

TCEQ DOCKET NO. 2025-1323-MWD

APPLICATION BY VISTA	§	BEFORE THE TEXAS
TOWNHOMES AUSTIN LLC FOR	§	
TCEQ PERMIT NO. WQ0016355002	§	COMMISSION ON
	§	
	§	ENVIRONMENTAL QUALITY

APPLICANT’S RESPONSE TO HEARING REQUESTS AND REQUESTS FOR RECONSIDERATION

Vista Townhomes Austin LLC (“Applicant”) respectfully submits this Response to Hearing Request and Requests for Reconsideration in the above-referenced matter.

BACKGROUND

I. FACILITY DESCRIPTION

Vista Townhomes submitted an application to authorize the disposal of treated domestic wastewater at a daily average flow not to exceed 24,000 gallons per day via surface irrigation of 6.5 acres of public access land. The proposed WWTF will serve the Vista Townhomes residential development.

The Vista Townhomes WWTF will consist of an activated sludge process plant using the conventional mode for secondary treatment and a membrane bioreactor (MBR) for solids separation. Treatment units will include headworks with fine screening, an equalization tank, six aerations basins with MBRs, an Ultraviolet Light (UV) unit, a sludge holding tank, and a sludge dewatering screw press.

The wastewater treatment facility and disposal site will be located approximately 0.4 miles north of the intersection of Vista Heights Drive and State Highway 29 West, in Williamson County, Texas 78628.

The draft permit does not authorize a discharge to surface water. If the draft permit is issued, 24,000 gallons of treated effluent would be authorized to be land applied by surface irrigation to 1.3 acres at an application rate of 9.4 acre-feet per acre per year.

II. SUMMARY OF RESPONSES

The following persons or entities filed hearing requests: 1) The City of Georgetown, (2) Casey Toole, and (3) Allyson Almeida. Only Georgetown filed a Request for Reconsideration. All of the requests should be denied.

RESPONSES TO INDIVIDUAL HEARING REQUESTS

1. The City of Georgetown's hearing request should be denied.

The most important thing to note about the City of Georgetown is that the facility is not in Georgetown's city limits or ETJ. Although the property was at one time in the ETJ, the property has been released from the ETJ (see Exhibit 1), which removes any kind of statutory authority over or interest in the issues relevant to the application. 30 TAC § 55.203(c)(7).

To be an affected person with standing as a governmental entity, the City must demonstrate that it has authority under state law over issues raised by the Application under 30 TAC § 55.203(b) and (c)(7).¹ The City has no such authority. The issues raised in the Application relate only to the land application of treated domestic effluent pursuant to a permit issued by TCEQ. "It is the general rule that a city may only exercise its powers within its corporate limits unless its authority is expressly extended."² Additionally, "a city must have express (or implied when such power is reasonably incident to those expressly granted) statutory authority to exercise its

¹ 30 TAC § 55.203 (emphasis added).

² *City of Lubbock v. Phillips Petroleum Co.*, 41 S.W.3d 149, 159 (Tex. App. – Amarillo 2000, no pet.).

extraterritorial power.”³ No statute has expressly or impliedly conferred authority to a home-rule city over wastewater discharges outside of its ETJ. Rather, municipalities are intentionally limited, even in their ETJs, restricted mostly to subdivision platting authority.⁴ Therefore, it is simply inaccurate to conclude that the City has standing especially because the WRRF is located outside of the City’s ETJ.

A review of the City’s Code of Ordinances shows that the City has adopted code provisions relating to such things as septic tanks, landscaping, the extension of sewer lines, impact fees, and its storm sewer system within the city limits – BUT the Ordinances are silent on the issuance of TLAP permits or authorized wastewater permits outside of its ETJ. This is because Article 1, sec. 5 of the Texas Constitution preempts the City from regulating wastewater facilities where such regulatory authority has been placed under the exclusive jurisdiction of the TCEQ. It is just not enough to assert – like many cities do – that it has standing to intervene in any matter concerning land located near its ETJ. The Commission should resist the impulse to grant party status to any city which so claims.

It is also important to note that the City has already conceded its lack of standing by citing Tex. Loc. Gov’t Code§ 42.001, which states:

PURPOSE OF EXTRA TERRITORIAL JURISDICTION. The legislature declares it the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.

³ *Austin v. Jamail*, 662 S.W.2d 779 (Tex. App. – Austin 1983, writ diss’d w.o.j.). Also see Tex. Civ. Prac. & Rem. Code Ann. §101.0215 specifying a myriad of governmental functions, but authority over wastewater discharges is conspicuously absent.

⁴ Tex. Loc. Gov’t Code Ann. chs. 42 and 212.

Tex. Loc. Gov't Code§ 42.001. This statute makes clear that the City has authority over affairs in its ETJ to protect its resident – it does not extend to property outside of its ETJ.

The City's claim that chapter 7 of the Water Code independently confers standing is likewise specious.⁵ Chapter 7 does not allow citizen suits against a regulated entity by just anyone. The plaintiff must be a "person affected" or a local government within whose jurisdiction the violation or threat of violation has occurred or is occurring. As the Austin Court of Appeals held in *Domel v. City of Georgetown*, 6 S.W.3d 349, 361 (Tex. App.—Austin, 1999, pet. denied):

[Georgetown] already has the right to use watercourses for lawful public purposes, it needs no additional authority to do so in the present circumstances where it is not violating any property right possessed by the Domels or other landowners. Similarly, section 7.004 of the Water Code merely clarifies that the Code does not take away from landowners their common-law remedies to enforce rights; it does not grant them additional rights, such as the right to prevent the City from discharging treated effluent that conforms to the State's water quality standards. In this case, where no flooding is occurring and the odorless effluent creates no nuisance, section 7.004 does not advance the Domels' argument.

Domel, 6 SW3d at 361.

In fact, none of the statutes listed by the City provides it with the statutory authority over this permit:

- TWC Ch. 26, Subchapter E applies only areas within its ETJ (TWC § 26.177).
- TWC Ch. 7, Subchapter H applies to enforcement, not issuance and only applies to areas within the City's jurisdiction.
- Tex. Health and Safety Code§ 121.003(a) does not apply to laws enforced by TCEQ or outside of the City's ETJ.
- Tex. Loc. Gov't Code § 551.002 applies only to the City limits or ETJ.

⁵ Tex. Water Code Ann. § 7.351(a).

- Tex. Loc. Gov't Code § 212.003(a) applies to rules governing plats and subdivisions of land within its corporate boundaries and ETJ only.
- Tex. Loc. Gov't Code § 217.042 applies only to nuisances within the limits of the municipality and within 5,000 feet outside the limits.
- Tex. Loc. Gov't Code § 552.001 applies only to municipal systems, not a system built by this Applicant.
- Tex. Loc. Gov't Code Ch. 552, Subchapter C applies to municipal drainage systems – not to this non-municipal wastewater system.
- Tex. Loc. Gov't Code § 552.002(b) applies to municipal sewage plants, not to this non-municipal wastewater system.

Nor does the City have any **authority under state law** over regionalization per 30 TAC § 55.203(b) and (c)(7). 100% of the statutory authority for regionalization lies with TCEQ. Texas Water Code § 26.0282 grants the Commission, not the City, statutory authority over regionalization questions:

CONSIDERATION OF NEED AND REGIONAL TREATMENT OPTIONS. In considering the issuance, amendment, or renewal of a permit to discharge waste, the commission may deny or alter the terms and conditions of the proposed permit, amendment, or renewal based on consideration of need, including the expected volume and quality of the influent and the availability of existing or proposed areawide or regional waste collection, treatment, and disposal systems not designated as such by commission order pursuant to provisions of this subchapter. This section is expressly directed to the control and treatment of conventional pollutants normally found in domestic wastewater.

Texas Water Code § 26.0282. Further, Texas Water Code § 26.003 and § 26.081 establishes statewide policy, it does not grant City statutory authority over anything.

Applicant's WRRF's location outside of the City's ETJ does not confer the City with standing. The City is not a "person who has a justiciable interest related to a legal right, duty, privilege, power, or economic interest affected by the application," and its interest is common to the members of the general public and not unique.⁶ Because the City cannot make the threshold standing showing, the Commission's further evaluation of the issues asserted is unwarranted and unnecessary.

2. Casey Toole's request should be denied.

Mr. Toole failed to comply with the requirements of 30 TAC § 55.201(c) and 30 TAC § 55.201(d)(4) by not basing his requests on comments that he made during the applicable comment period. His Hearing Request was submitted on April 27 and 28, 2024. The Response to Comments were issued June 20, 2025. After the Response to Comments were filed, he did not "list all relevant and material disputed issues of fact that were raised by the requestor during the public comment period and that are the basis of the hearing request." 30 TAC § 55.201(d)(4). He did not, therefore, provide a hearing request that was "based only on the requestor's timely comments" and his request should be denied. 30 TAC § 55.201(c).

Moreover, the extent of Casey Toole's hearing request is as follows:

Please do not approve this plan. As a nearby resident we are concerned about the environmental impact of the wastewater on our creek which is dry most of the time. It feeds into the San Gabriel River which we are concerned about having more waste water being discharged into a river that is enjoyed downstream. With the amount of discharge it can change the floodplain and shape of the creek that runs through several properties in our neighborhood. The river continues on through a park with a low water crossing running trail. Additionally our neighborhood has many caves which are close to the proposed project. We have not seen any environmental impact studies of this development on the wildlife, creek, and environmentally sensitive caves. Will this wastewater contaminate

⁶ 30 TAC § 55.103.

our drinking water? What about the smell from the holding ponds?
Please at least host a public hearing so that we can voice our
concerns. x a;

Mr. Toole expresses concern in “our creek”, but he does explain what “our” creek means, whether it is on his property, nor how a TLAP permit, which does not authorize a discharge, is supposed to allow treated effluent into “our” creek.

He also expresses concerns about the San Gabriel River, but does not explain how his interest in the San Gabriel River is different from any member of the general public.

He expresses concern about “the shape of the creek that runs through several properties in our neighborhood,” but does not say that the creek runs through his property or how a TLAP permit, which does not authorize a discharge, is supposed to shape the creek.

He expresses concerns about a low water crossing running trail, but does not say how a TLAP permit, which does not authorize a discharge, is supposed to affect a low water crossing running trail.

He expresses concerns about many caves in his neighborhood, but does not say that there are any caves on his property or how a TLAP permit, which does not authorize a discharge, is supposed to affect those caves.

He expresses concern about not seeing any environmental impact studies of this development – but the development is not what it at issue in this case.

He asks whether this wastewater will contaminate his drinking water, but does not assert a private well or a location of any private well vis-à-vis the facility. This is a generalized concern.

He asks about the smell from the holding ponds. The ED answered in the response to comments as follows:

To control and abate odors TCEQ rules require domestic WWTPs to meet buffer zone requirements for the abatement and control of nuisance odor according to 30 TAC § 309.13(e), which provides three options for applicants to satisfy the nuisance odor abatement and control requirements. Vista Townhomes can comply with the rule by: 1) ownership of the buffer zone area; 2) restrictive easements from the adjacent property owners for any part of the buffer zone not owned by Vista Townhomes; or 3) providing nuisance odor control.

According to its application, Vista Townhomes intends to comply with the requirement to abate and control nuisance of odor by locating the treatment units at least 150 feet from the nearest property line. This requirement is incorporated in the draft permit. Therefore, nuisance odor is not expected to occur as a result of the permitted activities at the facility if the permittee operates the facility in compliance with TCEQ's rules and the terms and conditions of the draft permit.

Further, in its application Vista Townhomes stated that the Vista Townhomes WWTF will be an activated sludge process plant operated in the conventional aeration mode for secondary treatment and a membrane bioreactor (MBR) for solids separation. The activated sludge process is the most frequently used biological wastewater treatment process for treating domestic wastewater. When properly treated by the proposed wastewater treatment process, the effluent is not expected to have an offensive odor.

If anyone experiences nuisance odor conditions or any other suspected incidents of noncompliance with the permit or TCEQ rules, they may be reported to TCEQ by calling the TCEQ Environmental Complaint Line at 1-888-777-3186. Calls will be routed automatically to the closest TCEQ regional office. Complaints may also be filed online at tceq.texas.gov/compliance/complaints.

Moreover, the permit does not limit the ability of an individual to seek legal remedies against the Applicant regarding any potential trespass, nuisance, or other causes of action in response to activities that may result in injury to human health or property or that may interfere with the normal use and enjoyment of property.

After receiving this response from the ED, Mr. Toole did not provide a hearing request that was “based only on the requestor’s timely comments” and his request should be denied. 30 TAC § 55.201(c).

3. Allyson Almeida request should be denied.

Ms. Almeida’s request should be denied because she express generalized concerns that are common to the general public in her hearing requests and does not even attempt to explain how she have a personal justiciable interest. Because this request did not comply on its face with TCEQ rules (specifically, 30 TAC § 55.203), this request failed to identify a personal, justiciable interest affected by the application and it should be denied.

Her concerns, all generalized concerns common to members of the public were as follows:

- 1) environmental concerns of natural wildlife.
- 2) the potential to harm heritage oak trees
- 3) the potential for other air quality and human health concerns.
- 4) the fact that the subject property has one known cave on it with potentially more.
- 5) the development adjacent to the proposed site has several caves.
- 6) implications to the Edwards Aquifer recharge zones.

In addition to these issues, which are generalized concerns, Ms. Almeida also raised the following concerns which are completely irrelevant to the draft permit and outside of TCEQ’s jurisdiction. The following concerns show that she is in actually in opposition to the development itself:

- 7) the traffic safety and well being of potential residents.
- 8) whether there is sufficient land space to widen access roads
- 9) whether the owners of the property are receiving an agricultural exemption
- 10) whether the owners of the property will financially benefit.

11) whether developer's plans will change.

12) whether 150+ homes should be built in this area.

None of these issues (1-12) are relevant to her personally and not to members of the general public. Her request, therefore, should be denied.

In addition, Ms. Almeida failed to comply with the requirements of 30 TAC § 55.201(c) and 30 TAC § 55.201(d)(4) by not basing her requests on comments that she made during the applicable comment period. Her Hearing Request was submitted on April 26, 2024. The Response to Comments were issued June 20, 2025. After the Response to Comments were filed, she did not "list all relevant and material disputed issues of fact that were raised by the requestor during the public comment period and that are the basis of the hearing request." 30 TAC § 55.201(d)(4). She did not, therefore, provide a hearing request that was "based only on the requestor's timely comments" and her request should be denied. 30 TAC § 55.201(c).

In sum, Ms. Almeida's request should be denied.

THE REQUEST FOR RECONSIDERATION SHOULD BE DENIED

The City of Georgetown filed a RFR. However, the RFR failed to raise any new information for the ED to analyze. Therefore, the request should be denied.

CONCLUSION

All Hearing Requests and all Requests for Reconsideration should be denied.

Respectfully submitted,

THE AL LAW GROUP PLLC

/s/ David Tuckfield

David J. Tuckfield

State Bar Number: 00795996

12400 West Hwy 71, Suite 350-150

Austin, TX 78738

Telephone: (512) 576-2481

Facsimile: (512) 366-9949

david@allawgp.com

ATTORNEYS FOR APPLICANT

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was served on the persons on the attached mailing list following parties as shown below on this 10th day of October 2025 as follows:

By efilng

Docket Clerk
Texas Commission on
Environmental Quality
Office of Chief Clerk, MC-105
P.O. Box 13087
Austin, Texas 78711
<https://www.tceq.texas.gov/goto/efilngs>

By email

Requesters as listed below

allysonalmeida@ymail.com
cfaulk@specerfane.com
chbaul@specerfane.com
kparker@specerfane.com
skye.masson@georgetown.org

By email

TCEQ Executive Director

Anthony Tatu, Staff Attorney
TCEQ
Environmental Law Division
MC-173
P.O. Box 13087
Austin, Texas 78711

TCEQ Office of Public Interest Counsel

Garrett T. Arthur
Public Interest Counsel
P.O. Box 13087, MC 103
Austin, Texas 78711-3087
garrett.arthur@tceq.texas.gov

TCEQ External Relations

Ryan Vise, Deputy Director
TCEQ External Relations Division
MC-108
P.O. Box 13087
Austin, Texas 78711-3087
ryan.vise@tceq.texas.gov

/s/ David Tuckfield

EXHIBIT 1

RESOLUTION NO. 112624-5.L

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS (“GEORGETOWN”) RELEASING APPROXIMATELY 14.308 ACRES OF LAND IN THE ISAAC DONAGAN SURVEY AND A.H. PORTER SURVEY FROM THE CITY OF GEORGETOWN’S EXTRATERRITORIAL JURISDICTION (“ETJ”), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCELS R039252 AND R022720 AND BEING GENERALLY LOCATED AT 4800 STATE HIGHWAY 29 WEST AND 4802 STATE HIGHWAY 29 WEST, GEORGETOWN, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN’S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 18, 2024, the City of Georgetown, Texas, received a petition requesting release from its ETJ of two tracts of land totaling an approximately 14.308 acres in the Isaac Donagan Survey and the A.H. Porter Survey (the “Petition”), a true and correct copy of such Petition being attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to Subchapter D of Chapter 42 of Local Government Code, landowners or residents may submit a petition seeking release of an area of land from the City’s ETJ; and

WHEREAS, the City Secretary has reviewed the Petition and confirmed that it meets the requirements of Subchapter D of Chapter 42 of the Local Government Code and the petition requirements of Chapter 277 of the Election Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1. The City Council of the City of Georgetown, Texas (“City Council”), does hereby find that the forgoing recitals are true and correct and adopts the recitals by this reference for all purposes.

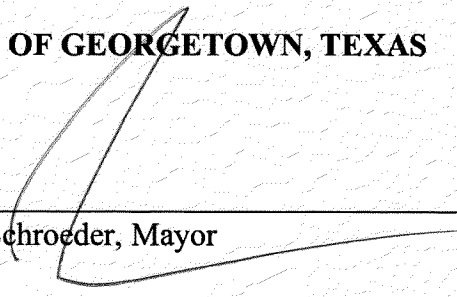
SECTION 2: To the extent required by state law, the City Council does hereby adjust the boundaries and limits of the ETJ of the City of Georgetown, Texas, such that the ETJ of the City of Georgetown, Texas, shall be and is hereby adjusted to release and remove the Area subject to the Petition, as such Area is more particularly described and depicted in Exhibit B attached hereto and incorporated herein by reference, from the ETJ of the City of Georgetown, Texas.

SECTION 3. The City Council is not consenting to this reduction of its ETJ except as required by state law.

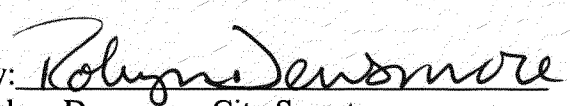
SECTION 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Georgetown, Texas, on the 26th day of November, 2024.

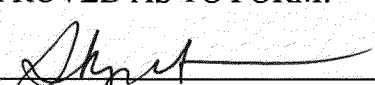
CITY OF GEORGETOWN, TEXAS

By: 
Josh Schroeder, Mayor

ATTEST:

By: 
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By: 
Skye Masson, City Attorney

RECEIVED

OCT 18 2024

**PETITION FOR RELEASE FROM THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF GEORGETOWN**

City Secretary

10th OCTOBER, 2024

Petitioner: Vista Townhomes Austin, LLC, a Texas limited liability company

Mailing Address: 4126 Remington Rd
Cedar Park, TX 78613

Disannexation Areas Requested:

All that certain 14.308 acre tract or parcel of land situated in the Williamson County, Texas, being part of the Isaac Donagan Survey, Abstract No. 178, and a part of the A.H. Porter Survey, Abstract No. 490, being all of a called 14.29 Acre Tract conveyed from Charles H. Rydell to James I. Roppolo, et ux by deed dated March 15, 1983, recorded in Volume 910, Page 234 of the Official Records of Williamson County, Texas; said 14.308 acre tract being more particularly described by metes and bounds in Exhibit "A" together with a Survey Map attached hereto as Exhibit "B", depicting said tract and surrounding area.

Parcel ID No. and Property Address: R022720; 4802 W SH 29, Georgetown, TX 78628

Contact Person for Petitioner: Courtney McWhorter
Sprouse Shrader Smith PLLC
Galleria Oaks A&B, 13215 Bee Cave Pkwy, Suite A-230
Austin, Texas 78738
Email: courtney.mcwhorter@sprouselaw.com
Telephone: 512.615.6650

This Petition for release, pursuant to Subchapter D of Senate Bill No. 2038 applies for the foregoing reasons:

- No military base is located within five miles of the Property (Sec. 42.101 (1)); see location map attached as Exhibit "C;"
- The exclusion provided in 42.101(2) does not apply because the Property was not voluntarily annexed, and since Williamson County grew by less than 50 percent from the 2010 census to the 2020 census. In fact, according to the US Census website, the population of Williamson County only increased by 44.08% from the 2010 to the 2020 census. The following data was acquired from the USA census website:
<https://www.census.gov/quickfacts/fact/table/williamsoncountytexas/PST045223>;
- Sec. 42.101(3) exclusion does not apply since the City of Georgetown's population is less than 1.4 million, and Williamson County's population is less than 2 million;
- The exclusion of Sec. 42.101(4) does not apply because the Property is not located in an area designated as an industrial district under Sec. 42.044; and

- The exclusion of Sec. 42.101(5) does not apply because the Property is not located in an area subject to a strategic partnership agreement.

As noted above, no exclusion applies under Subchapter D of Senate Bill No. 2038. Accordingly, the Petitioner as the sole owner of the Property, as indicated by Parcel ID No. R022720, has the authority under 42.102(b) to file this petition for release. As the sole owner signing this petition, the Petitioner has satisfied Sec. 42.104 (b) and (c). By providing the attached maps, Petitioner has fulfilled the last requirement under Sec. 42.104 (d)(1).

This Petition is signed and notarized by Petitioner and is delivered to the City Secretary's office at 808 Martin Luther King Jr St. Georgetown, Texas 78626. As required under Sec. 42.105, the City must notify the Petitioner of the results of the Petition.

Petitioner respectfully requests that the City of Georgetown immediately release the Property from the City's ETJ.

Petitioner:

Vista Townhomes Austin, LLC,
a Texas limited liability company

By: R.V.N. Ramakrishna
Ramakrishna Kandula, Manager

[Redacted Signature]

DOB: [Redacted]

Date Signed: 10/10/2024

STATE OF TEXAS §
COUNTY OF Williamson §

Sworn to and subscribed before me on the 10th day of October, 2024, by Ramakrishna Kandula, Manager of Vista Townhomes Austin, LLC, a Texas limited liability company, on behalf of said limited liability company.

Jeremy Muirhead
Notary Public, State of Texas

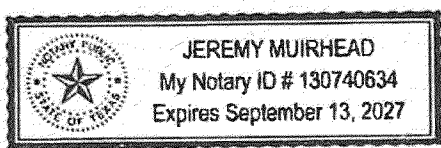


EXHIBIT A
Deed with Legal Description

ELECTRONICALLY RECORDED 2022025471
Williamson County, Texas Total Pages: 5

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT
[Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (instrument)]

Date: February 28, 2022
GF No: CTA2104528
Title Company: Chicago Title of Texas, LLC
Affiant: Laurie Albarado

Description of Original Instruments:

1. **Warranty Deed, recorded on December 23, 2021, in Document No. 2021164668 in the Official Records of Williamson County, Texas.**

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is Laurie Albarado. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument as evidenced by the following facts:

As a licensed escrow officer for Chicago Title of Texas, LLC, I am familiar with the title to subject property and conducted the closing wherein the Original Instruments were executed and recorded.

3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument:

The incorrect Exhibit A - Legal Description was attached to the original recording.

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument:

Please see attached Exhibit A - Legal Description

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by EMAIL to each party to the Original Instrument, in accordance with §5.028 (d) (2) of the Texas Property Code. The evidence of said notice is attached to this affidavit as required by §5.028 (d) (1) of the Texas Property Code.

AFFIANT:

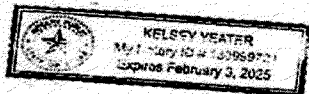

Laurie Albarado

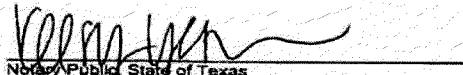
STATE OF TEXAS §

COUNTY OF TRAVIS §

SWORN TO AND SUBSCRIBED before me on February 28, 2022, by Laurie Albarado, to certify which witness my hand and seal of office.

My Commission Expires:




Notary Public, State of Texas
Notary Name Printed: Kelsy Yeater

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error Without Joinder of Parties)
(Texas)



14.308 Acres
 All of a called 14.29 Acre tract
 Isaac Donagan Survey
 Abstract No. 178
 A.H. Porter Survey
 Abstract No. 490
 Williamson County, Texas

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the Isaac Donagan Survey, Abstract No. 178, and a part of the A.H. Porter Survey, Abstract No. 490, being all of a called 14.29 Acre tract conveyed from Charles H. Rydell to James L. Roppolo, et ux by deed dated March 15, 1983, recorded in Volume 910, Page 234 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{3}{8}$ " iron rod on the north Right-of-Way line of State Highway 29, at the southwest corner of the residue of a called 161.96 Acres tract conveyed to Barbara L. Supak, et al in Volume 2650, Page 082, for the southeast corner of this tract;

THENCE N82°55'08"W - 53.09' along the said north Right-of-Way line of State Highway 29 to a found $\frac{3}{8}$ " iron rod at the southeast corner of a called 4.7194 Acre tract conveyed to SSD Georgetown Investments, LLC in Document No. 2021024894, for the most southerly southwest corner of this tract;

THENCE N14°19'22"W - 469.45' along the east line of the said 4.7194 Acre tract to a found $\frac{3}{8}$ " iron rod at the northeast corner of the said 4.7194 Acre tract, for an interior ell corner of this tract;

THENCE N82°43'27"W - 480.41' along the north line of the said 4.7194 Acre tract to a found $\frac{3}{8}$ " iron rod on the east line of Lot 3, Block A of the Final Plat of Sage Creek Subdivision recorded in Document No. 2016055551 at the northwest corner of the said 4.7194 Acre tract, for the most northerly southwest corner of this tract;

THENCE N16°05'55"W - 385.00' along the east lines of the said Lot 3, Block A, and Lot 4 of the said Block A to a found $\frac{1}{2}$ " iron rod at the northeast corner of the said Lot 4, Block A, at the southeast corner of Lot 5 of the said Block A, for an interior ell corner of this tract;

THENCE N16°06'46"W - 678.99' along the east lines of the said Lot 5, Block A, Lot 6 of the said Block A and Lot 7 of the said Block A, respectively, to a found $\frac{1}{2}$ " iron rod at the

Triad Surveying, Inc.
 Firm Registration No. 10007900
 P.O. Box 1489
 Rockdale, TX 76567
 (512) 446-3457

Project No. S21-259

southwest corner of a called 9.160 Acre tract conveyed to Obarr R. Rost, et ux in Volume 550, Page 225, for the northwest corner of this tract;

THENCE N69°56'33"E - 492.94' along the south line of the said 9.160 Acre tract to a found 1/2" iron rod on the west line of the said residue of the 161.96 Acre tract at the southeast corner of the said 9.160 Acre tract, for the northeast corner of this tract;

THENCE along the west lines of the said residue of the 161.96 Acre tract for the following courses and distances:

S19°30'42"E - 427.83' to a found 60D Nail on the common line between the said Donagan Survey and the said Porter Survey, for an exterior ell corner of this tract;

S14°21'13"E - 961.55' to a found 60D Nail for an exterior corner of this tract;

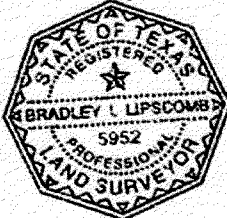
S14°15'35"E - 390.83' to the **POINT OF BEGINNING** containing within these metes and bounds 14.308 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 7th day of October, 2021.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-259



February 28, 2022

James I. Roppolo and Patricia C. Roppolo
P O Box 543
Georgetown, TX 78627

Vista Townhomes Austin LLC
4126 Remington Road
Cedar Park, TX 78613

RE: GF# CTA2104528

Ladies and/or Gentlemen:

Please see the attached correction instrument that adds the correct legal description to the original Deed.

Thank you,


Chicago Title

8911 N. Capital of Texas Hwy.
Bldg. 2, Ste. 2105
Austin, TX 78759

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022025471

Pages: 5 Fee: \$38.00

02/28/2022 03:31 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

EXHIBIT B

Survey

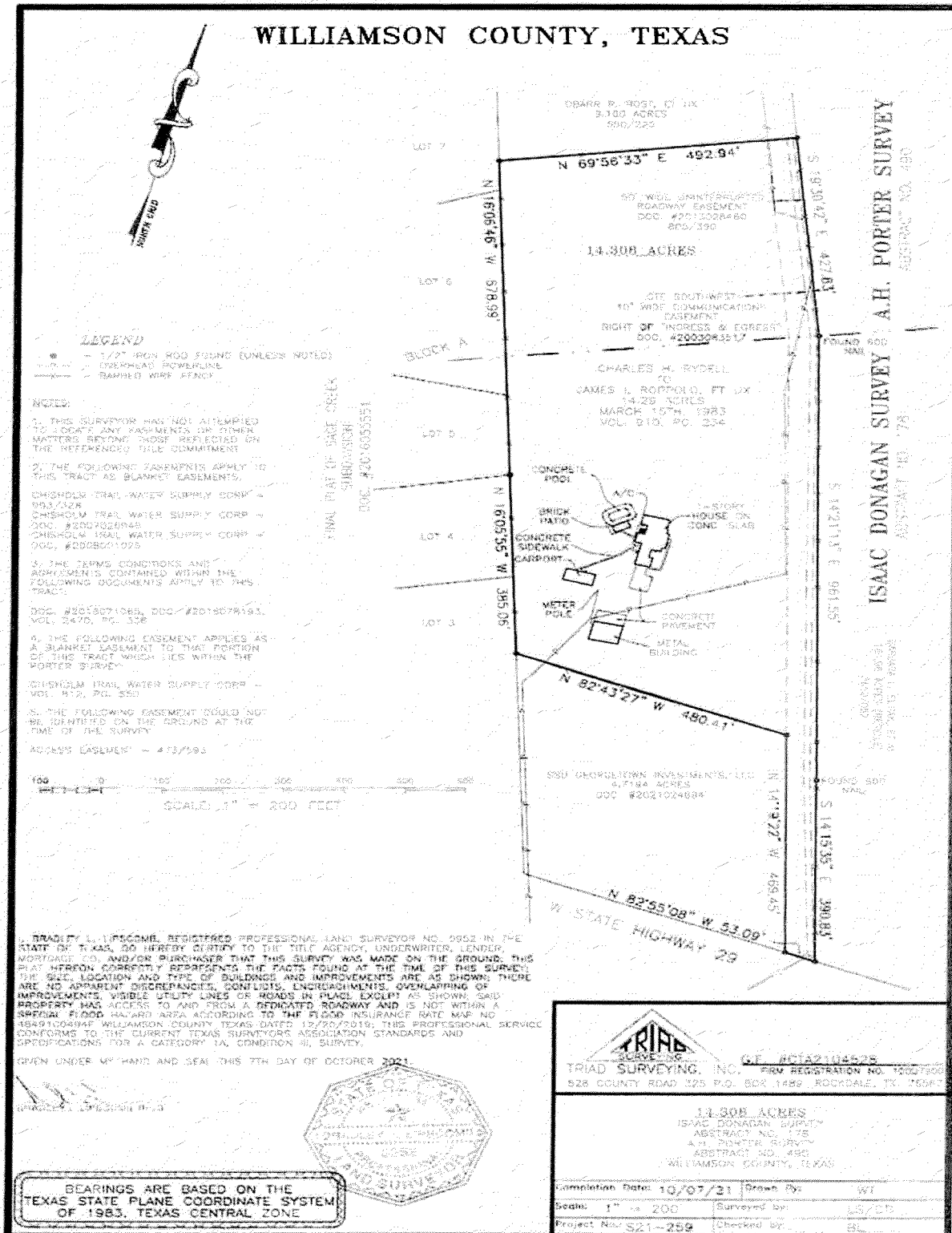
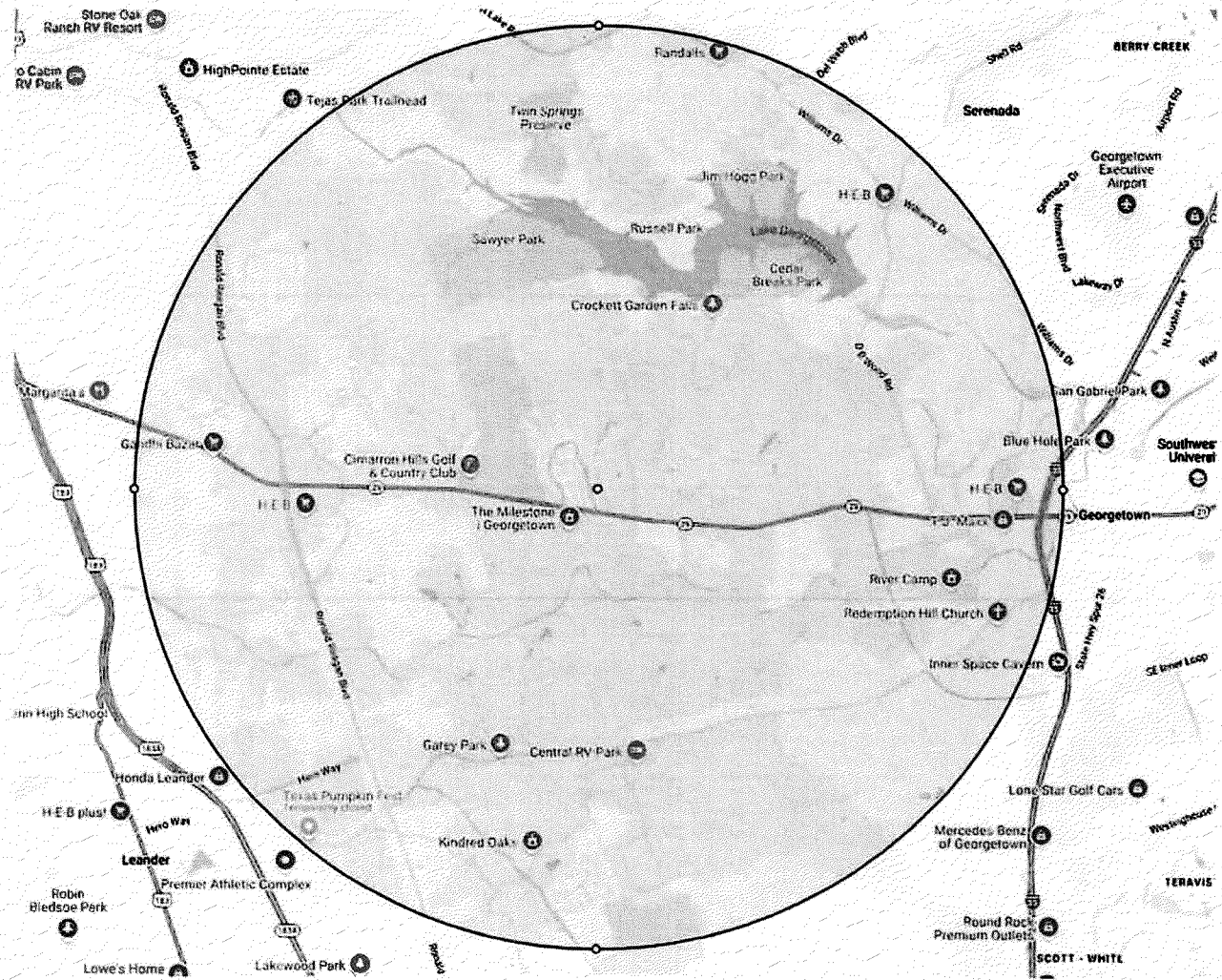


EXHIBIT C

Location Map



RECEIVED

OCT 18 2024

City Secretary

**UNANIMOUS CONSENT OF MANAGERS OF
VISTA TOWNHOMES AUSTIN LLC**

The undersigned, being all of the Managers of Vista Townhomes Austin, LLC, a Texas limited liability company (the "Company"), hereby unanimously consent to, or ratify the following actions:

WHEREAS, the persons signing this consent are the Managers entitled to vote at company meetings and on the following resolutions;

WHEREAS, in accordance with the Texas Local Government Code Subchapter D, the Company desires to submit Petitions to the City of Georgetown (the "City"), a Texas municipality, requesting the City to release the following real properties described on Exhibits "A" and "B" attached hereto (referred to herein as the "Property") from the City's Extraterritorial Jurisdiction (the "ETJ"); and

WHEREAS, the undersigned Managers desire to take advantage of the provisions of Sections 6.201 and 101.359 of the Texas Business Organizations Code, and execute a unanimous written consent in lieu of formally holding a meeting and agree that the adoption of the following resolutions shall be valid and have the same force and effect as though such resolutions had been adopted at a Manager's meeting.

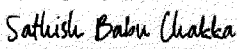
NOW THEREFORE, BE IT RESOLVED, that the Company is authorized to submit Petitions to the City for the purpose of requesting the City to release the Property from the City's ETJ.

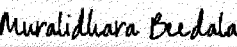
FURTHER RESOLVED, that Ramakrishna Kandula, as a Manager of the Company, is hereby appointed as an Authorized Agent of the Company and is hereby empowered to execute any and all documents, to take such steps, and to do such other acts necessary, on behalf of said Company, in connection with submitting Petitions for the release the Property from the City's ETJ.

FURTHER RESOLVED, that this unanimous written consent shall have the same force and effect as a formal company meeting for all purposes and that the undersigned waive any requirement of notice regarding the date, time, and place of such meetings.

[Signature Page Follows]

MANAGERS:

DocuSigned by:

076F0C0E77182A
Sathish Badu Chakka
Date signed: 9/30/2024

DocuSigned by:

A75345ADBF8948D
Muralidhara Beedala
Date signed: 9/30/2024

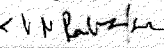
DocuSigned by:

582D0357AEAF4EB
Ramakrishna Kandula
Date signed: 9/30/2024

EXHIBIT "A"

ELECTRONICALLY RECORDED 2022000286
Williamson County, Texas Total Pages: 6

50-CTOT-21-619585-CP18L
General Warranty Deed

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.

Date: December 30, 2021

Grantor: O'Barr R. Rost and Cheryl A. Rost, husband and wife

Grantor's Mailing Address: 202 Woodmont Dr Georgetown TX 78628

Grantee: Vista Townhomes Austin LLC, a Texas limited liability company

Grantee's Mailing Address: 1908 Yaupon Trail, Suite 102, Cedar Park, Texas 78613

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

TRACT 1:

BEING A 5.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 5.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, AS SITUATED IN SAID PORTER SURVEY, AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1, FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING HEREOF,

THENCE N 13° 46' 00" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID ROST TRACT 1, FOR A DISTANCE OF 546.11 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 985825, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 1, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 16' 37" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 381.57 FEET, FOR A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 17° 38' 22" E, ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND 3, FOR A DISTANCE OF 545.46 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF SAID TRACT 2, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 3, AND BEING THE SOUTHEAST CORNER

OF SAID TRACT 1, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 20' 24" W, ALONG THE NORTH LINE OF SAID TRACT 2, SAME BEING THE SOUTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 418.47 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.01 ACRES OF LAND, MORE OR LESS.

TRACT 2:

BEING A 3.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 3.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY, AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 2, FOR THE NORTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 72° 20' 24" E, ALONG THE SOUTH SAID ROST TRACT 1, SAME BEING ALONG THE NORTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 418.47 FEET TO A 1/2 INCH IRON ROD FOUND, AT AN ANGLE POINT IN THE WEST LINE OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 1, AND BEING THE NORTHEAST CORNER OF SAID TRACT 2, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 17° 38' 20" E, ALONG THE WEST LINE OF SAID TRACT 3, SAME BEING THE EAST LINE OF SAID TRACT 2, FOR A DISTANCE OF 305.32 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER AND DONAGAN SURVEYS, AS CONVEYED TO JAMES L. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, AND THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER HEREOF,

THENCE S 72° 19' 18" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 439.06 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT A POINT IN THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 2, FOR THE SOUTHWEST CORNER HEREOF,

THENCE N 13° 46' 56" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID TRACT 2, FOR A DISTANCE OF 306.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.01 ACRES OF LAND, MORE OR LESS.

TRACT 3:

BEING A 1.16 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 1.16 ACRE

TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO JAMES I. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 17° 38' 21" W, ALONG THE EAST LINE SAID TRACT 2, SAME BEING ALONG WEST LINE OF SAID TRACT 3, AND PASSING THE EASTERLY COMMON CORNER OF SAID TRACT 2, AND THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, AND CONTINUING FOR A TOTAL DISTANCE OF 850.79 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE SOUTH LINE OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 9858525, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 3, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 37' 16" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 55.94 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE WEST LINE OF THE RESULTING 35.0112 ACRE TRACT OF LAND, DESCRIBED IN AN EXCHANGE DEED TO TIMOTHY MILLER AND WIFE, CHRISTINE SUPAK MILLER, IN DOCUMENT NUMBER 2009017031, OFFICIAL PUBLIC RECORD, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 3, FOR THE NORTHEAST CORNER HEREOF,

THENCE ALONG THE WEST LINE OF SAID MILLER TRACT, SAME BEING THE EAST LINE OF SAID TRACT 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 19° 24' 39" E, FOR A DISTANCE OF 295.13 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF,
- 2) S 16° 12' 35" E, FOR A DISTANCE OF 250.26 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF,
- 3) S 16° 49' 43" E, FOR A DISTANCE OF 305.35 FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID ROPPOLO TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 3, FOR THE SOUTHEAST CORNER HEREOF,

THENCE S 72° 19' 25" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 54.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.16 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A 50' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE EASEMENT DATED MARCH 23, 2013, FILED APRIL 1, 2013, AND RECORDED UNDER DOCUMENT NO. 2013025460, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

EXHIBIT "B"

2022025471 Page 2 of 5



14.308 Acres
All of a called 14.29 Acre tract
Isaac Donagan Survey
Abstract No. 178
A.H. Porter Survey
Abstract No. 490
Williamson County, Texas

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the Isaac Donagan Survey, Abstract No. 178, and a part of the A.H. Porter Survey, Abstract No. 490, being all of a called 14.29 Acre tract conveyed from Charles H. Rydell to James I. Roppolo, et ux by deed dated March 15, 1983, recorded in Volume 910, Page 234 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{1}{4}$ " iron rod on the north Right-of-Way line of State Highway 29, at the southwest corner of the residue of a called 161.96 Acres tract conveyed to Barbara L. Supak, et al in Volume 2650, Page 082, for the southeast corner of this tract;

THENCE N82°55'08"W - 53.09 along the said north Right-of-Way line of State Highway 29 to a found $\frac{1}{4}$ " iron rod at the southeast corner of a called 4.7194 Acre tract conveyed to SSD Georgetown Investments, LLC in Document No. 2021024894; for the most southerly southwest corner of this tract;

THENCE N14°19'22"W - 469.45' along the east line of the said 4.7194 Acre tract to a found $\frac{1}{4}$ " iron rod at the northeast corner of the said 4.7194 Acre tract, for an interior ell corner of this tract;

THENCE N82°43'27"W - 480.41' along the north line of the said 4.7194 Acre tract to a found $\frac{1}{4}$ " iron rod on the east line of Lot 3, Block A of the Final Plat of Sage Creek Subdivision recorded in Document No. 2016055551 at the northwest corner of the said 4.7194 Acre tract, for the most northerly southwest corner of this tract;

THENCE N16°05'55"W - 385.00' along the east lines of the said Lot 3, Block A, and Lot 4 of the said Block A to a found $\frac{1}{2}$ " iron rod at the northeast corner of the said Lot 4, Block A, at the southeast corner of Lot 5 of the said Block A, for an interior ell corner of this tract;

THENCE N16°06'46"W - 678.99' along the east lines of the said Lot 5, Block A, Lot 6 of the said Block A and Lot 7 of the said Block A, respectively, to a found $\frac{1}{2}$ " iron rod at the

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. 321-259

southwest corner of a called 9.160 Acre tract conveyed to Obarr R. Rost, et ux in Volume 550, Page 225, for the northwest corner of this tract;

THENCE N69°56'33"E - 492.94' along the south line of the said 9.160 Acre tract to a found 1/2" iron rod on the west line of the said residue of the 161.96 Acre tract at the southeast corner of the said 9.160 Acre tract, for the northeast corner of this tract;

THENCE along the west lines of the said residue of the 161.96 Acre tract for the following courses and distances:

S19°30'42"E - 427.83' to a found 60D Nail on the common line between the said Donagan Survey and the said Porter Survey, for an exterior ell corner of this tract;

S14°21'13"E - 961.55' to a found 60D Nail for an exterior corner of this tract;

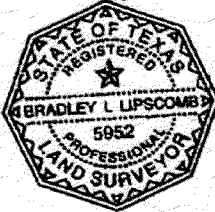
S14°15'35"E - 390.83' to the **POINT OF BEGINNING** containing within these metes and bounds 14.308 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 7th day of October, 2021.

Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-259

**PETITION FOR RELEASE FROM THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF GEORGETOWN**

10th OCTOBER, 2024

Petitioner: Vista Townhomes Austin, LLC, a Texas limited liability company

Mailing Address: 4126 Remington Rd
Cedar Park TX 78613

Disannexation Areas Requested:

All that certain 14.308 acre tract or parcel of land situated in the Williamson County, Texas, being a part of the Isaac Donagan Survey, Abstract No. 178, and a part of the A.H. Porter Survey, Abstract No. 490, being all of a called 14.29 acre tract conveyed from Charles H. Rydell to James I. Roppolo, et ux by deed dated March 15, 1983, recorded in Volume 910, Page 234 of the Official Records of Williamson County, Texas; said 14.308 acre tract being more particularly described by metes and bounds in Exhibit "A" together with a Survey Map attached hereto as Exhibit "B", depicting said tract and surrounding area.

Parcel ID No. and Property Address: R039252; 4800 Highway 29 W, Georgetown, TX 78628

Contact Person for Petitioner: Courtney McWhorter
Sprouse Shrader Smith PLLC
Galleria Oaks A&B, 13215 Bee Cave Pkwy, Suite A-230
Austin, Texas 78738
Email: courtney.mcwhorter@sprouselaw.com
Telephone: 512.615.6650

This Petition for release, pursuant to Subchapter D of Senate Bill No. 2038 applies for the foregoing reasons:

- No military base is located within five miles of the Property (Sec. 42.101 (1)); see location map attached as Exhibit "C;"
- The exclusion provided in 42.101(2) does not apply because the Property was not voluntarily annexed, and since Williamson County grew by less than 50 percent from the 2010 census to the 2020 census. In fact, according to the US Census website, the population of Williamson County only increased by 44.08% from the 2010 to the 2020 census. The following data was acquired from the USA census website:
<https://www.census.gov/quickfacts/fact/table/williamsoncountytexas/PST045223>;
- Sec. 42.101(3) exclusion does not apply since the City of Georgetown's population is less than 1.4 million, and Williamson County's population is less than 2 million;
- The exclusion of Sec. 42.101(4) does not apply because the Property is not located in an area designated as an industrial district under Sec. 42.044; and

- The exclusion of Sec. 42.101(5) does not apply because the Property is not located in an area subject to a strategic partnership agreement.

As noted above, no exclusion applies under Subchapter D of Senate Bill No. 2038. Accordingly, the Petitioner as the sole owner of the Property, as indicated by Parcel ID No. R022720, has the authority under 42.102(b) to file this petition for release. As the sole owner signing this petition, the Petitioner has satisfied Sec. 42.104 (b) and (c). By providing the attached maps, Petitioner has fulfilled the last requirement under Sec. 42.104 (d)(1).

This Petition is signed and notarized by Petitioner and is delivered to the City Secretary's office at 808 Martin Luther King Jr St. Georgetown, Texas 78626. As required under Sec. 42.105, the City must notify the Petitioner of the results of the Petition.

Petitioner respectfully requests that the City of Georgetown immediately release the Property from the City's ETJ.

Petitioner:

Vista Townhomes Austin, LLC,
a Texas limited liability company

By: R.V.N. Ramakrishna
Ramakrishna Kandula, Manager

DOB: [REDACTED]
Date Signed: 10/10/2024

STATE OF TEXAS §
COUNTY OF Williamson §

Sworn to and subscribed before me on the 10th day of October, 2024, by Ramakrishna Kandula, Manager of Vista Townhomes Austin, LLC, a Texas limited liability company, on behalf of said limited liability company.

Jeremy Muirhead
Notary Public, State of Texas

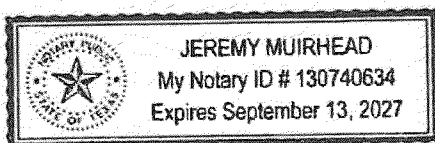


EXHIBIT A

Deed with Legal Description

ELECTRONICALLY RECORDED 2022025471
Williamson County, Texas Total Pages: 5

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT
[Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (instrument)]

Date: February 28, 2022
GF No: CTA2104528
Title Company: Chicago Title of Texas, LLC
Affiant: Laurie Albarado

Description of Original Instruments:

1. **Warranty Deed, recorded on December 23, 2021, in Document No. 2021194688 in the Official Records of Williamson County, Texas.**

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is Laurie Albarado. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument as evidenced by the following facts

As a licensed escrow officer for Chicago Title of Texas, LLC, I am familiar with the title to subject property and conducted the closing wherein the Original Instruments were executed and recorded.

3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument:

The incorrect Exhibit A - Legal Description was attached to the original recording.

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument:

Please see attached Exhibit A - Legal Description

5. I have given notice of this correction of the Original instrument by sending a copy of this Correction Affidavit by EMAIL to each party to the Original Instrument, in accordance with §5.028 (d) (2) of the Texas Property Code. The evidence of said notice is attached to this affidavit as required by §5.028 (d) (1) of the Texas Property Code.

AFFIANT:

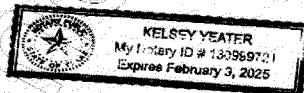

Laurie Albarado

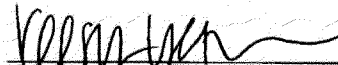
STATE OF TEXAS §

COUNTY OF TRAVIS §

SWORN TO AND SUBSCRIBED before me on February 28, 2022, by Laurie Albarado, to certify which witness my hand and seal of office.

My Commission Expires:




Notary Public, State of Texas
Notary Name Printed: Kelsey Yeater

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error Without Joinder of Parties)
(Texas)



14.308 Acres
 All of a called 14.29 Acre tract
 Isaac Donagan Survey
 Abstract No. 178
 A.H. Porter Survey
 Abstract No. 490
 Williamson County, Texas

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the Isaac Donagan Survey, Abstract No. 178, and a part of the A.H. Porter Survey, Abstract No. 490, being all of a called 14.29 Acre tract conveyed from Charles H. Rydell to James I. Roppolo, et ux by deed dated March 15, 1983, recorded in Volume 910, Page 234 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod on the north Right-of-Way line of State Highway 29, at the southwest corner of the residue of a called 161.96 Acres tract conveyed to Barbara L. Supak, et al in Volume 2650, Page 082, for the southeast corner of this tract;

THENCE N82°55'08"W - 53.09' along the said north Right-of-Way line of State Highway 29 to a found 1/2" iron rod at the southeast corner of a called 4.7194 Acre tract conveyed to SSD Georgetown Investments, LLC in Document No. 2021024894, for the most southerly southwest corner of this tract;

THENCE N14°19'22"W - 469.45' along the east line of the said 4.7194 Acre tract to a found 1/2" iron rod at the northeast corner of the said 4.7194 Acre tract, for an interior ell corner of this tract;

THENCE N82°43'27"W - 480.41' along the north line of the said 4.7194 Acre tract to a found 1/2" iron rod on the east line of Lot 3, Block A of the Final Plat of Sage Creek Subdivision recorded in Document No. 2016055551 at the northwest corner of the said 4.7194 Acre tract, for the most northerly southwest corner of this tract;

THENCE N16°05'55"W - 385.00' along the east lines of the said Lot 3, Block A, and Lot 4 of the said Block A to a found 1/2" iron rod at the northeast corner of the said Lot 4, Block A, at the southeast corner of Lot 5 of the said Block A, for an interior ell corner of this tract;

THENCE N16°06'46"W - 678.99' along the east lines of the said Lot 5, Block A, Lot 6 of the said Block A and Lot 7 of the said Block A, respectively, to a found 1/2" iron rod at the

Triad Surveying, Inc.
 Firm Registration No. 10007900
 P.O. Box 1489
 Rockdale, TX 76567
 (512) 446-3457

Project No. S21-259

southwest corner of a called 9.160 Acre tract conveyed to Obarr R. Rost, et ux in Volume 550, Page 225, for the northwest corner of this tract;

THENCE N69°56'33"E - 492.94' along the south line of the said 9.160 Acre tract to a found 1/2" iron rod on the west line of the said residue of the 161.96 Acre tract at the southeast corner of the said 9.160 Acre tract, for the northeast corner of this tract;

THENCE along the west lines of the said residue of the 161.96 Acre tract for the following courses and distances:

S19°30'42"E - 427.83' to a found 60D Nail on the common line between the said Donagan Survey and the said Porter Survey, for an exterior ell corner of this tract;

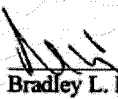
S14°21'13"E - 961.55' to a found 60D Nail for on exterior corner of this tract;

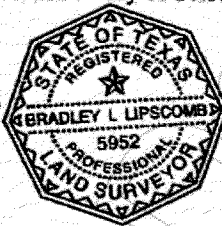
S14°15'35"E - 390.83' to the POINT OF BEGINNING containing within these metes and bounds 14.308 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 7th day of October, 2021.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-259



February 28, 2022

James I. Roppolo and Patricia C. Roppolo
P O Box 543
Georgetown, TX 78627

Vista Townhomes Austin LLC
4126 Remington Road
Cedar Park, TX 78613

RE: GF# CTA2104528

Ladies and/or Gentlemen:

Please see the attached correction instrument that adds the correct legal description to the original Deed.

Thank you,


Chicago Title

8911 N. Capital of Texas Hwy.
Bldg. 2, Ste. 2105
Austin, TX 78759

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022025471

Pages: 5 Fee: \$38.00

02/28/2022 03:31 PM

MBARRICK



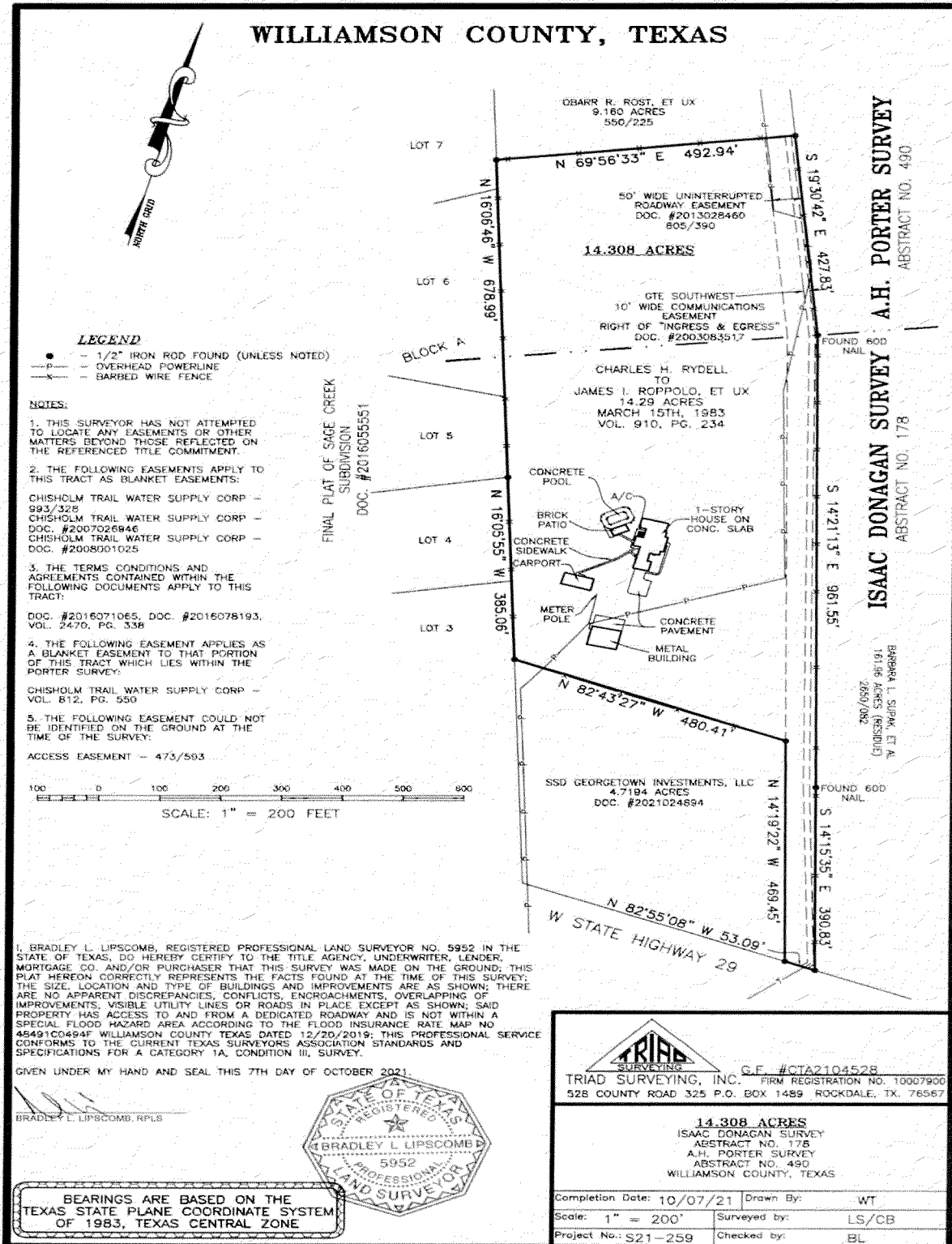
Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County Texas

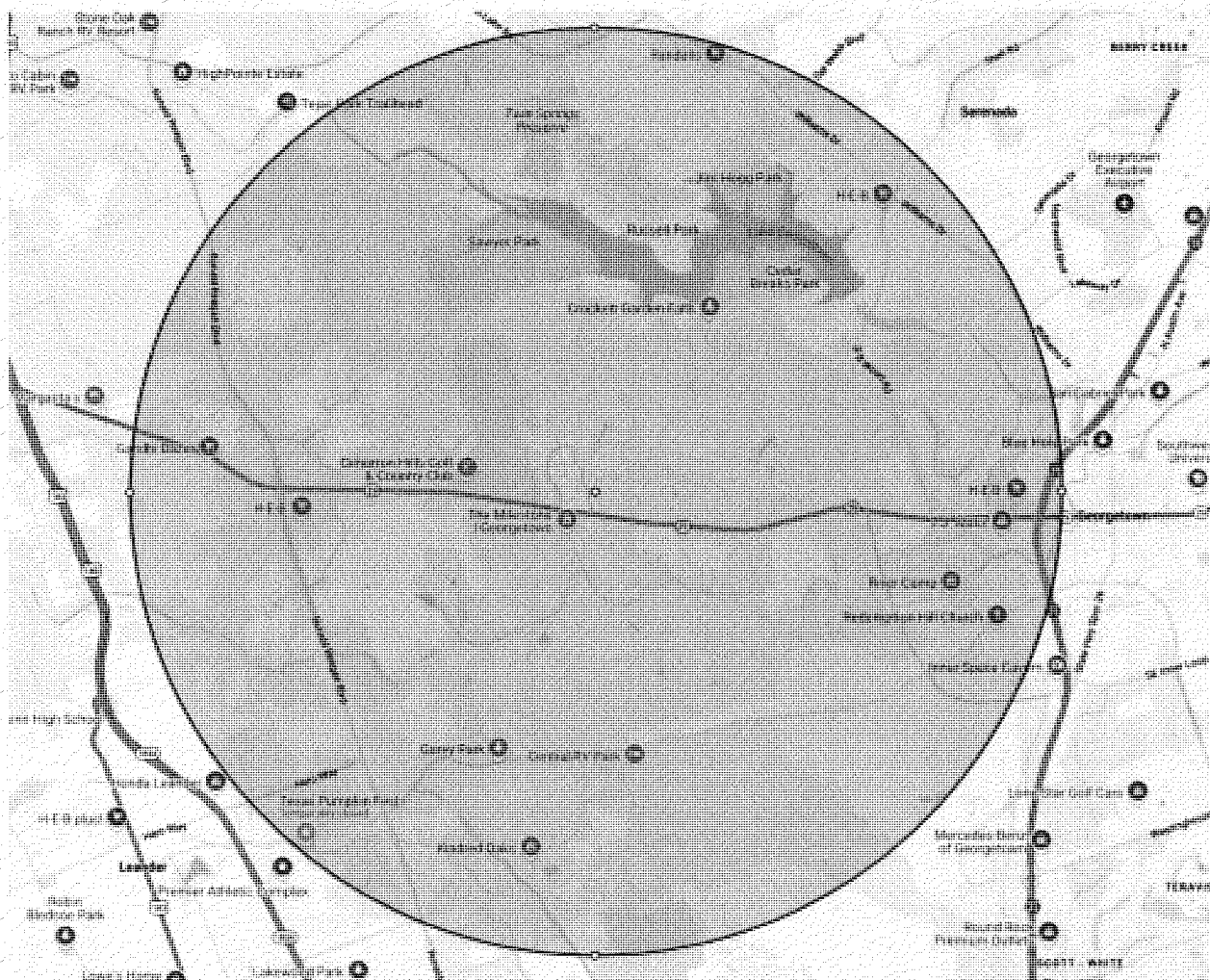
Unofficial Document

EXHIBIT B

Survey



Location Map





14.308 Acres
 All of a called 14.29 Acre tract
 Isaac Donagan Survey
 Abstract No. 178
 A.H. Porter Survey
 Abstract No. 490
 Williamson County, Texas

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Project No. S21-259

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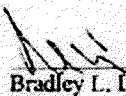
S14°21'13"E - 961.55' to a found 60D Nail for on exterior corner of this tract;

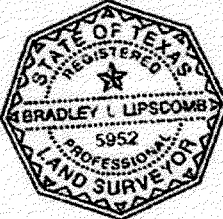
S14°15'35"E - 390.83' to the **POINT OF BEGINNING** containing within these metes and bounds 14.308 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 7th day of October, 2021.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-259

Survey

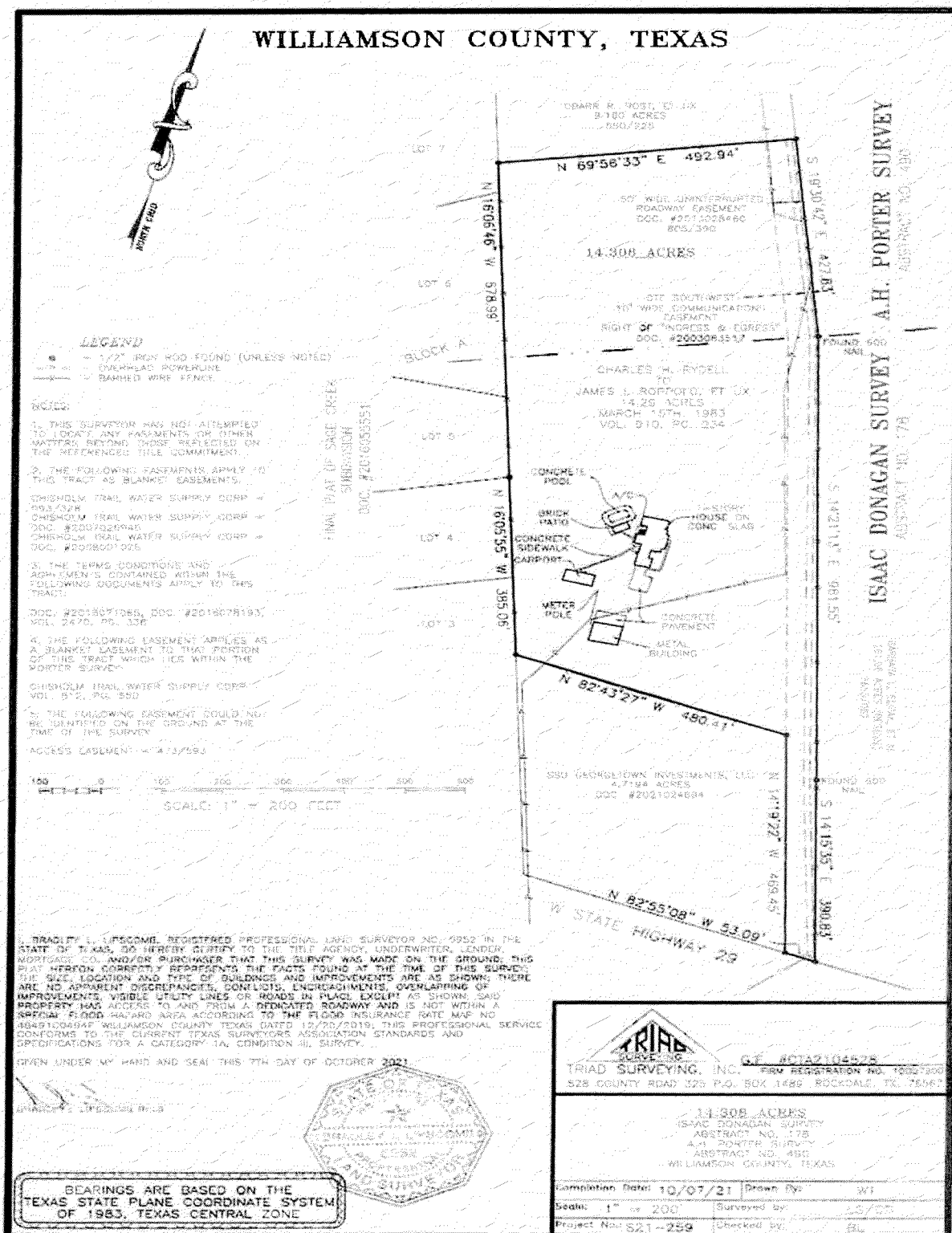
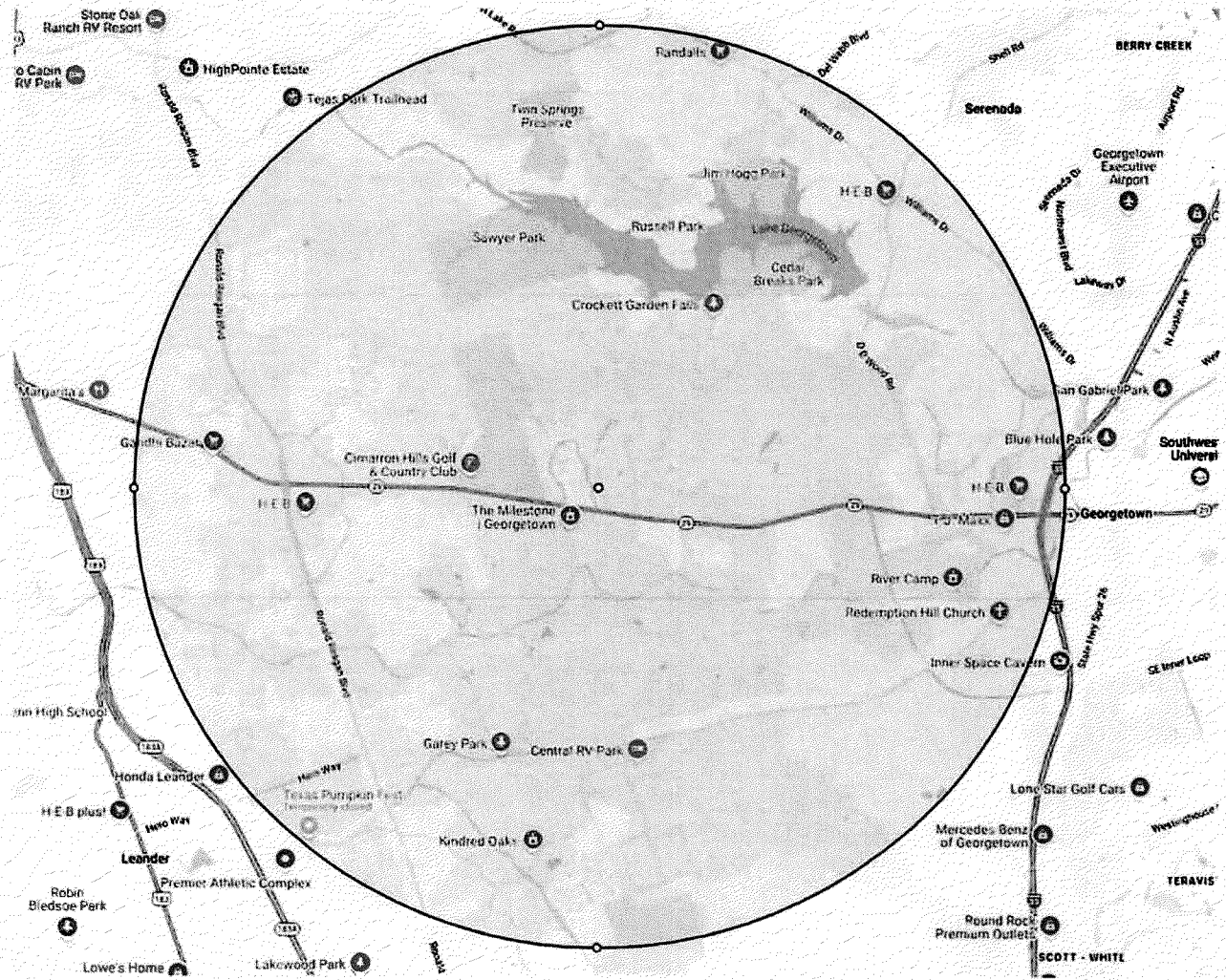


EXHIBIT C

Location Map

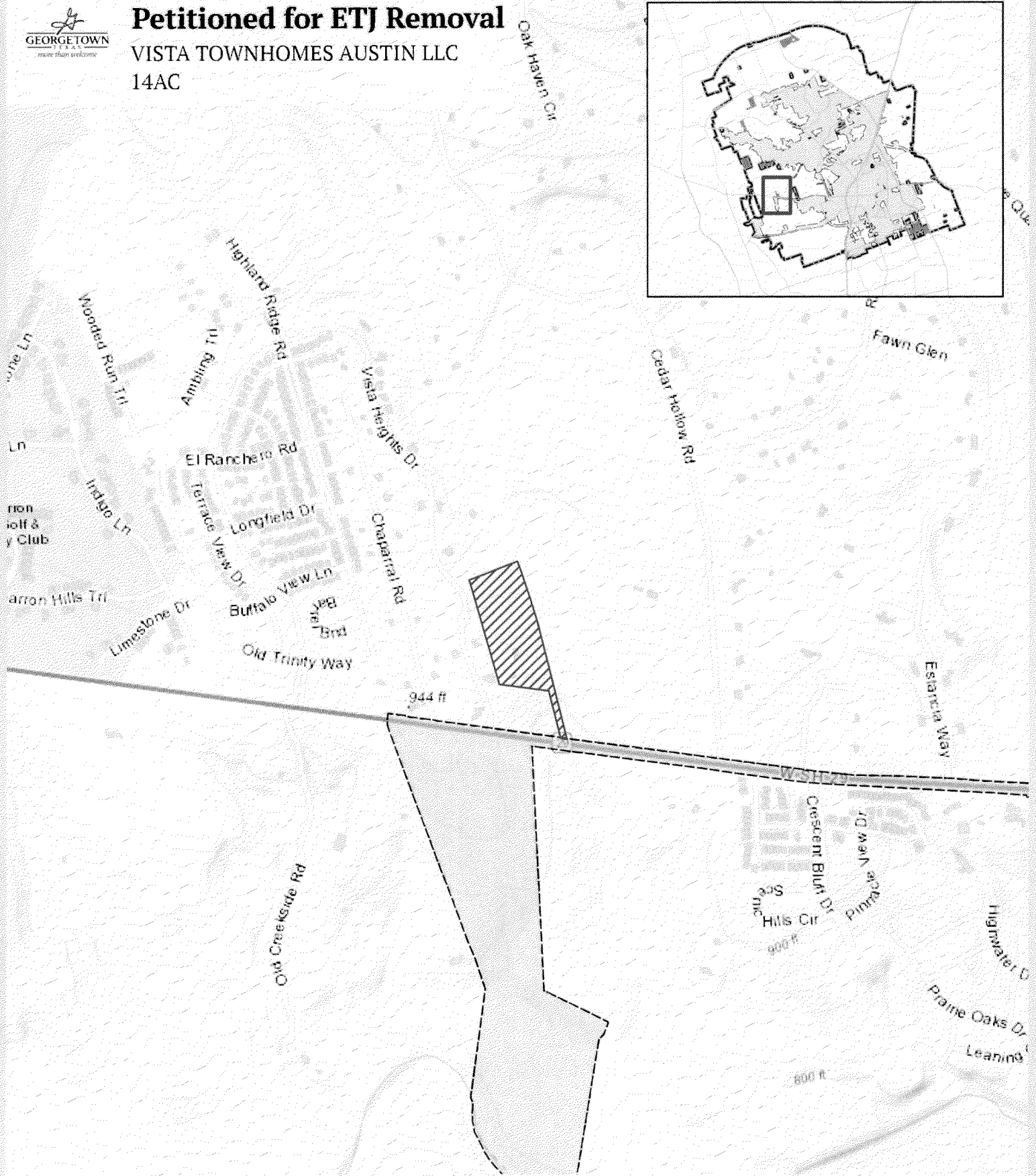
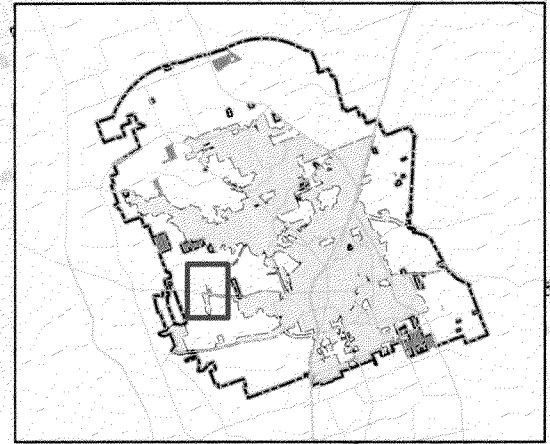




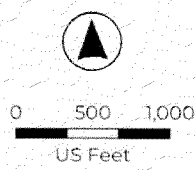
Petitioned for ETJ Removal

VISTA TOWNHOMES AUSTIN LLC

14AC



-  Property
-  Georgetown ETJ
-  City limits



RESOLUTION NO. 112624-5.M

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS (“GEORGETOWN”) RELEASING APPROXIMATELY 9.18 ACRES OF LAND IN THE A.H. PORTER SURVEY FROM THE CITY OF GEORGETOWN’S EXTRATERRITORIAL JURISDICTION (“ETJ”), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCEL R022721 AND BEING GENERALLY LOCATED AT 4810 STATE HIGHWAY 29 WEST, GEORGETOWN, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN’S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 18, 2024, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 9.18 acre tract of land in the A.H. Porter Survey (the “Petition”), a true and correct copy of such Petition being attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to Subchapter D of Chapter 42 of Local Government Code, landowners or residents may submit a petition seeking release of an area of land from the City’s ETJ; and

WHEREAS, the City Secretary has reviewed the Petition and confirmed that it meets the requirements of Subchapter D of Chapter 42 of the Local Government Code and the petition requirements of Chapter 277 of the Election Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1. The City Council of the City of Georgetown, Texas (“City Council”), does hereby find that the forgoing recitals are true and correct and adopts the recitals by this reference for all purposes.

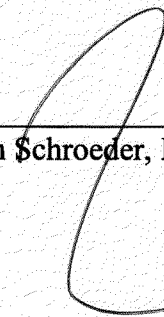
SECTION 2: To the extent required by state law, the City Council does hereby adjust the boundaries and limits of the ETJ of the City of Georgetown, Texas, such that the ETJ of the City of Georgetown, Texas, shall be and is hereby adjusted to release and remove the Area subject to the Petition, as such Area is more particularly described and depicted in Exhibit B attached hereto and incorporated herein by reference, from the ETJ of the City of Georgetown, Texas.

SECTION 3. The City Council is not consenting to this reduction of its ETJ except as required by state law.

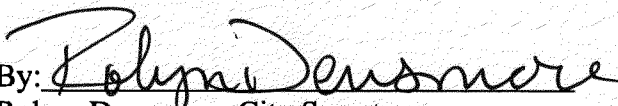
SECTION 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Georgetown, Texas, on the 26th day of November, 2024.

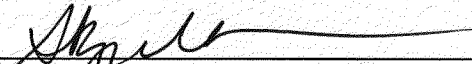
CITY OF GEORGETOWN, TEXAS

By: 
Josh Schroeder, Mayor

ATTEST:

By: 
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By: 
Skye Masson, City Attorney

OCT 18 2024

City Secretary

**PETITION FOR RELEASE FROM THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF GEORGETOWN**

10th OCTOBER, 2024

Petitioner: Vista Townhomes Austin, LLC, a Texas limited liability company

Mailing Address: 4126 Remington Rd
Cedar Park, TX 78613

Disannexation Areas Requested:

TRACT 1: BEING A 5.01 ACRE TRACT OF LAND, OUT OF THE A.H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 5.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A";

TRACT 2: BEING A 3.01 ACRE TRACT OF LAND, OUT OF THE A.H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A"; AND

TRACT 3: BEING A 1.16 ACRE TRACT OF LAND, OUT OF THE A.H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 1.16 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A";

TOGETHER WITH A SURVEY MAP ATTACHED HERETO AS EXHIBIT "B",
DEPICTING SAID TRACTS AND SURROUNDING AREA.

Parcel ID No. and Property Address: R022721; 4810 Highway 29 W, Georgetown, TX 78628

Contact Person for Petitioner: Courtney McWhorter
Sprouse Shrader Smith PLLC
Galleria Oaks A&B, 13215 Bee Cave Pkwy, Suite A-230
Austin, Texas 78738
Email: courtney.mcwhorter@sprouselaw.com
Telephone: 512.615.6650

This Petition for release, pursuant to Subchapter D of Senate Bill No. 2038 applies for the foregoing reasons:

- No military base is located within five miles of the Property (Sec. 42.101 (1)); see location map attached as Exhibit "C;"
- The exclusion provided in 42.101(2) does not apply because the Property was not voluntarily annexed, and since Williamson County grew by less than 50 percent from the 2010 census to the 2020 census. In fact, according to the US Census website, the population of Williamson County only increased by 44.08% from the 2010 to the 2020 census. The following data was acquired from the USA census website:
<https://www.census.gov/quickfacts/fact/table/williamsoncountytexas/PST045223>;
- Sec. 42.101(3) exclusion does not apply since the City of Georgetown's population is less than 1.4 million, and Williamson County's population is less than 2 million;
- The exclusion of Sec. 42.101(4) does not apply because the Property is not located in an area designated as an industrial district under Sec. 42.044; and
- The exclusion of Sec. 42.101(5) does not apply because the Property is not located in an area subject to a strategic partnership agreement.

As noted above, no exclusion applies under Subchapter D of Senate Bill No. 2038. Accordingly, the Petitioner as the sole owner of the Property, as indicated by Parcel ID No. R022721, has the authority under 42.102(b) to file this petition for release. As the sole owner signing this petition, the Petitioner has satisfied Sec. 42.104 (b) and (c). By providing the attached maps, Petitioner has fulfilled the last requirement under Sec. 42.104 (d)(1).

This Petition is signed and notarized by Petitioner and is delivered to the City Secretary's office at 808 Martin Luther King Jr St. Georgetown, Texas 78626. As required under Sec. 42.105, the City must notify the Petitioner of the results of the Petition.

Petitioner respectfully requests that the City of Georgetown immediately release the Property from the City's ETJ.

Petitioner:

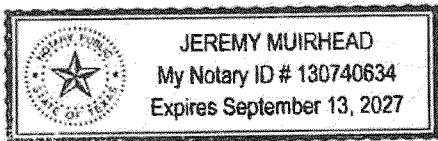
Vista Townhomes Austin, LLC,
a Texas limited liability company

By: K.V.N. Ramakrishna
Ramakrishna Kandula, Manager

DOB: [REDACTED]
Date Signed: 10/10/2024

STATE OF TEXAS §
COUNTY OF Williamson §

Sworn to and subscribed before me on the 10th day of October, 2024, by Ramakrishna Kandula, Manager of Vista Townhomes Austin, LLC, a Texas limited liability company, on behalf of said limited liability company.



Jeremy Muirhead
Notary Public, State of Texas

EXHIBIT A

Deed with Legal Description

ELECTRONICALLY RECORDED 2022000286
Williamson County, Texas Total Pages: 5

50-CTOT-21-619585-CP18L
General Warranty Deed

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.

Date: December 30, 2021

Grantor: O'Barr R. Rost and Cheryl A. Rost, husband and wife

Grantor's Mailing Address: 202 Woodmont Dr. Georgetown TX 78626

Grantee: Vista Townhomes Austin LLC, a Texas limited liability company

Grantee's Mailing Address: 1908 Yaupon Trail, Suite 102, Cedar Park, Texas 78613

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

TRACT 1:

BEING A 5.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 5.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, AS SITUATED IN SAID PORTER SURVEY, AND IN THE 1 DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1, FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING HEREOF,

THENCE N 13° 46' 00" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID ROST TRACT 1, FOR A DISTANCE OF 546.31 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 985825, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 1, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 16' 37" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 381.57 FEET, FOR A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 17° 38' 22" E, ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND 3, FOR A DISTANCE OF 545.46 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF SAID TRACT 2, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 3, AND BEING THE SOUTHEAST CORNER

OF SAID TRACT 1, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 20' 24" W, ALONG THE NORTH LINE OF SAID TRACT 2, SAME BEING THE SOUTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 413.47 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.01 ACRES OF LAND, MORE OR LESS.

TRACT 2:

BEING A 3.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 3.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE N 72° 20' 24" E, ALONG THE SOUTH SAID ROST TRACT 1, SAME BEING ALONG THE NORTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 413.47 FEET TO A 1/2 INCH IRON ROD FOUND, AT AN ANGLE POINT IN THE WEST LINE OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 1, AND BEING THE NORTHEAST CORNER OF SAID TRACT 2, FOR THE NORTHEAST CORNER HEREOF.

THENCE S 17° 38' 20" E, ALONG THE WEST LINE OF SAID TRACT 3, SAME BEING THE EAST LINE OF SAID TRACT 2, FOR A DISTANCE OF 305.32 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER AND DONAGAN SURVEYS, AS CONVEYED TO JAMES I. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, AND THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 19' 18" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 439.06 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT A POINT IN THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 2, FOR THE SOUTHWEST CORNER HEREOF.

THENCE N 13° 46' 56" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID TRACT 2, FOR A DISTANCE OF 306.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.01 ACRES OF LAND, MORE OR LESS.

TRACT 3:

BEING A 1.16 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 1.16 ACRE

TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO JAMES I. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 17° 38' 21" W, ALONG THE EAST LINE SAID TRACT 2, SAME BEING ALONG WEST LINE OF SAID TRACT 3, AND PASSING THE EASTERLY COMMON CORNER OF SAID TRACT 2, AND THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, AND CONTINUING FOR A TOTAL DISTANCE OF 850.79 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE SOUTH LINE OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 9858525, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 3, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 37' 16" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 55.94 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE WEST LINE OF THE RESULTING 35.0112 ACRE TRACT OF LAND, DESCRIBED IN AN EXCHANGE DEED TO TIMOTHY MILLER AND WIFE, CHRISTINE SUPAK MILLER, IN DOCUMENT NUMBER 2009017031, OFFICIAL PUBLIC RECORD, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 3, FOR THE NORTHEAST CORNER HEREOF,

THENCE ALONG THE WEST LINE OF SAID MILLER TRACT, SAME BEING THE EAST LINE OF SAID TRACT 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 19° 24' 39" E, FOR A DISTANCE OF 295.13 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF,
- 2) S 16° 12' 35" E, FOR A DISTANCE OF 250.26 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF,
- 3) S 16° 49' 47" E, FOR A DISTANCE OF 305.35 FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID ROPPOLO TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 3, FOR THE SOUTHEAST CORNER HEREOF

THENCE S 72° 19' 25" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 54.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.16 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A 50' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE EASEMENT DATED MARCH 23, 2013, FILED APRIL 1, 2013, AND RECORDED UNDER DOCUMENT NO. 2013025460, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to those exceptions described in the attached Exhibit A.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

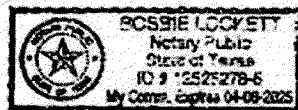
EXECUTED this 30 day of December, 2021.

O'Bar R. Rost
O'Bar R. Rost

Cheryl A. Rost
Cheryl A. Rost

THE STATE OF TEXAS
COUNTY OF HALLAMSON

Before me, a Notary Public, the foregoing instrument was acknowledged on 30th day of December, 2021 by O'Bar R. Rost and Cheryl A. Rost who personally appeared before me, and who is known to me through Photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Bobbie Looeyett
NOTARY PUBLIC, STATE OF
TEXAS

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Exhibit A

Terms, conditions and stipulations contained in RRW Private Road Maintenance Agreement by and between James and Patricia Roppolo, O'Barr and Cheryl Rost and Mark and Ann Witcher, filed August 4, 2016 in Clerk's File No. 2016071066, Real Property Records, Williamson County, Texas.

Terms, conditions and stipulations contained in RRW Private Road Maintenance Agreement by and between James and Patricia Roppolo, O'Barr and Cheryl Rost and Mark and Ann Witcher, filed August 24, 2016 in Clerk's File No. 2016078193, Real Property Records, Williamson County, Texas.

Subject property lies within the boundaries of Williamson County Emergency Service District No. 8.

Subject property lies within the boundaries of Williamson County Farm and Road District.

Ingress and Egress Easement (on, over & across Tract 3) per Volume 761, Page 733, of the Deed records of Williamson County, Texas, (not plottable), as noted on Survey by Rachel Lynn Hansen, R.P.L.S. No. 6358, Revision dated April 15, 2013

Water Pipeline Easement(15' wide - centerline being the pipeline as installed) per Volume 821, Page 695, of the Deed Records of Williamson County, Texas, as noted on Survey by Rachel Lynn Hansen, R.P.L.S. No. 6358, Revision dated April 15, 2013

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022000286

Pages: 6 Fee: \$42.00
01/03/2022 10:35 AM
LMUELLER



Nancy E. Rister

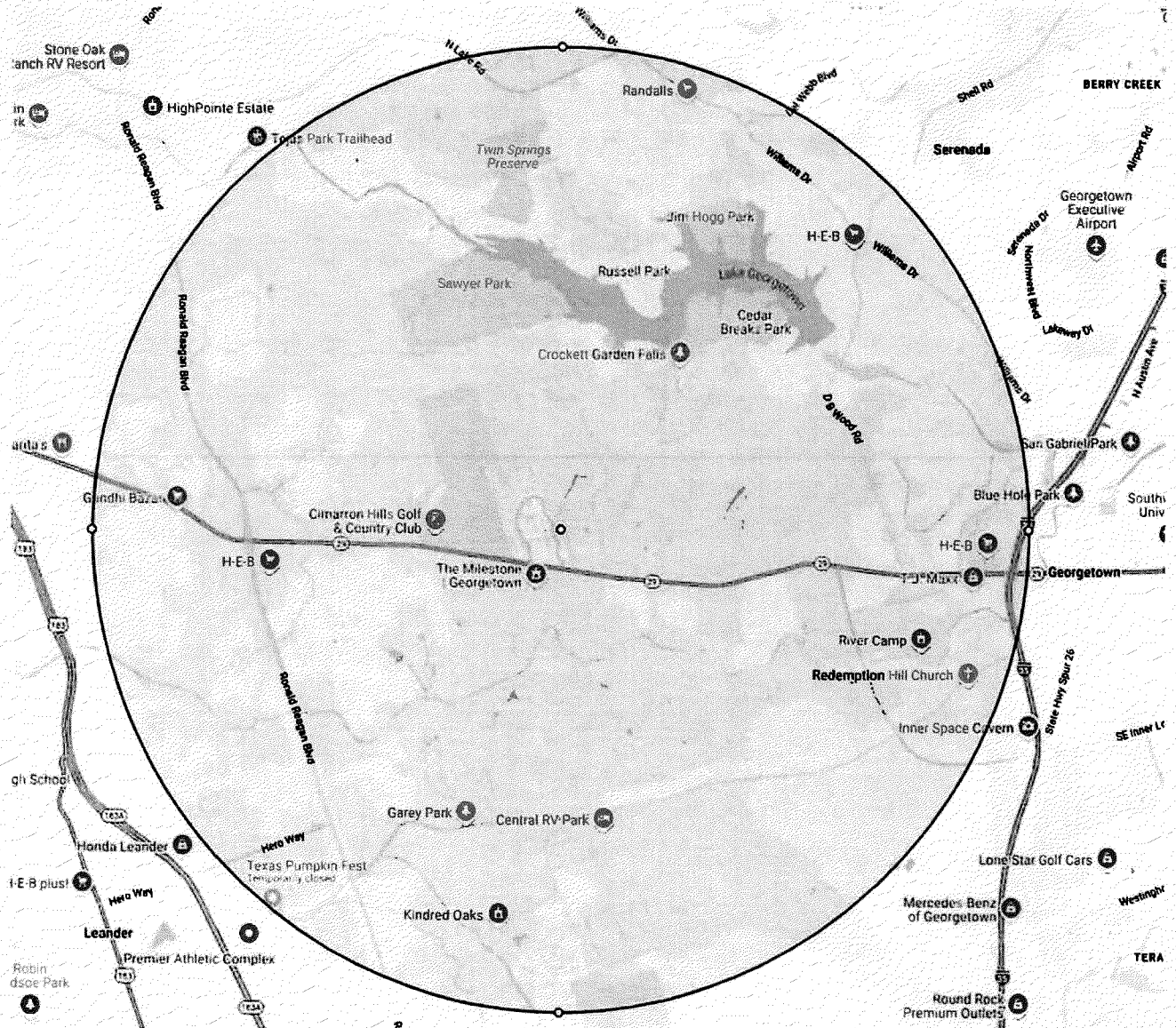
Nancy E. Rister, County Clerk
Williamson County Texas

GENERAL SURVEYOR NOTES:

- Page 11 of 12

EXHIBIT C

Location Map



RECEIVED

OCT 18 2024

City Secretary

**UNANIMOUS CONSENT OF MANAGERS OF
VISTA TOWNHOMES AUSTIN LLC**

The undersigned, being all of the Managers of Vista Townhomes Austin, LLC, a Texas limited liability company (the "Company"), hereby unanimously consent to, or ratify the following actions:

WHEREAS, the persons signing this consent are the Managers entitled to vote at company meetings and on the following resolutions;

WHEREAS, in accordance with the Texas Local Government Code Subchapter D, the Company desires to submit Petitions to the City of Georgetown (the "City"), a Texas municipality, requesting the City to release the following real properties described on Exhibits "A" and "B" attached hereto (referred to herein as the "Property") from the City's Extraterritorial Jurisdiction (the "ETJ"); and

WHEREAS, the undersigned Managers desire to take advantage of the provisions of Sections 6.201 and 101.359 of the Texas Business Organizations Code, and execute a unanimous written consent in lieu of formally holding a meeting and agree that the adoption of the following resolutions shall be valid and have the same force and effect as though such resolutions had been adopted at a Manager's meeting.

NOW THEREFORE, BE IT RESOLVED, that the Company is authorized to submit Petitions to the City for the purpose of requesting the City to release the Property from the City's ETJ.

FURTHER RESOLVED, that Ramakrishna Kandula, as a Manager of the Company, is hereby appointed as an Authorized Agent of the Company and is hereby empowered to execute any and all documents, to take such steps, and to do such other acts necessary, on behalf of said Company, in connection with submitting Petitions for the release the Property from the City's ETJ.

FURTHER RESOLVED, that this unanimous written consent shall have the same force and effect as a formal company meeting for all purposes and that the undersigned waive any requirement of notice regarding the date, time, and place of such meetings.

[Signature Page Follows]

MANAGERS:

DocuSigned by:
Sathish Badu Chakka
076F0C0DE77142A
Sathish Badu Chakka
Date signed: 9/30/2024

DocuSigned by:
Muralidhara Beedala
A75345A1BFB948U
Muralidhara Beedala
Date signed: 9/30/2024

DocuSigned by:
Ramakrishna Kandula
582D0357AE4F4EB
Ramakrishna Kandula
Date signed: 9/30/2024

EXHIBIT "A"

ELECTRONICALLY RECORDED 2022000286
Williamson County, Texas Total Pages: 6

50-CTOT-21-619585-CP18L
General Warranty Deed

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.

Date: December 30, 2021

Grantor: O'Barr R. Rost and Cheryl A. Rost, husband and wife

Grantor's Mailing Address: 202 Woodmont Dr Georgetown TX 78628

Grantee: Vista Townhomes Austin LLC, a Texas limited liability company

Grantee's Mailing Address: 1908 Yaupon Trail, Suite 102, Cedar Park, Texas 78613

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

TRACT 1:

BEING A 5.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 5.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, AS SITUATED IN SAID PORTER SURVEY, AND IN THE 1. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1, FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING HEREOF,

THENCE N 13° 46' 00" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID ROST TRACT 1, FOR A DISTANCE OF 546.31 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 985825, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 1, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 16' 37" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 381.57 FEET, FOR A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 17° 38' 22" E, ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND 3, FOR A DISTANCE OF 545.46 FEET, TO A 1/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF SAID TRACT 2, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 3, AND BEING THE SOUTHEAST CORNER

OF SAID TRACT 1, FOR THE SOUTHEAST CORNER HEREOF,

THENCE S 72° 20' 24" W, ALONG THE NORTH LINE OF SAID TRACT 2, SAME BEING THE SOUTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 418.47 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.01 ACRES OF LAND, MORE OR LESS.

TRACT 2:

BEING A 3.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 3.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY, AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 2, FOR THE NORTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 72° 20' 24" E, ALONG THE SOUTH SAID ROST TRACT 1, SAME BEING ALONG THE NORTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 418.47 FEET TO A 1/2 INCH IRON ROD FOUND, AT AN ANGLE POINT IN THE WEST LINE OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 1, AND BEING THE NORTHEAST CORNER OF SAID TRACT 2, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 17° 38' 20" E, ALONG THE WEST LINE OF SAID TRACT 3, SAME BEING THE EAST LINE OF SAID TRACT 2, FOR A DISTANCE OF 305.32 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER AND DONAGAN SURVEYS, AS CONVEYED TO JAMES L. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, AND THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER HEREOF,

THENCE S 72° 19' 18" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 439.06 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT A POINT IN THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 2, FOR THE SOUTHWEST CORNER HEREOF,

THENCE N 13° 46' 56" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID TRACT 2, FOR A DISTANCE OF 306.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.01 ACRES OF LAND, MORE OR LESS.

TRACT 3:

BEING A 1.16 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 1.16 ACRE

TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO JAMES I. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 17° 38' 21" W, ALONG THE EAST LINE SAID TRACT 2, SAME BEING ALONG WEST LINE OF SAID TRACT 3, AND PASSING THE EASTERLY COMMON CORNER OF SAID TRACT 2, AND THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, AND CONTINUING FOR A TOTAL DISTANCE OF 850.79 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE SOUTH LINE OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 9858525, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 3, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 37' 16" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 55.94 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE WEST LINE OF THE RESULTING 35.0112 ACRE TRACT OF LAND, DESCRIBED IN AN EXCHANGE DEED TO TIMOTHY MILLER AND WIFE, CHRISTINE SUPAK MILLER, IN DOCUMENT NUMBER 2009017031, OFFICIAL PUBLIC RECORD, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 3, FOR THE NORTHEAST CORNER HEREOF,

THENCE ALONG THE WEST LINE OF SAID MILLER TRACT, SAME BEING THE EAST LINE OF SAID TRACT 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 19° 24' 39" E, FOR A DISTANCE OF 295.13 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF,
- 2) S 16° 12' 35" E, FOR A DISTANCE OF 250.26 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF,
- 3) S 16° 49' 43" E, FOR A DISTANCE OF 305.35 FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID ROPPOLO TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 3, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 19' 25" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 54.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.16 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A 50' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE EASEMENT DATED MARCH 23, 2013, FILED APRIL 1, 2013, AND RECORDED UNDER DOCUMENT NO. 2013025460, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

EXHIBIT "B"

2022025471 Page 2 of 5



14.308 Acres
All of a called 14.29 Acre tract
Isaac Donagan Survey
Abstract No. 178
A.H. Porter Survey
Abstract No. 490
Williamson County, Texas

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the Isaac Donagan Survey, Abstract No. 178, and a part of the A.H. Porter Survey, Abstract No. 490, being all of a called 14.29 Acre tract conveyed from Charles H. Rydell to James I. Roppolo, et ux by deed dated March 15, 1983, recorded in Volume 910, Page 234 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{1}{4}$ " iron rod on the north Right-of-Way line of State Highway 29, at the southwest corner of the residue of a called 161.96 Acres tract conveyed to Barbara L. Supak, et al in Volume 2650, Page 082, for the southeast corner of this tract;

THENCE $N82^{\circ}55'08''W$ - 53.09' along the said north Right-of-Way line of State Highway 29 to a found $\frac{1}{4}$ " iron rod at the southeast corner of a called 4.7194 Acre tract conveyed to SSD Georgetown Investments, LLC in Document No. 2021024894, for the most southerly southwest corner of this tract;

THENCE $N14^{\circ}19'22''W$ - 469.45' along the east line of the said 4.7194 Acre tract to a found $\frac{1}{4}$ " iron rod at the northeast corner of the said 4.7194 Acre tract, for an interior ell corner of this tract;

THENCE $N82^{\circ}43'27''W$ - 480.41' along the north line of the said 4.7194 Acre tract to a found $\frac{1}{4}$ " iron rod on the east line of Lot 3, Block A of the Final Plat of Sage Creek Subdivision recorded in Document No. 2016055551 at the northwest corner of the said 4.7194 Acre tract, for the most northerly southwest corner of this tract;

THENCE $N16^{\circ}05'55''W$ - 385.00' along the east lines of the said Lot 3, Block A, and Lot 4 of the said Block A to a found $\frac{1}{2}$ " iron rod at the northeast corner of the said Lot 4, Block A, at the southeast corner of Lot 5 of the said Block A, for an interior ell corner of this tract;

THENCE $N16^{\circ}06'46''W$ - 678.99' along the east lines of the said Lot 5, Block A, Lot 6 of the said Block A and Lot 7 of the said Block A, respectively, to a found $\frac{1}{2}$ " iron rod at the

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-259

southwest corner of a called 9.160 Acre tract conveyed to Obarr R. Rost, et ux in Volume 550, Page 225, for the northwest corner of this tract;

THENCE N69°56'33"E - 492.94' along the south line of the said 9.160 Acre tract to a found 1/2" iron rod on the west line of the said residue of the 161.96 Acre tract at the southeast corner of the said 9.160 Acre tract, for the northeast corner of this tract;

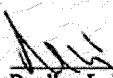
THENCE along the west lines of the said residue of the 161.96 Acre tract for the following courses and distances:

S19°30'42"E - 427.83' to a found 60D Nail on the common line between the said Donagan Survey and the said Porter Survey, for an exterior ell corner of this tract;
S14°21'13"E - 961.55' to a found 60D Nail for an exterior corner of this tract;
S14°15'35"E - 390.83' to the **POINT OF BEGINNING** containing within these metes and bounds 14.308 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 7th day of October, 2021.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-259

EXHIBIT A

Deed with Legal Description

ELECTRONICALLY RECORDED 2022000286
Williamson County, Texas Total Pages: 6

50-CTOT-21-619585-CP18L
General Warranty Deed

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.

Date: December 30, 2021

Grantor: O'Barr R. Rost and Cheryl A. Rost, husband and wife

Grantor's Mailing Address: 202 Woodmont Dr. Georgetown TX 78628

Grantee: Vista Townhomes Austin LLC, a Texas limited liability company

Grantee's Mailing Address: 1908 Yaupon Trail, Suite 102, Cedar Park, Texas 78613

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

TRACT 1:

BEGING A 5.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 5.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, AS SITUATED IN SAID PORTER SURVEY, AND IN THE 1 DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1, FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING HEREOF,

THENCE N 13° 46' 00" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID ROST TRACT 1, FOR A DISTANCE OF 546.31 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 985825, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 1, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72° 16' 57" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 381.57 FEET, FOR A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 17° 38' 22" E, ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND 3, FOR A DISTANCE OF 345.46 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF SAID TRACT 2, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 3, AND BEING THE SOUTHEAST CORNER

OF SAID TRACT 1, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 20' 24" W, ALONG THE NORTH LINE OF SAID TRACT 2, SAME BEING THE SOUTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 418.47 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.01 ACRES OF LAND, MORE OR LESS.

TRACT 2:

BEING A 5.01 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 2" 5.00 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 5.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND, IN THE EAST LINE OF A CALLED 40 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY, AND IN THE I DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO CARIBOU DEVELOPMENT, LLC, IN DOCUMENT NUMBER 2007016993, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 2, FOR THE NORTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF.

THENCE N 72° 20' 24" E, ALONG THE SOUTH SAID ROST TRACT 1, SAME BEING ALONG THE NORTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 418.47 FEET TO A 1/2 INCH IRON ROD FOUND, AT AN ANGLE POINT IN THE WEST LINE OF THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 1, AND BEING THE NORTHEAST CORNER OF SAID TRACT 2, FOR THE NORTHEAST CORNER HEREOF.

THENCE S 17° 38' 20" E, ALONG THE WEST LINE OF SAID TRACT 3, SAME BEING THE EAST LINE OF SAID TRACT 2, FOR A DISTANCE OF 305.32 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER AND DONAGAN SURVEYS, AS CONVEYED TO JAMES I. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, AND THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 19' 18" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 2, FOR A DISTANCE OF 439.06 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT A POINT IN THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 2, FOR THE SOUTHWEST CORNER HEREOF.

THENCE N 13° 46' 56" W, ALONG THE EAST LINE OF SAID CARIBOU TRACT, SAME BEING THE WEST LINE OF SAID TRACT 2, FOR A DISTANCE OF 506.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.01 ACRES OF LAND, MORE OR LESS.

TRACT 3:

BEING A 1.16 ACRE TRACT OF LAND, OUT OF THE A. H. PORTER SURVEY, ABSTRACT NUMBER 490, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED "TRACT 3" 1.16 ACRE TRACT OF LAND, AS CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN DOCUMENT NUMBER 2012098043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS SAID 1.16 ACRE

TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, IN THE NORTH LINE OF A CALLED 14.29 ACRE TRACT OF LAND, SITUATED IN SAID PORTER SURVEY AND IN THE I. DONAGAN SURVEY, ABSTRACT NUMBER 178, AS CONVEYED TO JAMES I. ROPPOLO AND PATRICIA C. ROPPOLO, IN VOLUME 910, PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE CALLED "TRACT 2" 3.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 3, FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 17° 38' 21" W, ALONG THE EAST LINE SAID TRACT 2, SAME BEING ALONG WEST LINE OF SAID TRACT 3, AND PASSING THE EASTERLY COMMON CORNER OF SAID TRACT 2, AND THE CALLED "TRACT 1" 5.00 ACRE TRACT OF LAND, IN SAID PORTER SURVEY, AS ALSO CONVEYED TO O'BARR R. ROST AND CHERYL A. ROST, IN SAID DOCUMENT NUMBER 2012098043, AND CONTINUING FOR A TOTAL DISTANCE OF 850.79 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE SOUTH LINE OF A CALLED 12.92 ACRE TRACT, AS CONVEYED TO MARK WITCHER AND ANN WITCHER, IN DOCUMENT NUMBER 9858525, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 3, FOR THE NORTHWEST CORNER HEREOF.

THENCE N 72° 37' 16" E, ALONG THE SOUTH LINE OF SAID WITCHER TRACT, SAME BEING THE NORTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 55.94 FEET, TO A 1/2 INCH IRON ROD FOUND, IN THE WEST LINE OF THE RESULTING 35.0112 ACRE TRACT OF LAND, DESCRIBED IN AN EXCHANGE DEED TO TIMOTHY MILLER AND WIFE, CHRISTINE SUPAK MILLER, IN DOCUMENT NUMBER 2009017031, OFFICIAL PUBLIC RECORD, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 3, FOR THE NORTHEAST CORNER HEREOF.

THENCE ALONG THE WEST LINE OF SAID MILLER TRACT, SAME BEING THE EAST LINE OF SAID TRACT 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 19° 24' 39" E, FOR A DISTANCE OF 295.13 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF.
- 2) S 16° 12' 35" E, FOR A DISTANCE OF 250.26 FEET, TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, FOR AN ANGLE POINT IN SAID LINE, AND AN ANGLE POINT HEREOF.
- 3) S 16° 49' 42" E, FOR A DISTANCE OF 305.35 FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID ROPPOLO TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 3, FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 72° 19' 25" W, ALONG THE NORTH LINE OF SAID ROPPOLO TRACT, SAME BEING THE SOUTH LINE OF SAID TRACT 3, FOR A DISTANCE OF 54.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.16 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A 50' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE EASEMENT DATED MARCH 23, 2013, FILED APRIL 1, 2013, AND RECORDED UNDER DOCUMENT NO. 2013025460, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

EXHIBIT B

Survey

PREPARED BY

Texas Surveyors, Inc.

3000 West Loop South, Suite 100
P.O. Box 1000, Houston, Texas 77265-1000
713.865.1000



PROPERTY ADDRESS: 4810 W. HIGHWAY 29, GEORGETOWN, TEXAS 78626

SURVEY NUMBER: 1304.0238

FILED WORK DATE: 4/11/2013

1304.0238
BOUNDARY SURVEY
WILLIAMSON COUNTY

REVISION: 1. DATE: 4/11/2013

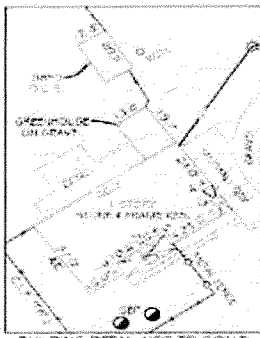
DETAIL "B" - NOT TO SCALE

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 686 PG. 296 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

2. "INGRESS & EGRESS EASEMENT" (ON OVER A CROSS TRACT 3) PER VOL. 781, PG. 713, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (NOT PLOTTABLE).

3. WATER PIPELINE EASEMENT (12" WIDE - CENTERLINE BEING THE PIPELINE AS INSTALLED) PER VOL. 841, PG. 886, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



BUILDING DETAIL NOT TO SCALE

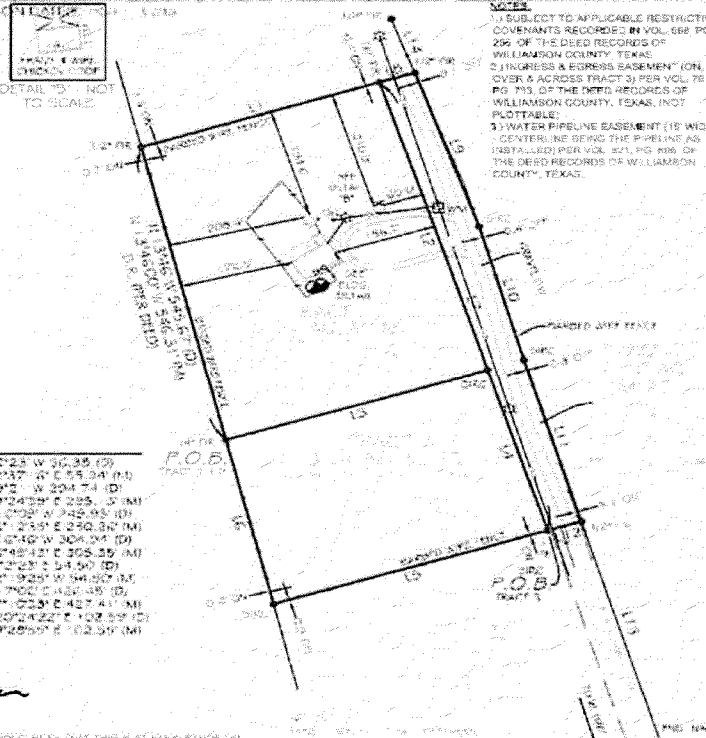


TABLE:

1. N 72°12'37" E 301.79' (D)	16. S 72°22' W 50.39' (D)
2. N 72°12'37" E 301.57' (M)	17. N 72°37' W 55.34' (D)
3. S 72°12'37" E 301.44' (D)	18. N 1°12' W 204.74' (D)
4. S 72°12'37" E 301.45' (M)	19. S 72°43' E 255.33' (M)
5. S 72°12'37" E 301.53' (D)	20. N 1°02' W 245.93' (D)
6. S 72°12'37" E 301.40' (M)	21. S 72°25' E 250.30' (M)
7. S 72°12'37" E 301.91' (D)	22. N 1°12' W 304.04' (D)
8. S 72°12'37" E 301.35' (M)	23. S 72°42' E 255.35' (M)
9. S 72°12'37" E 301.40' (D)	24. S 72°23' E 244.50' (D)
10. S 72°12'37" E 301.40' (M)	25. S 72°23' E 244.50' (D)
11. S 72°12'37" E 301.40' (D)	26. S 72°23' E 244.50' (D)
12. S 72°12'37" E 301.40' (M)	27. S 72°23' E 244.50' (D)
13. S 72°12'37" E 301.40' (D)	28. S 72°23' E 244.50' (D)
14. S 72°12'37" E 301.40' (M)	29. S 72°23' E 244.50' (D)
15. S 72°12'37" E 301.40' (D)	30. S 72°23' E 244.50' (D)

STATE OF TEXAS
REGISTERED
RACHEL JOHN HANSEN
6358
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS WAS MY OWN SURVEY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE BEEN LICENSED SINCE 2001 AND MY LICENSE NUMBER IS 6358. I HAVE BEEN LICENSED SINCE 2001 AND MY LICENSE NUMBER IS 6358. I HAVE BEEN LICENSED SINCE 2001 AND MY LICENSE NUMBER IS 6358.

GRAPHIC SCALE (In Feet)
1 inch = 200' ft.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WITH THE STATE GOV. THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN WILLIAMSON COUNTY, COMMUNITY NUMBER 4810, DATED 07/20/13.

PLANNED OR EXISTING
NONE KNOWN

CLIENT NUMBER: 601-131042 DATE: 4/11/2013

BUYER: CHERYL RUST

SELLER: CLAYTON RUST AND CHERYL A. RUST

CERTIFIED TO: CHERYL RUST, TEXAS AMERICAN TITLE COMPANY
TITLE RESOURCES GUARANTY COMPANY
PRIMELENDING, A PLAINS CAPITAL COMPANY

Your Exact Contact

Laura Paredes Caffey
Laura@Exacta365.com

This is page 1 of 2 and is not valid without all pages.

THE BEARING REFERENCE OF NORTH 13 DEGREES 46 MINUTES 00 SECONDS WEST IS BASED ON THE WESTERLY PROPERTY LINE OF TRACT 1, AS DESCRIBED IN DOCUMENT NO. 2012098043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. What is the difference between a "strong" and a "weak" correlation?
A strong correlation indicates a high degree of association between two variables, while a weak correlation indicates a low degree of association.
2. What is the difference between a "positive" and a "negative" correlation?
A positive correlation indicates that as one variable increases, the other variable also tends to increase. A negative correlation indicates that as one variable increases, the other variable tends to decrease.
3. What is the difference between a "linear" and a "non-linear" correlation?
A linear correlation indicates that the relationship between two variables is a straight line. A non-linear correlation indicates that the relationship between two variables is not a straight line.
4. What is the difference between a "bivariate" and a "multivariate" correlation?
A bivariate correlation involves two variables. A multivariate correlation involves three or more variables.
5. What is the difference between a "partial" and a "zero-order" correlation?
A partial correlation measures the relationship between two variables, controlling for the influence of one or more other variables. A zero-order correlation measures the relationship between two variables without controlling for any other variables.
6. What is the difference between a "rank" and a "product-moment" correlation?
A rank correlation measures the relationship between two variables based on their ranks. A product-moment correlation measures the relationship between two variables based on their raw scores.
7. What is the difference between a "Spearman" and a "Kendall" correlation?
Spearman's correlation is a type of rank correlation. Kendall's correlation is another type of rank correlation.
8. What is the difference between a "Pearson" and a "Spearman" correlation?
Pearson's correlation is a type of product-moment correlation. Spearman's correlation is a type of rank correlation.
9. What is the difference between a "bivariate" and a "multivariate" correlation?
A bivariate correlation involves two variables. A multivariate correlation involves three or more variables.
10. What is the difference between a "partial" and a "zero-order" correlation?
A partial correlation measures the relationship between two variables, controlling for the influence of one or more other variables. A zero-order correlation measures the relationship between two variables without controlling for any other variables.

SURVEYOR'S LEGEND

[illegible]

In order to electronically sign a PDF, all of the PDFs sent by STARS, you must use a hash calculator or a free online hash calculator to make sure all of the PDFs are electronically signed and digitally signed. To electronically sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at: <http://www.pdfmint.com/2007/04/01/online-hash-calculator/> to generate the hash for the saved PDF on your computer. 3. Select the Hash Method as SHA-1. Click Submit. The PDF is electronically signed and all the characters in the SHA-1 code submitted by STARS match the characters in the SHA-1 code of the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, you DO NOT submit anything.

1. When viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with laser speed paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Settings" section, select the number of copies that you would like to print.
5. Under the "Page Setup" section, click on the "Color" tab, select "None".
6. Uncheck the "Auto Rotate and Center" checkboxes.
7. Check the "Choose Paper size by PPS" checkbox.
8. Click OK to print.

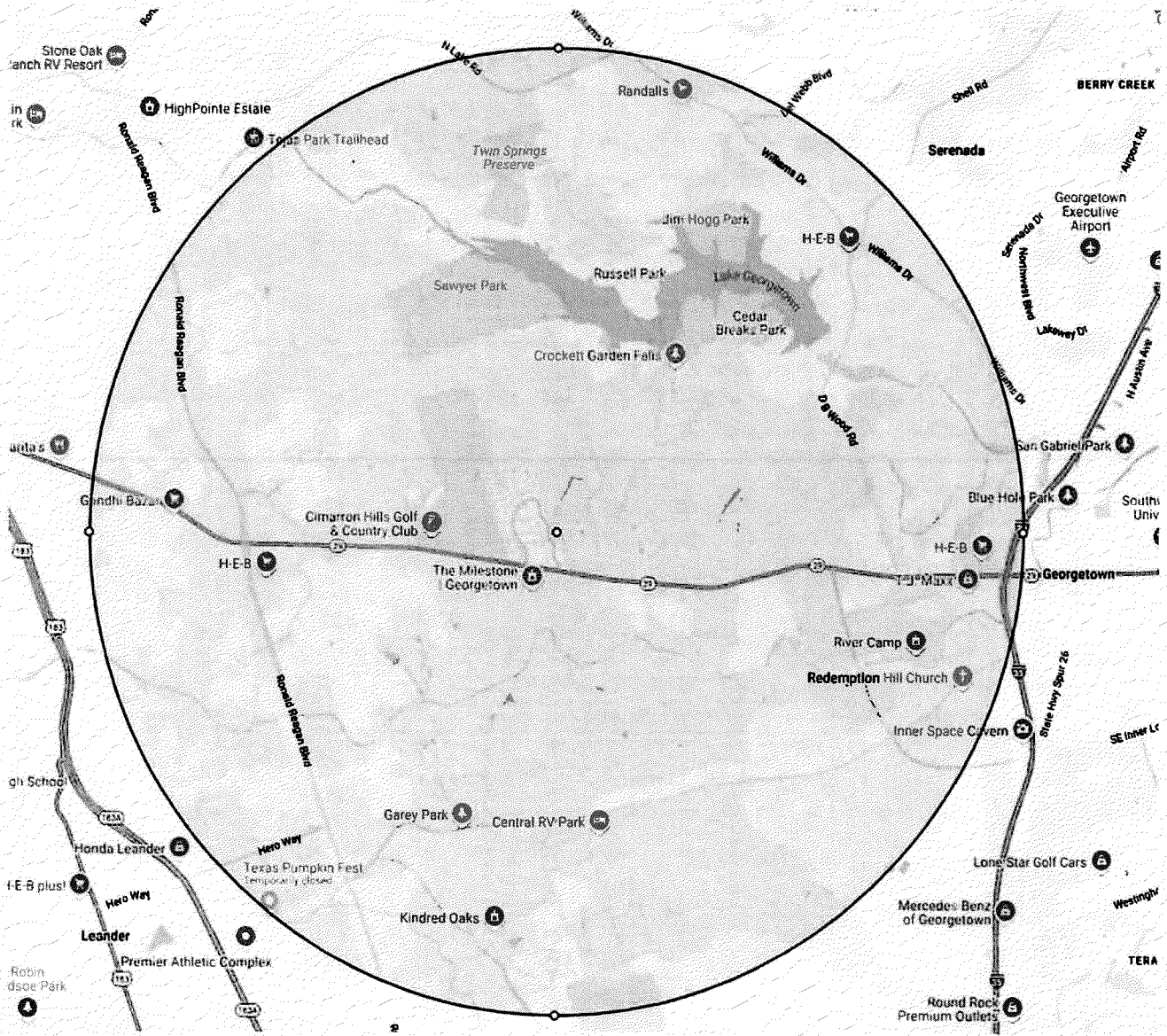
TO PRINT IN BLACK & WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the top option.
3. Choose from "Auto Color" or "Full Color" to "Gray Scale".

POOL • FENCE • ADDITION
25% off
 (UP TO \$500)
**ANY FUTURE
 SURVEYING SERVICES
 ON THIS PROPERTY**
 Offer valid only for the buyer as listed on the
 last page of the survey. Total discount not to
 exceed \$500.

EXHIBIT C

Location Map





Petitioned for ETJ Removal

VISTA TOWNHOMES AUSTIN LLC 9AC

