parcel W015C – Tract C Permanent Easement



Legal Description
1.251 Acre (54,493 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 1.251 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 9.375 ACRE TRACT OF LAND DESCRIBED IN DEED TO CYNTHIA EVANS TRAWICK, AS RECORDED IN VOLUME 448, PAGE 832 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.251 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, for the southeast corner hereof, being the southerly common corner of said 9.375 acre tract and that called 192.29 acre tract of land described in deed to George E. Dittmar and wife, Peggy J. Dittmar, as recorded in Volume 128, Page 913 of said O.P.R.C.C.T. also lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

THENCE N 65° 06' 23" W, along the common line of said 9.375 acre tract and Wolf Run Road ROW, a distance of 941.81 feet, to a 1/2 inch iron rod found for the southwest corner hereof, being the southerly common corner of said 9.375 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T.;

THENCE N 72° 51' 52" E, along the common line of said 9.375 and 194.5 acre tracts, a distance of 89.82 feet, to a point for the northwest corner hereof;

THENCE S 65° 06' 23" E, leaving said common line, over and across said 9.375 acre tract, a distance of 874.44 feet, to a point for the northeast corner hereof, lying in the common line of said 9.375 and 192.29 acre tracts. From which a 1/2 inch iron rod found being the northerly common corner of said 194.5 and 192.29 acre tracts bears N 24° 08' 08" E, a distance of 4,692.07 feet;

THENCE S 24° 08' 08" W, along the common line of said 9.375 and 192.29 acre tracts, a distance of 60.01 feet, to the **POINT OF BEGINNING** enc. containing 1.251 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

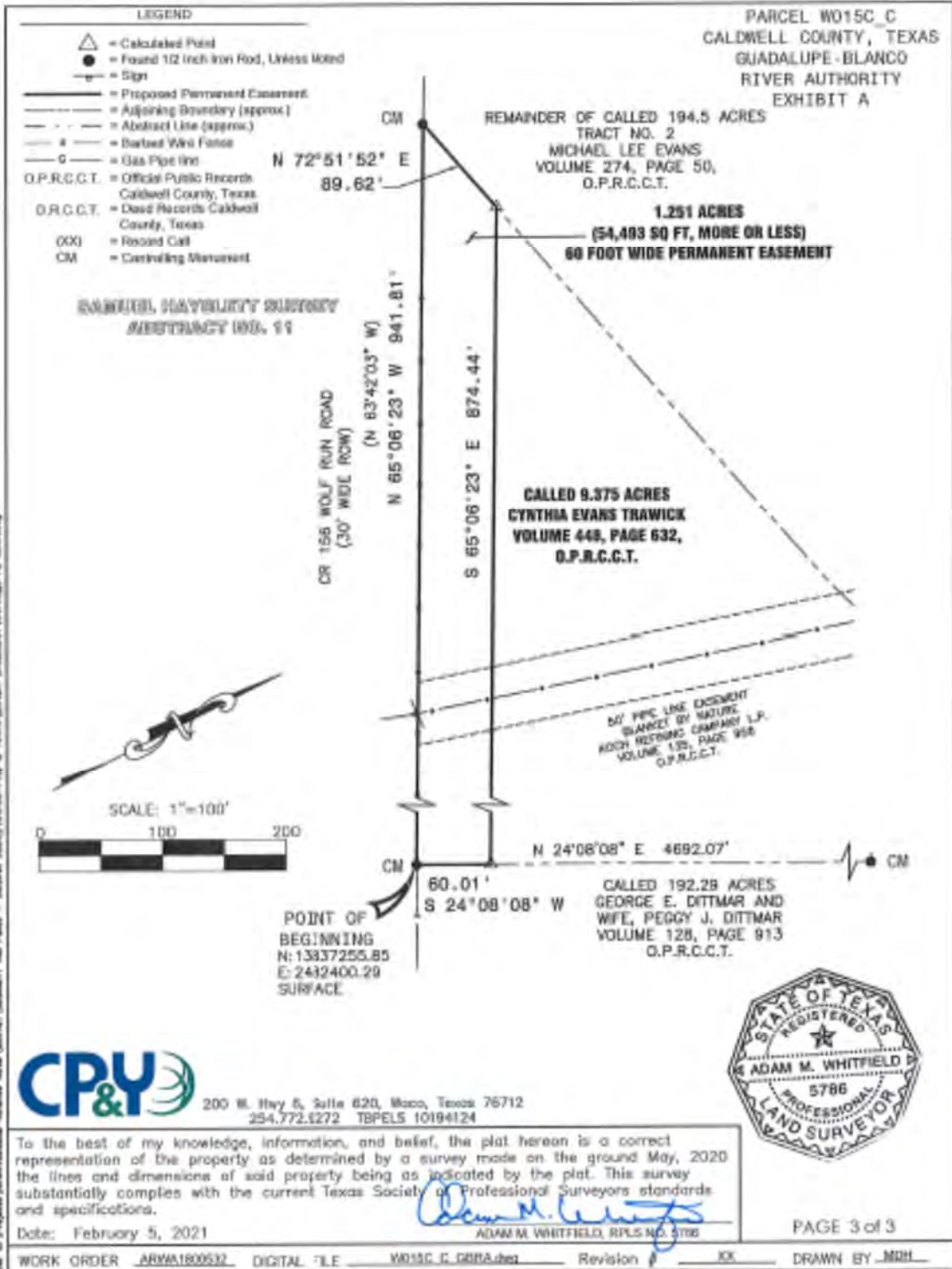


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02-05-2021

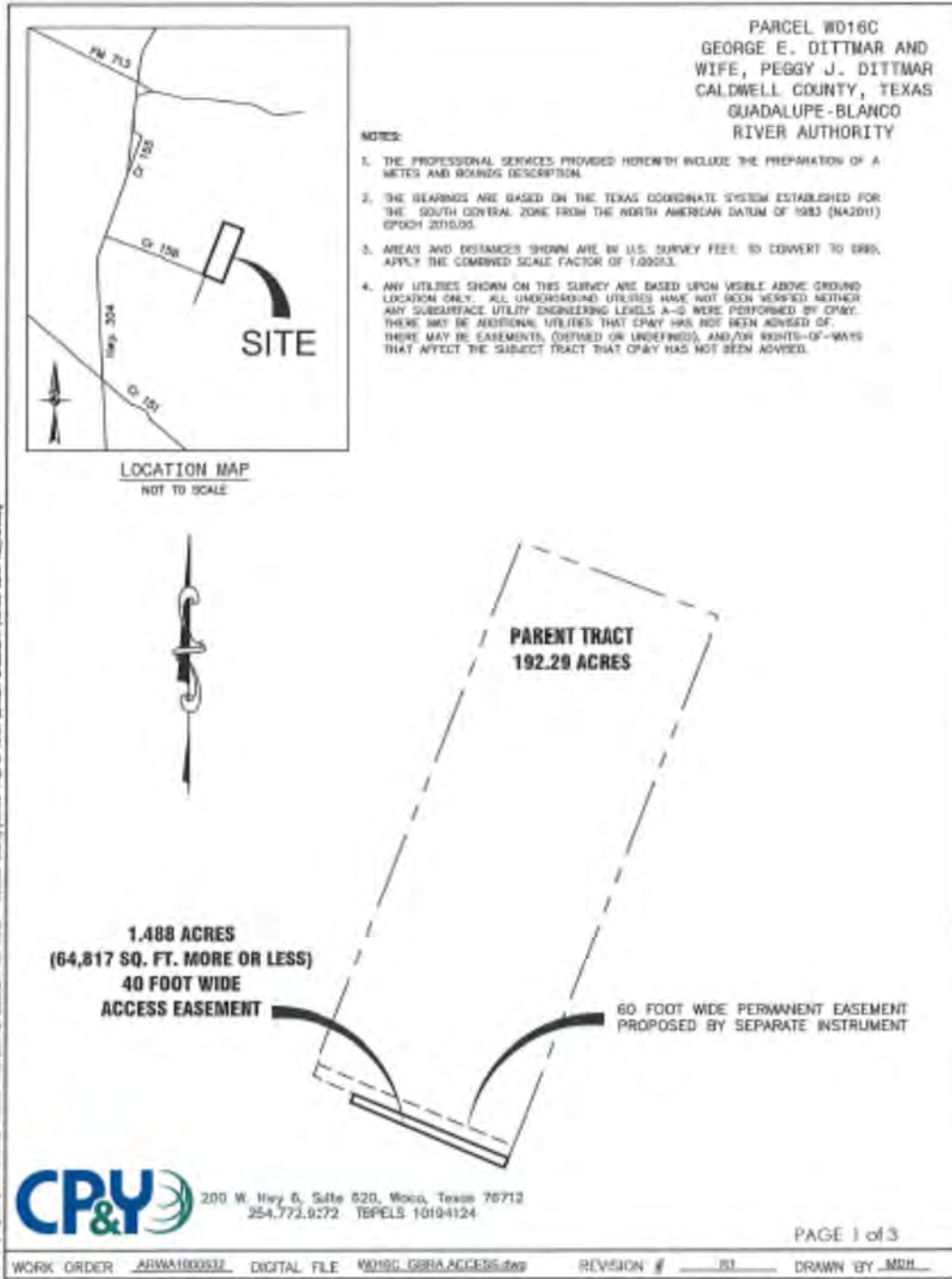
February 5, 2021





Date: Feb 05, 2021, 10:12am, User: jh, Job: Survey, County: Waco, File: C:\Projects\ARWA1809532\Drawings\W015C_C.DRBA.dwg

GBRA Parcel W016C – Tract 1 Access



Legal Description
1.488 Acre (64,817 Square Foot, more or less)
40 Foot Wide Access Easement

BEING A 1.488 ACRE, 40 FOOT WIDE ACCESS EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 128, PAGE 913 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.488 ACRE, 40 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found, for the southwest corner hereof, being the westerly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Danney R. Rodgers and Donna D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. and also lying in the east line of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in deed to Michael Lee Evans, as recorded in Volume 274, Page 60 of said O.P.R.C.C.T.

THENCE N 22° 32' 47" E, along the common line of said 192.29 and 199.1 acre tracts, passing at an approximate distance of 5.40 feet, the easterly common corner of said 199.1 acre tract and the south Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road, continuing along the common line of said 192.29 acre tract and Wolf Run Road ROW, passing at a distance of 19.67 feet, a 5/8 inch iron rod found, continuing, passing at an approximate distance of 11.53 feet, the northeast corner of said Wolf Run Road ROW and continuing over and across said 192.29 acre tract, for a total distance of 40.03 feet, to a point, for the northwest corner hereof, lying in the south line of a 60 foot wide Permanent Easement (PE) described by separate instrument;

THENCE S 65° 13' 28" E, along the south line of said PE, over and across said 192.29 acre tract, a distance of 1,621.05 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 acre tract and that called 1,028 acre tract of land described as "Tract 3" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T.

THENCE S 23° 53' 44" W, leaving the south line of said PE, along the common line of said 192.29 and 1,028 acre tracts, a distance of 40.00 feet, to a 1/2 inch iron rod found, for the southeast corner hereof, being the easterly common corner of said 192.29 and 96.806 acre tracts;

THENCE N 65° 13' 28" W, along the common line of said 192.29 and 96.806 acre tracts, a distance of 1,620.11 feet, to the **POINT OF BEGINNING** and containing 1.488 acres, more or less.

The bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

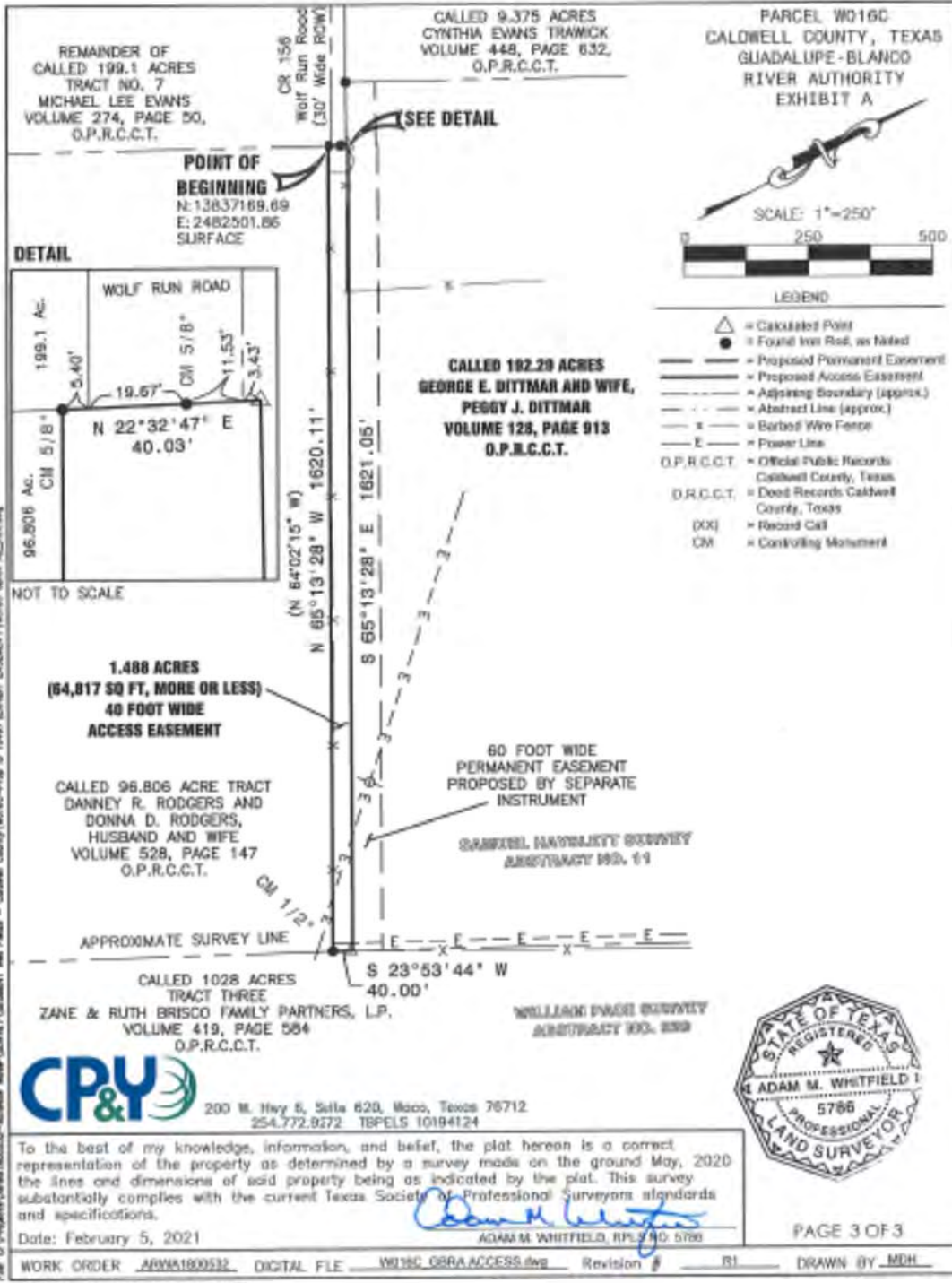


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

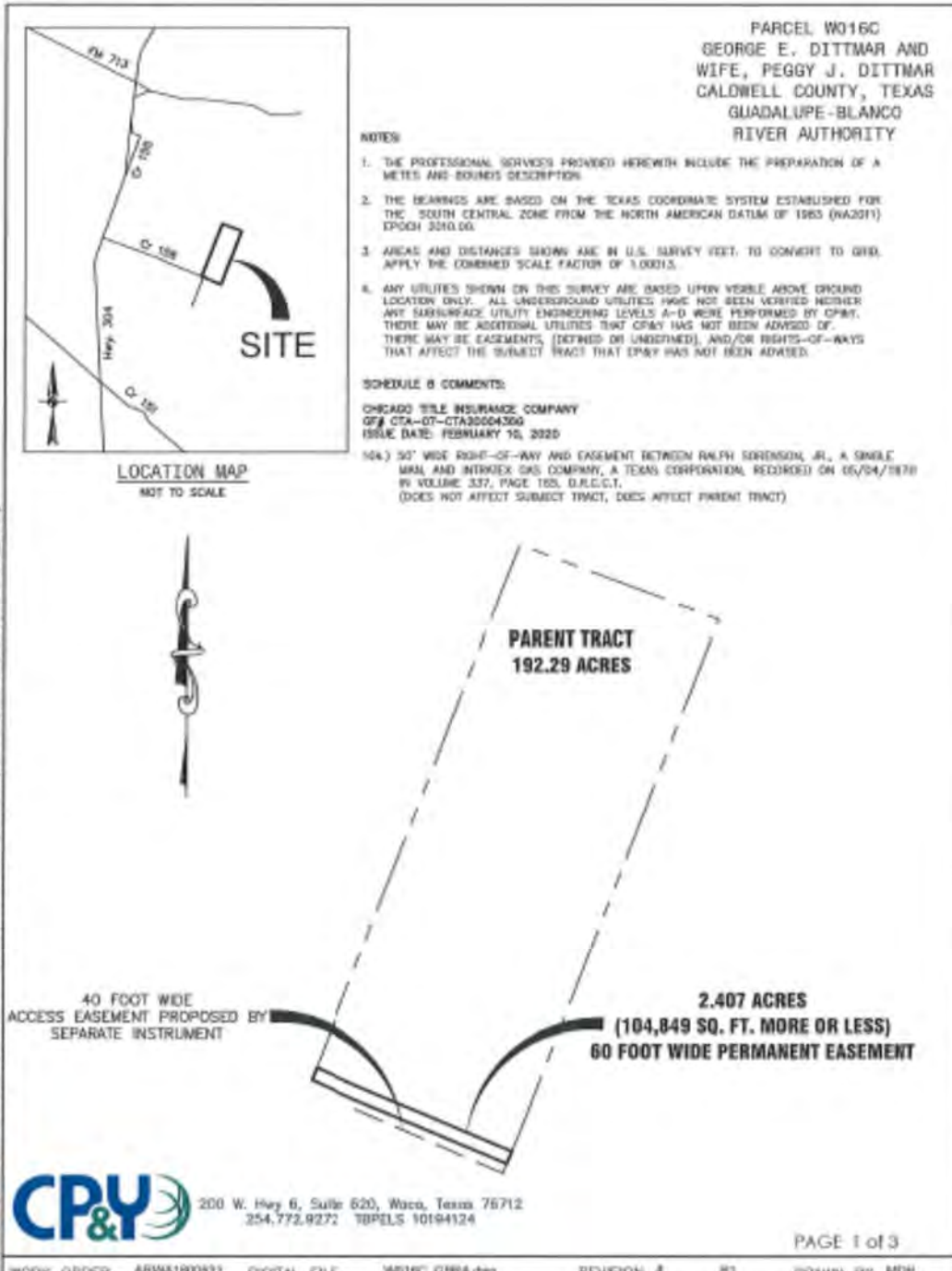
Date: 02.05.2021

February 5, 2021





GBRA Parcel W016C Permanent Easement



Legal Description
2.407 Acre (104,849 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 2.407 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 128, PAGE 813 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 2.407 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod bund, for the southwest corner hereof, being the southerly common corner of said 192.29 acre tract and that called 9.375 acre tract of land described in deed to Cynthia Evans Trawick, as recorded in Volume 448, Page 632 of said O.P.R.C.C.T. and also lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

THENCE N 24° 08' 08" E, along the common line of said 192.29 and 9.375 acre tracts, a distance of 60.00 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found, being the northwest corner of said 192.29 acre tract bears N 24° 08' 08" E, a distance of 4,692.07 feet;

THENCE leaving said common line, over and across said 192.29 acre tract, the following three (3) courses and distances:

1. S 65° 38' 14" E, a distance of 127.24 feet, to a point for corner;
2. N 22° 32' 47" E, a distance of 3.43 feet, to a point for corner;
3. S 65° 13' 28" E, a distance of 1,620.43 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 acre tract and that called 1,028 acre tract of land described as "Tract Three" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found, being the northeast corner of said 192.29 acre tract bears N 23° 53' 44" E, a distance of 4,730.71 feet;

THENCE S 23° 53' 44" W, along the common line of said 192.29 and 1,028 acre tracts, a distance of 60.01 feet, to a point for the southeast corner hereof, being the northeast corner of a 40 foot wide Access Easement (AE) proposed by separate instrument. From which a 1/2 inch iron rod found, being the easterly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Danny R. Rodgers and Donna D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. bears S 23° 53' 44" W, a distance of 40.00 feet;


THENCE leaving said common line, over and across said 192.29 acre tract, the following two (2) courses and distances:

1. N 65° 13' 28" W, along the north line of said AE, a distance of 1,621.05 feet, to a point for corner;
2. S 22° 32' 47" W, along the west line of said AE, a distance of 3.43 feet, to a point for corner being the northeast corner of said Wolf Run Road ROW. From which a 5/8 inch iron rod found lying in the common line of said 192.29 acre tract and Wolf Run Road ROW bears S 22° 32' 47" W, a distance of 11.53 feet;

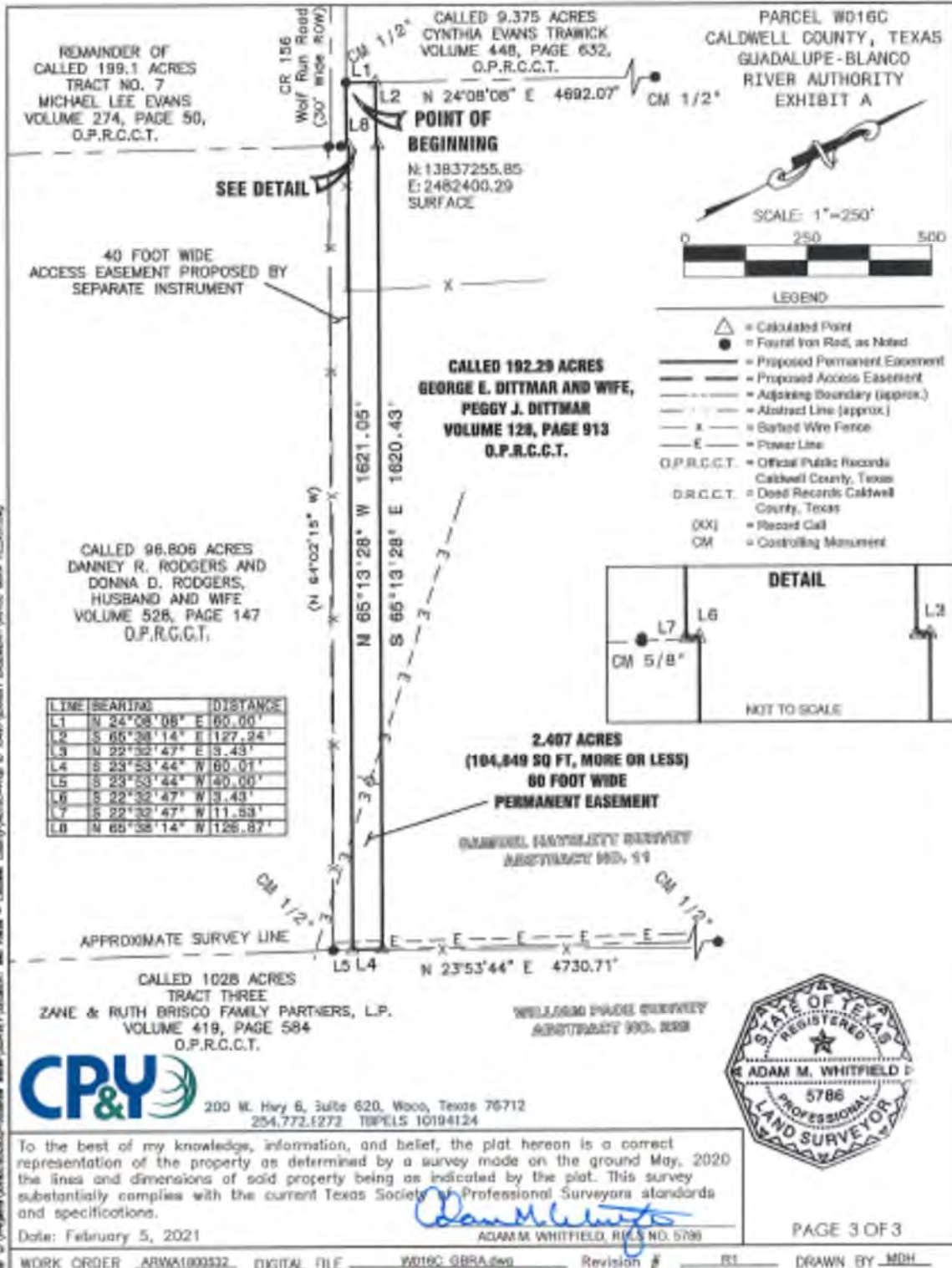
THENCE N 65° 38' 14" W, along the common line of said 192.29 acre tract and Wolf Run Road ROW, a distance of 126.87 feet, to the POINT OF BEGINNING and containing 2.407 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.




 Adam M. Whitfield
 Registered Professional Land Surveyor
 Texas Registration Number 5786

Date: 02-05-2021
 February 5, 2021



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, August 25, 2021 at 3:00 P.M.
San Marcos Activity Center, 501 E. Hopkins, San Marcos, TX 78666

L. ADJOURNMENT
