

CONTRIBUTING ZONE EXCEPTION REQUEST FORM

BELL DISTRICT SHARED-USE PATH S. BELL BLVD TO 183A TOLL RD NB ENTRANCE RAMP CEDAR PARK, WILLIAMSON COUNTY, TEXAS

Prepared For:

CITY OF CEDAR PARK

450 Cypress Creek Road
Cedar Park, TX 78613

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

501 S Austin Avenue, Suite 1310
Georgetown, Texas 78626
(512) 418-4538

Firm No. 928
KHA Project No. 069226621

April 22, 2025

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SECTION 1:
EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-
20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Bell District SUP				2. Regulated Entity No.: TBD			
3. Customer Name: City of Cedar Park				4. Customer No.:			
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification		Extension	<input checked="" type="radio"/> Exception		
6. Plan Type: (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	<input checked="" type="radio"/> EXP	EXT
7. Land Use: (Please circle/check one)	Residential	<input checked="" type="radio"/> Non-residential			8. Site (acres):		5.48
9. Application Fee:	\$500	10. Permanent BMP(s):			Natural Vegetative Filter Strips		
11. SCS (Linear Ft.):	N/A	12. AST/UST (No. Tanks):			N/A – No tanks		
13. County:	Williamson	14. Watershed:			South Brushy Creek		

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the “Texas Groundwater Conservation Districts within the EAPP Boundaries” map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input checked="" type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Austin Helton, P.E

Print Name of Customer/Authorized Agent

AH

04/22/2025

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

Date(s) Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):

***SECTION 2:
CONTRIBUTING ZONE EXCEPTION REQUEST FORM
(TCEQ-10262)***

Contributing Zone Exception Request Form

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Austin Helton, P.E.

Date: 04/22/2025

Signature of Customer/Agent:



Regulated Entity Name: Bell District SUP

Project Information

1. County: Williamson
2. Stream Basin: South Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: Paul Naughton

Entity: City of Cedar Park

Mailing Address: City of Cedar Park, 450 Cypress Creek Road

City, State: Cedar Park, TX

Zip: 78613

Telephone: (512)401-5364

Fax: _____

Email Address: paul.naughton@cedarparktexas.gov

5. Agent/Representative (If any):

Contact Person: Austin Helton, P.E.

Entity: Kimley-Horn and Associates, Inc

Mailing Address: 501 S Austin Ave Suite 1310

City, State: Georgetown, TX

Zip: 78626

Telephone: (512) 418-4538

Fax: _____

Email Address: Austin.Helton@kimley-horn.com

6. Project Location

☒ This project is inside the city limits of Cedar Park.

☐ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

☐ This project is not located within any city limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The proposed Shared Use Path will begin near the intersection of S. Bell Blvd. and Brushy Creek Rd. and proceed West along Brushy Creek Rd to connect to the regional Shared Use Path system near the 183A Toll Rd NB Entrance Ramp.

8. ☒ **Attachment A - Road Map.** A road map showing directions to and location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ **Attachment B - USGS Quadrangle Map.** A copy of the USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) should clearly show:

☒ Project site boundaries.

☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is provided at the end of this form. The project description is consistent throughout the application and contains, at a minimum, the following details:

☒ Area of the site

☒ Offsite areas

☒ Impervious cover

☒ Permanent BMP(s)

☒ Proposed site use

☒ Site history

☒ Previous development

☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

☒ Existing commercial site

☐ Existing industrial site

- ☐ Existing residential site
- ☒ Existing paved and/or unpaved roads
- ☒ Undeveloped (Cleared)
- ☐ Undeveloped (Undisturbed/Not cleared)
- ☐ Other: _____

12. ☒ **Attachment D - Nature Of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter B for which an exception is being requested have been identified in the description.
13. ☒ **Attachment E - Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for surface streams which enter the Edwards Aquifer is attached.

Administrative Information

14. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
15. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.



Legend

PROPOSED TRAIL

ATTACHMENT A
ROAD MAP

Tue Jun 4 2024

S Kings Canyon Dr

S Pine Ridge Pkwy

S Mt Rushmore Dr

S Mustang Ave

S Mustang Ave

S Mustang Ave

S Mustang Ave

S Mustang Ave

Brushy Creek Rd

Brushy Creek Rd

Brushy Creek Rd

Brushy Creek Rd

Brushy Creek Rd

Brushy Creek Rd

153A

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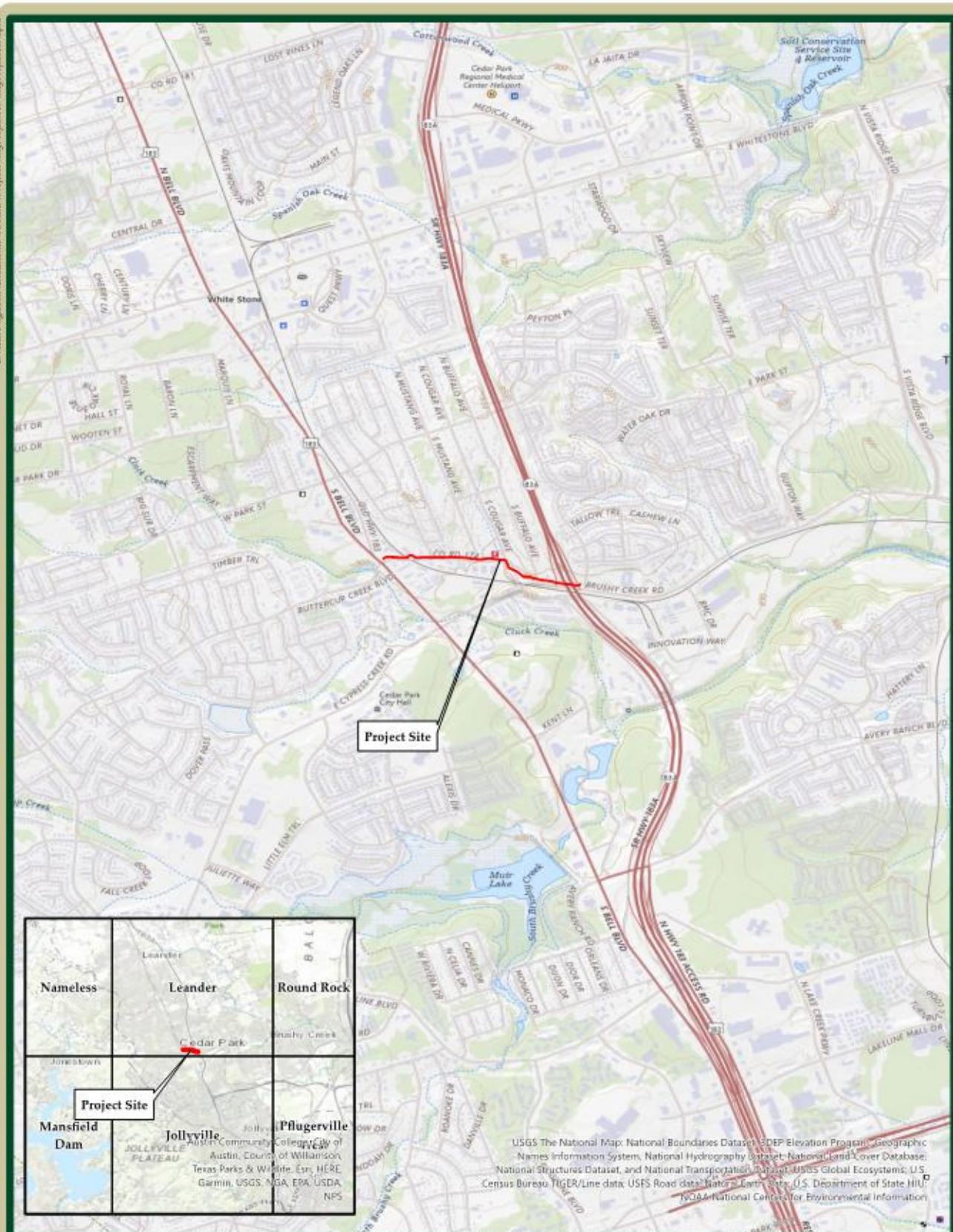
S Bell Blvd

S Bell Blvd

Google Earth

600 ft

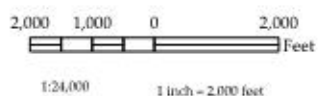
North



This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



Attachment B



— Project Site



ATTACHMENT C
PROJECT DESCRIPTION

The scope of the project entails installation of approximately 3610 linear feet of a proposed eight to twelve foot wide concrete Shared-Use-Path (SUP) adjacent to Brushy Creek Rd. The proposed SUP will begin near the intersection of S. Bell Blvd. and Brushy Creek Rd. and proceed West along Brushy Creek Rd to connect to the regional SUP system near the 183A Toll Rd NB Entrance Ramp. Improvements will also include shifting a few inlets and extending driveway culverts to accommodate the SUP. These improvements will not change the existing water runoff characteristics nor pose a potential for contaminating storm water runoff. The SUP will be designed using a field engineered approach consisting of detailed design plans.

Below is a summary of the project, as required by TCEQ Form F-10262, Attachment C-Project Narrative.

Area of Site: ~2.42 acres

Offsite areas: ~162.5 acres

New Additional Impervious Cover (Shared-Use Path): 0.42 acres (or ~0.26%)

Permanent BMP: Natural Vegetative Filter Strips

Proposed site use: Recreational

Site History: Commercial and paved roadway

Areas(s) to be demolished: Existing sidewalk

ATTACHMENT D
NATURE OF EXCEPTION

The nature of this exception is related to the preparation and approval of Contributing Zone plan for the proposed trail constructions. Per TAC §213.22 (6) (ii), the proposed trail constructions appear to be classified as a regulated activity due to clearing and nominal grading associated with the project.

A Contributing Zone Plan is not required for this project as it is not disturbing more than five acres per TAC §213.21 (b). Furthermore, the TCEQ typically grants exception to the requirements of a Contributing Zone Plan for sidewalk/trail projects based on the experience from similar projects in the past. Also, §213.26 (a) states that exceptions to any substantive provision of the subchapter B §§213.20-213.28 related to the protection of water quality may be granted by the executive director if the requestor can demonstrate equivalent water quality protections for surface streams which enter the recharge zone of the Edwards Aquifer. The equivalent water quality protections being implemented for this project is discussed in Attachment E.

ATTACHMENT E
EQUIVALENT WATER QUALITY PROTECTION

Preventative measures will be taken to minimize clearing and soil disturbances to the greatest extent as possible. Temporary Erosion and Sedimentation controls will be implemented and installed prior to commencement of construction and remain in place until all disturbed areas are revegetated as per city's specifications. Proper planning of construction site activities and effective Erosion and sedimentation controls will be implemented which will greatly reduce the impacts of soil disturbances. The existing natural vegetative buffer, between the proposed trail alignment and roadway will serve as a post-construction water quality control although pollutant loading is expected to remain generally unchanged from pre-developed conditions.

ATTACHMENT F: EASEMENT DOCUMENTS

PEDESTRIAN EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That JAYLEE LTD, PO BOX 18089, Austin, Travis County, Texas, , called "Grantor", for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Cedar Park, Texas, the receipt and sufficiency of which is acknowledged, does hereby GRANT AND CONVEY to the City of Cedar Park, a municipal corporation situated in Williamson County, Texas, and whose address is 450 Cypress Creek Road, Building 1, Cedar Park, Texas, 78613, called "Grantee", its successors and assigns, a Pedestrian Easement ("Easement") for the construction, operation, maintenance, replacement, upgrade and repair of a public pedestrian trail in, and pedestrian use upon and across the following described land, to-wit:

All that varying width, containing 1205 square feet located on the certain tract, piece or parcel of land, lying and being situated on Nancy H Johnson IN VOL. 656, PG. 189, D.R.W.C.T., AND A 3.6 ACRE TRACT CONVEYED TO ARTIE L. HENRY IN VOL. 493, PG. 221 AND VOL 421, PG. 617, D.R.W.C.T, in Williamson County, Texas, described in **EXHIBIT "A"** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the same perpetually to the City of Cedar Park, its successors and assigns, together with the privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading and repairing of a pedestrian trail therewith. This easement is limited to the space from six inches below ground level vertically upward to a height of fourteen feet. Grantor reserves the right to enter upon and traverse across the easement in any manner that does not interfere with the purpose of the Easement as described herein.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted, unto the City of Cedar Park, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

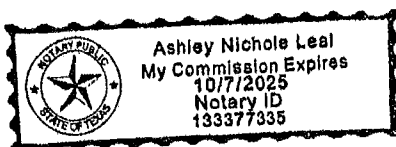
IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 10/17/2024 day of October, 2024

By: [Signature]
Name: Jim Arnold
Title: Pres. Const / CEO

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

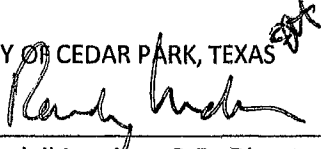
This instrument was sworn to, subscribed and acknowledged before me on this the 21st day of October, 2024 by Jim Arnold AL

Notary Public: [Signature]
My Commission Expires on: 10-7-2025



ACCEPTED:

CITY OF CEDAR PARK, TEXAS

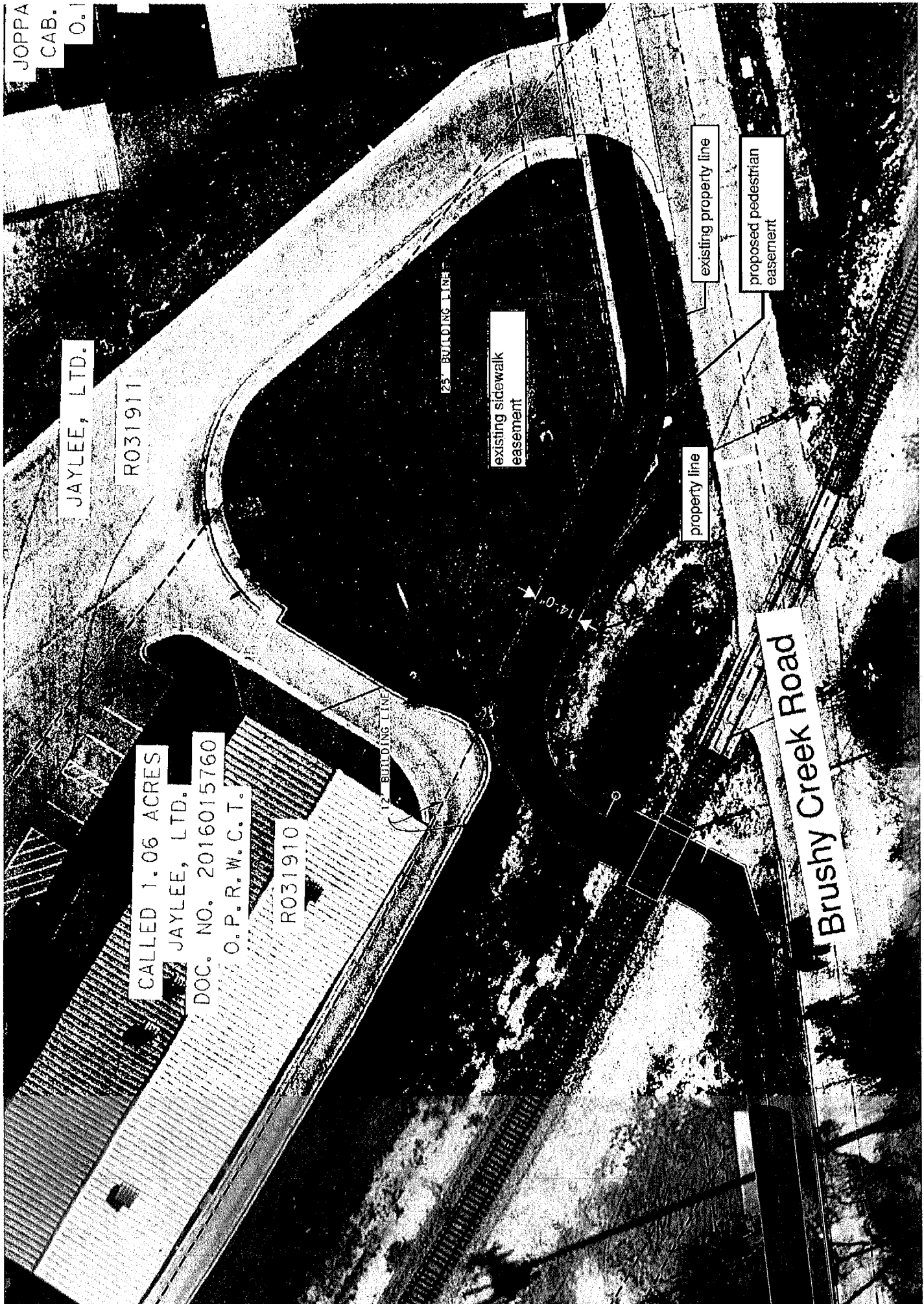
A handwritten signature in black ink, appearing to read "Randall Lueders", is written over a horizontal line. There are some additional scribbles above the signature.

Randall Lueders, P.E., Director of Capital Projects

After recording, please return to:
Engineering and Capital Projects Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
ATTN: Paul Naughton

RECORDERS MEMORANDUM

All or parts of the text on this page was not
clearly legible for satisfactory recordation



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024086497

Pages: 4 Fee: \$37.00

10/30/2024 11:26 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

SHARED USE PATH EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That WP & AP, Ltd., whose address is 301 S. Brushy Creek Road, Cedar Park TX, 78613, Williamson County, Texas, called "Grantor", for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Cedar Park, Texas, the receipt and sufficiency of which is acknowledged, does hereby GRANT AND CONVEY to the City of Cedar Park, a municipal corporation situated in Williamson County, Texas, and whose address is 450 Cypress Creek Road, Building 1, Cedar Park, Texas, 78613, called "Grantee", its successors and assigns the two easements as described below:

- 1) A Shared Use Path Easement ("Shared Use Path Easement") for the construction, operation, maintenance, replacement, upgrade and repair of a shared use path in, and pedestrian use upon and across the following described land, to-wit:
- 2) A Temporary Construction, Working Space and Access Easement (the "Temporary Construction Easement") for the purpose of constructing and/or reconstructing a public pedestrian trail connection, and any associated grading and drainage therewith at the location shown on EXHIBIT "A", to-wit:

BEING 0.0322 acres (1,405 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by General Warranty Deed to WP & AP, LTD., recorded March 19, 2013 in Instrument Number 2013024516, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that called 1.23 acre Lot 1, Blue Creek Plaza Subdivision, an addition to the City of Cedar Park, Williamson County Texas, recorded August 25, 2004 in Cabinet Z, Slide 81 (Instrument Number 2004067070), O.P.R.W.C.T., described in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Grantee shall have the right to maintain the Shared Use Path Easement and the Temporary Construction Easement, however Grantor shall have the obligation to maintain the Shared Use Path Easement and the Temporary Construction Easement in accordance with the standards set forth in the City of Cedar Park Code of Ordinances and all other applicable law.

TO HAVE AND TO HOLD the same perpetually to the City of Cedar Park, its successors and assigns, together with the privilege at any and all times to enter said premises, or any part thereof, for the purposes stated herein. The Shared Use Path Easement and the Temporary Construction Easement are limited to the space from six inches below ground level vertically upward to a height of fourteen feet. Grantor reserves the right to enter upon and traverse across the Shared Use Path Easement and the Temporary Construction Easement in any manner that does not interfere with the purpose of the Shared Use Path Easement and the Temporary Construction Easement as described herein.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Shared Use Path Easement and the Temporary Construction Easement herein granted, unto the City of Cedar Park, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

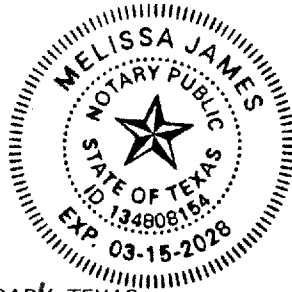
IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 4 day of March, 2025.

WP & AP, Ltd.

By: [Signature]
 Name: Michael Martine
 Title: Managing Agent

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

This instrument was sworn to, subscribed and acknowledged before me on this the 4th day of March, 2025 by Michael Martine as of WP & AP, Ltd., a Texas limited liability company, on behalf of said entity.



Notary Public: [Signature]
 My Commission Expires on: 3-15-2028

ACCEPTED:

[Signature]
 CITY OF CEDAR PARK, TEXAS

Randall Lueders, P.E., Director of Capital Projects

After recording, please return to:
 Engineering and Capital Projects Department
 450 Cypress Creek Road, Bldg. 1
 Cedar Park, Texas 78613
 ATTN: Paul Naughton

EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

January 28, 2024
Shared Use Path No. 5
Page 1 of 4

Property Description of Shared Use Path No. 5

BEING 0.0322 acres (1,405 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by General Warranty Deed to WP & AP, LTD., recorded March 19, 2013 in Instrument Number 2013024516, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that called 1.23 acre Lot 1, Blue Creek Plaza Subdivision, an addition to the City of Cedar Park, Williamson County Texas, recorded August 25, 2004 in Cabinet Z, Slide 81 (Instrument Number 2004067070), O.P.R.W.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, being the common Northeast corner of said 1.23 acre Lot 1 and the Northwest corner of that tract of land described by General Warranty Deed With Vendor's Lien to Joonil Kim and Wooree Pyon, recorded July 10, 2024 in Instrument Number 2024054764, O.P.R.W.C.T., further described as that called 1.044 acre Lot 1, Native Land Design Subdivision, an addition to the City of Cedar Park, Williamson County, Texas, recorded February 08, 2005 in Cabinet AA, Slide 14 (Instrument Number 2005010051), O.P.R.W.C.T.;

THENCE South 19 Degrees 47 Minutes 46 Seconds East, along the common East line of said 1.23 acre Lot 1 and the West line of said 1.044 acre Lot 1, a distance of 215.60 feet to the **POINT OF BEGINNING** and Northeast corner of herein described tract;

- 1) **THENCE** South 19 Degrees 47 Minutes 46 Seconds East, continuing along the East line of said 1.23 acre Lot 1 and the West line of said 1.044 acre Lot 1, a distance of 3.10 feet to the common Southeast corner of said 1.23 acre Lot 1, the Southwest corner of said 1.044 acre Lot 1, and the Southeast corner of herein described tract, in the North right-of-way line of Brushy Creek Road, a variable width right-of-way, no deed of record found, from which a cotton spindle found bears South 15 Degrees 32 Minutes 15 Second East, a distance of 0.58 feet;
- 2) **THENCE** South 87 Degrees 06 Minutes 13 Seconds West, along the common South line of said 1.23 acre Lot 1 and the North right-of-way line of said Brushy Creek Road, a distance of 257.63 feet to a 1/2 inch iron rod with cap stamped "BURRIS ASSOCIATES" found being a Southwest corner of said 1.23 acre Lot 1 and a Southwest corner of herein described tract, at the intersection of the North right-of-way line of said Brushy Creek Road with the East right-of-way line of South Blue Ridge Parkway, a 60 foot right-of-way, no deed of record found, and being the beginning of a tangent curve to the right;

EXHIBIT _____

County: Williamson
 Roadway: Brushy Creek Road

February 03, 2024
 Shared Use Path No. 5
 Page 1 of 4

Property Description of Shared Use Path No. 5

BEING 0.0322 acres (1,405 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by General Warranty Deed to WP & AP, LTD., recorded March 19, 2013 in Instrument Number 2013024516, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that called 1.23 acre Lot 1, Blue Creek Plaza Subdivision, an addition to the City of Cedar Park, Williamson County Texas, recorded August 25, 2004 in Cabinet Z, Slide 81 (Instrument Number 2004067070), O.P.R.W.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, being the common Northeast corner of said 1.23 acre Lot 1 and the Northwest corner of that tract of land described by General Warranty Deed With Vendor's Lien to Joonil Kim and Wooree Pyon, recorded July 10, 2024 in Instrument Number 2024054764, O.P.R.W.C.T., further described as that called 1.044 acre Lot 1, Native Land Design Subdivision, an addition to the City of Cedar Park, Williamson County, Texas, recorded February 08, 2005 in Cabinet AA, Slide 14 (Instrument Number 2005010051), O.P.R.W.C.T.;

THENCE South 19 Degrees 47 Minutes 46 Seconds East, along the common East line of said 1.23 acre Lot 1 and the West line of said 1.044 acre Lot 1, a distance of 215.60 feet to the **POINT OF BEGINNING** and Northeast corner of herein described tract;

- 1) **THENCE** South 19 Degrees 47 Minutes 46 Seconds East, continuing along the East line of said 1.23 acre Lot 1 and the West line of said 1.044 acre Lot 1, a distance of 3.10 feet to the common Southeast corner of said 1.23 acre Lot 1, the Southwest corner of said 1.044 acre Lot 1, and the Southeast corner of herein described tract, in the North right-of-way line of Brushy Creek Road, a variable width right-of-way, no deed of record found, from which a cotton spindle found bears South 15 Degrees 32 Minutes 15 Second East, a distance of 0.58 feet;
- 2) **THENCE** South 87 Degrees 06 Minutes 13 Seconds West, along the common South line of said 1.23 acre Lot 1 and the North right-of-way line of said Brushy Creek Road, a distance of 257.63 feet to a 1/2 inch iron rod with cap stamped "BURRIS ASSOCIATES" found being a Southwest corner of said 1.23 acre Lot 1 and a Southwest corner of herein described tract, at the intersection of the North right-of-way line of said Brushy Creek Road with the East right-of-way line of South Blue Ridge Parkway, a 60 foot right-of-way, no deed of record found, and being the beginning of a tangent curve to the right;

EXHIBIT A

County: Williamson
 Roadway: Brushy Creek Road

February 03, 2024
 Shared Use Path No. 5
 Page 2 of 4

Property Description of Shared Use Path No. 5

- 3) **THENCE** along said tangent curve to the right, the common Southwest line of said 1.23 acre Lot 1, and the East right-of-way line of said South Blue Ridge Parkway, an arc distance of 31.41 feet, through a central angle of 89 Degrees 58 Minutes 59 Seconds, a radius of 20.00 feet, and a long chord which bears North 47 Degrees 46 Minutes 46 Seconds West, a chord distance of 28.28 feet to an "X" cut in concrete found being the beginning of a reverse curve to the left;
- 4) **THENCE** along said reverse curve to the left, the West line of said 1.23 acre Lot 1, and the East right-of-way line of said South Blue Ridge Parkway, an arc distance of 4.31 feet, through a central angle of 00 Degrees 32 Minutes 31 Seconds, a radius of 455.40 feet, and a long chord which bears North 03 Degrees 11 Minutes 22 Seonds West, a chord distance of 4.31 feet to a point being the Northwest corner of herein described tract;
- 5) **THENCE** South 40 Degrees 04 Minutes 59 Seconds East, over and across said 1.23 acre Lot 1, a distance of 20.60 feet to an angle point of herein described tract;
- 6) **THENCE** North 86 Degrees 52 Minutes 49 Seconds East, continuing over and across said 1.23 acre Lot 1, a distance of 95.63 feet to an angle point of herein described tract;
- 7) **THENCE** South 78 Degrees 07 Minutes 11 Seconds East, continuing over and across said 1.23 acre Lot 1, a distance of 23.18 feet to an angle point of herein described tract;
- 8) **THENCE** North 86 Degrees 52 Minutes 49 Seconds East, continuing over and across said 1.23 acre Lot 1, a distance of 146.21 feet to the **POINT OF BEGINNING** and containing 0.0322 acres (1,405 square feet) of land.

Notes:

1. Basis of bearing is Grid North, referenced to the Texas Coordinate System of 1983, Central Zone (4203), and based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.
2. All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Williamson County Surface Adjustment Factor of 1.000120 (Grid Northing & Grid Easting * 1.000120 = Surface) Origin 0, 0. Values were derived utilizing the Trimble Realtime Network.

EXHIBIT A

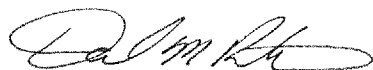
County: Williamson
Roadway: Brushy Creek Road

February 03, 2024
Shared Use Path No. 5
Page 3 of 4

Property Description of Shared Use Path No. 5

3. The surveyor did not abstract this tract. This survey was performed with the benefit of a title commitment as provided by First American Title Guaranty Company, GF No. T-182317, issued date of October 02, 2024, and effective date of September 24, 2024. However, other easements and encumbrances not of public record may exist.
4. Field information shown herein is based on an actual on-the-ground survey performed by Cobb, Fendley & Associates, Inc. in August 2024 through December 2024.
5. This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and sealed on even date herewith and is hereby made a part of this document.

I, Daniel M. Putman, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represent an actual survey made on the ground in August 2024 through December 2024 under my supervision, that this survey represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Standard Land Survey.



February 03, 2025

Daniel M. Putman
Texas Registered Professional Land Surveyor No. 6729
Cobb, Fendley and Associates, Inc.
TBPELS Engineering Firm Registration No. 274
TBPELS Land Surveying Firm Registration No. 10046700
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
Phone: 512.834.9798
Fax: 512.834.7727

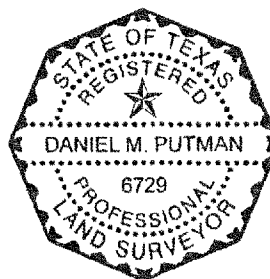
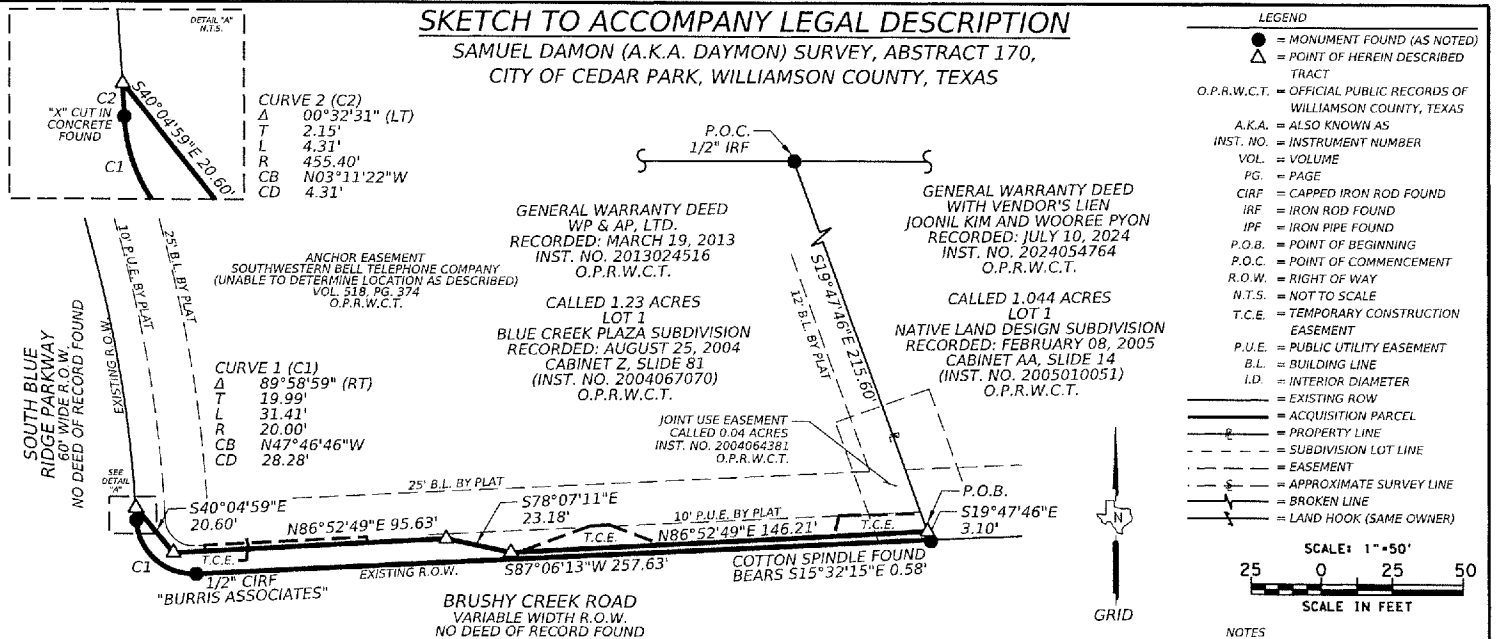



Exhibit A

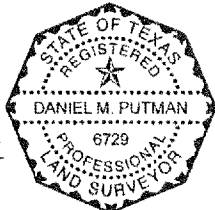
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SAMUEL DAMON (A.K.A. DAYMON) SURVEY, ABSTRACT 170,
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING
LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

 FEBRUARY 03, 2025
DANIEL M. PUTMAN, RPLS NO. 6729 DATE
COBB, FENDLEY & ASSOCIATES, INC.
TBP&LS LAND SURVEYING FIRM NO. 10046700



1. BASIS OF BEARING IS GRID NORTH, REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+203), AND BASED UPON
THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH
2010.

2. ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE U.S. SURVEY FEET ADJUSTED TO SURFACE, UNLESS NOTED OTHERWISE, USING A WILLIAMSON COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000120 (GRID NORTHING & GRID EASTING X 1.000120 = SURFACE) ORIGIN 0,0. VALUES WERE DERIVED UTILIZING THE TRIMBLE REALTIME NETWORK.

3. THE SURVEYOR DID NOT ABSTRACT THIS TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT AS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. T-182317, ISSUED DATE OF OCTOBER 02, 2024, AND EFFECTIVE DATE OF SEPTEMBER 24, 2024. HOWEVER, OTHER EASEMENTS AND ENCUMBRANCES NOT OF PUBLIC RECORD MAY EXIST.

4. FIELD INFORMATION SHOWN HEREIN IS BASED ON AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN AUGUST 2024 THROUGH DECEMBER 2024

5. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.

PROJECT: BELL DISTRICT SHARED USE PATH
JOB NUMBER: 2408-011-01
DATE: FEBRUARY 03, 2025
DRAWN: C. MARTINEZ
CHECK: K. ERWIN
APPROVE: D. PUTMAN
PAGE: 4 OF 4



CobbFendley
TBPELS FIRM NO. 274 / 10046700
9600 N. MOPAC EXPRESSWAY, SUITE 800
AUSTIN, TEXAS 78759
PHONE 512.834.9798 | FAX 512.834.7727
WWW.COBBFENDLEY.COM

STANDARD LAND SURVEY
SHARED USE PATH NO. 5
0.0322 ACRE (1,405 SQ FT)
OUT OF 1.23 ACRE LOT 1
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TEXAS

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025016585

Pages: 8 Fee: \$49.00

03/06/2025 12:14 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

SHARED USE PATH EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That WP & AP, Ltd., whose address is 301 S. Brushy Creek Road, Cedar Park TX, 78613, Williamson County, Texas, called "Grantor", for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Cedar Park, Texas, the receipt and sufficiency of which is acknowledged, does hereby GRANT AND CONVEY to the City of Cedar Park, a municipal corporation situated in Williamson County, Texas, and whose address is 450 Cypress Creek Road, Building 1, Cedar Park, Texas, 78613, called "Grantee", its successors and assigns the two easements as described below:

- 1) A Shared Use Path Easement ("Shared Use Path Easement") for the construction, operation, maintenance, replacement, upgrade and repair of a shared use path in, and pedestrian use upon and across the following described land, to-wit:
- 2) A Temporary Construction, Working Space and Access Easement (the "Temporary Construction Easement") for the purpose of constructing and/or reconstructing a public pedestrian trail connection, and any associated grading and drainage therewith at the location shown on EXHIBIT "A", to-wit:

BEING 0.0322 acres (1,405 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by General Warranty Deed to WP & AP, LTD., recorded March 19, 2013 in Instrument Number 2013024516, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that called 1.23 acre Lot 1, Blue Creek Plaza Subdivision, an addition to the City of Cedar Park, Williamson County Texas, recorded August 25, 2004 in Cabinet Z, Slide 81 (Instrument Number 2004067070), O.P.R.W.C.T., described in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Grantee shall have the right to maintain the Shared Use Path Easement and the Temporary Construction Easement, however Grantor shall have the obligation to maintain the Shared Use Path Easement and the Temporary Construction Easement in accordance with the standards set forth in the City of Cedar Park Code of Ordinances and all other applicable law.

TO HAVE AND TO HOLD the same perpetually to the City of Cedar Park, its successors and assigns, together with the privilege at any and all times to enter said premises, or any part thereof, for the purposes stated herein. The Shared Use Path Easement and the Temporary Construction Easement are limited to the space from six inches below ground level vertically upward to a height of fourteen feet. Grantor reserves the right to enter upon and traverse across the Shared Use Path Easement and the Temporary Construction Easement in any manner that does not interfere with the purpose of the Shared Use Path Easement and the Temporary Construction Easement as described herein.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Shared Use Path Easement and the Temporary Construction Easement herein granted, unto the City of Cedar Park, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

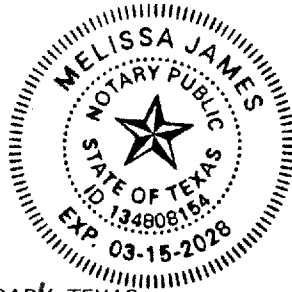
IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 4 day of March, 2025.

WP & AP, Ltd.

By: [Signature]
 Name: Michael Martine
 Title: Managing Agent

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

This instrument was sworn to, subscribed and acknowledged before me on this the 4th day of March, 2025 by Michael Martine as of WP & AP, Ltd., a Texas limited liability company, on behalf of said entity.



Notary Public: [Signature]
 My Commission Expires on: 3-15-2028

ACCEPTED:

[Signature]
 CITY OF CEDAR PARK, TEXAS

Randall Lueders, P.E., Director of Capital Projects

After recording, please return to:
 Engineering and Capital Projects Department
 450 Cypress Creek Road, Bldg. 1
 Cedar Park, Texas 78613
 ATTN: Paul Naughton

EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

January 28, 2024
Shared Use Path No. 5
Page 1 of 4

Property Description of Shared Use Path No. 5

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THENCE South 19 Degrees 47 Minutes 46 Seconds East, along the common East line of said 1.23 acre Lot 1 and the West line of said 1.044 acre Lot 1, a distance of 215.60 feet to the **POINT OF BEGINNING** and Northeast corner of herein described tract;

- 1) **THENCE** South 19 Degrees 47 Minutes 46 Seconds East, continuing along the East line of said 1.23 acre Lot 1 and the West line of said 1.044 acre Lot 1, a distance of 3.10 feet to the common Southeast corner of said 1.23 acre Lot 1, the Southwest corner of said 1.044 acre Lot 1, and the Southeast corner of herein described tract, in the North right-of-way line of Brushy Creek Road, a variable width right-of-way, no deed of record found, from which a cotton spindle found bears South 15 Degrees 32 Minutes 15 Second East, a distance of 0.58 feet;
- 2) **THENCE** South 87 Degrees 06 Minutes 13 Seconds West, along the common South line of said 1.23 acre Lot 1 and the North right-of-way line of said Brushy Creek Road, a distance of 257.63 feet to a 1/2 inch iron rod with cap stamped "BURRIS ASSOCIATES" found being a Southwest corner of said 1.23 acre Lot 1 and a Southwest corner of herein described tract, at the intersection of the North right-of-way line of said Brushy Creek Road with the East right-of-way line of South Blue Ridge Parkway, a 60 foot right-of-way, no deed of record found, and being the beginning of a tangent curve to the right;

EXHIBIT _____

County: Williamson
 Roadway: Brushy Creek Road

February 03, 2024
 Shared Use Path No. 5
 Page 1 of 4

Property Description of Shared Use Path No. 5

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EXHIBIT A

County: Williamson
 Roadway: Brushy Creek Road

February 03, 2024
 Shared Use Path No. 5
 Page 2 of 4

Property Description of Shared Use Path No. 5

- 3) **THENCE** along said tangent curve to the right, the common Southwest line of said 1.23 acre Lot 1, and the East right-of-way line of said South Blue Ridge Parkway, an arc distance of 31.41 feet, through a central angle of 89 Degrees 58 Minutes 59 Seconds, a radius of 20.00 feet, and a long chord which bears North 47 Degrees 46 Minutes 46 Seconds West, a chord distance of 28.28 feet to an "X" cut in concrete found being the beginning of a reverse curve to the left;
- 4) **THENCE** along said reverse curve to the left, the West line of said 1.23 acre Lot 1, and the East right-of-way line of said South Blue Ridge Parkway, an arc distance of 4.31 feet, through a central angle of 00 Degrees 32 Minutes 31 Seconds, a radius of 455.40 feet, and a long chord which bears North 03 Degrees 11 Minutes 22 Seonds West, a chord distance of 4.31 feet to a point being the Northwest corner of herein described tract;
- 5) **THENCE** South 40 Degrees 04 Minutes 59 Seconds East, over and across said 1.23 acre Lot 1, a distance of 20.60 feet to an angle point of herein described tract;
- 6) **THENCE** North 86 Degrees 52 Minutes 49 Seconds East, continuing over and across said 1.23 acre Lot 1, a distance of 95.63 feet to an angle point of herein described tract;
- 7) **THENCE** South 78 Degrees 07 Minutes 11 Seconds East, continuing over and across said 1.23 acre Lot 1, a distance of 23.18 feet to an angle point of herein described tract;
- 8) **THENCE** North 86 Degrees 52 Minutes 49 Seconds East, continuing over and across said 1.23 acre Lot 1, a distance of 146.21 feet to the **POINT OF BEGINNING** and containing 0.0322 acres (1,405 square feet) of land.

Notes:

1. Basis of bearing is Grid North, referenced to the Texas Coordinate System of 1983, Central Zone (4203), and based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.
2. All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Williamson County Surface Adjustment Factor of 1.000120 (Grid Northing & Grid Easting * 1.000120 = Surface) Origin 0, 0. Values were derived utilizing the Trimble Realtime Network.

EXHIBIT A

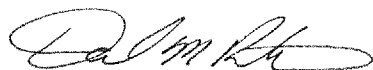
County: Williamson
Roadway: Brushy Creek Road

February 03, 2024
Shared Use Path No. 5
Page 3 of 4

Property Description of Shared Use Path No. 5

3. The surveyor did not abstract this tract. This survey was performed with the benefit of a title commitment as provided by First American Title Guaranty Company, GF No. T-182317, issued date of October 02, 2024, and effective date of September 24, 2024. However, other easements and encumbrances not of public record may exist.
4. Field information shown herein is based on an actual on-the-ground survey performed by Cobb, Fendley & Associates, Inc. in August 2024 through December 2024.
5. This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and sealed on even date herewith and is hereby made a part of this document.

I, Daniel M. Putman, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represent an actual survey made on the ground in August 2024 through December 2024 under my supervision, that this survey represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Standard Land Survey.



February 03, 2025

Daniel M. Putman
Texas Registered Professional Land Surveyor No. 6729
Cobb, Fendley and Associates, Inc.
TBPELS Engineering Firm Registration No. 274
TBPELS Land Surveying Firm Registration No. 10046700
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
Phone: 512.834.9798
Fax: 512.834.7727

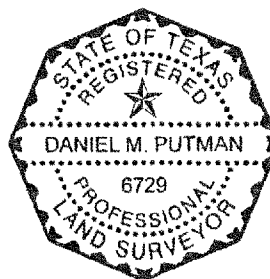
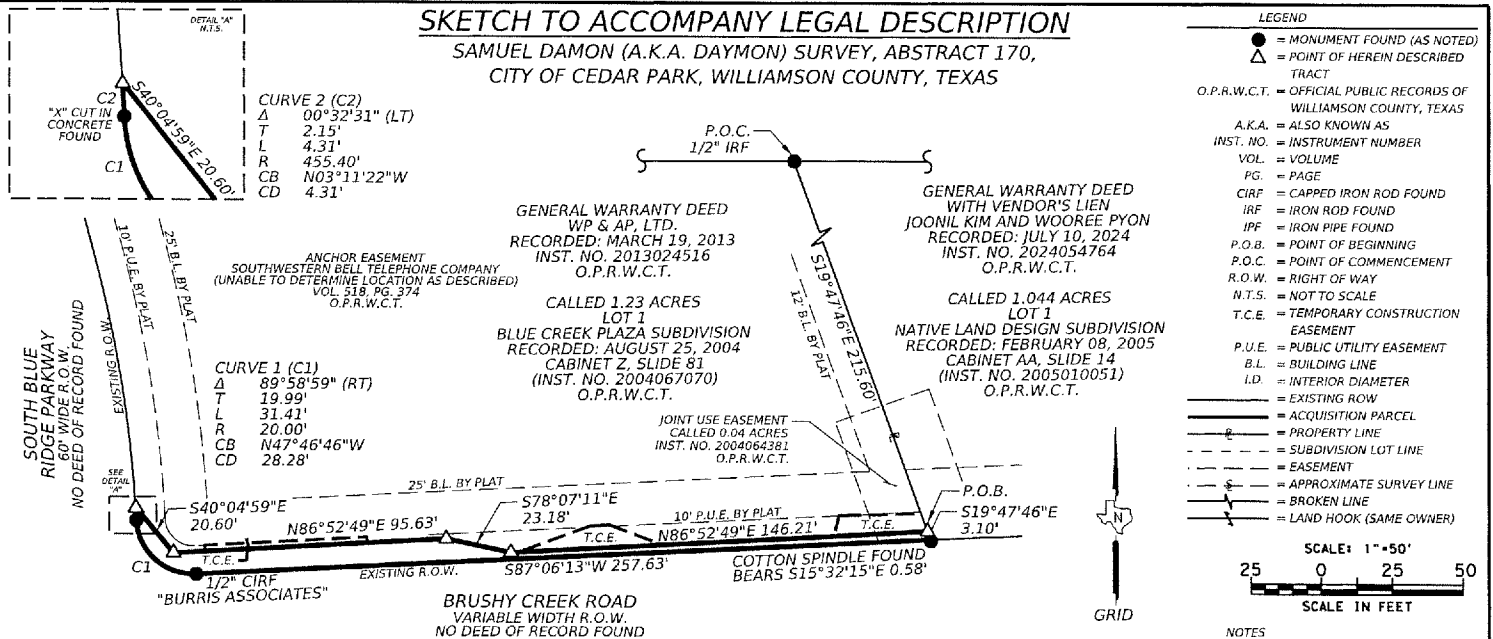



Exhibit A

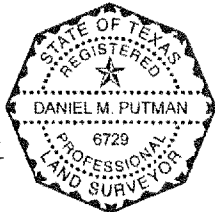
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SAMUEL DAMON (A.K.A. DAYMON) SURVEY, ABSTRACT 170,
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING
LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

 FEBRUARY 03, 2025
DATE
DANIEL M. PUTMAN, RPLS NO. 6729
COBB, FENDLEY & ASSOCIATES, INC.
TBP&LS LAND SURVEYING FIRM NO. 10046700



1. BASIS OF BEARING IS GRID NORTH, REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), AND BASED UPON
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2010.

2. ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE U.S. SURVEY FEET ADJUSTED TO SURFACE, UNLESS NOTED OTHERWISE, USING A WILLIAMSON COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000120 (GRID NORTHING & GRID EASTING X 1.000120 = SURFACE) ORIGIN 0,0. VALUES WERE DERIVED UTILIZING THE TRIMBLE REALTIME NETWORK.

3. THE SURVEYOR DID NOT ABSTRACT THIS TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT AS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. T-182317, ISSUED DATE OF OCTOBER 02, 2024, AND EFFECTIVE DATE OF SEPTEMBER 24, 2024. HOWEVER, OTHER EASEMENTS AND ENCUMBRANCES NOT OF PUBLIC RECORD MAY EXIST.

4. FIELD INFORMATION SHOWN HEREIN IS BASED ON AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN AUGUST 2024 THROUGH DECEMBER 2024

5. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.

PROJECT: BELL DISTRICT SHARED USE PATH
JOB NUMBER: 2408-011-01
DATE: FEBRUARY 03, 2025
DRAWN: C. MARTINEZ
CHECK: K. ERWIN
APPROVE: D. PUTMAN
PAGE: 4 OF 4



CobbFendley

TBPELS FIRM NO. 274 / 10046700
9600 N. MOPAC EXPRESSWAY, SUITE 800
AUSTIN, TEXAS 78759
PHONE 512.834.9798 | FAX 512.834.7727
WWW.COBBFENDLEY.COM

STANDARD LAND SURVEY
SHARED USE PATH NO. 5
0.0322 ACRE (1,405 SQ FT)
OUT OF 1.23 ACRE LOT 1
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TEXAS

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025016585

Pages: 8 Fee: \$49.00

03/06/2025 12:14 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

SHARED USE PATH EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That CJJJP2 LLC, a Texas limited liability company, whose address is 401 Brushy Creek Road, Cedar Park TX, 78613, Williamson County, Texas, called "Grantor", for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Cedar Park, Texas, the receipt and sufficiency of which is acknowledged, does hereby GRANT AND CONVEY to the City of Cedar Park, a municipal corporation situated in Williamson County, Texas, and whose address is 450 Cypress Creek Road, Building 1, Cedar Park, Texas, 78613, called "Grantee", its successors and assigns the easement as described below:

A Shared Use Path Easement ("Shared Use Path Easement") for the construction, operation, maintenance, replacement, upgrade and repair of a public shared use path in, and pedestrian use upon and across the following described land, to-wit:

BEING 0.0374 acres (1,630 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by Special Warranty Deed to CJJJP2, LLC, recorded January 26, 2023 in Instrument Number 2023006951, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as Lot 3, Block 1, Cedar Park Ranchettes, Unit Four, an addition to the City of Cedar Park, Williamson County Texas, recorded January 08, 1968 in Cabinet B, Slide 50, O.P.R.W.C.T., in Williamson County, Texas, described in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Grantee shall have the right to maintain the Shared Use Path Easement, however Grantor shall have the obligation to maintain the Shared Use Path Easement in accordance with the standards set forth in the City of Cedar Park Code of Ordinances and all other applicable law.

TO HAVE AND TO HOLD the same perpetually to the City of Cedar Park, its successors and assigns, together with the privilege at any and all times to enter said premises, or any part thereof, for the purposes stated herein. The Shared Use Path Easement are limited to the space from six inches below ground level vertically upward to a height of fourteen feet. Grantor reserves the right to enter upon and traverse across the Shared Use Path Easement in any manner that does not interfere with the purpose of the Shared Use Path Easement as described herein.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Shared Use Path Easement herein granted, unto the City of Cedar Park, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

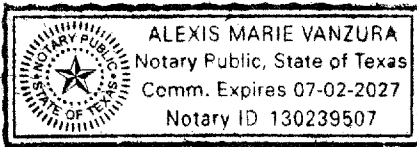
IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 3/21 day of March, 2025.

CJJJP2 LLC, a Texas limited liability company

By: [Signature]
Name: Joel Price
Title: Managing Member

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was sworn to, subscribed and acknowledged before me on this the 21st day of March, 2025 by Joel Joel Price as of CJJJP2 LLC, a Texas limited liability company, on behalf of said entity.



Notary Public: [Signature]
My Commission Expires on: 7-2-2027

ACCEPTED:

CITY OF CEDAR PARK, TEXAS ^{att}
[Signature]
Randall Lueders, P.E., Director of Capital Projects

After recording, please return to:
Engineering and Capital Projects Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
ATTN: Paul Naughton

EXHIBIT A

County: Williamson
 Roadway: Brushy Creek Road

February 03, 2025
 Shared Use Path No. 4
 Page 1 of 3

Property Description of Shared Use Path No. 4

BEING 0.0374 acres (1,630 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by Special Warranty Deed to CJJP2, LLC, recorded January 26, 2023 in Instrument Number 2023006951, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as Lot 3, Block 1, Cedar Park Ranchettes, Unit Four, an addition to the City of Cedar Park, Williamson County Texas, recorded January 08, 1968 in Cabinet B, Slide 50, O.P.R.W.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found, in the East line of said Lot 3, being the Northwest corner of that tract of land described by Special Warranty Deed with Vendor's Lien to Fitzpatrick Holdings, LLC, recorded May 29, 2018 in Instrument Number 2018045612, O.P.R.W.C.T., further described as that called 0.896 acre Lot A, The Amended Plat of Lots 1 and 2, Block 1, Cedar Park Ranchettes Unit Four, an addition to the City of Cedar Park, Williamson County, Texas, recorded May 19, 1986 in Cabinet H, Slide 198, O.P.R.W.C.T.;

THENCE South 20 Degrees 39 Minutes 22 Seconds East, along the common East line of said Lot 3 and the West line of said Lot A, a distance of 114.74 feet to the **POINT OF BEGINNING** and Northeast corner of herein described tract;

- 1) **THENCE** South 20 Degrees 39 Minutes 22 Seconds East, continuing along the East line of said Lot 3 and the West line of said Lot A, a distance of 25.14 feet to a 1/2 inch iron rod found being the common Southeast corner of said Lot 3, the Southwest corner of said Lot A, and the Southeast corner of herein described tract, in the North right-of-way line of Brushy Creek Road, a variable width right-of-way, no deed of record found;
- 2) **THENCE** North 78 Degrees 30 Minutes 45 Seconds West, along the South line of said Lot 3 and the North right-of-way line of said Brushy Creek Road, a distance of 131.37 feet to a point being the Southwest corner of herein described tract, from which a 1/2 inch (inside diameter) iron pipe found being the Southwest corner of said Lot 3, bears the following courses and distances:
 1. North 78 Degrees 30 Minutes 45 seconds West, a distance of 4.30 feet,
 2. North 65 Degrees 18 Minutes 45 Seconds West, a distance of 10.10 feet;
- 3) **THENCE** North 11 Degrees 30 Minutes 02 Seconds East, over and across said Lot 3, a distance of 3.93 feet to a point being the Northwest corner of herein described tract;
- 4) **THENCE** South 86 Degrees 52 Minutes 58 Seconds East, continuing over and across said Lot 3, a distance of 119.26 feet to the **POINT OF BEGINNING** and containing 0.0374 acres (1,630 square feet) of land.

EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

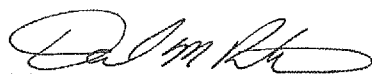
February 03, 2025
Shared Use Path No. 4
Page 2 of 3

Property Description of Shared Use Path No. 4

Notes:

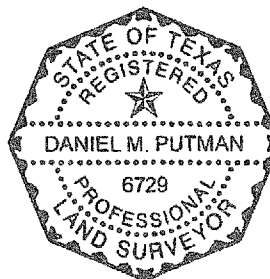
1. Basis of bearing is Grid North, referenced to the Texas Coordinate System of 1983, Central Zone (4203), and based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.
2. All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Williamson County Surface Adjustment Factor of 1.000120 (Grid Northing & Grid Easting * 1.000120 = Surface) Origin 0, 0. Values were derived utilizing the Trimble Realtime Network.
3. The surveyor did not abstract this tract. This survey was performed with the benefit of a title commitment as provided by First American Title Guaranty Company, GF No. T-182314, issued date of October 03, 2024, and effective date of September 24, 2024. However, other easements and encumbrances not of public record may exist.
4. Field information shown herein is based on an actual on-the-ground survey performed by Cobb, Fendley & Associates, Inc. in August 2024 through December 2024.
5. This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and sealed on even date herewith and is hereby made a part of this document.

I, Daniel M. Putman, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represent an actual survey made on the ground in August 2024 through December 2024 under my supervision, that this survey represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Standard Land Survey.




February 03, 2025

Daniel M. Putman
Texas Registered Professional Land Surveyor No. 6729
Cobb, Fendley and Associates, Inc.
TBPELS Engineering Firm Registration No. 274
TBPELS Land Surveying Firm Registration No. 10046700
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
Phone: 512.834.9798
Fax: 512.834.7727



SAMUEL DAMON (A.K.A. DAYMON) SURVEY, ABSTRACT 170,
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 30'



SCALE IN FEET

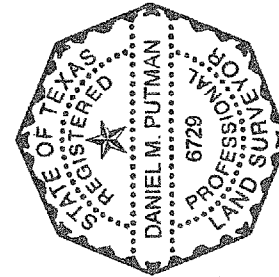
1. BASIS OF BEARING IS GRID NORTH, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), AND BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.

2. ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE U.S. SURVEY FEET ADJUSTED TO SURFACE, UNLESS NOTED OTHERWISE. USING A WILLAMSON COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000120 (GRID NORTHING & GRID EASTING X 1.000120 = SURFACE) ORIGIN 0.0. VALUES WERE DERIVED UTILIZING THE TRIMBLE REALTIME NETWORK.


3. THE SURVEYOR DID NOT ABSTRACT THIS TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT AS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. T-1823214, ISSUED DATE OF OCTOBER 03, 2024, AND EFFECTIVE DATE OF SEPTEMBER 24, 2024. HOWEVER, OTHER EASEMENTS AND ENCUMBRANCES NOT OF PUBLIC RECORD MAY EXIST.

4. FIELD INFORMATION SHOWN HEREIN IS BASED ON AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. IN AUGUST 2024 THROUGH DECEMBER 2024

5. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.



I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION


DANIEL M. PUTMAN, RPLS NO. 6729
COBB, FENDLEY & ASSOCIATES, INC.
TBPELS LAND SURVEYING FIRM NO. 10045700

FEBRUARY 03, 2025

DATE _____

PROJECT: BELL DISTRICT SHARED USE PATH

JOB NUMBER: 2408-011-01

DATE: FEBRUARY 03, 2025

DRAWN: C. MARTINEZ

DRAWN: C. MARTIN
CHECK: K. ERWIN

CHECK, N. LAW
APPROVE: D. P.

CobbFendley
TBPELS FIRM NO: 274 / 10046700

TBPELS FIRM NO. 274 / 10046700
 9600 N. MOPAC EXPRESSWAY, SUITE 800

9600 N. MOPAL EXPRESSWAY, SUITE 800
AUSTIN, TEXAS 78759

PHONE 512.834.9798 | FAX 512.834.7727
WWW.CORRENDLEY.COM

STANDARD LAND SURVEY
SHARED USE PATH NO. 4
0.0374 ACRE (1,630 SQ FT)
OUT OF LOT 3, BLOCK 1
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TEXAS

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025022878

Pages: 6 Fee: \$41.00

03/28/2025 11:24 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

SHARED USE PATH EASEMENT, DRAINAGE EASEMENT, & TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That Fitzpatrick Holdings, LLC, a Texas limited liability company, whose address is 405 Brushy Creek Road, Cedar Park TX, 78613, Williamson County, Texas, called "Grantor", for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Cedar Park, Texas, the receipt and sufficiency of which is acknowledged, does hereby GRANT AND CONVEY to the City of Cedar Park, a municipal corporation situated in Williamson County, Texas, and whose address is 450 Cypress Creek Road, Building 1, Cedar Park, Texas, 78613, called "Grantee", its successors and assigns the three easements as described below:

- 1) A Shared Use Path Easement ("Shared Use Path Easement") for the construction, operation, maintenance, replacement, upgrade and repair of a public shared use path in, and pedestrian use upon and across the following described land, and;
- 2) A perpetual Drainage Easement to construct, operate, inspect, monitor, maintain, repair, remove, replace, and upgrade stormwater drainage infrastructure, including drainage channels, and to make connections with stormwater drainage line infrastructure, together with manholes, connections and related appurtenances and improvements located in, under, over, upon and across all or any portion of the following described property, and;
- 3) A Temporary Construction, Working Space and Access Easement (the "Temporary Construction Easement") for the purpose of constructing and/or reconstructing a shared use path, and any associated grading and drainage therewith at the location shown on EXHIBIT "A", to-wit:

BEING 0.1165 acres (5,076 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by Special Warranty Deed with Vendor's Lien to Fitzpatrick Holdings, LLC, recorded May 29, 2018 in Instrument Number 2018045612, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that called 0.896 acre Lot A, The Amended Plat of Lots 1 and 2, Block 1, Cedar Park Ranchettes Unit Four, an addition to the City of Cedar Park, Williamson County, Texas, recorded May 19, 1986 in Cabinet H, Slide 198, O.P.R.W.C.T., described in EXHIBIT "A" attached hereto and made a part hereof for all purposes ("Easement Tract").

Grantee shall have the right to maintain the Shared Use Path Easement and Drainage Easement, however Grantor shall have the obligation to maintain the Shared Use Path Easement in accordance with the standards set forth in the City of Cedar Park Code of Ordinances and all other applicable law.

Nothing herein shall be constructed as or to create any obligation, duty, or responsibility for Grantee to construct, operate, inspect, monitor, maintain, repair, remove, replace or upgrade, or make connections with the improvements, related appurtenances, or the Easement Tract.

TO HAVE AND TO HOLD the same perpetually to the City of Cedar Park, its successors and assigns, together with the privilege at any and all times to enter said premises, or any part thereof, for the purposes stated herein. The Shared Use Path Easement is limited to the space from six inches below ground level vertically upward to a height of fourteen feet. Grantor reserves the right to enter upon and traverse across the Shared Use Path Easement and the Drainage Easement in any manner that does not interfere with the purpose of the Shared Use Path Easement and the Drainage Easement as described herein.

Grantor reserves the right to enter upon and use the Easement Tract owned by Grantor, but in no event shall Grantor use the Easement Tract in any manner which materially interferes with or is inconsistent with the rights granted hereunder.

The Easement and rights and obligations set forth in this drainage easement are covenants running with the land, shall bind and inure to the benefit Grantor, Grantee, their respective successors and assigns, and any owner of any interest in the Easement Tract or Benefitted Property.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Shared Use Path Easement, Drainage Easement and the Temporary Construction Easement herein granted, unto the City of Cedar Park, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 21 day of February, 2025.

Fitzpatrick Holdings, LLC,
a Texas limited liability company

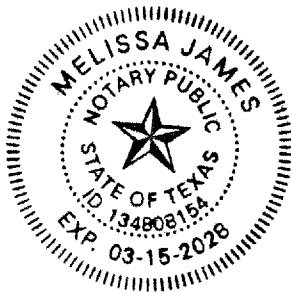
By: William Fitzpatrick

Name: W. F.

Title: owner

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was sworn to, subscribed and acknowledged before me on this the 27 day of February, 2025 by William Fitzpatrick as owner of Fitzpatrick Holdings, LLC, a Texas limited liability company, on behalf of said entity.



Notary Public: Melissa James
My Commission Expires on: 3-15-2028

ACCEPTED:

CITY OF CEDAR PARK, TEXAS AK
Randy Lueders
Randall Lueders, P.E., Director of Capital Projects

After recording, please return to:
Engineering and Capital Projects Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
ATTN: Paul Naughton

EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

February 03, 2025
Shared Use Path No. 3 & Drainage Easement
Page 1 of 4

Property Description of Shared Use Path No. 3 & Drainage Easement

BEING 0.1165 acres (5,076 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by Special Warranty Deed with Vendor's Lien to Fitzpatrick Holdings, LLC, recorded May 29, 2018 in Instrument Number 2018045612, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that called 0.896 acre Lot A, The Amended Plat of Lots 1 and 2, Block 1, Cedar Park Ranchettes Unit Four, an addition to the City of Cedar Park, Williamson County, Texas, recorded May 19, 1986 in Cabinet H, Slide 198, O.P.R.W.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found, being the Northwest corner of said Lot A in the East line of that tract of land described by Special Warranty Deed to CJJJP2, LLC, recorded January 26, 2023 in Instrument Number 2023006951, O.P.R.W.C.T., further described as Lot 3, Block 1, Cedar Park Ranchettes, Unit Four, an addition to the City of Cedar Park, Williamson County Texas, recorded January 08, 1968 in Cabinet B, Slide 50, O.P.R.W.C.T.;

THENCE South 20 Degrees 39 Minutes 22 Seconds East, along the common West line of said Lot A and the East line of said Lot 3, a distance of 114.74 feet to the **POINT OF BEGINNING** and Northwest corner of herein described tract;

- 1) **THENCE** South 86 Degrees 52 Minutes 58 Seconds East, over and across said Lot A, a distance of 0.74 feet to an angle point of herein described tract;
- 2) **THENCE** South 79 Degrees 52 Minutes 58 Seconds East, continuing over and across said Lot A, a distance of 110.00 feet to an angle point of herein described tract;
- 3) **THENCE** South 88 degrees 52 Minutes 58 Seconds East, continuing over and across said Lot A, a distance of 80.00 feet to an angle point of herein described tract;
- 4) **THENCE** South 69 Degrees 51 Minutes 50 Seconds East, continuing over and across said Lot A, a distance of 40.88 feet to a point being the Northeast corner of herein described tract, in the common East line of said Lot A and the West right-of-way line of Mustang Drive, a 50.00 foot right-of-way by plat, recorded in Cabinet H, Slide 198, O.P.R.W.C.T., from which a 1/2 inch iron rod with illegible cap found in said common line, bears North 20 Degrees 49 Minutes 37 Seconds West, a distance of 7.64 feet;
- 5) **THENCE** South 20 Degrees 49 Minutes 37 Seconds East, along the common East line of said Lot A and the West right-of-way line of said Mustang Drive, a distance of 7.94 feet to a point being the common Southeast corner of said Lot A and the Southeast corner of herein described tract at the intersection of the West right-of-way line of said Mustang Drive with the North right-of-way line of Brushy Creek Road (County Road Number 174), a variable width right-of-way, no deed of record found;

EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

February 03, 2025
Shared Use Path No. 3 & Drainage Easement
Page 2 of 4

Property Description of Shared Use Path No. 3 & Drainage Easement

- 6) **THENCE** South 86 Degrees 13 Minutes 38 Seconds West, along the common South line of said Lot A and the North right-of-way line of said Brushy Creek Road, a distance of 90.89 feet to an angle point of said common line;
- 7) **THENCE** North 79 Degrees 13 Minutes 22 Seconds West, continuing along the common South line of said Lot A and the North right-of-way line of said Brushy Creek Road, a distance of 133.00 feet to a 1/2 inch iron rod found being the common Southwest corner of said Lot A, the Southeast corner of said Lot 3, and the Southwest corner of herein described tract;
- 8) **THENCE** North 20 Degrees 39 Minutes 22 Seconds West, along the common West line of said Lot A and the East line of said Lot 3, a distance of 25.14 feet to the **POINT OF BEGINNING** and containing 0.1165 acres (5,076 square feet) of land.

Notes:

1. Basis of bearing is Grid North, referenced to the Texas Coordinate System of 1983, Central Zone (4203), and based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.
2. All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Williamson County Surface Adjustment Factor of 1.000120 (Grid Northing & Grid Easting * 1.000120 = Surface) Origin 0, 0. Values were derived utilizing the Trimble Realtime Network.
3. The surveyor did not abstract this tract. This survey was performed with the benefit of a title commitment as provided by First American Title Guaranty Company, GF No. T-182316, issued date of October 07, 2024, and effective date of September 30, 2024. However, other easements and encumbrances not of public record may exist.
4. Field information shown herein is based on an actual on-the-ground survey performed by Cobb, Fendley & Associates, Inc. in August 2024 through December 2024.
5. This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and sealed on even date herewith and is hereby made a part of this document.

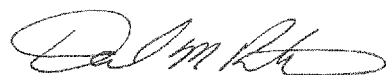
EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

February 03, 2025
Shared Use Path No. 3 & Drainage Easement
Page 3 of 4

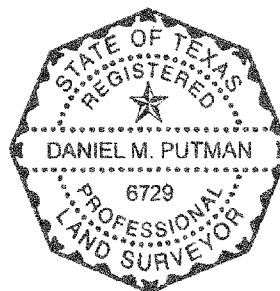
Property Description of Shared Use Path No. 3 & Drainage Easement

I, Daniel M. Putman, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represent an actual survey made on the ground in August 2024 through December 2024 under my supervision, that this survey represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Standard Land Survey.



February 03, 2025

Daniel M. Putman
Texas Registered Professional Land Surveyor No. 6729
Cobb, Fendley and Associates, Inc.
TBPELS Engineering Firm Registration No. 274
TBPELS Land Surveying Firm Registration No. 10046700
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
Phone: 512.834.9798
Fax: 512.834.7727



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SAMUEL DAMON (A.K.A. DAYMON) SURVEY, ABSTRACT 170,
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS

SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
FITZPATRICK HOLDINGS, LLC
RECORDED: MAY 29, 2018
INST. NO. 2018045612
O.P.R.W.C.T.

TRANSMISSION AND DISTRIBUTING LINE EASEMENT
(UNABLE TO DETERMINE LOCATION AS DESCRIBED)
TEXAS, POWER & LIGHT COMPANY
VOL. 235, PG. 57
O.P.R.W.C.T.

LOT A
CALLED 0.896 ACRES

THE AMENDED PLAT OF LOTS 1 AND 2, BLOCK 1
CEDAR PARK RANCHETTES UNIT FOUR
RECORDED: MAY 19, 1986
CABINET H, SLIDE 198
O.P.R.W.C.T.

15' B.L. BY PLAT
CAB. H, SLIDE 198
O.P.R.W.C.T.
6' ELECTRIC EASEMENT
PEDERNALES ELECTRIC COOPERATIVE
VOL. 504, PG. 78
O.P.R.W.C.T.
10' B.L.
VOL. 670, PG. 283,
O.P.R.W.C.T.

SPECIAL WARRANTY DEED
CJJP2, LLC
RECORDED: JANUARY 26, 2023
INST. NO. 2023006951
O.P.R.W.C.T.
NO CALLED ACRES
LOT 3, BLOCK 1
CEDAR PARK RANCHETTES, UNIT FOUR
RECORDED: JANUARY 08, 1968
CABINET B, SLIDE 50
O.P.R.W.C.T.
5' P.U.E. BY PLAT
VOL. 520, PG. 114.74
O.P.R.W.C.T.
10' B.L. BY VOL. 670, PG. 283,
O.P.R.W.C.T.
6' ELECTRIC EASEMENT
PEDERNALES ELECTRIC COOPERATIVE
VOL. 504, PG. 78
O.P.R.W.C.T.
50' B.L.
VOL. 670, PG. 283,
O.P.R.W.C.T.
SEE DETAIL "A"

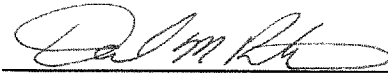
P.O.C. 5/8" IRF
P.O.B.
1/2" IRF
EXISTING R.O.W.
BRUSHY CREEK ROAD
(COUNTY ROAD NO. 174)
VARIABLE WIDTH R.O.W.
NO DEED OF RECORD FOUND
5' P.U.E. BY PLAT
N79°13'22"W 133.00'
S79°52'58"E 110.00'
T.C.E.
S88°52'58"E 80.00'
T.C.E.
S69°51'50"E 40.88'
SEE DETAIL "B"
25' B.L. BY PLAT
5' P.U.E. BY PLAT
S86°13'38"W 90.89'
6' ELECTRIC EASEMENT
PEDERNALES ELECTRIC COOPERATIVE
VOL. 504, PG. 78
O.P.R.W.C.T.

DETAIL "A"
N.T.S.
P.O.B.
S86°52'58"E 0.74'
S79°52'58"E 110.00'
N20°39'22"W 25.14'
S20°39'22"E 114.74'

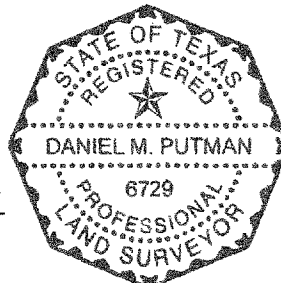
1/2" CIRF
CAP ILLEGIBLE
S69°51'50"E 40.88'
N20°49'37"W 7.64'
S20°49'37"E 7.94'
S86°13'38"W 90.89'
DETAIL "B"
N.T.S.

DETAIL "C"
N.T.S.
S88°52'58"E 80.00'
1/2" CIRF
CAP ILLEGIBLE
BEARS
N03°50'54"E 2.97'
N79°13'22"W 133.00'
N86°13'38"W 90.89'

I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING
LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.


DANIEL M. PUTMAN, RPLS NO. 6729
COBB, FENDLEY & ASSOCIATES, INC.
TBPELS LAND SURVEYING FIRM NO. 10046700

FEBRUARY 03, 2025
DATE



GRID
SCALE: 1" = 40'
20 0 20 40
SCALE IN FEET

1. BASIS OF BEARING
COORDINATE SYSTEM
THE NORTH AMERICA/
2010.

2. ALL DISTANCES ARE
ADJUSTED TO SURFA
WILLIAMSON COUNTY.
(GRID NORTHING & C
VALUES WERE DERIV

3. THE SURVEYOR DI
PERFORMED WITH TI
FIRST AMERICAN TITL
OF OCTOBER 07, 202
HOWEVER, OTHER E
RECORD MAY EXIST.

4. FIELD INFORMATI
GROUND SURVEY PEI
AUGUST 2024 THROU

5. THIS SURVEY PLAT
WHICH COVERS THE
SIGNED AND SEALE
A PART OF THIS DOC

PROJECT: BELL DISTRICT SHARED USE PATH
JOB NUMBER: 2408-011-01
DATE: FEBRUARY 03, 2025
DRAWN: C. MARTINEZ
CHECK: K. ERWIN
APPROVE: D. PUTMAN
PAGE: 4 OF 4



CobbFendley

TBPELS FIRM NO. 274 / 10046700
9600 N. MOPAC EXPRESSWAY, SUITE 800
AUSTIN, TEXAS 78759
PHONE 512.834.9798 | FAX 512.834.7727
WWW.COBBFENDLEY.COM

STANDARD LAND SURVEY
SHARED USE PATH NO. 3 &
DRAINAGE EASEMENT
0.1165 ACRE (5,076 SQ FT)
OUT OF 0.896 ACRE LOT A
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TEXAS

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025014651

Pages: 8 Fee: \$49.00

02/28/2025 09:55 AM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

SHARED USE PATH EASEMENT & DRAINAGE EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That CB Pools Investments, LLC, a Texas limited liability company, whose address is 501 Brushy Creek Road, Cedar Park TX, 78613, Williamson County, Texas, called "Grantor", for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Cedar Park, Texas, the receipt and sufficiency of which is acknowledged, does hereby GRANT AND CONVEY to the City of Cedar Park, a municipal corporation situated in Williamson County, Texas, and whose address is 450 Cypress Creek Road, Building 1, Cedar Park, Texas, 78613, called "Grantee", its successors and assigns the two easements as described below:

- 1) A Shared Use Path Easement ("Shared Use Path Easement") for the construction, operation, maintenance, replacement, upgrade and repair of a public shared use path in, and pedestrian use upon and across the following described land, and;
- 2) A perpetual Drainage Easement to construct, operate, inspect, monitor, maintain, repair, remove, replace, and upgrade stormwater drainage infrastructure, including drainage channels, and to make connections with stormwater drainage line infrastructure, together with manholes, connections and related appurtenances and improvements located in, under, over, upon and across all or any portion of the following described property, to-wit:

BEING 0.0521 acres (2,271 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by General Warranty Deed to CB Pools Investments, LLC, recorded September 08, 2022 in Instrument Number 2022105402, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that Lot 1, Block 2, Cedar Park Ranchettes, Unit Four, an addition to the City of Cedar Park, Williamson County, Texas, recorded January 08, 1968 in Cabinet B, Slide 50, O.P.R.W.C.T., described in EXHIBIT "A" attached hereto and made a part hereof for all purposes ("Easement Tract").

Grantee shall have the right to maintain the Shared Use Path Easement and Drainage Easement, however Grantor shall have the obligation to maintain the Shared Use Path Easement in accordance with the standards set forth in the City of Cedar Park Code of Ordinances and all other applicable law.

Nothing herein shall be constructed as or to create any obligation, duty, or responsibility for Grantee to construct, operate, inspect, monitor, maintain, repair, remove, replace or upgrade, or make connections with the improvements, related appurtenances, or the Easement Tract.

TO HAVE AND TO HOLD the same perpetually to the City of Cedar Park, its successors and assigns, together with the right and privilege at any and all times to enter and use said premises, or any part thereof, for the purposes stated herein. The Shared Use Path Easement is limited to the space from six inches below ground level vertically upward to a height of fourteen feet. Grantor reserves the right to enter upon and traverse across the Shared Use Path Easement and Drainage Easement in any manner that

does not interfere with the purpose of the Shared Use Path Easement and the Drainage easement as described herein.

Grantor reserves the right to enter upon and use the Easement Tract owned by Grantor, but in no event shall Grantor use the Easement Tract in any manner which materially interferes with or is inconsistent with the rights granted hereunder.

The Easement and rights and obligations set forth in this drainage easement are covenants running with the land, shall bind and inure to the benefit Grantor, Grantee, their respective successors and assigns, and any owner of any interest in the Easement Tract or Benefitted Property.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Shared Use Path Easement and Drainage Easement herein granted, unto the City of Cedar Park, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

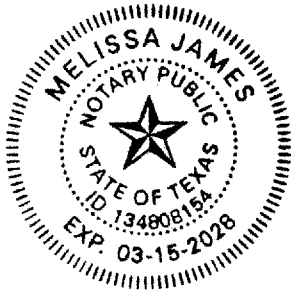
IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 27 day of February, 2025.

CB Pools Investments, LLC,
a Texas limited liability company

By: *[Signature]*
Name: Kenneth Cargill
Title: Property Owner

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was sworn to, subscribed and acknowledged before me on this the 27 day of February, 2025 by Kenneth Cargill as Property Owner of CB Pools Investments, LLC, a Texas limited liability company, on behalf of said entity.



Notary Public: *[Signature]*
My Commission Expires on: 3-15-2028

ACCEPTED:

CITY OF CEDAR PARK, TEXAS *[Signature]*
[Signature]
Randall Lueders, P.E., Director of Capital Projects

After recording, please return to:
Engineering and Capital Projects Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
ATTN: Paul Naughton

EXHIBIT A

County: Williamson
 Roadway: Brushy Creek Road

February 03, 2025
 Shared Use Path No. 2 & Drainage Easement
 Page 1 of 4

Property Description of Shared Use Path No. 2 & Drainage Easement

BEING 0.0521 acres (2,271 square feet) of land, situated in the Samuel Damon (a.k.a. Daymon) Survey, Abstract Number 170, Williamson County, Texas, being a portion of that tract of land described by General Warranty Deed to CB Pools Investments, LLC, recorded September 08, 2022 in Instrument Number 2022105402, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), further described as that Lot 1, Block 2, Cedar Park Ranchettes, Unit Four, an addition to the City of Cedar Park, Williamson County, Texas, recorded January 08, 1968 in Cabinet B, Slide 50, O.P.R.W.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, being the common Northeast corner of said Lot 1 and the Northwest corner of that tract of land described by Judgement Cause Number 09-0919-CC1 to the City of Cedar Park, Texas, recorded December 07, 2009 in Instrument Number 2009089206, further described as that called 1.708 acre Lot 2R, Block 2, Cedar Park Ranchettes Unit Four, Resubdivision of Lots 2, 27, and 28, Block 2, an addition to the City of Cedar Park, Williamson County, Texas, recorded March 24, 2010 in Cabinet GG, Slide 171 (Instrument Number 2010017789), O.P.R.W.C.T., in the South line of that Lot 3, Block 2, of said Cedar Park Ranchettes, Unit Four, recorded in Cabinet B, Slide 50, O.P.R.W.C.T.;

THENCE South 20 Degrees 51 Minutes 26 Seconds East, along the common East line of said Lot 1 and the West line of said Lot 2R, a distance of 153.98 feet to the **POINT OF BEGINNING** and Northeast corner of herein described tract;

- 1) **THENCE** South 20 Degrees 51 Minutes 26 Seconds East, continuing along the common East line of said Lot 1 and the West line of said Lot 2R, a distance of 27.92 feet to the common Southeast corner of said Lot 1, the Southwest corner of said Lot 2R, and the Southeast corner of herein described tract, in the North right-of-way line of Brushy Creek Road, a variable width right-of-way, no deed of record found, from which an "X" cut in concrete found, bears South 20 Degrees 51 Minutes 26 Seconds East, a distance of 0.78 feet;
- 2) **THENCE** South 86 Degrees 03 Minutes 19 Seconds West, along the common South line of said Lot 1 and the North right-of-way line of said Brushy Creek Road, a distance of 104.75 feet to an "X" cut in concrete found, being the common Southwest corner of said Lot 1 and the Southwest corner of herein described tract at the intersection of the North right-of-way line of said Brushy Creek Road with the East right-of-way line of Mustang Drive, a 50 foot right-of-way by plat, recorded in Cabinet B, Slide 50, O.P.R.W.C.T.;
- 3) **THENCE** North 20 degrees 49 Minutes 37 Seconds West, along the common West line of said Lot 1 and the East right-of-way line of said Mustang Drive, a distance of 13.54 feet to the Northwest corner of herein described tract, from which a 1/2 inch iron rod found being the common Northwest corner of said Lot 1 and the Southwest corner of said Lot 3, bears North 20 Degrees 49 Minutes 37 Seconds West, a distance of 137.46 feet;

EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

February 03, 2025
Shared Use Path No. 2 & Drainage Easement
Page 2 of 4

Property Description of Shared Use Path No. 2 & Drainage Easement

- 4) **THENCE** North 85 Degrees 53 Minutes 11 Seconds East, over and across said Lot 1, a distance of 7.02 feet to an angle point of herein described tract;
- 5) **THENCE**, North 56 Degrees 18 Minutes 47 Seconds East, continuing over and across said Lot 1, a distance of 20.26 feet to an angle point of herein described tract;
- 6) **THENCE** North 85 Degrees 53 Minutes 11 Seconds East, continuing over and across said Lot 1, a distance of 62.85 feet to an angle point of herein described tract;
- 7) **THENCE** North 71 Degrees 06 Minutes 51 Seconds East, continuing over and across said Lot 1, a distance of 13.56 feet to the **POINT OF BEGINNING** and containing 0.0521 acres (2,271 square feet) of land.

Notes:

1. Basis of bearing is Grid North, referenced to the Texas Coordinate System of 1983, Central Zone (4203), and based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.
2. All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Williamson County Surface Adjustment Factor of 1.000120 (Grid Northing & Grid Easting * 1.000120 = Surface) Origin 0, 0. Values were derived utilizing the Trimble Realtime Network.
3. The surveyor did not abstract this tract. This survey was performed with the benefit of a title commitment as provided by First American Title Guaranty Company, GF No. T-182313, issued date of October 03, 2024, and effective date of September 24, 2024. However, other easements and encumbrances not of public record may exist.
4. Field information shown herein is based on an actual on-the-ground survey performed by Cobb, Fendley & Associates, Inc. in August 2024 through December 2024.
5. This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and scaled on even date herewith and is hereby made a part of this document.

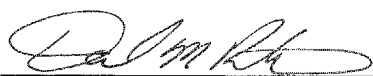
EXHIBIT A

County: Williamson
Roadway: Brushy Creek Road

February 03, 2025
Shared Use Path No. 2 & Drainage Easement
Page 3 of 4

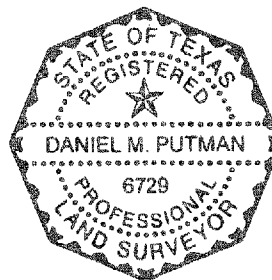
Property Description of Shared Use Path No. 2 & Drainage Easement

I, Daniel M. Putman, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represent an actual survey made on the ground in August 2024 through December 2024 under my supervision, that this survey represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Standard Land Survey.



February 03, 2025

Daniel M. Putman
Texas Registered Professional Land Surveyor No. 6729
Cobb, Fendley and Associates, Inc.
TBPELS Engineering Firm Registration No. 274
TBPELS Land Surveying Firm Registration No. 10046700
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
Phone: 512.834.9798
Fax: 512.834.7727




SAMUEL DAMON (A.K.A. DAYMON) SURVEY, ABSTRACT 170,
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS



5. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.

SCALE: 1"=20'



SCALE IN FEET

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025014601

Pages: 8 Fee: \$49.00

02/28/2025 08:12 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

***SECTION 3:
TEMPORARY STORMWATER SECTION
(TCEQ 0602)***

TEMPORARY STORMWATER SECTION

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC

§213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Austin Helton

Date: 04/22/2025

Signature of Customer/Agent: _____



Regulated Entity Name: Kimley-Horn

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

☐ The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan

application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

SEQUENCE OF CONSTRUCTION

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: _

TEMPORARY BEST MANAGEMENT PRACTICES (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. ☒ **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:
 - ☐ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

- ☐ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☐ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☒ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- ☒ N/A
12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

SOIL STABILIZATION PRACTICES

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

- 18☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 19☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

ADMINISTRATIVE INFORMATION

- 20☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- 21☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

SPILL RESPONSE ACTIONS

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

Cleanup

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
 - Contain the spread of the spill.
 - Recover spilled materials.
 - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office at (512) 393-7808, Fire Departments, County Emergency Services (911), County Environmental Health Department at (512) 393-2150,etc.

POTENTIAL SOURCES OF CONTAMINATION

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction Debris.

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

SEQUENCE OF MAJOR ACTIVITIES

Step I - Construct S Cougar Ave southwest and southeast corners. Construct curb and gutter at Brushy Creek Rd and S Buffalo Ave. (0.02 AC)

- Mobilization
- Set up barricades, signs, and stormwater pollution prevention measures. Close Brushy Creek Rd east bound lane from S Mustang Ave through S Cougar Ave intersection utilizing channelizing devices. Close S Cougar Ave both directions from Brushy Creek Rd to E Cypress Creek Rd and install type III barricade at each end. Close brushy creek Rd EB lane from S Cougar Ave to S Buffalo Ave. Detour traffic as shown in traffic control plan (detour route 1).
- Construct curb and gutter and ped ramps on S Cougar Ave southwest and southeast corners.
- Construct curb and gutter on brushy creek Rd at S Buffalo Ave intersection.

Step II - Construct S Cougar Ave northeast corner ped ramps. (0.02 AC)

- Adjust barricades, signs, and stormwater pollution prevention measures. Close Cougar Ave northeast corner utilizing channelizing devices. Detour traffic as shown in traffic control plan (detour route 2).
- Construct curb and gutter and ped ramps on S Cougar Ave northeast corner.

Step III - From S Mustang Ave to South Cougar Ave install storm drain inlets and pipes, construct proposed driveways, SUP, and S Cougar Ave northwest corner. (0.29 AC)

- Adjust barricades, signs, and stormwater pollution prevention measures. Close Brushy Creek Rd west bound lane from S Mustang Ave to S Cougar Ave utilizing channelizing devices. Detour traffic as shown in traffic control plan (detour route 3).
- Install storm drain inlets and pipes as shown in plans.
- Construct curb and gutter, driveways, and SUP from S Mustang Ave to S Cougar Ave.
- Phase construct ped ramps on NE corner of S Mustang Ave and NW corner of S Cougar Ave to maintain access at all times.

Step IV - From S Blue Ridge Pkwy to S Mustang Ave install storm drain inlets and pipes, construct proposed SUP, ped ramps, and proposed driveways. (0.57 AC)

- Adjust barricades, signs, and stormwater pollution prevention measures. Close Brushy Creek Rd west bound lane from S Blue Ridge Pkwy to S Mustang Ave utilizing channelizing devices. Detour traffic as shown in traffic control plan (detour route4).
- Install storm drain inlets and pipes as shown in plans.
- Construct curb and gutter (as plans specify), driveways, and SUP from S Blue Ridge Pkwy to S Mustang Ave.
- Phase construct ped ramps on northeast corner of S Blue Ridge Parkway and northeast corner of S Mustang Ave to maintain access at all times.

Step V - from S Bell Blvd to S Blue Ridge Pkwy construct CapMetro ped crossing infrastructure, proposed ped ramps at S Bell Blvd, proposed driveways, proposed curb and gutter, and proposed SUP. (0.65 AC)

- Adjust barricades, signs, and stormwater pollution prevention measures. Close Brushy Creek Rd west bound lane from S Bell Blvd to S Blue Ridge Pkwy utilizing channelizing devices.
- Detour traffic as shown in traffic control plan (detour route 5).

- Close SB right turn lane at S Bell Blvd and Buttercup Creek Blvd intersection using City of Austin TCP standard 804s-1 to phase reconstruct ped ramp on the NW corner of the intersection.
- Close NB shoulder at S Bell Blvd and Brushy Creek Rd to reconstruct ped ramps using TxDOT standard TCP(2-1)-18.
- Install CapMetro ped crossing infrastructure. Contractor shall coordinate with CapMetro prior to construction.
- Construct ped ramps at S Bell Blvd.
- Construct curb and gutter with cold mix taper (as plans specify), driveways, and SUP from S Bell Blvd to S Blue Ridge Pkwy.
- Phase construct S Mustang Ave intersection and ped ramps to maintain access at all times.

Step VI - Construct proposed SUP and ped ramps from S Cougar Ave to end of project. (0.87 AC)

- Adjust barricades, signs, and stormwater pollution prevention measures.
- Construct new inlet east of Buffalo Ave near the existing retaining wall.
- Construct proposed SUP and ped ramps from S Cougar Ave to end of project.
- Utilize City of Austin TCP standard 804s-1 to close Brushy Creek Rd west bound outside lane if necessary.
- Install permanent signing.
- Remove advanced warning signs and channelizing devices.
- Place topsoil and permanent seeding/sodding.
- After establishment of vegetation, remove all temporary erosion control measures and reseed any areas disturbed by their removal.
- Perform final cleanup.
- Open to traffic unrestricted.

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

- A. There is no storm water that originates up gradient from the site that will flow across the site.
- B. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit will be used to collect all excess concrete during construction.

BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in storm water flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

- C. There are not any sensitive features within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.
- D. There were not any sensitive features identified during the geologic assessment. However, the BMPs for this project are designed to allow water to pass through after sedimentation has occurred. Existing flow patterns will be maintained to any naturally-occurring sensitive features that are discovered during construction.

REQUEST TO TEMPORARILY SEAL A FEATURE

Naturally-occurring features will not be sealed on the site.

STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Erosion control logs will be placed at all existing and proposed inlets to prevent sediment from construction from clogging them. Rock berms will be placed downstream of culverts within our project limits to help capture sediment in areas of concentrated flow. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area.

Description of Temporary BMPs

1. Erosion Control Logs/Inlet Protection

The purpose of an erosion control log is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Erosion control logs are used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. These logs should remain in place until the disturbed area is permanently stabilized. Erosion control logs should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

2. Rock Berm

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for an erosion control log to contain. They are less effective for sediment removal than erosion control logs particularly for fine particles but are able to withstand higher flows than erosion control logs. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

3. Silt Fence

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

DRAINAGE AREA MAP

There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time.

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

The proposed development will not disturb areas over 10 acres. Therefore, temporary sediment ponds are not proposed.

INSPECTION AND MAINTENANCE FOR BMPS

All erosion and sediment control measures will be maintained in effective operating condition by following the Project maintenance procedures. The maintenance plan for temporary BMPs meets the maintenance guidance provided in RG- 348.

The Contractor shall install and maintain the integrity of temporary erosion and sediment control devices to accumulate silt and debris until soil disturbing activities are complete, permanent erosion control features are in place, and sufficient vegetation has been established.

Maintenance, repairs, or retrofits will adhere to the project standards and details for the BMP. Damaged portions of BMPs shall be removed and replaced as needed to adhere to the contract documents. BMPs that cannot be adequately repaired or retrofitted to meet project requirements, shall be removed, and replaced in entirety in accordance with the contract documents.

The maintenance documentation procedures and recordkeeping practices to be followed are summarized in the TCEQ Edwards Aquifer General Construction Notes.

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

The general order of soil disturbing construction activities is detailed below. The detailed construction sequence (Steps I – VI) can be found in Section 3 Attachment 3: Sequence of Major Activities. Before any soil is disturbed within the project limits, a notice of intent (NOI) must be provided to the TCEQ regional office 48 hours prior to the start of regulated activities.

Installation of Temporary Erosion and Sediment Controls – Step I - Step VI

1. Installation of Erosion and Sediment Controls in accordance with the SW3P.

Step I - Construct S Cougar Ave southwest and southeast corners. Construct curb and gutter at Brushy Creek Rd and S Buffalo Ave

1. Clearing, grubbing, and grading at curb and gutter and ramp locations
2. Construct curb and gutter and ramps
3. Placement of topsoil for final planting and seeding.

Step II - Construct S Cougar Ave northeast corner ped ramps.

1. Clearing, grubbing, and grading at ramp locations
2. Construct curb and gutter and ramps
3. Placement of topsoil for final planting and seeding

Step III - From S Mustang Ave to South Cougar Ave install storm drain inlets and pipes, construct proposed driveways, SUP, and S Cougar Ave northwest corner.

1. Clearing, grubbing, and grading at locations of proposed SUP.
2. Construct SUP
3. Placement of topsoil for final planting and seeding.

Step IV - From S Blue Ridge Pkwy to S Mustang Ave install storm drain inlets and pipes, construct proposed SUP, ped ramps, and proposed driveways.

1. Clearing, grubbing, and grading at locations of proposed SUP.
2. Construct SUP
3. Placement of topsoil for final planting and seeding.

Step V - from S Bell Blvd to S Blue Ridge Pkwy construct CapMetro ped crossing infrastructure, proposed ped ramps at S Bell Blvd, proposed driveways, proposed curb and gutter, and proposed SUP.

1. Clearing, grubbing, and grading at locations of proposed SUP.
2. Construct SUP
3. Placement of topsoil for final planting and seeding.

Step VI - Construct proposed SUP and ped ramps from S Cougar Ave to end of project.

1. Clearing, grubbing, and grading at locations of proposed SUP.
2. Construct SUP
3. Placement of topsoil for final planting and seeding.
4. Removal of Temporary Erosion and Sediment Controls in accordance with the SW3P.

Where construction activity temporarily ceases for more than 21 days, these areas will be stabilized by the contractor with temporary seeding within 14 days of the last disturbance.

Records will be kept at the site to document dated when:

- Major grading activities occur;
- Construction activities temporarily cease;
- Construction activities permanently cease; and
- Stabilization measures are initiated.

SECTION 4:
ADDITIONAL FORMS

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Paul Naughton,
Print Name
Senior Project Manager,
Title - Owner/President/Other
of City of Cedar Park,
Corporation/Partnership/Entity Name
have authorized Austin Helton, P.E
Print Name of Agent/Engineer
of Kimley-Horn and Associates, Inc
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

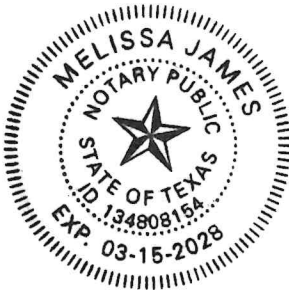
Paul N. A.
Applicant's Signature

4-22-25
Date

THE STATE OF Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Paul N. A. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 22 day of April, 2025.



Melissa James
NOTARY PUBLIC

Melissa James
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3-15-2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Bell District SUP

Regulated Entity Location: S Bell Blvd/Brushy Creek Rd

Name of Customer: City of Cedar Park

Contact Person: Paul Naughton

Phone: (512)401-5364

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

☒ Austin Regional Office

☐ San Antonio Regional Office

☒ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: Paul Naughton

Date: 04/22/2025

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)					
<input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership							
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)							
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>							
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>			
City of Cedar Park							
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)		
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited		
Government: <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:			
12. Number of Employees				13. Independently Owned and Operated?			
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input checked="" type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input type="checkbox"/> Yes <input type="checkbox"/> No			
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following							
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:							
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant							
15. Mailing Address:		City of Cedar Park					
		450 Cypress Creek Rd					
		City	Cedar Park	State	TX	ZIP	78613
16. Country Mailing Information (if outside USA)					17. E-Mail Address (if applicable)		
					paul.naughton@cedarparktexas.gov		
18. Telephone Number			19. Extension or Code		20. Fax Number (if applicable)		

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
Bell District SUP								
23. Street Address of the Regulated Entity: (No PO Boxes)	City of Cedar Park							
	450 Cypress Creek Rd							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	
24. County	Willamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	SUP runs along Brushy Creek Rd inbetween S Bell Blvd and 183A Toll Rd							
26. Nearest City	State					Nearest ZIP Code		
Cedar Park	TX					78613		
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).								
27. Latitude (N) In Decimal:		30.50499			28. Longitude (W) In Decimal:		97.81990	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	30	17.96	97	49	11.64			
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
1611		N/A		237310		N/A		
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Public recreation								
34. Mailing Address:	City of Cedar Park							
	450 Cypress Rd							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	
35. E-Mail Address:		paul.naughton@cedarparktexas.gov						
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
(512) 401-5364						() -		

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input checked="" type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Austin Helton, P.E		41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(512) 418-4538		() -	austin.helton@kimley-horn.com	

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	City of Cedar Park	Job Title:	Senior Project Manager
Name (In Print):	Paul Naughton	Phone:	(512) 401- 5364
Signature:	<i>Paul Naughton</i>	Date:	04/22/2025