LAW OFFICES OF

McCARTHY & McCARTHY, L.L.P.

1122 COLORADO STREET, SUITE 2399
AUSTIN, TEXAS 78701
(512) 904-2310
(512) 692-2826 (FAX)

June 20, 2023

Via E-mail & Regular U.S. Mail

Southwest Travis County GCD
Attn: Lane Cockrell, P.G., General Manager
P.O. Box 340595
Austin, Texas 78734

Hays Trinity GCD
Attn: Charlie Flatten, General Manager
P.O. Box 1648
Austin, Texas 78620

Re: Clancy Utility Holdings, LLC – Status of Application for a Municipal Groundwater Production Permit & Meeting Request

Dear Lane & Charlie:

I am writing on behalf of Clancy Water Utility Holdings, LLC, Applicant for pending separate production permits from your respective Districts, pursuant to your separate requests for identification/submission of additional information your respective District Rules require for Clancy's respective separate Applications for a Production or Operating Permit filed with Southwest Travis County Groundwater Conservation District ("SWTCGCD") and Hays Trinity Groundwater Conservation District ("HTGCD") to be deemed "administratively complete." I have attached materials to this letter which are responsive to your various requests. I have restated each of your respective comments/questions separately below. Immediately below that restatement is a "Table of Appendices" identifying additional information being supplied in response to your respective requests.

I.
Comments/Questions by District related to separate Pending Clancy Applications

A. SWTCGCD – Lane Cockrell Comments/Questions:

Clancy's application for an Operating Permit must include the following information to be considered administratively complete:

1. A drawing and physical description depicting and describing well construction design, facility layout, existing or proposed pipelines, chlorination system, water softeners, storage tanks, boost pumps, and any other well related equipment **[SWTCGCD Rule 3.4(A)(5)(g)]**;

2. For corporations, partnerships, or other business forms, a list of all principal owners and their contact information **[Rule 3.4(A)(5)(j)]**;

3. For public water supply well, copies of the TCEQ approval letter for each well and, if applicable, the Certificate of Convenience and Necessity for the water supply system from TCEQ, and any other relevant documentation related to public water supply wells **[Rule 3.4(A)(5)(k)]**;

4. "Phase 2 Branded Residential" is shown in the Travis County portion of recent site plans but does not appear to be referenced in the initial application or supplemental filings. Please confirm the number of residences planned for "Phase 2 Branded Residential," the anticipated timeline for Phase 2, and if these residences are included in previously submitted demand projections.

B. HTGCD - Charlie Flatten Comments/Questions:

District Staff reviewed the accumulated Mirasol/Clancy filings and addendum from your team and requests the most current versions of the following information.

1. Location and Use documents.

2. Project engineering plans.

3. Property plat, surveys and maps.

4. Updated User Drought Contingency Plan.

5. Updated User Water Conservation Plan.

6. A LUE count for all of the potable demand in the project. Please split the Hays County portion and the Travis Co. portion.

7. How many homes, condos, clubhouses, pool houses, RV slips, restaurants, farms, hotels, cabins, pools, BEG Field Stations, etc.?

8. Drilling notifications for the existing mirasol PWS wells.

9. Well (including existing domestic and irrigation) registrations.

10. Most current and final map of existing and proposed new wells with district and state well registration numbers.

11. A copy of the pending TCEQ Diversion Permit Application.

II.
Table of Appendices

Appendices

Appendix	Description	Bates Page Number
A	Preliminary drawing/physical description by Murfee Engineering Company ("MEC") depicting planned design and facility layout equipment/infrastructure to be included in Clancy's Public Water Supply System ("PWS")	0009
B	Updated maps/plats providing "location/use" information for requested groundwater production to service the Clancy Service Area within the 1,400 acre Mirasol Springs Development, including updated land plan layout of lot locations	0011
C	Map of Clancy's 1400 acre Mirasol Springs Service Area depicting location of Clancy's proposed five (5) Public Water Supply ("PWS") Wells prepared by Rusty Tarver, P.G.	0015
D	"Conditional Variance" request Letter to SWTCGCD related to Rule 3.4(A)(5)(k)	0017
E	Letter dated September 23, 2022, to HTGCD General Manager, information supplementing Clancy's HTGCD Permit Application	0022
F	Tables 1 and 2, revised to break down Clancy's Residential and Commercial Demand by County, and Table 3 (new) summarizing Clancy's Demand reflected in Tables 1 and 2	0059
G	Clancy's groundwater focused Water Conservation Plan	0065
H	Clancy's groundwater focused Drought Contingency Plan	0067
I	Updated Metes and Bounds descriptions and survey plat for the portions of Clancy's 1,400-acre Service Area located in Hays County (166.393 acres, more or less) and Travis County (1,234.416 acres, more or less)	0071

III.
Clancy's Responses to District Comments/Questions related to Pending Applications

A. SWTCGCD – Lane Cockrell Comments/Questions:

Clancy's application for an Operating Permit must include the following information to be considered administratively complete:

1. A drawing and physical description depicting and describing well construction design, facility layout, existing or proposed pipelines, chlorination system, water softeners, storage tanks, boost pumps, and any other well related equipment **[SWTCGCD Rule 3.4(A)(5)(g)]**;

Clancy's Response: Please see Appendices "A," "B," "C" and "D" attached hereto and incorporated by reference for all purposes in response to the requirements of SWTCGCD Rule 3.4(A)(5)(g). Appendices "A" through "D," inclusive, are collectively responsive to SWTCGCD Rule 3.4(A)(5)(g) as a preliminary drawing and physical description of Clancy's planned well construction design, facility layout, existing or proposed pipelines, chlorination system, water softeners, storage tanks, boost pumps, and any other well related equipment to be included in Clancy's Public Water Supply System ("PWS") subject to the following "caveat": Clancy's engineers cannot (i) prepare final plans and design until Clancy has its groundwater permits issued, nor (ii) file its submission to the TCEQ PWS division for review and approval of its PWS facilities. The "as issued" criteria contained in the groundwater production permits will drive the specifications used for the final design and engineering plans for all purposes.

Given the current "chicken or egg" phase of the centralize retail water utility project development, Clancy has prepared a request for a "conditional variance" from SWTCGCD Rules 3.4(A)(5)(g) and 3.4(A)(5)(k), and attached it hereto as Appendix "D." Clancy's request for a conditional variance is responsive to SWTCGCD Rules 3.4(A)(5)(g) and 3.4 (A)(5)(k) as it addresses the Rule's requirements to submit final TECQ approved plans and specifications, or as built drawings, which currently do not exist due to the fact that the Clancy retail public water system is in the planning stage. Until such time as Clancy has received approval of permits from HTGCD and SWTCGCD authorizing the operation of the requested groundwater wells, including a groundwater volumetric production authorization, final plans cannot be prepared, and/or submitted to TCEQ for approval. Once Clancy has its permits, MEC can prepare and submit to TCEQ for approval its final PWS System plans. In the Interim, Clancy (i) offers the drawing attached hereto as Appendix "A," and (ii) advises the Districts that it has instructed MEC to prepare and file an application with TCEQ for a PWS System designation to get the file opened and project initiated.

2. For corporations, partnerships, or other business forms, a list of all principal owners and their contact information **[Rule 3.4(A)(5)(j)]**;

Clancy's Response: Clancy Utilities Holdings LLC is wholly owned by Mirasol Springs, LLC, which is its sole "Member." Stephen T. Winn is the Manager of Clancy Utilities Holdings LLC.

Mirasol Springs, LLC is wholly owned by Mirasol Capital, LLC, which is its sole "Member." Stephen T. Winn is also its Manager.

Stephen T. Winn is also the Manager of Mirasol Capital, LLC.

The designated Business Address for each of the three identified LLCs is the same:

4143 Maple Ave.
Suite 400
Dallas, Texas 75219

3. For public water supply well, copies of the TCEQ approval letter for each well and, if applicable, the Certificate of Convenience and Necessity for the water supply system from TCEQ, and any other relevant documentation related to public water supply wells **[Rule 3.4(A)(5)(k)]**;

Clancy's Response: See Clancy's Response to Item No. 1, above, and Appendices "A" through "D," inclusive, attached hereto.

4. "Phase 2 Branded Residential" is shown in the Travis County portion of recent site plans but does not appear to be referenced in the initial application or supplemental filings. Please confirm the number of residences planned for "Phase 2 Branded Residential," the anticipated timeline for Phase 2, and if these residences are included in previously submitted demand projections.

Clancy's Response: "Phase 2 Branded Residential" is a long-range Developer "concept" for discussion purposes only. It fills in the "what if" bucket. Accordingly, there is currently no information available regarding "Phase 2 Branded Residential" beyond the fact that it appeared on a recent site plan plat for internal discussion purposes. Nothing concrete is in the works, and it may never come to fruition. Clancy's current groundwater production and well permit applications do *not* include or contemplate any water to supply a "Phase 2 Branded Residential" development component. In the event the Developer elects to pursue "Phase 2 Branded Residential," or any similar concept that would increase the potable water supply requirements of Clancy, Clancy and Developer will meet with the Districts to discuss requirements, if any, for additional or amended groundwater production or well authorization permits.

B. HTGCD - Charlie Flatten Comments/Questions:

District Staff reviewed the accumulated Mirasol/Clancy filings and addendum from your team and requests the most current versions of the following information.

1. Location and Use documents.

Clancy's Response: Clancy's Applications to the two groundwater districts, as well as subsequent Supplements have included maps and other details regarding the location of Clancy's Service Area and the water demand (Residential and Commercial Demands). This information is updated and supplemented by Appendices "A" through "C," and "I," attached hereto. Additional information responsive to this inquiry is found in Clancy's response to Items 6 and 7, below.

2. Project engineering plans.

Clancy's Response: *See* Clancy's response A.1, above. MEC is working on preliminary engineering plans for Clancy's PWS System to serve the Mirasol Springs Development. Due to the absence of specific final details related to the issuance of Clancy's separate permits to produce groundwater from the two groundwater districts, it is not possible to engineer and design its water utility system. MEC has developed a conceptual plan which is depicted in Appendix "A" attached hereto. *See also* Appendices "B" and "C."

3. Property plat, surveys and maps.

Clancy's Response: Clancy's 1,400-acre Service Area has not been subdivided and, therefore, there are no subdivision plats. Clancy's original Applications filed with both HTGCD and SWTCGCD included signed and sealed Metes and Bounds Surveys and Survey Plats of the Service Area. *See* Appendix "I." Also included in the Applications and supplements thereto previously filed with the respective Districts have included land planning plats and maps of the development plans for the Service Area. Attached hereto as Appendix "I" are updated Metes and Bounds Surveys of the Clancy Service Area within Travis County and within Hays County. Additionally, attached hereto as Appendices "A," "B," and "C" are updated maps/plats of that include a land plan layout of planned lots for development within the Clancy Service Area within the Mirasol Springs Development. These Appendices include Maps locating Clancy's proposed Public Water Supply Wells designated as Clancy Well Nos. 1, 2, 3, 4 and 5.

4. Updated User Drought Contingency Plan.

Clancy's Response: Clancy's Hydrogeologist, Rusty Tarver P.G., provided the requested information to Mr. Flatten on or before May 4, 2023. A copy of the Plan is attached hereto as Appendix "H."

5. Updated User Water Conservation Plan.

Clancy's Response: Clancy's Hydrogeologist, Rusty Tarver P.G., provided the requested information to Mr. Flatten on or before May 4, 2023. A copy of the Plan is attached hereto as Appendix "G."

6. A LUE count for all of the potable demand in the project. Please split the Hays County portion and the Travis Co. portion.

Clancy's Response: By letter dated September 23, 2022, to HTGCD General Manager, information supplementing Clancy's HTGCD Permit Application, including Tables 1 and 2 summarizing Clancy's total Residential Demand (Table 1) and total Commercial Demand (Table 2) was provided (and copied to SWTCGCD). The Tables described Clancy's Demand for Clancy's entire 1,400-acre planned Service Area within the Mirasol Springs Development. For reference, a copy of that Letter is attached hereto as Appendix "E." Attached hereto as Appendix "F," are modified versions of Tables 1 and 2 designated as Tables 1-A and 1-B, and 2-A and 2-B. Tables 1 and 2 with the "A" suffix provide residential and commercial Demand data, respectively, for Travis County Tables 1 and 2 ending with the suffix "B" provide residential and commercial Demand data, respectively, for Hays

County. The new Table 3 provides a summary of the by County Demand data in the modified Tables 1 and 2. *See* Appendix "F."

7. How many homes, condos, clubhouses, pool houses, RV slips, restaurants, farms, hotels, cabins, pools, BEG Field Stations, etc.?

Clancy's Response: *See* Clancy's response to Item B.6. above. A summary breakdown of the requested information by County is below:

(a) Travis County

(i) Residential
- **5- 3BR Branded Residential**

(ii) Commercial/Non-Residential
- **73 Key Inn with Swimming Pool and Other Buildings**
- **Restaurant 1**
- **Restaurant 2**
- **Farm**
- **Event Barn**

(b) Hays County

(i) Residential
- **3- 3BR Branded Residential with Clubhouse**
- **23- 4BR Branded Residential**
- **19 – 4 BR Homesites**
- **21 – 5 BR Homesites with Clubhouse**

(ii) Commercial/Non-Residential - Hays County
- **UT Field Station**

For additional information see Clancy's Response to Item No. 6 above, as well as Tables attached hereto as Appendices "E" and "F."

8. Drilling notifications for the existing mirasol PWS wells.

Clancy's Response: Clancy's Hydrogeologist, Rusty Tarver P.G., provided the requested information to Mr. Flatten on or before May 4, 2023. *See* Appendix "C."

9. Well (including existing domestic and irrigation) registrations.

Clancy's Response: Clancy's Hydrogeologist, Rusty Tarver P.G., provided the requested information to Mr. Flatten on or before May 4, 2023. *See* Appendix "C."

10. Most current and final map of existing and proposed new wells with district and state well registration numbers.

Clancy's Response: Clancy's Hydrogeologist, Rusty Tarver P.G., provided the requested information to Mr. Flatten on or before May 4, 2023. A copy of the requested Map is attached hereto as Appendix "C."

11. A copy of the pending TCEQ Diversion Permit Application.

Clancy's Response: A copy of Clancy's pending Section 11.121 Diversion Permit filed with the Texas Commission on Environmental Quality ("TCEQ") to implement Clancy's LCRA Firm [Surface] Water Contract for 108 ac-ft/yr can be accessed at the following DropBox Link: https://www.dropbox.com/sh/t8c20u0toevfiam/AAD9tX58lmXS0zvL9e6xosisa?dl=0.

IV.
Conclusion

After you review the materials included herewith as Appendices "A" through "I," inclusive, please confirm to me that the Applicant has satisfied the requirements for Administrative Completeness by each of the respective Districts. Finally, based upon the assumption that Clancy has satisfied the requirements, please confirm for me the date when you will schedule Clancy's Application for consideration and action by your respective Board of Directors.

Thank you for your prompt review of this information, and for advancing this matter. Clancy is anxious to see its two Applications declared administratively complete and presented to the respective Boards for consideration. Should you have any questions, please feel free to call me.

Best wishes.

Sincerely,

McCarthy & McCarthy, LLP

Edmond R. McCarthy, Jr.

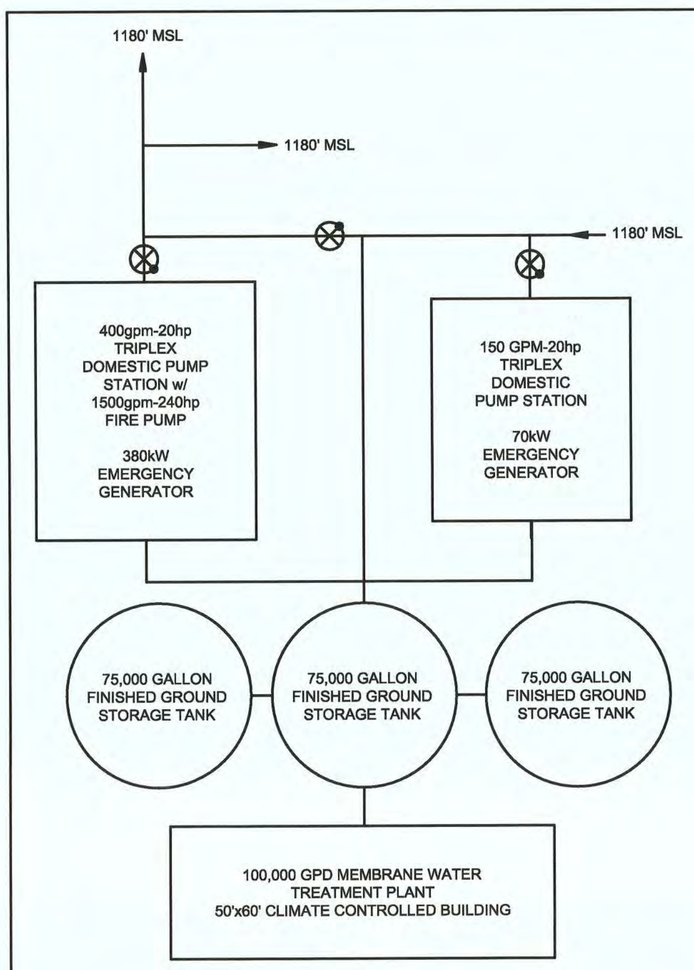
ERM/tn
Encl.

cc: Clancy Utility Holdings, LLC
Attn: Jim Truitt, Vice President
Tarver Geologic Services, LLC
Attn: Rusty Tarver, P.G.
Murfee Engineering, Inc.
Attn: George Murfee, P.E.
Bennett & Bullock Engineering
Attn: C.J. Bennett, P.G.
Phil Bullock, P.G.

Appendices

Appendix "A"

Preliminary drawing/physical description by Murfee Engineering Company ("MEC") depicting planned design and facility layout equipment/infrastructure for Clancy's Public Water Supply System



WATER TREATMENT PLANT SCHEMATIC

0 500 1000
250 750
SCALE: 1"=500'

N

3 - 750,000 gal Raw Water Tanks

WTP\STORAGE\ PUMP STATIONS (SEE INSET)

630 L.F. 12' IMPROVED GRAVEL ACCESS ROAD

630 L.F. 3" DIA. POTABLE WATER TRANSMISSION MAIN

CLANCY 1 WELL

5 h.p. - 25 gpm well
40,000 gallon GST
25 gpm Cl/LAS
5 h.p. - 60 gpm hydropneumatic pump station

TRAVIS HAYS

155 L.F. 3" DIA. POTABLE WATER TRANSMISSION MAIN

CLANCY 4 WELL

5 h.p. - 25 gpm well
40,000 gallon GST
25 gpm Cl/LAS
5 h.p. - 60 gpm hydropneumatic pump station

160 L.F. 12' IMPROVED GRAVEL ACCESS ROAD

CLANCY 3 WELL

5 H.P. = 25 gpm well
40,000 gallon GST
25 gpm Cl\LAS
25 h.p. - 40 gpm VFD pump station

400 L.F. 3" DIA. POTABLE WATER TRANSMISSION MAIN

5,265 L.F. 12' IMPROVED GRAVEL ACCESS ROAD

8,510 L.F. 4" DIA. POTABLE WATER TRANSMISSION MAIN

455 L.F. 12' IMPROVED GRAVEL ACCESS ROAD

CLANCY 2 WELL

CLANCY 5 WELL

5 h.p. - 25 gpm well
40,000 gallon GST
5 h.p. - 50 gpm pump station

1,660 L.F. 3" DIA. RAW WATER TRANSMISSION MAIN

5 h.p. - 25 gpm well
70,000 gallon GST
50 gpm Cl/LAS
12 h.p. - 100 gpm hydropneumatic pump station

Murfee Engineering Company
Texas Registered Engineering Firm F-353
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

MIRASOL
CONCEPTUAL PLAN
GROUNDWATER SUPPLY PLAN

DATE: 6/2/2023	JOB NO. 19-011-10	SCALE: AS NOTED
DESIGNED BY: DAM	DRAWN BY: RLW	CHECKED BY: DAM

FILE PATH: W:\Mirasol\Conceptual\MIRASOL-E-CONCEPTUAL-PLAN (studio).dwg

FILE: W:\Mirasol\Conceptual\MIRASOL-E-CONCEPTUAL-PLAN (studio).dwg

Appendix "B"

Updated maps/plats providing "location/use" information for requested groundwater production to service the Clancy Service Area within the 1,400 acre Mirasol Springs Development, including updated land plan layout of lot locations

THE INN - 73 KEYS

BRANDED RESIDENTAL

HAMILTON POOL ROAD

STAGECOACH RANCH ROAD

TRAVIS COUNTY

HAYS COUNTY

BRANDED RESIDENTAL

17 HILLTOP CONSERVATION LOTS

HILL COUNTY FIELD STATION

STAR GAZING PAVILION

FARM

MIRASOL SPRINGS CREEK

Mirasol Springs Creek-Roy Creek Watershed

5 FARMSTEAD CONSERVATION LOTS

PEDERNALES RIVER

ROY CREEK

Roy Creek-Pedernales Watershed

Existing Low Water Crossing

10 RIVER COURSE CONSERVATION LOTS

Roy Creek Watershed

Roy Creek Trail

10 HILLSDIE CONSERVATION LOTS

GLAMPING SITE

- Drainage Buffers
- 150ft Buffer from Critical Environmental Features
- Conservation Area
- Proposed Trails
- Built Trails

Overall Site Plan

MIRASOL CAPITAL

0 1,000 2,000'

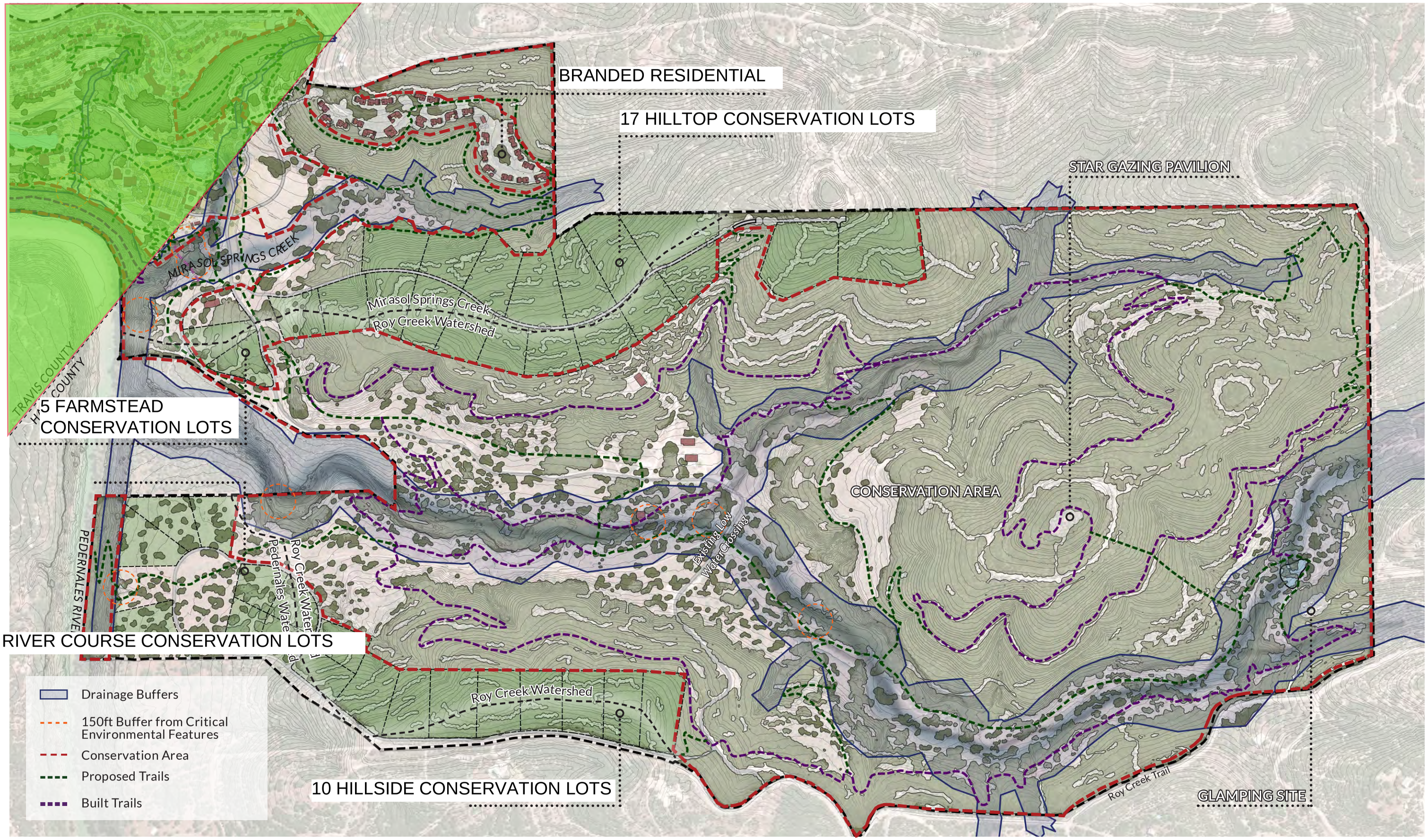
1" = 1,000'

Travis County Site Plan

MIRASOL CAPITAL

0 300 600'

1" = 300'



0014

Hays County Site Plan

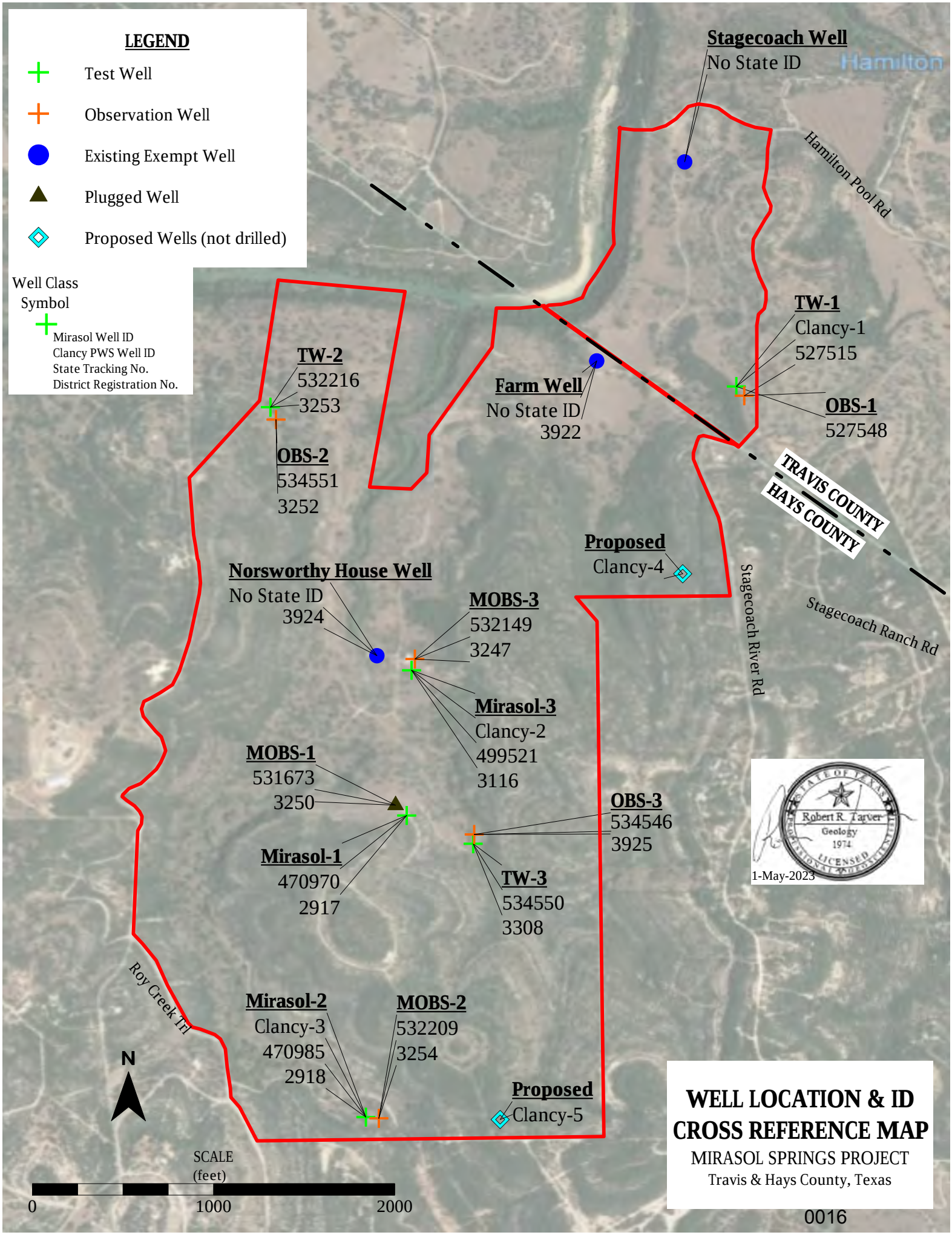
MIRASOL CAPITAL

0 800 1600'

1" = 800' *at 11" x 17"*

Appendix "C"

Map of Clancy's 1,400-acre Mirasol Springs Service Area depicting location of Clancy's proposed 5 PWS Wells prepared by Rusty Tarver


LEGEND
Test Well
Observation Well
Existing Exempt Well
Plugged Well
Proposed Wells (not drilled)
Well Class Symbol
Mirasol Well ID
Clancy PWS Well ID
State Tracking No.
District Registration No.
Stagecoach Well
No State ID
Hamilton
Hamilton Pool Rd
TW-1
Clancy-1
527515
OBS-1
527548
TW-2
532216
3253
OBS-2
534551
3252
Farm Well
No State ID
3922
TRAVIS COUNTY
HAYS COUNTY
Proposed
Clancy-4
Norsworthy House Well
No State ID
3924
MOBS-3
532149
3247
Mirasol-3
Clancy-2
499521
3116
Stagecoach River Rd
Stagecoach Ranch Rd
MOBS-1
531673
3250
OBS-3
534546
3925
Mirasol-1
470970
2917
TW-3
534550
3308
Robert R. Tarver
Geology
1974
LICENSED
1-May-2023
Roy Creek Trl
Mirasol-2
Clancy-3
470985
2918
MOBS-2
532209
3254
Proposed
Clancy-5
N
SCALE
(feet)
0
1000
2000
WELL LOCATION & ID
CROSS REFERENCE MAP
MIRASOL SPRINGS PROJECT
Travis & Hays County, Texas
0016

Appendix “D”

“Conditional Variance” request letter to SWTCGC
related to Rule (5)(k)

LAW OFFICES OF
McCARTHY & McCARTHY, L.L.P.
1122 COLORADO STREET, SUITE 2399
AUSTIN, TEXAS 78701
(512) 904-2310
(512) 692-2826 (FAX)

June 20, 2023

Southwest Travis County Groundwater Conservation District
Attn: Lane Cockrell, P.G.
General Manager
P.O. Box 340595
Austin, Texas 78734

Via E-mail &
Regular U.S. Mail

Re: Clancy Utility Holdings, LLC –Application for a Municipal Groundwater Production Permit & Meeting Request – Request for a Temporary Variance

Dear Lane:

Pursuant to District Rule 3.4(A)(5), Applicant requests the General Manager waive conditionally the specific requirements in subsection 3.4(A)(5)(k). While Applicant proposes to operate the groundwater production permit it has applied for as part of a retail public water utility with the system it plans to construct, maintain and operate as a "public water supply" serving the 1400-acre service area with the planned Mirasol Springs Development, because Applicant is going to create its system for the new development at Mirasol Springs (formerly the Norsworthy Ranch) the information contemplated by subsection 3.4(A) (5)(k) does not yet presently exist.

Applicant is prepared to develop the requested information, and intends to do so, but only after it receives the requested authorization from the District for the permitted authorization requested in the Application currently pending. Similarly, Applicant has a similar application for authorization to produce groundwater from wells located in the Hays County portion of the 1,400-acre contiguous service area within the new Mirasol Springs development. Applicant also has pending a diversion application at the Texas Commission on Environmental Quality to implement its 108 acre-foot Firm Water Contract with the LCRA. Until the Applicant knows that it has authorization to construct and operate the wells, and produce the requested groundwater, from the two groundwater districts, as well as the conditions under which it may divert its LCRA surface water, the Applicant cannot design or engineer its Public Water Supply System. Until Applicant is able to plan, design, engineer, and seek TCEQ approval of its anticipated Public Water Supply System, the information contemplated by District Rule 3.4(A)(5)(k) is not available.

Applicant is amenable to producing the requested information once the same becomes available. Accordingly, Applicant proposes that as part of granting the requested variance or waiver, that the District require that Applicant's permit, once granted, include a special condition that the Permittee apply for a Public Water Supply designation and, upon receipt of the same, to

file the information contemplated by subsection 3.4(A)(5)(k) of the Rule with the District. In the meantime, Applicant has included herewith a detailed schematic drawing of its proposed Public Water Supply System prepared by its engineering consultant, Murfee Engineering, Inc. ("MEC"). (Appendix "A").

As has been our practice based upon the pending separate application to produce groundwater from wells located within the Hays Trinity Groundwater Conservation District ("HTGCD"), which groundwater will be used in the same centralized potable water system to provide drinking water for beneficial use within Clancy's 1400-acre service area at Mirasol Springs, I am copying HTGCD's General Manager Charlie Flatten on this letter.

In the interim, Applicant requests the District waive strict compliance with its Rule (5)(k), declare the pending application to be Administratively Complete and present it to the Board for final approval with the understanding that submission of the information contemplated by Rule 3.4(A)(5)(k) be submitted prior to production of groundwater under the granted permit for any reason other than "testing."

Best wishes.

Sincerely,

McCARTHY & McCARTHY, LLP

Edmond R. McCarthy, Jr.

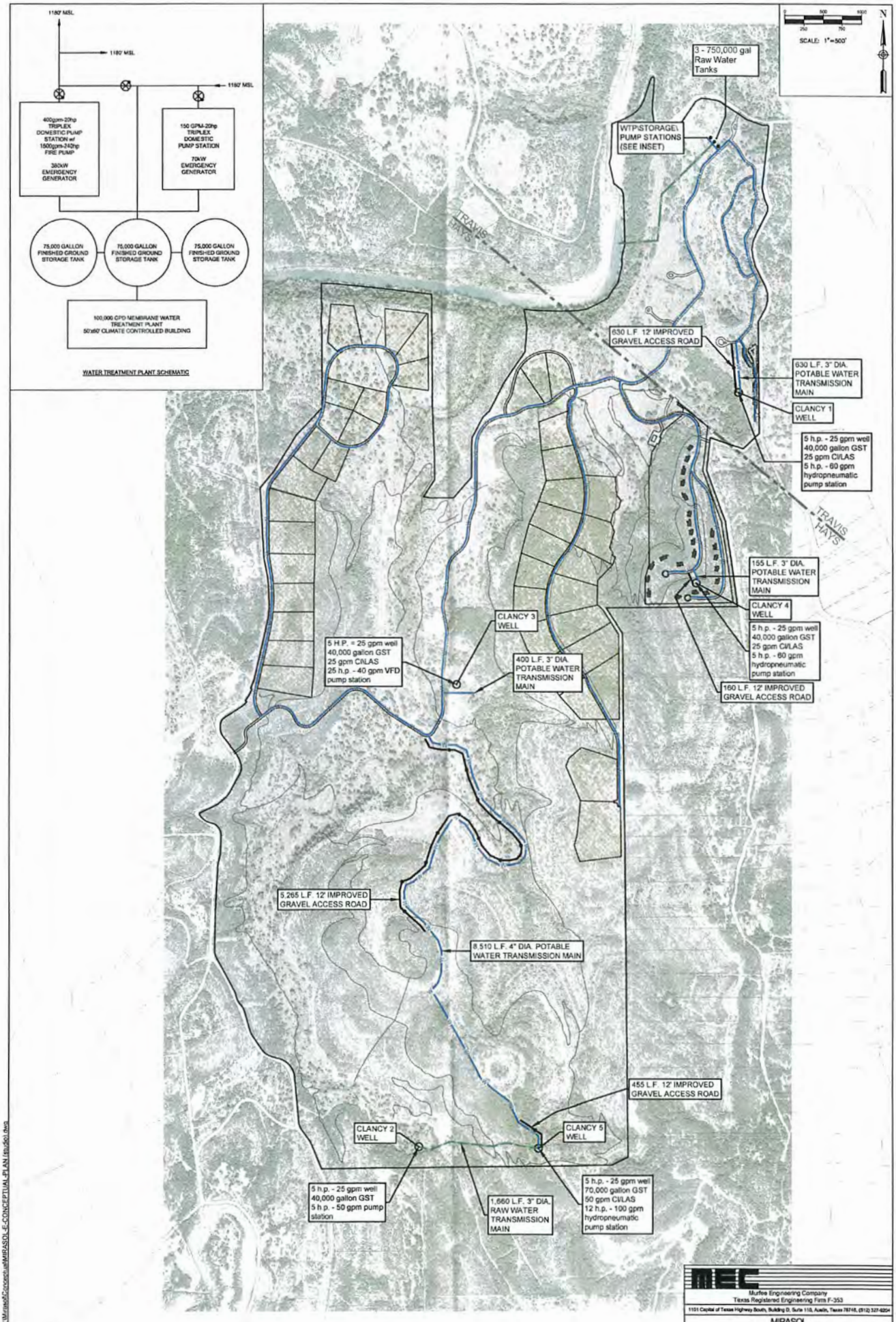
ERM/tn
Encl.

cc: Hays Trinity Groundwater Conservation District
Attn: Charlie Flatten, General Manager

Clancy Utility Holdings, LLC
Attn: Jim Truitt, Vice President
Tarver Geologic Services, LLC
Attn: Rusty Tarver, P.G.
Murfee Engineering, Inc.
Attn: George Murfee, P.E.

Appendix "A"

Detailed Schematic Drawing of Applicant's proposed Public Water Supply System prepared by Murfee Engineering, Inc.



Murfee Engineering Company
Texas Registered Engineering Firm F-353
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-6204

MIRASOL
CONCEPTUAL PLAN
GROUNDWATER SUPPLY PLAN

DATE: 9/2/2020 | JOB NO. 19-01-10
DESIGNED BY: DAB | DRAWN BY: RLW | CHECKED BY: DAB

FILE PATH: W:\Mirasol\Concept\ual\MIRASOL-E-CONCEPTUAL PLAN (studio).dwg

Appendix “E”

Letter dated September 23, 2022, to HTGCD General Manager

LAW OFFICES OF

McCARTHY & McCARTHY, L.L.P.

1122 COLORADO STREET, SUITE 2399
AUSTIN, TEXAS 78701
(512) 904-2310
(512) 692-2826 (FAX)

September 23, 2022

Hays Trinity Groundwater Conservation District
Attn: Charlie Flatten, General Manager
P.O. Box 1648
Dripping Springs, Texas 78620

via E-mail & U.S. Mail

Re: Clancy Utility Holdings, LLC – Correction to Page 13 of August 25, 2022, Supplemental Filing in Support of Application for a Municipal Groundwater Production Permit

Dear Charlie:

On August 25, 2022, I forwarded you the attached letter (Appendix "A") supplementing the Application of Clancy Water Utilities, LLC for a Production Permit from HTGCD authorizing the production of 56.7 acre-feet of groundwater from the Middle Trinity Aquifer to be produced from four wells located within HTGCD's boundaries. Following our meeting at your offices on September 15, 2022, it was brought to my attention that there is a typographical error in one of the nonsubstantive headings in my August 25th letter.

Specifically, on page 13, the following heading, which reads "**SWTCGCD – 22.8 Acre-Feet**," contains a typographical error. The reference to 22.8 acre-feet should read 28.3 acre-feet. That error deals with the volume of water being requested from the Southwest Travis County Groundwater Conservation District. I have corrected that error and included as Appendix "B," a corrected page 13. I would request you substitute the corrected page 13 for the page originally submitted on August 25th in Clancy's Application file. I apologize if this typographical error has created any confusion with respect to the processing of the Clancy Application to HTGCD.

By copy of this letter, I am providing the same information to HTGCD's hydrogeologist, Mr. Radu Boghici, P.G. I am also forwarding a copy to Mr. Lane Cockrell, the General Manager of the Southwest Travis County GCD, whom I copied on my August 25th letter to you.

As you are also aware on September 7, 2022, I provided a separate supplement to Mr. Cockrell related to Clancy's separate application filed with Southwest Travis County Conservation District ("SWTCGCD"). While the SWTCGCD September 7th Supplement was complimentary of the one filed with HTGCD on August 25th, it did not contain the erroneous statement regarding the volume of groundwater being sought from Southwest Travis County.

Hopefully this letter, and the attached Appendix "B," with the corrected page 13, will clear up any confusion. If, however, there are any remaining questions that you or Mr. Boghici have, please let me know.

It is my hope that with receipt of the enclosed corrected page 13, coupled with the charts summarizing the water demand numbers and permit volume requests Rusty Tarver forwarded to Mr. Boghici on Tuesday of this week (9/20), we have provided HTGCD with all information necessary to declare the Application to be administratively complete.

Please call me with any questions. Once you have had a chance to review this, I would appreciate your providing me an update, including confirmation that the Application is now administratively complete.

Best wishes.

Sincerely,

McCARTHY & McCARTHY, LLP

Edmond R. McCarthy, Jr.,
Attorney for Clancy Utility Holdings, LLC

ERM/tn
Encl.

cc: Radu Boghici, P.G., HTGCD

Clancy Utility Holdings, LLC
Attn: Jim Truitt, Executive Vice President

Murfee Engineering, Inc.
Attn: George Murfee, P.E.

Tarver Geologic Services, LLC
Attn: Rusty Tarver, P.G.

Southwest Travis County Groundwater Conservation District
Attn: Lane Cockrell, P.G., General Manager

Appendix "A"

Copy of my August 25, 2022, Letter to HTGCD

LAW OFFICES OF

McCARTHY & McCARTHY, L.L.P.

1122 COLORADO STREET, SUITE 2399
AUSTIN, TEXAS 78701
(512) 904-2310
(512) 692-2826 (FAX)

August 25, 2022

Hays Trinity Groundwater Conservation District
Attn: Charlie Flatten, General Manager *via E-mail & U.S. Mail*
P.O. Box 1648
Dripping Springs, Texas 78620

Re: Clancy Utility Holdings, LLC – Supplemental Filing in Support of Application for a Municipal Groundwater Production Permit from HTGCD

Dear Charlie:

A. <u>Introduction</u>:

The purpose of this letter is to provide you with information to supplement and support the Application previously filed on behalf of Clancy Utility Holdings, LLC ("Clancy") for a municipal groundwater production permit to serve 1,400 acres now known as Mirasol Springs (formerly known as the Norsworthy Ranch) in western Hays County. Clancy's original Application was filed on July 21, 2021 (the "Supplement"). This Supplement reflects changes in Clancy's projected water demand needs with details about the demands to be supplied, when necessary, by the groundwater component of its water resource inventory. Most significantly, this supplement reflects Clancy's reduction in the system-wide volume of groundwater from approximately 90 acre-feet per year to 85 acre-feet per year. Applicant believes that this is the minimum volume of groundwater it must have access to as an alternative water supply source to both (i) protect the public health and safety of retail water customers within its service area (the Mirasol Springs Development), and (ii) maintain compliance with State and Federal laws and regulations related to the operation of a public retail water utility. The ability to produce this volume of groundwater pursuant to the permits being sought from the two local groundwater conservation districts with jurisdiction over Applicant's service area, however, does not mean that Applicant will in fact use that volume of groundwater in any annual timeframe.

The changes to Clancy's Application described below are prompted by developments since the filing of its original application in July 2021. First, representatives of Clancy and the Developer have been engaged in numerous discussions with stakeholders in the area and the local utilities, and the two groundwater districts from whom Clancy is requesting groundwater production permits for municipal use, *i.e.*, Hays Trinity Groundwater Conservation District ("HTGCD") and Southwestern Travis County Groundwater Conservation District ("SWTCGCD"). Additionally, in response to those discussions, the Developer has made significant modifications to the Development's land use plan, which include both the relocation of planned development from sites

considered to be environmentally sensitive and the resulting ripple effects those relocations had on the siting of Clancy's wastewater facilities and other planned improvements. One of the biggest modifications to the Development's land use plan was the 17% reduction in the number of residential units to be built at Mirasol Springs. The Development now contemplates the construction of 71 residences at full Buildout, rather than the original 83 residences described in Clancy's July 2021 Application to HTGCD. The Developer also agreed to fund the connection of all residential units to Clancy's centralized wastewater collection, treatment and disposal system at Mirasol. This decision not only eliminated the potential threat of leaks from 17 separate septic systems proximate to Roy Creek, but it also increased the potential volume of treated effluent available to utilize for beneficial reuse within the Development.

One of the facts unique to Mirasol Springs approach to development of its property and, specifically its enhanced water conservation initiatives that cannot be emphasized enough, is the Developer's and Utility's approach to irrigation. As confirmed in this supplement, Mirasol Springs is eliminating the use of potable water for irrigation purposes within the Applicant's service area.

Clancy will *not* supply any irrigation water from its retail potable water supplies. Instead, all irrigation water will be supplied either through storage from rainwater harvested by the irrigating landowner, or the treated effluent to be made available from Applicant's centralized wastewater collection and treatment system. Clancy, as the Applicant, has worked with the Developer for an enhanced wastewater treatment system capable of generating effluent of a quality meeting TCEQ's standards for Type I beneficial reuse pursuant to Chapter 210 of the TCEQ's Rules (30 TAC).

This aggressive approach to water conservation by the Developer and Clancy, however, also means that before ever implementing any formal water conservation or drought management protocols, both Clancy and its future water customers within the Mirasol Springs Development have given up the first line of water conservation buffer supply, *i.e.*, irrigation water. The loss, or reduction in the irrigation water resources is typically used by retail water utilities and their retail customers to absorb the initial curtailments resulting from implementation of water conservation protocols imposed by the mandates of the local groundwater districts, LCRA and/or the TCEQ during drought periods.

In addition to requesting approximately 20% less groundwater than it has contracted with the LCRA for surface water, the "thin margins" of any excess supply in Clancy's request for groundwater production as an alternative water resource supply to substitute for its baseload surface water supply is further highlighted by the fact that Clancy has *not* included in its water supply calculations any "system losses." As you are aware, retail water utilities traditionally experience on average a 10-15% system loss or other forms of "unaccounted for water" resulting from system leaks, meter readings, or other failures in its treatment and distribution system. Clancy has been aggressive again in its conservation initiatives by *not* requesting that additional volume of water in its Application.

The changes to the pending system-wide groundwater production permit requests being proposed by Clancy in this Supplement are explained in greater detail below.

1. Rationale for Supplementation

The purpose of this "Supplement" to Clancy Utility Holdings, LLC (the "Applicant") HTGCD Application is:

(i) to reflect the changes/updates to the development plan for Mirasol Springs, and

(ii) to restate the Applicant's water supply demands in a format consistent with HTGCD's Rule 11.4.1.A relating to residential water demand projections at full development Build-out, and

(iii) to account separately for the non-residential demands at Build-out as contemplated by HTGCD Rule 11.4.1.B.

As discussed in the previously provided water demand studies prepared by Murfee Engineering, Inc. ("MEC"), the average projected water demand for the Mirasol Springs Development based upon the original land plan was an estimated average of 117,750 gallons per day, inclusive of irrigation under normal operating conditions outside of any periods of drought. MEC's original projected demand equated annually to an estimated 132 acre-feet per year, which is equal to less than one acre-foot of water per year per 10 acres of land within the 1,400-acre Mirasol Development.

As previously represented, Mirasol Springs will be provided both centralized water and wastewater utility services on a retail basis by the Applicant, Clancy Utility Holdings LLC ("Clancy"). As noted above, Clancy's centralized wastewater system has now been expanded to include all residences planned for construction within the Development. Clancy has been created as a Texas public retail utility to provide the utility services exclusively to the Mirasol Springs Development.

Based upon discussions with Stakeholders, the Mirasol Springs Development Team has worked closely with the Clancy Team to embrace the "One Water Concept" to utilize its available water resources, particularly groundwater, efficiently and strategically in a manner consistent with a sustainable Hill Country. Clancy and the Developer have worked to prioritize and marshal the water sources available to Clancy to maximize the beneficial use of each and every available drop.

The changed circumstances of Clancy's water supply demand reflect the following developments since the filing of Clancy's original groundwater production application with HTGCD, as well as its subsequent separate filing of a groundwater production application with SWTCGCD:

(i) Modifications in the Mirasol site development plan, which included:

a. A reduction in the number of single-family residences to be built; and

b. A reduction in the number of rooms to be constructed in the proposed Inn; and

c. Size/Scale of the 2 proposed restaurants; and

d. Relocation of facilities within the Development to address drainage, erosion and potential water quality impacts from the planned development; and

(ii) Developer's agreement to include deed/land use restrictions:

a. to prohibit utilization of potable water supplies for irrigation of ornamental landscaping and lawns; and

b. to require the installation on all structures (including residential) of rainwater harvesting equipment to capture and store rainwater, and requiring use of rainwater for irrigation purposes; and

c. to prohibit the drilling of private wells for use by single family homes; and

d. encouraging the planting of native species of drought resistant plants and grasses; and

(iii) Developer's agreement to require design and construction of HVAC systems whenever feasible to direct HVAC drainage to a facility or location outside of the facility where the system condensate drainage can be applied to beneficial use whenever practicable; and

(iv) Developer's agreement to expand and enhance Clancy's central wastewater collection and treatment system to add all of the single-family residences within the Mirasol Development. According to calculations by MEC, this decision by the Mirasol Springs Developer in coordination with the Applicant will enhance the volume of treated effluent available for non-potable water demands by increasing the projected daily volume of effluent available for beneficial reuse for non-potable purposes to approximately 39,000 gallons per day on average, or approximately 43.7 acre-feet/year at full Build-out.[1]

2. <u>Surface Water Primary Source</u>

In December 2020, Clancy contracted with the Lower Colorado River Authority ("LCRA") for 108 acre-feet of raw surface water already permitted to LCRA and enhanced by the storage capacity of the Highland Lakes. This annual "Firm Water Contract" contract is intended to provide a baseload average daily supply of potable water to the Mirasol Development of approximately

[1] (39,000 gpd X 365 days)/325,851 gal/ac-ft = 43.6856109 acre-feet per year. Treated effluent volumes available on a daily basis likely will be reduced during drought periods when Clancy's water conservation and drought response protocols in its adopted plans are implemented due to the reduced use of water for potable purposes.

96,500 gallons per day.[2] This average daily volume will be subject to curtailments triggered by either, or both, the terms of the LCRA Contract, including the water conservation and drought contingency plans incorporated therein, and/or curtailments mandated by special conditions included in the diversion permit that will be issued by the Texas Commission on Environmental Quality ("TCEQ") required to implement Clancy's diversion and use of the surface water available pursuant to the LCRA Contract. Water, which is authorized for diversion, but which is not needed will not be diverted.

Clancy has an administratively complete surface water rights application pending at the TCEQ to authorize Clancy's use of a diversion point on the Pedernales River upstream of the Highland Lakes. To enhance the reliability of the surface water available pursuant to the LCRA Contract, the application includes a request to construct and operate an off-channel reservoir within the Mirasol Springs Development as part of Clancy's utility system. The off-channel reservoir will have practical environmental and recreational benefits in addition to water storage. The reservoir will add an environmental habitat space, recreational and aesthetic values, and provide a water source for both domestic livestock and wildlife that will occupy the plentiful open space area within the Development, which will be guaranteed by the conservation easement to be imposed over the majority of the 1,400 acres.

3. Rationale for Groundwater Permits

Surface water resources in Texas, including those permitted to the LCRA appurtenant to the Highland Lakes in the Hill Country are susceptible to Texas's drought cycles. Accordingly, to ensure the availability of water for the Mirasol Springs Development, Clancy has sought alternative sources to serve as redundant supply sources to ensure that Clancy meets the statutory/regulatory demands on retail water utilities under Texas Law.

While Clancy and the Developer have coordinated to provide for the development of a wastewater system that will maximize the volume of treated effluent available for beneficial reuse for non-potable needs, Clancy also investigated the availability of groundwater supplies as a means to diversify is water supply inventory, and provide a redundant water source when needed in periods of drought when the surface water resource might not be available.

Again, water not needed to meet the utility's demands to protect the public health and safety, and maintain Clancy's compliance with the statutory and regulatory requirements applicable to retail public utilities in Texas, will not be diverted, pumped or used. It will, however, be available when needed. This "be available" criterion is important because of the time interval between the filing of applications for the various requisite permits needed for either groundwater or surface water permits and their approval.

As the Mirasol Springs Development overlaps two separate local groundwater conservation districts, *i.e.*, Hays Trinity Groundwater Conservation District ("HTGCD") and the Southwestern Travis County Groundwater Conservation District ("SWTCGCD"), Clancy has

[2] This number assumes no losses within the collection, treatment and/or distribution system due to system losses whether caused by leaks or evaporative losses from storage.

made separate applications to both districts for non-exempt groundwater production permits. Clancy's cumulative total groundwater production authorization from the Middle Trinity Aquifer applied for as of this Supplement, is being reduced to 85 acre-feet per year.[3]

The various groundwater reports, studies and certifications Clancy commissioned related to the Mirasol Springs Development daily and annual water demand projections are included in Clancy's previous filings with the HTGCD. They have also been provided to SWTCGCD.

4. Clancy's Original HTGCD Permit Application filed July 2021

On July 21, 2021, Clancy filed its original application with the Hays Trinity Groundwater Conservation District ("HTGCD") seeking permit authorization to produce up to 56.7 acre-feet of groundwater per year from four wells completed in the Middle Trinity Aquifer within the Mirasol Springs Development. On October 14, 2021, Clancy filed its first supplement to support its Application. Clancy continues to seek authorization to produce up to 56.7 acre-feet per year from HTGCD.

5. Clancy's Original SWTCGCD Permit Application filed December 2021

On December 14, 2021, Clancy filed a separate application with the Southwestern Travis County Groundwater Conservation District ("SWTCGCD") seeking authorization to produce up to 33.63 acre-feet of groundwater per year from the Middle Trinity Aquifer. Clancy's SWTCGCD Application, like its HTGCD Application, remains "pending." Based upon the developments described herein, Clancy will be supplementing its SWTCGCD Application and reducing its total requested production volume to 28.3 acre-feet per year.

6. Clancy's Efforts to Moderate Groundwater Usage

Collectively, as originally filed, Clancy's HTGCD Application and SWTCGCD Application sought authorization to produce up to 90.33 acre-feet of groundwater per year from five wells completed in the Middle Trinity Aquifer. This volume of groundwater is less than the 108 acre-feet of surface water that Clancy has secured a long-term water supply contract from the Lower Colorado River Authority ("LCRA"). The delta in total water supply volume between Clancy's projected typical daily demand under normal operating conditions reflected in the volume of surface water Clancy has contracted from the LCRA, and the volume of groundwater Clancy sought to permit cumulatively from HTGCD and SWTCGCD is reflective of the fact that Clancy planned to rely upon its LCRA surface water source to supply the normal operating demands for potable water (residential and nonresidential) within its 1,400-acre service area of Mirasol Springs Development during non-drought periods.

When the ability to divert the surface water contracted from the LCRA is curtailed by either the LCRA or Texas Commission on Environmental Quality ("TCEQ"), however, Clancy needs to supplement its potable water supply with the groundwater authorized by permits applied for from

[3] As originally filed, Clancy's separate applications to HTGCD and SWTCGCD sought to permit approximately 90 acre-feet of groundwater production annually.

HTGCD and SWTCGCD. This rationale of utilizing groundwater only when surface water is not available continues to be a cornerstone of Clancy's operating strategy. As evidenced by this Supplement Clancy's cumulative request for groundwater in its combined original applications for groundwater to HTGCD and SWTCGCD has been reduced.

7. Clancy's Statutory "Utility" Obligations

As a public water supply provider operating as a retail water utility, Clancy must be capable of providing a continuous and adequate flow of potable water under Texas law. *See generally* Texas Water Code § 13.250; 16 TAC 24.205. Because the LCRA's Highland Lakes, and the surface water flows in the Lower Colorado River Basin are well documented to be susceptible to drought, Clancy must secure additional *alternative* water supply sources to replace its LCRA contracted water when needed. Again, the requested alternative groundwater supplies will be used in times when adequate surface water contracted from LCRA is not available for diversion, treatment and beneficial use within Clancy's retail water service area.

8. Groundwater Applications Reflect Conservation Mindset

Because Clancy's plan to use groundwater will be during times when the surface water contracted from LCRA is unavailable due to low flow and drought conditions, Clancy is requesting less groundwater than its full predicted demand. In part, Clancy's request for less groundwater is reflective of Clancy's plan to implement its water conservation and drought contingency plans included in Clancy's original Application. Clancy's water conservation and drought response alternatives also include (i) Clancy's year-round restrictions on the use of potable water supplies for irrigation, (ii) Developer mandated rainwater harvesting, and (iii) Clancy's enhanced plans for beneficial reuse of treated wastewater effluent to meet non-potable demands, pursuant to Chapter 210 (30 TAC).

B. Original Development Plans & Water Demand:

In Clancy's original July 2021 Application filed with HTGCD, the volume of groundwater production requested to be permitted for municipal use from HTGCD was up to 56.7 acre-feet per annum to be produced from four (4) public water supply wells to be sited within the HTGCD's jurisdiction and completed in the Middle Trinity Aquifer within the Mirasol Springs development. That volume of maximum demand being requested from HTGCD has not changed, however, the presentation of Clancy's basis for the demand is being clarified.

The Mirasol Springs development plan, as described in Clancy's original HTGCD Application, generically described 83 residential demand centers for residential beneficial use (55 Single Family Residences and 28 Casitas). The Application did not specifically identify the residential potable demand as contemplated by HTGCD Rule 11.4.1.A to include the number of bedrooms per house. Similarly, the nonresidential Commercial potable demand was stated generically.

The overall facilities originally planned for construction within the Mirasol Development at "Build-out" were generally described in both Clancy's original HTGCD and SWTCGCD Applications as follows:

1) 83 Residential Units:

   a. 55 Residences (including 4-to-5-bedroom homes),

   b. 28 Casitas-style patio Residences (including 2-to-4-bedroom homes);

2) 77-Room Inn with two restaurants and a swimming pool;

3) University of Texas Field Station studying Hill Country Sustainable Development;

4) Pole Barn and Kennels; and

5) A 4–6-acre Organic Farm to serve the on-site restaurants.

Clancy's original HTGCD Application did *not* project either (i) the residential potable water demand on a per household basis in the format contemplated by HTGCD Rule 11.4.1.A, or (ii) the non-residential potable water demand separately as contemplated by HTGCD rule 11.4.1.B. Instead, Clancy's original HTCGCD Application generically presented all of facilities (residential and nonresidential) that formed the basis of the "total annual ground water demand estimate" of 56.7 acre-feet/year, as contemplated by HTGCD Rule 11.4.1.C.

C. Modified Development Plans & Clancy's Reduced Groundwater Request:

1. Clancy's Updated HTGCD Request

Since the filing of its original Application with HTGCD, the Developer of Mirasol Springs, Mirasol Springs LLC, has modified its development plans to address concerns raised by various local environmental interests, and the HTGCD's staff's request for clarification of the groundwater needs of the Development. These changes in the land plan and resultant potable water supply demand at Build-out have been coordinated with Clancy. Attached hereto as Appendix "B" are updated Site Plan Maps that replace the Maps contained in Clancy's original HTGCD Application under TAB 5, Appendix "C" at pages 0030 through 0031, inclusive. *See* Appendix "B."

In addition to the Developer's plan to adopt deed restrictions (i) prohibiting the use of potable water for irrigation, (ii) mandating the installation and operation of rainwater harvesting, and (iii) the enhanced plans for beneficial use of treated effluent, the overall land plan modifications include the relocation of proposed residential lot sites, a reduction in the total number of Single Family Residences projected to be built, and an expansion of the Applicant's centralized wastewater collection, treatment, and disposal facilities.

Based upon Developer's changes to the Mirasol Springs Site Plan, and refinements to the strategic implementation of the Developer's and Clancy's Joint Plan to implement "One Water"

components into the beneficial use of water within the Mirasol Springs Development, coupled with the use of the formula mandated by HTGCD Rule 11.4.1, Clancy is reducing its total requested groundwater authorization from the two groundwater districts from 90.33 acre-feet/year down to 85 acre-feet/year. On an average daily basis, this represents a reduction from approximately 80,641 gallons per day down to an average 75,883 gallons per day.

The requested groundwater will still be produced from five wells described in Clancy's separate permit applications to be completed in the Middle Trinity Aquifer within the 1,400-acre Mirasol Development. Four of the wells will be sited in, and permitted by, the HTGCD. The fifth well will be sited within, and permitted by the SWTCGCD.

Clancy seeks to have HTGCD "aggregate" the production from the four wells subject to HTGCD's jurisdiction, and to authorize the cumulative production from the same wells permitted by HTGCD of 50,618.4 gallons per day on average, or up to 56.7 acre-feet/year. The remaining 28.3 acre-ft/year will be permitted through SWTCGCD.

2. Clancy's Updated SWTCGCD Request

In its supplemental filing with the SWTCGCD Clancy will be reducing its requested authorized production from the one well to be sited within SWTCGCD's jurisdiction to approximately 25,000 gallons per day on average, or approximately 28.3 acre-feet per year. This represents about a sixteen percent (16%) annual reduction from the Permit Application originally filed with SWTCGCD.

D. Updated Potable Water Demand & HTGCD Rule 11.4.1:

Cumulatively, Clancy, with the Developer's support is reducing its total requested groundwater authorization for production from the Middle Trinity Aquifer for the entire Mirasol Development by 5.33 acre-feet per year, or approximately 4,758 gallons per day on average.

1. Clancy's Residential Demand

Applicant has reduced the total number of residences within the Mirasol Springs development by 12 units - from 83 to 71. Based upon the changes to the development plan for Mirasol Springs, and to present the projected residential water demand at Build-out consistent with the formula prescribed in HTGCD's Rule 11.4.1.A.-C, Applicant supplements its original Application with the following "**Table 1**," which provides details on the contemplated residential potable demand at Build-out:

Table 1
Projected Residential Demand at Build-out

No. Residences	No. Bedrooms	No. Persons	Daily Water Demand Formula @ 80 gpd[4]
21	5	6	21 X 6 X 80 = 10,080 gpd[5]
42	4	5	42 X 5 X 80 = 16,800 gpd
8	3	4	8 X 4 X 80 = 2,560 gpd
			Total Gallons Per Day – 29,440 gallons/day at Build-out

Based upon the information presented in Table 1, the projected residential indoor potable water demand within the Mirasol Springs development (no irrigation usage), based upon 80 gallons per day per capita usage at Build-out, rather than the 110 gallons per capita per day prescribed by HTGCD Rule 11.4.1, is 29,440 gallons per day or approximately 32.98 acre-feet per annum.

(29,440 gal/day X 365 days) / 325,851 gal/ac-ft = 32.9770355 ac-ft/year

2. Clancy's Commercial Demand

In addition to the changes to its projected residential potable water demand, Clancy's projected potable water supply demand within its Mirasol Springs service area for the Commercial (nonresidential) facilities planned at Build-out is set forth in "**Table 2**" below.

As HTGCD does *not* have a "formula" for projecting the potable water demand for "nonresidential" facilities similar to HTGCD Rule 11.4.1.A, which Clancy relied upon to develop the residential demand commercial projections in Table 1, Applicant commissioned Murfee Engineering Company, Inc. ("MEC"), a licensed Texas Engineering Firm.[6] MEC is recognized for its expertise in water and wastewater utility development, design, engineering, and construction to assist in the calculation of projected water supply demands (potable and non-potable) within the Mirasol Springs development at Build-out.

[4] HTGCD Rule 11.4.1.A prescribes the use of 110 gallons per person per day ("gppd") using the following formula for each residence: **(number of bedrooms plus 1) X 110 gallons = gpd demand per residence.** The 110 gallons per day per person includes the use of potable water both indoors and outdoors. Based upon the Developer's stated intent to restrict the use of potable water to indoor use only, and to limit irrigation supplies to rainwater harvesting, the 110 gallons per day projected demand component has been reduced to 80 gallons per person per day.
[5] Gallons per Day ("gpd").
[6] MEC assisted Clancy in the development of its residential potable water demand numbers too.

Table 2
Projected Non-residential Demand at Build-out

Nonresidential Commercial Facilities	**#LUE**	**Daily Water Demand @ 320 gpd/LUE**[7]
73-Room Inn w-swimming pool	44	44 X 320 = 14,080
Restaurant No. 1	34	34 X 320 = 10,880
Restaurant No. 2	39	39 X 320 = 12,480
UT Field Station	13	13 X 320 = 4,160
Event Barn & Kennels	5	5 X 320 = 1,600
Organic Farm	32	32 X 320 = 10,240
	167	Total Gallons Per Day – 53,440 gallons/day at Build-out

a) Rationale Behind Clancy's Commercial Demand

MEC analyzed the various water supply needs of the nonresidential facilities within Clancy's Mirasol Springs service area, and calculated the projected volume at Build-out utilizing the then current land plan and the LUE calculation criteria adopted and published by the West Travis County Public Utility Agency ("WTCPUA") in its Tariff/Regulations to calculate the water supply demand for Mirasol Springs' Commercial (nonresidential) facilities.[8] The WTCPUA Tariff provided criteria for developing a demand calculation which was used in the absence of more detailed guidance in Rule 11.4.1.B. of the HTGCD's Rules.

MEC's analysis used an LUE formula that assumed four individuals per LUE cumulatively consuming on average of 450 gallons per day. Clancy requested MEC modify its prior calculations based upon Clancy's work with the Developer to limit the use of potable water for non-potable uses, particularly outdoor irrigation, in connecting with other changes to the Land Plan. *See* Appendix "C" attached hereto (MEC Supplemental Water Demand Memorandum dated August 19, 2022). To this end, MEC maintained the 4 person per LUE for purposes of calculating Commercial demand, however, it reduced the cumulative average consumption per LUE per day.

[7] In the absence of express guidance for commercial water demand in Rule 11.4.1, Clancy has defined an LUE for purposes of its non-residential water demand calculation as follows: As used in this table, each LUE identified is equivalent to the daily volume of water for 4 persons, each using 80 gallons per capita per day. Accordingly, an LUE is the equivalent of 320 gallons per day. This volume does *not* include water for irrigation purposes at the identified facility.

[8] *See* WTCPUA Rate Tariff §3.03(e) @ pp 17-18 ("LUE Conversion by Use Table"). The WTCPUA Rate Tariff is available online at:
https://www.wtcpua.org/documents/948/2021.10.01_WTCPUA_Amended_Rate_Tariff__redline_.pdf

Rather than 450 gallons per day, using the same 80 gallons per person per day consumption incorporated in its Table 1 analysis above, MEC defined an LUE for Commercial demand purposes as the equivalent of 320 gallons per day (approximately 20% of the prior MEC LUE volume) in its calculation of Commercial demand at Build-out. Clancy's updated Commercial demand based upon the revised MEC calculations are summarized in Table 2 above.

Based upon the information presented in Table 2 above, the projected Commercial (nonresidential) potable water demand within the Mirasol Springs Development under normal operating conditions, *i.e.*, outside of periods of drought is projected at approximately 53,440 gallons per day, or an estimated 60 acre-feet per annum at Build-out.[9]

(53,440 gal/day X 365 days) / 325,851 gal/ac-ft = 59.8604883 ac-ft/year

b) Clancy's Combined Residential/Commercial Groundwater Request

Combining the calculated potable water supply demand for residential use shown in Table 1 (29,400 gpd) and the Commercial nonresidential beneficial uses projected at Build-out of the Mirasol Springs development shown in Table 2 (53,440 gpd), the daily demand at Build-out is projected at approximately 82,840 gallons per day, or approximately 92.792 acre-feet per annum.

(82,840 gal/day X 365 days) / 325,851 gal/ac-ft = 92.7927181 ac-ft/year

Again, this projected estimate reflects normal operating conditions outside of periods of drought.

E. Clancy Requesting Less Than Its Demand:

The combined projected potable water supply demand at Build-out of approximately 93 acre-feet/year for the Mirasol Springs Development within Clancy's 1,400 acre service area exceeds the total volume of groundwater Clancy seeks to have permitted cumulatively by HTGCD and SWTCGCD, *i.e.*, up to 85 acre-feet/year requested.[10] As noted, Clancy will continue to work with the Developer, stakeholder groups and the District to increase its use of non-potable water sources in an effort to reduce its reliance upon potable supplies.

Because Mirasol's development is in its "start-up," and the Developer has committed to the water conservation initiatives outlined herein, as well as the use of alternative non-potable water supply sources, Clancy has reduced the total annual volume of groundwater it is requesting from the two groundwater districts to 85 acre-feet per year. Again, this reflects an average daily demand of approximately 75,000 gallons per day of groundwater from beneath Mirasol's 1,400-

[9] Clancy is working with the Developer and MEC to evaluate the potential ability to utilize treated effluent, or other non-potable water supplies to substitute for some of the demands for potable water identified in Table 2 once Clancy has satisfied TCEQ's requirements under Chapter 210 (30 TAC).

[10] Clancy originally applied to SWTCGCD for a separate production permit from a well to be completed in the Middle Trinity Aquifer sited within SWTCGCD's jurisdiction potion of the Mirasol Springs development for 33.63 acre-feet per annum. In combination with the 56.7 acre-feet per annum requested in its HTGCD Application, Clancy seeks permits to produce a combined annual volume of groundwater equal to 90.33 acre-feet per annum.

acre footprint. Clancy's cumulative groundwater production authorization request is less than 1 acre-foot per year per every 16 acres within the Development at Build-out.

Clancy is able to seek authorization to produce less groundwater than the projected annual demand due to a combination of factors. In addition to Clancy's efforts to work with local stakeholders and to incorporate "One Water" considerations into its water use practices, and the enhanced water conservation and drought contingency planning for the Mirasol Springs development, those factors include the following:

(i) The reduction in the number of projected Residences at total Build-out; and

(ii) The Developer's decision to have Clancy connect all residences to some form of centralized wastewater collection system with the ability to be authorized to generate treated effluent capable of beneficial reuse for non-potable purposes with TCEQ approval pursuant to 30 TAC Chapter 210; and

(iii) No use of potable water for irrigation within the Mirasol Springs Development.

F. Clancy's 2022 Groundwater Permit Request Modifications:

1. HTGCD – 56.7 Acre-Feet

Of the total projected annual demand for Mirasol Springs calculated above (92.9 acre-feet/year), Applicant seeks only to permit the production of 85 acre-feet/year of groundwater production from the Middle Trinity Aquifer underlying its 1,400-acre service area. Of that total 85 acre-feet maximum production authorization requested, Clancy seeks to permit up to 56.7 acre-feet from HTGCD to be produced from four wells.

2. SWTCGCD – 22.8 Acre-Feet

The 28.3 acre-feet balance of the projected combined permitted annual groundwater demand will be produced, if needed, from a fifth well within the Mirasol Springs Development located within the boundaries of the Southwest Travis County Groundwater Conservation District ("SWTCGCD"). Using the same information presented in this Supplement to its HTGCD Application, including using HTGCD's formula for calculating projected potable water demand for residential uses found in Rule 11.4.1 because SWTCGCD has no comparable rule, Applicant will supplement its separate SWTCGCD Application. Clancy's SWTCGCD Supplement will reflect a reduction to Clancy's requested annual production volume from up to 33.63 acre-feet to up to 28.3 acre-feet per year of groundwater produced from the Middle Trinity Aquifer.

G. Clancy's Modified Application Forms:

To avoid confusion resulting from the restated residential and Commercial nonresidential water demand calculations outlined in this Supplement, Applicant has appended hereto the following modified Bates-stamped pages from the Groundwater Availability Report in its originally filed HTGCD Application under TAB 7, Appendix "E" at pages 0104 through 0112,

inclusive. *See* Appendix "A." These Bates-stamped pages update, and supersede, those same pages contained in Clancy's original HTGCD Application.

While Clancy has attempted to update its Application fully, in the event of a conflict between the information presented in this Supplement, and Clancy's earlier filings, Clancy requests that HTGCD rely upon the information and the request contained in this Supplement.

H. Conclusion:

In order for Clancy Utility Holdings LLC ("Clancy") to provide potable water services to the Mirasol Springs Development as a retail public utility, not just a public water supply system, Clancy seeks authorization from HTGCD to produce up to 56.7 acre-feet of groundwater from its four wells within HTGCD's jurisdiction for use when drought conditions prevent Clancy's reliance upon the surface water resources contracted from LCRA are not able to be diverted from the Pedernales River. This authorization will allow Clancy, when needed due to the inability to secure adequate surface water from the Pedernales River pursuant to Clancy's LCRA Contract to pump up to a potential daily demand of 50,618 gallons per day. HTGCD's groundwater production authorization will provide Clancy with one of the "redundancy tools" Clancy needs to meet the extensive set of statutory and regulatory requirements to protect the public health and safety in compliance with Chapter 13, Texas Water Code, and Chapter 24 of the Rules of the Texas Public Utility Commission (16 TAC), and Chapter 290 of the regulations promulgated by the Texas Commission on Environmental Quality (30 TAC). Among the mandatory requirements applicable to retail public utilities providing potable water service is the duty to provide a continuous and adequate supply of potable water to the customers within its Service Area. Texas Water Code §13.250; 16 TAC §24.205 (TCEQ's water system quantity/quality requirements shall be minimum standards for determining sufficiency and safety of production, treatment, storage, transmission, and distribution facilities).

As summarized herein, in concert with the Developer, Clancy has taken multiple steps to maximize water conservation and minimize the demand for potable water, as well as diversify the water supply sources within its inventory. Mirasol's diversified supply sources include (i) surface water contracted from LCRA's existing permitted Highland Lakes water supply, (ii) groundwater underlying its 1,400-acre Service Area, (iii) enhanced reuse of treated effluent generated within Clancy's Service Area, and utilization of rainwater harvesting facilities on all available structures within its Service Area. Through these cumulative efforts Clancy has maximized its ability to minimize its potential need for groundwater production in any given year.

Please let me know if you, or Mr. Boghici, have any questions regarding the information provided herein, including the enclosed attachments. Please be sure that this letter provided supplemental information in support of Clancy's Application, including the attachments are logged into the District's records as being a part of Clancy's Application in the District's records.

Thank you for your assistance with this matter. Best wishes.

Sincerely,

McCARTHY & McCARTHY, LLP

Edmond R. McCarthy, Jr.,
Attorney for Clancy Utility Holdings, LLC

ERM/tn
Encl.

cc: Radu Boghici, P.G., HTGCD

Clancy Utility Holdings, LLC
Attn: Jim Truitt, Executive Vice President

Murfee Engineering, Inc.
Attn: George Murfee, P.E.

Tarver Geologic Services, LLC
Attn: Rusty Tarver, P.G.

Southwest Travis County Groundwater Conservation District
Attn: Lane Cockrell, General Manager

Appendix "A"

Clancy's Updated pages 0104 through 0122, inclusive,[11] from the Groundwater Availability Certification in its HTGCD Application Form (Tarver, P.G., Revised 8-23-22)

[11] The changes are identified in **RED TYPE**.

TRANSMITTAL OF DATA FORM

Name of Proposed Subdivision: **MIRASOL SPRINGS**

Property Owner's Name(s): Mirasol Springs, LLC	
Address:	4143 Maple Avenue, Suite 400 Dallas, Texas 75219
Phone:	214-301-4255
Fax:	
Plat Applicants Name:	Mirasol Springs, LLC
Address:	4143 Maple Avenue, Suite 400 Dallas, Texas 75219
Phone:	214-301-4255
Fax:	

I, Shaun Miller (President) , the Plat Applicant, attest that the following information has been provided in accordance with Title 30, TAC, Chapter 230.

Has the Certification of Groundwater Availability for Platting Form (Figure: 30 TAC §230.3(c)) been provided to the:	(Please Circle One)	
1. Municipal or County authority?	**Yes**	No
2. Executive administrator of the Texas Water Development Board?	**Yes**	No
3. Applicable Groundwater Conservation District or Districts?	**Yes**	No
Name of Groundwater Conservation District or Districts:		
Southwest Travis County Groundwater Conservation District **Hays Trinity Groundwater Conservation District**		

Note: Mail the required information to the executive administrator of the Texas Water Development Board at the following address:

Executive Administrator
Texas Water Development Board
Groundwater Resources Division
P.O. Box 13231
Austin, Texas 78711-3231

Contact and other information for the Groundwater Conservation Districts within the state may be accessed on the following Internet pages:
http://www.tceq.state.tx.us/permitting/wate_supply/groundwater/districts.html
http://www.twdb.state.tx.us/GwRD/pages/gwrdindex.html
http://www.texasgroundwater.org/index.htm

CERTIFICATION OF GROUNDWATER AVAILABLITY FOR PLATTING FORM

Use of this form: If required by a municipal authority pursuant to Texas Local Government Code, §212.0101, or a county authority pursuant to §232.0032, Texas Local Government Code, the plat applicant and the Texas licensed professional engineer or Texas licensed professional geoscientist shall use this form based upon the requirements of Title 30, TAC, Chapter 230 to certify that adequate groundwater is available under the land to be subdivided (if the source of water for the subdivision is groundwater under the subdivision) for any subdivision subject to platting under Texas Local Government Code, §212.004 and §232.001. The form and Chapter 230 do not replace state requirements applicable to public drinking water supply systems or the authority of counties or groundwater conservation districts under either Texas Water Code, §35.019 or Chapter 36.

Administrative Information (30 TAC §230.4)

1. Name of Proposed Subdivision: **Mirasol Springs**

2. Any Previous Name Which Identifies the Tract of Land: **Norsworthy Ranch**

3. Property Owner's Name(s): **Mirasol Springs, LLC**

Address: **4143 Maple Avenue, Suite 400, Dallas, Texas 75219**

Phone: **214-301-4255**

Fax:

4. Plant Applicant's Name: **Mirasol Springs, LLC**

Address: **4143 Maple Avenue, Suite 400, Dallas, Texas 75219**

Phone: **214-301-4255**

Fax:

5. Licensed Professional Engineer or Geoscientist: **Geoscientist No. 1974 (TX)**

Name: **Robert Tarver**

Address: **Tarver Geologic Services, LLC**
2123 Divide Pass
Blanco, TX 78606

Phone: **512-914-9571**

Fax: none

Certificate Number: **Texas P.G. No. 1974**

6. Location and Property Description of Proposed Subdivision: **24601 Hamilton Pool Rd, Travis County**
Tract comprised of 1400 +/- Acres containing:
Tract I (260.40 ac) Hays Tax Parcel 13654 & 13658
Tract II (433.42 ac) Hays Tax Parcel 13653, 19399 & 19430
Tract III (425.192 ac) Hays Tax Parcel No. 13659 & Travis Tax Parcel 355301
Tract IV (2.452 ac) Travis Tax Parcel No. 355301
Tract V 278.480 ac – Lots 2, 3 & 4, Block C, Hurlbut Ranch East subdivision.
All as recorded in Document No. 2018051535 of Official Public Records of Travis County, Texas

7. Tax Assessor Parcel Number(s):
Travis County: 355301 (168.845 ac +/-)
Hays County: 13653,13654, 13658, 13659, 19399, 19430, 32702, 32703, and 32702 (1,231.964 ac +/-)

Book:

Map:

Parcel:

Proposed Subdivision Information (30 TAC §230.5)

8. Purpose of Proposed Subdivision (single family/multi-family residential, non-residential, commercial): **Single Family Residential, Commercial & Non-Residential**

9. Size of Proposed Subdivision (acres): **1,232 +/- acres (within Hays County)**

168 +/- acres (within Travis County)
1,400 +/- Total (per deed)

10: Number of Proposed Lots: Travis County: **1 condo lot (10 Residences and Commercial Units, e.g., 73 Room Hotel w-pool, 2 restaurants, UT Field Research Station; Stables & Kennels, and Organic Farm)**
Hays County**:** **61 single-family residences (homes and cottages)**

11. Average Size of Proposed Lots: **Travis County: 168 acres**
Hays County: 0.4 acres – 10.0 acres

12. Anticipated Method of Water Distribution

Expansion of Existing Public Water Supply System?	Yes	**No**
New (Proposed) Public Water Supply System?	**Yes**	No
Individual Water Wells to Serve Individual Lots?	Yes	**No**
Combination of Methods?	Yes	**No**

Description (if needed): **Centralized Public Water Supply System with Conjunctive Use of Surface Water, Reclaimed Water & Rainfall Harvesting**

13. Additional Information (if required by municipal or county authority):
See Water Demand Projections (Murfee Engineering, Inc.)
Note: If public water supply is anticipated, written application for service to existing water providers within a ½-mile radius should be attached to this form (30 TAC§230.5(f) of this title).

Projected Water Demand Estimate (30 TAC§230.6)

14. Residential Water Demand Estimate at Full Build Out (includes both single family and multi-family residential).
Number of Proposed Housing Units (single and multi-family): **Travis County: 73 room Inn & 10 Residences**
Hays County: 61 single-family
Average Number of Persons per Housing Unit: 4.0 **persons avg**
Gallons of Water Required per Person per Day: **80.0 gpd/person avg**
Water Demand per Housing Unit per Year (acre-feet/year): **0.465 acre-feet/year avg**
Total Expected Residential Water Demand per Year (acre-feet/year):
Hays County 28.33 acre-feet/year (25,291 gpd)
Travis County 4.65 acre-feet/year (4,151 gpd)
Total 32.98 acre-feet/year (29,442 gpd)

15. Non-residential Water Demand Estimate at Full Build Out. **53,440 gpd or 59.86 acre-feet/year**
Type(s) of Non-residential Water Uses: **Commercial use to service 73 Room Inn w-pool, 2 Restaurants, UT Field Research Station, Event Barn & Kennels, and Organic Farm**

Water Demand per Type per Year (acre-feet/year):

Travis County			**Hays County**		
Residential:	**4.65 ac-ft/yr**	(4,151 gpd)	**Residential:**	**28.33 ac-ft/yr**	(**25,291** gpd)
Commercial:	**59.86 ac-ft/yr**	(53,440 gpd)	**Commercial:**	**0 ac-ft/yr**	(0 gpd)
Irrigation:	**0 ac-ft/yr**	(0 gpd)	**Irrigation:**	**0 ac-ft/yr**	(0 gpd)

16. Total Water Demand Estimate at Full Build Out (acre-feet/year):
Travis County: 64.51 ac-ft/yr (57,592 gpd)
Hays County: 28.33 ac-ft/yr (25,291 gpd)
Total Property: 92.84 ac-ft/yr (82,881 gpd)

17. Sources of Information Used for Demand Estimates: **30 TAC §290; HTGCD Rule 11.4.1; West Travis County PUA Tariff; Review of Water Demand Studies prepared by Murfee Engineering, Inc. (MEC)**

General Groundwater Resource Information (30 TAC§230.7)

18. Identify and describe, using Texas Water Development Board names, the aquifer(s) which underlines the proposed subdivision:

Middle Trinity Aquifer

Note: Users may refer to the most recent State Water Plan to obtain general information pertaining to the state's aquifers. The State Water Plan is available on the Texas Water Development Board's Internet website at: www.twdba.state.tx.us

Obtaining Site-Specific Groundwater Data (30 TAC§230.8)		
19. Have all known existing, abandoned, and inoperative wells within the proposed subdivision been located, identified, and shown on a plat as required under§230.8(b) of this title?	**Yes**	No
20. Were the geologic and groundwater resource factors identified under §230.7(b) of this title consider in the planning and designing the aquifer test required under §230.8(c) of this title?	**Yes**	No
21. Have test and observation wells been located, drilled, and logged, completed, developed, and shown on the plat as required by §230.8(c)(1) – (4) of this title?	**Yes**	No
22. Have all reasonable precautions been taken to ensure that Contaminants do not reach the subsurface environment and that undesirable groundwater has been confined to the zone(s) of origin (§230.8(c)(5) off this title)?	**Yes**	No
23. Has an aquifer test been conducted which meets the the requirements of §230.8(c)(1) and (6) of this title?	**Yes**	No
24. Were existing wells or previous aquifer test data used? **Wells**	**Yes**	No
25. If yes, did they meet the requirements of §230.8(c)(7) of this title?	**Yes**	No
26. Were additional observation wells or aquifer testing utilized? (a Lower Trinity Well & Bentree RV Resort PWS Well)	**Yes**	No
Note: If expansion of an existing public water supply system or a new public water supply system is the anticipated method of water distribution for the proposed subdivision, site-specific groundwater data shall be developed under the requirements of 30 TAC, Chapter 290, Subchapter D of this title (relating to Rules and Regulations for Public Water Systems) and applicable information and correspondence developed in meeting those requirements shall be attached to this form pursuant to §230.8(a) of this title.	**Yes**	No
Determination of Groundwater Quality (30 TAC §230.9)		
27. Have water quality samples been collected as required by §230.9 of this title?	**Yes**	No
28. Has a water quality analysis been performed which meets the requirements of §230.9 of this title?	**Yes**	No
Determination of Groundwater Availability (30 TAC §230.10)		

29. Have the aquifer parameters required by (30 TAC §230.10) of this title been determined?	**Yes**	No

30. If so, provide the aquifer parameters as determined.

Rate of yield and drawdown: **Max 27 gpm w/ 26.1 ft max drawdown. Min 6.5 gpm w/ 6.2 ft drawdown.**

Specific capacity: **Q/s @ 1-hr max = 9.8 gpm/ft; Q/s @ 1-hr min = 1.5 gpm/ft**

Efficiency of the pumped well: **Ranges from minimum of 42% to maximum of 98%**

Transmissivity: **T max 14,060 gpd/ft; T min 1,597 gpd/ft**

Coefficient of storage: **S max 0.012; S min 0.0004**

Hydraulic conductivity: **K max 208.0 gpd/ft^2; K min 26.9 gpd/ft^2**

Were any recharge or barrier boundaries detected?: **No**

If yes, please describe:

Thickness of aquifer(s): **b max 73.6 ft; b min 49.7 ft**

31. Have time-drawdown determinations been calculated as required under §230.10(d)(1) of this title?	**Yes**	No
32. Have distance-drawdown determinations been calculated as required under §230.10(d)(2) of this title?	**Yes**	No
33. Have any interference determinations been made as required under §230.10(d)(3) of this title?	**Yes**	No
34. Has the anticipated method of water delivery, the annual groundwater demand estimates at full build out, and geologic and groundwater information been taken into account in making these determinations?	**Yes**	No
35. Has the water quality analysis required under §230.9 of this title been compared to primary and secondary public drinking water standards as required under §230.10(e) of this title?	**Yes**	No
Does the concentration of any analyzed constituent exceed the standards?	Yes	**No**
If yes, Please list the constituent(s) and concentration measures(s) which exceed standards: **All Middle Trinity wells meet or exceed water quality standards above.**	Yes	**No**

Groundwater Availability and Usability Statements (30 TAC §230.11(a) and (b))

36. Drawdown of the aquifer at the pumped well(s) is estimated to be **16.9 to 3.7 feet over a 10-year period and 18.0 to 3.9 feet over a 30-year period**.

37. Drawdown of the aquifer at the property boundary is estimated to be **5.5 to 1.6** feet over a 10-year period and **6.1 to 1.9** feet over a 30-year period.

38. The distance from the pumped well(s) to the outer edges of the cone(s)-of-depression is estimated to be **>5,000** feet over a 10-year period and > **5,000** feet over a 30-year period.

39. The recommended minimum spacing limit between wells is **1,000** feet with a recommended well yield of **20** gallons per minute per well.

40. Available groundwater **is**/is not (circle one) of sufficient quality to meet the intended use of the platted subdivision.

41. The groundwater availability determination does not consider the following conditions (identify any assumptions or uncertainties that are inherent in the groundwater availability determination):

- No groundwater production off this tract by others is considered.

- It is assumed that there is no groundwater recharge.
- Climate change is not considered in this study.
- Estimates and calculations are presented on a continuous pumping basis for the time periods indicated.

The following additional assumptions are also included with regards to determining aquifer parameters, well parameters and drawdown estimates contained within this study (Driscoll, 1986);

- The water-bearing formation is uniform in character and the hydraulic conductivity is the same in all directions.
- The formation is uniform in thickness and infinite in areal extent.
- The formation receives no recharge from any source.
- The pumped well penetrates and receives water from the full thickness of the water-bearing formation.
- The water removed from storage is discharged instantaneously when the head is lowered.
- The pumping well is 100 percent efficient.
- All water removed from the well comes from aquifer storage.
- Laminar flow exists throughout the well and aquifer.
- The water table or potentiometric surface has no slope.

Certification of Groundwater Availability (30 TAC §230.11(c))

42. I, **Robert Tarver**, Texas Licensed Professional Engineer or *Texas Licensed Professional Geoscientist* (circle which applies), certificate number **1974**, based n best professional judgment, current groundwater conditions, and the information developed and presented in this form, certify that adequate groundwater is available from the underlying aquifer(s) to supply the anticipated use of the proposed subdivision.

Date: 26-March-2021 / Revised 7-July-2021/**Revised 23-August-22**

(affix seal)

ADMINISTRATIVE INFORMATION [30 TAC §230.4]

(Information also is contained in the Certification of Groundwater Availability for Platting Form)

(1) Name of Proposed Subdivision; **Mirasol Springs**

(2) Previous or other name(s) which identifies the tract of land; **Norsworthy Ranch**

(3) Name, address, phone number, and facsimile number of the property owner or owner(s);

Name: Mirasol Springs, LLC
Address: 4143 Maple Avenue, Suite 400
Dallas, Texas 75219
Phone: 214-301-4255 *Fax*:

(4) Name, address, phone number, facsimile number, and registration number of person submitting the plat application;

Name: Shaun Miller, President
Address: 4143 Maple Avenue, Suite 400
Dallas, Texas 75219
Phone: 214-301-4255 *Fax*:

(5) Name, address, phone number, facsimile number, and registration number of licensed professional engineer or licensed professional geoscientist preparing the certification as required in this chapter;

Name: **Robert Tarver** **Professional Geoscientist No.: 1974 (State of Texas)**
Address: **2123 Divide Pass, Blanco, Texas 78606**
Phone: **512-914-7591** *Fax*: none *Email*: **rtarver512@gmail.com**

(6) Location and property description of the proposed subdivision;

24601 Hamilton Pool Rd, Travis County
Tract comprised of 1400.809 Acres containing:
Tract I (260.40 ac) Hays Tax Parcel 13654 & 13658
Tract II (433.42 ac) Hays Tax Parcel 13653, 19399 & 19430
Tract III (425.192 ac) Hays Tax Parcel No. 13659 & Travis Tax Parcel 355301
Tract IV (2.452 ac) Travis Tax Parcel No. 355301
Tract V 278.480 ac – Lots 2, 3 & 4, Block C, Hurlbut Ranch East subdivision.
All as recorded in Document No. 2018051535 of Official Public Records of Travis County, Texas

(7) The tax assor parcel number(s) by book, map, and parcel;

Parcel Number:
Travis County: 355301 (168 ac +/-)
Hays County: 13653,13654, 13658, 13659, 19399, 19430, 32702, 32703, and 32702 (1,232 ac +/-)
Book:
Map

PROPOSED SUBDIVISION INFORMATION [30 TAC §230.5]
(Information also is contained in the Certification of Groundwater Availability for Plattting Form)

(1) Purpose of the proposed subdivision, for example, single family residential, multi-family residential, non-residential, commercial, or industrial;

Travis County: Mixed Use: Commercial, Single-Family Residential, Agricultural, Wildlife Conservation, Educational
Hays County: Single-Family Residential, Wildlife Conservation, Educational

(2) The size of the proposed subdivision in acres;
Travis County: 168 +/- acres
Hays County: 1,232+/- acres

(3) Number of proposed lots within the proposed subdivision;
Travis County: 1 condo lot (w-73 Room Inn w-pool, 2 restaurants, UT Field Research Station, Stables & Kennels, Organic Farm, and 10 single-family residences
Hays County: 61 single-family residences

(4) Averages size (in acres) of the proposed lots in the proposed subdivision;
Travis County: 168 ac (1 condo lot)
Hays County: 0.4 ac – 10 ac single-family lots

(5) Anticipated method of water distribution to the proposed lots in the proposed subdivision (if groundwater under the subdivision is to be the source of water supply);

(A) an expansion of an existing public water supply system to serve the proposed subdivision (if groundwater under the subdivision is to be the source of water supply);

(B) a new public water supply system for the proposed subdivision;

(C) Individual water wells to serve individual lots; or

(D) a combination of methods;

Murfee Engineering, Inc. water demand projection documents state that the use of groundwater will be redundant to surface water and other sources. Groundwater usage is planned only for domestic use for potable residential and commercial use, and no irrigation, in this redundant capacity. Mirasol Springs is utilizing a conjunctive use approach to water supply at the proposed development as shown below (see Murfee Engineering Water Demand Projections for more detail).

Total Project (1,400 +/- acres)

*Surface Water**: 108 ac-ft/yr (96,410 gpd)

Reclaimed Water: 30.3 ac-ft/yr (27,000pd)
Rainfall Harvesting: 4.9 ac-ft/yr (4,378 gpd)
Groundwater: **92.84 ac-ft/yr (82,881 gpd)**
* *Applicant has a senior water rights contract in place with the Lower Colorado River Authority.*

(6) If the anticipated method of water distribution for the proposed subdivision is from an expansion of an existing public water supply system or from a proposed public water supply system, evidence required under §290.39(c)(1) of this title (relating to Rules and Regulations for Public Water Systems) which shall be provided demonstrating that written application for service was made to the existing water providers within a ½-mile radius of the subdivision.

Pending

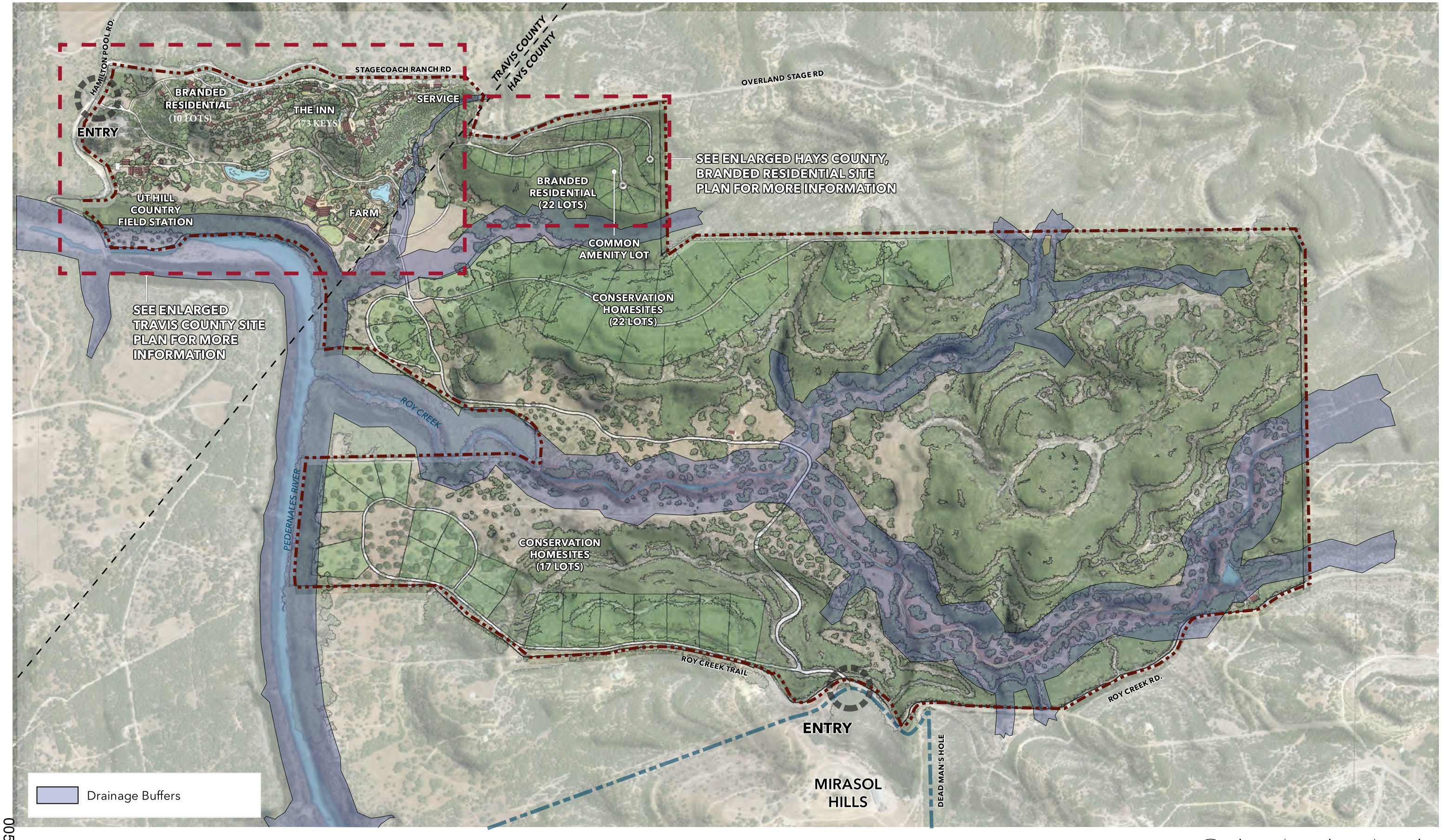
(7) Any additional information required by municipal or county authority as part of the plat application.

PROJECTED WATER DEMAND ESTIMATE [30 TAC §230.7]

Travis County and Hays County Projected Water Demand Estimates prepared by Murfee Engineering, Inc., Austin, Texas are attached. **The West Travis County PUA Tariff is available on-line at: https://www.wtcpua.org/documents/948/2021.10.01_WTCPUA_Amended_Rate_Tariff__redline_.pdf**

Appendix "B"

Current Maps depicting Updated Development Plan for Mirasol Springs pages 0030 through 0031, inclusive, from its HTGCD Application



0052

SITE PLAN - OVERALL

0 1,000 2,000'

1" = 1,000' *at 11" x 17"*

Mirasol Springs Inn & Farm | Schematic Design Preliminary Pricing | June 10, 2022

PAUL DUESING PARTNERS dwg. HART HOWERTON

0053

SITE PLAN - TRAVIS COUNTY

0 300 600'

1" = 300' *at 11"x 17"*

Mirasol Springs Inn & Farm | Schematic Design Preliminary Pricing | June 10, 2022

PAUL DUESING PARTNERS dwg. HART HOWERTON

Appendix "C"

MEC's Supplemental Water Demand Memorandum (August 19, 2022)

MURFEE ENGINEERING COMPANY, INC.
Texas Registered Firm No. F-353
1101 Capital of TX Hwy., South
Building D, Suite 110
Austin, TX 78746
512-327-9204

MEMORANDUM

Date: August 19, 2022

To: Jim Truitt – Mirasol Capital

From: George Murfee

Re: Mirasol Supplemental Water Demand Summary

MEC Project No.: 19011.20

Based upon the recent modifications to the land plan, including (i) the reduction in the number of residential units to be built, and (ii) the prohibition against irrigation using potable water resources, the purpose of this memorandum is to provide a summary of the water demands for the Mirasol Development within the context of the procurement of water rights. This memo does not discuss the mechanics of water service strategy, construction, cost, or schedule.

WATER DEMANDS

MEC developed water demand projections to serve as the basis for the groundwater availability studied prepared by Tarver Geologic Services, LLC. Owing to the county line bisecting the property and associated groundwater conservation district boundaries, two groundwater availability studies were prepared. This supplemental water demand summary addresses the residential and non-residential water demand for the entire development irrespective of the county and groundwater conservation district. Those two demands enumerate fully the assumptions and the methodology applied to the estimate water demands.

Two tables are presented showing:

(1) the residential demand based on HTGCD methodology and (2) a modified methodology using LUE (Land Use Equivalency) for non-residential demands.

Table 1
Projected Residential Demand at Build-out

No. Residences	No. Bedrooms	No. Persons	Daily Water Demand Formula @ 80 gpd[1]
21	5	6	21 X 6 X 80 = 10,080 gpd[2]
42	4	5	42 X 5 X 80 = 16,800 gpd
8	3	4	8 X 4 X 80 = 2,560 gpd
			Total Gallons Per Day – 29,440 gallons/day at Build-out

[1] HTGCD Rule 11.4.1.A prescribes the use of 110 gallons per person per day ("gppd") using the following formula for each residence: **(number of bedrooms plus 1) X 110 gallons = gpd demand per residence.** The 110 gallons per day per person includes the use of potable water both indoors and outdoors. Based upon the Developer's stated intent to restrict the use of potable water to indoor use only, and to limit irrigation supplies to rainwater harvesting, the 110 gallons per day projected demand component has been reduced to 80 gallons per person per day.
[2] Gallons per Day ("gpd").

Table 2
Projected Non-residential Demand at Build-out

Nonresidential Commercial Facilities	#LUE	Daily Water Demand @ 320 gpd/LUE[2]
73-Room Inn w-swimming pool	44	44 X 320 = 14,080
Restaurant No. 1	34	34 X 320 = 10,880
Restaurant No. 2	39	39 X 320 = 12,480
UT Field Station	13	13 X 320 = 4,160
Event Barn & Kennels	5	5 X 320 = 1,600
Organic Farm	32	32 X 320 = 10,240
	167	Total Gallons Per Day – 53,440 gallons/day at Build-out

[1] MEC assisted Clancy in the development of its residential potable water demand numbers too.
[2] In the absence of express guidance for commercial water demand in Rule 11.4.1, Clancy has defined an LUE for purposes of its non-residential water demand calculation as follows: As used in this table, each LUE identified is equivalent to the daily volume of water for 4 persons, each using 80 gallons per capita per day. Accordingly, an LUE is the equivalent of 320 gallons per day. This volume does *not* include water for irrigation purposes at the identified facility.

Appendix "B"

Corrected page 13 to my August 25, 2022, Letter to HTGCD

acre footprint. Clancy's cumulative groundwater production authorization request is less than 1 acre-foot per year per every 16 acres within the Development at Build-out.

Clancy is able to seek authorization to produce less groundwater than the projected annual demand due to a combination of factors. In addition to Clancy's efforts to work with local stakeholders and to incorporate "One Water" considerations into its water use practices, and the enhanced water conservation and drought contingency planning for the Mirasol Springs development, those factors include the following:

(i) The reduction in the number of projected Residences at total Build-out; and

(ii) The Developer's decision to have Clancy connect all residences to some form of centralized wastewater collection system with the ability to be authorized to generate treated effluent capable of beneficial reuse for non-potable purposes with TCEQ approval pursuant to 30 TAC Chapter 210; and

(iii) No use of potable water for irrigation within the Mirasol Springs Development.

F. Clancy's 2022 Groundwater Permit Request Modifications:

1. HTGCD – 56.7 Acre-Feet

Of the total projected annual demand for Mirasol Springs calculated above (92.9 acre-feet/year), Applicant seeks only to permit the production of 85 acre-feet/year of groundwater production from the Middle Trinity Aquifer underlying its 1,400-acre service area. Of that total 85 acre-feet maximum production authorization requested, Clancy seeks to permit up to 56.7 acre-feet from HTGCD to be produced from four wells.

2. SWTCGCD – 28.3 Acre-Feet

The 28.3 acre-feet balance of the projected combined permitted annual groundwater demand will be produced, if needed, from a fifth well within the Mirasol Springs Development located within the boundaries of the Southwest Travis County Groundwater Conservation District ("SWTCGCD"). Using the same information presented in this Supplement to its HTGCD Application, including using HTGCD's formula for calculating projected potable water demand for residential uses found in Rule 11.4.1 because SWTCGCD has no comparable rule, Applicant will supplement its separate SWTCGCD Application. Clancy's SWTCGCD Supplement will reflect a reduction to Clancy's requested annual production volume from up to 33.63 acre-feet to up to 28.3 acre-feet per year of groundwater produced from the Middle Trinity Aquifer.

G. Clancy's Modified Application Forms:

To avoid confusion resulting from the restated residential and Commercial nonresidential water demand calculations outlined in this Supplement, Applicant has appended hereto the following modified Bates-stamped pages from the Groundwater Availability Report in its originally filed HTGCD Application under TAB 7, Appendix "E" at pages 0104 through 0112,

Appendix “F”

Tables 1 and 2, revised to break down Clancy’s Residential and Commercial demand by County and Table 3 (new) summarizing Clancy’s Demand reflected in Tables 1 and 2

1. Clancy's Residential Demand

Applicant has reduced the total number of residences within the Mirasol Springs development by 12 units - from 83 to 71. Based upon the changes to the development plan for Mirasol Springs, and to present the projected residential water demand at Build-out consistent with the formula prescribed in HTGCD's Rule 11.4.1.A.-C, Applicant supplements its original Application with the following "**Table 1**," which provides details on the contemplated residential potable demand at Build-out:

Table 1
Projected Residential Demand at Build-out

No. Residences	No. Bedrooms	No. Persons	Daily Water Demand Formula @ 80 gpd[1]
21	5	6	21 X 6 X 80 = 10,080 gpd[2]
42	4	5	42 X 5 X 80 = 16,800 gpd
8	3	4	8 X 4 X 80 = 2,560 gpd
			Total Gallons Per Day – 29,440 gallons/day at Build-out

Based upon the information presented in Table 1, the projected residential indoor potable water demand within the Mirasol Springs development (no irrigation usage), based upon 80 gallons per day per capita usage at Build-out, rather than the 110 gallons per capita per day prescribed by HTGCD Rule 11.4.1, is 29,440 gallons per day or approximately 32.98 acre-feet per annum.

(29,440 gal/day X 365 days) / 325,851 gal/ac-ft = 32.9770355 ac-ft/year

[1] HTGCD Rule 11.4.1.A prescribes the use of 110 gallons per person per day ("gppd") using the following formula for each residence: **(number of bedrooms plus 1) X 110 gallons = gpd demand per residence.** The 110 gallons per day per person includes the use of potable water both indoors and outdoors. Based upon the Developer's stated intent to restrict the use of potable water to indoor use only, and to limit irrigation supplies to rainwater harvesting, the 110 gallons per day projected demand component has been reduced to 80 gallons per person per day.
[2] Gallons per Day ("gpd").

In response to the request for a breakdown of the Residential Demand for potable water by County, (i) **Table 1-A** below reflects the projected demand for potable water for Residential Uses in Residences located in **Travis County**, (ii) **Table 1-B** below reflects the projected demand for potable water for Residential Uses in Residences located in **Hays County**.

Table 1-A Travis County
Projected Residential Demand at Build-out

No. Residences	No. Bedrooms	No. Persons	Daily Water Demand Formula @ 80 gpd
0	5	6	0 X 6 X 80 = 0 gpd
0	4	5	0 X 5 X 80 = 0 gpd
5	3	4	5 X 4 X 80 = 1,600 gpd
			Total Gallons Per Day – 1,600 gallons/day at Build-out

Table 1-B Hays County
Projected Residential Demand at Build-out

No. Residences	No. Bedrooms	No. Persons	Daily Water Demand Formula @ 80 gpd
21	5	6	21 X 6 X 80 = 10,080 gpd
42	4	5	42 X 5 X 80 = 16,800 gpd
3	3	4	3 X 4 X 80 = 960 gpd
			Total Gallons Per Day – 27,840 gallons/day at Build-out

2. Clancy's Commercial Demand

In addition to the changes to its projected residential potable water demand, Clancy's projected potable water supply demand within its Mirasol Springs service area for the Commercial (nonresidential) facilities planned at Build-out is set forth in "**Table 2**" below.

As HTGCD does *not* have a "formula" for projecting the potable water demand for "nonresidential" facilities similar to HTGCD Rule 11.4.1.A, which Clancy relied upon to develop the residential demand commercial projections in Table 1, Applicant commissioned Murfee Engineering Company, Inc. ("MEC"), a licensed Texas Engineering Firm.[1] MEC is recognized for its expertise in water and wastewater utility development, design, engineering, and construction to assist in the calculation of projected water supply demands (potable and non-potable) within the Mirasol Springs development at Build-out.

Table 2
Projected Non-residential Demand at Build-out

Nonresidential Commercial Facilities	**#LUE**	**Daily Water Demand @ 320 gpd/LUE[2]**
73-Room Inn w-swimming pool	44	44 X 320 = 14,080
Restaurant No. 1	34	34 X 320 = 10,880
Restaurant No. 2	39	39 X 320 = 12,480
UT Field Station	13	13 X 320 = 4,160
Event Barn	5	5 X 320 = 1,600
Organic Farm	32	32 X 320 = 10,240
	167	Total Gallons Per Day – 53,440 gallons/day at Build-out

[1] MEC assisted Clancy in the development of its commercial potable water demand numbers using the demand calculations for commercial users adopted by the West Travis County Public Utility Agency as a model.

[2] In the absence of express guidance for commercial water demand in Rule 11.4.1, Clancy has defined an LUE for purposes of its commercial water demand calculation as follows: As used in this table, each LUE identified is equivalent to the daily volume of water for 4 persons, each using 80 gallons per capita per day. Accordingly, an LUE is the equivalent of 320 gallons per day. This volume does *not* include water for irrigation purposes at the identified facility.

In response to the request for a breakdown of the Commercial Demand for potable water by County, (i) **Table 2-A** below reflects the projected demand for potable water for Commercial Uses in facilities located in **Travis County**, (ii) **Table 2-B** below reflects the projected demand for potable water for Commercial Uses in facilities located in **Hays County**.

Table 2-A Travis County
Projected Non-residential Demand at Build-out

Nonresidential Commercial Facilities	**#LUE**	**Daily Water Demand @ 320 gpd/LUE**
73-Room Inn w-swimming pool	44	44 X 320 = 14,080
Restaurant No. 1	34	34 X 320 = 10,880
Restaurant No. 2	39	39 X 320 = 12,480
Event Barn	5	5 X 320 = 1,600
Organic Farm	32	32 X 320 = 10,240
	154	Total Gallons Per Day – 49,280 gallons/day at Build-out

Table 2-B Hays County
Projected Non-residential Demand at Build-out

Nonresidential Commercial Facilities	**#LUE**	**Daily Water Demand @ 320 gpd/LUE**
UT Field Station	13	13 X 320 = 4,160
	13	Total Gallons Per Day – 4,160 gallons/day at Build-out

Table 3

Combined Residential/Commercial Demand By County

Type Demand	**Formula**	**Hays County Totals**	**Travis County Totals**	**Totals by DemandType**	**Acre-Feet/Year**
Residential Demand	80 gpd per person	27,840 gpd	1,600 gpd	29,440 gpd	32.997703
Commercial Demand	320 gpd per LUE	4,160 gpd	49,280 gpd	53,440 gpd	59.864969
Total gallons per day		**32,000 gpd**	**50,880 gpd**	**82,880 gpd**	**92.842004***

*** 92.842004 ac-ft/yr is the projected demand volume. For purposes of its groundwater applications to SWTCGCD and HTGCD, however, for its combined total production request Clancy has requested approximately 10 percent less. Clancy's Combined applications seek only 85 ac-ft/yr apportioned 56.7 ac-ft/yr from HTGCD and 28.3 ac-ft/yr from SWTCGCD.**

Appendix “G”

Clancy’s groundwater focused Water Conservation Plan

Hays Trinity Groundwater Conservation District

Mailing: PO Box 1648, Dripping Springs, TX. 78620
Physical: 14101 Hwy 290 West, Bldg. 100, Suite 212, Austin, TX. 787
Office (512) 858-9253
gm@haysgroundwater.com www.haysgroundwater.com

WATER CONSERVATION PLAN (WCP)

Name of Place where groundwater will be used Mirasol Springs

Name of Person Responsible to uphold permit Mr. Shaun Miller, President

Responsible Person's Company Name Clancy Utilities Holdings, LLC

The Permittee will:

Outdoors/Leak Detection and Repair:

1. Repair all leaks, line breaks, and faulty fixtures, and check systems on a regular schedule;
2. Use water-efficient landscape practices including native plants, xeriscaping, drip irrigation, and automatic sprinkler systems;
3. If irrigating, adopt a one-day watering schedule during hot months. This may be based on a municipal or area-wide published calendar related to street addresses.

Indoors:

1. Implement an on-going program of system leak detection and repair which shall include the consideration and utilization of improved technologies when possible;
2. Recommend low flow/low volume fixtures be installed in all new construction;
3. When replacing old fixtures, do so with low flow/low volume products.

General:

1. Notify all employees of the Water Conservation Plan;
2. Post signs at faucets, sinks, outdoor spigots, and other water sources reminding employees to use water wisely;
3. During staff meetings and when appropriate, suggest ways for employees to reduce water consumption in order to promote and encourage voluntary conservation measures;
4. Require employees to report all faulty fixtures or leaks to maintenance for repair;
5. Assist District in the distribution of conservation and educational materials;
6. Periodically review and evaluate this water conservation plan and implement revisions to the plan as necessary;
7. Develop policies to monitor, mediate, and enforce compliance with this water conservation plan.

This Water Conservation Plan has been adopted as part of the requirements of the Hays Trinity Groundwater Conservation District and includes complying with all District Rules.

☑ I understand and agree that my typed name is considered my official signature.

Signature [signature]

Date 5-2-23

Appendix “H”

Clancy’s groundwater focused Drought Contingency Plan

USER DROUGHT CONTINGENCY PLAN

Name of Place Where Groundwater Will Be Used: MIRASOL SPRINGS DEVELOPMENT

Name of Person Responsible To Uphold Permit: Mr. Shaun Miller, President

Responsible Person's Company Name: **CLANCY UTILITIES HOLDINGS, LLC**

INTRODUCTION

This UDCP will enable you to manage your water system and water resources in a conscientious, fair, and appropriate manner during District declared drought conditions. It is not designed to punish, stigmatize, or criticize anyone about their usage of water. Its sole intent is to maintain an adequate supply of groundwater during the various stages of drought conditions or other water supply emergencies, which may occur from time to time.

The Mirasol Development engineering designs and operational practices result in a BASELINE groundwater conservation program that far exceeds the Hay Trinity Groundwater Conservation District's (HTGCD's) user drought contingency plan (UDCP). Mirasol believes groundwater conservation, and water conservation more broadly, should be an everyday lifestyle, and not simply a reaction to employ only during times of drought. Mirasol encourages the HTGCD to utilize Mirasol's leading-edge approach to groundwater conservation as a model for all future developments.

SECTION 1 - Declaration of Policy, Purpose, and Intent

As a permit holder with the District, Clancy Utilities Holdings, LLC (Clancy) believes that significant reductions in water usage should be achieved without regard to the occurrence of a drought. While Clancy understands that implementation of voluntary water conservation measures and conscientious water use practices should be always encouraged, Clancy Utilities and Mirasol Springs also believe the use of property deed restrictions, which legally mandate certain groundwater conservation behaviors, provide a greater degree of enforceable conservation and help to engrain groundwater conservation as a mindset and not just a temporary response to a difficult-to-enforce directive by the HTGCD._ Further, it is noted that Mirasol's approach to water conservation simplifies HTGCD's responsibilities to manage the valued resource because Mirasol patrons (residents, guests, employees, and staff) will be implementing water conservation measures that far exceed the HTGCD's most restrictive, drought-triggered, use limitations, as their everyday (BASELINE) condition. Consequently, the HTGCD drought stage restrictions, and HTGCD's need to enforce them, will not be necessary at the Mirasol Springs development.

As a permit holder with the District, it is our continuing effort to maintain an adequate supply of high quality water as detailed in this UDCP. In order to maintain supply, storage, pressure, or to comply with regulatory requirements, this UDCP not only satisfies and complies with, but far exceeds, HTGCD Rules.

As the permit holder with the District, being the responsible official, Clancy agrees to comply with all applicable District Rules, the Water Conservation Plan, and the measures of the enclosed User Drought Contingency Plan, and to officially adopt the enclosed plan through the appropriate vehicle (e.g., ordinance, TCEQ tariff amendment, policy amendment, deed restrictions).

SECTION 2 - Drought Notice

The District will notify permittees of the implementation or termination of each drought stage on the District website. Permittees must then inform all employees/tenants/end users prior to implementation or termination of each stage. Notice of the District declaration must be provided at least 72 hours prior to Clancy Utilities, LLC posting notice of District drought stage at the Mirasol Springs Development.

Because Mirasol residents, guests, employees and staff will already be implementing BASELINE water conservation measures that far exceed the HTGCD's most restrictive drought-triggered limitations, the Drought Notices will be provided for informational purposes only. No additional actions will be mandated.

SECTION 3 - Drought Stage Triggers

Because Mirasol residents and guests will already be implementing BASELINE water conservation measures that far exceed the most restrictive drought-triggered limitations imposed by the HTGCD, drought-stage restrictions, and HTCGD's need to enforce them, will not be applicable to Mirasol Springs. Clancy understands that the District drought triggers can be reviewed on the District website www.haysgroundwater.com under Drought Management.

SECTION 4 - Alternate Water Sources

If applicable, identify any alternate water sources or any other contingency to be utilized or implemented directly by the utility to manage limited water supplies in the event of water supply contamination or system outage. The alternate supply or other contingency shall be evidenced by documentation (contracts, affidavits, etc.) that demonstrates the availability when needed.

Note that the LCRA Surface Water Contract is included in Clancy's permit application.

The alternate water source/contingencies are:

- Surface Water (Primary Source)
- Rainwater Collection, Harvesting & Storage (required by deed restrictions)
- Final Contingency – "Haul Water" from outside sources.
- Treated wastewater (for irrigation purposes only)

SECTION 5 – BASELINE WATER USE LIMITATIONS

As the permit holder, Clancy shall perform and adhere to the actions specified within this UDCP and within the Water Conservation Plan, at all times. The mandated (by property deed restriction) water conservation measures to be implemented at Mirasol, consist of the following:

- The primary source of drinking water will be surface water obtained from the Pedernales River, under contract to the LCRA. When surface water is available, groundwater will only be used for purposes of system maintenance and/or emergency use (i.e., fire fighting). Based on historical records, it is estimated groundwater will only be utilized approximately 25% of the time.

- The 1400-acre Mirasol Property (minus the Farm operations) will be deed recorded to prohibit the use of

potable water (surface or groundwater) for irrigation purposes. This BASELINE restriction is estimated to reduce average water usage by 40% or greater (using AWWA criteria) as compared to conventional residential developments. With the exception of the 1-acre farming operations, landscape irrigation will only be implemented using collected rainwater and/or treated wastewater (captured TCEQ 210 effluent).

- All residential properties will be deed recorded to prohibit the installation of private water wells.
- All residential properties will be deed recorded to prohibit the use of non-native landscapes.

SECTION 6 - Conservation Recommendations and/or Requirements

- Use rainwater for outdoor irrigation (and whole building when possible) REQUIRED AT MIRASOL SPRINGS.
- Use Native or adapted plants that require little or no supplemental water after establishment REQUIRED AT MIRASOL SPRINGS.
- Check and repair irrigation systems regularly to prevent leaks (leaks are Waste).
- Limit irrigation to between 9pm and 8am once per week and use a timer.
- Convert sprinklers to drip irrigation.
- Avoid irrigating on windy days or during Winter.
- Use mulch to conserve soil moisture.
- Limit washing of vehicles or use a commercial car wash which recycles water.
- No washing of driveways, sidewalks, or streets.
- Cut lawn on highest setting and leave lawn clippings on lawn instead of bagging.
- Reduce shower times or draw less water for baths and turn off faucets and cover pools when not in use.
- Only run dishwasher and washing machines with full loads.

☐ I understand and agree that my typed name is considered my official signature.

Save the Completed Application and attach in an Email to GM@haysgroundwater.com

Signature

5-2-23

Date

Appendix "I"

Updated Metes and Bounds descriptions and survey plat for the portions of Clancy's 1,400-acre Service Area <u>located in Hays County and Travis County</u>

FIELD NOTES DESCRIPTION

DESCRIPTION OF 166.393 ACRES OF LAND OUT OF THE J.C. LITTLE SURVEY, ABSTRACT NO. 493; THE J.M. HAMMETT SURVEY, ABSTRACT NO. 420; THE J.B. HAMMETT SURVEY, ABSTRACT NO. 636; THE W. HAMMETT SURVEY, ABSTRACT NO. 2406; AND THE C&M R.R. SURVEY, ABSTRACT NO. 2161, TRAVIS COUNTY, TEXAS; SAID 166.393 ACRES BEING A PORTION OF THAT CERTAIN CALLED 1400.809 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRASOL MEADOWS, LLC OF RECORD IN DOCUMENT NO. 2018051535, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 18011916, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 166.393 ACRES OF LAND ALSO BEING A PORTION OF THAT CERTAIN CALLED 425.192 ACRE TRACT OF LAND DESIGNATED AS TRACT III IN SAID DOCUMENT NO. 2018051535 AND DOCUMENT NO. 18011916; SAID 166.393 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON PLAN NO. 3705, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the approximate south bank of the Pedernales River, for a northwest corner of the said 1400.809 acre Mirasol Meadows tract, for the northeast corner of that certain called 24.86 acre tract of land described in the deed to Adams Management Trust of record in Volume 3024, Page 176, Official Public Records of Hays County, Texas, same being the westerly northwest corner of the said 425.192 acre tract;

THENCE, with the approximate south bank of the Pedernales River, with a north line of the said 1400.809 acre Mirasol Meadows tract, with a north line of the said 425.192 acre tract, the following five (5) courses and distances:

1. South 49 degrees 35 minutes 45 seconds East, a distance of 27.13 feet to a calculated angle point;

2. South 85 degrees 28 minutes 55 seconds East, a distance of 168.06 feet to a calculated angle point;

3. South 88 degrees 37 minutes 06 seconds East, a distance of 199.92 feet to a calculated angle point;

4. South 88 degrees 50 minutes 27 seconds East, a distance of 82.05 feet to a calculated angle point;

5. North 88 degrees 36 minutes 18 seconds East, a distance of 92.98 feet to a calculated point in the northeast Hays County line and the southwest Travis County line, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE, leaving said county line, continuing along the south and east bank of the Pedernales River, with a west line of the said 1400.809 acre Mirasol Meadows tract, with a west line of the said 425.192 acre tract, with the a west line of the tract described herein, the following seventeen (17) courses and distances:

1. North 88 degrees 36 minutes 18 seconds East, a distance of 64.76 feet to a calculated angle point,

2. North 85 degrees 47 minutes 50 seconds East, a distance of 85.56 feet to a calculated angle point,

3. North 80 degrees 40 minutes 55 seconds East, a distance of 106.22 feet to a calculated angle point,

4. North 65 degrees 25 minutes 04 seconds East, a distance of 132.14 feet to a calculated angle point,

5. North 60 degrees 26 minutes 14 seconds East, a distance of 180.72 feet to a calculated angle point,

6. North 31 degrees 35 minutes 25 seconds East, a distance of 99.30 feet to a calculated angle point,

7. North 35 degrees 55 minutes 59 seconds East, a distance of 135.62 feet to a calculated angle point,

8. North 13 degrees 01 minutes 10 seconds East, a distance of 235.17 feet to a calculated angle point,

9. North 00 degrees 08 minutes 37 seconds East, a distance of 114.13 feet to a calculated angle point,

10. North 14 degrees 19 minutes 41 seconds East, a distance of 156.09 feet to a calculated angle point,

11. North 02 degrees 03 minutes 39 seconds West, a distance of 281.76 feet to a calculated angle point,

12. North 01 degrees 42 minutes 46 seconds West, a distance of 360.78 feet to a calculated angle point,

13. North 21 degrees 29 minutes 08 seconds West, a distance of 67.11 feet to a calculated angle point,

14. North 52 degrees 04 minutes 28 seconds West, a distance of 122.72 feet to a calculated angle point,

15. North 12 degrees 45 minutes 20 seconds West, a distance of 274.04 feet to a calculated angle point,

16. North 13 degrees 42 minutes 36 seconds East, a distance of 102.49 feet to a calculated angle point, and

17. North 01 degrees 24 minutes 02 seconds East, a distance of 401.78 feet to a calculated point in the south right-of-way line of Hamilton Pool Road, for a northwest corner of the said 1400.809 acre Mirasol Meadows tract, for the most northerly northwest corner of the said 425.192 acre tract, for the most northerly northwest corner of the tract described herein;

THENCE, leaving the approximate east bank of the Pedernales River, with the south right-of-way line of Hamilton Pool Road, with a north line of the said 1400.809 acre Mirasol Meadows tract, with the north line of the said 425.192 acre tract, with the north line of the tract described herein, the following twenty-seven (27) courses and distances:

1. North 69 degrees 32 minutes 38 seconds East, a distance of 182.83 feet to a calculated angle point,

2. North 61 degrees 43 minutes 12 seconds East, a distance of 100.52 feet to a calculated angle point,

3. North 52 degrees 16 minutes 37 seconds East, a distance of 87.43 feet to a calculated angle point,

4. North 38 degrees 55 minutes 24 seconds East, a distance of 78.60 feet to a calculated angle point,

5. North 28 degrees 55 minutes 27 seconds East, a distance of 84.03 feet to a calculated angle point,

6. North 18 degrees 26 minutes 20 seconds East, a distance of 281.11 feet to a calculated angle point,

7. North 27 degrees 26 minutes 55 seconds East, a distance of 35.28 feet to a calculated angle point,

8. North 76 degrees 01 minutes 49 seconds East, a distance of 19.29 feet to a calculated angle point,

9. South 49 degrees 36 minutes 18 seconds East, a distance of 10.91 feet to a calculated angle point,

10. South 18 degrees 15 minutes 16 seconds East, a distance of 17.21 feet to a calculated angle point,

11. South 01 degrees 08 minutes 10 seconds West, a distance of 58.85 feet to a calculated angle point,

12. South 05 degrees 28 minutes 14 seconds West, a distance of 72.37 feet to a calculated angle point,

13. South 04 degrees 37 minutes 52 seconds West, a distance of 183.53 feet to a calculated angle point,

14. South 01 degrees 23 minutes 24 seconds West, a distance of 113.24 feet to a calculated angle point,

15. South 07 degrees 58 minutes 07 seconds East, a distance of 139.61 feet to a calculated angle point,

16. South 39 degrees 58 minutes 32 seconds East, a distance of 76.10 feet to a calculated angle point,

17. South 70 degrees 46 minutes 22 seconds East, a distance of 55.48 feet to a calculated angle point,

18. North 71 degrees 29 minutes 25 seconds East, a distance of 262.66 feet to a calculated angle point,

19. North 72 degrees 06 minutes 25 seconds East, a distance of 12.05 feet to a calculated angle point,

20. North 34 degrees 37 minutes 10 seconds East, a distance of 313.39 feet to a calculated angle point,

21. North 58 degrees 53 minutes 29 seconds East, a distance of 85.58 feet to a calculated angle point,

22. South 83 degrees 48 minutes 41 seconds East, a distance of 109.55 feet to a calculated angle point,

23. South 79 degrees 54 minutes 39 seconds East, a distance of 121.13 feet to a calculated angle point,

24. South 59 degrees 22 minutes 14 seconds East, a distance of 57.06 feet to a calculated angle point,

25. South 56 degrees 12 minutes 17 seconds East, a distance of 371.87 feet to a calculated angle point,

26. South 70 degrees 14 minutes 37 seconds East, a distance of 231.76 feet to a calculated angle point, and

27. North 87 degrees 22 minutes 28 seconds East, a distance of 52.36 feet to a calculated point of curvature in the intersecting south right-of-way line of Hamilton Pool Road and the west right-of-way line of Stagecoach Ranch Road, for the most northerly northeast corner of the said 1400.809 acre Mirasol Meadows tract, for the northeast corner of the said 425.192 acre tract and the tract described herein;

THENCE, leaving the south right-of-way line of Hamilton Pool Road, with the west right-of-way line of Stagecoach Ranch Road, with the east line of the said 1400.809 acre Mirasol Meadows tract, with the east line of the tract described herein, the following two (2) courses and distances:

1. with an arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 43.25 feet and a chord that bears South 43 degrees 04 minutes 11 seconds East, a distance of 38.05 feet to a calculated point of tangency, and

2. South 06 degrees 29 minutes 11 seconds West, a distance of 788.53 feet to a 3/8-inch iron rod found at an angle point of the said 1400.809 acre Mirasol Meadows tract, for an angle point of the tract described herein,

THENCE, leaving the west right-of-way line of Stagecoach Ranch Road, with the east line of the tract described herein, the following eight (8) courses and distances:

1. South 06 degrees 29 minutes 11 seconds West, a distance of 323.45 feet to a calculated point of tangency,

2. with an arc of a curve to the right, having a radius of 482.29 feet, an arc distance of 175.90 feet and a chord that bears South 16 degrees 56 minutes 01 seconds West, a distance of 174.93 feet to a calculated angle point,

3. South 27 degrees 22 minutes 55 seconds West, a distance of 191.61 feet to a calculated angle point of tangency,

4. with an arc of a curve to the left, having a radius of 330.00 feet, an arc distance of 332.71 feet and a chord that bears South 01 degrees 30 minutes 03 seconds East, a distance of 318.80 feet to a calculated angle point,

5. South 30 degrees 23 minutes 02 seconds East, a distance of 294.00 feet to a calculated angle point of tangency,

6. with an arc of a curve to the right, having a radius of 244.03 feet, an arc distance of 183.48 feet and a chord that bears South 08 degrees 50 minutes 41 seconds East, a distance of 179.19 feet to a calculated angle point,

7. South 12 degrees 41 minutes 40 seconds West, a distance of 148.80 feet to a calculated angle point of tangency, and

8. with an arc of a curve to the left, having a radius of 951.95 feet, an arc distance of 155.06 feet and a chord that bears South 08 degrees 01 minutes 43 seconds West, a distance of 154.89 feet to a 3/8-inch iron rod found at an angle point of said 1400.809 acre Mirasol Meadows tract and the tract described herein,

THENCE, with the west right-of-way line of Stagecoach Ranch Road, with the east line of the said 1400.809 acre Mirasol Meadows tract, with the east line of the tract described herein, the following two (2) courses and distances:

1. South 00 degrees 10 minutes 37 seconds East, a distance of 744.26 feet to a calculated angle point, and

2. South 00 degrees 42 minutes 32 seconds East, a distance of 698.37 feet to a 3/8-inch iron rod found at the intersecting west right-of-way line of Stagecoach Ranch Road and the north right-of-way line of Overland Stage Road, at a southeast corner of the said 1400.809 acre Mirasol Meadows tract, same being a southeast corner of the said 425.192 acre tract, for the southeast corner of the tract described herein;

THENCE, with the north right-of-way line of Overland Stage Road, with a south line of the said 1400.809 acre Mirasol Meadows tract and the south line of the said 425.192 acre tract, with the south line of the tract described herein, with the following two (2) courses and distances:

1. South 47 degrees 25 minutes 35 seconds West, a distance of 291.97 feet to a 3/8-inch iron rod found at an angle point, and

2. North 71 degrees 40 minutes 53 seconds West, a distance of 200.05 feet to a 1/2-inch iron rod found in the northeast Hays County line and in the southwest Travis County line, at a northeast corner of tract labeled Road of Stagecoach Ranch Section Two, a subdivision according to the plat of record in Volume 2, Page 357, Plat Records of Hays County, Texas, for an angle point of the tract described herein,

THENCE North 50 degrees 53 minutes 11 seconds West, leaving the north right-of-way line of Overland Stage Road, with the said common line of Hays County and Travis County, crossing the said 1400.809 acre Mirasol Meadows tract and the said 425.192 acre tract, with the southwest line of the tract described herein, a distance of 2711.69 feet to the **POINT OF BEGINNING** and containing 166.393 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN2352R2(sf)

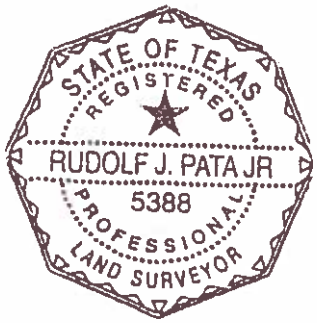
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, Rudolf J. Pata, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during November and December 2017, and January 2018 under the direction and supervision of John D. Barnard, RPLS No. 5749.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 21ST day of February 2020 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746

Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
No. 5388 – State of Texas



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 14°11'02" E {N 14°00'50" W}	153.11' {153.05'}
L2	S 22°28'53" E {N 22°08'04" W}	94.89' {94.89'}
L3	S 04°34'39" W {N 04°49'30" E}	62.09' {61.61'}
L4	S 26°32'18" W {N 26°57'06" E}	318.87' {319.44'}
L5	S 23°10'37" W {N 23°30'59" E}	104.42' {104.50'}
L6	S 09°42'27" W {N 10°06'00" E}	107.98' {107.98'}
L7	S 08°06'50" E {N 07°43'17" W}	106.54' {106.54'}
L8	S 15°17'10" E {N 14°53'36" W}	105.02' {105.02'}
L9	S 26°42'43" E {N 26°18'34" W}	299.98' {300.23'}
L10	S 16°42'00" E {N 16°25'09" W}	93.13' {92.71'}
L11	S 00°44'43" W {N 01°12'16" E}	91.28' {91.84'}
L12	S 13°00'40" W {N 13°30'15" E}	93.02' {92.64'}
L13	S 28°06'24" W {N 28°32'08" E}	202.58' {202.61'}
L14	S 47°25'35" W {N 47°46'20" E}	291.97' {291.45'}
L15	N 71°40'53" W {N 71°12'49" W}	200.05' {200.20'}
L16	S 50°52'28" E {S 50°29'00" E} [S 50°29' E]	169.43' {169.50'} [169.50']
L17	S 71°36'18" E {N 71°12'49" W} [S 71°36'17" E]	76.89' {77.02'} [76.87']
L18	N 47°23'17" E {S 47°46'20" W} [N 47°23'13" E]	279.29' {280.24'} [279.33']
L19	N 71°36'18" W [S 71°12'49" E]	250.63' [250.63']
L20	N 71°36'18" W [S 71°36'17" E] [N 71°12'49" W]	335.06' [334.97'] [335.07']
L21	N 71°36'18" W [S 71°36'17" E]	411.95' [411.84']
L22	N 88°36'18" E	92.98'
L23	N 88°36'18" E	64.76'
L24	----	---
L25	N 09°08'32" W (N 08°47'42" W)	249.20' (249.59')
L26	S 49°35'45" E (S 49°12'03" E)	27.13' (27.13')
L27	S 85°28'55" E (S 85°05'13" E)	168.06' (168.06')
L28	S 88°37'06" E (S 88°13'24" E)	199.92' (199.92')
L29	S 88°50'27" E (S 88°26'45" E)	82.05' (82.05')
L30	N 88°36'18" E (N 89°00'00" E)	157.74' (157.74')

LINE TABLE

LINE #	BEARING	DISTANCE
L31	N 85°47'50" E (N 86°11'32" E)	85.56' (85.56')
L32	N 80°40'55" E (N 81°04'37" E)	106.22' (106.22')
L33	N 65°25'04" E (N 65°48'46" E)	132.14' (132.14')
L34	N 60°26'14" E (N 60°49'56" E)	180.72' (180.72')
L35	N 31°35'25" E (N 31°59'07" E)	99.30' (99.30')
L36	N 35°55'59" E (N 36°19'41" E)	135.62' (135.62')
L37	N 13°01'10" E (N 13°24'52" E)	235.17' (235.17')
L38	N 00°08'37" E (N 00°32'19" E)	114.13' (114.13')
L39	N 14°19'41" E (N 14°43'23" E)	156.09' (156.09')
L40	N 02°03'39" W (N 01°39'57" W)	281.76' (281.76')
L41	N 01°42'46" W (N 01°19'04" W)	360.78' (360.78')
L42	N 21°29'08" W (N 21°05'26" W)	67.11' (67.11')
L43	N 52°04'28" W (N 51°40'46" W)	122.72' (122.72')
L44	N 12°45'20" W (N 12°21'38" W)	274.04' (274.04')
L45	N 13°42'36" E (N 14°06'18" E)	102.49' (102.49')
L46	N 01°24'02" E (N 01°24'02" E)	401.78' (400.61')
L47	N 69°32'38" E (N 69°53'39" E)	182.83' (182.83')
L48	N 61°43'12" E (N 62°04'13" E)	100.52' (100.52')
L49	N 52°16'37" E (N 52°37'38" E)	87.43' (87.43')
L50	N 38°55'24" E (N 39°16'25" E)	78.60' (78.60')
L51	N 28°55'27" E (N 29°16'28" E)	84.03' (84.03')
L52	N 18°26'20" E (N 18°47'21" E)	281.11' (281.11')
L53	N 27°26'55" E (N 27°47'56" E)	35.28' (35.28')
L54	N 76°01'49" E (N 76°22'50" E)	19.29' (19.29')
L55	S 49°36'18" E (S 49°15'17" E)	10.91' (10.91')
L56	S 18°15'16" E (S 17°54'15" E)	17.21' (17.21')
L57	S 01°08'10" W (S 01°29'11" W)	58.85' (58.85')
L58	S 05°28'14" W (S 05°49'15" W)	72.37' (72.37')
L59	S 04°37'52" W (S 04°58'53" W)	183.53' (183.53')
L60	S 01°23'24" W (S 01°44'25" W)	113.24' (113.24')

LINE TABLE

LINE #	BEARING	DISTANCE
L61	S 07°58'07" E (S 07°37'06" E)	139.61' (139.61')
L62	S 39°58'32" E (S 39°37'31" E)	76.10' (76.10')
L63	S 70°46'22" E (S 70°25'21" E)	55.48' (55.48')
L64	N 71°29'25" E (N 71°50'26" E)	262.66' (262.66')
L65	N 72°06'25" E (N 72°27'26" E)	12.05' (12.05')
L66	N 34°37'10" E (N 34°58'11" E)	313.39' (313.39')
L67	N 58°53'29" E (N 59°14'30" E)	85.58' (85.58')
L68	S 83°48'41" E (S 83°27'40" E)	109.55' (109.55')
L69	S 79°54'39" E (S 79°33'38" E)	121.13' (121.13')
L70	S 59°22'14" E (S 59°01'13" E)	57.06' (57.06')
L71	S 56°12'17" E (S 55°51'16" E)	371.87' (371.87')
L72	S 70°14'37" E (S 69°53'36" E)	231.76' (231.76')
L73	N 87°22'28" E (N 87°43'29" E)	52.36' (52.36')
L125 (L125)	S 12°41'40" W (N 13°02'44" E)	148.80' (148.80')
L126 (L126)	S 30°23'02" E (N 30°01'58" W)	294.00' (294.00')
L127 (L127)	S 27°22'55" W (N 27°43'59" E)	191.61' (191.61')
L128 (L128)	S 06°29'11" W (N 06°50'12" E)	323.45' (323.48')

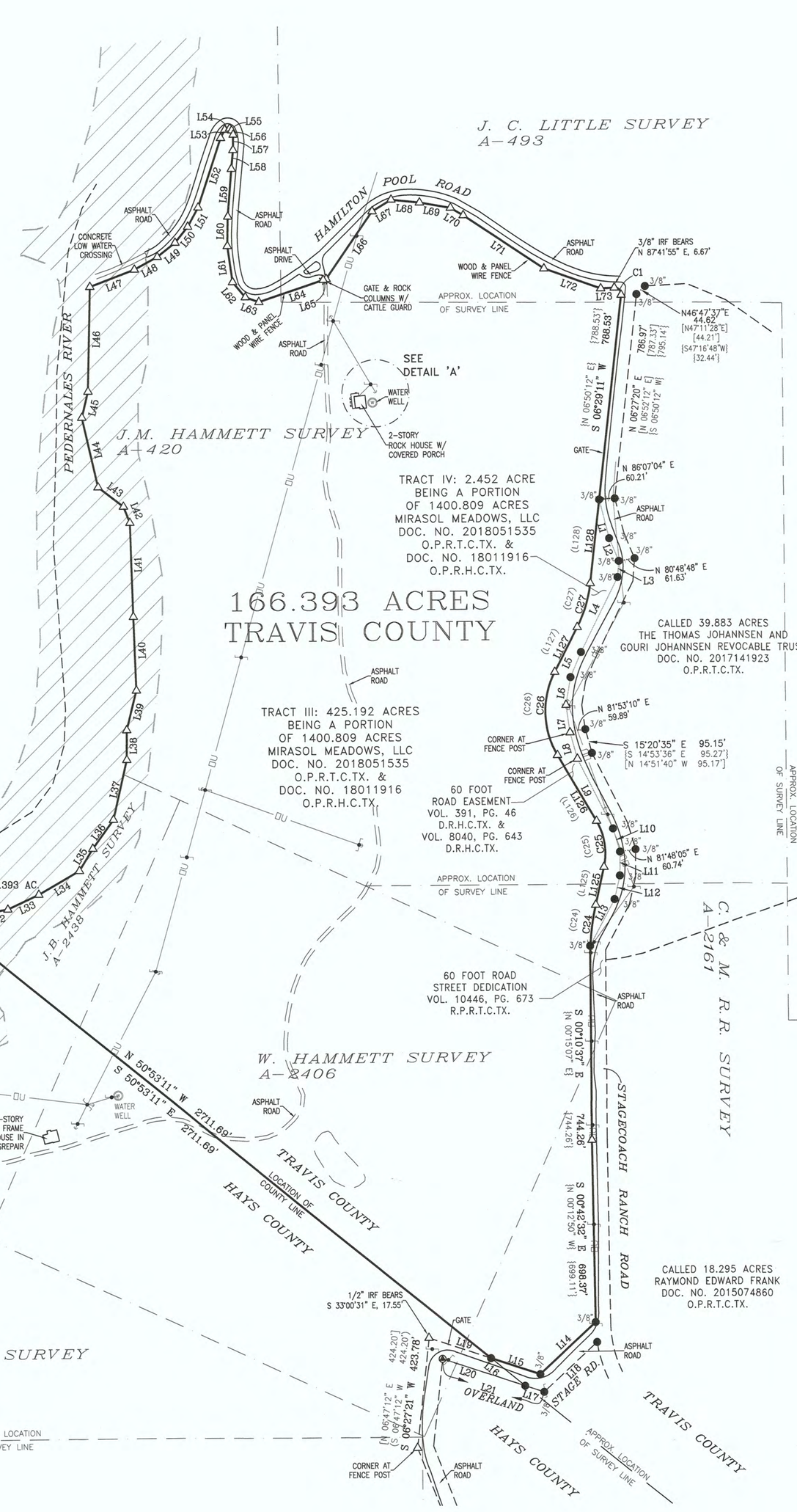
CURVE TABLE

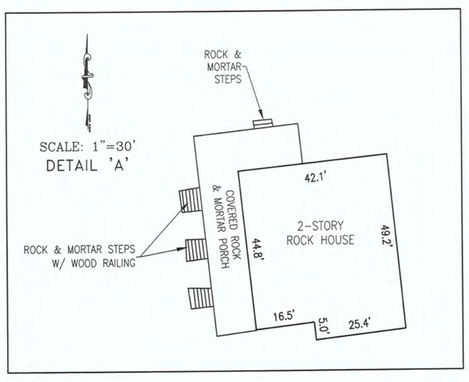
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00' {25.00'}	43.25' {43.25'}	S 43°04'11" E {N 42°43'12" W}	38.05' {38.05'}
C24 (C24)	951.95' (951.95')	155.06' (155.06')	S 08°01'43" W (S 08°22'47" W)	154.89' (154.89')
C25 (C25)	244.03' (244.03')	183.48' (183.48')	S 08°50'41" E (N 08°29'37" W)	179.19' (179.19')
C26 (C26)	330.00' (330.00')	332.71' (332.71')	S 01°30'03" E (S 01°08'59" E)	318.80' (318.80')
C27 (C27)	482.29' (482.29')	175.90' (175.90')	S 16°56'01" W (N 17°17'05" E)	174.93' (174.93')

NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999973.
4. A METES AND BOUNDS DESCRIPTIONS, FN2352 (168.850 ACRE TRAVIS COUNTY TRACT), WAS PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON.

LEGEND

●	1/2" IRON ROD FOUND
●3/8"	3/8" IRON ROD FOUND
⊠	IRON PIPE FOUND IN ROCK MOUND
⊙	IRON PIPE FOUND
▲	NAIL FOUND
◉	COTTON GIN SPINDLE FOUND
■	FENCE POST FOUND
△	CALCULATED POINT
—·—·—	BLUFF LINE
—X—	WIRE FENCE
—•—	UTILITY POLE
←	DOWN GUY ANCHOR
—OU—	OVERHEAD UTILITY LINE
—•—	SIGN POST
( )	RECORD INFORMATION PER VOL. 1126, PG. 381, O.P.R.H.C.TX. PARCEL TWO
{{ }}	RECORD INFORMATION PER VOL. 1126, PG. 381, O.P.R.H.C.TX. PARCEL ONE: TRACT ONE
{ }	RECORD INFORMATION PER VOL. 10446, PG. 678, R.P.R.T.C.TX.
[ ]	OTHER RECORD INFORMATION
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
IRF	IRON ROD FOUND
	BOUNDARY LINE
	INTERIOR TRACT BOUNDARY LINE
	ADJOINER LINE
	SURVEY ABSTRACT LINE
	EASEMENT LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING





300 0 300

SCALE: 1"=300'

NOVEMBER & DECEMBER 2017, JANUARY 2018 AND JANUARY 2020
TRAVIS COUNTY, TEXAS
AND HAYS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, RUDOLF J. PATA, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER AND DECEMBER 2017 AND JANUARY 2018, UNDER THE DIRECTION AND SUPERVISION OF JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5749; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS REGISTERED RUDOLF J. PATA JR 5388 PROFESSIONAL LAND SURVEYOR

2/21/20
DATE

RUDOLF J. PATA, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5388 – STATE OF TEXAS

FILE: P:005546 WINN MIRASOL\5546-01-003 WINN MIRASOL LTS\SURVEY\WORKING\MIRASOL TRAVIS COUNTY.DWG			
DATE: 01-22-20	DRAWN BY: KM	CREW: CF, QW, RR	
SCALE: 1"=300'	CHECKED BY: JB	FB #: 416, 418	
JOB #: 005546-01-005	DRAWING #: BOUNDARY	PLAN #: 3705	
1	REMOVED 2.457 ACRE AREA	J.S.	02-21-20
NO.	REVISION	BY	DATE

PLOT DATE: Feb 21,2020-3:36pm

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BOUNDARY SURVEY
166.393 ACRES OUT OF THE
J.C. LITTLE SURVEY A-493, J.M. HAMMETT SURVEY A-420, J.M. HAMMET SURVEY A-636
AND OTHERS IN TRAVIS COUNTY, TEXAS

PLAN #: 3705

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1400.809 ACRES OF LAND IN THE J.C. LITTLE SURVEY NO. 428, A-493, J.M. HAMMETT SURVEY NO. 534, A-420, J.B. HAMMETT SURVEY NO. 212, A-2438, W. HAMMETT SURVEY, A-2406 AND THE C. & M.R.R. SURVEY NO. 171, A- 2161, TRAVIS COUNTY, TEXAS AND ALSO IN THE J.B. HAMMETT SURVEY, A-636, W.J. MONCKTON SURVEY NO. 172, A-782, H.&O.B. R.R. CO. SURVEY NO. 3, A-553, P.H. CAMMANS SURVEY, A-129, AND THE A. RUESS SURVEY, A-562, HAYS COUNTY, TEXAS, SAID 1400.809 ACRES BEING ALL OF THAT CERTAIN CALLED 278.480 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO GEORGE H. NORSWORTHY OF RECORD IN VOLUME 1456, PAGE 691, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 278.480 ACRE TRACT BEING COMPRISED OF LOTS 2, 3 AND 4, BLOCK C, HURLBUT RANCH EAST, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGES 161 THRU 170, PLAT RECORDS OF HAYS COUNTY, TEXAS, ALSO SAID 1400.809 ACRES BEING ALL OF THAT CERTAIN CALLED 1121.464 ACRES, COMPRISED OF A CERTAIN CALLED 260.40 ACRES DESIGNATED PARCEL ONE, TRACT I AND 433.42 ACRES DESIGNATED AS PARCEL ONE, TRACT II, AND A CERTAIN CALLED 425.192 ACRES DESIGNATED AS PARCEL TWO AND AND A CERTAIN CALLED 2.452 ACRES DESIGNATED AS PARCEL THREE AND DESCRIBED IN THE DEED WITH GENERAL WARRANTY FROM BETTY MORONEY NORSWORTHY (95% INTEREST) TO NORSWORTHY RANCH, LTD OF RECORD IN VOLUME 1126, PAGE 381, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 12345, PAGE 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND FROM GEORGE H. NORSWORTHY, JR. (5% INTEREST) TO NORSWORTHY RANCH, LTD OF RECORD IN VOLUME 1126, PAGE 369, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 12345, PAGE 595, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1400.809 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON PLAN NO. 3603, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of Roy Creek Trail, a 60 foot road as shown on said Hurlbut Ranch East, at the southwest corner of the said 278.480 acre Norsworthy tract, same being the southwest corner of said Lot 2, Block C, Hurlbut Ranch East, and the northwest corner of Lot 1, Vista Ridge Estates, a subdivision according to the plat of record in Volume 6, Pages 51 and 52, Plat Records of Hays County, Texas, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the east right-of-way line of said Roy Creek Trail and the west line of the said 278.480 acre Norsworthy tract, with the west lines of Lot's 2, 3 and 4, Block C, Hurlbut Ranch East and with the west line of the tract described herein, the following forty (40) courses and distances:

1. N 22°56'16" W, a distance of 317.61 feet to a 1/2-inch iron rod found at a point of curvature,

2. with the arc of a curve to the left, having a radius of 430.75 feet, an arc distance of 105.21 feet, and a chord which bears N 29°29'19" W, a distance of 104.95 feet to a 1/2-inch iron rod found at a point of tangency,

3. N 37°01'58" W, a distance of 142.11 feet to a 1/2-inch iron rod found at a point of curvature,

4. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 123.93 feet, and a chord which bears N 20°53'29" W, a distance of 122.37 feet to a 60d nail found in fence post at a point of tangency,

5. N 05°18'57" W, a distance of 563.42 feet to a 1/2-inch iron rod found at a point of curvature,

6. with the arc of a curve to the left, having a radius of 275.00 feet, an arc distance of 333.65 feet, and a chord which bears N 39°55'47" W, a distance of 313.56 feet to a calculated point of tangency,

7. N 75°07'04" W, a distance of 114.52 feet to a 1/2-inch iron rod found at a point of curvature,

8. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 158.77 feet, and a chord with bears N 54°00'55" W, a distance of 155.50 feet to a 60d nail found in a fence post at a point of tangency,

9. N 34°32'58" W, a distance of 217.64 feet to a 1/2-inch iron rod found at a point of curvature,

10. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 71.49 feet, and a chord which bears N 25°01'11" W, a distance of 71.19 feet to a 1/2-inch iron rod found at an angle point,

11. N 15°57'42" W, a distance of 239.96 feet to a 1/2-inch iron rod found at a point of curvature,

12. with the arc of a curve to the left, having a radius of 276.00 feet, an arc distance of 123.19 feet, and a chord which bears N 28°45'35" W, a distance of 122.17 feet to a 1/2-inch iron rod found at a point of reverse curvature,

13. with the arc of a curve to the right, having a radius of 226.15 feet, an arc distance of 117.82 feet, and a chord which bears N 26°32'27" W, a distance of 116.50 feet to a 1/2-inch iron rod found at a point of reverse curvature,

14. with the arc of a curve to the left, having a radius of 276.00 feet, an arc distance of 86.41 feet, and a chord which bears N 20°45'42" W, a distance of 86.05 feet to a 1/2-inch iron rod found for a point of tangency,

15. N 29°36'13" W, a distance of 458.31 feet to a calculated angle point,

16. with the arc of a curve to the right, having a radius of 223.63 feet, an arc distance of 120.51 feet, and a chord which bears N 14°12'49" W, a distance of 119.06 feet to a 1/2-inch iron rod found at a point of tangency,

17. N 01°06'54" E, a distance of 526.33 feet to a calculated angle point,

18. N 03°08'41" E, a distance of 355.16 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 3, Block C, Hurlbut Ranch East, same being the southwest corner of Lot 4, Block C, Hurlbut Ranch East,

19. N 03°08'41" E, a distance of 177.76 feet to a calculated point of curvature,

20. with the arc of a curve to the right, having a radius of 400.00 feet, an arc distance of 100.31 feet, and a chord which bears N 10°16'09" E, a distance of 100.05 feet to a calculated point of reverse curvature,

21. with the arc of a curve to the left, having a radius of 400.00 feet, an arc distance of 105.13 feet, and a chord which bears N 09°55'28" E, a distance of 104.83 feet to a 1/2-inch iron rod found at a point of tangency,

22. N 02°28'44" E, a distance of 199.78 feet to a 1/2-inch iron rod found for a point of curvature,

23. with the arc of a curve to the left, having a radius of 161.96 feet, an arc distance of 226.84 feet, and a chord which bears N 37°40'42" W, a distance of 208.75 feet to a calculated point of reverse curvature,

24. with the arc of a curve to the right, having a radius of 240.98 feet, an arc distance of 162.93 feet, and a chord which bears N 58°26'02" W, a distance of 159.84 feet to a 1/2-inch iron rod found at a point of tangency,

25. N 39°22'28" W, a distance of 20.53 feet to a calculated point of curvature,

26. with the arc of a curve to the right, having a radius of 21.90 feet, an arc distance of 39.58 feet, and a chord which bears N 12°40'59" E, a distance of 34.41 feet to a calculated point of tangency,

27. N 64°27'41" E, a distance of 189.40 feet to a 1/2-inch iron rod found for a point of curvature,

28. with the arc of a curve to the left, having a radius of 415.00 feet, an arc distance of 104.73 feet, and a chord with bears N 57°13'49" E, a distance of 104.45 feet to a bolt found at a point of tangency,

29. N 50°01'36" E, a distance of 75.36 feet to a calculated point of curvature,

30. with the arc of a curve to the left, having a radius of 310.00 feet, an arc distance of 116.55 feet, and a chord which bears N 39°15'51" E, a distance of 115.86 feet to a 1/2-inch iron rod found at a point of tangency,

31. N 28°28'48" E, a distance of 247.42 feet to a 1/2-inch iron rod found at a point of curvature,

32. with the arc of a curve to the left, having a radius of 187.51 feet, an arc distance of 166.33 feet, and a chord which bears N 02°57'05" E, a distance of 160.93 feet to a 1/2-inch iron rod found at a point of tangency,

33. N 22°03'44" W, a distance of 41.42 feet to a 1/2-inch iron rod found at a point of curvature,

34. with the arc of a curve to the left, having a radius of 385.00 feet, an arc distance of 113.53 feet, and a chord which bears N 30°55'40" W, a distance of 113.12 feet to a 1/2-inch iron rod found at a point of tangency,

35. N 39°17'08" W, a distance of 254.67 feet to a calculated point of curvature,

36. with the arc of a curve to the right, having a radius of 126.65 feet, an arc distance of 87.09 feet, and a chord which bears N 19°35'34" W, a distance of 85.38 feet to a 1/2-inch iron rod found at a point of tangency,

37. N 00°12'36" E, a distance of 64.22 feet to a 1/2-inch iron rod found at a point of curvature,

38. with the arc of a curve to the right, having a radius of 101.33 feet, an arc distance of 101.85 feet, and a chord which bears N 28°54'10" E, a distance of 97.61 feet to a 1/2-inch iron rod found at a point of tangency,

39. N 57°44'59" E, a distance of 251.38 feet to a 1/2-inch iron rod found at a point of curvature, and

40. with the arc of a curve to the left, having a radius of 343.68 feet, an arc distance of 114.09 feet, and a chord which bears N 48°14'17" E, a distance of 113.57 feet to a calculated point in the southwest line of the said 1121.464 acre Norsworthy tract, for the northeast corner of said Roy Creek Trial and the northwest corner of the said 278.480 acre Norsworthy tract, same being the northwest corner of said Lot 4, Block C, Hurlbut Ranch East, for an angle point in the east line of the tract described herein;

THENCE N 67°01'54" W, with the southwest line of the said 1121.464 acre Norsworthy tract, a distance of 23.99 feet to cotton gin spindle found in the approximate center-line of the terminus of said Roy Creek Trail, at the most westerly southwest corner of the said 1121.464 acre Norsworthy tract, same being a re-entrant corner in the east line of Lot 2, Block E, said Hurlbut Ranch East, for an angle point in the east line of the tract described herein;

THENCE with the west line of the said 1121.464 acre Norsworthy tract, with the west line of said Parcel One, Tract II and the east line of said Lot 2, Block E, Hurlbut Ranch East, with the west line of the tract described herein, the following eighteen (18) courses and distances:

1. N 33°35'56" E, a distance of 87.90 feet to a 1/2-inch iron rod found at an angle point,
2. N 25°28'23" E, a distance of 84.37 feet to a 1/2-inch iron rod found at an angle point,
3. N 41°34'03" W, a distance of 21.81 feet to a 1/2-inch iron rod found at an angle point,
4. N 21°51'13" E, a distance of 111.91 feet to a cotton gin spindle found at an angle point,
5. N 13°03'19" E, at a distance of 300.03 feet passing a cotton gin spindle and continuing for a total distance of 761.58 feet to a calculated point of curvature,
6. with the arc of a curve to the left, having a radius of 1015.00 feet, an arc distance of 297.49 feet, and a chord with bears N 04°35'07" E, a distance of 296.43 feet to a calculated point of tangency,
7. N 03°40'11" W, a distance of 261.51 feet to a 1/2-inch iron rod found at an angle point,
8. N 11°08'12" W, a distance of 278.54 feet to a calculated angle point,
9. N 03°09'46" W, a distance of 905.36 feet to a cotton gin spindle found at an angle point,
10. N 40°39'34" E, a distance of 278.77 feet to a calculated angle point,
11. N 32°09'11" E, a distance of 553.07 feet to a 1/2-inch iron rod found at an angle point,
12. N 43°29'41" E, a distance of 487.74 feet to a 1/2-inch iron rod found at an angle point,
13. N 00°30'24" W, a distance of 712.96 feet to a 1/2-inch iron rod found at an angle point,
14. N 00°27'16" W, a distance of 296.00 feet to a 1/2-inch iron rod found at an angle point,
15. N 03°56'58" W, a distance of 121.84 feet to a 1/2-inch iron rod found at an angle point,
16. N 04°11'07" E, a distance of 164.58 feet to a 1/2-inch iron rod found at an angle point,
17. N 05°18'24" W, a distance of 75.10 feet to a calculated angle point, and
18. N 00°23'23" W, a distance of 227.07 feet to a calculated point in the approximate south bank of the Pedernales River, for the most westerly northwest corner of the said 1121.464 acre Norsworthy Tract, for the most westerly northwest corner of the tract described herein;

THENCE with the approximate south bank of the Pedernales River and a north line of the said 1121.464 acre Norsworthy tract, with a north line of the tract described herein, the following four (4) courses and distances:

1. N 89°28'10" E, a distance of 126.44 feet to a calculated angle point,

2. S 84°31'50" E, a distance of 481.79 feet to a calculated angle point,

3. S 83°50'50" E, a distance of 17.59 feet to a calculated angle point, and

4. S 83°50'50" E, a distance of 821.93 feet to an iron pipe found at a northeast corner of the said 1121.464 tract, for a northeast corner of the tract described herein;

THENCE with an interior east line of the said 1121.464 acre Norsworthy tract, with the east line of said Parcel One, Tract I, with the west line of the tract described herein, the following twelve (12) courses and distances:

1. S 02°56'17" E, a distance of 20.88 feet to an iron pipe found at an angle point,

2. S 01°40'54" E, a distance of 58.86 feet to an iron pipe found at an angle point,

3. S 00°19'13" W, a distance of 53.88 feet to a 1/2-inch iron rod found at an angle point,

4. S 00°23'34" W, a distance of 104.25 feet to a 1/2-inch iron rod found at an angle point,

5. S 00°20'16" E, a distance of 249.65 feet to a 1/2-inch iron rod found at an angle point,

6. S 00°42'08" E, a distance of 314.50 feet to an iron pipe in a rock mound found at an angle point,

7. S 00°26'33" E, a distance of 431.09 feet to an iron pipe in a rock mound found at an angle point,

8. S 00°18'45" E, a distance of 188.81 feet to an iron pipe in a rock mound found at an angle point,

9. S 02°24'10" E, a distance of 561.40 feet to a 1/2-inch iron rod found at an angle point,

10. S 02°30'07" E, a distance of 145.85 feet to a 1/2-inch iron rod found at an angle point,

11. S 00°37'20" E, a distance of 260.41 feet to an iron pipe found at an angle point, and

12. S 32°40'37" W, a distance of 266.65 feet to a cypress tree trunk found a re-entrant corner of the said 1121.464 acre Norsworthy tract, at the most westerly northwest corner of said Parcel Two, at the southwest corner of a certain called 24.86 acre tract described in the deed to Adams Management Trust of record in Volume 3204, Page 176, Deed Records of Hays County, Texas, for a re-entrant corner of the tract described herein;

THENCE with a north and northwest line of the said 1121.464 acre Norsworthy tract and the southeast line of the said 24.86 acre tract, with a north and northwest line of the tract described herein, the following eleven (11) courses and distances:

1. S 82°23'37" E, a distance of 87.39 feet to an iron pipe in a rock mound found at an angle point,

2. N 89°44'08" E, a distance of 310.37 feet to an iron pipe in a rock mound found at an angle point,

3. N 41°28'01" E, a distance of 349.73 feet to an iron pipe in a rock mound found at an angle point,

4. N 00°19'48" E, a distance of 385.57 feet to an iron pipe found at an angle point,

5. N 03°17'19" E, a distance of 129.62 feet to an iron pipe found at an angle point,

6. N 28°08'58" E, a distance of 299.66 feet to an iron pipe found at an angle point,

7. N 48°05'10" E, a distance of 111.56 feet to an iron pipe found at an angle point,

8. N 26°25'14" E, a distance of 389.87 feet to an iron pipe in a rock mound found at an angle point,
9. N 34°20'18" E, a distance of 499.40 feet to a 1/2-inch iron rod found at an angle point,
10. N 04°29'23" E, a distance of 319.53 feet to a 1/2-inch iron rod found at an angle point, and
11. N 09°08'32" W, a distance of 249.20 feet to a calculated point in the approximate south bank of the Pedernales River, for a northwest corner of the said 1121.464 acre Norsworthy tract, same being a northwest corner of said Parcel Two, for a northwest corner of the tract described herein;

THENCE with the approximate south and east bank of the Pedernales River, with a west line of the said 1121.464 acre Norsworthy tract, with a west line of said Parcel Two, with a west line of the tract described herein, the following twenty-one (21) courses and distances:

1. S 49°35'45" E, a distance of 27.13 feet to a calculated angle point,
2. S 85°28'55" E, a distance of 168.06 feet to a calculated angle point,
3. S 88°37'06" E, a distance of 199.92 feet to a calculated angle point,
4. S 88°50'27" E, a distance of 82.05 feet to a calculated angle point,
5. N 88°36'18" E, a distance of 157.74 feet to a calculated angle point,
6. N 85°47'50" E, a distance of 85.56 feet to a calculated angle point,
7. N 80°40'55" E, a distance of 106.22 feet to a calculated angle point,
8. N 65°25'04" E, a distance of 132.14 feet to a calculated angle point,
9. N 60°26'14" E, a distance of 180.72 feet to a calculated angle point,
10. N 31°35'25" E, a distance of 99.30 feet to a calculated angle point,
11. N 35°55'59" E, a distance of 135.62 feet to a calculated angle point,
12. N 13°01'10" E, a distance of 235.17 feet to a calculated angle point,
13. N 00°08'37" E, a distance of 114.13 feet to a calculated angle point,
14. N 14°19'41" E, a distance of 156.09 feet to a calculated angle point,
15. N 02°03'39" W, a distance of 281.76 feet to a calculated angle point,
16. N 01°42'46" W, a distance of 360.78 feet to a calculated angle point,
17. N 21°29'08" W, a distance of 67.11 feet to a calculated angle point,
18. N 52°04'28" W, a distance of 122.72 feet to a calculated angle point,
19. N 12°45'20" W, a distance of 274.04 feet to a calculated angle point,
20. N 13°42'36" E, a distance of 102.49 feet to a calculated angle point, and

21. N 01°24'02" E, a distance of 401.78 feet to a calculated point in the approximate east bank of the Pedernales River and the south right-of-way line of Hamilton Pool Road, for northwest corner of the said 1121.464 acre Norsworthy tract, same being the most northerly northwest corner of said Parcel Two, for a northwest corner of the tract described herein,

THENCE with the south right-of-way line of Hamilton Pool Road and a north line of the said 1121.464 acre Norsworthy tract, with the north line of said Parcel Two, with a north line of the tract described herein, the following twenty-seven (27) courses and distances:

1. N 69°32'38" E, a distance of 182.83 feet to a calculated angle point,
2. N 61°43'12" E, a distance of 100.52 feet to a calculated angle point,
3. N 52°16'37" E, a distance of 87.43 feet to a calculated angle point,
4. N 38°55'24" E, a distance of 78.60 feet to a calculated angle point,
5. N 28°55'27" E, a distance of 84.03 feet to a calculated angle point,
6. N 18°26'20" E, a distance of 281.11 feet to a calculated angle point,
7. N 27°26'55" E, a distance of 35.28 feet to a calculated angle point,
8. N 76°01'49" E, a distance of 19.29 feet to a calculated angle point,
9. S 49°36'18" E, a distance of 10.91 feet to a calculated angle point,
10. S 18°15'16" E, a distance of 17.21 feet to a calculated angle point,
11. S 01°08'10" W, a distance of 58.85 feet to a calculated angle point,
12. S 05°28'14" W, a distance of 72.37 feet to a calculated angle point,
13. S 04°37'52" W, a distance of 183.53 feet to a calculated angle point,
14. S 01°23'24" W, a distance of 113.24 feet to a calculated angle point,
15. S 07°58'07" E, a distance of 139.61 feet to a calculated angle point,
16. S 39°58'32" E, a distance of 76.10 feet to a calculated angle point,
17. S 70°46'22" E, a distance of 55.48 feet to a calculated angle point,
18. N 71°29'25" E, a distance of 262.66 feet to a calculated angle point,
19. N 72°06'25" E, a distance of 12.05 feet to a calculated angle point,
20. N 34°37'10" E, a distance of 313.39 feet to a calculated angle point,
21. N 58°53'29" E, a distance of 85.58 feet to a calculated angle point,
22. S 83°48'41" E, a distance of 109.55 feet to a calculated angle point,
23. S 79°54'39" E, a distance of 121.13 feet to a calculated angle point,

24. S 59°22'14" E, a distance of 57.06 feet to a calculated angle point,

25. S 56°12'17" E, a distance of 371.87 feet to a calculated angle point,

26. S 70°14'37" E, a distance of 231.76 feet to a calculated angle point, and

27. N 87°22'28" E, a distance of 52.36 feet to a calculated point of curvature in the intersecting south right-of-way line of Hamilton Pool Road and the west right-of-way line of a 60 foot road, known as Stagecoach Ranch Road and described in the Street Dedication of record in Volume 10446, Page 673, Real property Records of Travis County, Texas, for the most northerly northeast corner of the said 1121.464 acre Norsworthy tract, for the most northerly northeast corner of the tract described herein;

THENCE with the west right-of-way line of said Stagecoach Ranch Road and the east line of the said 1121.464 acre Norsworthy tract, with the east line of the tract described herein, the following seventeen (17) courses and distances:

1. with the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 43.25 feet, and a chord with bears S 43°04'11" E, a distance of 38.05 feet to a calculated point of tangency,

2. S 06°29'11" W, a distance of 788.53 feet to a 3/8-inch iron rod found at an angle point,

3. S 14°11'02" E, a distance of 153.11 feet to a 3/8-inch iron rod found at an angle point,

4. S 22°28'53" E, a distance of 94.89 feet to a 3/8-inch iron rod found at an angle point,

5. S 04°34'39" W, a distance of 62.09 feet to a 3/8-inch iron rod found at an angle point,

6. S 26°32'18" W, a distance of 318.87 feet to a 3/8-inch iron rod found at an angle point,

7. S 23°10'37" W, a distance of 104.42 feet to a 3/8-inch iron rod found at an angle point,

8. S 09°42'27" W, a distance of 107.98 feet to a calculated angle point,

9. S 08°06'50" E, a distance of 106.54 feet to a calculated angle point,

10. S 15°17'10" E, a distance of 105.02 feet to a calculated angle point,

11. S 26°42'43" E, a distance of 299.98 feet to a 3/8-inch iron rod found at an angle point,

12. S 16°42'00" E, a distance of 93.13 feet to a 3/8-inch iron rod found at an angle point,

13. S 00°44'43" W, a distance of 91.28 feet to a 3/8-inch iron rod found at an angle point,

14. S 13°00'40" W, a distance of 93.02 feet to a 3/8-inch iron rod found at an angle point,

15. S 28°06'24" W, a distance of 202.58 feet to a 3/8-inch iron rod found at an angle point,

16. S 00°10'37" E, a distance of 744.26 feet to a calculated angle point, and

17. S 00°42'32" E, a distance of 698.37 feet to a 3/8-inch iron rod found at a re-entrant corner of the said 60 foot road dedication, at the intersecting west right-of-way line of Stagecoach Ranch Road and the north right-of-way line of Overland Stage Road, same being southeast corner of the said 1121.464 acre Norsworthy Tract, for a southeast corner of the tract described herein;

THENCE with the north and west right-of-way lines of Overland Stage Road and a south and east line of the said 1121.464 acre Norsworthy tract, with a south and east line of the tract described herein, the following seven (7) courses and distances:

1. S 47°25'35" W, a distance of 291.97 feet to a 3/8-inch iron rod found at an angle point,
2. N 71°40'53" W, a distance of 200.05 feet to a 1/2-inch iron rod found at an angle point,
3. N 71°36'18" W, a distance of 250.63 feet to a calculated angle point,
4. S 06°27'21" W, a distance of 423.78 feet to a calculated angle point,
5. S 20°49'44" E, a distance of 695.38 feet to a 1/2-inch iron rod found at an angle point,
6. S 08°20'46" E, a distance of 512.04 feet to a 1/2-inch iron rod found at an angle point, and
7. S 07°53'16" E, a distance of 604.47 feet to a 3/8-inch iron rod found at a southeast corner of the said 1121.464 acre Norsworthy tract, same being the southwest corner of said Parcel Two, same being the northeast corner of Lot 24 W, Stage coach Ranch Section Two, a subdivision according to the plat of record in Volume 2, Page 357, Plat Records of Hays County, Texas, for a southeast corner of the tract described herein;

THENCE S 89°29'52" W, with a south line of the said 1121.464 acre Norsworthy tract, with the south line of said Parcel Two and the north line of said Lot 24 W, Stagecoach Ranch Section Two, with a south line of the tract described herein, a distance of 1713.06 feet to a calculated point for a re-entrant corner of the said 1121.464 acre Norsworthy tract, at the most easterly northeast corner of said Parcel One, Tract I, same being the northwest corner of said Lot 24 W, Stagecoach Ranch Section Two, for re-entrant corner in the east line of the tract described herein;

THENCE with an east line of the said 1121.464 acre Norsworthy tract and the west line of Lot's 24 W thru 1A W, Stagecoach Ranch Section Two, with an east line of the tract described herein, the following seven (7) courses and distances:

1. S 33°26'09" E, a distance of 390.12 feet to a 1/2-inch iron rod found at an angle point,
2. S 00°33'27" E, a distance of 1185.72 feet to a 3/8-inch iron rod found at an angle point,
3. S 00°51'31" E, a distance of 885.25 feet to a 3/8-inch iron rod found at an angle point,
4. S 00°58'22" E, a distance of 564.44 feet to a 3/8-inch iron rod found at an angle point,
5. S 00°33'24" E, a distance of 2376.11 feet to a 3/8-inch iron rod found at an angle point,
6. S 00°37'29" E, a distance of 969.57 feet to a 3/8-inch iron rod found at an angle point, and
7. S 00°45'59" E, a distance of 746.66 feet to a 1/2-inch iron rod found at angle point in the north line of a certain called 200.01 acre tract of land described in a deed to Lance Clawson and Kathleen Clawson of record in Document No. 17035142, Official Public Records of Hays County, Texas, same being the most southerly southeast corner of the said 1121.464 acre Norsworthy tract, at the southeast corner of said Parcel One, Tract II, same being the southwest corner of said Lot 1A W, Stagecoach Ranch Section Two, for the most southerly southeast corner of the tract described herein;

THENCE with the south line of the said 1121.464 acre Norsworthy tract, with the north lines of the said 200.01 acre Clawson tract and said Lot 1, Vista Ridge Estates, with the south line of the tract described herein, the following five (5) courses and distances:

1. S 63°30'31" W, a distance of 235.90 feet to a 1/2-inch iron rod found at an angle point,

2. S 89°03'23" W, a distance of 1038.76 feet to a 1/2-inch iron rod found at an angle point,

3. S 89°27'59" W, a distance of 1173.83 feet to a 1/2-inch iron rod found at an angle point,

4. S 88°26'57" W, a distance of 231.36 feet to a 1/2-inch iron rod found at the northwest corner of the said 200.01 acre Clawson Tract and the northeast corner of said Lot 1, Vista Ridge Estate, at an angle point of the tract described herein, and

5. S 89°16'24" W, a distance of 1319.83 feet to the **POINT OF BEGINNING** and containing 1400.809 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

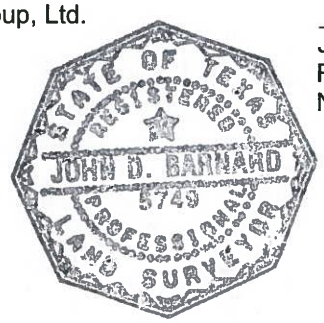
BOWMAN WORD FILE: FN2110(km)

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of November and December 2017 and January 2018 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 14th day of March 2018 A.D.

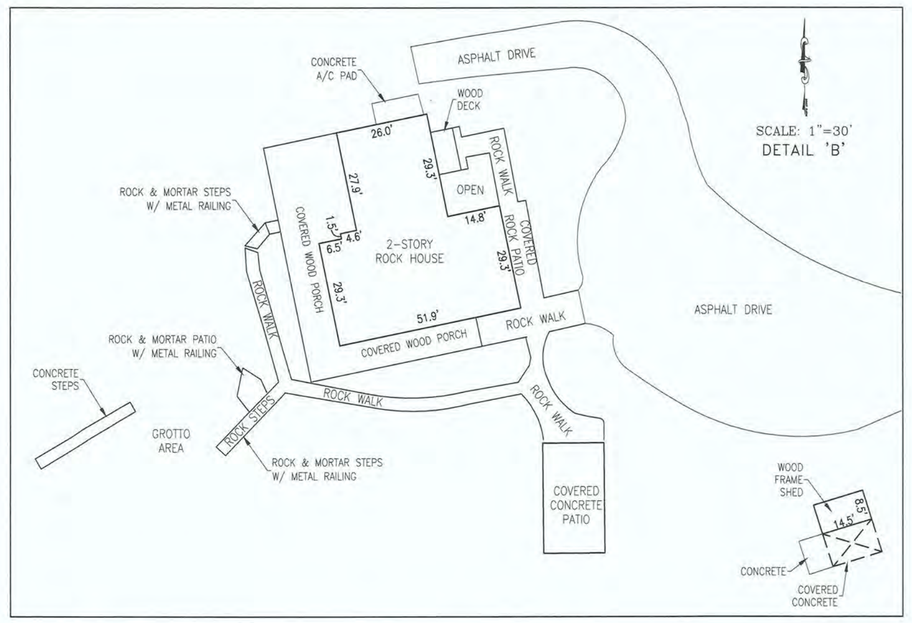
Bowman Consulting Group, Ltd.
Austin, Texas 78746

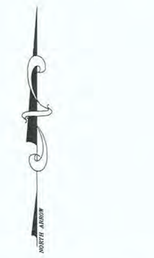


John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

LEGEND

●	1/2" IRON ROD FOUND
●3/8"	3/8" IRON ROD FOUND
⊠	IRON PIPE FOUND IN ROCK MOUND
⊙	IRON PIPE FOUND
▲	NAIL FOUND
⊛	COTTON GIN SPINDLE FOUND
○	BOLT FOUND
■	FENCE POST FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
----·----	BLUFF LINE
——x——	WIRE FENCE
——•——	UTILITY POLE
←—	DOWN GUY ANCHOR
——OU——	OVERHEAD UTILITY LINE
—▫—	SIGN POST
( )	RECORD INFORMATION PER VOL. 1126, PG. 381, O.P.R.H.C.TX.
([ ])	RECORD INFORMATION PER VOL. 3, PGS. 161–170, P.R.H.C.TX.
< >	RECORD INFORMATION PER VOL. 1456, PG. 691, O.P.R.H.C.TX.
{ }	RECORD INFORMATION PER VOL. 10446, PG. 678, R.P.R.T.C.TX.
[ ]	RECORD INFORMATION PER VOL. 280, PG. 81, D.R.H.C.TX.
[ ]	OTHER RECORD INFORMATION
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
IRF	IRON ROD FOUND

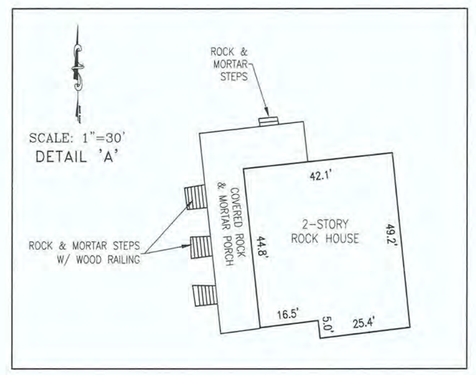




NOVEMBER & DECEMBER 2017 AND JANUARY 2018
TRAVIS COUNTY, TEXAS
AND HAYS COUNTY, TEXAS

LEGEND

———	BOUNDARY LINE
———	INTERIOR TRACT BOUNDARY LINE
- - - - - -	ADJOINER LINE
— — —	SURVEY ABSTRACT LINE
— — —	EASEMENT LINE
▬ ▬ ▬	SHEET MATCH-LINE
P.O.B.	POINT OF BEGINNING



NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999973.

SURVEYOR'S CERTIFICATION

TO MIRASOL HILLS, LLC, A TEXAS LIMITED LIABILITY COMPANY, MIRASOL MEADOWS, LLC, A TEXAS LIMITED LIABILITY COMPANY, NORSWORTHY RANCH, LTD., FIRST AMERICAN TITLE INSURANCE COMPANY AND REPUBLIC TITLE, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 6(a), 7(a), 7(b)(1), 8, 9, AND 13–20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2018.

DATE OF PLAT OR MAP: 3/14/18

REGISTRATION NO. 5749
JOHN D. BARNARD

STATE OF TEXAS · JOHN D. BARNARD · 5749 · REGISTERED · LAND SURVEYOR

SHEET 1 OF 4

FILE: P:\005546 WINN MIRASOL\5546-01-003 WINN MIRASOL LTS\SURVEY\WORKING\MIRASOL 1400 AC LTS.DWG			
DATE: 12-28-17	DRAWN BY: KM	CREW: CF, OW, RR	
SCALE: 1"=300'	CHECKED BY: JB	FB #: 416, 418	
JOB #: 005546-01-003	DRAWING #: LTS	PLAN #: 3603.02	
1 NEW TITLE COMMITMENT AND REVISIONS TO SURVEY PER PURCHASER COMMENTS.		EN	02-14-18
2 ADDRESS COMMENTS FROM CLIENT/TITLE COMPANY		KM	02-27-18
3 UPDATE PURCHASER NAME		KM	03-28-18
NO.	REVISION	BY	DATE

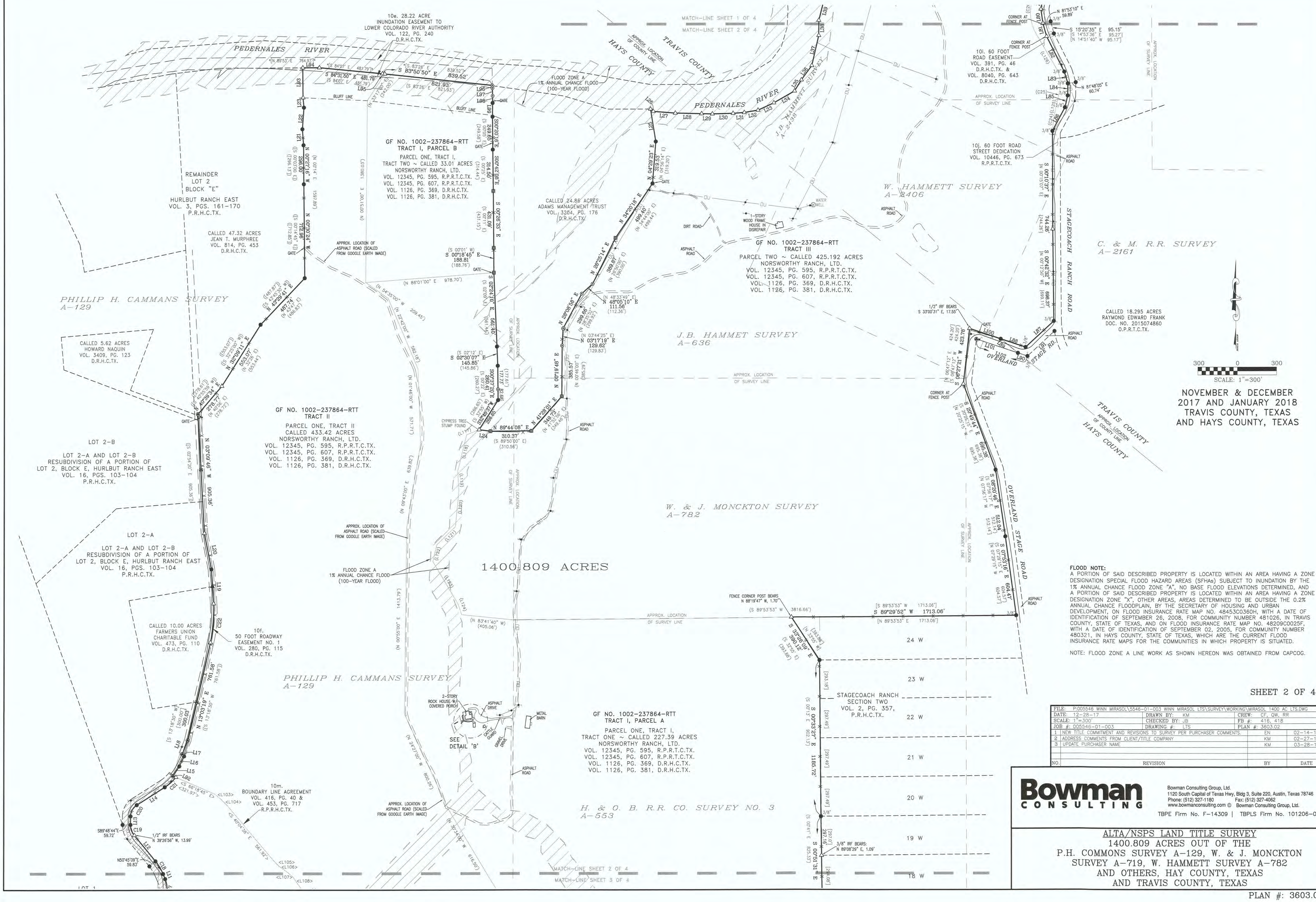
Bowman CONSULTING
Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

ALTA/NSPS LAND TITLE SURVEY
1400.809 ACRES OUT OF THE P.H. COMMONS SURVEY A–129, W. & J. MONCKTON SURVEY A–719, W. HAMMETT SURVEY A–782 AND OTHERS IN HAY COUNTY, TEXAS AND TRAVIS COUNTY, TEXAS

PLAN #: 3603.03

6800

PLOT DATE: Mar 28,2018-12:01pm



FLOOD NOTE:
A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED, AND A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE "X", OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 48453C0360H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY NUMBER 481026, IN TRAVIS COUNTY, STATE OF TEXAS, AND ON FLOOD INSURANCE RATE MAP NO. 48209C0025F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 02, 2005, FOR COMMUNITY NUMBER 480321, IN HAYS COUNTY, STATE OF TEXAS, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITIES IN WHICH PROPERTY IS SITUATED.

NOTE: FLOOD ZONE A LINE WORK AS SHOWN HEREON WAS OBTAINED FROM CAPCOG.

SCALE: 1"=300'

NOVEMBER & DECEMBER 2017 AND JANUARY 2018
TRAVIS COUNTY, TEXAS AND HAYS COUNTY, TEXAS

SHEET 2 OF 4

FILE: P:\005546 WINN MIRASOL\5546-01-003 WINN MIRASOL LTS\SURVEY\WORKING\MIRASOL 1400 AC LTS.DWG			
DATE: 12-28-17	DRAWN BY: KM	CREW: CF, QW, RR	
SCALE: 1"=300'	CHECKED BY: JB	FB #: 416, 418	
JOB #: 005546-01-003	DRAWING #: LTS	PLAN #: 3603.02	
1	NEW TITLE COMMITMENT AND REVISIONS TO SURVEY PER PURCHASER COMMENTS.	EN	02-14-18
2	ADDRESS COMMENTS FROM CLIENT/TITLE COMPANY	KM	02-27-18
3	UPDATE PURCHASER NAME	KM	03-28-18
NO.	REVISION	BY	DATE

Bowman CONSULTING
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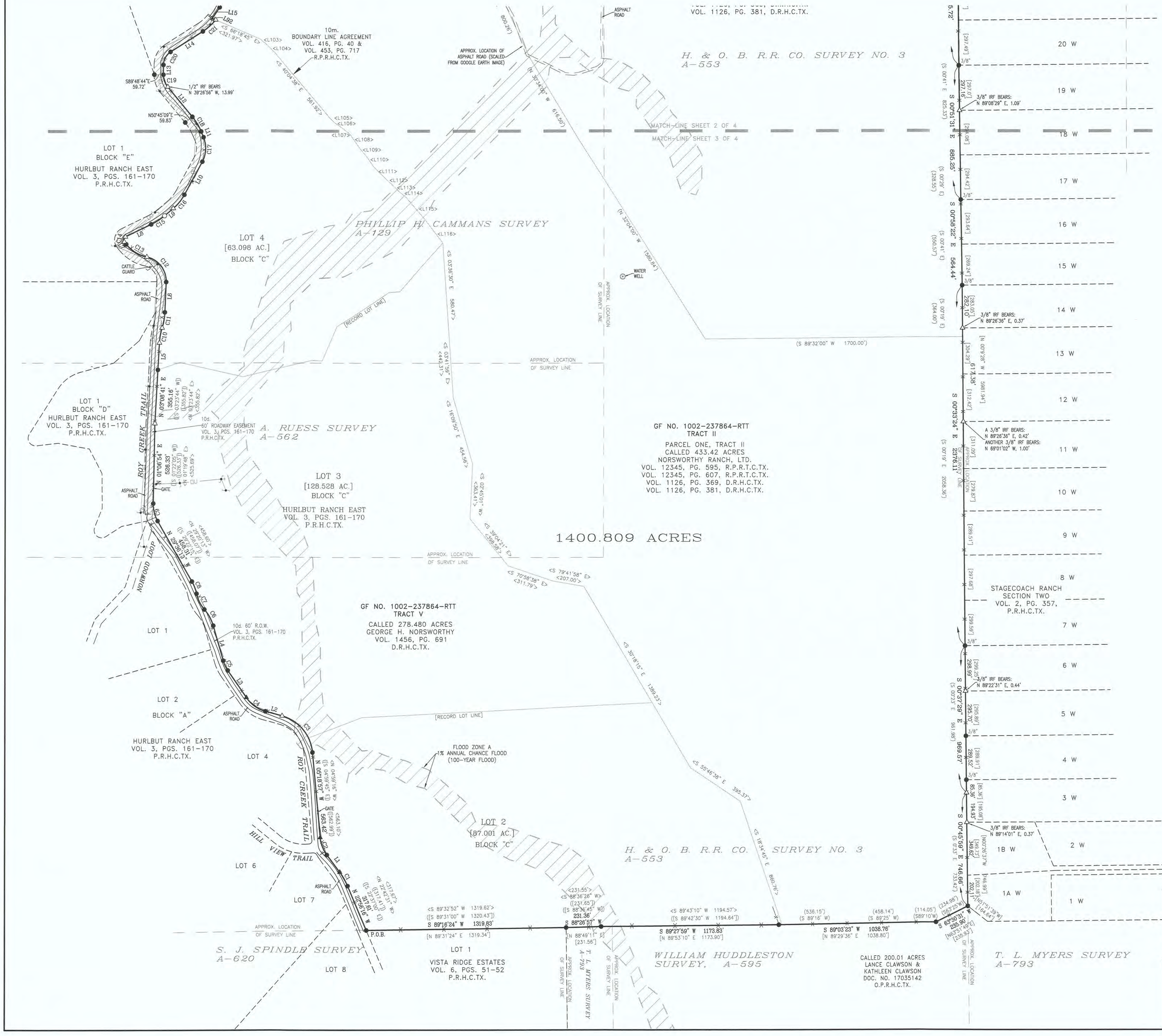
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

ALTA/NSPS LAND TITLE SURVEY
1400.809 ACRES OUT OF THE P.H. COMMONS SURVEY A-129, W. & J. MONCKTON SURVEY A-719, W. HAMMETT SURVEY A-782 AND OTHERS, HAY COUNTY, TEXAS AND TRAVIS COUNTY, TEXAS

PLAN #: 3603.03

PLOT DATE: Mar 28,2018 - 12:02pm

0600



NOVEMBER & DECEMBER 2017 AND JANUARY 2018 TRAVIS COUNTY, TEXAS AND HAYS COUNTY, TEXAS

LEGEND

●	1/2" IRON ROD FOUND
●3/8"	3/8" IRON ROD FOUND
⊠	IRON PIPE FOUND IN ROCK MOUND
⊙	IRON PIPE FOUND
▲	NAIL FOUND
◉	COTTON GIN SPINDLE FOUND
○	BOLT FOUND
■	FENCE POST FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
---·---	BLUFF LINE
—x—	WIRE FENCE
⊸	UTILITY POLE
←	DOWN GUY ANCHOR
—OU—	OVERHEAD UTILITY LINE
⊸	SIGN POST
( )	RECORD INFORMATION PER VOL. 1126, PG. 381, O.P.R.H.C.TX.
([ ])	RECORD INFORMATION PER VOL. 3, PGS. 161-170, P.R.H.C.TX.
< >	RECORD INFORMATION PER VOL. 1456, PG. 691, O.P.R.H.C.TX.
{ }	RECORD INFORMATION PER VOL. 10446, PG. 678, R.P.R.T.C.TX.
[ ]	RECORD INFORMATION PER VOL. 280, PG. 81, D.R.H.C.TX.
[ ]	OTHER RECORD INFORMATION
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
IRF	IRON ROD FOUND
———	BOUNDARY LINE
———	INTERIOR TRACT BOUNDARY LINE
- - - - - -	ADJOINER LINE
— — —	SURVEY ABSTRACT LINE
— — —	EASEMENT LINE
▬ ▬	SHEET MATCH-LINE
P.O.B.	POINT OF BEGINNING

SHEET 3 OF 4

FILE: P:\005546 WINN MIRASOL\5546-01-003 WINN MIRASOL LTS\SURVEY\WORKING\MIRASOL 1400 AC LTS.DWG			
DATE: 12-28-17	DRAWN BY: KM	CREW: CF, CW, RR	
SCALE: 1"=300'	CHECKED BY: JB	FB #: 416, 418	
JOB #: 005546-01-003	DRAWING #: LTS	PLAN #: 3603.02	
1	NEW TITLE COMMITMENT AND REVISIONS TO SURVEY PER PURCHASER COMMENTS.	EN	02-14-18
2	ADDRESS COMMENTS FROM CLIENT/TITLE COMPANY	KM	02-27-18
3	UPDATE PURCHASER NAME	KM	03-28-18
NO.	REVISION	BY	DATE

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ALTA/NSPS LAND TITLE SURVEY
1400.809 ACRES OUT OF THE
P.H. COMMONS SURVEY A-129, W. & J. MONCKTON
SURVEY A-719, W. HAMMETT SURVEY A-782
AND OTHERS, HAY COUNTY, TEXAS
AND TRAVIS COUNTY, TEXAS

PLAN #: 3603.03

PLOT DATE: Mar 28,2018 - 12:02pm

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 37°01'58" W ([S 36°40'00" E]) <N 36°17'03" W>	142.11' ([141.85']) <142.85'>
L2	N 75°07'04" W ([S 74°31'30" E]) <N 74°31'30" W>	114.52' ([114.45']) <114.52'>
L3	N 34°32'56" W ([S 33°56'00" E]) <N 34°17'51" W>	217.64' ([217.05']) <217.57'>
L4	N 15°57'42" W ([S 15°41'00" E]) <N 15°41'00" W>	239.96' ([240.02']) <240.02'>
L5	N 03°08'41" E ([S 03°23'44" W]) <N 03°15'17" E>	177.76' ([177.34']) <177.30'>
L6	N 02°28'44" E ([S 02°43'20" W]) <N 02°42'20" E>	199.78' ([200.24']) <200.24'>
L7	N 39°22'28" W ([S 38°49'24" E]) <N 38°49'30" W>	20.53' ([20.45']) <20.45'>
L8	N 64°27'41" E ([S 64°44'00" W]) <N 64°34'48" E>	189.40' ([189.40']) <188.52'>
L9	N 50°01'36" E ([S 50°16'32" W]) <N 49°52'40" E>	75.36' ([75.25']) <75.25'>
L10	N 28°28'48" E ([S 28°44'00" W]) <N 28°41'19" E>	247.42' ([247.38']) <247.36'>
L11	N 22°03'44" W ([S 22°11'27" E]) <N 23°11'28" W>	41.42' ([41.66']) <41.66'>
L12	N 39°17'08" W ([S 39°01'15" E]) <N 39°04'58" W>	254.67' ([254.58']) <254.58'>
L13	N 00°12'36" E ([S 00°22'45" W]) <N 00°22'39" E>	64.22' ([64.48']) <64.35'>
L14	N 57°44'59" E ([S 58°00'45" W]) <N 58°01'34" E>	251.38' ([251.29']) <251.31'>
L15	N 33°35'56" E ([S 33°53'15" W])	87.90' ([87.83'])
L16	N 25°28'23" E ([S 25°42'30" W])	84.37' ([84.43'])
L17	N 41°34'03" W ([S 41°11'00" E])	21.81' ([21.80'])
L18	N 21°51'13" E ([S 22°06'45" W])	111.91' ([111.66'])
L19	N 03°40'11" W ([S 03°29'29" E])	261.51' ([261.51'])
L20	N 11°08'12" W ([S 10°54'00" E])	278.54' ([278.55'])
L21	N 03°56'58" W ([S 03°37'00" E])	121.84' ([121.74'])
L22	N 04°11'07" E ([S 04°28'30" W])	164.58' ([164.60'])
L23	N 05°18'24" W ([S 05°01'01" E])	75.10' ([75.10'])
L24	S 82°23'37" E (S 81°53'54" E)	87.39' (86.29')
L25	N 09°08'32" W (N 08°47'42" W)	249.20' (249.59')
L26	S 49°35'45" E (S 49°12'03" E)	27.13' (27.13')
L27	S 85°28'55" E (S 85°05'13" E)	168.06' (168.06')
L28	S 88°37'06" E (S 88°13'24" E)	199.92' (199.92')
L29	S 88°50'27" E (S 88°26'45" E)	82.05' (82.05')
L30	N 88°36'18" E (N 89°00'00" E)	157.74' (157.74')
L31	N 85°47'50" E (N 86°11'32" E)	85.56' (85.56')
L32	N 80°40'55" E (N 81°04'37" E)	106.22' (106.22')
L33	N 65°25'04" E (N 65°48'46" E)	132.14' (132.14')
L34	N 60°26'14" E (N 60°49'56" E)	180.72' (180.72')
L35	N 31°35'25" E (N 31°59'07" E)	99.30' (99.30')
L36	N 35°55'59" E (N 36°19'41" E)	135.62' (135.62')
L37	N 13°01'10" E (N 13°24'52" E)	235.17' (235.17')
L38	N 00°08'37" E (N 00°32'19" E)	114.13' (114.13')
L39	N 14°19'41" E (N 14°43'23" E)	156.09' (156.09')
L40	N 02°03'39" W (N 01°39'57" W)	281.76' (281.76')

LINE TABLE

LINE #	BEARING	DISTANCE
L41	N 01°42'46" W (N 01°19'04" W)	360.78' (360.78')
L42	N 21°29'08" W (N 21°05'26" W)	67.11' (67.11')
L43	N 52°04'28" W (N 51°40'46" W)	122.72' (122.72')
L44	N 12°45'20" W (N 12°21'38" W)	274.04' (274.04')
L45	N 13°42'36" E (N 14°06'18" E)	102.49' (102.49')
L46	N 01°24'02" E (N 01°24'02" E)	401.78' (400.61')
L47	N 69°32'38" E (N 69°53'39" E)	182.83' (182.83')
L48	N 61°43'12" E (N 62°04'13" E)	100.52' (100.52')
L49	N 52°16'37" E (N 52°37'38" E)	87.43' (87.43')
L50	N 38°55'24" E (N 39°16'25" E)	78.60' (78.60')
L51	N 28°55'27" E (N 29°16'28" E)	84.03' (84.03')
L52	N 18°26'20" E (N 18°47'21" E)	281.11' (281.11')
L53	N 27°26'55" E (N 27°47'56" E)	35.28' (35.28')
L54	N 76°01'49" E (N 76°22'50" E)	19.29' (19.29')
L55	S 49°36'18" E (S 49°15'17" E)	10.91' (10.91')
L56	S 18°15'16" E (S 17°54'15" E)	17.21' (17.21')
L57	S 01°08'10" W (S 01°29'11" W)	58.85' (58.85')
L58	S 05°28'14" W (S 05°49'15" W)	72.37' (72.37')
L59	S 04°37'52" W (S 04°58'53" W)	183.53' (183.53')
L60	S 01°23'24" W (S 01°44'25" W)	113.24' (113.24')
L61	S 07°58'07" E (S 07°37'06" E)	139.61' (139.61')
L62	S 39°58'32" E (S 39°37'31" E)	76.10' (76.10')
L63	S 70°46'22" E (S 70°25'21" E)	55.48' (55.48')
L64	N 71°29'25" E (N 71°50'26" E)	262.66' (262.66')
L65	N 72°06'25" E (N 72°27'26" E)	12.05' (12.05')
L66	N 34°37'10" E (N 34°58'11" E)	313.39' (313.39')
L67	N 58°53'29" E (N 59°14'30" E)	85.56' (85.58')
L68	S 83°48'41" E (S 83°27'40" E)	109.55' (109.55')
L69	S 79°54'39" E (S 79°33'38" E)	121.13' (121.13')
L70	S 59°22'14" E (S 59°01'13" E)	57.06' (57.06')
L71	S 56°12'17" E (S 55°51'16" E)	371.87' (371.87')
L72	S 70°14'37" E (S 69°53'36" E)	231.76' (231.76')
L73	N 87°22'28" E (N 87°43'29" E)	52.36' (52.36')
L74	S 14°11'02" E {N 14°00'50" W}	153.11' {153.05'}
L75	S 22°28'53" E {N 22°08'04" W}	94.89' {94.89'}
L76	S 04°34'39" W {N 04°49'30" E}	62.09' {61.61'}
L77	S 26°32'18" W {N 26°57'06" E}	318.87' {319.44'}
L78	S 23°10'37" W {N 23°30'59" E}	104.42' {104.50'}
L79	S 09°42'27" W {N 10°06'00" E}	107.98' {107.98'}
L80	S 08°06'50" E {N 07°43'17" W}	106.54' {106.54'}
L81	S 15°17'10" E {N 14°53'36" W}	105.02' {105.02'}
L82	S 26°42'43" E {N 26°18'34" W}	299.98' {300.23'}
L83	S 16°42'00" E {N 16°25'09" W}	93.13' {92.71'}
L84	S 00°44'43" W {N 01°12'16" E}	91.26' {91.84'}
L85	S 13°00'40" W {N 13°30'15" E}	93.02' {92.64'}
L86	S 28°06'24" W {N 28°32'08" E}	202.58' {202.61'}
L87	S 47°25'35" W {N 47°46'20" E}	291.97' {291.45'}
L88	N 71°40'53" W {N 71°12'49" W}	200.05' {200.20'}

LINE TABLE

LINE #	BEARING	DISTANCE
L89	S 50°52'28" E {S 50°29'00" E} [S 50°29' E]	169.43' {169.50'} [169.50']
L90	S 71°36'18" E {N 71°12'49" W} [S 71°36'17" E]	76.89' {77.02'} [76.87']
L91	N 47°23'17" E {S 47°46'20" W} [N 47°23'13" E]	279.29' {280.24'} [279.33']
L92	N 67°01'54" W ([N 66°18'45" W])	23.99' ([23.94'])
L93	N 00°23'23" W ([N 00°06'00" W])	227.07'
L94	N 89°28'10" E (N 89°53' E)	126.44' (125.62')
L95	S 83°50'50" E (S 83°26' E)	17.59' (17.59')
L96	S 02°56'17" E (S 07°51' E)	20.88' (20.16')
L97	S 01°40'54" E (S 01°07' E)	58.86' (58.64')
L98	S 00°19'13" W (S 00°28' W)	53.88' (53.30')
L99	S 00°23'34" W (S 00°37' W)	104.25' (103.77')
L100	N 71°36'18" W [S 71°12'49" E]	250.63' [250.63']
L101	N 71°36'18" W [S 71°36'17" E] [N 71°12'49" W]	335.06' [334.97'] [335.07']
L102	N 71°36'18" W [S 71°36'17" E]	411.95' [411.84']
<L103>	<S 49°56'30" E>	<9.38'>
<L104>	<S 44°27'30" E>	<70.26'>
<L105>	<S 46°10'56" E>	<46.22'>
<L106>	<S 53°55'00" E>	<87.57'>
<L107>	<S 47°30'29" E>	<44.94'>
<L108>	<S 34°46'11" E>	<103.22'>
<L109>	<S 39°00'48" E>	<80.31'>
<L110>	<S 33°46'36" E>	<79.21'>
<L111>	<S 45°09'30" E>	<104.15'>
<L112>	<S 47°35'30" E>	<80.28'>
<L113>	<S 43°29'31" E>	<46.08'>
<L114>	<S 49°47'52" E>	<60.85'>
<L115>	<S 40°13'00" E>	<192.45'>
<L116>	<S 37°04'52" E>	<191.92'>
(L117)	(N 68°55'58" E)	(101.64')
(L118)	(N 14°14'28" E)	(284.18')
(L119)	(N 02°49'37" W)	(149.20')
(L120)	(N 05°53'30" E)	(273.30')
(L121)	(N 45°53'28" E)	(198.22')
(L122)	(N 13°45'29" E)	(129.11')
(L123)	(N 30°12'10" W)	(377.63')
(L124)	(N 18°32'04" W)	(83.95')
(L125)	(N 13°02'44" E)	(148.80')
(L126)	(N 30°01'58" W)	(294.00')
(L127)	(N 27°43'59" E)	(191.61')
(L128)	(N 06°50'12" E)	(323.48')

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	430.75' ([430.75']) <430.75'>	105.21' ([105.63']) <105.08'>	N 29°29'19" W ([N 29°38'30" W]) <N 29°06'35" W>	104.95' ([105.37']) <104.82'>
C2	225.00' ([225.00']) <225.00'>	123.93' ([124.37']) <122.84'>	N 20°53'29" W ([S 20°50'00" E]) <N 21°08'51" W>	122.37' ([122.79']) <121.32'>
C3	275.00' ([275.00'])	333.65' ([333.72'])	N 39°55'47" W ([S 39°45'38" E])	313.56' ([313.62'])
C4	225.00' ([225.00']) <225.00'>	158.77' ([159.40']) <159.40'>	N 54°00'55" W ([S 54°13'45" E]) <N 54°13'45" W>	155.50' ([156.09']) <156.09'>
C5	225.00' ([225.00']) <225.00'>	71.49' ([71.67']) <71.36'>	N 25°01'11" W ([S 24°48'31" E]) <N 24°57'06" W>	71.19' ([71.37']) <71.06'>
C6	276.00' ([276.00']) <276.00'>	123.19' ([123.24']) <123.24'>	N 28°45'35" W ([S 28°28'30" E]) <N 28°28'30" W>	122.17' ([122.22']) <122.22'>
C7	226.15' ([226.15']) <226.15'>	117.82' ([117.89']) <117.89'>	N 26°32'27" W ([S 26°20'00" E]) S 26°20'00" E>	116.50' ([116.56']) <116.56'>
C8	276.00' ([276.00']) <276.00'>	86.41' ([86.57']) <86.56'>	N 20°45'42" W ([S 20°23'10" E]) <N 20°23'10" W>	86.05' ([86.22']) <86.21'>
C9	223.63' ([223.63']) <223.63'>	120.51' ([119.98']) <119.97'>	N 14°12'49" W ([S 14°00'05" E]) <N 14°00'00" W>	119.06' ([118.55']) <118.54'>
C10	400.00' ([400.00']) <400.00'>	100.31' ([100.31']) <100.31'>	N 10°16'09" E ([S 10°34'48" W]) <N 10°34'45" E>	100.05' ([100.05']) <100.05'>
C11	400.00' ([400.00']) <400.00'>	105.13' ([105.13']) <105.13'>	N 09°55'28" E ([S 10°14'07" W]) <N 10°14'00" E>	104.83' ([104.83']) <104.83'>
C12	161.96' ([161.96']) <161.96'>	226.84' ([226.84']) <226.11'>	N 37°40'42" W ([S 37°25'08" E]) <N 37°16'16" W>	208.75' ([208.75']) <208.19'>
C13	240.98' ([240.98']) <240.98'>	162.93' ([162.85']) <162.84'>	N 58°26'02" W ([S 58°11'00" E]) <N 58°10'00" W>	159.84' ([159.77']) <159.76'>
C14	21.90' ([21.90']) <21.90'>	39.58' ([39.58']) <39.58'>	N 12°40'59" E ([S 12°57'18" W]) <N 12°57'15" E>	34.41' ([34.41']) <34.41'>
C15	415.00' ([415.00']) <415.00'>	104.73' ([104.72']) <104.71'>	N 57°13'49" E ([S 57°30'15" W]) <N 57°27'24" E>	104.45' ([104.44']) <104.43'>
C16	310.00' ([310.00']) <310.00'>	116.55' ([116.55']) <116.56'>	N 39°15'51" E ([S 39°30'14" W]) <N 39°42'29" E>	115.86' ([115.86']) <115.87'>
C17	187.51' ([187.51']) <187.51'>	166.33' ([166.66']) <166.66'>	N 02°57'05" E ([S 03°16'15" W]) <N 03°31'05" E>	160.93' ([161.23']) <161.23'>
C18	385.00' ([385.00']) <385.00'>	113.53' ([113.08']) <113.43'>	N 30°55'40" W ([S 30°36'24" E]) <N 30°40'41" W>	113.12' ([112.67']) <113.02'>
C19	126.65' ([126.65']) <126.65'>	87.09' ([87.09']) <87.10'>	N 19°35'34" W ([S 19°19'15" E]) <N 19°18'41" W>	85.38' ([85.38']) <85.39'>
C20	101.33' ([101.33']) <101.33'>	101.85' ([101.93']) <101.76'>	N 28°54'10" E ([S 29°11'44" W]) <N 28°12'46" E>	97.61' ([97.69']) <97.54'>
C21	343.68' ([343.68']) <343.68'>	114.09' ([114.09']) <114.08'>	N 48°14'17" E ([S 48°30'09" W]) <N 48°30'10" E>	113.57' ([113.57']) <113.56'>
C22	1015.00' ([1015.00'])	297.49' ([297.61'])	N 04°35'07" E ([S 04°54'30" W])	296.43' ([296.55'])
C23	25.00' {25.00'}	43.25' {43.25'}	S 43°04'11" E {N 42°43'12" W}	38.05' {38.05'}
(C24)	(951.95')	(155.06')	(S 08°22'47" W)	(154.89')
(C25)	(244.03')	(183.48')	(N 08°29'37" W)	(179.19')
(C26)	(330.00')	(332.71')	(S 01°08'59" E)	(318.80')
(C27)	(482.29')	(175.90')	(N 17°17'05" E)	(174.93')

SURVEY NOTES:

1. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, FOR THE SUBJECT TRACT SHOWN HEREON. (TABLE A, ITEM 6(a), ALTA/NSPS)

2. THERE WERE NO OBSERVED STRIPED PARKING SPACES ON THE SUBJECT TRACT AS SHOWN HEREON. (TABLE A, ITEM 9, ALTA/NSPS)

3. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED, AS SHOWN HEREON. (TABLE A, ITEM 16, ALTA/NSPS)

4. AT THE TIME OF SURVEY, THERE WAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES. (TABLE A, ITEM 17, ALTA/NSPS)

5. NO INFORMATION REGARDING A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT HAS BEEN PROVIDED TO THE SURVEYOR. NO MARKERS DELINEATING WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM 18, ALTA/NSPS)

6. THE THREE WELLS LOCATED AND SHOWN ON THIS SURVEY ARE WATER WELLS.

7. METES AND BOUNDS DESCRIPTION FN2110 WAS PREPARED TO ACCOMPANY THE SURVEY AS SHOWN HEREON.

GF NO.: 1002-237864-RTT
EFFECTIVE DATE: JANUARY 11, 2018
ISSUED JANUARY 23, 2018

LEGAL DESCRIPTION:
TRACT I
CALLED 260.40 ACRES OF LAND SITUATED IN THE H & OB R.R. SURVEY NO. 3, PHILLIP CAMMANS SURVEY AND THE A. REUSE SURVEY IN HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 260.40 ACRES IDENTIFIED AS PARCEL ONE, TRACT I AND COMPRISED OF THAT CALLED 227.39 ACRES DESIGNATED AS TRACT ONE AND THAT CALLED 33.01 ACRES DESIGNATED AS TRACT TWO DESCRIBED IN THE DEED WITH GENERAL WARRANTY TO NORSWORTHY RANCH, LTD. IN VOLUME 12345, PAGE 595 AND VOLUME 12345, PAGE 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 1126, PAGE 369 AND VOLUME 1126, PAGE 381, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT II
CALLED 433.42 ACRES OF LAND SITUATED IN THE H & OB R.R. SURVEY NO. 3, PHILLIP CAMMANS SURVEY AND THE A. REUSE SURVEY IN HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 433.42 ACRES IDENTIFIED AS PARCEL ONE, TRACT II AND DESCRIBED IN THE DEED WITH GENERAL WARRANTY TO NORSWORTHY RANCH, LTD. IN VOLUME 12345, PAGE 595 AND VOLUME 12345, PAGE 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 1126, PAGE 369 AND VOLUME 1126, PAGE 381, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT III
CALLED 425.192 ACRES OF LAND SITUATED IN THE C. & M. R.R. SURVEY NO. 171, C. & M. R.R. SURVEY NO. 172, P. H. COMMONS SURVEY, J. B. HAMMETT SURVEY NO. 156, J.M. HAMMET SURVEY NO. 534, J.C. LITTLE SURVEY NO. 428, IN HAYS AND TRAVIS COUNTY, BEING ALL OF THAT CALLED 425.192 ACRES IDENTIFIED AS PARCEL TWO, 425.192 ACRES AND DESCRIBED IN THE DEED WITH GENERAL WARRANTY TO NORSWORTHY RANCH, LTD. IN VOLUME 12345, PAGE 595 AND VOLUME 12345, PAGE 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 1126, PAGE 369 AND VOLUME 1126, PAGE 381, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT IV
CALLED 2.452 ACRES OF LAND SITUATED IN THE C. & M. R.R. SURVEY NO. 171 AND THE J.M. HAMMET SURVEY NO. 534, IN TRAVIS COUNTY, BEING ALL OF THAT CALLED 2.452 ACRES IDENTIFIED AS PARCEL THREE AND DESCRIBED IN THE DEED WITH GENERAL WARRANTY TO NORSWORTHY RANCH, LTD. IN VOLUME 12345, PAGE 595 AND VOLUME 12345, PAGE 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 1126, PAGE 369 AND VOLUME 1126, PAGE 381, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT V
CALLED 278.480 ACRES OF LAND SITUATED IN THE H & OB R.R. SURVEY NO. 3, PHILLIP CAMMANS SURVEY AND THE A. REUSE SURVEY IN HAYS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 278.480 ACRES DESCRIBED IN THE GENERAL WARRANTY DEED TO GEORGE H. NORSWORTHY IN VOLUME 1456, PAGE 691, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. SAID 278.480 ACRES BEING ALL OF LOTS 2, 3 AND 4, BLOCK C, HURLBUT RANCH EAST A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGES 161 THRU 170, PLAT RECORDS OF HAYS COUNTY, TEXAS.

RESTRICTIVE COVENANTS:
THE RESTRICTIVE COVENANTS OF RECORD IN VOLUME 280, PAGE130, DEED RECORDS OF HAYS COUNTY TEXAS (AS TO TRACTS I AND II) AND IN VOLUME 3, PAGE 161 THRU 170, PLAT RECORDS OF HAYS COUNTY, TEXAS (AS TO TRACT V), AS LISTED IN TITLE COMMITMENT GF NO. 1002-237864-RTT, DO AFFECT THE SUBJECT TRACTS. NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY BOWMAN CONSULTING.

TITLE COMMITMENT SCHEDULE "B" NOTES:
ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT GF NO. 1002-237864-RRT AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY BOWMAN CONSULTING.

10d. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOLUME 3, PAGES 161 THRU 170, PLAT RECORDS OF HAYS COUNTY, TEXAS.
DOES AFFECT SUBJECT TRACT V AS SHOWN HEREON.

10e. TERM, CONDITIONS AND STIPULATIONS SET FORTH IN THAT OVERFLOW RIGHT-OF-WAY AND EASEMENT AGREEMENT GRANTED IN FAVOR OF THE LOWER COLORADO RIVER AUTHORITY, RECORDED JUNE 2, 1941 IN VOLUME 122, PAGE 240, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOES AFFECT SUBJECT TRACT I AND SUBJECT TRACT II AS SHOWN HEREON.

10f. ROADWAY DEDICATION SET FORTH IN THAT INSTRUMENT RECORDED DECEMBER 9, 1975 IN VOLUME 280, PAGE 115 DEED RECORDS OF HAYS COUNTY, TEXAS AS RATIFIED BY THAT INSTRUMENT RECORDED IN VOLUME 280, PAGE 122, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOES AFFECT SUBJECT TRACT II AS SHOWN HEREON.

10g. INGRESS AND EGRESS RIGHT-OF-WAY AND EASEMENT AS SET FORTH IN THAT INSTRUMENT RECORDED APRIL 6, 1977, IN VOLUME 677, PAGE 397, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 294, PAGE 613, DEED RECORDS OF HAYS COUNTY, TEXAS.
MAY AFFECT ALL SUBJECT TRACTS. INSTRUMENT INDICATES AN "EASEMENT OF PASSING IN AND ALONG A CERTAIN WAY OR ROAD...SAID ROAD EXTENDING FROM THE SAID L.T. ADAMS TRACT OVER AND ACROSS ALL OF THE SAID HUNNICUTT RANCH". NO LOCATION OR MEASUREMENT OF ROAD GIVEN.

10h. INGRESS AND EGRESS RIGHT-OF-WAY AND EASEMENT AS SET FORTH IN THAT INSTRUMENT RECORDED JULY 12, 1982, IN VOLUME 7797, PAGE 854, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 379, PAGE 677, DEED RECORDS OF HAYS COUNTY, TEXAS.
MAY AFFECT ALL SUBJECT TRACTS. AMBIGUOUS DESCRIPTION CANNOT BE PLOTTED.

10i. INGRESS AND EGRESS RIGHT-OF-WAY AND EASEMENT AS SET FORTH IN THAT INSTRUMENT RECORDED APRIL 4, 1983, IN VOLUME 8040, PAGE 643, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 391, PAGE 46, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOES AFFECT SUBJECT TRACT IV AS SHOWN HEREON.

10j. STREET AND ROADWAY DEDICATION AS SET FORTH IN THAT INSTRUMENT RECORDED OCTOBER 8, 1987, IN VOLUME 10446, PAGE 673, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
DOES AFFECT SUBJECT TRACT IV AS SHOWN HEREON.

10k. COMMUNICATIONS LINES RIGHT-OF-WAY AND EASEMENT BEING TEN (10') FEET IN WIDTH AS GRANTED IN FAVOR OF GTE SOUTHWEST INCORPORATED IN THAT INSTRUMENT RECORDED MARCH 9, 1993, IN VOLUME 979, PAGE 42, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
BLANKET-TYPE EASEMENT DOES AFFECT A PORTION OF SUBJECT TRACT V, BEING LOT 4, BLOCK C, HURLBUT RANCH EAST.

10l. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE AGREEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 8024, PAGE 421, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND IN VOLUME 390, PAGE 9, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOES AFFECT SUBJECT PROPERTY. SAID INSTRUMENTS CONTAIN A ROUGH SKETCH SHOWING A MEANDERING LINE CALLED PROPOSED ROAD CROSSING SUBJECT TRACT I, TRACT II, TRACT III AND TRACT IV. NO METES AND BOUNDS DESCRIPTION WAS PROVIDED.

10m. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 416, PAGE 40 AND RE-RECORDED IN VOLUME 453, 717, REAL PROPERTY OF HAYS COUNTY, TEXAS.
DOES AFFECT SUBJECT TRACTS I AND V AS SHOWN HEREON.

FILE: P:\005546 WINN MIRASOL\5546-01-003 WINN MIRASOL LTS\SURVEY\WORKING\MIRASOL 1400 AC LTS.DWG			
DATE: 12-28-17	DRAWN BY: KM	CREW: CF, QW, RR	
SCALE: 1"=300'	CHECKED BY: JB	FB #: 416, 418	
JOB #: 005546-01-003	DRAWING #: LTS	PLAN #: 3603.02	
1	NEW TITLE COMMITMENT AND REVISIONS TO SURVEY PER PURCHASER COMMENTS.	EN	02-14-18
2	ADDRESS COMMENTS FROM CLIENT/TITLE COMPANY	KM	02-27-18
3	UPDATE PURCHASER NAME	KM	03-28-18
NO.	REVISION	BY	DATE

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

ALTA/NSPS LAND TITLE SURVEY
1400.809 ACRES OUT OF THE
P.H. COMMONS SURVEY A-129, W. & J. MONCKTON
SURVEY A-719, W. HAMMETT SURVEY A-782
AND OTHERS, HAY COUNTY, TEXAS
AND TRAVIS COUNTY, TEXAS

PLAN #: 3603.03

0092

PLOT DATE: Mar 28,2018 - 12:02pm