



February 13, 2024

Texas Commission on Environmental Quality
Water Availability Division, MC 160
12100 Park 35 Circle
Austin, Texas 78753

RECEIVED

By Eddie Valencia at 9:58 am, Feb 14, 2024

RE: Request for Permit Authorization
College Station Town Center, Inc. Town Lake Project
Brazos County, Texas

Dear Staff:

On behalf of College Station Town Center, Inc. (Applicant), COMPASS ENVIRONMENTAL SOLUTIONS, LLC submits the following information to obtain the necessary Texas Commission on Environmental Quality permit authorizations under TWC § 11.042 for the diversion of water sourced from two groundwater wells providing water for recreational use within an existing 5.2-acre, on-channel reservoir, and commercial irrigation of 10.6 acres in College Station, Brazos County, Texas.

Project Information

The Applicant proposes using a 5.2-acre reservoir, an existing feature historically used for private agricultural use located on an un-named intermittent tributary to Lick Creek, for recreational use, and commercial agricultural irrigation use on approximately 10.6 acres of lands within the adjacent residential development. All 15.8 acres associated with the reservoir and the irrigated lands are owned by the City of College Station and Rock Prairie Management District No. 2, a political subdivision of the State of Texas. The maximum storage capacity of the reservoir is approximately 20-acre-feet (6,517,020 gallons). In addition to the pool level of 20-acre-feet of water, it is estimated approximately 90-acre-feet (29,326,629 gallons) will be used for irrigation; therefore, approximately 110-acre-feet (35,843,610 gallons) of water is anticipated to be needed annually.

The headwater of the un-named intermittent tributary to Lick Creek is approximately 0.53-mile upstream of the upper limits of the reservoir. The application only requests to discharge and subsequently divert groundwater, and the amount of water diverted will not exceed the amount of water discharged, less losses, therefore there should be no changes to downstream instream flows or freshwater inflows and therefore should not adversely affect the quantity or quality of flows remaining after the proposed diversion.

The limited stream flow volume is the reason supplemental source water for the reservoir was needed and the Applicant had two water wells installed adjacent to the reservoir as groundwater supply. The applicant also had the existing reservoir deepened, lined, and had a concrete and rock filter dam/spillway installed within the tributary to Lick Creek at the southeastern limits of the reservoir. The activities were authorized through the United State Army Corps of Engineers (USACE) under Nationwide Permit 14 and assigned project number SWF-2018-00234, with Mr. Eric Dephouse as the USACE Project Manager.

The waters discharged into the reservoir will provide water used within a network of sprinkler systems along the public portions of the development along both sides of Town Lake Drive, the south side of Rock Prairie Road, and around the reservoir perimeter. The proposed diversions and intakes from the reservoir will require flexibility in their stationing; therefore, the Applicant requests approval for discharges and intakes at any location along the reservoir perimeter.

The following information is included or your review and reference:

- Maps (Appendix A)
- Irrigation System As-Builts (Appendix A)
- Administrative Information Checklist, Form 10214b (Appendix B)
- Technical Information Report, Form 10214c (Appendix B)
- Information Sheet: Existing Dam, Form 20344 (Appendix B)
- System Inventory and Water Conservation Plan, Form 10238 (Appendix B)
- Summary of Request (Appendix C)
- Addendum to Worksheet 5.0 (Photos/Appendix D)
- Brazos County Appraisal District Deed Information (Appendix E)
- Signatory Affidavit (Appendix F)
- Water Well Permits (Appendix G)
- Water Quality Analysis (Appendix H)

A check in the amount of \$1,142.34 will be submitted immediately upon notice of receipt of this revised form.

Conclusion

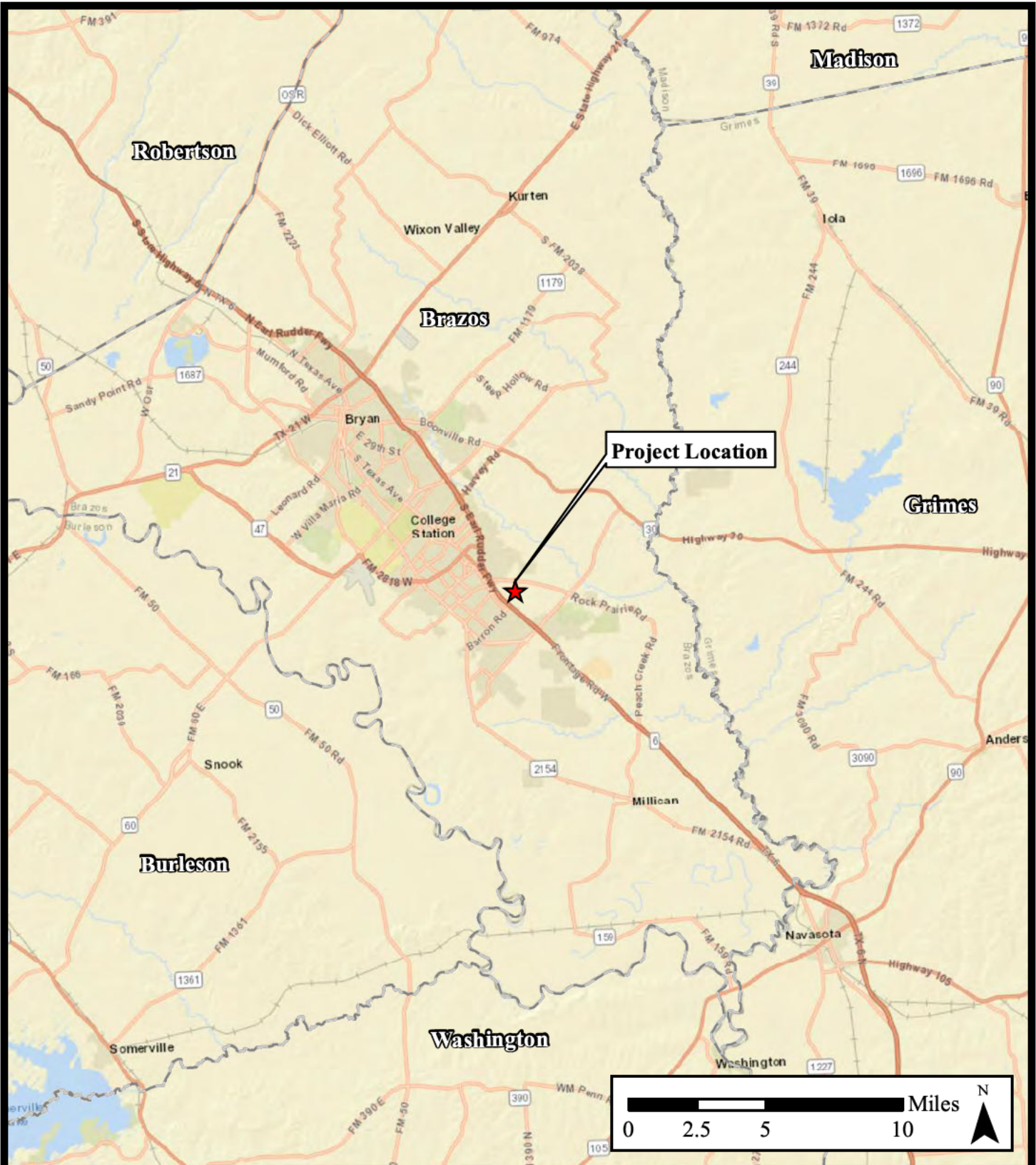
COMPASS ENVIRONMENTAL SOLUTIONS, LLC greatly appreciates your efforts in processing this request for authorization. If you have any questions, please feel free to contact us at (832) 595-9064.

Sincerely,

Andy Boswell
Principal
Compass Environmental Solutions, LLC

Appendix A

Maps and Figures



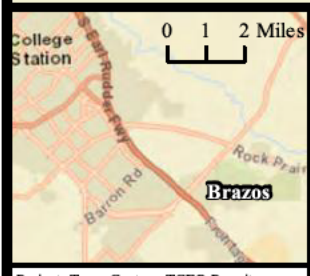
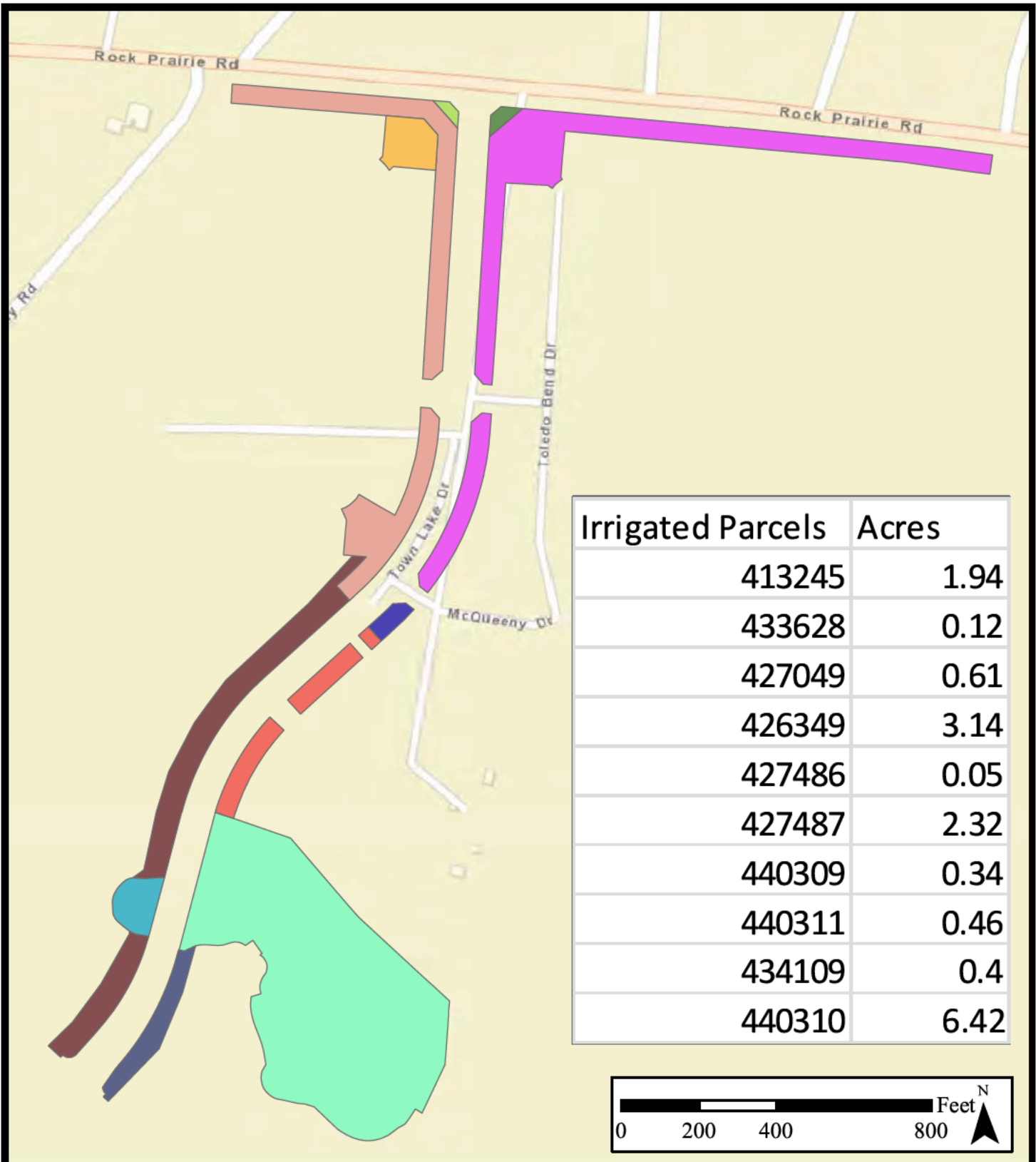
Legend

- ★ Project Location
- County Boundary

**College Station
Town Center, Inc.**

**Figure 1.0
Vicinity
Brazos County, Texas**

Prepared by:



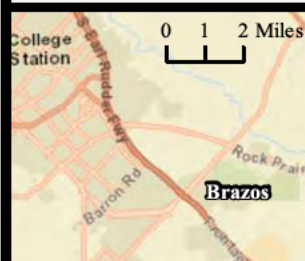
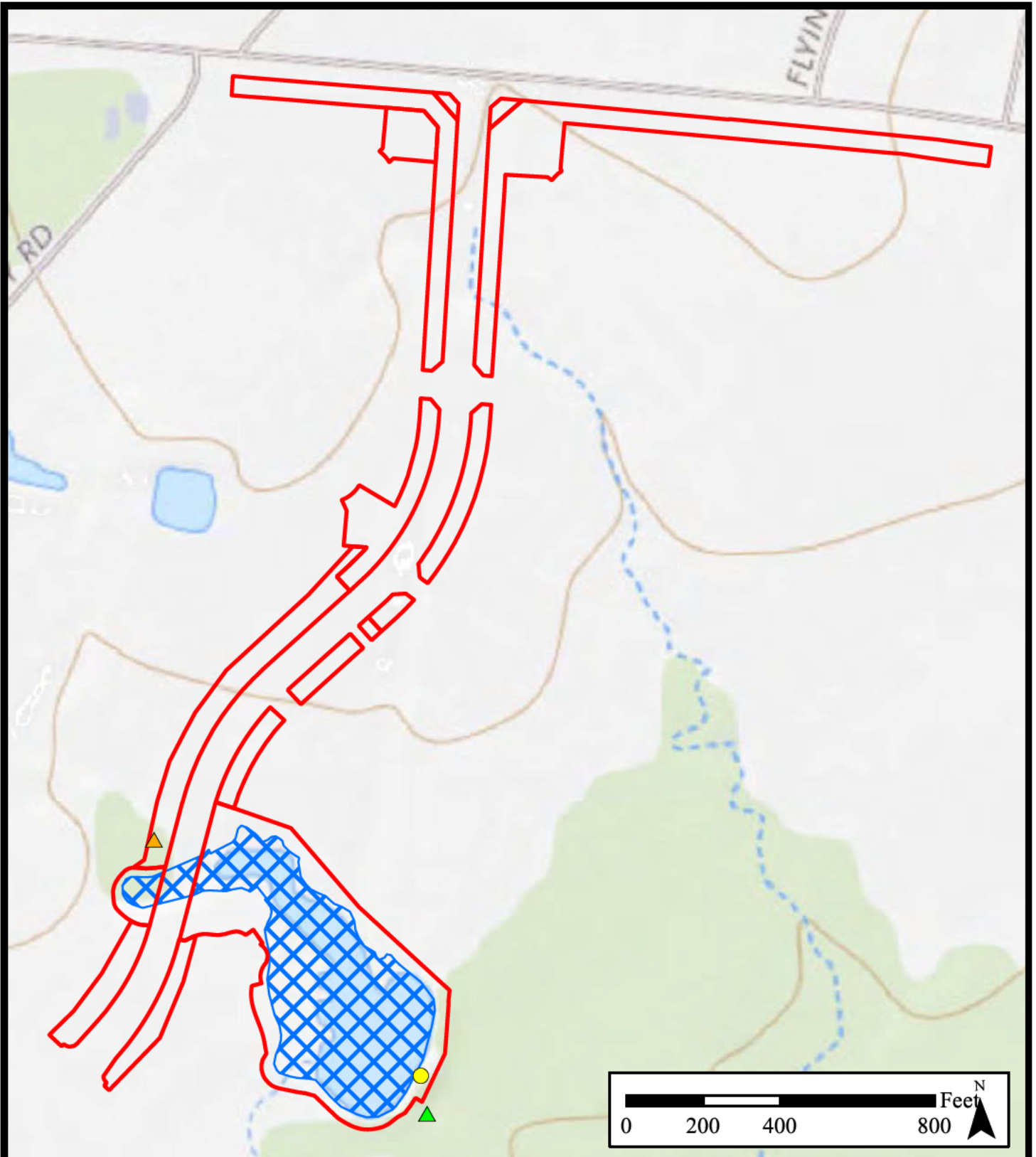
Legend - Brazos County CAD Parcel Id

Irrigated Parcels	427486	434109
426349	427487	440309
426392	413245	440310
427049	433628	440311

Prepared by:

**College Station
Town Center, Inc.**

**Figure 2.0
Location**
Brazos County, Texas



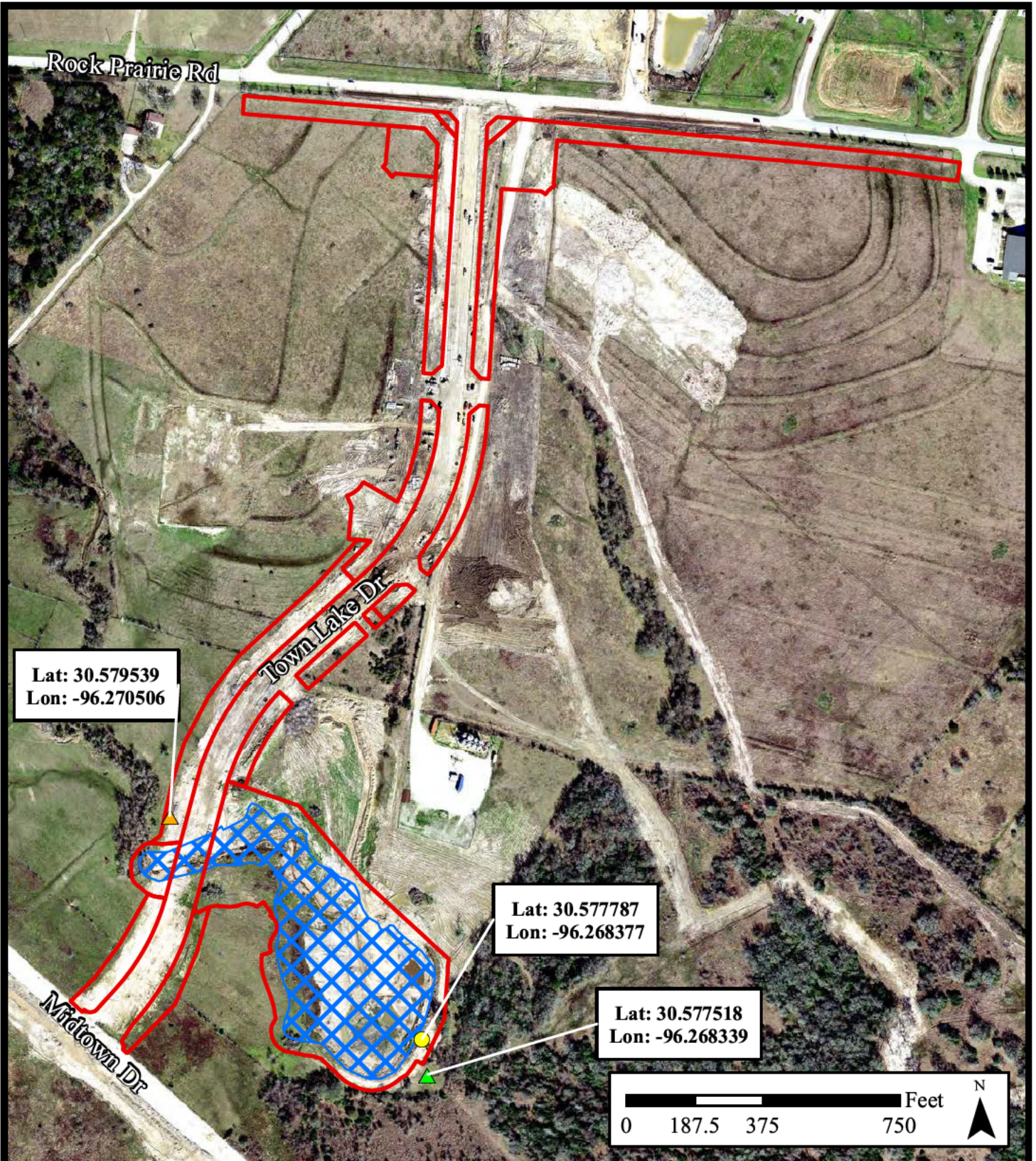
Legend

- ▭ Irrigated Parcels
- Discharge & Diversion Point
- ▲ Well #1
- ▲ Well #2
- ▣ Reservoir

Prepared by:

**College Station
Town Center, Inc.**

**Figure 3.0
Topographic
Brazos County, Texas**



Legend

- Irrigated Parcels
- Reservoir
- Discharge & Diversion Point
- ▲ Well #1
- ▲ Well #2

Prepared by:

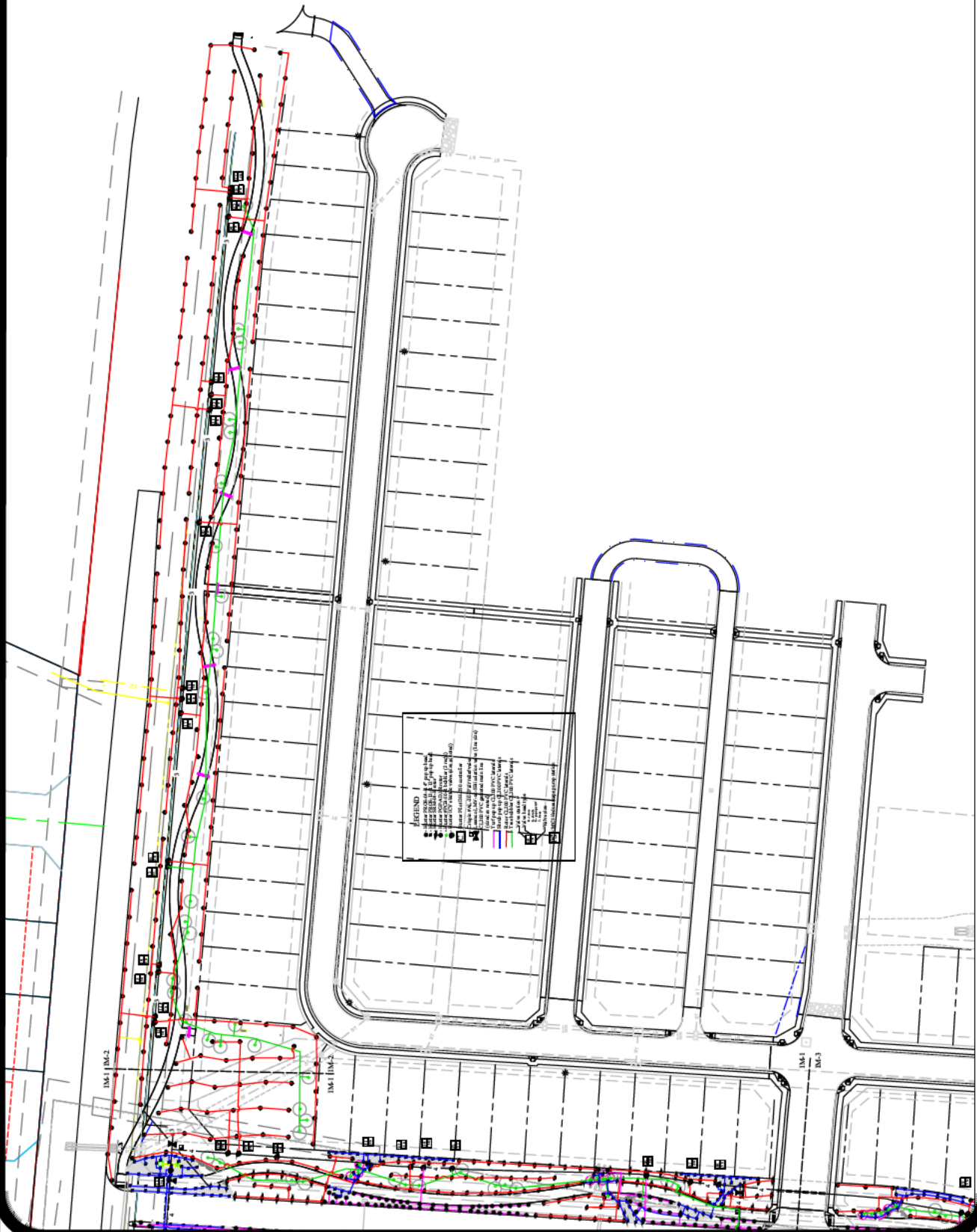
**College Station
Town Center, Inc.**

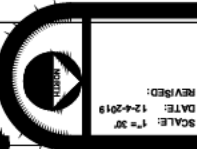
**Figure 4.0
Aerial**
Brazos County, Texas



LES HILL
IRRIGATION
CONSULTANT
Navasota, TX 77868
(832) 725-3214

4260 CR 324
Navasota, TX 77868
DATE: 12-4-2019
REVISED:
SCALE: 1" = 30'





4260 CR 324
 Navasota, TX 77868
 (832) 725-3214
 LES HILL
 IRRIGATION
 CONSULTANT

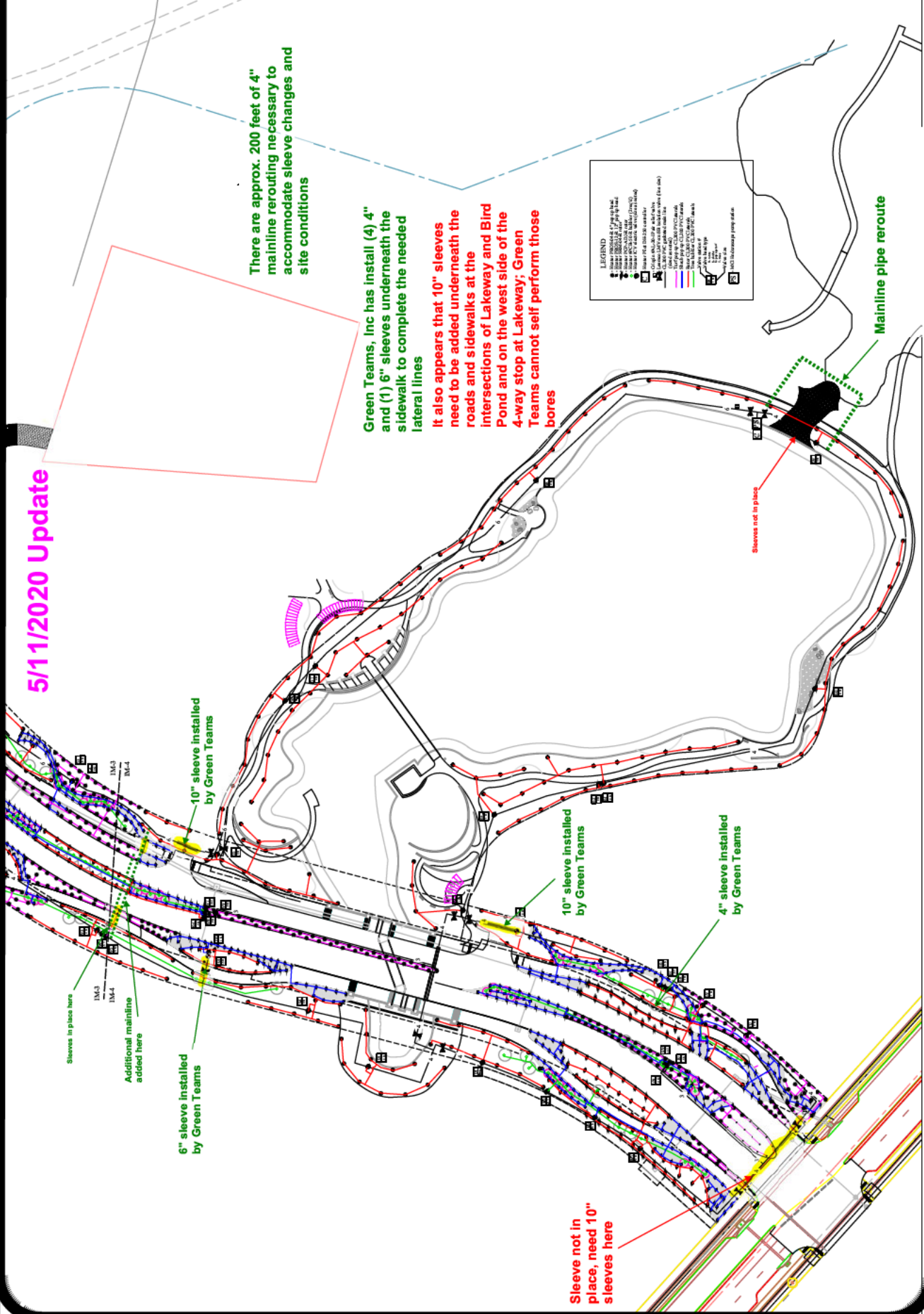


IRRIGATION PLAN
 Mechanical

Midtown Center
 College Station, TX

IM-4

5/11/2020 Update



There are approx. 200 feet of 4" mainline rerouting necessary to accommodate sleeve changes and site conditions

Green Teams, Inc has install (4) 4" and (1) 6" sleeves underneath the sidewalk to complete the needed lateral lines
 It also appears that 10" sleeves need to be added underneath the roads and sidewalks at the intersections of Lakeway and Bird Pond and on the west side of the 4-way stop at Lakeway; Green Teams cannot self perform those bores

LEGEND

- 10" sleeve installed by Green Teams
- 6" sleeve installed by Green Teams
- 4" sleeve installed by Green Teams
- Sleeves not in place, need 10" sleeves here
- Mainline pipe reroute
- Valve
- Valve box
- Valve cover
- Valve cover (with 12" diameter)
- Valve cover (with 18" diameter)
- Valve cover (with 24" diameter)
- Valve cover (with 30" diameter)
- Valve cover (with 36" diameter)
- Valve cover (with 42" diameter)
- Valve cover (with 48" diameter)
- Valve cover (with 54" diameter)
- Valve cover (with 60" diameter)
- Valve cover (with 66" diameter)
- Valve cover (with 72" diameter)
- Valve cover (with 78" diameter)
- Valve cover (with 84" diameter)
- Valve cover (with 90" diameter)
- Valve cover (with 96" diameter)
- Valve cover (with 102" diameter)
- Valve cover (with 108" diameter)
- Valve cover (with 114" diameter)
- Valve cover (with 120" diameter)
- Valve cover (with 126" diameter)
- Valve cover (with 132" diameter)
- Valve cover (with 138" diameter)
- Valve cover (with 144" diameter)
- Valve cover (with 150" diameter)
- Valve cover (with 156" diameter)
- Valve cover (with 162" diameter)
- Valve cover (with 168" diameter)
- Valve cover (with 174" diameter)
- Valve cover (with 180" diameter)
- Valve cover (with 186" diameter)
- Valve cover (with 192" diameter)
- Valve cover (with 198" diameter)
- Valve cover (with 204" diameter)
- Valve cover (with 210" diameter)
- Valve cover (with 216" diameter)
- Valve cover (with 222" diameter)
- Valve cover (with 228" diameter)
- Valve cover (with 234" diameter)
- Valve cover (with 240" diameter)
- Valve cover (with 246" diameter)
- Valve cover (with 252" diameter)
- Valve cover (with 258" diameter)
- Valve cover (with 264" diameter)
- Valve cover (with 270" diameter)
- Valve cover (with 276" diameter)
- Valve cover (with 282" diameter)
- Valve cover (with 288" diameter)
- Valve cover (with 294" diameter)
- Valve cover (with 300" diameter)

Sleeves in place here
 IM3
 IM4
 IM5
 IM6

6" sleeve installed by Green Teams

10" sleeve installed by Green Teams

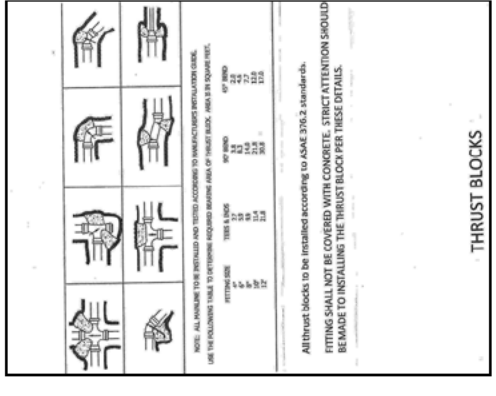
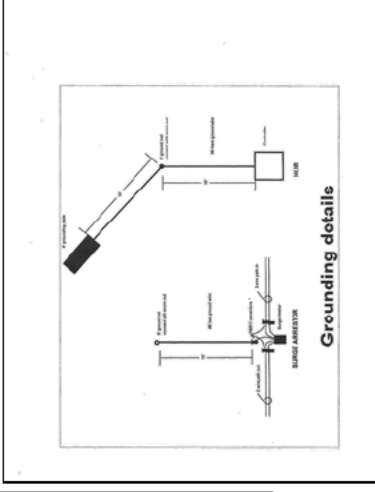
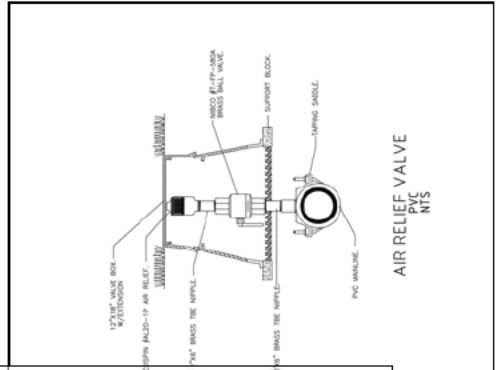
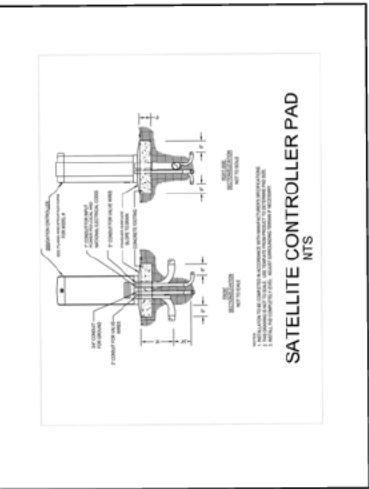
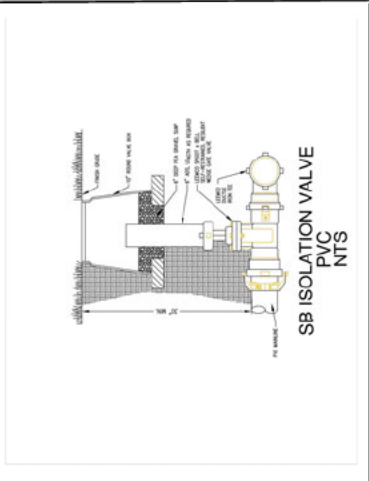
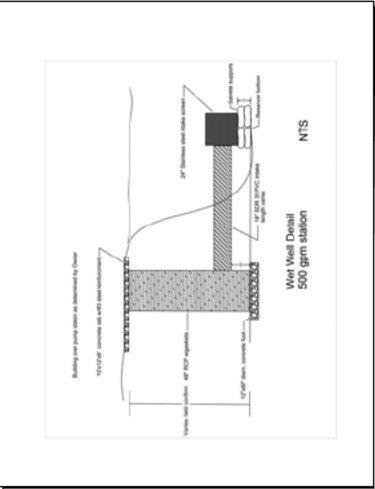
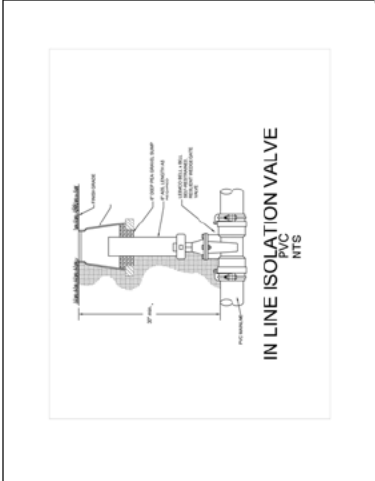
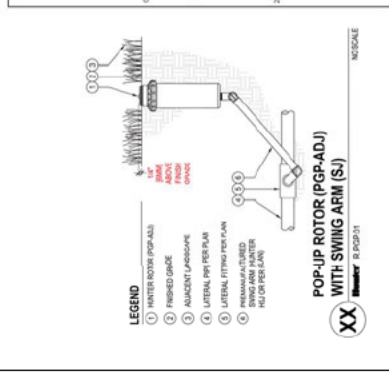
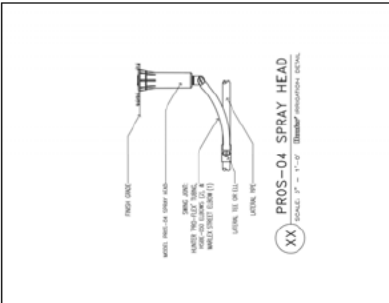
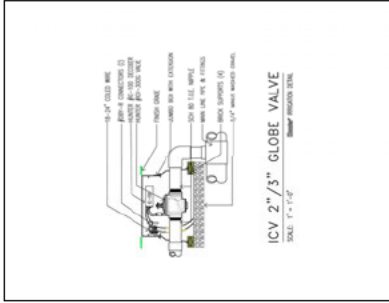
10" sleeve installed by Green Teams

4" sleeve installed by Green Teams

Sleeve not in place, need 10" sleeves here

Sleeves not in place

Mainline pipe reroute



Midtown Center
College Station, TX

DETAILS

LES HILL IRRIGATION CONSULTANT
(832) 725-3214
Navasota, TX 77868

4260 CR 324
DATE: 12-2-2019
SCALE: NA
REVISED: 12-2-2019

I, Les Hill, to hereby affirm that this plan conforms to all requirements of TCEQ.

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ)(MC-178).
P.O. Box 13087, Austin, TX 78711-3087.
TCEQ's website is www.tceq.state.tx.us

Notes

1. All installation shall be in strict accordance with City of College Station, TCEQ and all additional Federal, state and local authorities.
2. All main line fittings shall be push on ductile iron. All fittings requiring a change in direction shall also have joint restraints and either thrust blocks or additional joint restraints for a minimum of 30' each direction.
3. All lateral line fittings shall be SCH40 PVC solvent weld.
4. All main line piping shall be CL200 PVC 1120/1220 gasketed.
5. All lateral line piping shall be CL200 PVC 1120/1220 solvent weld.
6. Piping is diagrammatic. Contractor shall use best routing in field.
7. All main line piping shall have a minimum of 18" cover.
8. All sub main piping shall have a minimum of 12" cover.
9. All wire connections not at a valve or controller shall be placed in a 10" round (24v) or 12" rectangular (120v) valve box marked 'electric'.
10. All components shall be installed in strict accordance with manufacturer's specifications..
11. All 120v wiring shall be Tray wire, NEC UF approved. Wiring shall be THWN of the size indicated on the plans. All 120v wiring shall be installed by a licensed electrician.
12. All 24v 2 wire shall be Paige P7354.
13. All components shall be clearly marked for effluent use. All pipe shall be purple. All heads, valves and valve boxes shall be fitted with purple lids or covers. All components shall meet TCEQ and local requirements for the use of effluent water.

Nozzling Notes

- Nozzling for the heads shall be as follows:
1. PGP rotors- All PGP rotors shall have a #4 red nozzle. Full circle rotors and part circle rotors shall be on separate zones.
 2. SRM rotors- All SRM rotors shall have a .75 nozzle. Full circle and part circle may be on the same zone.
 3. Pop ups sprays (turf and shrub)- All sprays shall have PS ultra standard nozzles. Nozzle size shall be determined by head spacing, i.e., head to head nozzling. 15' spacing shall require #515 strip nozzles.
 4. Tree bubblers (2 per tree) shall be #PCB-R-50.

HYDRALLICS	
Overall	332 gpm @ 80 psi
Water available	480 gpm @ 100 psi
Water available	480 gpm @ 100 psi (includes tree bubbling)
Flow rate	0.25 in/hr
SRM rotors	1.8 in/hr
Pop ups	1.5 in/hr
Tree bubblers	3.3 in/hr
Maximum weekly application rate based on 15'	
Flow rate	280 minutes
SRM rotors	40 minutes
Pop ups	40 minutes
Tree bubblers	80 minutes
Water application time:	
SRM rotors	40 gpm
Pop ups	40 gpm
Tree bubblers	40 gpm
Head elevation of each individual pipe and 250 gpm	

LATERAL PIPE SIZING	
Head loss	2.0
SGP	6.5
SRM	14.0
SRM	19.53
SRM	43.08
SRM & pop ups	5.9
SRM	10.58
SRM	14.40
SRM	24.40
SRM	43.08
Tree bubblers	2.0
SRM	6.5
SRM	10.58
SRM	14.40
SRM	24.40

PRESSURE LOSS CALCULATION (EMERTY CASE)	
Flow rate	40 gpm
Head design	1.36
Material	3.000000
Length	30
Friction loss	0.76
Total friction loss	0.76

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ)(MC-178).
P.O. Box 13087, Austin, TX 78711-3087.
TCEQ's website is www.tceq.state.tx.us

I, Les Hill, do hereby affirm that this plan conforms to all requirements of TCEQ.



Appendix B

TCEQ Forms

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

TCEQ WATER RIGHTS PERMITTING APPLICATION

ADMINISTRATIVE INFORMATION CHECKLIST

Complete and submit this checklist for each application. See Instructions Page. 5.

APPLICANT(S): College Station Town Center, Inc.

Indicate whether the following items are included in your application by writing either Y (for yes) or N (for no) next to each item (all items are not required for every application).

Y/N

- Administrative Information Report**
- Additional Co-Applicant Information
- Additional Co-Applicant Signature Pages
- Written Evidence of Signature Authority
- Technical Information Report**
- USGS Map (or equivalent)
- Map Showing Project Details
- Original Photographs
- Water Availability Analysis
- Worksheet 1.0**
- Recorded Deeds for Irrigated Land
- Consent For Irrigation Land
- Worksheet 1.1**
- Addendum to Worksheet 1.1
- Worksheet 1.2**
- Addendum to Worksheet 1.2
- Worksheet 2.0**
- Additional W.S 2.0 for Each Reservoir
- Dam Safety Documents
- Notice(s) to Governing Bodies
- Recorded Deeds for Inundated Land
- Consent For Inundation Land

Y/N

- Worksheet 3.0**
- Additional W.S 3.0 for each Point
- Recorded Deeds for Diversion Points
- Consent For Diversion Access
- Worksheet 4.0**
- TPDES Permit(s)
- WWTP Discharge Data
- 24-hour Pump Test
- Groundwater Well Permit
- Signed Water Supply Contract
- Worksheet 4.1**
- Worksheet 5.0**
- Addendum to Worksheet 5.0
- Worksheet 6.0**
- Water Conservation Plan(s)
- Drought Contingency Plan(s)
- Documentation of Adoption
- Worksheet 7.0**
- Accounting Plan
- Worksheet 8.0**
- Fees

For Commission Use Only:

Proposed/Current Water Right Number: _____

Basin: _____ Watermaster area Y/N: _____

ADMINISTRATIVE INFORMATION REPORT

The following information is required for all new applications and amendments.

***** Applicants are strongly encouraged to schedule a pre-application meeting with TCEQ Staff to discuss Applicant's needs prior to submitting an application. Call the Water Rights Permitting Team to schedule a meeting at (512) 239-4600.**

1. TYPE OF APPLICATION (Instructions, Page. 6)

Indicate, by marking X, next to the following authorizations you are seeking.

New Appropriation of State Water

Amendment to a Water Right *

Bed and Banks

****If you are seeking an amendment to an existing water rights authorization, you must be the owner of record of the authorization. If the name of the Applicant in Section 2, does not match the name of the current owner(s) of record for the permit or certificate or if any of the co-owners is not included as an applicant in this amendment request, your application could be returned. If you or a co-applicant are a new owner, but ownership is not reflected in the records of the TCEQ, submit a change of ownership request (Form TCEQ-10204) prior to submitting the application for an amendment. See Instructions page. 6. Please note that an amendment application may be returned, and the Applicant may resubmit once the change of ownership is complete.***

Please summarize the authorizations or amendments you are seeking in the space below or attach a narrative description entitled "Summary of Request."

See attached "Summary of Request".

2. APPLICANT INFORMATION (Instructions, Page. 6)

a. Applicant

Indicate the number of Applicants/Co-Applicants 1
(Include a copy of this section for each Co-Applicant, if any)

What is the Full Legal Name of the individual or entity (applicant) applying for this permit?

College Station Town Center, Inc.

(If the Applicant is an entity, the legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal documents forming the entity.)

If the applicant is currently a customer with the TCEQ, what is the Customer Number (CN)? You may search for your CN on the TCEQ website at

<http://www15.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch>

CN : _____ (leave blank if you do not yet have a CN).

What is the name and title of the person or persons signing the application? Unless an application is signed by an individual applicant, the person or persons must submit written evidence that they meet the signatory requirements in 30 TAC § 295.14.

First/Last Name: James Murr

Title: President

Have you provided written evidence meeting the signatory requirements in 30 TAC § 295.14, as an attachment to this application?

What is the applicant’s mailing address as recognized by the US Postal Service (USPS)? You may verify the address on the USPS website at

<https://tools.usps.com/go/ZipLookupAction!input.action>.

Name: College Station Town Cente

Mailing Address: 4121 State Hwy 6 South, St

City: College Station

State: TX

ZIP Code: 77845

Indicate an X next to the type of Applicant:

- | | |
|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Sole Proprietorship-D.B.A. |
| <input type="checkbox"/> Partnership | <input checked="" type="checkbox"/> Corporation |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Estate |
| <input type="checkbox"/> Federal Government | <input type="checkbox"/> State Government |
| <input type="checkbox"/> County Government | <input type="checkbox"/> City Government |
| <input type="checkbox"/> Other Government | <input type="checkbox"/> Other _____ |

For Corporations or Limited Partnerships, provide:

State Franchise Tax ID Number: EIN - 82-2747318 SOS Charter (filing) Number: NA

3. APPLICATION CONTACT INFORMATION (Instructions, Page. 9)

If the TCEQ needs additional information during the review of the application, who should be contacted? Applicant may submit their own contact information if Applicant wishes to be the point of contact.

First and Last Name: **Andy Boswell**

Title: **Principal**

Organization Name: **Compass Environmental So**

Mailing Address: **1625 Cottonwood School Rl**

City: **Rosenberg** State: **TX** ZIP Code: **77471**

Phone No.: **832-595-9064** Extension: **NA**

Fax No.: E-mail Address: 

4. WATER RIGHT CONSOLIDATED CONTACT INFORMATION (Instructions, Page. 9)

This section applies only if there are multiple Owners of the same authorization. Unless otherwise requested, Co-Owners will each receive future correspondence from the Commission regarding this water right (after a permit has been issued), such as notices and water use reports. Multiple copies will be sent to the same address if Co-Owners share the same address. Complete this section if there will be multiple owners and all owners agree to let one owner receive correspondence from the Commission. Leave this section blank if you would like all future notices to be sent to the address of each of the applicants listed in section 2 above.

I/We authorize all future notices be received on my/our behalf at the following:

First and Last Name: NA

Title: NA

Organization Name: NA

Mailing Address: NA

City: NA

State: NA

ZIP Code: NA

Phone No.: NA

Extension: NA

Fax No.: NA

E-mail Address: NA

5. MISCELLANEOUS INFORMATION (Instructions, Page. 9)

a. The application will not be processed unless all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol by all applicants/co-applicants. If you need assistance determining whether you owe delinquent penalties or fees, please call the Water Rights Permitting Team at (512) 239-4600, prior to submitting your application.

1. Does Applicant or Co-Applicant owe any fees to the TCEQ? **Yes / No NO**

If **yes**, provide the following information:

Account number: **NA**

Amount past due: **NA**

2. Does Applicant or Co-Applicant owe any penalties to the TCEQ? **Yes / No NO**

If **yes**, please provide the following information:

Enforcement order number: **NA**

Amount past due: **NA**

b. If the Applicant is a taxable entity (corporation or limited partnership), the Applicant must be in good standing with the Comptroller or the right of the entity to transact business in the State may be forfeited. See Texas Tax Code, Subchapter F. Applicant's may check their status with the Comptroller at <https://mycpa.cpa.state.tx.us/coa/>

Is the Applicant or Co-Applicant in good standing with the Comptroller? **Yes / No YES**

c. The commission will not grant an application for a water right unless the applicant has submitted all Texas Water Development Board (TWDB) surveys of groundwater and surface water use - if required. See TWC §16.012(m) and 30 TAC § 297.41(a)(5).

Applicant has submitted all required TWDB surveys of groundwater and surface water? **Yes / No NA**

6. SIGNATURE PAGE (Instructions, Page. 11)

Applicant:

I, James Murr President
(Typed or printed name) (Title)

certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under Title 30 Texas Administrative Code §295.14 to sign and submit this document and I have submitted written evidence of my signature authority.

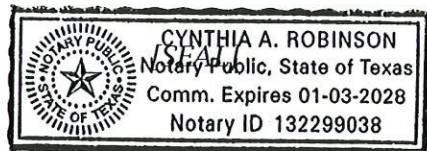
Signature: [Handwritten Signature] Date: 2/7/24
(Use blue ink)

Subscribed and Sworn to before me by the said

on this 7th day of February, 2024.
My commission expires on the 15th day of January, 2028.

Cynthia A Robinson
Notary Public

Brazos
County, Texas



If the Application includes Co-Applicants, each Applicant and Co-Applicant must submit an original, separate signature page

TECHNICAL INFORMATION REPORT

WATER RIGHTS PERMITTING

This Report is required for applications for new or amended water rights. Based on the Applicant's responses below, Applicant are directed to submit additional Worksheets (provided herein). A completed Administrative Information Report is also required for each application.

Applicants are strongly encouraged to schedule a pre-application meeting with TCEQ Permitting Staff to discuss Applicant's needs and to confirm information necessary for an application prior to submitting such application. Please call Water Availability Division at (512) 239-4600 to schedule a meeting. Applicant attended a pre-application meeting with TCEQ Staff for this Application? Y / N^N_____ (If yes, date :_____).

1. New or Additional Appropriations of State Water. Texas Water Code (TWC) § 11.121 (Instructions, Page. 12)

State Water is: *The water of the ordinary flow, underflow, and tides of every flowing river, natural stream, and lake, and of every bay or arm of the Gulf of Mexico, and the storm water, floodwater, and rainwater of every river, natural stream, canyon, ravine, depression, and watershed in the state. TWC § 11.021.*

- a. Applicant requests a new appropriation (diversion or impoundment) of State Water? Y / N^Y_____
- b. Applicant requests an amendment to an existing water right requesting an increase in the appropriation of State Water or an increase of the overall or maximum combined diversion rate? Y / N^N_____ (If yes, indicate the Certificate or Permit number: NA)

If Applicant answered yes to (a) or (b) above, does Applicant also wish to be considered for a term permit pursuant to TWC § 11.1381? Y / N^N_____

- c. Applicant requests to extend an existing Term authorization or to make the right permanent? Y / N^N_____ (If yes, indicate the Term Certificate or Permit number: NA)

If Applicant answered yes to (a), (b) or (c), the following worksheets and documents are required:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir requested in the application)
- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point and/or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach requested in the application)
- **Worksheet 5.0 – Environmental Information Worksheet**
- **Worksheet 6.0 – Water Conservation Information Worksheet**
- **Worksheet 7.0 – Accounting Plan Information Worksheet**
- **Worksheet 8.0 – Calculation of Fees**
- **Fees calculated on Worksheet 8.0 – see instructions Page. 34.**
- **Maps – See instructions Page. 15.**
- **Photographs - See instructions Page. 30.**

Additionally, if Applicant wishes to submit an alternate source of water for the project/authorization, see Section 3, Page 3 for Bed and Banks Authorizations (Alternate sources may include groundwater, imported water, contract water or other sources).

Additional Documents and Worksheets may be required (see within).

2. Amendments to Water Rights. TWC § 11.122 (Instructions, Page. 12)

This section should be completed if Applicant owns an existing water right and Applicant requests to amend the water right. ***If Applicant is not currently the Owner of Record in the TCEQ Records, Applicant must submit a Change of Ownership Application (TCEQ-10204) prior to submitting the amendment Application or provide consent from the current owner to make the requested amendment. If the application does not contain consent from the current owner to make the requested amendment, TCEQ will not begin processing the amendment application until the Change of Ownership has been completed and will consider the Received Date for the application to be the date the Change of Ownership is completed. See instructions page. 6.***

Water Right (Certificate or Permit) number you are requesting to amend: NA

Applicant requests to sever and combine existing water rights from one or more Permits or Certificates into another Permit or Certificate? **Y / N^N** _____ (if yes, complete chart below):

List of water rights to sever	Combine into this ONE water right
NA	NA

- a. Applicant requests an amendment to an existing water right to increase the amount of the appropriation of State Water (diversion and/or impoundment)? **Y / N^N** _____

*If yes, application is a new appropriation for the increased amount, complete **Section 1 of this Report (PAGE. 1) regarding New or Additional Appropriations of State Water.***

- b. Applicant requests to amend existing Term authorization to extend the term or make the water right permanent (remove conditions restricting water right to a term of years)? **Y / N^N** _____

*If yes, application is a new appropriation for the entire amount, complete **Section 1 of this Report (PAGE. 1) regarding New or Additional Appropriations of State Water.***

- c. Applicant requests an amendment to change the purpose or place of use or to add an additional purpose or place of use to an existing Permit or Certificate? **Y / N^N** _____

If yes, submit:

- **Worksheet 1.0 - Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 1.2 - Notice: "Marshall Criteria"**

- d. Applicant requests to change: diversion point(s); or reach(es); or diversion rate? **Y / N^N** _____

If yes, submit:

- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach)
- **Worksheet 5.0 - Environmental Information** (Required for any new diversion points that are not already authorized in a water right)

- e. Applicant requests amendment to add or modify an impoundment, reservoir, or dam? **Y / N^N** _____

*If yes, submit: **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir)*

- f. Other - Applicant requests to change any provision of an authorization not mentioned above? Y / N^N_____ *If yes, call the Water Availability Division at (512) 239-4600 to discuss.*

Additionally, all amendments require:

- **Worksheet 8.0 – Calculation of Fees; and Fees calculated – see instructions Page. 34**
- **Maps – See instructions Page. 15.**
- **Additional Documents and Worksheets may be required (see within).**

3. Bed and Banks. TWC § 11.042 (Instructions, Page 13)

- a. Pursuant to contract, Applicant requests authorization to convey, stored or conserved water to the place of use or diversion point of purchaser(s) using the bed and banks of a watercourse? TWC § 11.042(a). Y/N^N_____

If yes, submit a signed copy of the Water Supply Contract pursuant to 30 TAC §§ 295.101 and 297.101. Further, if the underlying Permit or Authorization upon which the Contract is based does not authorize Purchaser's requested Quantity, Purpose or Place of Use, or Purchaser's diversion point(s), then either:

- 1. Purchaser must submit the worksheets required under Section 1 above with the Contract Water identified as an alternate source; or*
- 2. Seller must amend its underlying water right under Section 2.*

- b. Applicant requests to convey water imported into the state from a source located wholly outside the state using the bed and banks of a watercourse? TWC § 11.042(a-1). Y / N^N_____

If yes, submit: worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps and fees from the list below.

- c. Applicant requests to convey Applicant's own return flows derived from privately owned groundwater using the bed and banks of a watercourse? TWC § 11.042(b). Y / N^N_____

If yes, submit: worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps, and fees from the list below.

- d. Applicant requests to convey Applicant's own return flows derived from surface water using the bed and banks of a watercourse? TWC § 11.042(c). Y / N^N_____

If yes, submit: worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, Maps, and fees from the list below.

****Please note, if Applicant requests the reuse of return flows belonging to others, the Applicant will need to submit the worksheets and documents under Section 1 above, as the application will be treated as a new appropriation subject to termination upon direct or indirect reuse by the return flow discharger/owner.***

- e. Applicant requests to convey water from any other source, other than (a)-(d) above, using the bed and banks of a watercourse? TWC § 11.042(c). Y / N^Y_____

If yes, submit: worksheets 1.0, 2.0, 3.0, 4.0, 5.0, 7.0, 8.0, Maps, and fees from the list below.

Worksheets and information:

- **Worksheet 1.0 – Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Impoundment/Dam Information Worksheet** (submit one worksheet for each impoundment or reservoir owned by the applicant through which water will be conveyed or diverted)
- **Worksheet 3.0 - Diversion Point Information Worksheet** (submit one worksheet for the downstream limit of each diversion reach for the proposed conveyances)
- **Worksheet 4.0 – Discharge Information Worksheet** (for each discharge point)

- **Worksheet 5.0 – Environmental Information Worksheet**
- **Worksheet 6.0 – Water Conservation Information Worksheet**
- **Worksheet 7.0 – Accounting Plan Information Worksheet**
- **Worksheet 8.0 – Calculation of Fees; and Fees calculated – see instructions Page. 34**
- **Maps – See instructions Page. 15.**
- **Additional Documents and Worksheets may be required (see within).**

4. General Information, Response Required for all Water Right Applications (Instructions, Page 15)

a. Provide information describing how this application addresses a water supply need in a manner that is consistent with the state water plan or the applicable approved regional water plan for any area in which the proposed appropriation is located or, in the alternative, describe conditions that warrant a waiver of this requirement (*not required for applications to use groundwater-based return flows*). Include citations or page numbers for the State and Regional Water Plans, if applicable. Provide the information in the space below or submit a supplemental sheet entitled “Addendum Regarding the State and Regional Water Plans”:

N/A: Groundwater sourced from private water wells. This application will not be inconsistent with the state or regional water plan.

b. Did the Applicant perform its own Water Availability Analysis? Y / N N

If the Applicant performed its own Water Availability Analysis, provide electronic copies of any modeling files and reports.

c. Does the application include required Maps? (Instructions Page. 15) Y / N Y

WORKSHEET 1.0

Quantity, Purpose and Place of Use

1. New Authorizations (Instructions, Page. 16)

Submit the following information regarding quantity, purpose and place of use for requests for new or additional appropriations of State Water or Bed and Banks authorizations:

Quantity (acre-foot) <i>(Include losses for Bed and Banks)</i>	State Water Source (River Basin) or Alternate Source <i>*each alternate source (and new appropriation based on return flows of others) also requires completion of Worksheet 4.0</i>	Purpose(s) of Use	Place(s) of Use <i>*requests to move state water out of basin also require completion of Worksheet 1.1 Interbasin Transfer</i>
130	Yegua-Jackson Aquifer	Recreational	Brazos County, Texas (10.6 acres)
20	Reservoir 1: Reservoir pool	Agricultural	Brazos County, Texas (5.2 acres within 2 parcels totaling 7.5 acres)

130 Total amount of water (in acre-feet) to be used annually (*include losses for Bed and Banks applications*)

If the Purpose of Use is Agricultural/Irrigation for any amount of water, provide:

a. Location Information Regarding the Lands to be Irrigated

i) Applicant proposes to irrigate a total of 10.6 acres in any one year. This acreage is all of or part of a larger tract(s) which is described in a supplement attached to this application and contains a total of 10.6 acres in Brazos County, TX.

ii) Location of land to be irrigated: In the Thomas Caruthers Original Survey No. A, Abstract No. 9.

A copy of the deed(s) or other acceptable instrument describing the overall tract(s) with the recording information from the county records must be submitted. Applicant's name must match deeds.

If the Applicant is not currently the sole owner of the lands to be irrigated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.

Water Rights for Irrigation may be appurtenant to the land irrigated and convey with the land unless reserved in the conveyance. 30 TAC § 297.81.

2. Amendments - Purpose or Place of Use (Instructions, Page. 12)

a. Complete this section for each requested amendment changing, adding, or removing Purpose(s) or Place(s) of Use, complete the following:

Quantity (acre-foot)	Existing Purpose(s) of Use	Proposed Purpose(s) of Use*	Existing Place(s) of Use	Proposed Place(s) of Use**

**If the request is to add additional purpose(s) of use, include the existing and new purposes of use under "Proposed Purpose(s) of Use."*

***If the request is to add additional place(s) of use, include the existing and new places of use under "Proposed Place(s) of Use."*

Changes to the purpose of use in the Rio Grande Basin may require conversion. 30 TAC § 303.43.

b. For any request which adds Agricultural purpose of use or changes the place of use for Agricultural rights, provide the following location information regarding the lands to be irrigated:

i. Applicant proposes to irrigate a total of _____ acres in any one year. This acreage is all of or part of a larger tract(s) which is described in a supplement attached to this application and contains a total of _____ acres in _____ County, TX.

ii. Location of land to be irrigated: In the _____ Original Survey No. _____, Abstract No. ⁹_____.

A copy of the deed(s) describing the overall tract(s) with the recording information from the county records must be submitted. Applicant's name must match deeds. If the Applicant is not currently the sole owner of the lands to be irrigated, Applicant must submit documentation evidencing consent or other legal right for Applicant to use the land described.

Water Rights for Irrigation may be appurtenant to the land irrigated and convey with the land unless reserved in the conveyance. 30 TAC § 297.81.

c. Submit Worksheet 1.1, Interbasin Transfers, for any request to change the place of use which moves State Water to another river basin.

d. See Worksheet 1.2, Marshall Criteria, and submit if required.

e. See Worksheet 6.0, Water Conservation/Drought Contingency, and submit if required.

WORKSHEET 1.1

INTERBASIN TRANSFERS, TWC § 11.085

Submit this worksheet for an application for a new or amended water right which requests to transfer State Water from its river basin of origin to use in a different river basin. A river basin is defined and designated by the Texas Water Development Board by rule pursuant to TWC § 16.051.

Applicant requests to transfer State Water to another river basin within the State? Y / N N

1. Interbasin Transfer Request (Instructions, Page. 20)

- a. Provide the Basin of Origin. NA
- b. Provide the quantity of water to be transferred (acre-feet). NA
- c. Provide the Basin(s) and count(y/ies) where use will occur in the space below:
NA

2. Exemptions (Instructions, Page. 20), TWC § 11.085(v)

Certain interbasin transfers are exempt from further requirements. Answer the following:

- a. The proposed transfer, which in combination with any existing transfers, totals less than 3,000 acre-feet of water per annum from the same water right. Y/N NA
- b. The proposed transfer is from a basin to an adjoining coastal basin? Y/N NA
- c. The proposed transfer from the part of the geographic area of a county or municipality, or the part of the retail service area of a retail public utility as defined by Section 13.002, that is within the basin of origin for use in that part of the geographic area of the county or municipality, or that contiguous part of the retail service area of the utility, not within the basin of origin? Y/N NA
- d. The proposed transfer is for water that is imported from a source located wholly outside the boundaries of Texas, except water that is imported from a source located in the United Mexican States? Y/N NA

3. Interbasin Transfer Requirements (Instructions, Page. 20)

For each Interbasin Transfer request that is not exempt under any of the exemptions listed above Section 2, provide the following information in a supplemental attachment titled "Addendum to Worksheet 1.1, Interbasin Transfer":

- a. the contract price of the water to be transferred (if applicable) (also include a copy of the contract or adopted rate for contract water);
- b. a statement of each general category of proposed use of the water to be transferred and a detailed description of the proposed uses and users under each category;
- c. the cost of diverting, conveying, distributing, and supplying the water to, and treating the water for, the proposed users (example - expert plans and/or reports documents may be provided to show the cost);

- d. describe the need for the water in the basin of origin and in the proposed receiving basin based on the period for which the water supply is requested, but not to exceed 50 years (the need can be identified in the most recently approved regional water plans. The state and regional water plans are available for download at this website: (<http://www.twdb.texas.gov/waterplanning/swp/index.asp>);
- e. address the factors identified in the applicable most recently approved regional water plans which address the following:
 - (i) the availability of feasible and practicable alternative supplies in the receiving basin to the water proposed for transfer;
 - (ii) the amount and purposes of use in the receiving basin for which water is needed;
 - (iii) proposed methods and efforts by the receiving basin to avoid waste and implement water conservation and drought contingency measures;
 - (iv) proposed methods and efforts by the receiving basin to put the water proposed for transfer to beneficial use;
 - (v) the projected economic impact that is reasonably expected to occur in each basin as a result of the transfer; and
 - (vi) the projected impacts of the proposed transfer that are reasonably expected to occur on existing water rights, instream uses, water quality, aquatic and riparian habitat, and bays and estuaries that must be assessed under Sections 11.147, 11.150, and 11.152 in each basin (*if applicable*). If the water sought to be transferred is currently authorized to be used under an existing permit, certified filing, or certificate of adjudication, such impacts shall only be considered in relation to that portion of the permit, certified filing, or certificate of adjudication proposed for transfer and shall be based on historical uses of the permit, certified filing, or certificate of adjudication for which amendment is sought;
- f. proposed mitigation or compensation, if any, to the basin of origin by the applicant; and
- g. the continued need to use the water for the purposes authorized under the existing Permit, Certified Filing, or Certificate of Adjudication, if an amendment to an existing water right is sought.

WORKSHEET 1.2 NOTICE. “THE MARSHALL CRITERIA”

This worksheet assists the Commission in determining notice required for certain **amendments** that do not already have a specific notice requirement in a rule for that type of amendment, and *that do not change the amount of water to be taken or the diversion rate*. The worksheet provides information that Applicant **is required** to submit for such amendments which include changes in use, changes in place of use, or other non-substantive changes in a water right (such as certain amendments to special conditions or changes to off-channel storage). These criteria address whether the proposed amendment will impact other water right holders or the on-stream environment beyond and irrespective of the fact that the water right can be used to its full authorized amount.

*This worksheet is **not required for Applications in the Rio Grande Basin** requesting changes in the purpose of use, rate of diversion, point of diversion, and place of use for water rights held in and transferred within and between the mainstems of the Lower Rio Grande, Middle Rio Grande, and Amistad Reservoir. See 30 TAC § 303.42.*

*This worksheet is **not required for amendments which are only changing or adding diversion points, or request only a bed and banks authorization or an IBT authorization**. However, Applicants may wish to submit the Marshall Criteria to ensure that the administrative record includes information supporting each of these criteria*

1. The “Marshall Criteria” (Instructions, Page. 21)

Submit responses on a supplemental attachment titled “Marshall Criteria” in a manner that conforms to the paragraphs (a) – (g) below:

- a. Administrative Requirements and Fees. Confirm whether application meets the administrative requirements for an amendment to a water use permit pursuant to TWC Chapter 11 and Title 30 Texas Administrative Code (TAC) Chapters 281, 295, and 297. An amendment application should include, but is not limited to, a sworn application, maps, completed conservation plan, fees, etc.
- b. Beneficial Use. Discuss how proposed amendment is a beneficial use of the water as defined in TWC § 11.002 and listed in TWC § 11.023. Identify the specific proposed use of the water (e.g., road construction, hydrostatic testing, etc.) for which the amendment is requested.
- c. Public Welfare. Explain how proposed amendment is not detrimental to the public welfare. Consider any public welfare matters that might be relevant to a decision on the application. Examples could include concerns related to the well-being of humans and the environment.
- d. Groundwater Effects. Discuss effects of proposed amendment on groundwater or groundwater recharge.

- e. State Water Plan. Describe how proposed amendment addresses a water supply need in a manner that is consistent with the state water plan or the applicable approved regional water plan for any area in which the proposed appropriation is located or, in the alternative, describe conditions that warrant a waiver of this requirement. The state and regional water plans are available for download at:
<http://www.twdb.texas.gov/waterplanning/swp/index.asp>.
- f. Waste Avoidance. Provide evidence that reasonable diligence will be used to avoid waste and achieve water conservation as defined in TWC § 11.002. Examples of evidence could include, but are not limited to, a water conservation plan or, if required, a drought contingency plan, meeting the requirements of 30 TAC Chapter 288.
- g. Impacts on Water Rights or On-stream Environment. Explain how proposed amendment will not impact other water right holders or the on-stream environment beyond and irrespective of the fact that the water right can be used to its full authorized amount.

WORKSHEET 2.0

Impoundment/Dam Information

This worksheet **is required** for any impoundment, reservoir and/or dam. Submit an additional Worksheet 2.0 for each impoundment or reservoir requested in this application.

If there is more than one structure, the numbering/naming of structures should be consistent throughout the application and on any supplemental documents (e.g. maps).

1. Storage Information (Instructions, Page. 21)

- a. Official USGS name of reservoir, if applicable: NA: Un-named Tributary to Lick Creek
- b. Provide amount of water (in acre-feet) impounded by structure at normal maximum operating level: 20.
- c. The impoundment is on-channel x or off-channel _____ (mark one)
 - i. Applicant has verified on-channel or off-channel determination by contacting Surface Water Availability Team at (512) 239-4600? Y / N^Y
 - ii. If on-channel, will the structure have the ability to pass all State Water inflows that Applicant does not have authorization to impound? Y / N^Y
- d. Is the impoundment structure already constructed? Y / N^Y
 - i. For already constructed **on-channel** structures:
 1. Date of Construction: December 2019
 2. Was it constructed to be an exempt structure under TWC § 11.142? Y / N^N
 - a. If Yes, is Applicant requesting to proceed under TWC § 11.143? Y / N^{NA}
 - b. If No, has the structure been issued a notice of violation by TCEQ? Y / N^N
 3. Is it a U.S. Natural Resources Conservation Service (NRCS) (formerly Soil Conservation Service (SCS)) floodwater-retarding structure? Y / N^N
 - a. If yes, provide the Site No. NA and watershed project name NA;
 - b. Authorization to close "ports" in the service spillway requested? Y / N^{NA}
 - ii. For **any** proposed new structures or modifications to structures:
 1. Applicant **must** contact TCEQ Dam Safety Section at (512) 239-0326, *prior to submitting an Application*. Applicant has contacted the TCEQ Dam Safety Section regarding the submission requirements of 30 TAC, Ch. 299? Y / N^Y
Provide the date and the name of the Staff Person 9/9/2021; Mr. Warren Samuelson
 2. As a result of Applicant's consultation with the TCEQ Dam Safety Section, TCEQ has confirmed that:
 - a. No additional dam safety documents required with the Application. Y / N^N
 - b. Plans (with engineer's seal) for the structure required. Y / N^N
 - c. Engineer's signed and sealed hazard classification required. Y / N^N
 - d. Engineer's statement that structure complies with 30 TAC, Ch. 299 Rules required. Y / N^N

3. Applicants **shall** give notice by certified mail to each member of the governing body of each county and municipality in which the reservoir, or any part of the reservoir to be constructed, will be located. (30 TAC § 295.42). Applicant must submit a copy of all the notices and certified mailing cards with this Application. Notices and cards are included? **Y / N**N

iii. Additional information required for **on-channel** storage:

1. Surface area (in acres) of on-channel reservoir at normal maximum operating level: 5.2.
2. Based on the Application information provided, Staff will calculate the drainage area above the on-channel dam or reservoir. If Applicant wishes to also calculate the drainage area they may do so at their option. Applicant has calculated the drainage area. **Y/N**Y
If yes, the drainage area is 0.23 sq. miles.
(If assistance is needed, call the Surface Water Availability Team prior to submitting the application, (512) 239-4600).

2. Structure Location (Instructions, Page. 23)

- a. On Watercourse (if on-channel) (USGS name): Un-named Tributary to Lick Creek
- b. Zip Code: 77845
- c. In the Thomas Caruthers Original Survey No. A, Abstract No. 9,
Brazos County, Texas.

**** A copy of the deed(s) with the recording information from the county records must be submitted describing the tract(s) that include the structure and all lands to be inundated.***

*****If the Applicant is not currently the sole owner of the land on which the structure is or will be built and sole owner of all lands to be inundated, Applicant must submit documentation evidencing consent or other documentation supporting Applicant's right to use the land described.***

- d. A point on the centerline of the dam (on-channel) or anywhere within the impoundment (off-channel) is:

Latitude 30.577787 °N, Longitude 96.268377 °W.

****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***

- di. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Handheld GPS
- dii. Map submitted which clearly identifies the Impoundment, dam (where applicable), and the lands to be inundated. See instructions Page. 15. **Y / N**Y

WORKSHEET 3.0

DIVERSION POINT (OR DIVERSION REACH) INFORMATION

This worksheet **is required** for each diversion point or diversion reach. Submit one Worksheet 3.0 for **each** diversion point and two Worksheets for **each** diversion reach (one for the upstream limit and one for the downstream limit of each diversion reach).

The numbering of any points or reach limits should be consistent throughout the application and on supplemental documents (e.g. maps).

1. Diversion Information (Instructions, Page. 24)

- a. This Worksheet is to add new (select 1 of 3 below):
1. Diversion Point No.
 2. Upstream Limit of Diversion Reach No.
 3. Downstream Limit of Diversion Reach No.
- b. Maximum Rate of Diversion for **this new point** _____ cfs (cubic feet per second)
or ³²⁰ _____ gpm (gallons per minute)
- c. Does this point share a diversion rate with other points? **Y / N** _____
*If yes, submit Maximum **Combined** Rate of Diversion for all points/reaches* _____ cfs or _____ gpm
- d. For amendments, is Applicant seeking to increase combined diversion rate? **Y / N** _____

*** An increase in diversion rate is considered a new appropriation and would require completion of Section 1, New or Additional Appropriation of State Water.*

- e. Check (✓) the appropriate box to indicate diversion location and indicate whether the diversion location is existing or proposed:

Check one		Write: Existing or Proposed
	Directly from stream	
✓	From an on-channel reservoir	Proposed
	From a stream to an on-channel reservoir	
	Other method (explain fully, use additional sheets if necessary)	

- f. Based on the Application information provided, Staff will calculate the drainage area above the diversion point (or reach limit). If Applicant wishes to also calculate the drainage area, you may do so at their option.

Applicant has calculated the drainage area. **Y / N** _____

If yes, the drainage area is _____ sq. miles.

(If assistance is needed, call the Surface Water Availability Team at (512) 239-4600, prior to submitting application)

2. Diversion Location (Instructions, Page 25)

- a. On watercourse (USGS name): Un-named Tributary to Lick Creek
- b. Zip Code: 77845
- c. Location of point: In the Thomas Caruthers Original Survey No. A, Abstract No. 9, Brazos County, Texas.

A copy of the deed(s) with the recording information from the county records must be submitted describing tract(s) that include the diversion structure.

For diversion reaches, the Commission cannot grant an Applicant access to property that the Applicant does not own or have consent or a legal right to access, the Applicant will be required to provide deeds, or consent, or other documents supporting a legal right to use the specific points when specific diversion points within the reach are utilized. Other documents may include, but are not limited to: a recorded easement, a land lease, a contract, or a citation to the Applicant's right to exercise eminent domain to acquire access.

- d. Point is at:
Latitude 30.577787 °N, Longitude 96.268377 °W.
Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places
- e. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Handheld GPS device
- f. Map submitted must clearly identify each diversion point and/or reach. See instructions Page. 38.
- g. If the Plan of Diversion is complicated and not readily discernable from looking at the map, attach additional sheets that fully explain the plan of diversion.

WORKSHEET 4.0

DISCHARGE INFORMATION

This worksheet required for any requested authorization to discharge water into a State Watercourse for conveyance and later withdrawal or in-place use. Worksheet 4.1 is also required for each Discharge point location requested. **Instructions Page. 26. Applicant is responsible for obtaining any separate water quality authorizations which may be required and for insuring compliance with TWC, Chapter 26 or any other applicable law.**

- a. The purpose of use for the water being discharged will be Agricultural.
- b. Provide the amount of water that will be lost to transportation, evaporation, seepage, channel or other associated carriage losses ¹⁷ % and explain the method of calculation: Estimated loss is 22.2%; estimate is based on information provided by TCEQ according to their Water Availability Modeling (WAM) data. Data indicates an annual loss of approximately 22.2-acre feet of water within the 5.2-acre reservoir annually or 4.

Is the source of the discharged water return flows? Y / N N If yes, provide the following information:

1. The TPDES Permit Number(s). NA (attach a copy of the **current** TPDES permit(s))
2. Applicant is the owner/holder of each TPDES permit listed above? Y / N NA

PLEASE NOTE: If Applicant is not the discharger of the return flows, the application should be submitted under Section 1, New or Additional Appropriation of State Water, as a request for a new appropriation of state water. If Applicant is the discharger, then the application should be submitted under Section 3, Bed and Banks.

3. Monthly WWTP discharge data for the past 5 years in electronic format. (Attach and label as "Supplement to Worksheet 4.0").
 4. The percentage of return flows from groundwater , surface water ?
 5. If any percentage is surface water, provide the base water right number(s) .
- c. Is the source of the water being discharged groundwater? Y / N Y If yes, provide the following information:

1. Source aquifer(s) from which water will be pumped: Yegua-Jackson
2. Any 24 hour pump test for the well if one has been conducted. If the well has not been constructed, provide production information for wells in the same aquifer in the area of the application. See <http://www.twdb.texas.gov/groundwater/data/gwdbprpt.asp>. Additionally, provide well numbers or identifiers Well #1 (BVDO-0271) & Well #2 (BVDO-0272).
3. Indicate how the groundwater will be conveyed to the stream or reservoir.
Groundwater will be conveyed from the wellhead to the reservoir by hose along the perimeter of the reservoir.
4. A copy of the groundwater well permit if it is located in a Groundwater Conservation District (GCD) or evidence that a groundwater well permit is not required.

ci. Is the source of the water being discharged a surface water supply contract? Y / N N
If yes, provide the signed contract(s).

cii. Identify any other source of the water NA

WORKSHEET 4.1

DISCHARGE POINT INFORMATION

This worksheet is required for **each** discharge point. Submit one Worksheet 4.1 for each discharge point. If there is more than one discharge point, the numbering of the points should be consistent throughout the application and on any supplemental documents (e.g. maps).
Instructions, Page 27.

For water discharged at this location provide:

- a. The amount of water that will be discharged at this point is 130 acre-feet per year. The discharged amount should include the amount needed for use and to compensate for any losses.
- b. Water will be discharged at this point at a maximum rate of _____ cfs or 320 gpm.
- c. Name of Watercourse as shown on Official USGS maps: Un-named Tributary to Lick Creek
- d. Zip Code 77845
- f. Location of point: In the Thomas Caruthers Original Survey No. A, Abstract No. 9, Brazos County, Texas.
- g. Point is at:
Latitude 30.577787 °N, Longitude -96.268377 °W.
****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***
- h. Indicate the method used to calculate the discharge point location (examples: Handheld GPS Device, GIS, Mapping Program): Handheld GPS

Map submitted must clearly identify each discharge point. See instructions Page. 15.

WORKSHEET 5.0

ENVIRONMENTAL INFORMATION

1. Impingement and Entrainment

This section is required for any new diversion point that is not already authorized. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). **Instructions, Page 29.**

Screens will be used to cover all intake hose mouths to prevent impingement and entrainment of aquatic organisms. Exact dimensions of the screen mesh size are unknown at this time but appropriate measures will be implemented.

2. New Appropriations of Water (Canadian, Red, Sulphur, and Cypress Creek Basins only) and Changes in Diversion Point(s)

This section is required for new appropriations of water in the Canadian, Red, Sulphur, and Cypress Creek Basins and in all basins for requests to change a diversion point. **Instructions, Page 30.**

Description of the Water Body at each Diversion Point or Dam Location. (Provide an Environmental Information Sheet for each location),

a. Identify the appropriate description of the water body.

Stream

Reservoir

Average depth of the entire water body, in feet: 5 feet

Other, specify: _____

b. Flow characteristics

If a stream, was checked above, provide the following. For new diversion locations, check one of the following that best characterize the area downstream of the diversion (check one).

Intermittent - dry for at least one week during most years

Intermittent with Perennial Pools - enduring pools

Perennial - normally flowing

Check the method used to characterize the area downstream of the new diversion location.

USGS flow records

Historical observation by adjacent landowners

Personal observation

Other, specify: _____

c. Waterbody aesthetics

Check one of the following that best describes the aesthetics of the stream segments affected by the application and the area surrounding those stream segments.

- Wilderness: outstanding natural beauty; usually wooded or ungrazed area; water clarity exceptional
- Natural Area: trees and/or native vegetation common; some development evident (from fields, pastures, dwellings); water clarity discolored
- Common Setting: not offensive; developed but uncluttered; water may be colored or turbid
- Offensive: stream does not enhance aesthetics; cluttered; highly developed; dumping areas; water discolored

d. Waterbody Recreational Uses

Are there any known recreational uses of the stream segments affected by the application?

- Primary contact recreation (swimming or direct contact with water)
- Secondary contact recreation (fishing, canoeing, or limited contact with water)
- Non-contact recreation

Submit the following information in a Supplemental Attachment, labeled Addendum to Worksheet 5.0:

1. Photographs of the stream at the diversion point or dam location. Photographs should be in color and show the proposed point or reservoir and upstream and downstream views of the stream, including riparian vegetation along the banks. Include a description of each photograph and reference the photograph to the map submitted with the application indicating the location of the photograph and the direction of the shot.
2. If the application includes a proposed reservoir, also include:
 - i. A brief description of the area that will be inundated by the reservoir.
 - ii. If a United States Army Corps of Engineers (USACE) 404 permit is required, provide the project number and USACE project manager.
 - iii. A description of how any impacts to wetland habitat, if any, will be mitigated if the reservoir is greater than 5,000 acre-feet.

3. Alternate Sources of Water and/or Bed and Banks Applications

This section is required for applications using an alternate source of water and bed and banks applications in any basins. **Instructions, page 31.**

- a. For all bed and banks applications:
 - i. Submit an assessment of the adequacy of the quantity and quality of flows remaining after the proposed diversion to meet instream uses and bay and estuary freshwater inflow requirements.

b. For all alternate source applications:

- i. If the alternate source is treated return flows, provide the TPDES permit number NA

- ii. If groundwater is the alternate source, or groundwater or other surface water will be discharged into a watercourse provide:
Reasonably current water chemistry information including but not limited to the following parameters in the table below. Additional parameters may be requested if there is a specific water quality concern associated with the aquifer from which water is withdrawn. If data for onsite wells are unavailable; historical data collected from similar sized wells drawing water from the same aquifer may be provided. However, onsite data may still be required when it becomes available. Provide the well number or well identifier. Complete the information below for each well and provide the Well Number or identifier.

Parameter	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
Sulfate, mg/L					
Chloride, mg/L					
Total Dissolved Solids, mg/L					
pH, standard units					
Temperature*, degrees Celsius					

* Temperature must be measured onsite at the time the groundwater sample is collected.

- iii. If groundwater will be used, provide the depth of the well 671 ft & 360 feet and the name of the aquifer from which water is withdrawn Yegua-Jackson.

WORKSHEET 6.0

Water Conservation/Drought Contingency Plans

This form is intended to assist applicants in determining whether a Water Conservation Plan and/or Drought Contingency Plans is required and to specify the requirements for plans.

Instructions, Page 31.

*The TCEQ has developed guidance and model plans to help applicants prepare plans. Applicants may use the model plan with pertinent information filled in. For assistance submitting a plan call the Resource Protection Team (Water Conservation staff) at 512-239-4600, or e-mail wras@tceq.texas.gov. The model plans can also be downloaded from the TCEQ webpage. **Please use the most up-to-date plan documents available on the webpage.***

1. Water Conservation Plans

a. The following applications must include a completed Water Conservation Plan (30 TAC § 295.9) for each use specified in 30 TAC, Chapter 288 (municipal, industrial or mining, agriculture - including irrigation, wholesale):

1. Request for a new appropriation or use of State Water.
2. Request to amend water right to increase appropriation of State Water.
3. Request to amend water right to extend a term.
4. Request to amend water right to change a place of use.
**does not apply to a request to expand irrigation acreage to adjacent tracts.*
5. Request to amend water right to change the purpose of use.
**applicant need only address new uses.*
6. Request for bed and banks under TWC § 11.042(c), when the source water is State Water
**including return flows, contract water, or other State Water.*

b. If Applicant is requesting any authorization in section (1)(a) above, indicate each use for which Applicant is submitting a Water Conservation Plan as an attachment:

1. ____Municipal Use. See 30 TAC § 288.2. **
2. ____Industrial or Mining Use. See 30 TAC § 288.3.
3. ____Agricultural Use, including irrigation. See 30 TAC § 288.4.
4. ____Wholesale Water Suppliers. See 30 TAC § 288.5. **

**If Applicant is a water supplier, Applicant must also submit documentation of adoption of the plan. Documentation may include an ordinance, resolution, or tariff, etc. See 30 TAC §§ 288.2(a)(1)(J)(i) and 288.5(1)(H). Applicant has submitted such documentation with each water conservation plan? Y / N^{NA}____

c. Water conservation plans submitted with an application must also include data and information which: supports applicant's proposed use with consideration of the plan's water conservation goals; evaluates conservation as an alternative to the proposed

appropriation; and evaluates any other feasible alternative to new water development.
See 30 TAC § 288.7.

Applicant has included this information in each applicable plan? Y / N NA

2. Drought Contingency Plans

- a. A drought contingency plan is also required for the following entities if Applicant is requesting any of the authorizations in section (1) (a) above - indicate each that applies:
1. ____ Municipal Uses by public water suppliers. See 30 TAC § 288.20.
 2. ____ Irrigation Use/ Irrigation water suppliers. See 30 TAC § 288.21.
 3. ____ Wholesale Water Suppliers. See 30 TAC § 288.22.
- b. If Applicant must submit a plan under section 2(a) above, Applicant has also submitted documentation of adoption of drought contingency plan (*ordinance, resolution, or tariff, etc. See 30 TAC § 288.30*) Y / N NA

WORKSHEET 7.0

ACCOUNTING PLAN INFORMATION WORKSHEET

The following information provides guidance on when an Accounting Plan may be required for certain applications and if so, what information should be provided. An accounting plan can either be very simple such as keeping records of gage flows, discharges, and diversions; or, more complex depending on the requests in the application. Contact the Surface Water Availability Team at 512-239-4600 for information about accounting plan requirements, if any, for your application. **Instructions, Page 34.**

1. Is Accounting Plan Required

Accounting Plans are generally required:

- For applications that request authorization to divert large amounts of water from a single point where multiple diversion rates, priority dates, and water rights can also divert from that point;
- For applications for new major water supply reservoirs;
- For applications that amend a water right where an accounting plan is already required, if the amendment would require changes to the accounting plan;
- For applications with complex environmental flow requirements;
- For applications with an alternate source of water where the water is conveyed and diverted; and
- For reuse applications.

2. Accounting Plan Requirements

- a. A **text file** that includes:
 1. an introduction explaining the water rights and what they authorize;
 2. an explanation of the fields in the accounting plan spreadsheet including how they are calculated and the source of the data;
 3. for accounting plans that include multiple priority dates and authorizations, a section that discusses how water is accounted for by priority date and which water is subject to a priority call by whom; and
 4. Should provide a summary of all sources of water.
- b. A **spreadsheet** that includes:
 1. Basic daily data such as diversions, deliveries, compliance with any instream flow requirements, return flows discharged and diverted and reservoir content;
 2. Method for accounting for inflows if needed;
 3. Reporting of all water use from all authorizations, both existing and proposed;
 4. An accounting for all sources of water;
 5. An accounting of water by priority date;
 6. For bed and banks applications, the accounting plan must track the discharged water from the point of delivery to the final point of diversion;
 7. Accounting for conveyance losses;
 8. Evaporation losses if the water will be stored in or transported through a reservoir. Include changes in evaporation losses and a method for measuring reservoir content resulting from the discharge of additional water into the reservoir;
 9. An accounting for spills of other water added to the reservoir; and
 10. Calculation of the amount of drawdown resulting from diversion by junior rights or diversions of other water discharged into and then stored in the reservoir.

WORKSHEET 8.0 CALCULATION OF FEES

This worksheet is for calculating required application fees. Applications are not Administratively Complete until all required fees are received. **Instructions, Page. 34**

1. NEW APPROPRIATION

	Description	Amount (\$)
Filing Fee	Circle fee correlating to the total amount of water* requested for any new appropriation and/or impoundment. Amount should match total on Worksheet 1, Section 1. Enter corresponding fee under Amount (\$) . <u>In Acre-Feet</u> a. Less than 100 \$100.00 b. 100 - 5,000 \$250.00 c. 5,001 - 10,000 \$500.00 d. 10,001 - 250,000 \$1,000.00 e. More than 250,000 \$2,000.00	100.00
Recording Fee		\$25.00
Agriculture Use Fee	<i>Only for those with an Irrigation Use.</i> Multiply 50¢ x ____ Number of acres that will be irrigated with State Water. **	
Use Fee	<i>Required for all Use Types, excluding Irrigation Use.</i> Multiply \$1.00 x ____ Maximum annual diversion of State Water in acre-feet. **	
Recreational Storage Fee	<i>Only for those with Recreational Storage.</i> Multiply \$1.00 x ²⁰ ____ acre-feet of in-place Recreational Use State Water to be stored at normal max operating level.	\$20.00
Storage Fee	<i>Only for those with Storage, excluding Recreational Storage.</i> Multiply 50¢ x ____ acre-feet of State Water to be stored at normal max operating level.	
Mailed Notice	Cost of mailed notice to all water rights in the basin. Contact Staff to determine the amount (512) 239-4600.	\$997.34
TOTAL		\$ 1,142.34

2. AMENDMENT OR SEVER AND COMBINE

	Description	Amount (\$)
Filing Fee	Amendment: \$100 OR Sever and Combine: \$100 x ____ of water rights to combine	
Recording Fee		\$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
TOTAL INCLUDED		\$

3. BED AND BANKS

	Description	Amount (\$)
Filing Fee		\$100.00
Recording Fee		\$12.50
Mailed Notice	Additional notice fee to be determined once application is submitted.	
TOTAL INCLUDED		\$ 112.50



INFORMATION SHEET: EXISTING DAM

(PLEASE PRINT OR TYPE)

Reference 30 Texas Administrative Code, Chapter 299, Dams and Reservoirs

SECTION 1: OWNER INFORMATION

Owner's Name Mr. James Murr Title President

Organization College Station Town Center, Inc

(Signature of Owner)

(Date)

Owner's Address 4121 State Hwy 6 S, Suite 200

City College Station State TX Zip Code 77845

Phone Number (979) 985-5610 Emergency Contact Phone (979) 739-7237

Fax Number () _____ E-mail [REDACTED]

Owner Code (Please check one): Federal (F) Local Government (L) Utility (U) Private (P) State (S)
 Other (O) please specify: _____

Year Built Pre-1961 Year Modified 2019

Dam and Reservoir Use (Please check one): Augmentation Diversion Domestic Erosion Control
 Evaporation Flood Control Fire Control Fish Hydroelectric Industrial
 Irrigation Mining Municipal Pollution Control Recreation Stock Water
 Settling Ponds Tailings Waste Disposal Other, please specify: _____

Engineering Firm EHRA Engineering

Project Engineer P. Blake McGregor Texas P.E. License Number 111568

Engineering Firm Address 10011 Meadowglen Lane

City Houston State TX Zip Code 77042

Phone (713) 784-4500 Fax () _____

E-mail EHRAInc.com

SECTION 2: GENERAL INFORMATION

Name of Dam N/A

Other Name(s) of Dam N/A

Reservoir Name N/A

Location Midtown City Community Latitude 30.577792N Longitude -96.268384W

County Brazos Stream Name Un-named tributary to Lick Creek

River Basin Lower Brazos Topographic Map No. Wellborn, TX; o30096e3

Distance & Direction from Nearest City or Town 5.25 miles south-southeast from College Station

Last Inspection Date N/A Inspected by (name of company or agency) N/A

TX Number N/A Water Rights Number N/A

Date of Emergency Action Plan (EAP), if one exists N/A

Describe the current operating condition of dam The operating condition of the dam/spillway is good.

If you have questions on how to fill out this form or about the Dam Safety Program, please contact us at 512-239-5195. Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

SECTION 3: INFORMATION ON DAM

Classification

Size Classification: Large Medium Small
Hazard Classification: High Significant Low
Number of People at Risk 0 Study Year N/A

Type of Dam: Concrete Gravity Earthfill Rockfill Masonry Other (specify) _____

Dam Structure (dimensions to nearest tenth of foot, volume to nearest acre-foot or cubic yard, areas to nearest acre):

Spillway Height 0.5 ft (natural surface of ground to bottom of emergency spillway at longitudinal centerline)
Embankment Height 0.5 ft (natural surface of ground to crest of dam at centerline)
Structural Height 0.5 ft (bottom of cutoff trench to crest of dam at centerline)
Length of Dam 75.0 ft Crest Width 37.0 ft
Normal Pool Elevation 276.0 ft-MSL Principal Spillway Elevation 276.5 ft-MSL
Emergency Spillway Elevation 276.5 ft-MSL Top of Dam Elevation 276.5 ft-MSL
Embankment Volume N/A cu yd
Maximum Impoundment Capacity 20.5 ac-ft (at top of dam)
Normal Reservoir Capacity 20.0 ac-ft (at normal or conservation pool)
Reservoir Surface Area 5.2 acres (at normal or conservation pool)

Outlet

Outlet Diameter: N/A in ft (check one)
Type: N/A

Principal Spillway

Type: Natural Riprap Concrete CMP RCP Other
Width (Diam.): 37.0 ft Capacity: >300 cfs

Emergency Spillway

Type: Natural Riprap Concrete CMP RCP Other
Width (Diam.): _____ ft Capacity: _____ cfs
Total Spillway Capacity: _____ cfs (crest of the dam)

SECTION 4: HYDROLOGIC INFORMATION

Required Hydrologic Criteria (% PMF) N/A % PMF Passing N/A
PMF Study Year N/A
Drainage Area: 150 acres, or _____ sq mi
Curve Number (AMC III condition) N/A
Time of Concentration N/A hr
Peak Discharge N/A cfs
Peak Stage N/A ft-MSL
Storm Duration Causing Peak Stage N/A hr



Texas Commission on Environmental Quality
Water Availability Division
MC-160, P.O. Box 13087 Austin, Texas 78711-3087
Telephone (512) 239-4600, FAX (512) 239-2214

**System Inventory and Water Conservation Plan
for Individually-Operated Irrigation Systems**

This form is provided to assist entities in developing a water conservation plan for individually-operated irrigation systems. If you need assistance in completing this form or in developing your plan, please contact the Conservation staff of the Resource Protection Team in the Water Availability Division at (512) 239-4600.

Additional resources such as best management practices (BMPs) are available on the Texas Water Development Board's website <http://www.twdb.texas.gov/conservation/BMPs/index.asp>. The practices are broken out into sectors such as Agriculture, Commercial and Institutional, Industrial, Municipal and Wholesale. BMPs are voluntary measures that water users use to develop the required components of Title 30, Texas Administrative Code, Chapter 288. BMPs can also be implemented in addition to the rule requirements to achieve water conservation goals.

Contact Information

Name: James Murr
Address: 4121 State Hwy 6 South, Suite 200 College Station, TX 77845
Telephone Number: (979)985-5610 Fax: ()
Form Completed By: Andy Boswell - Compass Environmental Solutions, LLC
Title: Principal - Senior Scientist
Signature: Andy Boswell Date: 02/12/2024

A water conservation plan for agriculture use (individual irrigation user) must include the following requirements (as detailed in 30 TAC Section 288.4). If the plan does not provide information for each requirement, you must include in the plan an explanation of why the requirement is not applicable.

I. BACKGROUND DATA

A. Water Use

- Annual diversion appropriated or requested (in acre-feet): 110
- In the table below, list the amount of water (in acre-feet) that is or will be diverted monthly for irrigation during the year.

January	February	March	April
8	8	9	10
May	June	July	August
10	10	10	10
September	October	November	December
10	9	8	8
Total All Months			110

- In the table below, list the type of crop(s), growing season, and acres irrigated per year.

<i>Type of crop</i>	<i>Growing Season (Months)</i>	<i>Acres irrigated/year</i>
Sodgrass	8.5	9.1
Shrubs	10	.5
Trees	10	1
Total acres irrigated		10.6

- Are crops rotated seasonally or annually? Yes X No

If yes, please describe:

- Describe soil type (including permeability characteristics, if applicable).

Fine sandy loam, very slowly permeable.

B. Irrigation system information

- Describe the existing irrigation method or system and associated equipment including pumps, flow rates, plans, and/or sketches of system the layout. Include the rate (in gallons per minute or cubic feet per second) that water is diverted from the source of supply. If this WCP is submitted as part of a water right application, verify that the diversion volumes and rates are consistent with those in the application.

See attached Irrigation As-Built plans. Irrigation water will be acquired at 320 gpm @ 80 psi.

2. Describe the device(s) and/or method(s) used to measure and account for the amount of water diverted from the supply source, and verify the accuracy is within plus or minus 5%.

An Enduroscope pump will be used to divert groundwater into a reservoir for irrigation use. An approved water meter with an accuracy within plus or minus 5% will be implemented.

3. Provide specific, quantified 5-year and 10-year targets for water savings including, where appropriate, quantitative goals for irrigation water use efficiency and a pollution abatement and prevention plan below in 3(a) and 3(b). Water savings may be represented in acre-feet or in water use efficiency. If you are not planning to change your irrigation system in the next five or ten years, then you may use your existing efficiencies or savings as your 5-year and /or 10-year goals. Please provide an explanation in the space provided below if you plan to use your existing efficiencies or savings.

Existing efficiencies will be utilized for the 5- & 10-year goals. A sprinkler system consisting of PGP and SRM rotors; tree bubblers, and pop-up sprayers will be installed with a max weekly application rate of 1.5-inches.

Quantified 5-year and 10-year targets for water savings:

- a. 5-year goal:
Savings in acre-feet or system efficiency as a percentage 80 %
- b. 10-year goal:
Savings in acre-feet or system efficiency as a percentage 80 %

(Examples of Typical Efficiencies for Various Types of Irrigation Systems - Surface: 50-80%; Sprinkler: 70-85%; LEPA: 80-90%; Micro-irrigation: 85-95%)

4. If there is an existing irrigation system, have any system evaluations been performed on the efficiency of the system?

Yes X No

If yes, please provide the date of the evaluation, evaluator's name and the results of the evaluation:

C. Conservation practices

1. Describe any water conserving irrigation equipment, application system or method in the irrigation system (e.g., surge irrigation, low pressure sprinkler, drip irrigation, nonleaking pipe).

Low pressure, bubblers, pop-up irrigation system.

2. Describe any methods that will be used for water loss control and leak detection and repair.

Routine inspection and maintenance by grounds staff.

3. Describe any water-saving scheduling or practices to be used in the application of water (e.g., irrigation only in early morning, late evening or night hours and/or during lower temperatures and winds) and methods to measure the amount of water applied (e.g. soil-moisture monitoring).

Irrigation will only take place in the early morning or late evening hours.

4. Describe any water-saving land improvements or plans to be incorporated into the irrigation practices for retaining or reducing runoff and increasing infiltration of rain and irrigation water (e.g., land leveling, conservation tillage, furrow diking, weed control, terracing, etc.).

The land has been leveled and weed control measures will be implemented.

5. Describe any methods for recovery and reuse of tail water runoff.

Runoff would be downhill back into the reservoir.

6. Describe any other water conservation practices, methods, or techniques for preventing waste and achieving conservation.

The sodgrass to be irrigated is primarily bermudagrass, which is more drought tolerant than other sodgrass species. Tree and shrub species are drought tolerant species.

II. WATER CONSERVATION PLANS SUBMITTED WITH A WATER RIGHT APPLICATION FOR NEW OR ADDITIONAL STATE WATER

Water Conservation Plans submitted with a water right application for New or Additional State Water must include data and information which:

1. support the applicant's proposed use of water with consideration of the water conservation goals of the water conservation plan;
2. evaluates conservation as an alternative to the proposed appropriation; and
3. evaluates any other feasible alternative to new water development including, but not limited to, waste prevention, recycling and reuse, water transfer and marketing, regionalization, and optimum water management practices and procedures.

Additionally, it shall be the burden of proof of the applicant to demonstrate that no feasible alternative to the proposed appropriation exists and that the requested amount of appropriation is necessary and reasonable for the proposed use.

The Applicant has had a licensed Texas Irrigator design this irrigation system to TCEQ requirements and with consideration with the water conservation goals of the water conservation plan that will conserve water to greatest amount practicable through water efficient, low-pressure sprinkler heads, bubblers and pop-up sprinkler heads; watering in the mornings and evenings to prevent evaporation losses; using only the recommended water volumes necessary to effectively operate the system; planting of drought tolerant vegetation; weed control; and leveling of the irrigation areas.

No other feasible alternatives are available to reduce the proposed water usage and the 110-acre-feet of water requested is the maximum anticipated volume needed and actual water use will likely be less than that volume dependent upon environmental conditions.

Appendix C

Summary of Request

Summary of Request

College Station Town Center, Inc. (Applicant) seeks the necessary permit authorizations (i.e. Bed and Banks Permit and Diversion Permit) from the Texas Commission on Environmental Quality (TCEQ) under TWC § 11.042 for the diversion and the use of water sourced from two groundwater wells and in-stream flows from within an existing 5.2-acre, on-channel reservoir in College Station, Brazos County, Texas (see Attached Figures 1.0 through 4.0).

The 5.2-acre reservoir is an existing feature historically used for private agricultural use and is now proposed for recreational use and as source of water for a sprinkler system servicing approximately 10.6 acres of communal areas within a residential development. Improvements to the reservoir were made under Nationwide Permit 14 authorization by the United States Corps of Engineers and included construction of Town Lake Drive across the feature, enlargement of the reservoir, and construction of a concrete and rock filter dam spillway in the stream channel.

The two water wells installed adjacent to the reservoir (see attached Figures 3.0 and 4.0) will serve as sources of groundwater within the reservoir. The reservoir maximum storage capacity is approximately 20-acre-feet (6,517,020 gallons) and approximately 110-acre-feet (35,843,610 gallons) of water is anticipated annually for use. Discharge into the reservoir and intake from the reservoir will require flexibility in stationing; therefore, the Applicant proposes use of any location along the reservoir perimeter for discharges and intakes.

Appendix D

Addendum to Worksheet 5.0



Photo 1: View north of reservoir spillway at the proposed Discharge/Diversion Point.



Photo 2: View northeast of reservoir spillway at the proposed Discharge/Diversion Point.

Town Center Project
Brazos County, Texas

Project No: 2174.03

Photo Date: 8/27/2021

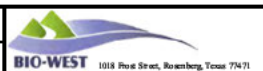




Photo 3: View southwest of reservoir spillway at the proposed Discharge/Diversion Point.



Photo 4: View west of reservoir spillway at the proposed Discharge/Diversion Point.

Town Center Project
Brazos County, Texas

Project No: 2174.03

Photo Date: 8/27/2021





Photo 5: View east of reservoir spillway and un-named tributary to Lick Creek at the proposed Discharge/Diversion Point.

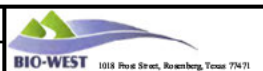


Photo 6: View southeast (downstream) of the un-named tributary to Lick Creek near the proposed Discharge/Diversion Point.

Town Center Project
Brazos County, Texas

Project No: 2174.03

Photo Date: 8/27/2021



Appendix E

Appraisal District Deed Information

Brazos CAD Property Search

Property ID: 413245 For Year 2021

Map



Property Details

Account	
Property ID:	413245
Legal Description:	A000901, THOMAS CARRUTHERS (ICL), TRACT 4.28, 70.7293 ACRES
Geographic ID:	000901-0004-0028
Agent:	
Type:	Real
Location	
Address:	4200 ROCK PRAIRIE RD TX
Map ID:	570-196,570-198
Neighborhood CD:	2295380F
Owner	
Owner ID:	339066
Name:	COLLEGE STATION TOWN CENTER INC
Mailing Address:	4121 STATE HIGHWAY 6 S STE 200 COLLEGE STATION, TX 77845-8682
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$210,589
Improvement Non-Homesite Value:	\$24,389
Land Homesite Value:	\$124,500
Land Non-Homesite Value:	\$556,991
Agricultural Market Valuation:	\$1,948,050
Market Value:	\$2,864,519
Ag Use Value:	\$7,263
Appraised Value:	\$923,732
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$923,732

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES UNLESS THE PROPERTY HAS AN ACTIVE PROTEST.

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$2,864,519	\$923,732	\$4,938.44	
CAD	APPRAISAL DISTRICT	0.000000	\$2,864,519	\$923,732	\$0.00	
G1	BRAZOS COUNTY	0.495000	\$2,864,519	\$923,732	\$4,572.47	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$2,864,519	\$923,732	\$4,618.66	
S2	COLLEGE STATION ISD	1.229000	\$2,864,519	\$923,732	\$11,352.67	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$2,864,519	\$923,732	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$2,864,519	\$923,732	\$0.00	

Total Tax Rate: 2.758618 Estimated Taxes With Exemptions: \$25,482.24 Estimated Taxes Without Exemptions: \$79,021.14

Property Improvement - Building

Description: HOUSE **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 1,066.00sqft
Value: \$40,179

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF1P	1955	1,066.00
CP	CARPORT	RF1P	1955	488.00

Description: METAL BLDG **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 0.00sqft
Value: \$1,500

Description: HOUSE **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 740.00sqft **Value:** \$22,889

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF1	1935	740.00

Description: FARM BLDGS **Type:** RESIDENTIAL **State Code:** D2 **Living Area:** 0.00sqft
Value: \$1,500

Description: RESIDENTIAL **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 2,342.00sqft **Value:** \$165,410

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RV3	1982	2,342.00
DG	DETACHED GARAGE	RV3	1982	1,140.00
OP	OPEN PORCH	RV3	1982	134.00
OP	OPEN PORCH	RV3	1982	344.00

Description: OB CONC DRIVE **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 0.00sqft
Value: \$3,500

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HOMESITE	1	43,560.00	0.00	0.00	\$84,000	\$0
1	HOMESITE	1	43,560.00	0.00	0.00	\$40,500	\$0
A2	NATIVE PASTURE	48.1	2,095,236.00	0.00	0.00	\$1,948,050	\$7,263
9	>=5 ACRES	20.6293	898,612.31	0.00	0.00	\$556,991	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$234,978	\$2,629,541	\$7,263	\$923,732	\$0	\$923,732
2020	\$237,484	\$2,629,541	\$5,964	\$924,939	\$0	\$924,939
2019	\$228,950	\$3,423,550	\$10,100	\$363,550	\$0	\$363,550
2018	\$224,790	\$3,877,490	\$10,450	\$336,040	\$0	\$336,040

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/29/2017	WD	WARRANTY DEED	COLLEGE STATION LAND INVESTMENT LP	COLLEGE STATION TOWN CENTER INC	14296	025	01310616
3/30/2012	WD	WARRANTY DEED	RITCHEY WILLIS S & PEGGY J	COLLEGE STATION LAND INVESTMENT LP	10600	156	01115958

DISCLAIMER

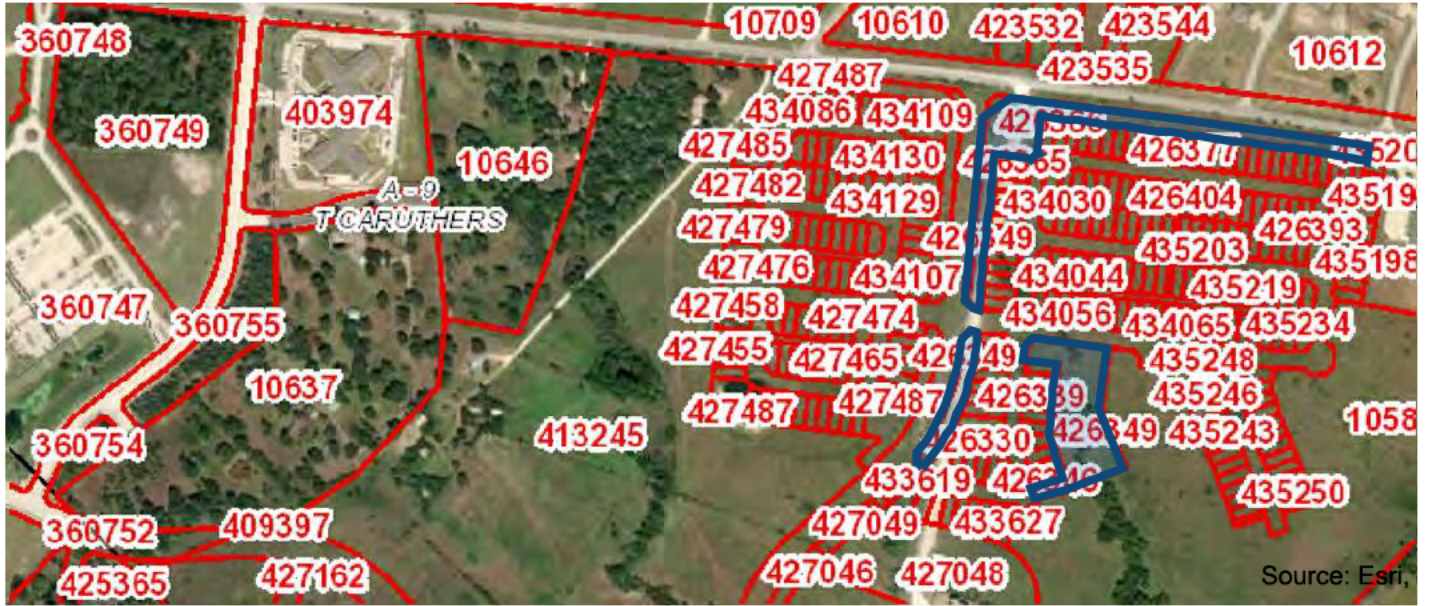
VALUES DISPLAYED ARE 2021 CERTIFIED VALUES UNLESS THE PROPERTY HAS AN ACTIVE PROTEST.

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Brazos CAD Property Search

Property ID: 426349 For Year 2021

Map



 Property Details

Account	
Property ID:	426349
Legal Description:	MIDTOWN RESERVE PH 100, BLOCK 3, LOT PARKLAND A, B, C, D, ACRES 5.369
Geographic ID:	413800-1003-0000
Agent:	
Type:	Real
Location	
Address:	TOLEDO BEND DR TX
Map ID:	570-196,570-198
Neighborhood CD:	2248520A
Owner	
Owner ID:	339450
Name:	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC
Mailing Address:	% GREENS PRAIRIE INVESTORS LTD 1645 GREENS PRAIRIE RD W STE 204 COLLEGE STATION, TX 77845-8414
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$2,000
Agricultural Market Valuation:	\$0
Market Value:	\$2,000
Ag Use Value:	\$0
Appraised Value:	\$2,000
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$2,000

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$2,000	\$2,000	\$10.69	
CAD	APPRAISAL DISTRICT	0.000000	\$2,000	\$2,000	\$0.00	
G1	BRAZOS COUNTY	0.495000	\$2,000	\$2,000	\$9.90	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$2,000	\$2,000	\$10.00	
S2	COLLEGE STATION ISD	1.229000	\$2,000	\$2,000	\$24.58	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$2,000	\$2,000	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$2,000	\$2,000	\$0.00	

Total Tax Rate: 2.758618 Estimated Taxes With Exemptions: \$55.17 Estimated Taxes Without Exemptions: \$55.17

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
7	<5 ACRES	0.545	23,740.20	0.00	0.00	\$500	\$0
7	<5 ACRES	2.182	95,047.92	0.00	0.00	\$500	\$0
7	<5 ACRES	2.186	95,222.16	0.00	0.00	\$500	\$0
7	<5 ACRES	0.456	19,863.36	0.00	0.00	\$500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$2,000	\$0	\$2,000	\$0	\$2,000
2020	\$0	\$268	\$0	\$268	\$0	\$268

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/16/2019	PLAT	PLAT FILED	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	ROCK PRAIRIE MANAGEMENT DISTRICT NO 2	15518	139	1369906

DISCLAIMER

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Brazos CAD Property Search

Property ID: 426392 For Year 2021

Map



Property Details

Account	
Property ID:	426392
Legal Description:	MIDTOWN RESERVE PH 102, BLOCK 4, LOT COMMON AREA 2, 5, 6
Geographic ID:	413800-1024-0000
Agent:	
Type:	Real
Location	
Address:	TOLEDO BEND DR TX
Map ID:	570-196,570-198
Neighborhood CD:	2248520A
Owner	
Owner ID:	339450
Name:	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC
Mailing Address:	% GREENS PRAIRIE INVESTORS LTD 1645 GREENS PRAIRIE RD W STE 204 COLLEGE STATION, TX 77845-8414
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$500
Agricultural Market Valuation:	\$0
Market Value:	\$500
Ag Use Value:	\$0
Appraised Value:	\$500
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$500

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$500	\$500	\$2.67	
CAD	APPRAISAL DISTRICT	0.000000	\$500	\$500	\$0.00	
G1	BRAZOS COUNTY	0.495000	\$500	\$500	\$2.48	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$500	\$500	\$2.50	
S2	COLLEGE STATION ISD	1.229000	\$500	\$500	\$6.15	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$500	\$500	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$500	\$500	\$0.00	

Total Tax Rate: 2.758618 Estimated Taxes With Exemptions: \$13.79 Estimated Taxes Without Exemptions: \$13.79

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
7	<5 ACRES	0.069	3,005.64	0.00	0.00	\$0	\$0
7	<5 ACRES	0.009	392.04	0.00	0.00	\$500	\$0
7	<5 ACRES	0.01	435.60	0.00	0.00	\$0	\$0
7	<5 ACRES	0.038	1,655.28	0.00	0.00	\$0	\$0
7	<5 ACRES	0.038	1,655.28	0.00	0.00	\$0	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$500	\$0	\$500	\$0	\$500
2020	\$0	\$100	\$0	\$100	\$0	\$100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/2/2019	PLAT	PLAT FILED	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	15612	031	1374299

DISCLAIMER

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 Map

 Property Details

Account	
Property ID:	427049
Legal Description:	MIDTOWN CITY CENTER PH 301, BLOCK 1, LOT PARKLAND 01-03, ACRES .611
Geographic ID:	413770-3011-0000
Agent:	
Type:	Real
Location	
Address:	TOWN LAKE DR TX
Map ID:	570-196,570-198
Neighborhood CD:	H22000.C
Owner	
Owner ID:	339066
Name:	COLLEGE STATION TOWN CENTER INC
Mailing Address:	4121 STATE HIGHWAY 6 S STE 200 COLLEGE STATION, TX 77845-8682

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$2,794
Agricultural Market Valuation:	\$0
Market Value:	\$2,794
Ag Use Value:	\$0
Appraised Value:	\$2,794
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$2,794

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$2,794	\$2,794	\$14.94	
CAD	APPRAISAL DISTRICT	0.000000	\$2,794	\$2,794	\$0.00	
G1	BRAZOS COUNTY	0.493500	\$2,794	\$2,794	\$13.79	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$2,794	\$2,794	\$13.97	
S2	COLLEGE STATION ISD	1.215200	\$2,794	\$2,794	\$33.95	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$2,794	\$2,794	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$2,794	\$2,794	\$0.00	

Total Tax Rate: 2.743318

Estimated Taxes With Exemptions: \$76.65

Estimated Taxes Without Exemptions: \$76.65

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
7	<5 ACRES	0.317	13,808.52	0.00	0.00	\$1,450	\$0
7	<5 ACRES	0.25	10,890.00	0.00	0.00	\$1,143	\$0
7	<5 ACRES	0.044	1,916.64	0.00	0.00	\$201	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$2,794	\$0	\$2,794	\$0	\$2,794
2020	\$0	\$100	\$0	\$100	\$0	\$100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/6/2019	PLAT	PLAT FILED	COLLEGE STATION TOWN CENTER INC	ROCK PRAIRIE MANAGEMENT DISTRICT NO 2	15731	206	1379766

Brazos CAD Property Search

Property ID: 427486 For Year 2021

Map



 Property Details

Account	
Property ID:	427486
Legal Description:	MIDTOWN RESERVE PH 200, BLOCK 0, LOT COMMON AREAS 1, 24, & 25
Geographic ID:	413800-2000-0000
Agent:	
Type:	Real
Location	
Address:	AMISTAD LOOP TX
Map ID:	570-196,570-198
Neighborhood CD:	2248520A
Owner	
Owner ID:	339450
Name:	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC
Mailing Address:	% GREENS PRAIRIE INVESTORS LTD 1645 GREENS PRAIRIE RD W STE 204 COLLEGE STATION, TX 77845-8414
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$1,500
Agricultural Market Valuation:	\$0
Market Value:	\$1,500
Ag Use Value:	\$0
Appraised Value:	\$1,500
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$1,500

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$1,500	\$1,500	\$8.02	
CAD	APPRAISAL DISTRICT	0.000000	\$1,500	\$1,500	\$0.00	
G1	BRAZOS COUNTY	0.495000	\$1,500	\$1,500	\$7.43	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$1,500	\$1,500	\$7.50	
S2	COLLEGE STATION ISD	1.229000	\$1,500	\$1,500	\$18.44	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$1,500	\$1,500	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$1,500	\$1,500	\$0.00	

Total Tax Rate: 2.758618 Estimated Taxes With Exemptions: \$41.38 Estimated Taxes Without Exemptions: \$41.38

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
7	<5 ACRES	0.015	653.40	0.00	0.00	\$500	\$0
7	<5 ACRES	0.011	479.16	0.00	0.00	\$500	\$0
7	<5 ACRES	0.045	1,960.20	0.00	0.00	\$500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2020	\$0	\$100	\$0	\$100	\$0	\$100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/6/2020	PLAT	PLAT FILED	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	15895	098	1387108

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Brazos CAD Property Search

Property ID: 427487 For Year 2021

Map



Property Details

Account	
Property ID:	427487
Legal Description:	MIDTOWN RESERVE PH 200, BLOCK 0, LOT PARKLAND J, N, K, & L, ACRES 2.671
Geographic ID:	413800-2000-0001
Agent:	
Type:	Real
Location	
Address:	AMISTAD LOOP TX
Map ID:	570-196,570-198
Neighborhood CD:	2248520A
Owner	
Owner ID:	339450
Name:	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC
Mailing Address:	% GREENS PRAIRIE INVESTORS LTD 1645 GREENS PRAIRIE RD W STE 204 COLLEGE STATION, TX 77845-8414
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$2,000
Agricultural Market Valuation:	\$0
Market Value:	\$2,000
Ag Use Value:	\$0
Appraised Value:	\$2,000
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$2,000

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$2,000	\$2,000	\$10.69	
CAD	APPRAISAL DISTRICT	0.000000	\$2,000	\$2,000	\$0.00	
G1	BRAZOS COUNTY	0.495000	\$2,000	\$2,000	\$9.90	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$2,000	\$2,000	\$10.00	
S2	COLLEGE STATION ISD	1.229000	\$2,000	\$2,000	\$24.58	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$2,000	\$2,000	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$2,000	\$2,000	\$0.00	

Total Tax Rate: 2.758618 Estimated Taxes With Exemptions: \$55.17 Estimated Taxes Without Exemptions: \$55.17

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
7	<5 ACRES	0.619	26,963.64	0.00	0.00	\$500	\$0
7	<5 ACRES	1.391	60,591.96	0.00	0.00	\$500	\$0
7	<5 ACRES	0.285	12,414.60	0.00	0.00	\$500	\$0
7	<5 ACRES	0.376	16,378.56	0.00	0.00	\$500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$2,000	\$0	\$2,000	\$0	\$2,000
2020	\$0	\$100	\$0	\$100	\$0	\$100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/6/2020	PLAT	PLAT FILED	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	ROCK PRAIRIE MANAGEMENT DISTRICT NO 2	15895	098	1387108

DISCLAIMER

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Brazos CAD Property Search

Property ID: 433628 For Year 2021

Map



Property Details

Account	
Property ID:	433628
Legal Description:	MIDTOWN RESERVE PH 103, BLOCK 1, LOT PARKLAND E
Geographic ID:	413800-1031-0000
Agent:	
Type:	Real
Location	
Address:	MCQUEENY DR TX
Map ID:	570-196,570-198
Neighborhood CD:	2248520A
Owner	
Owner ID:	339450
Name:	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC
Mailing Address:	% GREENS PRAIRIE INVESTORS LTD 1645 GREENS PRAIRIE RD W STE 204 COLLEGE STATION, TX 77845-8414
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$500
Agricultural Market Valuation:	\$0
Market Value:	\$500
Ag Use Value:	\$0
Appraised Value:	\$500
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$500

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C2	CITY OF COLL. STAT.	0.534618	\$500	\$500	\$2.67	
CAD	APPRAISAL DISTRICT	0.000000	\$500	\$500	\$0.00	
G1	BRAZOS COUNTY	0.495000	\$500	\$500	\$2.48	
MD2	ROCK PRAIRIE MANAGEMENT DISTRICT 2	0.500000	\$500	\$500	\$2.50	
S2	COLLEGE STATION ISD	1.229000	\$500	\$500	\$6.15	
TZ19C	CS TAX INCREMENT ZONE#19 CSMD-E	0.000000	\$500	\$500	\$0.00	
ZRFND	Z REFUND ENTITY	0.000000	\$500	\$500	\$0.00	

Total Tax Rate: 2.758618 Estimated Taxes With Exemptions: \$13.79 Estimated Taxes Without Exemptions: \$13.79

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
7	<5 ACRES	0.113	4,922.28	0.00	0.00	\$500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$500	\$0	\$500	\$0	\$500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/11/2020	PLAT	PLAT FILED	COLLEGE STATION DOWNTOWN RESIDENTIAL LLC	ROCK PRAIRIE MANAGEMENT DISTRICT NO 2	15905	174	1387513

DISCLAIMER

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES UNLESS THE PROPERTY HAS AN ACTIVE PROTEST.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**SPECIAL WARRANTY DEED
(Detention Site)**

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

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF BRAZOS §

COLLEGE STATION TOWN CENTER, INC., a Texas corporation, with offices located at 4121 State Highway 6, College Station, Brazos County, Texas 77845 (hereinafter called "GRANTOR"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by ROCK PRAIRIE MANAGEMENT DISTRICT NO. 2, a political subdivision of the State of Texas created by an Act of the 83rd Texas Legislature under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, and operating under and governed by the provisions of Chapter 3909, Special District Local Laws Code, with offices located at 1300 Post Oak Boulevard, Suite 1400, Houston, Texas 77056 (hereinafter called "GRANTEE"), the receipt of which is hereby acknowledged by GRANTOR, and in further consideration of the agreement of GRANTEE to pay the Site Costs as defined in and pursuant to the terms of that certain Utility Development Agreement by and between GRANTOR and GRANTEE, dated August 18, 2015, as amended on February 15, 2018, has GRANTED, SOLD and CONVEYED, and by these presents, does GRANT, SELL and CONVEY, unto the said GRANTEE herein, that certain approximately 6.76 acres of land out of and part of the Thomas Caruthers League, Abstract No. 9, Brazos County, Texas, described on Exhibit "A" attached hereto and made a part hereof for all purposes.


This conveyance is made and accepted subject to any and all matters of public record in the Office of the County Clerk of Brazos County, Texas or existing on the ground, to the extent, and only to the extent, that the same may still be in force and effect. GRANTOR warrants that GRANTOR has not imposed or granted to third parties any reservation, restriction, easement, license or any other grant affecting the above described premises that impairs the use of the above described premises for drainage and detention facilities.

Grantor assumes responsibility for the payment of taxes for the year 2021 and for the payment of all taxes for prior years.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging to said GRANTEE, its successors and assigns, forever and GRANTOR does hereby bind itself, and its successors, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under GRANTOR, but not otherwise, subject to the aforesaid matters.

EXECUTED this 1st day of June, 2021.

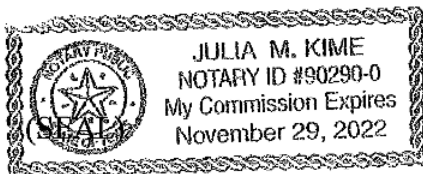
COLLEGE STATION TOWN CENTER, INC.,
a Texas corporation

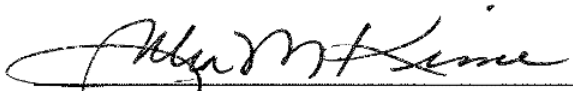
By: 
James. G. Murr, Director

"Grantor"

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on this 1st day of June, 2021, by James Murr, Director of College Station Town Center, Inc., a Texas corporation, on behalf of said corporation.




Notary Public in and for the
State of T E X A S

Approved for acceptance by Rock Prairie Management District No. 2 this 1st day of June, 2021.


ROCK PRAIRIE MANAGEMENT
DISTRICT NO. 2

By: 
President, Board of Directors

"Grantee"

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on this 1st day of June, 2021, by Uri Geva, President of the Board of Directors of Rock Prairie Management District No. 2, a political subdivision of the State of Texas, on behalf of said political subdivision.


Notary Public in and for
the State of TEXAS

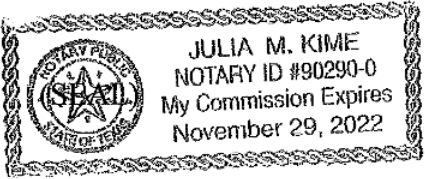


EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
0.3384 OF ONE ACRE
IN THE THOMAS CARUTHERS LEAGUE, A-9
BRAZOS COUNTY, TEXAS**

A 0.3384 OF ONE ACRE (14,742 SQ. FT.) TRACT OF LAND SITUATED IN THE THOMAS CARUTHERS LEAGUE, A-9, BRAZOS COUNTY, TEXAS, BEING OUT OF A CALLED 83.4581 ACRE TRACT DESCRIBED IN DEED TO COLLEGE STATION TOWN CENTER, INC. AND RECORDED IN VOLUME 14296, PAGE 25 OF THE BRAZOS COUNTY DEED RECORDS; SAID 0.3384 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southwest corner of Parkland 01 of Midtown City Center Subdivision Phase 301 as recorded in Volume 15731, Page 206 of the Brazos County Plat Records (B.C.P.R.) and a point in the southeasterly right-of-way line of Town Lake Drive (83 feet wide) as recorded in Volume 15525, Page 139 of the Brazos County Deed Records being in the arc of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the northeast corner of Lot 5 of the Minor Replat of Midtown City Center Subdivision Phase 301, as recorded in Volume 16508, Page 59 B.C.P.R. bears North 86°29'24" East, a distance of 698.57 feet and a 1/2-inch iron rod found a the southwest corner of said Lot 6 bears South 52°00'06" East, a distance of 698.44 feet;

THENCE, along the southeasterly right-of-way line of said Town Lake Drive and said non-tangent curve to the left having a radius of 633.50 feet, a central angle of 02°23'29", an arc length of 26.44 feet and a chord bearing of South 16°02'10" West, a distance of 26.44 feet to the point of tangency;

THENCE, South 14°50'26" West, continuing with the southeasterly right-of-way of said Town Lake Drive, a distance of 159.13 feet to a point for corner;

THENCE, North 75°09'34" West, a distance of 83.11 feet to a point in the northwesterly right-of-way line of said Town Lake Drive and the **POINT OF BEGINNING** of the herein described tract;

- (1) **THENCE**, South 14°50'26" West, along the northwesterly right-of-way line of said Town Lake Drive, a distance of 158.60 feet to a point for corner, from which an angle point in the northwesterly right-of-way line of said Town Lake Drive bears South 14°50'26" West, a distance of 4.37 feet;

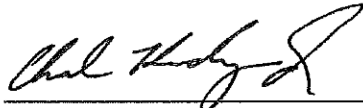
THENCE, over and across said 83.4581 acre tract the following thirteen (13) courses and distances:

- (2) North 75°09'34" West, a distance of 6.43 feet to a point for corner;
- (3) North 82°53'05" West, a distance of 18.69 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (4) along said non-tangent curve to the right having a radius of 71.27 feet, a central angle of 24°49'37", an arc length of 30.88 feet and a chord bearing North 67°08'27" West, a distance of 30.64 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (5) along said non-tangent curve to the right having a radius of 378.86 feet, a central angle of 05°12'49", an arc length of 34.47 feet and a chord bearing North 50°51'42" West, a distance of 34.46 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (6) along said non-tangent curve to the right having a radius of 40.21 feet, a central angle of 42°10'00", an arc length of 29.59 feet and a chord bearing North 28°01'23" West, a distance of 28.93 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (7) along said non-tangent curve to the right having a radius of 333.87 feet, a central angle of 04°26'25", an arc length of 25.87 feet and a chord bearing North 03°32'21" West, a distance of 25.87 feet to a point for corner, being in the arc of a non-tangent curve to the right;

0.3384 of one acre
THOMAS CARUTHERS LEAGUE, A-9

- (8) along said non-tangent curve to the right having a radius of 51.43 feet, a central angle of 27°09'21", an arc length of 24.37 feet and a chord bearing North 14°51'45" East, a distance of 24.15 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (9) along said non-tangent curve to the right having a radius of 101.15 feet, a central angle of 18°06'28", an arc length of 31.97 feet and a chord bearing North 36°44'41" East, a distance of 31.84 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (10) along said non-tangent curve to the right having a radius of 43.89 feet, a central angle of 55°48'36", an arc length of 42.75 feet and a chord bearing North 70°25'16" East, a distance of 41.08 feet to a point for corner;
- (11) South 83°31'20" East, a distance of 6.71 feet to a point for corner, being in the arc of a non-tangent curve to the left;
- (12) along said non-tangent curve to the left having a radius of 116.62 feet, a central angle of 14°54'23", an arc length of 30.34 feet and a chord bearing South 87°44'17" East, a distance of 30.26 feet to a point for corner, being in the arc of a non-tangent curve to the left;
- (13) along said non-tangent curve to the left having a radius of 218.72 feet, a central angle of 07°35'47", an arc length of 29.00 feet and a chord bearing North 79°25'43" East, a distance of 28.98 feet to a point for corner;
- (14) South 75°09'34" East, a distance of 6.43 feet to the **POINT OF BEGINNING** and containing 0.3384 of one acre or 14,742 square feet of land. This description accompanies an Exhibit, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated March 24, 2021.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA



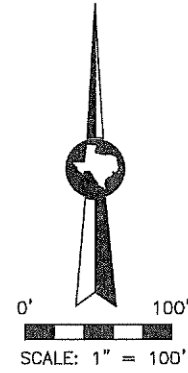
Charles Kennedy, Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPLS No. 10092300



Date: 03/24/21
Job No: 151-068-00
File No: R:\2015\151-068-00\Docs\Description\Exhibit\15106800-EH 0.3384 acres.doc

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	71.27'	24°49'37"	30.88'	N67°08'27"W	30.64'
C2	378.86'	5°12'49"	34.47'	N50°51'42"W	34.46'
C3	40.21'	42°10'00"	29.59'	N28°01'23"W	28.93'
C4	333.87'	4°26'25"	25.87'	N03°32'21"W	25.87'
C5	51.43'	27°09'21"	24.37'	N14°51'45"E	24.15'
C6	101.15'	18°06'28"	31.97'	N36°44'41"E	31.84'
C7	43.89'	55°48'36"	42.75'	N70°25'16"E	41.08'
C8	116.62'	14°54'23"	30.34'	S87°44'17"E	30.26'
C9	218.72'	7°35'47"	29.00'	N79°25'43"E	28.98'
C10	633.50'	2°23'29"	26.44'	S16°02'10"W	26.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°50'26"W	158.60'
L2	N75°09'34"W	6.43'
L3	N82°53'05"W	18.69'
L4	S83°31'20"E	6.71'
L5	S75°09'34"E	6.43'
L6	S14°50'26"W	159.13'
L7	N75°09'34"W	83.11'



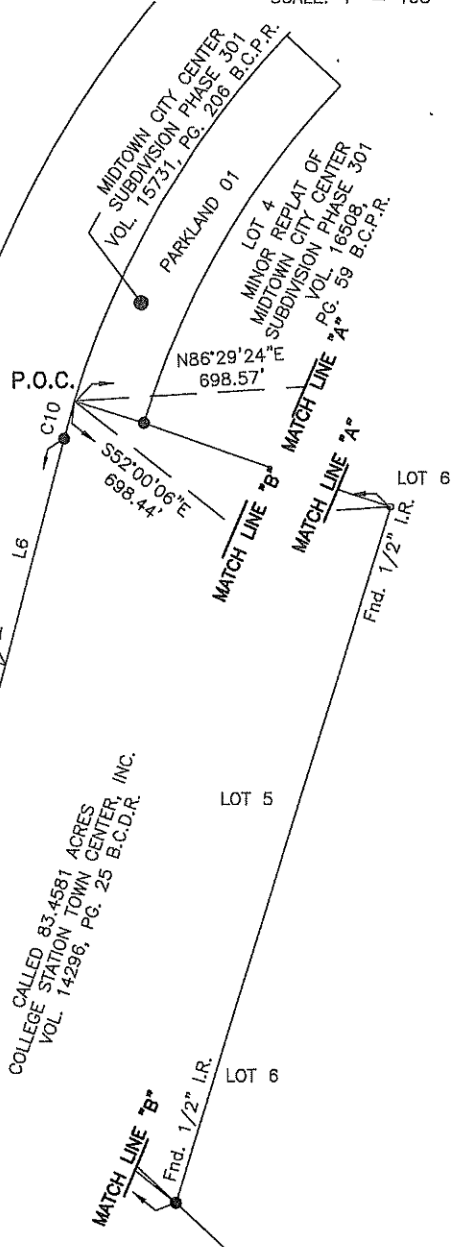
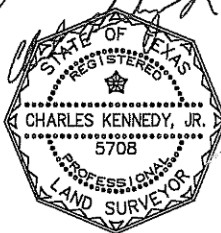
CALLED 83.4581 ACRES
COLLEGE STATION TOWN CENTER, INC.
VOL. 14296, PG. 25 B.C.D.R.


0.3384 OF ONE ACRE
(14,742 SQ. FT.)

NOTES

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, Central Zone as determined by GPS measurements.
2. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
3. A metes and bounds description of even date accompanies this exhibit.

LAKENWAY DRIVE
CALLED 5.903 ACRES
CITY OF COLLEGE STATION, TEXAS
VOL. 13938, PG. 227 B.C.D.R.





10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-728
TBPLS No. 10092300

EXHIBIT OF A 0.3384 OF ONE ACRE TRACT IN THE THOMAS CARUTHERS LEAGUE, A-9, BRAZOS COUNTY, TEXAS

DATE: MARCH 23, 2021 SCALE: 1" = 100' JOB NO.: 151-068-00
DWG. NAME: 15106800-EH-0.3384 AC.dwg

METES AND BOUNDS DESCRIPTION
6.419 ACRES
IN THE THOMAS CARUTHERS LEAGUE, A-9
BRAZOS COUNTY, TEXAS

A 6.419 ACRE TRACT OF LAND SITUATED IN THE THOMAS CARUTHERS LEAGUE, A-9, BRAZOS COUNTY, TEXAS, BEING OUT OF A CALLED 83.4581 ACRE TRACT DESCRIBED IN DEED TO COLLEGE STATION TOWN CENTER, INC. AND RECORDED IN VOLUME 14296, PAGE 25 OF THE BRAZOS COUNTY DEED RECORDS; SAID 6.419 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwesterly corner of Parkland 01 of Midtown City Center Subdivision Phase 301, as recorded in Volume 15731, Page 206 of the Brazos County Plat Records (B.C.P.R.), also being in the southeasterly right-of-way line of Town Lake Drive (83 feet wide) as recorded in Volume 15525, Page 139 of the Brazos County Deed Records;

- (1) **THENCE**, South 72°46'03" East, along the southwesterly line of said Midtown City Center, a distance of 50.00 feet to the southwesterly corner of Lot 4 of the Minor Replat of Midtown City Center Subdivision Phase 301, as recorded in Volume 16508, Page 59 B.C.P.R.;
- (2) **THENCE**, South 70°44'20" East, along the southwesterly line of said Minor Replat of Midtown City Center, a distance of 166.55 feet to an angle point in the southwesterly line of said Midtown City Center;
- (3) **THENCE**, South 40°46'14" East, continuing along the southwesterly line of said Minor Replat of Midtown City Center, a distance of 270.29 feet to common southerly corner of said Lot 4 and Lot 5 of said Minor Replat of Midtown City Center;
- (4) **THENCE**, South 47°23'59" East, continuing along the southwesterly line of said Minor Plat of Midtown City Center, at a distance of 229.60 feet pass a 1/2-inch iron rod found at the southeast corner of said Lot 5 of said Minor Replat of Midtown City Center, continuing a distance of 319.72 feet to a 1/2-inch iron rod found for an angle point in the southwesterly line of Lot 6 of said Minor Replat of Midtown City Center;
- (5) **THENCE**, South 04°15'33" West, continuing along the southwesterly line of said Minor Plat of Midtown City Center, a distance of 164.56 feet to an "X" in concrete found for an angle point in the southwesterly corner of Lot 6 of said Minor Plat of Midtown City Center;

THENCE, over and across said 83.4581 acre tract the following thirty (30) courses and distances:

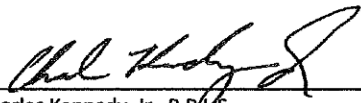
- (6) South 26°53'58" West, a distance of 125.49 feet to a point for corner;
- (7) North 60°00'45" West, a distance of 20.12 feet to a point for corner;
- (8) South 31°52'53" West, a distance of 25.84 feet to a point for corner;
- (9) South 36°35'48" West, a distance of 21.46 feet to a point for corner;
- (10) South 59°12'33" West, a distance of 20.57 feet to a point for corner;
- (11) South 52°30'08" West, a distance of 31.37 feet. to a point for corner, being in the arc of a non-tangent curve to the right;
- (12) along said non-tangent curve to the right having a radius of 106.56 feet, a central angle of 59°51'47", an arc length of 111.34 feet and a chord bearing South 89°22'25" West, a distance of 106.34 feet to a point of compound curvature;
- (13) along said compound curve to the right having a radius of 763.55 feet, a central angle of 02°10'20", an arc length of 28.95 feet and a chord bearing North 59°36'32" West, a distance of 28.95 feet to a point for corner;
- (14) North 47°14'02" West, a distance of 84.34 feet to a point for corner;

- (15) North 74°44'23" West, a distance of 23.78 feet to a point for corner;
- (16) North 84°36'23" West, a distance of 20.12 feet to a point for corner;
- (17) North 78°34'39" West, a distance of 42.88 feet to a point for corner, being in the arc of a non-tangent curve to the right;
- (18) along said non-tangent curve to the right having a radius of 57.75 feet, a central angle of 101°50'10", an arc length of 102.64 feet and a chord bearing North 34°38'03" West, a distance of 89.65 feet to a point of compound curvature;
- (19) along said compound curve to the right having a radius of 50.43 feet, a central angle of 40°17'10", an arc length of 35.46 feet and a chord bearing North 36°25'37" East, a distance of 34.74 feet to a point for corner;
- (20) North 29°35'23" East, a distance of 19.73 feet to a point for corner, being in the arc of a non-tangent curve to the left;
- (21) along said non-tangent curve to the left having a radius of 349.70 feet, a central angle of 15°28'45", an arc length of 94.48 feet and a chord bearing North 16°11'17" West, a distance of 94.19 feet to a point of reverse curvature;
- (22) along said reverse curve to the right having a radius of 185.62 feet, a central angle of 16°43'54", an arc length of 54.21 feet and a chord bearing North 15°33'42" West, a distance of 54.01 feet to a point of compound curvature;
- (23) along said compound curve to the right having a radius of 137.66 feet, a central angle of 13°24'12", an arc length of 32.20 feet and a chord bearing North 00°29'39" West, a distance of 32.13 feet to a point for corner;
- (24) North 73°19'54" East, a distance of 26.64 feet to a point for corner, being in the arc of a non-tangent curve to the left;
- (25) along said non-tangent curve to the left having a radius of 150.00 feet, a central angle of 31°41'23", an arc length of 82.96 feet and a chord bearing North 04°17'44" West, a distance of 81.91 feet to a point of reverse curvature;
- (26) along said reverse curve to the right having a radius of 50.00 feet, a central angle of 57°44'44", an arc length of 50.39 feet and a chord bearing North 08°43'56" East, a distance of 48.29 feet to a point of reverse curvature;
- (27) along said reverse curve to the left having a radius of 35.00 feet, a central angle of 100°00'58", an arc length of 61.10 feet and a chord bearing North 12°24'11" West, a distance of 53.63 feet to a point for corner;
- (28) North 54°08'41" East, a distance of 6.95 feet to a point for corner;
- (29) North 35°51'19" West, a distance of 42.00 feet to a point for corner;
- (30) South 54°08'41" West, a distance of 23.39 feet to a point for corner, being in the arc of a non-tangent curve to the left;
- (31) along said non-tangent curve to the left having a radius of 44.00 feet, a central angle of 56°59'35", an arc length of 43.77 feet and a chord bearing North 82°39'27" West, a distance of 41.99 feet to a point of reverse curvature;
- (32) along said reverse curve to the right having a radius of 101.00 feet, a central angle of 30°00'42", an arc length of 52.90 feet and a chord bearing South 83°51'07" West, a distance of 52.30 feet to a point of reverse curvature;
- (33) along said reverse curve to the left having a radius of 71.84 feet, a central angle of 34°32'15", an arc length of 43.30 feet and a chord bearing South 81°35'20" West, a distance of 42.65 feet to a point for corner;

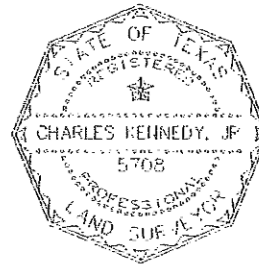
6.419 acres
THOMAS CARUTHERS LEAGUE, A-9

- (34) South 64°19'13" West, a distance of 25.37 feet to a point for corner;
- (35) North 75°09'34" West, a distance of 6.32 feet to a point in the southeasterly right-of-way line of the aforementioned Town Lake Drive;
- (36) **THENCE**, North 14°50'26" East, along the southeasterly right-of-way line of said Town Lake Drive, a distance of 228.99 feet to a point of curvature to the right;
- (37) **THENCE**, continuing along the southeasterly right-of-way line of said Town Lake Drive and said curve to the right having a radius of 633.50 feet, a central angle of 02°23'28", an arc length of 26.44 feet and a chord bearing North 16°02'10" East, a distance of 26.44 feet to the **POINT OF BEGINNING** and containing 6.419 acres of land. This description accompanies an Exhibit, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated March 24, 2021.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA



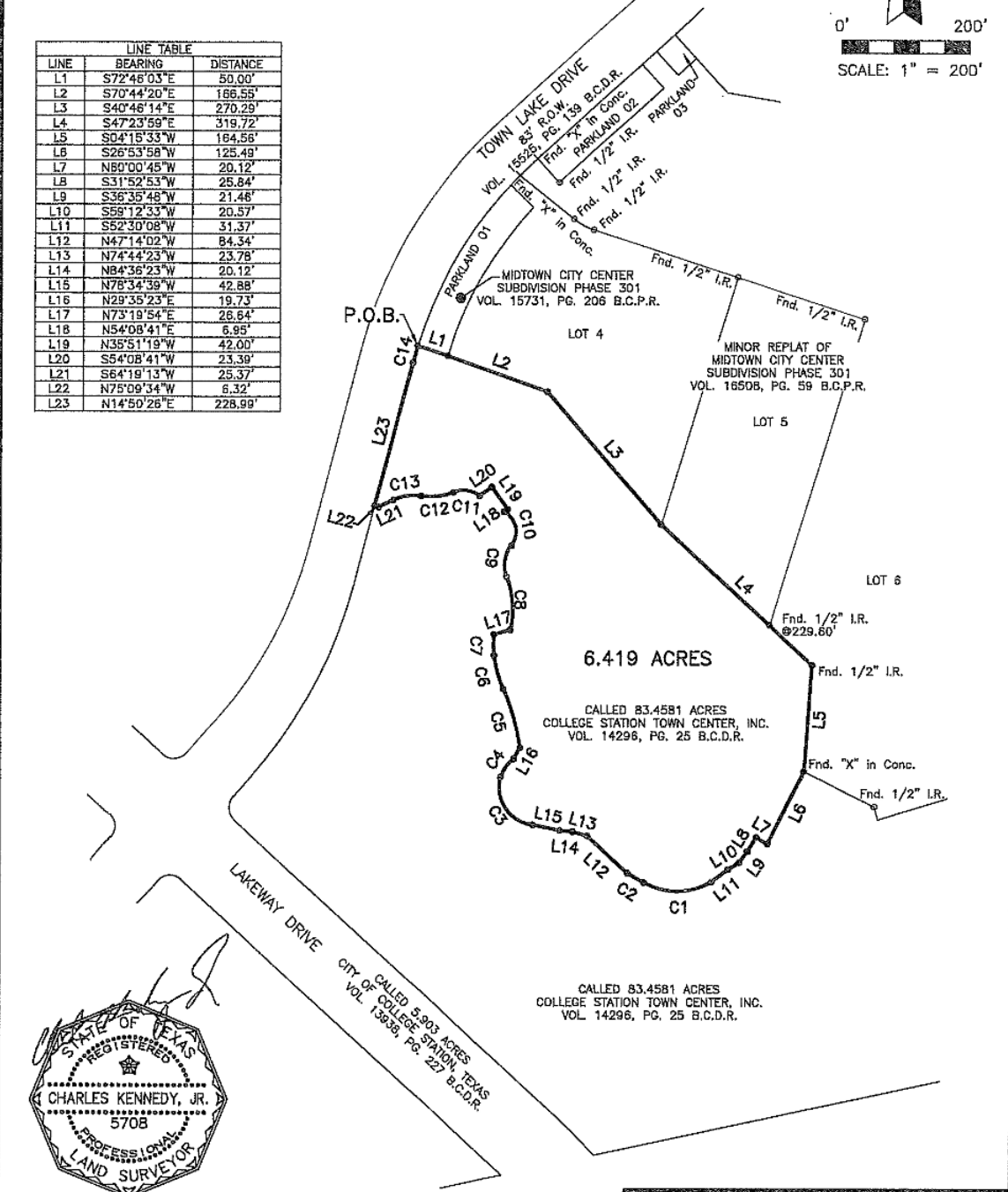
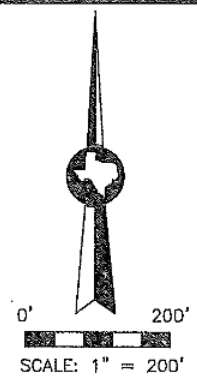
 Charles Kennedy, Jr., R.P.L.S.
 Texas Registration No. 5708
 10011 Meadowglen Lane
 Houston, Texas 77042
 713-784-4500
 TBPLS No. 10092300



Date: 03/24/21
 Job No: 151-068-00
 File No: R:\2015\151-068-00\Docs\Description\Exhibit\15106800-EH 6.362 acres.doc

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	108.56'	59°51'47"	111.34'	S89°22'25"W	108.34'
C2	783.55'	2°10'20"	28.95'	N59°36'32"W	28.95'
C3	57.75'	101°50'10"	102.64'	N34°38'03"W	89.65'
C4	50.43'	40°17'10"	35.48'	N38°25'37"E	34.74'
C5	348.70'	15°28'48"	94.48'	N18°11'17"W	84.19'
C6	185.62'	18°43'54"	54.21'	N18°33'42"W	54.01'
C7	137.66'	13°24'12"	32.20'	N00°29'39"W	32.13'
C8	180.00'	31°41'23"	82.96'	N04°17'44"W	81.91'
C9	50.00'	57°44'44"	50.39'	N08°43'58"E	48.29'
C10	35.00'	100°00'58"	61.10'	N12°24'11"W	53.63'
C11	44.00'	58°59'35"	43.77'	N82°39'27"W	41.99'
C12	101.00'	30°00'42"	52.90'	S83°51'07"W	52.30'
C13	71.84'	34°32'15"	43.30'	S81°35'20"W	42.65'
C14	633.50'	2°23'28"	26.44'	N18°02'10"E	26.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°48'03"E	50.00'
L2	S70°44'20"E	166.55'
L3	S40°46'14"E	270.29'
L4	S47°23'59"E	319.72'
L5	S04°15'33"W	164.56'
L6	S26°53'58"W	125.49'
L7	N60°00'45"W	20.12'
L8	S31°52'53"W	25.84'
L9	S36°35'48"W	21.46'
L10	S58°12'33"W	20.57'
L11	S52°30'08"W	31.37'
L12	N47°14'02"W	84.34'
L13	N74°44'23"W	23.78'
L14	N84°36'23"W	20.12'
L15	N78°34'38"W	42.88'
L16	N28°35'23"E	19.73'
L17	N73°19'54"E	26.64'
L18	N54°08'41"E	6.95'
L19	N35°51'19"W	42.00'
L20	S64°08'41"W	23.39'
L21	S64°19'13"W	25.37'
L22	N75°09'34"W	6.32'
L23	N14°50'26"E	228.99'



- NOTES
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, Central Zone as determined by GPS measurements.
 2. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
 3. A metes and bounds description of even date accompanies this exhibit.
 4. All corners are Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500".



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

EXHIBIT OF A 6.419 ACRE TRACT IN THE THOMAS CARUTHERS LEAGUE, A-9, BRAZOS COUNTY, TEXAS

DATE: MARCH 23, 2021 SCALE: 1" = 200' JOB NO.: 151-068-00
DWG. NAME: 15106800-EH-6.416 AC.dwg

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1434750
Volume : 17077
ERecordings - Real Property

Recorded On: June 09, 2021 11:07 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$70.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1434750
Receipt Number: 20210609000036
Recorded Date/Time: June 09, 2021 11:07 AM
User: Cathy B
Station: MXL0512813

Record and Return To:

Simplifile
5072 NORTH 300 WEST
PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**SPECIAL WARRANTY DEED
(Park Sites)**

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

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF BRAZOS §

COLLEGE STATION TOWN CENTER, INC., a Texas corporation, with offices located at 4121 State Highway 6, College Station, Brazos County, Texas 77845 (hereinafter called "GRANTOR"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by ROCK PRAIRIE MANAGEMENT DISTRICT NO. 2, a political subdivision of the State of Texas created by an Act of the 83rd Texas Legislature under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, and operating under and governed by the provisions of Chapter 3909, Special District Local Laws Code, with offices located at 1300 Post Oak Boulevard, Suite 1400, Houston, Texas 77056 (hereinafter called "GRANTEE"), the receipt of which is hereby acknowledged by GRANTOR, has GRANTED, SOLD and CONVEYED, and by these presents, does GRANT, SELL and CONVEY, unto the said GRANTEE herein, those certain tracts of land described by metes and bounds attached hereto as Exhibit "A" and incorporated herein.

This conveyance is made and accepted subject to any and all matters of public record in the Office of the County Clerk of Brazos County, Texas or existing on the ground, to the extent, and only to the extent, that the same may still be in force and effect. GRANTOR warrants that GRANTOR has not imposed or granted to third parties any reservation, restriction, easement, license or any other grant affecting the above described premises that impairs the use of the above described premises for park and recreational facilities.

Grantor assumes responsibility for the payment of taxes for the year 2021 and for the payment of all taxes for prior years.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging to said GRANTEE, its successors and assigns, forever and GRANTOR does hereby bind itself, and its successors, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under GRANTOR, but not otherwise, subject to the aforesaid matters.

EXECUTED this 19th day of December, 2021.

COLLEGE STATION TOWN CENTER, INC.,
a Texas corporation

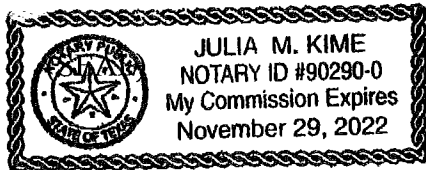
By: [Signature]
James. G. Murr, Director

"Grantor"

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on this 19th day of December, 2021, by James Murr, Director of College Station Town Center, Inc., a Texas corporation, on behalf of said corporation.

[Signature]
Notary Public in and for the
State of TEXAS



Approved for acceptance by Rock Prairie Management District No. 2 this 19th day of December, 2021.

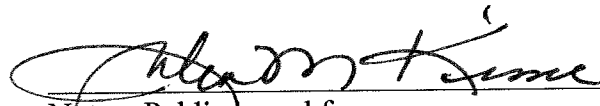
ROCK PRAIRIE MANAGEMENT
DISTRICT NO. 2

By: 
President, Board of Directors

"Grantee"

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on this 19th day of December, 2021, by Uri Geva, President of the Board of Directors of Rock Prairie Management District No. 2, a political subdivision of the State of Texas, on behalf of said political subdivision.


Notary Public in and for
the State of TEXAS

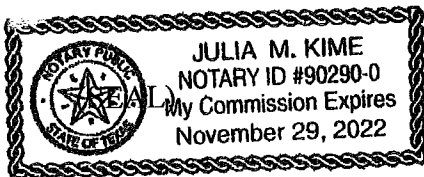


EXHIBIT "A"



**FIELD NOTES DESCRIPTION
OF A
0.442 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.442 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 86.301 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.442 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the northeast line of Midtown Drive (124' R.O.W.) at the intersection of said northeast line with the northwest line of a 50' Public Access & Landscape Easement described in Volume 15672, Page 230 (OPRBCT), for reference a 1/2 inch iron rod with cap stamped "HP MAYO" found on the northeast line of Midtown Drive bears N 47° 55' 17" W, a distance of 1104.93 feet;

THENCE, through said remainder of 86.301 acre tract, 50.00 feet from and parallel to the northwest line of Town Lake Drive, and along the northwest line of said Public Access & Landscape Easement, for the following three (3) courses:

- 1) N 42° 04' 34" E, a distance of 99.82 feet to the beginning of a counterclockwise curve having a radius of 575.00 feet;
- 2) along said curve through a central angle of 27° 14' 08", an arc distance of 273.33 feet and a chord which bears N 28° 27' 30" E a distance of 270.76 feet to the end of said curve;
- 3) N 14° 50' 26" E, a distance of 4.21 feet to a point the south line of a called 0.3384 acre tract described out of said remainder of 86.301 acre tract in March, 2021, by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/ EHRA, said point being in a non-tangent curve to the left;

THENCE, along the south line of said 0.3384 acre tract as described by EHRA for the following three (3) courses:

- 1) along said non-tangent curve to the left having a radius of 71.27 feet, a central angle of 20° 20' 52", an arc length of 25.31 feet and a chord bearing of S 69° 22' 48" E, a distance of 25.18 feet to a point;
- 2) S 82° 53' 05" E, a distance of 18.69 feet to a point;
- 3) S 75° 09' 34" E, a distance of 6.43 feet to a point on the northwest line of Town Lake Drive (variable width R.O.W.);

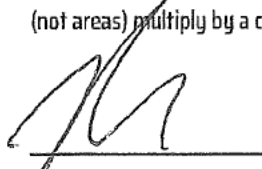
THENCE, along the northwest line of Town Lake Drive for the following three (3) courses:

- 1) S 14° 50' 26" W, a distance of 4.19 feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the beginning of a clockwise curve having a radius of 625.00 feet;
- 2) along said curve through a central angle of 27° 14' 08", an arc distance of 297.09 feet and a chord which bears S 28° 27' 30" W a distance of 294.30 feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the end of said curve;
- 3) S 42° 04' 34" W, a distance of 74.82 feet to the beginning of a clockwise transition curve having a radius of 25.00 feet;

THENCE, along said curve through a central angle of $90^{\circ} 00' 09''$, an arc distance of 39.27 feet and a chord which bears $S 87^{\circ} 04' 38'' W$ a distance of 35.36 feet to the end of said curve on the northeast line of Midtown Drive;

THENCE, along the northeast line of Midtown Drive, $N 47^{\circ} 55' 17'' W$, a distance of 25.00 feet to the POINT OF BEGINNING hereof, and containing 0.442 acres, more or less.

Surveyed on the ground between 2018 and 2020 under my supervision. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid12b).



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502



KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

 TBPELS Firm No. 10018500

SURVEYOR'S CERTIFICATE:

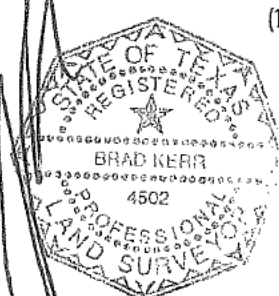
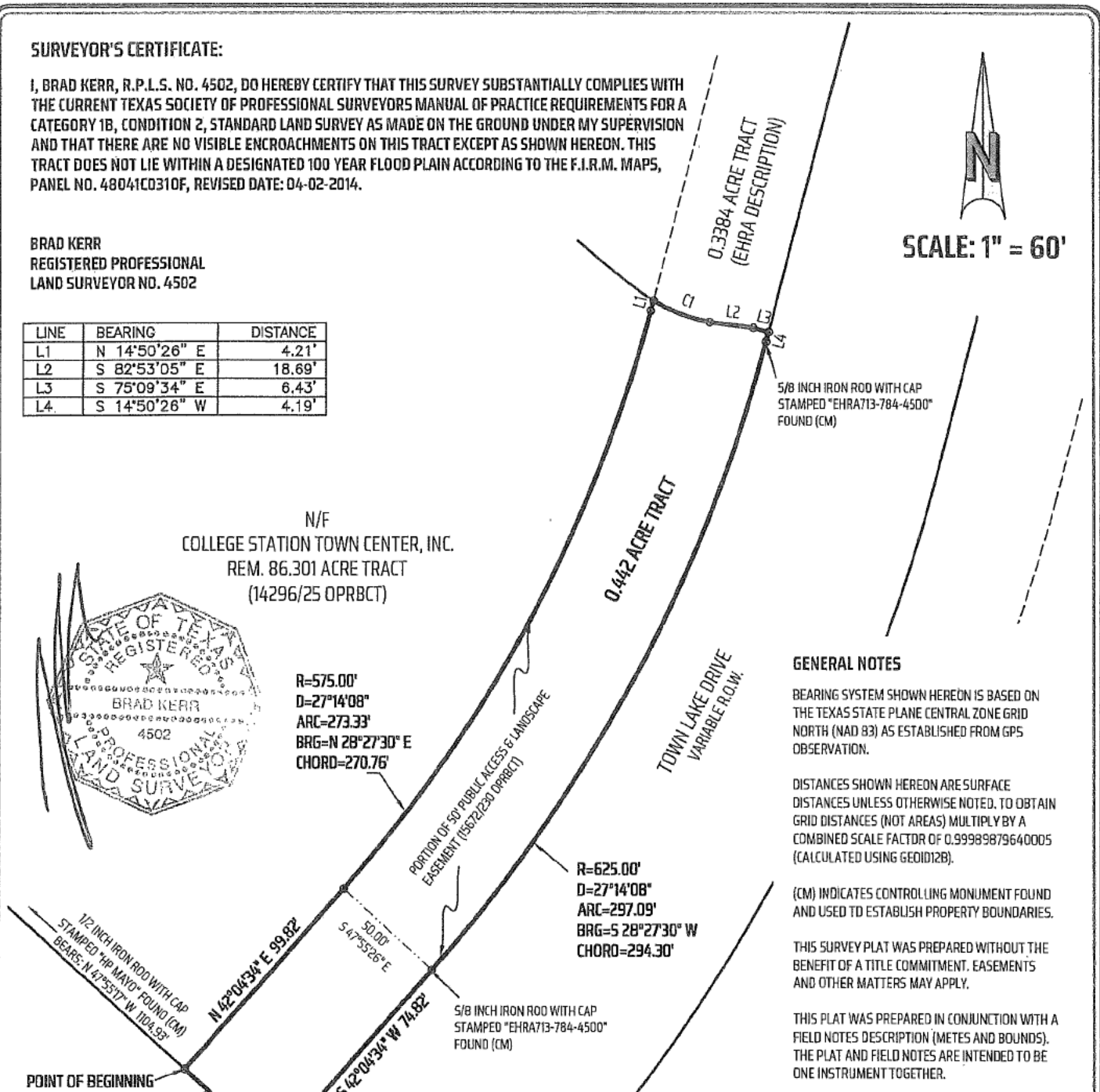
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

LINE	BEARING	DISTANCE
L1	N 14°50'26" E	4.21'
L2	S 82°53'05" E	18.69'
L3	S 75°09'34" E	6.43'
L4	S 14°50'26" W	4.19'



SCALE: 1" = 60'



N/F
 COLLEGE STATION TOWN CENTER, INC.
 REM. 86.301 ACRE TRACT
 (14296/25 OPRBCT)

R=575.00'
 D=27°14'08"
 ARC=273.33'
 BRG=N 28°27'30" E
 CHORD=270.76'

R=625.00'
 D=27°14'08"
 ARC=297.09'
 BRG=S 28°27'30" W
 CHORD=294.30'

R=25.00'
 D=90°00'09"
 ARC=39.27'
 BRG=S 87°04'38" W
 CHORD=35.36'

C1
 R=71.27'
 D=20°20'52"
 ARC=25.31'
 BRG=S 69°22'48" E
 CHORD=25.18'

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99989879640005 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

TSPS STANDARD LAND SURVEY PLAT
OF A
0.442 ACRE TRACT
PORTION OF REMAINDER OF CALLED 86.301 ACRES IN
VOLUME 14296, PAGE 25 (OPRBT)
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

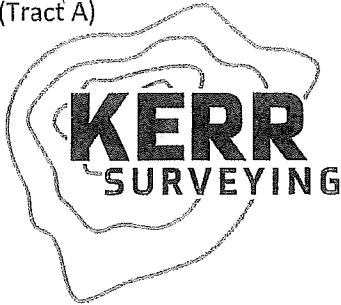


"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: MARCH 2020 | PLAT DATE: 04-07-2021
 JOB NUMBER: 21-201 | CAD NAME: 21-201
 POINT FILE: BIRDEST-GTG
 DRAWN BY: NLBW CHECKED BY: BNK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195

KERRLANDSURVEYING.COM

(Tract A)



**FIELD NOTES DESCRIPTION
OF A
0.546 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.546 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 24.352 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.546 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found on the southeast line of Town Lake Drive (variable width R.O.W.) and the original common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, according to the plat recorded in Volume 16668, Page 1 (OPRBCT);

THENCE, across Town Lake Drive, **N 47° 58' 11" W**, a distance of **83.00** feet to the northwest line of Town Lake Drive and the **Point of Beginning** and the south corner of this herein described tract;

THENCE, along the common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, **N 47° 58' 11" W**, a distance of **50.00** feet to a point on the northwest line of a called 50' Public Access and Landscape Easement described in Volume 15672, Page 230 (OPRBCT) and the west corner of this herein described tract;

THENCE, through said remainder of 24.352 acre tract, 50.00 feet from and parallel to the northwest line of Town Lake Drive (variable R.O.W.), and along the northwest line of said Public Access and Landscape Easement for the following five (5) courses:

- 1) **N 42° 04' 34" E**, a distance of **306.94** feet to a point for the beginning of a counterclockwise curve having a radius of **450.00** feet;
- 2) along said curve through a central angle of **05° 43' 38"**, an arc distance of **44.98** feet and a chord which bears **N 39° 12' 45" E** a distance of **44.96** feet to a point for the end of said curve;
- 3) **N 36° 20' 56" E**, a distance of **35.16** feet to a point for the beginning of a clockwise curve having a radius of **550.00** feet;
- 4) along said curve through a central angle of **05° 43' 38"**, an arc distance of **54.98** feet and a chord which bears **N 39° 12' 45" E** a distance of **54.95** feet to a point for the end of said curve;
- 5) **N 42° 04' 34" E**, a distance of **36.14** feet to a point on the southwest line of Midtown Drive (124' R.O.W.) and the north corner of this herein described tract, for reference a 1/2 inch iron rod with cap stamped "KERR 4502" found on the southwest line of Midtown Drive bears **N 47° 55' 17" W**, a distance of 961.69 feet;

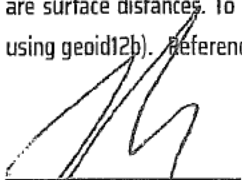
THENCE, with the southwest line of Midtown Drive, **S 47° 55' 17" E**, a distance of **25.00** feet to the beginning of a clockwise transition curve having a radius of **25.00** feet;

THENCE, along said transition curve through a central angle of $89^{\circ} 59' 51''$, an arc distance of 39.27 and a chord which bears $S 02^{\circ} 55' 22'' E$, a distance of 35.35 feet to the northwest line of Town Lake Drive;

THENCE, along the northwest line of Town Lake Drive for the following five (5) courses:

- 1) $S 42^{\circ} 04' 34'' W$, a distance of 11.14 feet to the beginning of a counterclockwise curve having a radius of 500.00 feet;
- 2) along said curve through a central angle of $05^{\circ} 43' 38''$, an arc distance of 49.98 and a chord which bears $S 39^{\circ} 12' 45'' W$, a distance of 49.96 feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found at the end of said curve;
- 3) $S 36^{\circ} 20' 56'' W$, a distance of 35.16 feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found marking the beginning of a clockwise curve having a radius of 500.00 feet;
- 4) along said curve through a central angle of $05^{\circ} 43' 38''$, an arc distance of 49.98 and a chord which bears $S 39^{\circ} 12' 45'' W$, a distance of 49.96 feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found at the end of said curve;
- 5) $S 42^{\circ} 04' 34'' W$, a distance of 306.90 feet to the POINT OF BEGINNING hereof, and containing 0.546 acres, more or less.

Surveyed on the ground between 2019 and 2020 under my supervision. See plat prepared April 2021 for other information. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NA083), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid12b). Reference drawing 21-201.



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502



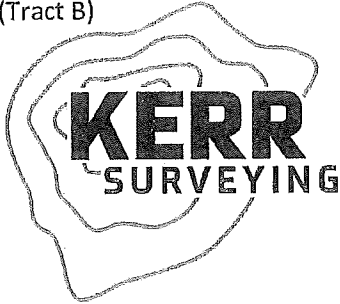
KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

 TBPELS Firm No. 10018500

(Tract B)



**FIELD NOTES DESCRIPTION
OF A
0.546 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.546 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 24.352 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.546 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found on the southeast line of Town Lake Drive (variable width R.O.W.) and the original common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, according to the plat recorded in Volume 16668, Page 1 (OPRBCT);

THENCE, along the southeast line of Town Lake Drive for the following five (5) courses:

- 1) **N 42° 04' 34" E**, a distance of **306.98** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the beginning of a clockwise curve having a radius of **500.00** feet;
- 2) along said curve through a central angle of **05° 41' 39"**, an arc distance of **49.69** feet and a chord which bears **N 44° 55' 23" E** a distance of **49.67** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the end of said curve;
- 3) **N 47° 46' 13" E**, a distance of **35.94** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the beginning of a counterclockwise curve having a radius of **500.00** feet;
- 4) along said curve through a central angle of **05° 41' 39"**, an arc distance of **49.69** feet and a chord which bears **N 44° 55' 23" E** a distance of **49.67** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the end of said curve;
- 5) **N 42° 04' 34" E**, a distance of **10.78** feet to a point marking the beginning of a clockwise transition curve having a radius of **25.00** feet;

THENCE, along said transition curve through a central angle of **90° 00' 09"**, an arc distance of **39.27** and a chord which bears **N 87° 04' 38" E**, a distance of **35.36** feet to the southwest line of Midtown Drive (124' R.O.W.);

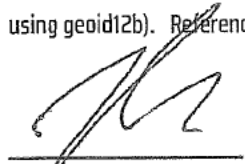
THENCE, along the southwest line of Midtown Drive, **S 47° 55' 17" E**, a distance of **25.00** feet to a point on the southeast line of a called 50' Public Access and Landscape Easement described in Volume 15672, Page 230 (OPRBCT) and the east corner of this herein described tract;

THENCE, through said remainder of 24.352 acre tract and along the southeast line of said Public Access and Landscape easement for the following five (5) courses:

- 1) S 42° 04' 34" W, a distance of 35.78 feet to the beginning of a clockwise curve having a radius of 550.00 feet;
- 2) along said curve through a central angle of 05° 41' 39", an arc distance of 54.66 and a chord which bears S 44° 55' 23" W, a distance of 54.64 feet to the end of said curve;
- 3) S 47° 46' 13" W, a distance of 35.94 feet to the beginning of a counterclockwise curve having a radius of 450.00 feet;
- 4) along said curve through a central angle of 05° 41' 39", an arc distance of 44.72 and a chord which bears S 44° 55' 23" W, a distance of 44.70 feet to the end of said curve;
- 5) S 42° 04' 34" W, a distance of 306.94 feet to the common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2;

THENCE, along the common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, N 47° 58' 11" W a distance of 50.00 feet the POINT OF BEGINNING hereof, and containing 0.546 acres, more or less.

Surveyed on the ground between 2019 and 2020 under my supervision. See plat prepared April 2021 for other information. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid12b). Reference drawing 21-201.



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502



KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

TBPELS Firm No. 10018500



**FIELD NOTES DESCRIPTION
OF A
0.640 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.640 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 86.301 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.640 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the northeast line of Midtown Drive (124' R.O.W.) at the intersection of said northeast line with the southeast line of a 50' Public Access & Landscape Easement described in Volume 15672, Page 230 (OPRBCT);

THENCE, along the northeast line of Midtown Drive, **N 47° 55' 17" W**, a distance of **25.00** feet to the beginning of a clockwise transition curve having a radius of **25.00** feet;

THENCE, along said curve through a central angle of **89° 59' 51"**, an arc distance of **39.27** feet and a chord which bears **N 02° 55' 21" W** a distance of **35.35** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found at the end of said curve on the southeast line of Town Lake Drive (variable width R.O.W.);

THENCE, along the southeast line of Town Lake Drive for the following three (3) courses:

- 1) **N 42° 04' 34" E**, a distance of **37.68** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found at the beginning of a counterclockwise curve having a radius of **725.00** feet;
- 2) along said curve through a central angle of **27° 14' 08"**, an arc distance of **344.63** feet and a chord which bears **N 28° 27' 30" E** a distance of **341.39** feet to 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found at the end of said curve;
- 3) **N 14° 50' 26" E**, a distance of **125.97** feet to a point the south line of a called 6.419 acre tract described out of said remainder of 86.301 acre tract in March, 2021, by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/ EHRA;

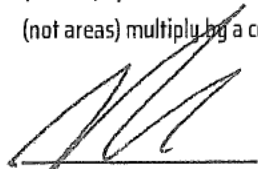
THENCE, along the south line of said 6.419 acre tract as described by EHRA for the following three (3) courses:

- 1) **S 75° 09' 34" E**, a distance of **6.31** feet to a point;
- 2) **N 64° 19' 13" E**, a distance of **25.37** feet to a point in a non-tangent curve to the right;
- 3) along said non-tangent curve to the right having a radius of **71.84** feet, a central angle of **22° 27' 49"**, an arc length of **28.17** feet and a chord bearing of **N 75° 33' 10" E**, a distance of **27.99** feet to a point on the southeast line of said Public Access & Landscape Easement;

THENCE, through said remainder of 86.301 acre tract, 50.00 feet from and parallel to the southeast line of Town Lake Drive, and along the southeast line of said Public Access & Landscape Easement for the following three (3) courses:

- 1) **S 14° 50' 26" W**, a distance of **156.14** feet to a point for the beginning of a clockwise curve having a radius of **775.00** feet;
- 2) along said curve through a central angle of **27° 14' 08"**, an arc distance of **368.40** feet and a chord which bears **S 28° 27' 30" W** a distance of **364.94** feet to a point for the end of said curve;
- 3) **S 42° 04' 34" W**, a distance of **62.68** feet to the **POINT OF BEGINNING** hereof, and containing **0.640** acres, more or less.

Surveyed on the ground between 2018 and 2020 under my supervision. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid12b).



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502



KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

[REDACTED] TBPELS Firm No. 10018500

SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

LINE	BEARING	DISTANCE
L1	S 75°09'34" E	6.31'
L2	N 64°19'13" E	25.37'

C1
R=71.84'
D=22°27'49"
ARC=28.17'
BRG=N 75°33'10" E
CHORO=27.99'

6.419 ACRE TRACT
(EHRA DESCRIPTION)



SCALE: 1" = 60'

N/F
COLLEGE STATION TOWN CENTER, INC.
REM. 86.301 ACRE TRACT
(14296/25 OPRBCT)

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99989879640005 (CALCULATED USING GED112B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



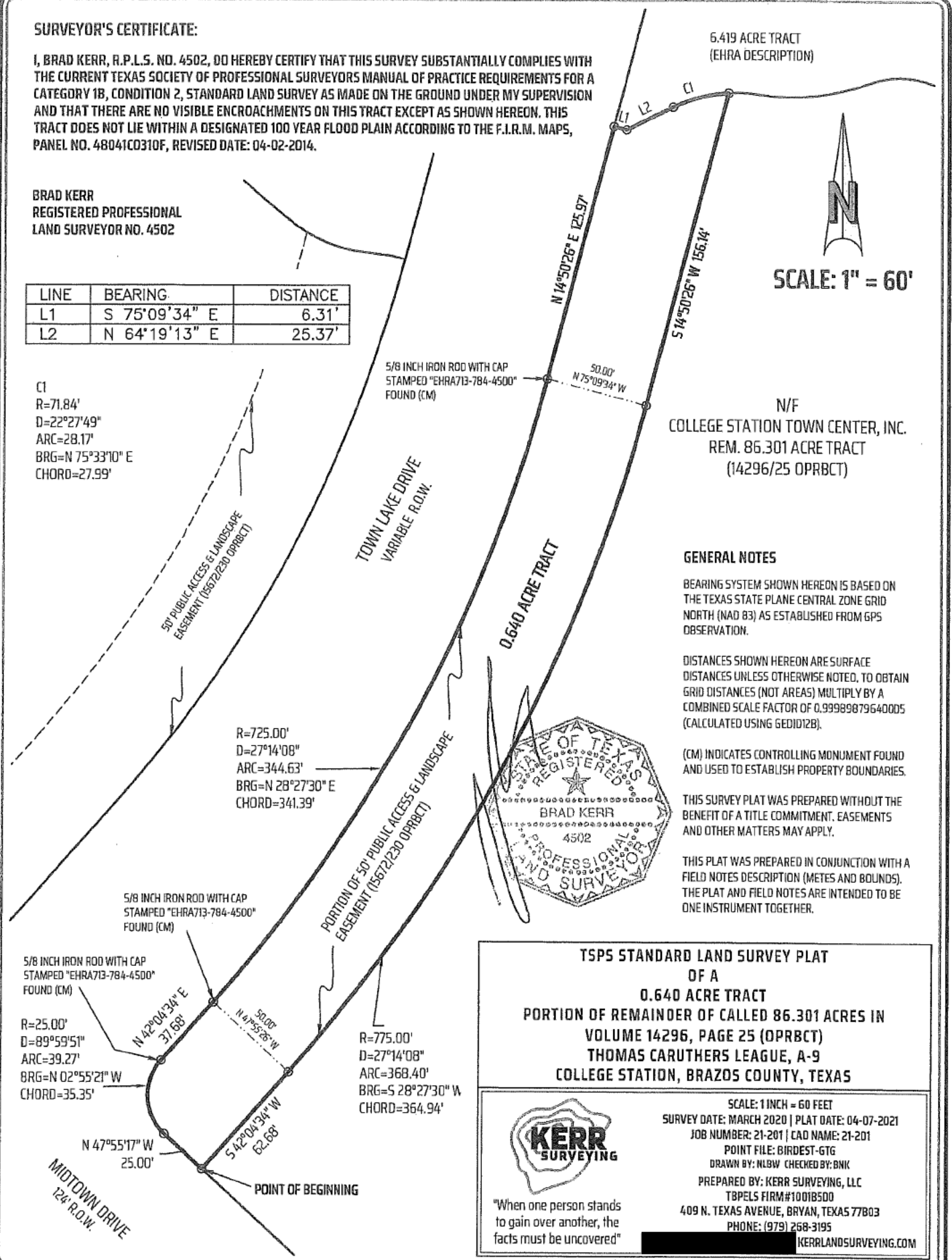
TSPS STANDARD LAND SURVEY PLAT
OF A
0.640 ACRE TRACT
PORTION OF REMAINDER OF CALLED 86.301 ACRES IN
VOLUME 14296, PAGE 25 (OPRBT)
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 60 FEET
SURVEY DATE: MARCH 2020 | PLAT DATE: 04-07-2021
JOB NUMBER: 21-201 | CAD NAME: 21-201
POINT FILE: BIRDEST-GTG
DRAWN BY: NLBW CHECKED BY: BNK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 258-3195

KERRLANDSURVEYING.COM





**FIELD NOTES DESCRIPTION
OF A
0.704 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.704 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 86.301 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.704 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap stamped "KERR 4502" found on the south line of Rock Prairie Road (variable width R.O.W.) at the most northerly west corner of said remainder of 86.301 acre tract and the northeast corner of the remainder of a called 10.846 acre tract conveyed to B. C. Nelson, LLC in Volume 15246, Page 47 (OPRBCT);

THENCE, along the south line of Rock Prairie Road, **S 86° 27' 34" E**, a distance of **603.26** feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found for an angle point in said line;

THENCE, continuing along the south line of Rock Prairie Road, **S 85° 01' 50" E**, a distance of **5.28** feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found at the northwest corner of Midtown Reserve Subdivision, Phase 201, according to the plat recorded in Volume 16137, Page 4 (OPRBCT) and the northeast corner of this herein described tract;

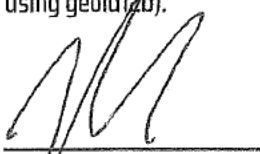
THENCE, with the common line of said remainder of 86.301 acre tract and said Midtown Reserve Subdivision, Phase 201, **S 03° 32' 26" W**, a distance of **50.02** feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found at the southwest corner of a parkland dedication tract as reflected on said plat of Midtown Reserve Subdivision, Phase 201;

THENCE, through said remainder of 86.301 acre tract, 50.00 feet from and parallel to the south line of Rock Prairie Road, **N 85° 01' 50" W**, a distance of **5.90** feet to a point;

THENCE, continuing through said remainder of 86.301 acre tract, 50.00 feet from and parallel to the south line of Rock Prairie Road, **N 86° 27' 34" W**, a distance of **611.70** feet to a point on the common line of said remainder of 86.301 acre tract and said remainder of 10.846 acre tract;

THENCE, along the common line of said remainder of 86.301 acre tract and said remainder of 25.79 acre tract, N 13° 49' 13" E, a distance of 50.82 feet to the POINT OF BEGINNING hereof, and containing 0.704 acres, more or less.

Surveyed on the ground between 2018 and 2020 under my supervision. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid17b).



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502



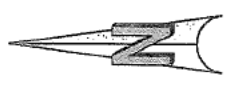
KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

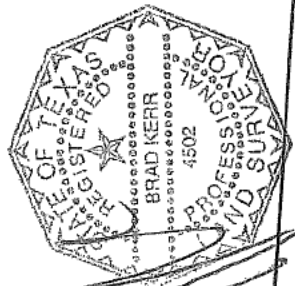
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com



TBPELS Firm No. 10018500



SCALE: 1" = 100'



SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

POINT OF BEGINNING
1/2 INCH IRON ROD WITH CAP
STAMPED "KERR 4502"
FOUND (CM)

N 13°49'13" E
50.82'

N/F
B. C. NELSON, LLC
REM. 10.846 ACRE TRACT
(15246/47 OPRBCT)

ROCK PRAIRIE ROAD
VAR. R.O.W.

S 86°27'34" E 603.26'

0.704 ACRE TRACT

N 86°27'34" W 611.70'

N/F
COLLEGE STATION TOWN CENTER, INC
REM. 86.301 ACRE TRACT
(14296/25 OPRBCT)

S 85°01'50" E
5.28'

1/2 INCH IRON ROD WITH CAP
STAMPED "KERR 4502"
FOUND (CM)

1/2 INCH IRON ROD WITH CAP
STAMPED "KERR 4502"
FOUND (CM)

S 03°32'26" W
50.02'

PARKLAND DEDICATION
MIDTOWN RESERVE SUBDIVISION,
PHASE 201
(PLAT 16137/4 OPRBCT)

N 85°01'50" W
5.90'

1/2 INCH IRON ROD WITH CAP
STAMPED "KERR 4502"
FOUND (CM)

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99999879640005 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

TSPS STANDARD LAND SURVEY PLAT
OF A

0.704 ACRE TRACT
PORTION OF REMAINDER OF CALLED 86.301 ACRES IN
VOLUME 14296, PAGE 25 (OPRBCT)
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 100 FEET
SURVEY DATE: MARCH 2020 | PLAT DATE: 04-07-2021
JOB NUMBER: 21-201 | CAD NAME: 21-201
POINT FILE: BIRDSEST-GTG
DRAWN BY: KERN | CHECKED BY: BHK
PREPARED BY: KERR SURVEYING, LLC
TPELS FIRM# 10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 266-3195
KERRLANDSURVEYING.COM

LEGEND:

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION



**FIELD NOTES DESCRIPTION
OF A
0.763 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.763 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 24.352 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.763 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found on the southeast line of Town Lake Drive (variable width R.O.W.) and the original common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, according to the plat recorded in Volume 16668, Page 1 (OPRBCT);

THENCE, along the common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, **S 47° 58' 11" E**, a distance of **50.00** feet to the southeast line of a called 50' Public Access and Landscape Easement described in Volume 15672, Page 230 (OPRBCT) and the **Point of Beginning** of this herein described tract;

THENCE, through said remainder of 24.352 acre tract and along the southeast line of said Public Access and Landscape Easement, **N 42° 04' 34" E**, a distance of **62.28** feet to the north corner of this herein described tract;

THENCE, continuing through said remainder of 24.352 acre tract, **S 61° 47' 37" E**, a distance of **451.81** feet to a point on the common line of said remainder of 24.352 acre tract and the remainder of a called 100.64 acre tract conveyed to the City of College Station in Volume 6927, Page 226 (OPRBCT) and the east corner of this herein described tract;

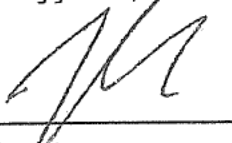
THENCE, along the common line of said remainder of 24.352 acre tract and said remainder of 100.64 acre tract, **S 77° 55' 55" W**, a distance of **106.53** feet to a 12 inch fence post found on the northerly line of a called 46.60 acre tract conveyed to the City of College Station in Volume 3310, Page 321 (OPRBCT) marking a common corner of said remainder of 24.352 acre tract and said remainder of 100.64 acre tract;

THENCE, along the common line of said remainder of 24.352 acre tract and said 46.60 acre tract, **N 68° 42' 56" W**, a distance of **189.31** feet to a 6 inch fence post found marking a common corner of said 46.60 acre tract and M.D. Wheeler, Phase 2;

THENCE, along the common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, **N 56° 54' 36" W**, a distance of **108.66** feet to a 3 inch fence post found;

THENCE, continuing along the common line of said remainder of 24.352 acre tract and M.D. Wheeler, Phase 2, N47° 58' 11" W, a distance of 91.94 feet to the POINT OF BEGINNING hereof, and containing 0.763 acres, more or less.

Surveyed on the ground between 2019 and 2020 under my supervision. See plat prepared April 2021 for other information. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid12b). Reference drawing 21-201.



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502

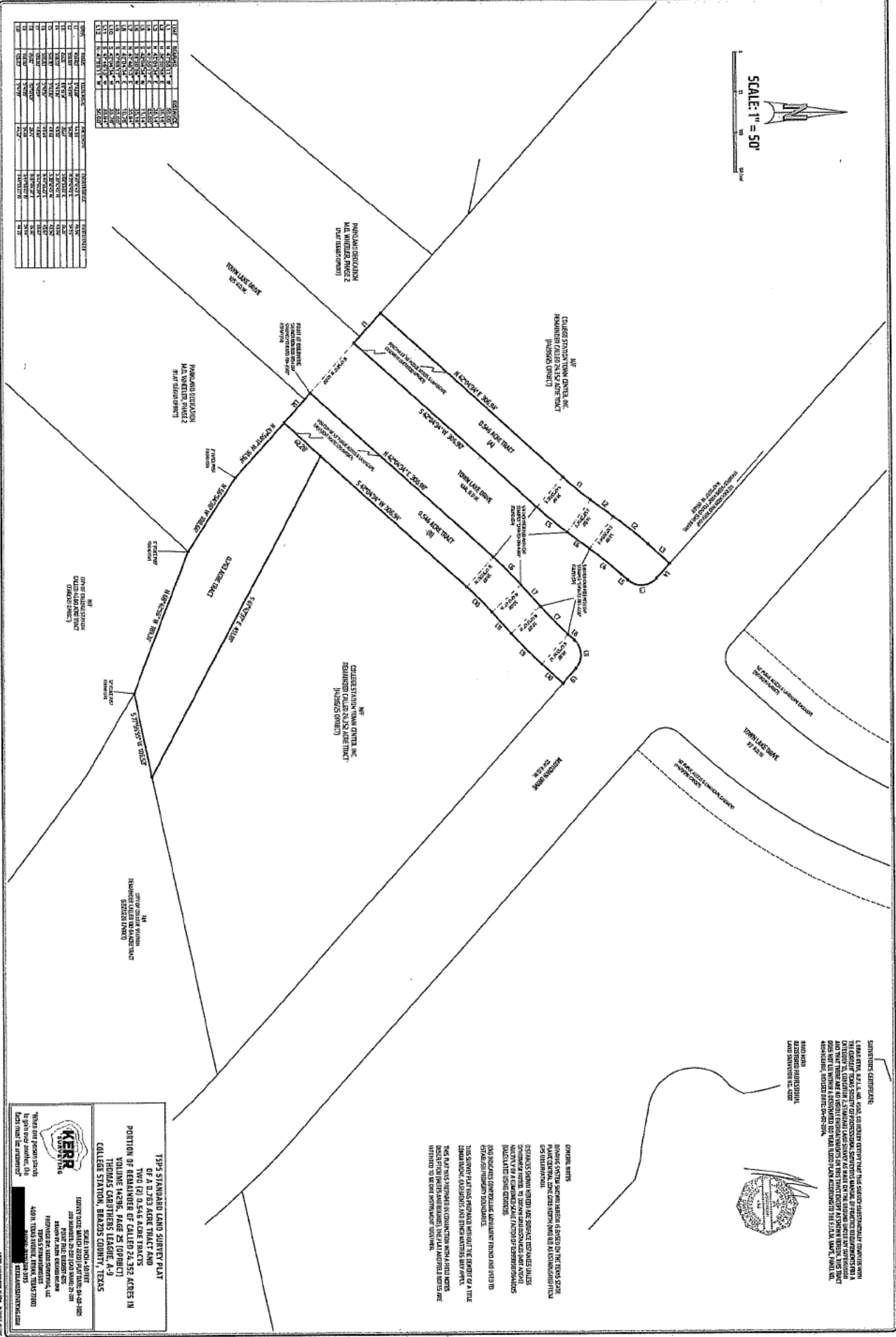


KERR SURVEYING

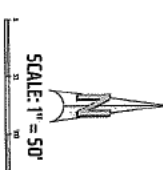
Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandssurveying.com

 TBPELS Firm No. 10018500



LINE	BEARING	DISTANCE
1	N 10° 15' 00" E	100.00
2	N 89° 45' 00" W	100.00
3	S 89° 45' 00" W	100.00
4	S 10° 15' 00" E	100.00
5	N 10° 15' 00" E	100.00
6	N 89° 45' 00" W	100.00
7	S 89° 45' 00" W	100.00
8	S 10° 15' 00" E	100.00
9	N 10° 15' 00" E	100.00
10	N 89° 45' 00" W	100.00
11	S 89° 45' 00" W	100.00
12	S 10° 15' 00" E	100.00
13	N 10° 15' 00" E	100.00
14	N 89° 45' 00" W	100.00
15	S 89° 45' 00" W	100.00
16	S 10° 15' 00" E	100.00
17	N 10° 15' 00" E	100.00
18	N 89° 45' 00" W	100.00
19	S 89° 45' 00" W	100.00
20	S 10° 15' 00" E	100.00
21	N 10° 15' 00" E	100.00
22	N 89° 45' 00" W	100.00
23	S 89° 45' 00" W	100.00
24	S 10° 15' 00" E	100.00
25	N 10° 15' 00" E	100.00
26	N 89° 45' 00" W	100.00
27	S 89° 45' 00" W	100.00
28	S 10° 15' 00" E	100.00
29	N 10° 15' 00" E	100.00
30	N 89° 45' 00" W	100.00
31	S 89° 45' 00" W	100.00
32	S 10° 15' 00" E	100.00
33	N 10° 15' 00" E	100.00
34	N 89° 45' 00" W	100.00
35	S 89° 45' 00" W	100.00
36	S 10° 15' 00" E	100.00
37	N 10° 15' 00" E	100.00
38	N 89° 45' 00" W	100.00
39	S 89° 45' 00" W	100.00
40	S 10° 15' 00" E	100.00
41	N 10° 15' 00" E	100.00
42	N 89° 45' 00" W	100.00
43	S 89° 45' 00" W	100.00
44	S 10° 15' 00" E	100.00
45	N 10° 15' 00" E	100.00
46	N 89° 45' 00" W	100.00
47	S 89° 45' 00" W	100.00
48	S 10° 15' 00" E	100.00
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50	N 89° 45' 00" W	100.00
51	S 89° 45' 00" W	100.00
52	S 10° 15' 00" E	100.00
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78	N 89° 45' 00" W	100.00
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80	S 10° 15' 00" E	100.00
81	N 10° 15' 00" E	100.00
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85	N 10° 15' 00" E	100.00
86	N 89° 45' 00" W	100.00
87	S 89° 45' 00" W	100.00
88	S 10° 15' 00" E	100.00
89	N 10° 15' 00" E	100.00
90	N 89° 45' 00" W	100.00
91	S 89° 45' 00" W	100.00
92	S 10° 15' 00" E	100.00
93	N 10° 15' 00" E	100.00
94	N 89° 45' 00" W	100.00
95	S 89° 45' 00" W	100.00
96	S 10° 15' 00" E	100.00
97	N 10° 15' 00" E	100.00
98	N 89° 45' 00" W	100.00
99	S 89° 45' 00" W	100.00
100	S 10° 15' 00" E	100.00

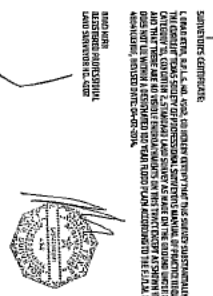


1395 STANDARD LAND SURVEY PLAT
 OF A 203.9 ACRE TRACT AND
 PORTION OF REMAINDER OF CALLIOPE ACRES IN
 VOLUME 1428, PAGE 25 (PP. 21-23)
 THOMAS CAATTENS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

KERR
 SURVEYOR
 409 N. TEXAS AVENUE, WYNN, TEXAS 77883
 (409) 835-1111
 www.kerrsurvey.com

THIS SURVEY PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

GENERAL NOTES:
 1. THIS SURVEY PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
 2. THIS SURVEY PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
 3. THIS SURVEY PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.



ADMINISTRATIVE COMMENTS:
 THIS SURVEY PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.



**FIELD NOTES DESCRIPTION
OF A
1.027 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 1.027 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 86.301 ACRE TRACT CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.027 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap stamped "KERR 4502" found on a southeasterly line of said remainder of 86.301 acre tract at the most westerly south corner of a Parkland Dedication tract as reflected on Midtown Reserve Subdivision, Phase 200, according to the plat recorded in Volume 15895, Page 98 (OPRBCT);

THENCE, along the common line of said remainder of 86.301 acre tract and said Parkland Dedication tract, **S 42° 06' 30" E**, a distance of **50.00** feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found on the northwest line of Town Lake Drive (83' R.D.W.) marking the most southerly corner of said Parkland Dedication tract;

THENCE, along the northwest line of Town Lake Drive for the following three (3) courses:

- 1) **S 47° 53' 30" W**, a distance of **298.77** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the beginning of a counterclockwise curve having a radius of **716.50** feet;
- 2) along said curve through a central angle of **33° 03' 04"**, an arc distance of **413.31** feet and a chord which bears **S 31° 21' 58" W** a distance of **407.61** feet to a 5/8 inch iron rod with cap stamped "EHRA713-784-4500" found for the end of said curve;
- 3) **S 14° 50' 26" W**, a distance of **159.12** feet to a point the north line of a called 0.3384 acre tract described out of said remainder of 86.301 acre tract in March, 2021, by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/ EHRA;

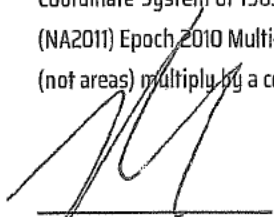
THENCE, along the northerly line of said 0.3384 acre tract as described by EHRA for the following three (3) courses:

- 1) **N 75° 09' 34" W**, a distance of **6.41** feet to a point in a non-tangent curve to the right;
- 2) along said non-tangent curve to the right having a radius of **218.72** feet, a central angle of **07° 35' 50"**, an arc length of **29.00** feet and a chord bearing of **S 79° 25' 43" W**, a distance of **28.98** feet to a point in a non-tangent curve to the right;
- 3) along said non-tangent curve to the right having a radius of **116.62** feet, a central angle of **08° 53' 25"**, an arc length of **18.10** feet and a chord bearing of **S 89° 15' 10" W**, a distance of **18.08** feet to a point on the northwest line of a called 50' Public Access & Landscape Easement described in Volume 15672, Page 230 (OPRBCT);

THENCE, through said remainder of 86.301 acre tract, 50.00 feet from and parallel to the northwest line of Town Lake Drive and along the northwest line of said Public Access & Landscape Easement for the following three (3) courses:

- 1) N 14° 50' 26" E, a distance of 176.41 feet to a point for the beginning of a clockwise curve having a radius of 575.00 feet;
- 2) Along said curve through a central angle of 33° 03' 04", an arc distance of 442.16 feet and a chord which bears N 31° 21' 58" E a distance of 436.05 feet to a point for the end of said curve;
- 3) N 47° 53' 30" E, a distance of 298.77 feet to the POINT OF BEGINNING hereof, and containing 47.68 acres, more or less.

Surveyed on the ground between 2018 and 2020 under my supervision. The bearing basis for this survey is based on The Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from gps observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) multiply by a combined scale factor of 0.99989879640005 (calculated using geoid12b).



4/8/21

Brad Kerr

Registered Professional Land Surveyor No. 4502



KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

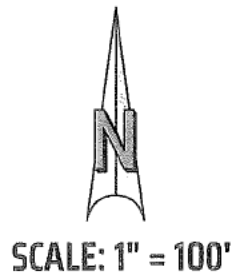
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

[REDACTED] TBPELS Firm No. 10018500

SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



LEGEND:

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

N/F
COLLEGE STATION TOWN CENTER, INC.
REM. 86.301 ACRE TRACT
(14296/25 OPRBCT)

R=766.50'
D=33°03'04"
ARC=442.16'
BRG=N 31°21'58" E
CHORD=436.05'

R=716.50'
D=33°03'04"
ARC=413.31'
BRG=S 31°21'58" W
CHORD=407.61'

C1
R=218.72'
D=7°35'50"
ARC=29.00'
BRG=S 79°25'43" W
CHORD=28.98'

C2
R=116.62'
D=8°53'25"
ARC=18.10'
BRG=S 89°15'10" W
CHORD=18.08'

MIDTOWN RESERVE
SUBDIVISION, PHASE 200
(PLAT 15895/98 OPRBCT)

POINT OF BEGINNING
1/2 INCH IRON ROD WITH CAP
STAMPED "KERR 4502"
FOUND (CM)

S42°06'30" E
50.00'

1/2 INCH IRON ROD WITH CAP
STAMPED "KERR 4502"
FOUND (CM)

500' 5/8" IRON ROD WITH CAP STAMPED "EHRA713-784-4500" FOUND (CM)

500' 5/8" IRON ROD WITH CAP STAMPED "EHRA713-784-4500" FOUND (CM)

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAO 83) AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99989879640005 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

TSPS STANDARD LAND SURVEY PLAT
OF A
1.027 ACRE TRACT
PORTION OF REMAINDER OF CALLED 86.301 ACRES IN
VOLUME 14296, PAGE 25 (OPRBCT)
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 100 FEET
SURVEY DATE: MARCH 2020 | PLAT DATE: 04-07-2021
JOB NUMBER: 21-201 | CAD NAME: 21-201
POINT FILE: BIRDEST-GTG
DRAWN BY: NLBW CHECKED BY: BNK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195

KERRLANDSURVEYING.COM

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1456885
Volume : 17614
ERecordings - Real Property

Recorded On: December 28, 2021 10:19 AM

Number of Pages: 24

" Examined and Charged as Follows: "

Total Recording: \$118.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

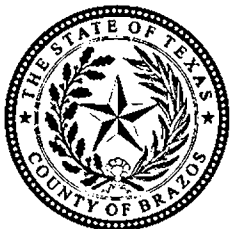
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1456885
Receipt Number: 20211228000062
Recorded Date/Time: December 28, 2021 10:19 AM
User: Susie C
Station: CCLERK01

Record and Return To:

Simplifile
5072 NORTH 300 WEST
PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

Appendix F

Signatory Affidavit



Office of the Secretary of State

CERTIFICATE OF CONVERSION

The undersigned, as Secretary of State of Texas, hereby certifies that a filing instrument for

College Station Town Center, L.P.
File Number: 802236043

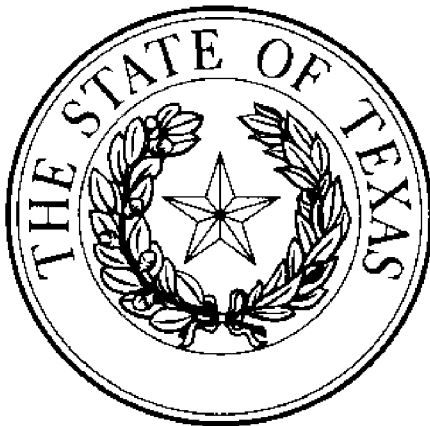
Converting it to

College Station Town Center, Inc.
File Number: 802810713

has been received in this office and has been found to conform to law. ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the acceptance and filing of the conversion on the date shown below.

Dated: 09/08/2017

Effective: 09/08/2017



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

Rolando B. Pablos
Secretary of State

Form 643
(Revised 05/11)

Return in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512 463-5709

Filing Fee: See instructions



This space reserved for office use.

FILED
In the Office of the
Secretary of State of Texas
SEP 08 2017
Corporations Section

Certificate of Conversion
of a
Limited Partnership
Converting
to a
Corporation

Converting Entity Information

The name of the converting limited partnership is:
College Station Town Center, L.P.

The jurisdiction of formation of the limited partnership is: Texas

The date of formation of the limited partnership is: June 16, 2015

The file number, if any, issued to the limited partnership by the secretary of state is: 802236043

Converted Entity Information

The limited partnership named above is converting to a corporation. The name of the corporation is:
College Station Town Center, Inc.

The corporation will be formed under the laws of: Texas

Plan of Conversion

The plan of conversion is attached.

If the plan of conversion is not attached, the following section must be completed.

Alternative Statements

In lieu of providing the plan of conversion, the converting limited partnership certifies that:

1. A signed plan of conversion is on file at the principal place of business of the limited partnership, the converting entity. The address of the principal place of business of the limited partnership is:

4121 SH-6 S, Suite 200	College Station	TX	USA	77845
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

2. A signed plan of conversion will be on file after the conversion at the principal place of business of the corporation, the converted entity. The address of the principal place of business of the corporation is:

4121 SH-6 S, Suite 200	College Station	TX	USA	77845
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

3. A copy of the plan of conversion will be furnished on written request without cost by the converting entity before the conversion or by the converted entity after the conversion to any owner or member of the converting or converted entity.

Certificate of Formation for the Converted Entity

If the converted entity is a Texas corporation, the certificate of formation of the Texas corporation must be attached to this certificate either as an attachment or exhibit to the plan of conversion, or as an attachment or exhibit to this certificate of conversion if the plan has not been attached to the certificate of conversion.

Approval of the Plan of Conversion

The plan of conversion has been approved as required by the laws of the jurisdiction of formation and the governing documents of the converting entity.

Effectiveness of Filing (Select either A, B, or C.)

- A. This document becomes effective when the document is accepted and filed by the secretary of state.
- B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
- C. This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
The following event or fact will cause the document to take effect in the manner described below:

Tax Certificate

- Attached hereto is a certificate from the comptroller of public accounts that certifies that the converting entity is in good standing for purposes of conversion.
- In lieu of providing the tax certificate, the corporation as the converted entity is liable for the payment of any franchise taxes.


Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument. The undersigned certifies that the statements contained herein are true and correct, and that the person signing is authorized under the provisions of the Business Organizations Code, or other law applicable to and governing the converting entity, to execute the filing instrument.

Date: 8/30/17

College Station Town Center, L.P.

By: CS District, LLC, its general partner



Signature of authorized person (see instructions)

James Glenn Murr, Manager of General Partner

Printed or typed name of authorized person

FILED
In the Office of the
Secretary of State of Texas

SEP 08 2017

**CERTIFICATE OF FORMATION
OF
COLLEGE STATION TOWN CENTER, INC.**

Corporations Section

Article I -- Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is: College Station Town Center, Inc.

Article II -- Registered Agent and Registered Office

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

James G. Murr

The business address of the registered agent and the registered office address are:

4121 SH-6 S, Suite 200
College Station, Texas 77845

Article III -- Directors

The number of directors constituting the initial board of directors shall be two (2) and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are as follows:

Director 1

James G. Murr
4121 SH-6 S, Suite 200
College Station, Texas 77845

Director 2

John D. Durham
921 N. Chaparral #103
Corpus Christi, Texas 78401

Article IV -- Authorized Shares

The total number of shares the corporation is authorized to issue is: 100,000. Each share shall have a par value of \$1.00.

Article V – Purpose

The purpose for which the corporation is formed is for the transaction of any and all lawful business for which a for-profit corporation may be organized under the Texas Business Organizations Code.

Article VI – Consent of Shareholders in Lieu of Meeting

Any action required by the Texas Business Organizations Code to be taken at any annual or special meeting of shareholders, or any action which may be taken at any annual or special meeting of shareholders, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the holder or holders of shares having not less than the minimum number of votes that would be necessary to take such action at a meeting at which the holders of all shares entitled to vote on the action were present and voted. Prompt notice of the taking of any such action shall be given to those shareholders who did not consent in writing to the action.

Article VII – Organizer

The name and address of the organizer:

Karissa Gonzalez
711 W. Navarro Street, Suite 500
San Antonio, Texas 78205

Article VIII – Effectiveness of Filing

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

Article IX – Conversion

The converted entity is being created pursuant to a plan of conversion. It was originally a Texas limited partnership, and its name was College Station Town Center, L.P. It was formed on June 16, 2015, under Filing Number 802236043. The converted entity's address is 4121 SH-6 S, Suite 200, College Station, Texas 77845.

Article X – Amendment to Bylaws

The power to amend or repeal bylaws or adopt new bylaws is wholly reserved exclusively to the corporation's shareholders.

Article XI – Fundamental Actions

The vote required for the shareholders to approve a fundamental action or a fundamental business transaction is the affirmative vote of the holders of at least a majority of the outstanding shares entitled to vote on the fundamental action or fundamental business transaction. "Fundamental action" shall have the meaning set forth in Section 21.364 of the Texas Business

Organizations Code. "Fundamental business transaction" shall have the meaning set forth in Section 21.457 of the Texas Business Organizations Code.

Article XII - Limitation of Liability

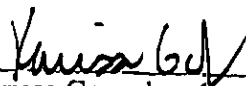
NO DIRECTOR OF THE CORPORATION SHALL BE LIABLE TO THE CORPORATION OR ITS SHAREHOLDERS FOR MONETARY DAMAGES FOR AN ACT OR OMISSION IN THE DIRECTOR'S CAPACITY AS A DIRECTOR, EXCEPT THAT THIS ARTICLE DOES NOT ELIMINATE OR LIMIT THE LIABILITY OF A DIRECTOR FOR (I) A BREACH OF A DIRECTOR'S DUTY OF LOYALTY TO THE CORPORATION OR ITS SHAREHOLDERS; (II) AN ACT OR OMISSION NOT IN GOOD FAITH THAT INVOLVES A BREACH OF DUTY OF THE DIRECTOR TO THE CORPORATION OR AN ACT OR OMISSION THAT INVOLVES INTENTIONAL MISCONDUCT OR A KNOWING VIOLATION OF THE LAW; (III) A TRANSACTION FROM WHICH A DIRECTOR RECEIVED AN IMPROPER BENEFIT, WHETHER OR NOT THE BENEFIT RESULTED FROM AN ACTION TAKEN WITHIN THE SCOPE OF THE DIRECTOR'S DUTIES; OR (IV) AN ACT OR OMISSION FOR WHICH THE LIABILITY OF A DIRECTOR IS EXPRESSLY PROVIDED FOR BY AN APPLICABLE STATUTE. IF THE TEXAS BUSINESS ORGANIZATIONS CODE OR ANY OTHER STATUTE IS AMENDED SUBSEQUENTLY TO THE EFFECTIVE DATE OF THIS ARTICLE TO AUTHORIZE CORPORATE ACTION FURTHER ELIMINATING OR LIMITING THE PERSONAL LIABILITY OF DIRECTORS, THEN THE LIABILITY OF A DIRECTOR OF THE CORPORATION SHALL BE ELIMINATED OR LIMITED TO THE FULL EXTENT PERMITTED BY SUCH STATUTE, AS SO AMENDED.

ANY REPEAL OR MODIFICATION OF THE FOREGOING PARAGRAPH BY THE SHAREHOLDERS OF THE CORPORATION SHALL NOT ADVERSELY AFFECT ANY RIGHT OR PROTECTION OF A DIRECTOR OF THE CORPORATION EXISTING AT THE TIME OF SUCH REPEAL OR MODIFICATION.

Execution

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

Date: September 8, 2017.

By: 
Karissa Gonzalez, Organizer

Appendix G

Water Well Permits

Permit No. BVDO-0271

**Operating Permit
Issued By Direction of the Board of Directors of the
Brazos Valley Groundwater Conservation District**

This **Operating Permit** is granted to **College Station Town Center, Inc.** (Permittee) authorizing the Permittee to operate a water well known as **Well #1** ("Well") at the location specified below within the Brazos Valley Groundwater Conservation District (District) for the beneficial purpose of producing water for **Industrial** use. Permittee is authorized to operate the Well located at **N 30.57752512° and W 96.26834628°** to produce water from the **Yegua-Jackson Aquifer** at an annual maximum capacity not to exceed **50 GPM** and a maximum annual production of **60 acre feet/year**.

Operating Permit Term:

- (a) An operating and drilling permit for a well or well site will automatically expire within three years from its issuance if the permitted well(s) has not been completed or is not significantly under development.
- (b) Unless specified otherwise by the Board or these Rules, operating permits are effective for five-year terms. At the end of each five-year term, the permit shall be renewed by the Board for an additional five-year term, upon submittal of a permit renewal application by the permit holder that provides adequate evidence of continued beneficial use for the permitted amount of water withdrawal. The District shall send notices to permit holders that contain the permit renewal applications, prior to permit expirations.
- (c) The District may amend or revoke an operating permit at any time if there is evidence of:
 - (1) the owner or operator of the well or well system has operated in violation of their permit, District Rules, or Chapter 36 of the Texas Water Code; or
 - (2) a change in the permit is required to prevent waste and achieve water conservation, minimize as far as practicable the drawdown of the water table or reduction of artesian pressure, lessen interference between wells, or control and prevent subsidence; or
 - (3) The permitted well(s) has not been completed, is not significantly under construction; or no significant progress is being made toward construction.

This permit is issued and effective as of October 9, 2019. This permit was amended March 10, 2020 lengthening the permit term from one (1) year to five (5) years.

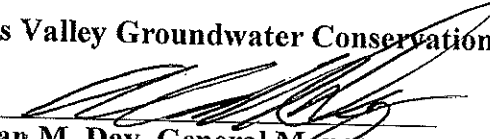
Special Provisions/Notes:

This Permit is granted subject to these Rules, orders of the Board, and the laws of the State of Texas. In addition to any special provisions or other requirements incorporated into the permit issued by the District.

- (1) This Permit is granted in accordance with provisions of the Rules of the District, including amendments, and acceptance of this Permit constitutes an acknowledgment and agreement that Permittee will comply with the Rules of the District.
- (2) This Permit confers only the right to operate the permitted well under the provisions of the District Rules and its terms may be modified or amended pursuant to the provisions of those Rules. To protect the permit holder from the illegal use of a new landowner, within ten (10) days after the date of sale of property containing a well having been issued an operating permit, the operating permit holder must notify the District in writing of the name of the new owner. Any person who becomes the owner of a currently permitted well must, within forty-five (45) calendar days from the date of the change in ownership, file an application for a permit amendment to affect a transfer of the permit.
- (3) The operation of the well for the authorized purposes must be conducted in a non-wasteful manner.
- (4) All groundwater production from non-exempt wells in the District is required to be metered, except for the groundwater produced from wells in the Brazos River Alluvium aquifer. The District maintains the discretion to require meters on wells in the Brazos River Alluvium Aquifer. Permittee shall maintain records of withdrawal on the property where the well is located or at its business office, and shall make those records available to the District for inspection. The Permittee shall submit complete, accurate, and timely metered pumpage and transport reports to the District annually, as requested by the District, no later than February first (1st) of each year.
- (5) The well site must be accessible to District representatives for inspection, and Permittee agrees to cooperate fully in any reasonable inspection of the well and well site by the District representatives.
- (6) The application pursuant to which this Permit has been issued is incorporated in this Permit, and this Permit is granted on the basis of and contingent upon the accuracy of the information supplied in that application. A finding that false information has been supplied is grounds for immediate revocation of the permit.
- (7) Violation of this Permit's terms, conditions, requirements, or special provisions, including pumping amounts in excess of authorized withdrawal, is punishable by civil penalties as provided by the District Rule 15.3, as well as revocation of the permit.
- (8) Permittee will use reasonable diligence to protect groundwater quality and will follow well-plugging guidelines at the time of well closure.

The issuance of this Permit does not grant to Permittee the right to use any private property, or any public property, for the production or conveyance of water. Neither does this permit authorize the invasion of any personal rights nor the violation of any federal, state, or local laws, rules or regulations. Further, the District makes no representations and shall have no responsibility with respect to the availability or quality of water authorized to be produced under this permit.

Brazos Valley Groundwater Conservation District

By: 
Alan M. Day, General Manager

3-10-20
Date

Permit No. BVDO-0272

**Operating Permit
Issued By Direction of the Board of Directors of the
Brazos Valley Groundwater Conservation District**

This **Operating Permit** is granted to **College Station Town Center, Inc.** (Permittee) authorizing the Permittee to operate a water well known as **Well #2** ("Well") at the location specified below within the Brazos Valley Groundwater Conservation District (District) for the beneficial purpose of producing water for **Industrial** use. Permittee is authorized to operate the Well located at **N 30.57950270° and W 96.27046162°** to produce water from the **Yegua-Jackson Aquifer** at an annual maximum capacity not to exceed **50 GPM** and a maximum annual production of **60 acre feet/year**.

Operating Permit Term:

- (a) An operating and drilling permit for a well or well site will automatically expire within three years from its issuance if the permitted well(s) has not been completed or is not significantly under development.
- (b) Unless specified otherwise by the Board or these Rules, operating permits are effective for five-year terms. At the end of each five-year term, the permit shall be renewed by the Board for an additional five-year term, upon submittal of a permit renewal application by the permit holder that provides adequate evidence of continued beneficial use for the permitted amount of water withdrawal. The District shall send notices to permit holders that contain the permit renewal applications, prior to permit expirations.
- (c) The District may amend or revoke an operating permit at any time if there is evidence of:
 - (1) the owner or operator of the well or well system has operated in violation of their permit, District Rules, or Chapter 36 of the Texas Water Code; or
 - (2) a change in the permit is required to prevent waste and achieve water conservation, minimize as far as practicable the drawdown of the water table or reduction of artesian pressure, lessen interference between wells, or control and prevent subsidence; or
 - (3) The permitted well(s) has not been completed, is not significantly under construction; or no significant progress is being made toward construction.

This permit is issued and effective as of October 9, 2019. This permit was amended March 10, 2020 lengthening the permit term from one (1) year to five (5) years.

Special Provisions/Notes:

This Permit is granted subject to these Rules, orders of the Board, and the laws of the State of Texas. In addition to any special provisions or other requirements incorporated into the permit issued by the District.

- (1) This Permit is granted in accordance with provisions of the Rules of the District, including amendments, and acceptance of this Permit constitutes an acknowledgment and agreement that Permittee will comply with the Rules of the District.
- (2) This Permit confers only the right to operate the permitted well under the provisions of the District Rules and its terms may be modified or amended pursuant to the provisions of those Rules. To protect the permit holder from the illegal use of a new landowner, within ten (10) days after the date of sale of property containing a well having been issued an operating permit, the operating permit holder must notify the District in writing of the name of the new owner. Any person who becomes the owner of a currently permitted well must, within forty-five (45) calendar days from the date of the change in ownership, file an application for a permit amendment to affect a transfer of the permit.
- (3) The operation of the well for the authorized purposes must be conducted in a non-wasteful manner.
- (4) All groundwater production from non-exempt wells in the District is required to be metered, except for the groundwater produced from wells in the Brazos River Alluvium aquifer. The District maintains the discretion to require meters on wells in the Brazos River Alluvium Aquifer. Permittee shall maintain records of withdrawal on the property where the well is located or at its business office, and shall make those records available to the District for inspection. The Permittee shall submit complete, accurate, and timely metered pumpage and transport reports to the District annually, as requested by the District, no later than February first (1st) of each year.
- (5) The well site must be accessible to District representatives for inspection, and Permittee agrees to cooperate fully in any reasonable inspection of the well and well site by the District representatives.
- (6) The application pursuant to which this Permit has been issued is incorporated in this Permit, and this Permit is granted on the basis of and contingent upon the accuracy of the information supplied in that application. A finding that false information has been supplied is grounds for immediate revocation of the permit.
- (7) Violation of this Permit's terms, conditions, requirements, or special provisions, including pumping amounts in excess of authorized withdrawal, is punishable by civil penalties as provided by the District Rule 15.3, as well as revocation of the permit.
- (8) Permittee will use reasonable diligence to protect groundwater quality and will follow well-plugging guidelines at the time of well closure.

The issuance of this Permit does not grant to Permittee the right to use any private property, or any public property, for the production or conveyance of water. Neither does this permit authorize the invasion of any personal rights nor the violation of any federal, state, or local laws, rules or regulations. Further, the District makes no representations and shall have no responsibility with respect to the availability or quality of water authorized to be produced under this permit.

Brazos Valley Groundwater Conservation District

By: 
Alan M. Day, General Manager

3-10-20
Date

Appendix H

Water Quality Analysis

Well #1	Parameter	Average Concentration	Max. Concentration	No. of Samples	Sample Type	Sample Date/Time
	Sulfate, mg/L	198	198	1	Grab	10-18-2021 / 1315
	Chloride, mg/L	530	530	1	Grab	10-18-2021 / 1315
	Total Dissolved Solids, mg/L	1560	1560	1	Grab	10-18-2021 / 1315
	pH, standard units	8.2	8.2	1	Grab	10-18-2021 / 1315
	Temperature*, degrees Celsius	21.4	21.4	1	Grab	10-18-2021 / 1315

*Temperature measured onsite at the time collected

Well #2	Parameter	Average Concentration	Max. Concentration	No. of Samples	Sample Type	Sample Date/Time
	Sulfate, mg/L	<2	<2	1	Grab	10-18-2021 / 1245
	Chloride, mg/L	520	520	1	Grab	10-18-2021 / 1245
	Total Dissolved Solids, mg/L	1520	1520	1	Grab	10-18-2021 / 1245
	pH, standard units	8.0	8.0	1	Grab	10-18-2021 / 1245
	Temperature*, degrees Celsius	21.4	21.4	1	Grab	10-18-2021 / 1248

*Temperature measured onsite at the time collected