

GUADALUPE-BLANCO RIVER AUTHORITY
Minutes of the Board of Directors
March 20, 2024

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on March 20, 2024, at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, Don B. Meador, Emanuel Valdez, Patrick Cohoon, John Cyrier, and Robert Blaschke. Director Carbonara was not present. Present in the Annex Building in Seguin, Texas were Darrell Nichols, General Manager/CEO; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; Randy Staats, Executive Manager of Finance/CFO; Nathan Pence, Executive Manager of Environmental Science; David Harris, Executive Manager of Operations; Adeline Fox, Executive Manager of Communications and Outreach; and Joseph Cole, General Counsel.

Chairman Patillo called the meeting to order at 10:00 a.m. and took note of the certifications presented that notice of the meeting had been properly posted in the office of the Secretary of State and at the GBRA office in New Braunfels, Texas, pursuant to Title 5, Chapter 551 of the Texas Government Code. A quorum being present, the following proceedings were had:

Director Meador led the Pledges of Allegiance to the United States flag and the Texas flag.

The Chairman congratulated staff on the recent GBRA event held to commemorate the completion of Lake Dunlap construction project and recognized Doug Harrison and Jay Harmon for the contributions of the Lake Dunlap Water Control and Improvement District and the Preserve Lake Dunlap Association for their collaborative efforts with GBRA on the project.

The Chairman then called for **Public Comments from the public**. There were no comments from the public.

The Chairman called for **Consent Item 2 - Consideration of and possible action approving the minutes of the February 21, 2024 Board Meeting; Consent Item 3 - Consideration of and possible action approving the monthly financial report for February 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for February 2024; Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for February 2024; and Consent Item 6 - Consideration of and possible action approving the minutes of the February 21, 2024 Board Workshop Meeting**. Upon Motion by Director Old, seconded by Director Ehrig, the Board unanimously approved Consent Items 2, 3, 4, 5, and 6.

The Chairman then called for **General Manager/CEO Item 7 - The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan**. Amanda Buchanan, Safety and Risk

Manager, stated there were no incidents, lost time, or near misses reported during this period. During February, training focused on driving safety, HAZCOM general awareness, and site-specific chemical use review. The Hazard Mitigation Action Plan (HMAP) is 75% complete. When the mitigation action section is complete and reviewed, GBRA's consultant will then draft the HMAP plan, with a preliminary review to be performed by late April 2024. Tier II Reports have been completed and submitted to the TCEQ. The Safety Committee received a draft of the Short Service Employee Policy for review before being submitted to GBRA leadership. The first of four Safety Committee meetings was held in February in Seguin, Texas. A medical clinic map of GBRA's in-network insurance providers has been created with the assistance of GIS and is posted on GBRA's Intranet. Next, Adeline Fox, Executive Manager of Communications and Outreach, provided a Communications report to the Board, briefing on internal communications, developing a communications framework, and FY 24 priorities. Internal communications activities to be prioritized include internal learning, relationship building, and planning. At this time, the Communications department consists of three Communications staff and includes three Community and Government Affairs staff members. The Communications team focuses on social media, websites, media inquiries, and content development. The team has developed new internal communications including a quarterly newsletter, Better Basin Days, and a resource guide for internal and external purposes. The department is also implementing the rebranding the GBRA logo and GBRA's identity in the basin; and revising facts sheets and developing WaterSECURE information; and, in collaboration with New Braunfels Utilities and the City of New Braunfels, OneWater New Braunfels communication guides. The internal communication priorities for FY 2024 are the growth of

the communications framework, building relationships, and bridging information between divisions. The external priorities for FY 2024 include the development of a content library for social media platforms, websites, and the continued development of relationships with communities and customers. Next, Darrell Nichols, General Manager/CEO, expressed gratitude to the Communications team that organized the Lake Dunlap completion event and to the Board members who were able to attend. This event was organized to acknowledge the hard work of the Lake Dunlap Water Control and Improvement District (WCID) and The Preserve Lake Dunlap Association for their work in the restoration of Lake Dunlap. Special thanks were also given to Doug Harrison and Jay Harmon for their work in bringing Lake Dunlap to its current state.

The Chairman called for **Action Item 8 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a competitive sealed proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Stein Falls Wastewater System Expansion project.** Nathan Virdell, Project Engineer, is seeking authorization for the selection of a general contractor for the Stein Falls Wastewater System Expansion project with the highest ranked bidder based on a competitive sealed proposal process. The treatment facility needs to be expanded due to growth in existing and new subdivisions within the system's current service area. Upon Motion by Director Meador, seconded by Director Valdez, the Board unanimously approved Action Item 8 authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a competitive sealed proposal process, which provides the best value for Guadalupe-Blanco River Authority for selection of a general contractor for the Stein Falls Wastewater System Expansion project.

The Chairman then called for **Action Item 9 - Consideration of and possible action approving a resolution authorizing the prepayment of a tax-exempt loan entered into in 2012 for the Stein Falls Wastewater System, with principal due on and after September 15, 2024, and approving other related matters.** Randy Staats, Executive Manager of Finance/CFO, is seeking approval of a resolution relating to the expansion of the Stein Falls Wastewater System. In 2012, GBRA entered into a loan agreement to finance extensions of and improvements to the Stein Falls Wastewater System. The loan agreement provides for the ability to prepay the principal outstanding, plus accrued interest, starting in September 2024. The early payoff will be made from currently available cash and investments on hand and will save \$215,355 in interest over the remaining maturity schedule. Upon Motion by Director Meador, seconded by Director Ehrig, the Board unanimously approved Action Item 9 approving the proposed Resolution authorizing the prepayment of a tax-exempt loan entered into in 2012 for the Stein Falls Wastewater System, with principal due on and after September 15, 2024, and approving other related matters. A copy of the Resolution is attached and made a part of these minutes.

The Chairman called for **Action Item 10 - Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open bank and investment accounts for management of proceeds from bonds issued by the Lake McQueeney and Lake Placid Water Control and Improvement Districts.** Randy Staats, Executive Manager of Finance/CFO, is seeking authorization to open two new bank accounts to manage proceeds from bonds issued by the Lake McQueeney and Lake Placid WCIDs. The new bank accounts will be necessary for payments during construction, and the investment account will account for excess construction funds.

The segregation of the funds is necessary to properly account for the tracking of receipts and disbursements of funds. Upon Motion by Director Old, seconded by Director Ehrig, the Board unanimously approved Action Item 10 authorizing Guadalupe-Blanco River Authority staff to open bank and investment accounts for the management of proceeds from bonds issued by the Lake McQueeney and Lake Placid Water Control and Improvement Districts.

Next, the Chairman called for **Action Item 11 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed permanent easements and temporary construction easements 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 GBRA to acquire such property interests; 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; said properties to be identified to wit:**

Parcel ER-04 – Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust, dated December 8, 2008, being a 0.8599 of one acre (37,459 square foot) permanent easement, and 0.57 acre (24,829 square foot) temporary construction easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion

that tract described as 31.282 acres conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust dated December 8, 2008 by Special Warranty Deed dated January 29, 2009, as recorded in Volume 559, Page 836, Official Public Records of Real Property, Caldwell County, Texas; said 0.8599 of one acre (37,459 square foot) easement and 0.57 acre (24,829 square foot) temporary construction easement being more particularly described by metes and bounds as follows in Exhibit "A" attached hereto;

Parcel ER-07 – 2401 CR 219, LLC, a Texas limited liability company, being a 2.000 acre (87,124 square foot) permanent easement, and 1.30 acre (56,628 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 19.367 acres conveyed to 2401 CR 219, LLC by Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001401, Official Public Records, Caldwell County, Texas, also being a portion of Lot 2, Block 1, Reyna Acres, a subdivision of Record in Document No. 2016-004886, Official Public Records, Caldwell County, Texas (Cabinet C, Slide 48, Plat Records, Caldwell County, Texas), said Lot 2 (Tract 2) conveyed to 2401 CR 219, LLC by Special Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001400, Official Public Records, Caldwell County, Texas, and also being a portion of that tract described as 10.124 acres (Tract 1) conveyed to 2401 CR 219, LLC by said Special Warranty Deed with Vendor's Lien, as recorded in said Document No. 2022-01400; said 2.000 acre (87,124 square foot) easement and 1.30 acre (56,628 square foot) temporary construction easement being more particularly described by metes and bounds as follows in Exhibit "B" attached hereto;

Parcel ER-11 – Joan Marie MacCoy, being a 2.911 acre (126,796 square foot) permanent easement, and 1.90 acre (82,764 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien dated August 5, 2016, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas; said 2.911 acre (126,796 square foot) easement and 1.90 acre (82,764 square foot) temporary construction easement being more particularly described by metes and bounds as follows in Exhibit "C" attached hereto;

Parcel ER-13 – 183 Lockhart, LLC, being a 0.9344 of one acre (40,701 square foot) permanent easement, and 0.62 acre (27,007 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas; also being a portion of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas; said 0.9344 of one acre (40,701 square foot) easement and 0.62 acre (27,007

square foot) temporary construction easement being more particularly described by metes and bounds as follows in Exhibit “D” attached hereto;

Parcel ER-14 – La Familia Partnership, Ltd., being a 2.174 acre (94,698 square foot) permanent easement, and 1.47 acre (64,033 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract 204.145 acres of land conveyed to La Familia Partnership, Ltd. by Special Warranty Deed dated January 1, 2000 recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas; said 2.174 acre (94,698 square foot) easement and 1.47 acre (64,033 square foot) temporary construction easement being more particularly described by metes and bounds as follows in Exhibit “E” attached hereto; and

Parcel ER-15 – SSPC Development, LLC, being a 0.1570 of one acre (6,840 square foot) permanent easement, and 0.10 acre (4,356 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed dated March 16, 2017, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas; said 0.1570 of one acre (6,840 square foot) easement and 0.10 acre (4,356 square foot) temporary construction easement being more particularly described by metes and bounds as follows in Exhibit “F” attached hereto.

Courtney Kerr-Moore, Deputy General Counsel, is seeking approval of a Resolution declaring a public necessity for acquisition of certain water pipeline easement and temporary construction easement for the TX-130 Project. GBRA is expanding the Carrizo Groundwater Supply Project via the TX-130 Project, in, over, under, through, and across certain properties located in Caldwell, Hays, and Guadalupe counties, Texas. Efforts to negotiate for the acquisition of these properties have been unsuccessful, making proceedings in eminent domain necessary to acquire such needed permanent easements and temporary construction easements.

Upon Motion by Director Cohoon, seconded by Director Cyrier, by a record vote, the Board unanimously approved Action Item 11 approving the proposed Resolution.

A copy of the Resolution is attached and made a part of these minutes.

Next, the Chairman called for **Action Item 12 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and NexMetro Homestead, LP for the Western Duelm Tract.** Justin Adkins, Assistant General Counsel, is seeking authorization to negotiate a contract with NexMetro Homestead, LP (NexMetro) for GBRA's provision of wholesale wastewater service to the Western Duelm Tract, which lies within the GBRA Stein Falls Wastewater System service area. GBRA and NexMetro will need to execute an agreement requiring NexMetro to provide all construction plans and specifications for review, construct the wastewater collections system and connecting infrastructure, convey certain wastewater facilities to GBRA following their construction, and GBRA to provide continuous wholesale wastewater service to the Western Duelm Tract. Upon Motion by Director Meador, seconded by Director Cohoon, the Board unanimously approved Action Item 12 authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and NexMetro Homestead, LP for the Western Duelm Tract.

Next, the Chairman called for **Action Item 13 - Consideration of and possible action to award a contract between the Guadalupe-Blanco River Authority and a management consulting firm to provide services to conduct an annual evaluation of the performance of the General Manager/CEO.** Vanessa Guerrero, Executive Manager of Administration, is seeking approval for the award of a contract between GBRA and a management consulting firm, to conduct an annual evaluation of the performance of the General Manager/CEO. The Ad-Hoc Committee, assembled to review the various proposals, is recommending the contract for consulting services be awarded to Variate Consulting. Upon Motion by Director Cohoon, seconded by Director Old,

the Board unanimously approved Action Item 13 to award an agreement between the Guadalupe-Blanco River Authority and a management consulting firm, to provide services to conduct an annual evaluation of the performance of the General Manager/CEO.

Chairman Patillo called for a recess at 11:28 a.m.

Chairman Patillo reconvened in open session at 11:40 a.m.

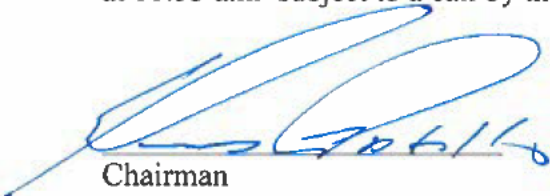
Next, the Chairman called for **Discussion Item 14 - Discussion regarding the 2024 Update to the Wholesale Drought Contingency Plan for Guadalupe-Blanco River Authority.** Brian Perkins, Deputy Executive Manager of Engineering, briefed the Board on the 2024 Update to the Wholesale Drought Contingency Plan for Guadalupe-Blanco River Authority. The current Wholesale Drought Contingency Plan became effective in May 2019 with a requirement to be renewed every five-years. The basic requirements of the plan call for and include criteria for initiating and terminating drought stages, notification procedures, and targets for water use reductions. The 2024 update proposes provisions for pro-rata curtailment, variance, and enforcement procedures. The plan covers the following operations: Canyon Reservoir, Luling Water Rights, and Lower Basin Water Rights. The key proposed clarification updates for FY 24 are additional drought response stages for Canyon Reservoir, modified Lower Basin response stages, adding a provision requiring minimization of landscape irrigation; and updating procedures for mandatory pro-rata curtailments, enforcement provisions, and variance procedures. A draft copy of the updated plan will be posted on GBRA's website and provided to wholesale customers for review. The completed Plan update will be provided to the Texas Commission on Environmental Quality and the Texas Water Development Board after GBRA Board approval in April or May 2024.

The Chairman then called for **Discussion Item 15 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Daniel Worley, Project Engineer, briefed the Board on the Guadalupe River basin hydrologic conditions, including rainfall percentages, events, and totals; the Base Flow Report; the U.S. Drought Monitor Seasonal Outlook; Edwards Aquifer level; Comal Springs level; Guadalupe River stream flows; El Niño modeled forecast; and elevation of Canyon Reservoir. Canyon Reservoir elevation was at 887.44 feet as of March 17, 2024. The J-17 Index Well level was at 640.7 feet as of March 17, 2024. Comal Springs was flowing around 153 cfs as of March 16, 2024.

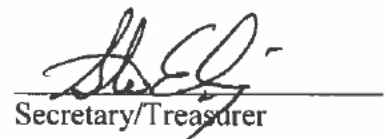
There being no further business to be brought before the Board, the open meeting was recessed at 11:44 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:44 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 11:53 a.m.

There being no further business to be brought before the Board, the meeting was adjourned at 11:53 a.m. subject to a call by the Chairman.



Chairman



Secretary/Treasurer

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**RESOLUTION AUTHORIZING PREPAYMENT OF THE
OUTSTANDING PRINCIPAL AMOUNT OF GUADALUPE-
BLANCO RIVER AUTHORITY'S 2012 TAX-EXEMPT LOAN WITH
REGIONS BANK**

THE STATE OF TEXAS §
GUADALUPE-BLANCO RIVER AUTHORITY §

WHEREAS, GUADALUPE-BLANCO RIVER AUTHORITY ("**GBRA**") is an agency and political subdivision of the State of Texas, being a conservation and reclamation district created and functioning under Article 16, Section 59, of the Texas Constitution, pursuant to the provisions of Chapter 75, Acts of the 43rd Legislature, First Called Session, 1933, as amended; and

WHEREAS, pursuant to a Resolution approved by GBRA's Board of Directors on February 15, 2012, GBRA entered into a *Loan Agreement* with Regions Bank (the "**Regions Bank Loan Agreement**"), pursuant to which GBRA obtained two loans in the aggregate principal amount of \$6,190,000 for the purpose of providing (i) \$3,590,000 to prepay and retire an outstanding bank loan obtained by GBRA in 2005 relating to financing improvements to the Stein Falls Wastewater System (the "**2012 Taxable Loan**"), and (ii) \$2,600,000 to finance additional extensions and improvements to the Stein Falls Wastewater System (the "**2012 Tax-Exempt Loan**"); and

WHEREAS, the 2012 Taxable Loan was fully repaid in 2015 and is no longer outstanding; and the 2012 Tax-Exempt Loan is currently outstanding in the aggregate principal amount of \$1,385,000, and is due and payable on September 15 in the years and respective amounts set forth below:

PAYMENT DUE DATE	PRINCIPAL AMOUNT (\$)	PAYMENT DUE DATE	PRINCIPAL AMOUNT (\$)
2024	135,000	2029	160,000
2025	140,000	2030	165,000
2026	145,000	2031	170,000
2027	145,000	2032	175,000
2028	150,000		

WHEREAS, pursuant to Section 2(b) of the Regions Bank Loan Agreement, the GBRA shall have the right to prepay the principal of the 2012 Tax-Exempt Loan, in whole but not in part, on September 15, 2024, and on any interest payment date thereafter, at the payment prepayment price equal to the outstanding principal amount of the 2012 Tax-Exempt Loan plus accrued interest to the prepayment date; and

WHEREAS, the Board of Directors now desires and deems it appropriate to utilize currently available funds on hand to prepay, on September 15, 2024, the outstanding principal amount of the 2012 Tax-Exempt Loan; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE-BLANCO RIVER AUTHORITY THAT:

Section 1. Authorization to Prepay Outstanding Principal of the 2012 Tax-Exempt Loan. The Board of Directors hereby authorizes the prepayment on September 15, 2024, of the outstanding principal amount of the 2012 Tax-Exempt Loan. The General Manager/CEO and the Executive Manager of Finance/CFO of GBRA are hereby authorized to take all actions required to be taken by GBRA, and execute all documents deemed reasonably necessary, to cause the outstanding principal amount of the 2012 Tax-Exempt Loan to be pre-paid on such date, including but not limited to timely transferring to Regions Bank sufficient funds to pre-pay the outstanding principal amount of the 2012 Tax-Exempt Loan.

Section 2. Incorporation of Recitals. The Board of Directors hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Board of Directors hereby incorporates such recitals as a part of this Resolution.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

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**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE
GUADALUPE-BLANCO RIVER AUTHORITY AT A REGULAR MEETING
HELD ON MARCH 20, 2024.**


Chair, Board of Directors

Attest:


Secretary/Treasurer, Board of Directors

(Seal)

Signature Page to the Resolution Authorizing Prepayment of the Outstanding Principal Amount
Guadalupe-Blanco River Authority's 2012 Tax-Exempt Loan with Regions Bank

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
GUADALUPE-BLANCO RIVER AUTHORITY §

I, the undersigned Secretary/Treasurer of the Board of Directors (the "**Board**") of the **Guadalupe-Blanco River Authority ("GBRA")**, hereby certify as follows:

1. The Board convened in Regular Meeting on March 20, 2024, at the designated meeting place (the "**Meeting**"), and the roll was called of the duly constituted officers and members of the Board, to-wit:

Dennis L. Patillo, Chair	James P. Cohoon
Sheila L. Old, Vice Chair	John P. Cyrier
Steve Ehrig, Secretary/Treasurer	Don B. Meador
Robert Blaschke	Emanuel Valdez
William Carbonara	

and all of said persons were present, except the following absentees: **WILLIAM CARBONARA**, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

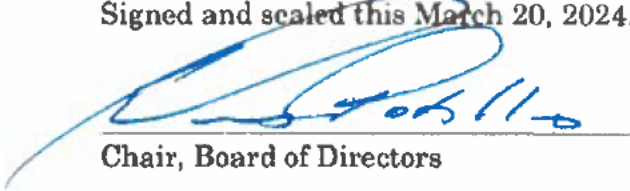
**RESOLUTION AUTHORIZING PREPAYMENT OF THE
OUTSTANDING PRINCIPAL AMOUNT OF GUADALUPE-
BLANCO RIVER AUTHORITY'S 2012 TAX-EXEMPT LOAN WITH
REGIONS BANK**

(the "**Resolution**") was duly read. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

AYES: 8 NOES: 0 ABSTENTIONS: 0

2. A true, full, and correct copy of the Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of the Meeting pertaining to the adoption of the Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting; and the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

Signed and sealed this March 20, 2024.



Chair, Board of Directors



Secretary/Treasurer, Board of Directors
Guadalupe-Blanco River Authority

(Seal)

Signature Page to the Certificate for Resolution Relating to
Authorizing Prepayment of the Outstanding Principal Amount of
Guadalupe-Blanco River Authority's 2012 Tax-Exempt Loan with Regions Bank



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**RESOLUTION OF THE
GUADALUPE-BLANCO RIVER AUTHORITY**

A Resolution by the Guadalupe-Blanco River Authority ("GBRA") declaring a public necessity for the acquisition of certain water pipeline permanent easements, temporary construction easements and other water system related facilities for diversion, treatment and delivery of water in connection therewith GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) for portions of Caldwell, Hays and Guadalupe counties, over, across, upon and under private property and public property for the public purpose of the construction, operation, and maintenance of certain water pipeline permanent easements, temporary construction easements and other water system related facilities for diversion, treatment and delivery of water in connection related improvements, and authorizing all appropriate action by the General Manager/CEO, staff and retained attorneys, and engineering and technical consultants, in the institution and prosecution of condemnation proceedings to acquire any such needed water pipeline permanent easements, and temporary construction easements 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 GBRA to acquire such property interests; authorizing all other lawful action including the making of archaeological, environmental, geotechnical and linear surveys necessary and incidental to such acquisitions whether by purchase or eminent domain proceedings; declaring the sections of the Resolution to be severable

one from the other in the event any section of this Resolution is determined to be invalid.

WHEREAS, GBRA pursuant to its powers of eminent domain as outlined in Section 49.222 of the Texas Water Code and other pertinent statutory authority has determined that the acquisition of certain water pipeline permanent easements, and temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain properties located in Caldwell, Hays and Guadalupe County, Texas either by purchase or by proceedings in eminent domain, is necessary and for the public purpose of the construction, operation, and maintenance of a water pipeline system and other system related improvements.

WHEREAS, duly approved offers based on written appraisals by certified, independent real estate appraisers for the market value of each water pipeline permanent easements, and temporary construction easements to be bought or acquired have been transmitted to each of the owners thereof, along with a copy of the appraisal as to each parcel, and the owners have been unable to agree with the GBRA as to the market value of each described tract, and further negotiations have become futile. The permanent and temporary water pipeline easements are more fully described as follows:

Parcel ER-04 – Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust, dated December 8, 2008, being a 0.8599 of one acre (37,459 square foot) permanent easement, and 0.57 of one acre (24,829 square foot) temporary construction easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 31.282 acres conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust dated December 8, 2008 by Special Warranty Deed dated January 29, 2009, as recorded in Volume 559, Page 836, Official Public

Records of Real Property, Caldwell County, Texas; said 0.8599 of one acre (37,459 square foot) permanent easement and 0.57 acre (24,829 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto;

Parcel ER-07 – 2401 CR 219, LLC, a Texas limited liability company, being a 2.000 acre (87,124 square foot) permanent easement, and 1.30 acre (56,628 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 19.367 acres conveyed to 2401 CR 219, LLC by Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001401, Official Public Records, Caldwell County, Texas, also being a portion of Lot 2, Block 1, Reyna Acres, a subdivision of Record in Document No. 2016-004886, Official Public Records, Caldwell County, Texas (Cabinet C, Slide 48, Plat Records, Caldwell County, Texas), said Lot 2 (Tract 2) conveyed to 2401 CR 219, LLC by Special Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001400, Official Public Records, Caldwell County, Texas, and also being a portion of that tract described as 10.124 acres (Tract 1) conveyed to 2401 CR 219, LLC by said Special Warranty Deed with Vendor's Lien, as recorded in said Document No. 2022-01400; said 2.000 acres (87,124 square foot) of permanent easement and 1.30 acres (56,628 square foot) of temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel ER-11 – Joan Marie MacCoy, being a 2.911 acre (126,796 square foot) permanent easement, and 1.90 acre (82,764 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien dated August 5, 2016, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas; said 2.911 acres (126,796 square foot) of permanent easement and 1.90 acres of (82,764 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

Parcel ER-13 – 183 Lockhart, LLC, being a 0.9344 of one acre (40,701 square foot) permanent easement, and 0.62 of one acre (27,007 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas; also being a portion of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas; said 0.9344 of one acre (40,701 square foot) permanent easement and 0.62 of one acre (27,007 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit

"D" attached hereto;

Parcel ER-14 – La Familia Partnership, Ltd., being a 2.174 acre (94,698 square foot) permanent easement, and 1.47 acre (64,033 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract 204.145 acres of land conveyed to La Familia Partnership, Ltd. by Special Warranty Deed dated January 1, 2000 recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas; said 2.174 acres of (94,698 square foot) easement and 1.47 acres of (64,033 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto; and

Parcel ER-15 – SSPC Development, LLC, being 0.1570 of one acre (6,840 square foot) permanent easement, and 0.10 of one acre (4,356 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed dated March 16, 2017, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas; said 0.1570 of one acre (6,840 square foot) permanent easement and 0.10 of one acre (4,356 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GUADALUPE-BLANCO RIVER AUTHORITY THAT:

SECTION 1: Public necessity requires that GBRA acquire certain water pipeline permanent easements, temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain privately owned real properties located in Caldwell, Hays and Guadalupe County, Texas, more fully described herein for the public purpose of construction, operation and maintenance of a water pipeline system and other system related improvements in connection with the TX-130 Project. Public necessity also requires that GBRA acquire the right of ingress and egress over and across such lands and adjacent lands either through purchase or by the process of eminent domain and that GBRA take all other lawful action necessary and incidental to such purchases or eminent domain proceedings, including

conducting archaeological, environmental, geotechnical and linear surveys as required so specify, define, and secure such easements according to existing law.

SECTION 2: It is hereby determined that GBRA has, in fact, transmitted bona fide offers as provided by Texas Property Code Section 21.0113, copies of the real estate appraisals in support thereof to each of the owners of the property interests sought to be acquired and as required by law, and a copy of the landowner's bill of rights statement as provided by Texas Property Code Section 21.0113, but GBRA and the owners of such property interests have been unable to agree upon the damages to be paid, and further settlement negotiations have become futile.

SECTION 3: The Board of Directors hereby directs and authorizes the General Manager/CEO, staff and retained attorneys to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described herein and to acquire all such interests that GBRA is unable to acquire through negotiation by reason of its inability to agree with the owner thereof as to the damages to the landowner, and to take any other legal action necessary and incidental to such purchases or eminent domain proceedings to survey for archaeological, environmental, geotechnical and linear purposes to define, specify and secure such property interests.

SECTION 4: All acts and proceedings done or initiated by the employees, agents and attorneys of GBRA for the acquisition of such property are hereby authorized, ratified, approved, confirmed and validated and declared to be valid

in all respects as of the respective dates thereof with and in regard to the real property owners from whom such rights have been or are being acquired.

SECTION 5: If any provisions, sections, subsections, sentences, clauses or phase of this resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this resolution shall not be affected thereby, it being the intent of the Board of Directors of GBRA in adopting this Resolution that no portion thereof, or provisions or regulation contained shall become inoperative for fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

PASSED AND RESOLVED on this 20th day of March, 2024.



Dennis L. Patillo, Chairman
Board of Directors
Guadalupe-Blanco River Authority

ATTEST:



Steve Ehrig, Secretary
Board of Directors
Guadalupe-Blanco River Authority

EXHIBIT "A"

Parcel ER-04

0.8599 Acre Waterline Easement
James George Survey No. 7, Abstract No. 9
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-04

DESCRIPTION OF A 0.8599 OF ONE ACRE (37,459 SQUARE FOOT) EASEMENT, OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 31.282 ACRES CONVEYED TO NINA SCHMIDT SELLS, TRUSTEE OF THE NINA SCHMIDT SELLS SEPARATE PROPERTY TRUST DATED DECEMBER 8, 2008 BY SPECIAL WARRANTY DEED DATED JANUARY 29, 2009, AS RECORDED IN VOLUME 559, PAGE 836, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.8599 OF ONE ACRE (37,459 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, being the northeast corner of that tract described as 2.215 acres conveyed to Patrick L. Daylong and Rosanne L. Daylong by General Warranty Deed with Vendor's Lien in Favor of Third Party, as recorded in Volume 197, Page 245, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing south right-of-way line of Blackjack Street (F.M. 20, varying width), said POINT OF BEGINNING having Grid Coordinates of N=13,867,823.06, E=2,396,881.91, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the north line of said 2.215 acre Daylong tract, and in the existing south right-of-way line of Blackjack Street, bears, with a curve to the left, whose delta angle is $03^{\circ}47'35''$, radius is 2,864.79 feet, an arc distance of 189.65 feet, and the chord of which bears South $79^{\circ}05'27''$ West 189.62 feet;

- 1) THENCE, along the north line of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the existing south right-of-way line of Blackjack Street, with a curve to the right, whose delta angle is $00^{\circ}36'02''$, radius is 2,864.79 feet, an arc distance of 30.02 feet, and the chord of which bears North $81^{\circ}17'15''$ East 30.02 feet to a calculated point at the northeast corner of this easement, from which a TxDOT Type I concrete monument found in the north line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the existing south right-of-way line of Blackjack Street, bears, with a curve to the right, whose delta angle is $17^{\circ}43'31''$, radius is 2,864.79 feet, an arc distance of 886.27 feet, and the chord of which bears South $89^{\circ}32'58''$ East 882.74 feet;

THENCE, along the east line of this easement, crossing said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, the following three (3) courses, numbered 2 through 4:

- 2) **South 10°52'24" East 827.59 feet** to a calculated point,
- 3) **North 78°27'56" East 390.04 feet** to a calculated point, and
- 4) **South 11°32'04" East 30.00 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, being at the northeast corner of that tract described as 9.297 acres conveyed to Nina S. Sells by General Warranty Deed, as recorded in Document No. 2022-002702, Official Public Records, Caldwell County, Texas, and at the northwest corner of the remainder of that tract described as 63.30 acres (Tract II) conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust by Special Warranty Deed, as recorded in Volume 559, Page 830, Official Public Records of Real Property, Caldwell County, Texas;
- 5) THENCE, along the south line of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the north line of said 9.297 acre Nina S. Sells tract, **South 78°27'56" West 420.39 feet** to a calculated point at the southwest corner of this easement;

Parcel ER-04

- 6) THENCE, along the west line of this easement, crossing said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, partially along the west line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and along the east line said 2.215 acre Daylong tract, **North 10°52'24" West 859.07 feet** to the POINT OF BEGINNING and containing 0.8599 of one acre (37,459 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

11/17/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR-22-179-GBRA Texas 130\Description\ER-04-0.8599 Ac WLE-R2_KS

Issued 09/14/2023; Revised 09/22/2023; 11/17/2023

CCAD ID 55188

"EXHIBIT B"

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.8599 AC. OR 37,459 SQ. FT. OF LAND OUT OF
THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

BLACKJACK STREET
(F.M. NO. 20)
(VARIABLE WIDTH R.O.W.)
EXISTING R.O.W.

P.O.B.
GRID COORDINATES
N=13,867,823.06
E=2,396,881.91

(A)
NINA SCHMIDT SELLS,
TRUSTEE OF THE
NINA SCHMIDT SELLS SEPARATE PROPERTY TRUST,
DATED DECEMBER 8, 2008
VOL. 599, PG. 830
O.P.R.R.P.C.C.T.
REMAINDER
(83.30 ACRES)
TRACT II
JANUARY 29, 2009

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S11°32'04"E	30.00'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.02'	2,864.79'	0°38'02"	N81°17'15"E	30.02'
C2	189.65'	2,864.79'	3°47'35"	S78°05'27"W	189.62'
C3	886.27'	2,864.79'	17°43'31"	S89°32'58"E	882.74'

PATRICK L. DAYLONG
AND
ROSANNE L. DAYLONG
VOL. 197, PG. 245
O.P.R.R.P.C.C.T.
(2.215 ACRES)
OCTOBER 20, 1998

JAMES GEORGE
SURVEY
SURVEY NO. 7
ABSTRACT NO. 9

LEGEND

- TxDOT TYPE I CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- ∟ OWNERSHIP IN COMMON

NINA SCHMIDT SELLS,
TRUSTEE OF THE
NINA SCHMIDT SELLS
SEPARATE PROPERTY TRUST,
DATED DECEMBER 8, 2008
VOL. 599, PG. 838
O.P.R.R.P.C.C.T.
(31.282 ACRES)
JANUARY 29, 2009

ER-04
WLE
0.8599 AC. OR
37,459 SQ. FT.

- NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2309253-BUD, EFFECTIVE DATE AUGUST 16, 2023.
 3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

11/17/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plot.

NINA S. SELLS
DOC. NO. 2023-002702
O.P.R.C.C.T.
(0.297 ACRES)
APRIL 7, 2022

OCAD 0 86188
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8691
TBPELS SURVEY FIRM #10095500

REVISED: 11/17/23
REVISED: 09/22/23
ISSUED: 09/14/23

PAGE 4 OF 4

EXHIBIT "B"

Parcel ER-07

2.000 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
James George Survey No. 7, Abstract No. 9
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-07

DESCRIPTION OF A 2.000 ACRE (87,124 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, AND THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 19.367 ACRES CONVEYED TO 2401 CR 219, LLC BY WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 18, 2022, AS RECORDED IN DOCUMENT NO. 2022-001401, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 2, BLOCK 1, REYNA ACRES, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016-004886, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS (CABINET C, SLIDE 48, PLAT RECORDS, CALDWELL COUNTY, TEXAS), SAID LOT 2 (TRACT 2) CONVEYED TO 2401 CR 219, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 18, 2022, AS RECORDED IN DOCUMENT NO. 2022-001400, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 10.124 (TRACT 1) CONVEYED TO 2401 CR 219, LLC BY SAID SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN SAID DOCUMENT NO. 2022-01400; SAID 2.000 ACRE (87,124 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of this easement and said 19.367 acre 2401 CR 219 tract, being the northwest corner of that tract described as 12.328 acres conveyed to James Bagwell and Domitila Bagwell by General Warranty Deed, recorded in Document No. 2016-000922, Official Public Records, Caldwell County, Texas, also being in the existing south right-of-way line of Lovers Lane (County Road 187, varying width) said POINT OF BEGINNING having Grid Coordinates of N=13,870,377.61, E=2,395,403.04;

- 1) THENCE, along the east line of this easement and said 19.367 acre 2401 CR 219 tract, and the west line of said 12.328 acre Bagwell tract, **South 11°33'34" East 675.25 feet** to a calculated point at a corner in the east line of said 19.367 acre 2401 CR 219 tract, and the west line of said 12.328 acre Bagwell tract;

THENCE, continuing along the east line of this easement, crossing said 19.367 acre 2401 CR 219 tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 33°57'39" East 409.61 feet** to a calculated point, and
- 3) **South 10°41'19" East 5.54 feet** to a calculated point in the south line of said 19.367 acre 2401 CR 219 tract, and the north line of said Lot 2, from which a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said 19.367 acre 2401 CR 219 tract, being the southwest corner of said 12.328 acre Bagwell tract, and in the north line of said Lot 2, bears North 78°05'35" East 98.62 feet;

THENCE, continuing along the east line of this easement, crossing said Lot 2, the following two (2) courses, numbered 4 and 5:

- 4) **South 10°41'19" East 130.74 feet** to a calculated point, and
- 5) **South 55°42'00" East 290.67 feet** to a calculated point in the south line of said Lot 2, and the north line of said 10.124 acre 2401 CR 219 tract, from which a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said Lot 2, and the southwest corner of Lot 1, Block 1, in said Reyna Acres subdivision, being in the north line of said 10.124 acre 2401 CR 219 tract, bears North 82°49'13" East 62.65 feet;
- 6) THENCE, continuing along the east line of this easement, crossing said 10.124 acre 2401 CR 219 tract, **South 55°42'00" East 316.02 feet** to a calculated point in the east line of said 10.124 acre 2401 CR 219 tract, and the west line of that tract described as 6.920 acres conveyed to David O. Marquez and Denise T. Marquez by Warranty Deed with Vendor's Lien, as recorded in Document No. 142168, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said 10.124 acre 2401 CR 219 tract, being the northwest corner of said 6.920 acre Marquez tract, and in the south line of said Lot 1, bears North 10°37'24" West 207.22 feet;
- 7) THENCE, continuing along the east line of this easement, the east line of said 10.124 acre 2401 CR 219 tract, and the west line of said 6.920 acre Marquez tract, **South 10°37'24" East 1,076.09 feet** to a calculated point at the southeast corner of this easement and said 10.124 acre 2401 CR 219 tract, and the southwest corner of said 6.920 acre Marquez tract, being in the existing north right-of-way line of Blackjack Street (F.M. 20, varying width), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the south line of said 6.920 acre Marquez tract, and the existing north right-of-way line of Blackjack Street, bears North 77°10'00" East 185.85 feet;

- 8) THENCE, along the south line of this easement and said 10.124 acre 2401 CR 219 tract, and the existing north right-of-way line of Blackjack Street, **South 77°07'42" West 30.02 feet** to a calculated point at the southwest corner of this easement, from which a 1/2-inch iron rod found at the southwest corner of said 10.124 acre 2401 CR 219 tract, and the southeast corner of that tract described as 0.289 of one acre conveyed to Cabot Cook LLC by Special Warranty Deed, as recorded in Document No. 2022-001690, Official Public Records, Caldwell County, Texas, bears **South 77°07'42" West 130.10 feet**;

THENCE, along the west line of this easement, crossing said 10.124 acre 2401 CR 219 tract, the following two (2) courses, numbered 9 and 10:

- 9) **North 10°37'24" West 1,064.81 feet** to a calculated point, and
- 10) **North 55°42'00" West 337.51 feet** to a calculated point in the north line of said 10.124 acre 2401 CR 219 tract, and the south line of said Lot 2, from which a 1/2-inch iron rod found at a corner in the north line of said 10.124 acre 2401 CR 219 tract, and the south line of said Lot 2, bears **South 82°49'13" West 65.43 feet**;
- 11) THENCE, continuing along the west line of this easement, crossing said Lot 2, **North 55°42'00" West 269.16 feet** to a calculated point in the west line of said Lot 2, and the east line of that tract described as 15.171 acres conveyed to H & H Texas II LLC by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-008219, Official Public Records, Caldwell County, Texas;
- 12) THENCE, continuing along the west line of this easement and said Lot 2, and the east line of said 15.171 acre H & H Texas II LLC tract, **North 10°41'19" West 142.53 feet** to a 1/2-inch rod inside a 1-inch iron pipe found at the northwest corner of said Lot 2, and the northeast corner of said 15.171 acre H & H Texas II LLC tract, being in the south line of said 19.367 acre 2401 CR 219 tract;

THENCE, continuing along the west line of this easement, crossing said 19.367 acre 2401 CR 219 tract, the following two (2) courses, numbered 14 and 15:

- 13) **North 33°57'39" West 409.38 feet** to a calculated point, and

14)North 11°33'34" West 681.05 feet to a calculated point at the northwest corner of this easement, being in the north line of said 19.387 acre 2401 CR 219 tract, and the existing south right-of-way line of Lovers Lane, from which a 1/2-inch iron rod found at the northwest corner of said 19.387 acre 2401 CR 219 tract, and the northeast corner of that tract described as 71.30 acres (Tract One) conveyed to Duran Gravel Company, Inc. by Special Warranty Deed, as recorded in Volume 365, Page 133, Official Public Records of Real Property, Caldwell County, Texas, being in the existing south right-of-way line of Lovers Lane, bears South 78°10'39" West 614.47 feet;

15)THENCE, along the north line of this easement and said 19.367 acre 2401 CR 219 tract, and the existing south right-of-way line of Lovers Lane, North 78°10'39" East 30.00 feet to the POINT OF BEGINNING and containing 2.000 acres (87,124 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



11/16/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

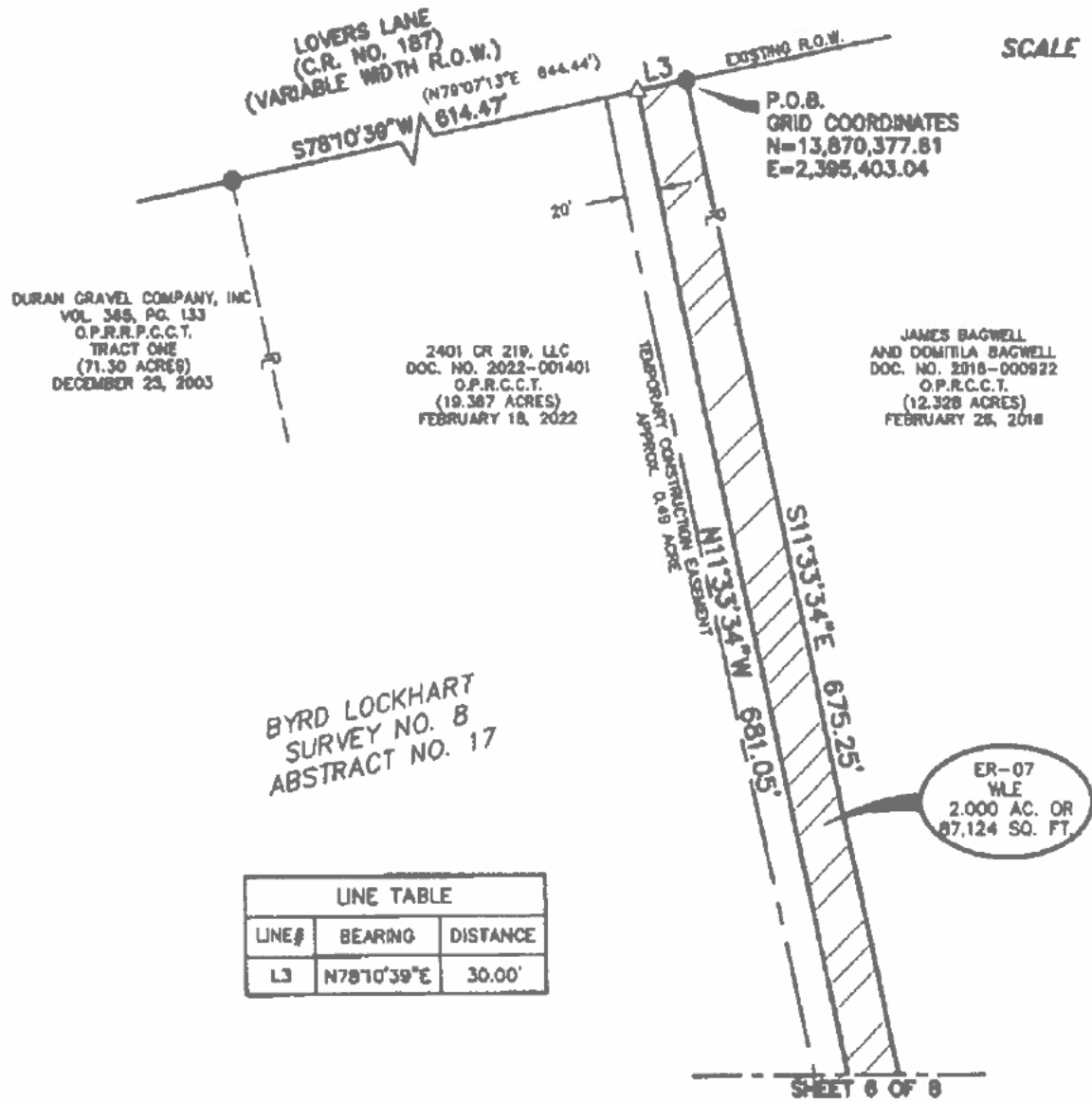
M:\HDR-22-179-GBRA Texas 130\Description\ER-07-2.000 Ac WLE-RI KS
Issued 09/22/2023; Revised 11/16/2023

CCAD ID 18596, 36991 & 17637

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



DURAN GRAVEL COMPANY, INC
VOL. 345, PG. 133
O.P.R.P.C.C.T.
TRACT ONE
(71.30 ACRES)
DECEMBER 23, 2003

2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.387 ACRES)
FEBRUARY 18, 2022

JAMES BAGWELL
AND DOMITILA BAGWELL
DOC. NO. 2018-000922
O.P.R.C.C.T.
(12.328 ACRES)
FEBRUARY 25, 2018

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

ER-07
WLE
2.000 AC. OR
87,124 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N78°10'39"E	30.00'

SHEET 6 OF 8

COND ID 18086, 30001 & 17637

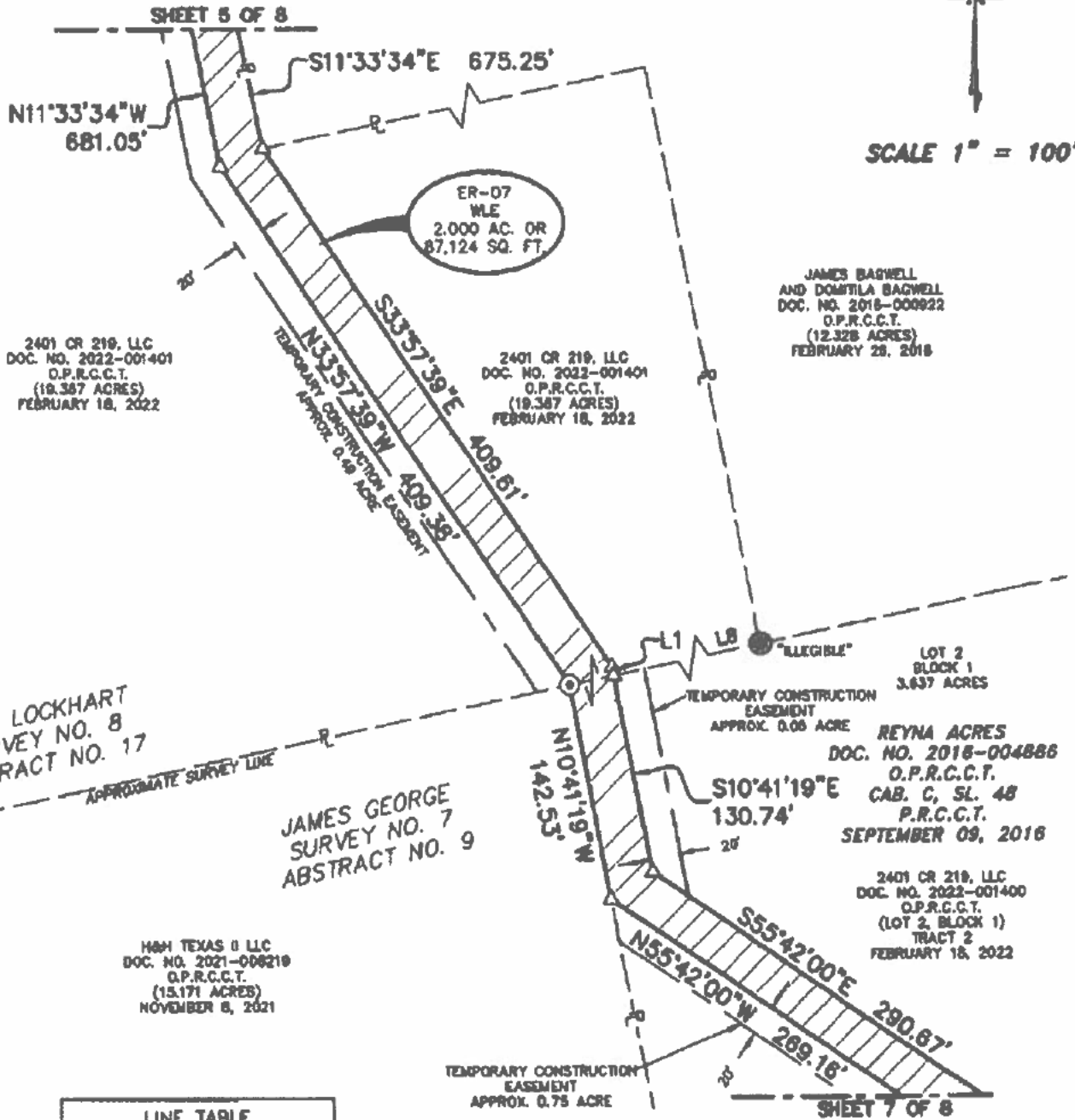
**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAH
DATE:	09/22/23	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	6 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2,000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.387 ACRES)
FEBRUARY 18, 2022

2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.387 ACRES)
FEBRUARY 18, 2022

JAMES BAGWELL
AND DOMITILA BAGWELL
DOC. NO. 2018-00922
O.P.R.C.C.T.
(12.328 ACRES)
FEBRUARY 28, 2018

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JAMES GEORGE
SURVEY NO. 7
ABSTRACT NO. 9

LOT 2
BLOCK 1
3.637 ACRES

REYNA ACRES
DOC. NO. 2018-004886
O.P.R.C.C.T.
CAB. C, SL. 48
P.R.C.C.T.
SEPTEMBER 09, 2018

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(LOT 2, BLOCK 1)
TRACT 2
FEBRUARY 18, 2022

H&H TEXAS II LLC
DOC. NO. 2021-009219
O.P.R.C.C.T.
(15.171 ACRES)
NOVEMBER 8, 2021

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°41'19"E	5.94'
L8	N78°03'35"E	98.62'

OCAD ID 18894, 38861 & 17637

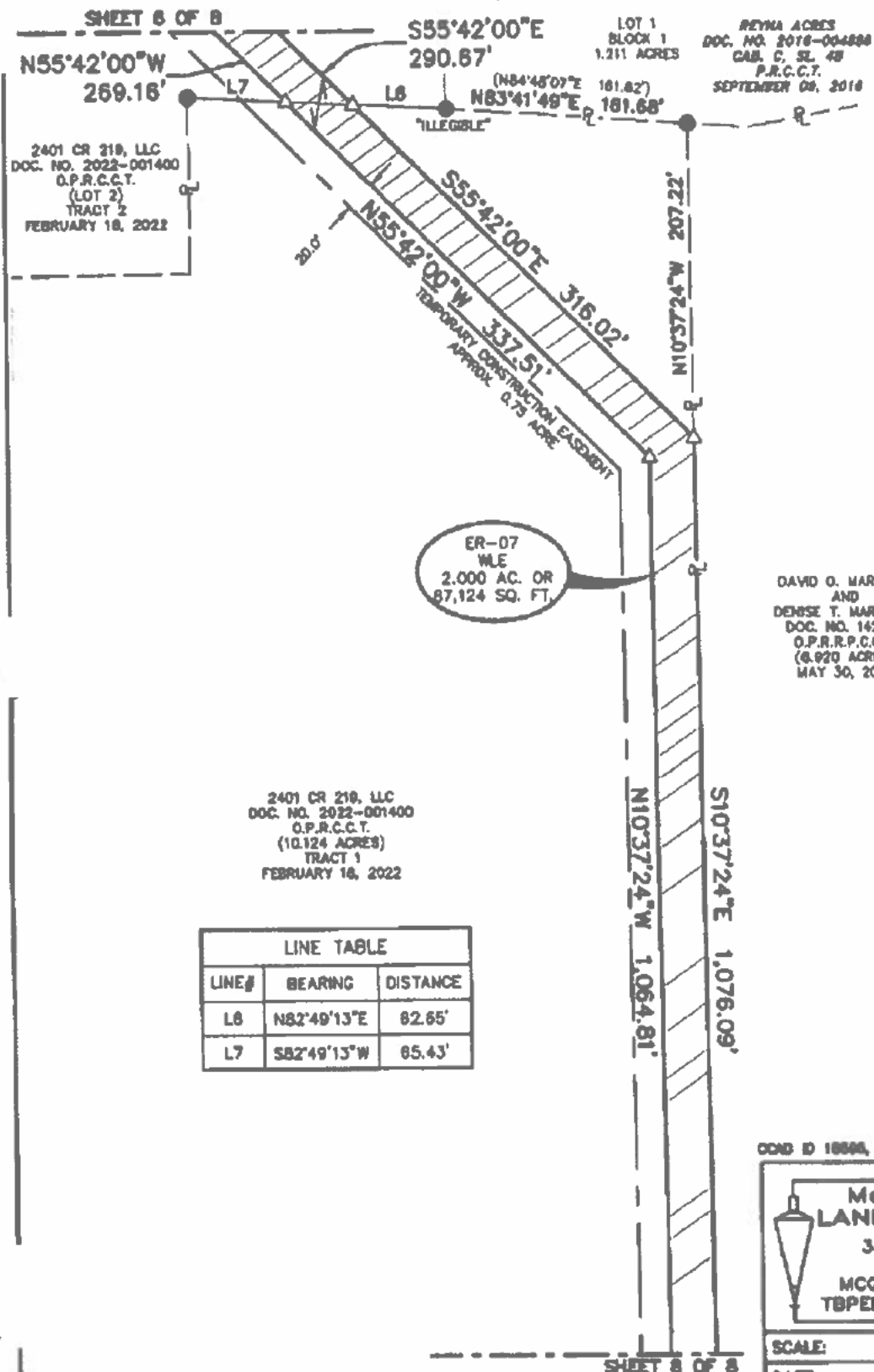
**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TSPELS SURVEY FIRM #10095800

SCALE:	1" = 100'	TECH:	EAN
DATE:	09/22/23	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	8 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(LOT 2)
TRACT 2
FEBRUARY 18, 2022

LOT 1
BLOCK 1
1.211 ACRES

REYNA ACRES
DOC. NO. 2018-004884
CAB. C. SL. 48
P.R.C.C.T.
SEPTEMBER 08, 2018

ER-07
WLE
2.000 AC. OR
87,124 SQ. FT.

DAVID O. MARQUEZ
AND
DENISE T. MARQUEZ
DOC. NO. 142168
O.P.R.P.C.C.T.
(6.920 ACRES)
MAY 30, 2014

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(10.124 ACRES)
TRACT 1
FEBRUARY 18, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L8	N82°49'13"E	82.65'
L7	S82°49'13"W	85.43'

COND ID 18888, 38881 & 17837

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAN
DATE:	09/22/23	PROJECT:	22-178
FIELD BOOK:	-	FIELD:	-
		SHEET:	7 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

JAMES GEORGE SURVEY
SURVEY NO. 7
ABSTRACT NO. 9

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(10.124 ACRES)
TRACT 1
FEBRUARY 16, 2022

CABOT COOK LLC
DOC. NO.
2022-001890
O.P.R.C.C.T.
(0.288 ACRES)
FEBRUARY 22, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S77°07'42"W	30.02'
L4	S77°07'42"W	130.10'
L5	N77°10'00"E	185.85'

LEGEND

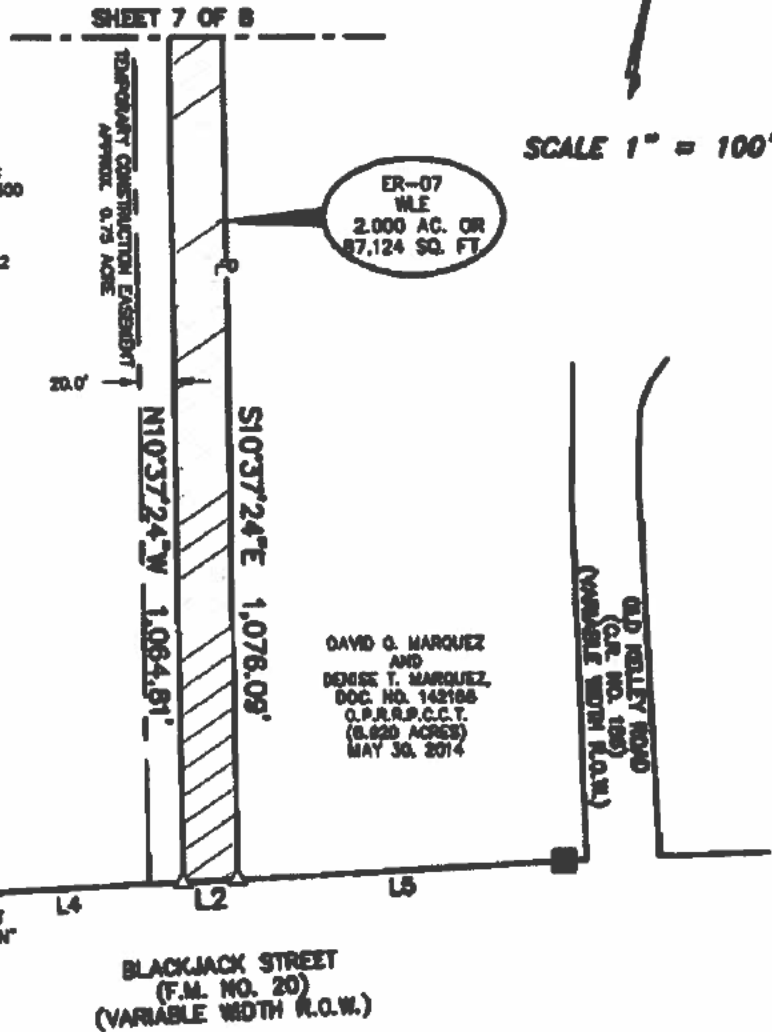
- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD INSIDE 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE MON. FOUND
- CALCULATED POINT
- P.R.C.C.T. PLAT RECORDS OF CALDWELL COUNTY, TEXAS
- O.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- (.....) RECORD INFORMATION
- ← CONTIGUOUS OWNERSHIP



Chris Conrad

11/10/23

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5823 DATE
Note: There is a description to accompany this plat.



DAVID G. MARQUEZ AND
DENISE T. MARQUEZ
DOC. NO. 143186
O.P.R.R.P.C.C.T.
(8.500 ACRES)
MAY 30, 2014

BLACKJACK STREET
(F.M. NO. 20)
(VARIABLE WIDTH R.O.W.)

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2282984-BUD, EFFECTIVE DATE AUGUST 18, 2023.

CGAL ID 18896, 30801 & 17887

REVISED: 11/10/23
ISSUED: 09/22/23

<p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8891 TBPELS SURVEY FIRM #10088800</p>			
SCALE:	1" = 100'	TECH:	EAN
DATE:	09/22/23	PROJECT:	22-179
FIELD BOOK:	-	SHEET:	8 OF 8

EXHIBIT "C"

Parcel ER-11

2.911 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-11

DESCRIPTION OF A 2.911 ACRE (126,796 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 105.569 ACRES CONVEYED TO JOAN MARIE MACCOY BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 5, 2016, AS RECORDED IN DOCUMENT NO. 2016-004017, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 2.911 ACRE (126,796 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement and said 105.569 acre MacCoy tract, and the southwest corner of that tract described as 81.22 acres conveyed to The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust by Special Warranty Deed, as recorded in Document No. 118536, Official Public Records of Real Property, Caldwell County, Texas, being additionally described in Volume 568, Page 232, Official Public Records of Real Property, Caldwell County, Texas, and being in the existing north right-of-way line of Flores Street (F.M. 672, varying width), said POINT OF BEGINNING having Grid Coordinates of N=13,874,900.67, E=2,393,354.88, from which a Texas Department of Transportation Type I concrete monument found in the south line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract, and in the existing north right-of-way line of Flores Street, bears, with a curve to the left, whose delta angle is $12^{\circ}40'57''$, radius is 1,392.39 feet, an arc distance of 308.21 feet, and the chord of which bears North $58^{\circ}17'59''$ East 307.58 feet;

- 1) THENCE, along the south line of this easement and said 105.569 acre MacCoy tract, and the existing north right-of-way line of Flores Street, along a curve to the right whose delta angle is $01^{\circ}41'12''$, radius is 1,392.39 feet, an arc distance of 40.99 feet, and the chord of which bears South $65^{\circ}29'03''$ West 40.99 feet to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing said 105.569 acre MacCoy tract, the following six (6) courses, numbered 2 through 7:

- 2) North $37^{\circ}06'13''$ West 25.43 feet to a calculated point,

"EXHIBIT B"

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'

TEXAS PUBLIC
UTILITIES COMPANY
ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
VOL. 105, PG. 207
D.R.C.C.T.
STA. 13334+22 TO 1341+08
TO 13634+62

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	DISTANCE
C1	40.99'	1,392.39'	01°41'12"	S65°29'03"W 40.99'

LINE TABLE	
LINE#	DISTANCE
L1	N37°06'13"W 25.43'
L3	S37°06'13"E 49.91'

THE KENNETH M. BARTSOH
AND
MARY GAIL BARTSOH REVOCABLE LIVING TRUST
DOC. NO. 118536
O.P.R.P.C.C.T.
REMAINDER
(81.22 ACRES)
NOVEMBER 16, 2011

DESCRIBED IN
VOL. 560, PG. 232
O.P.R.P.C.C.T.
(81.22 ACRES)
MAY 9, 2006

JOAN MARE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105,569 ACRES)
AUGUST 5, 2016

ER-11
W/LE
2.911 AC. OR
126,796 SQ. FT.

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.80 ACRES

LORA
ELECTRIC TRANSMISSION
LINE EASEMENT
VOL. 283, PG. 190
O.P.R.C.C.T.
AREA TWO

P.O.B.
GRID COORDINATE
N = 13,874,900.67'
E = 2,393,354.88'

EASTING R.O.W.
FLORES STREET
F.M. 672
(R.O.W. VARIES)

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

CCAD ID 18863

**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10098500

SCALE:	1" = 100'
DATE:	01/23/24
TECH:	EAM
PROJECT:	22-179
FIELD:	-
FIELD BOOK:	-
SHEET:	4 OF 9

\\VDR-25-179-088A Texas 130\Proj\Permit\ER-11_Joan McCoy_REV1.dwg

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17

JOAN MARE MACCOY
 DOC. NO. 2016-004017
 O.P.R.C.C.T.
 (105,569 ACRES)
 AUGUST 5, 2016

ER-11
 W/L
 2.911 AC. OR
 126,796 SQ. FT.

TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.90 ACRES

TEXAS POWER & LIGHT COMPANY
 ELECTRIC TRANSMISSION AND
 DISTRIBUTION LINE
 VOL. 123, PG. 258
 D.R.C.C.T.
 STA 1376+66 TO
 1408+14 = 1341+08.5

LORA
 ELECTRIC
 TRANSMISSION
 LINE EASEMENT
 VOL. 283, PG. 190
 O.P.R.C.C.T.
 AREA ONE

LORA ELECTRIC
 TRANSMISSION LINE EASEMENT
 VOL. 283, PG. 190, O.P.R.C.C.T.
 AREA TWO

EXISTING R.O.W.

SHEET 4 OF 9

S81°29'52"E 640.89'

N81°29'52"W 655.67'

S48°45'31"E 521.97'

N48°45'31"W 525.15'

OCAD ID 18593

**MCGRAY & McGRAY
 LAND SURVEYORS, INC.**
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10085500

SCALE:	1" = 100'	TECH:	EAN
DATE:	01/23/24	FIELD:	-
PROJECT:	22-179	SHEET:	5 OF 9

SHEET 8 OF 9

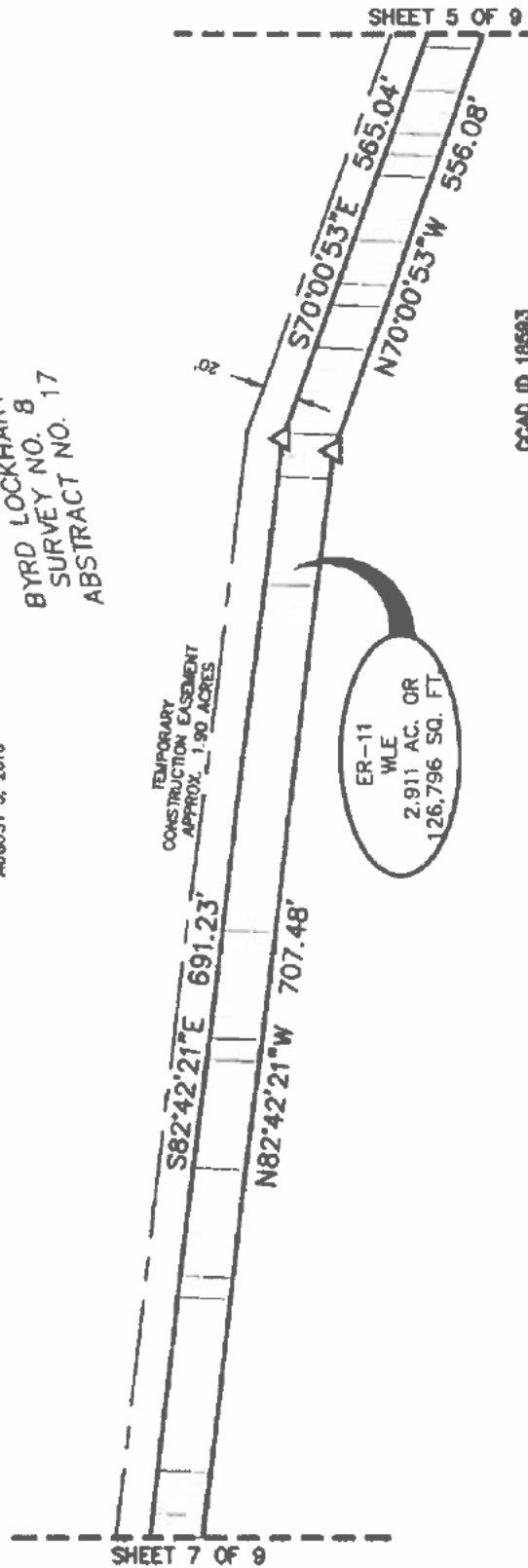
SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

JOAN MARE MACCOY
 DOC. NO. 2016--004017
 O.P.R.C.C.T.
 (103.569 ACRES)
 AUGUST 3, 2016

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17



SHEET 7 OF 9

ER-11
 W/E
 2.911 AC. OR
 126,796 SQ. FT.

TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.90 ACRES

SHEET 5 OF 9

CCAD ID 18693

**McGRAY & McGRAY
 LAND SURVEYORS, INC.**
 3301 HANCOCK DRIVE, #8
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TPBELS SURVEY FIRM #100955500

SCALE:	1" = 100'
DATE:	01/23/24
TECH:	EAN
PROJECT:	22-179
FIELD:	-
FIELD BOOK:	-
SHEET:	6 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 8 OF 9

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17

JOAN MARIE MACCOY
 DOC. NO. 2016-004017
 O.P.R.C.C.T.
 (105.369 ACRES)
 AUGUST 5, 2016

LOCKHART RIDGE LAND, LP
 DOC. NO. 2019-008494
 O.P.R.C.C.T.
 (14.813 ACRES)
 DECEMBER 18, 2019

DESCRIBED IN
 DOC. NO. 2017-004363
 O.P.R.C.C.T.
 (14.813 ACRES)
 AUGUST 14, 2017

DEWARD CUMMINGS,
 A/K/A DEWARD L. CUMMINGS
 DOC. NO. 2014-004155
 O.P.R.C.C.T.
 (5.00 ACRES)
 SEPTEMBER 23, 2014

S82°42'21"E 691.23'

S16°24'24"E 1,432.30'

N16°24'24"W 1,454.43'

TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.90 ACRES

ER-11
 W/L
 2.911 AC. OR
 126,796 SQ. FT.

N82°42'21"W 707.48'

SHEET 8 OF 9

JOAN MARIE MACCOY
 DOC. NO. 2016-004017
 O.P.R.C.C.T.
 (105.369 ACRES)
 AUGUST 5, 2016

CCAD ID 18593

**McGRAY & McGRAY
 LAND SURVEYORS, INC.**
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAM
DATE:	01/23/24	FIELD:	-
PROJECT:	22-178	SHEET:	7 OF 9
FIELD BOOK:	-		

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



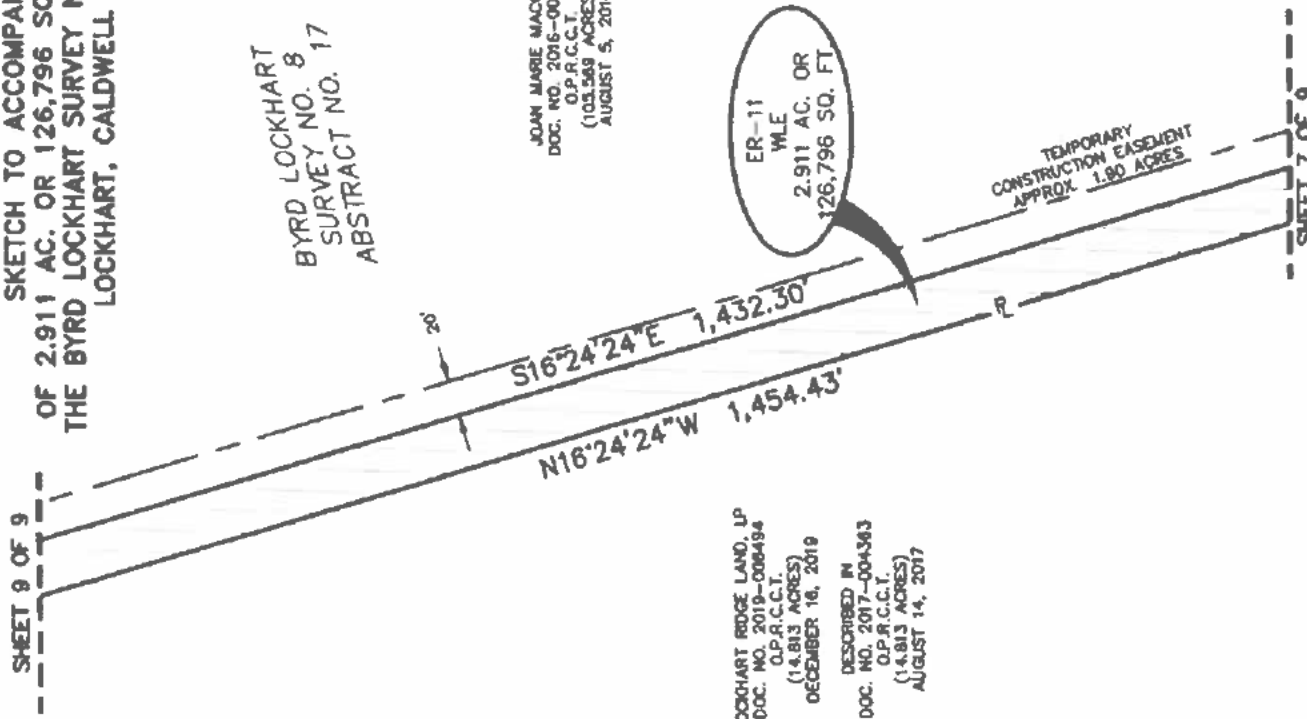
SCALE 1" = 100'

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17

JOAN MARIE MACCOY
 DOC. NO. 2016-004017
 O.P.R.C.C.T.
 (103.569 ACRES)
 AUGUST 5, 2016

LOCKHART RIDGE LAND, LP
 DOC. NO. 2019-008494
 O.P.R.C.C.T.
 (14.813 ACRES)
 DECEMBER 18, 2019
 DESCRIBED IN
 DOC. NO. 2017-004383
 O.P.R.C.C.T.
 (14.813 ACRES)
 AUGUST 14, 2017

ER-11
 WLE
 2.911 AC. OR
 126,796 SQ. FT.



TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.80 ACRES

CCAD ID 18583

**MCGRAY & MCGRAY
 LAND SURVEYORS, INC.**
 3301 HANCOCK DRIVE, #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TPBELS SURVEY FIRM #10085500

SCALE:	1" = 100'	TECH:	EAN
DATE:	01/23/24	FIELD:	-
PROJECT:	23-170	SHEET:	6 OF 9
FIELD BOOK:	-	M:\08-23-170-088A Texas 130\Draw\Parade\ER-11-JOAN MACCOY_B6V1.dwg	

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

SCHMIDT BUSINESS, LTD.
UNDIVIDED NINETY PERCENT (90%) INTEREST
SCHMIDT CATTLE, L.P.
UNDIVIDED TEN PERCENT (10%) INTEREST
DOC. NO. 2019-004612
O.P.R.C.C.T.
(178.82 ACRES)
SEPTEMBER 5, 2019

LINE#	BEARING	DISTANCE
L2	N78°24'58"E	30.11'

(S80°47'50"W 420.23')
R
(S79°09'30"W 420.16')
R
(S79°10'22"W 420.26')

LOCKHART RIDGE LAND, LP
DOC. NO. 2019-008494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019
DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017



Chris Conrad

01/23/24

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plot.

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

ER-11
WILE
2.911 AC. OR
126,796 SQ. FT.

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(106,569 ACRES)
AUGUST 5, 2016

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

SHEET 8 OF 9

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247953-BUD, EFFECTIVE DATE AUGUST 16, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



SCALE 1" = 100'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- ⊙ 1/2" IRON ROD INSIDE 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE MON. FOUND
- △ CALCULATED POINT
- D.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- (.....) RECORD INFORMATION

REVISED: 01/23/24
REVISED: 11/30/23
REVISED: 11/17/23
ISSUED: 09/22/23

OCAD ID 18593

**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TEPELS SURVEY FIRM #10098500

SCALE:	1" = 100'	TECH:	EAN
DATE:	01/23/24	FIELD:	-
PROJECT:	22-179	SHEET:	9 OF 8
FIELD BOOK:	-		

EXHIBIT "D"

Parcel ER-13

0.9344 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-13

DESCRIPTION OF A 0.9344 OF ONE ACRE (40,701 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 83.879 ACRES CONVEYED TO 183 LOCKHART, LLC BY GENERAL WARRANTY DEED DATED AUGUST 8, 2022, AS RECORDED IN DOCUMENT NO. 2022-006425, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 43.719 ACRES CONVEYED TO 183 LOCKHART, LLC BY GENERAL WARRANTY DEED DATED AUGUST 8, 2022, AS RECORDED IN DOCUMENT NO. 2022-006424, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.9344 OF ONE ACRE (40,701 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this easement, being in the south line of said 83.879 acre 183 Lockhart tract, and in the north line of that tract described as 176.82 acres conveyed to Schmidt Business, Ltd. (undivided 90% interest), and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,878,364.08, E=2,389,779.32, from which a 1/2-inch iron rod with cap (illegible) found in the south line of said 83.879 acre 183 Lockhart tract, being at the northwest corner of said 176.82 acre Schmidt Business et al. tract, also being at the northeast corner of San Pablo Cemetery, as recorded in Volume 110, Page 311, Deed Records, Caldwell County, Texas, bears South 78°33'09" West 2,035.28 feet;

- 1) THENCE, along the west line of this easement, crossing said 83.879 acre 183 Lockhart tract and said 43.719 acre 183 Lockhart tract, North 09°19'00" West 1,356.53 feet to a calculated point in the north line of said 43.719 acre 183 Lockhart tract, being in the south line of that tract described as 204.145 acres conveyed to La Familia Partnership, Ltd. by Special Warranty Deed, as recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 43.719 acre 183 Lockhart tract, being the southwest corner of said 204.145 acre La Familia Partnership tract, and being in the existing east right-of-way line of North Colorado Street (US Highway 183, varying width right-of-way), bears South 77°41'42" West 2,733.37 feet;

- 2) THENCE, along the north line of this easement and said 43.719 acre 183 Lockhart tract, and the south line of said 204.145 acre La Familia Partnership tract, **North 77°41'42" East 30.04 feet** to a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod found in the north line of said 43.719 acre 183 Lockhart tract, and in the south line of said 204.145 acre La Familia Partnership tract, bears North 77°41'42" East 589.55 feet;
- 3) THENCE, along the east line of this easement, crossing said 43.179 acre 183 Lockhart tract, and said 83.879 acre 183 Lockhart tract, **South 09°19'00" East 1,356.98 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, from which a 4-inch wood post found in the south line of said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, bears North 78°33'09" East 2,170.56 feet;
- 4) THENCE, along the south line of this easement and said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, **South 78°33'09" West 30.02 feet** to the POINT OF BEGINNING and containing 0.9344 of one acre (40,701 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-13~0.9344 Ac WLE-R2_KS
Issued 12/08/2023; Revised 12/20/2023; 01/12/2024

CCAD ID 13872 & 13873

SKETCH TO ACCOMPANY DESCRIPTION
 OF 0.9344 AC. OR 40,701 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



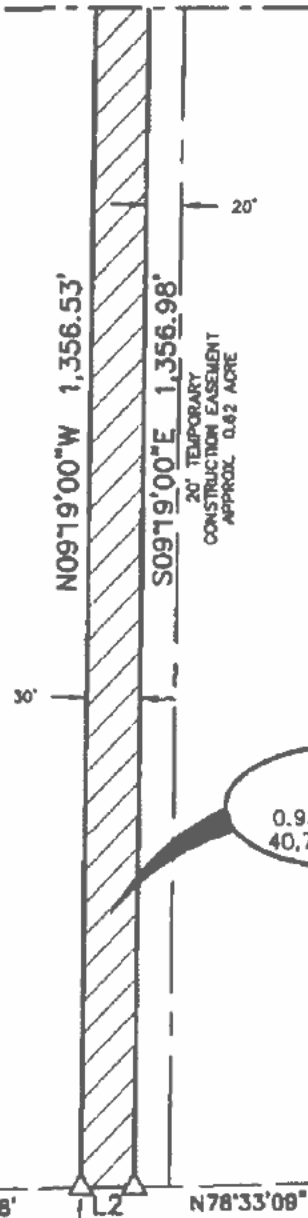
SCALE 1" = 100'

SHEET 4 OF 4

183 LOCKHART, LLC
 DOC. NO. 2022-008425
 O.P.R.C.C.T.
 (83.879 ACRES)
 AUGUST 8, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S78°33'09"W	30.02'

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17



ER-13
 WLE
 0.9344 AC. OR
 40,701 SQ. FT.



SAN PABLO
 CEMETERY
 VOL. 110, PG. 311
 D.R.C.C.T.

P.O.B.
 GRID COORDINATE
 N= 13,878,364.08'
 E= 2,389,779.32'

CCAD ID 13872
 CCAD ID 13873

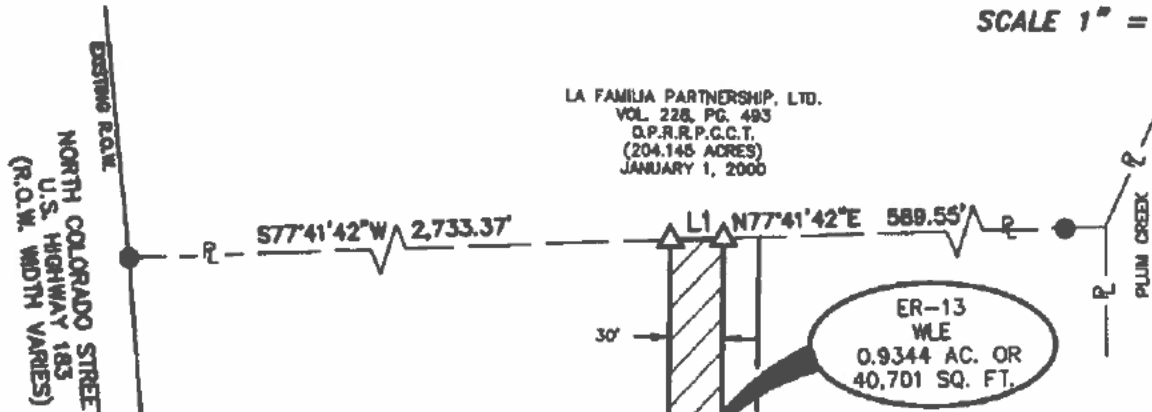
SCHMIDT BUSINESS, LTD.
 UNDIVIDED NINETY PERCENT (90%) INTEREST
 SCHMIDT CATTLE, L.P.
 UNDIVIDED TEN PERCENT (10%) INTEREST
 DOC. NO. 2019-004512
 O.P.R.C.C.T.
 (176.82 ACRES)
 SEPTEMBER 5, 2019

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	01/12/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 4

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.9344 AC. OR 40,701 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'



LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 483
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

ER-13
WLE
0.9344 AC. OR
40,701 SQ. FT.

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LEGEND

- 5/8" IRON ROD WITH CAP FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- ▲ CALCULATED POINT
- ◆ 4" WOOD POST FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- (.....) RECORD INFORMATION
- ↔ CONTIGUOUS OWNERSHIP

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N77°41'42"E	30.04'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247231-BUD, EFFECTIVE DATE SEPTEMBER 27, 2022.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

183 LOCKHART, LLC
DOC. NO. 2022-008424
O.P.R.C.C.T.
(43,719 ACRES)
AUGUST 8, 2022

183 LOCKHART, LLC
DOC. NO. 2022-008425
O.P.R.C.C.T.
(83,879 ACRES)
AUGUST 8, 2022

CCAD ID 13672
CCAD ID 13673

REVISED: 01/12/2024
REVISED: 12/20/2023
ISSUED: 12/08/2023

SHEET 3 OF 4



01/12/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAN
DATE:	01/12/2024	FIELD:	-
PROJECT:	22-179	SHEET:	4 OF 4
FIELD BOOK:	-		

EXHIBIT "E"

Parcel ER-14

2.174 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR A PARCEL ER-14

DESCRIPTION OF A 2.174 ACRE (94,698 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 204.145 ACRES CONVEYED TO LA FAMILIA PARTNERSHIP, LTD. BY SPECIAL WARRANTY DEED EXECUTED JANUARY 1, 2000, AS RECORDED IN VOLUME 228, PAGE 493 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.174 ACRE (94,698 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point the northwest corner of this easement, being in the west line of said 204.145 acre La Familia Partnership tract, and in the existing east right-of-way line of North Colorado Street (U.S. Highway 183, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,879,527.13, E=2,386,778.87, from which a 1/2-inch iron rod with "Hinkle" cap found at the most westerly northwest corner of said 204.145 acre La Familia Partnership tract, and in the existing east right-of-way line of North Colorado Street, bears, with a curve to the right, whose delta angle is 16°32'51", radius is 5,654.58 feet, an arc distance of 1,633.09 feet, the chord of which bears North 03°19'36" West 1,627.42 feet;

- 1) THENCE, along a north line of this easement, crossing said 204.145 acre La Familia Partnership tract, **North 77°46'56" East 40.00 feet** to a calculated point at the most westerly northeast corner of this easement;

THENCE, along an east line of this easement, crossing said 204.145 acre La Familia Partnership tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 11°50'52" East 49.36 feet** to a calculated point, and
- 3) **South 15°36'37" East 342.23 feet** to a calculated point at a corner of this easement;
- 4) THENCE, along a north line of this easement, crossing said 201.145 acre La Familia Partnership tract, **North 77°41'42" East 2,726.64 feet** to a calculated point at the most easterly northeast corner of this easement;

- 5) THENCE, along the east line of this easement, crossing said 204.145 acre La Familia Partnership tract, **South 09°19'00" East 30.04 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 204.145 acre La Familia Partnership tract, and the north line of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found in the south line of said 204.145 acre La Familia Partnership tract, and the north line of said 43.719 acre 183 Lockhart tract, bears North 77°41'42" East 589.55 feet;
- 6) THENCE, along a south line of this easement, the south line of said 204.145 acre La Familia Partnership tract, and the north line of said 43.719 acre 183 Lockhart tract, **South 77°41'42" West 2,753.39 feet** to a calculated point at the most southerly southwest corner of this easement, being at the southeast corner of an existing 10 foot wide telephone easement recorded in Volume 365, Page 629, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found at the southwest corner of said 204.145 acre La Familia Partnership tract, being the northwest corner of said 43.719 acre 183 Lockhart tract, and in the existing east right-of-way line of North Colorado Street, bears, South 77°41'42" West 10.02 feet;

THENCE, along a west line of this easement, crossing said 204.145 acre La Familia Partnership tract, the following two (2) courses, numbered 7 and 8:

- 7) **North 15°36'37" West 371.53 feet** along the existing east line of said 10 foot wide telephone easement to a calculated point, and
- 8) **North 11°50'52" West 20.16 feet** to a calculated point at a corner in this easement,
- 9) THENCE, along a south line of this easement, crossing said 204.145 acre La Familia Partnership tract, **South 77°46'56" West 10.05 feet** to a calculated point at the most northerly southwest corner of this easement, being in the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, from which a 1/2-inch iron rod found in the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, bears, with a curve to the left, whose delta angle is 00°12'28", radius is 5,654.58 feet, an arc distance of 20.51 feet, and the chord of which bears South 12°00'29" East 20.51 feet;

10)THENCE, along a west line of this easement, the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, with a curve to the right, whose delta angle is $00^{\circ}18'14''$, radius is 5,654.58 feet, an arc distance of 30.00 feet, and the chord or which bears North $11^{\circ}45'08''$ West 30.00 feet to the POINT OF BEGINNING and containing 2.174 acres (94,698 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-14~2.174 Ac WLE-R5_KS

Issued 09/29/2023; Revised 11/21/2023; 12/08/2023; 12/15/2023; 12/20/2023; 01/12/2024

CCAD ID 13513 & 40378

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N77°46'56"E	40.00'
L2	S11°50'52"E	49.36'
L4	N11°50'52"W	20.16'
L5	S77°46'56"W	10.05'
L6	S77°41'42"W	10.02'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.00'	5,654.58'	00°18'14"	N11°45'08"W	30.00'
C2	1,633.09'	5,654.58'	16°32'51"	N03°19'38"W	1,627.42'
C3	20.51'	5,654.58'	00°12'28"	S12°00'29"E	20.51'

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

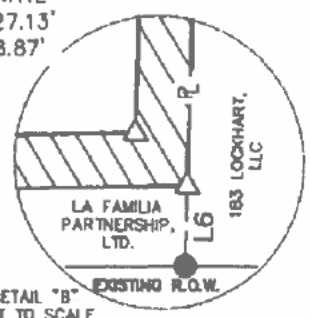
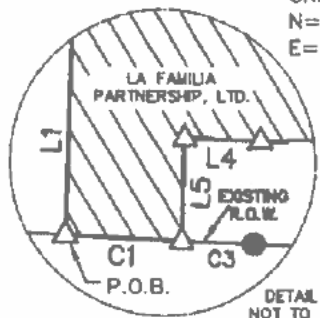
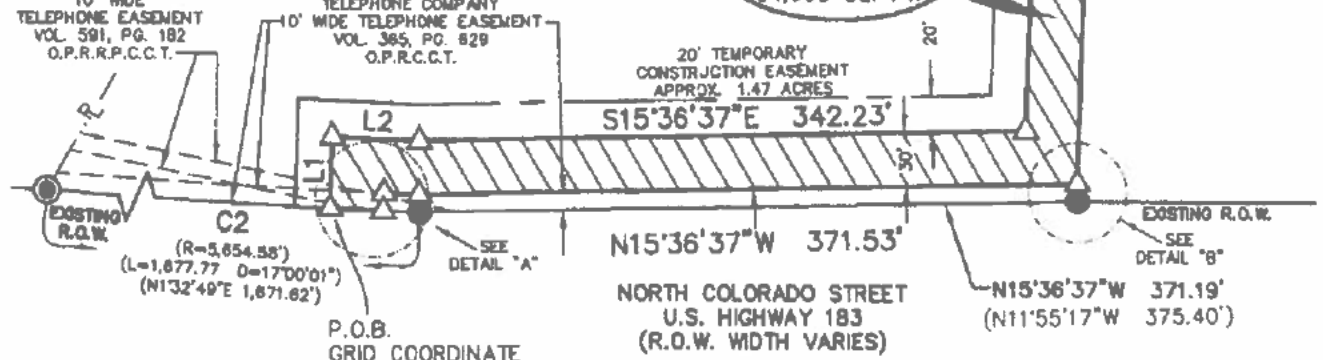
183 LOCKHART, LLC
DOC. NO. 2022-005424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

SOUTHWESTERN BELL
TELEPHONE COMPANY
10' WIDE
TELEPHONE EASEMENT
VOL. 591, PG. 182
O.P.R.R.P.C.C.T.

SOUTHWESTERN BELL
TELEPHONE COMPANY
10' WIDE TELEPHONE EASEMENT
VOL. 385, PG. 829
O.P.R.C.C.T.

ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.47 ACRES



P.O.B.
GRID COORDINATE
N = 13,879,527.13'
E = 2,386,778.87'

CCAD ID 40378
CCAD ID 13513

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAN
DATE:	01/12/2024	PROJECT:	22-178
FIELD BOOK:	-	FIELD:	-
		SHEET:	4 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

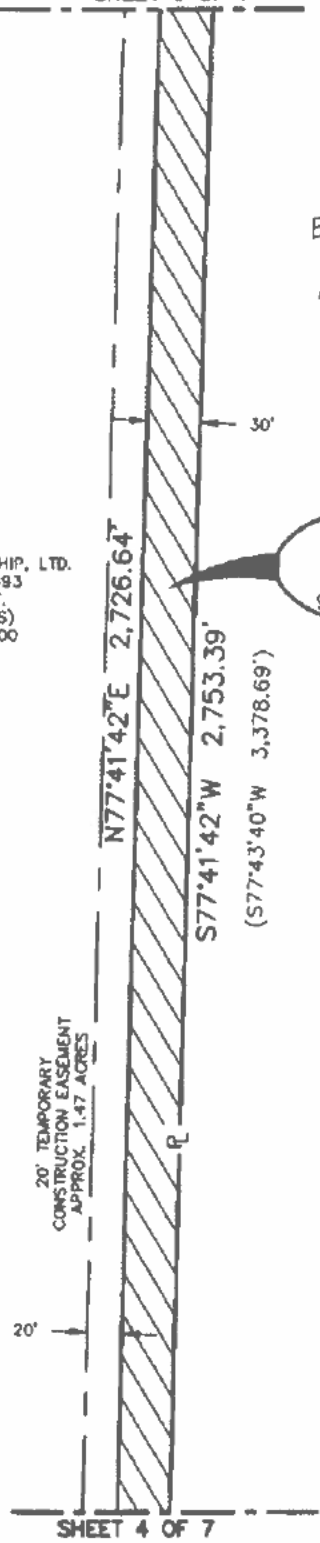
SHEET 6 OF 7

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17

LA FAMILIA PARTNERSHIP, LTD.
 VOL. 228, PG. 493
 O.P.R.R.P.C.C.T.
 (204.145 ACRES)
 JANUARY 1, 2000

ER-14
 WLE
 2.174 AC. OR
 94,698 SQ. FT.

183 LOCKHART, LLC
 DOC. NO. 2022-006424
 O.P.R.C.C.T.
 (43.719 ACRES)
 AUGUST 8, 2022



20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.47 ACRES

20'

SHEET 4 OF 7

CCAD ID 40378
 CCAD ID 13513

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

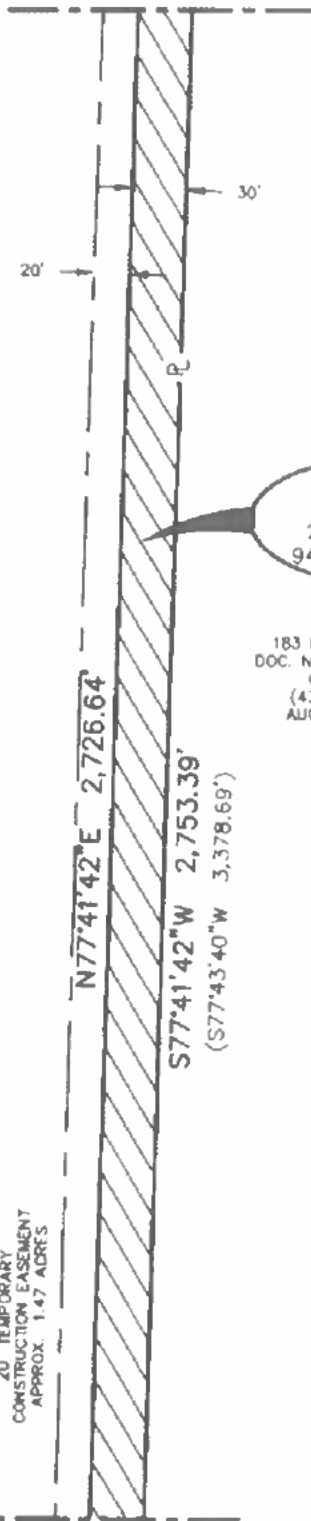
SCALE:	1" = 100'		
DATE:	01/12/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 7 OF 7



ER-14
 WLE
 2.174 AC. OR
 94,698 SQ. FT.

LA FAMILIA PARTNERSHIP, LTD.
 VOL. 228, PG. 493
 O.P.R.P.C.C.T.
 (204.145 ACRES)
 JANUARY 1, 2000

183 LOCKHART, LLC
 DOC. NO. 2022-006424
 O.P.R.C.C.T.
 (43.719 ACRES)
 AUGUST 8, 2022

BYRD LOCKHART
 SURVEY NO. 8
 ABSTRACT NO. 17

20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.47 ACRES

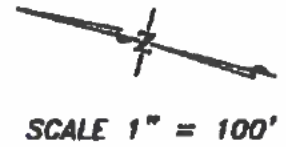
CCAD ID 40378
 CCAD ID 13513

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SHEET 5 OF 7

SCALE:	1" = 100'	TECH:	EAN
DATE:	01/12/2024	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	6 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

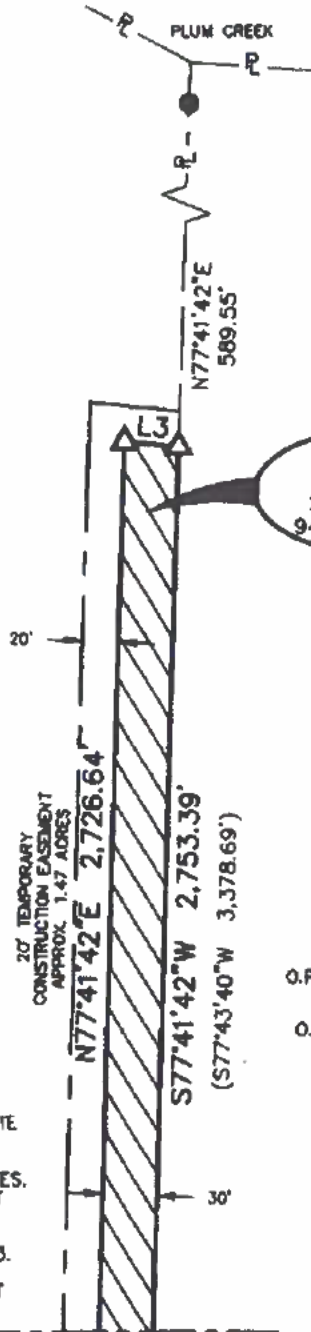


LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S09°19'00"E	30.04'

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43,719 ACRES)
AUGUST 8, 2022

**BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17**

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204,145 ACRES)
JANUARY 1, 2000



**ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.**

LEGEND

- 1/2" IRON ROD WITH CAP FOUND WITH "HINKLE"
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- O.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P PROPERTY LINE
- (.....) RECORD INFORMATION

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2303830-BUD, EFFECTIVE DATE DECEMBER 10, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 01/12/2024
REVISED: 12/20/23
REVISED: 12/15/23
REVISED: 12/08/23
REVISED: 11/21/23
ISSUED: 09/29/23

CCAD ID 40378
CCAD ID 13513

SHEET 6 OF 7



01/12/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5823 DATE
Note: There is a description to accompany this plat.

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	01/12/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 7

EXHIBIT "F"

Parcel ER-15

0.1570 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-15

DESCRIPTION OF A 0.1570 OF ONE ACRE (6,840 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 8.827 ACRES CONVEYED TO SSPC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, DATED MARCH 16, 2017, AS RECORDED IN DOCUMENT NO. 2017-001412, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.1570 OF ONE ACRE (6,840 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, being in the east line of said 8.827 acre SSPC Development tract, and in the existing west right-of-way line of North Colorado Street (U.S. Highway 183, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,879,468.27, E=2,386,648.79, from which a 1/2-inch iron rod found at the southeast corner of said 8.827 acre SSPC Development tract, being the northeast corner of that tract described as 6.480 acres conveyed to James B. Mazac and Karen A. Mazac by General Warranty Deed, as recorded in Document No. 137172, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of North Colorado Street, bears, with a curve to the left, whose delta angle is $02^{\circ}15'04''$, radius is 5,804.58 feet, an arc distance of 228.06 feet, and the chord of which bears South $13^{\circ}24'19''$ East 228.05 feet, and South $14^{\circ}26'08''$ East 690.94 feet;

- 1) THENCE, along the south line of this easement, crossing said 8.827 acre SSPC Development tract, **South $77^{\circ}46'56''$ West 231.90 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 8.827 acre SSPC Development tract, and the east line of that tract described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed, as recorded in Document No. 2016-003645, Official Public Records, Caldwell County, Texas, being further described in Volume 519, Page 768, Official Public Records, of Real Property, Caldwell County, Texas, from which a 5-inch wood post found at the southwest corner of said 8.827 acre SSPC Development tract, being the northwest corner of said 6.480 acre Mazac tract, and in the east line of said 68.001 acre Blauvelt tract, bears South $02^{\circ}33'29''$ West 943.94 feet;

- 2) THENCE, along the west line of this easement and said 8.827 acre SSPC Development tract, and the east line of said 68.001 acre Blauvelt tract, **North 02°33'29" East 31.03 feet** to a calculated point at the northwest corner of this easement, from which a 8-inch cedar post found at the northwest corner of said 8.827 acre SSPC Development tract, being the northeast corner of said 68.001 acre Blauvelt tract bears North 02°33'29" East 222.09 feet;
- 3) THENCE, along the north line of this easement, crossing said 8.827 acre SSPC Development tract, **North 77°46'56" East 224.04 feet** to a calculated point at the northeast corner of this easement, being in the east line of said 8.827 acre SSPC Development tract, and in the existing west right-of-way line of North Colorado Street;
- 4) THENCE, along the east line of this easement and said 8.827 acre SSPC Development tract, and the existing west right-of-way line of North Colorado Street, with a curve to the left, whose delta angle is **00°17'46"**, radius is **5804.58 feet**, an arc distance of **30.00 feet**, and the chord of which bears **South 12°07'54" East 30.00 feet** to the POINT OF BEGINNING and containing 0.1570 of one acre (6,840 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-15~0.1570 Ac WLE-R4_KS
Issued 09/29/2023; Revised 11/21/2023; 12/15/2023; 12/20/2023; 01/12/2024

CCAD ID 13874

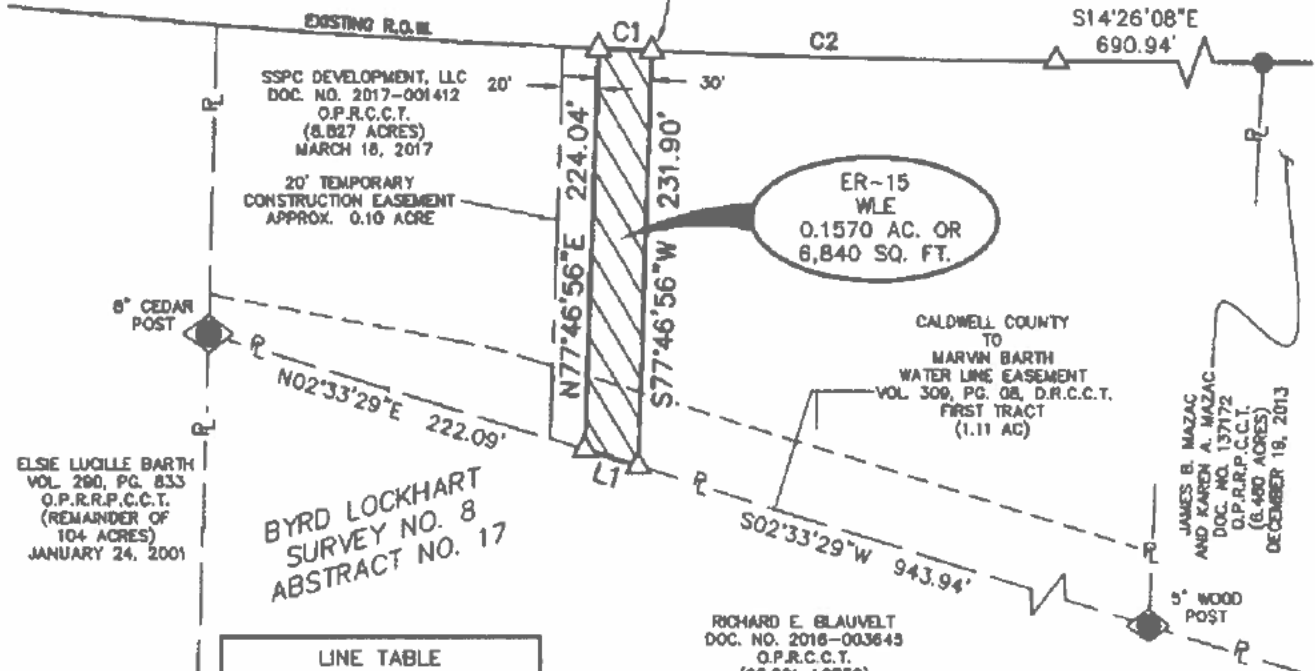
**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1570 AC. OR 6,840 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

**NORTH COLORADO STREET
U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)**

P.O.B.
GRID COORDINATE
N= 13,879,468.27'
E= 2,386,648.79'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N02°33'29"E	31.03'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.00'	5,804.58'	00°17'46"	S12°07'54"E	30.00'
C2	228.08'	5,804.58'	02°15'04"	S13°24'19"E	228.05'

RICHARD E. BLAUVELT
DOC. NO. 2016-003643
O.P.R.C.C.T.
(88.001 ACRES)
JULY 12, 2016

DESCRIBED IN
VOL. 518, PG. 788
O.P.R.R.P.C.C.T.
(88.001 ACRES)
JANUARY 15, 2008

LEGEND

- POST FOUND (TYPE & SIZE NOTED)
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY, CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE

REVISED: 01/12/24
REVISED: 12/20/23
REVISED: 12/15/23
REVISED: 11/21/23
ISSUED: 09/29/23

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248372-BUD, EFFECTIVE DATE DECEMBER 10, 2023.
3. EXISTING EASEMENT LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



01/12/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plot.

CCAD ID 13874

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAH
DATE:	01/12/2024	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	3 OF 3

