



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

TEMPORARY WATER RIGHTS PERMIT

APPLICATION

Application for a temporary water use permit for more than 10 acre-feet of water and/or for a diversion period longer than one calendar year but not exceeding three years or for a temporary bed and banks authorization.

This form may be used for an application for a temporary water use permit to divert state water under Section 11.138, Texas Water Code. Any permit granted by this application may be suspended at any time by the applicable TCEQ Office if it is determined that sufficient water is no longer available.

This form may also be used for a temporary bed and banks authorization.

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

Date of pre-application meeting: Aug 20, 2025

Indicate whether the following items are included in your application by writing either Y (for yes) or N (for no) next to each item (all items are not required for every application).
Instructions, Page 5.

Y/N

Y

Administrative Information

NA

Additional Co-Applicant Information

NA

Additional Co-Applicant Signatures

N

Written Evidence of Signature Authority

Y

USGS Map (or equivalent)

Y

Worksheet 1.0

NA

Recorded Deeds for Irrigated Land

NA

Consent for Irrigated Land

Y

Worksheet 1.1

Y

Worksheet 2.0

Y

Additional W.S. 2.0 for each Point

NA

Recorded Deeds for Diversion Point(s)

NA

Consent for Diversion Access

Y/N

NA

Worksheet 3.0

NA

Ground Water Well Permit

NA

Signed Water Supply Contract

NA

Worksheet 3.1

NA

Worksheet 4.0

NA

Worksheet 5.0

NA

Accounting Plan

Y

Worksheet 6.0

Y

Fees

ADMINISTRATIVE INFORMATION

1. TYPE OF APPLICATION (Instructions, Page 6)

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

☒ Temporary Appropriation of State Water

☐ Temporary Bed and Banks Authorization

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

James Construction Group, LLC is seeking to utilize water from Peach Creek and Lawrence Creek in Montgomery County Texas in coordination with ongoing construction activities for a Texas Department of Transportation highway project (TxDOT CSJ: 0338-04-066).

James Construction Group, LLC would like to utilize an overhead water storage tank to fill construction water trucks. The overhead water storage tank would be refilled automatically via a float which starts a pump to transfer water from the creeks to the overhead storage tank.

These activities are planned to be from Monday to Friday, 7:00am to 5:00pm, on a regular basis as needed. On the SH105 corridor where the TXDOT project is located.

JCG understands that this is a temporary use of water and that the State might require to cease operations pending the levels of the creek and other priorities.

2. APPLICANT INFORMATION (Instructions, Page 6)

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

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

James Construction Group, LLC

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

If the applicant is currently a customer with the TCEQ, what is the Customer Number (CN)?
You may search for your CN on the TCEQ website at
www15.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch

CN : 605850239 (leave blank if you do not yet have a CN).

What is the name and title of the person or persons signing the application?

First/Last Name: Kent Burris

Title: Vice President

Unless an application is signed by an individual applicant, the person or persons must submit written evidence that they meet the signatory requirements in Title 30, Texas Administrative Code (30 TAC), Section 295.14.

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

What is the applicant's mailing address as recognized by the US Postal Service (USPS)? You may verify the address on the USPS website at **Look Up a ZIP Code**
tools.usps.com/go/ZipLookupAction!input.action.

Name: James Construction Group, LLC

Mailing Address: 480 Wildwood Forest Drive Suite 650

City: The Woodlands State: TX ZIP Code: 77380

Indicate an X next to the type of Applicant:

☐ Individual	☐ Sole Proprietorship-D.B.A.
☐ Partnership	☒ Corporation
☐ Trust	☐ Estate
☐ Federal Government	☐ State Government
☐ County Government	☐ City Government
☐ Other Government	☐ Other _____

For Corporations or Limited Partnerships, provide:

State Franchise Tax ID Number: 13834246954 SOS Charter (filing) Number: 0803874855

3. APPLICATION CONTACT INFORMATION (Instructions, Page 8)

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

First and Last Name: Fausto Ramirez

Title: Project Manager

Organization Name: James Construction Group, LLC

Mailing Address: 480 Wildwood Forest Drive Suite 650

City: The Woodlands State: TX ZIP Code: 77380

Phone Number: 346-260-9444

Fax Number: _____

E-mail Address: 

4. MISCELLANEOUS INFORMATION (Instructions, Page 9)

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

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

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

Account number: _____ Amount past due: _____

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

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

Enforcement order number: _____ Amount past due: _____

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

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

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

Applicants should check survey status on the TWDB website prior to filing:

www3.twdb.texas.gov/apps/reports/WU/SurveyStatus_PriorThreeYears

Applicant has submitted all required TWDB surveys of groundwater and surface water?

Yes / No NA

5. SIGNATURE PAGE (Instructions, Page 10)

Applicant:

I, Kent Burris

Vice President

(Typed or printed name)

(Title)

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

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

Signature: *Kent Burris*

(Use blue ink)

Date: 25 AUG 2025

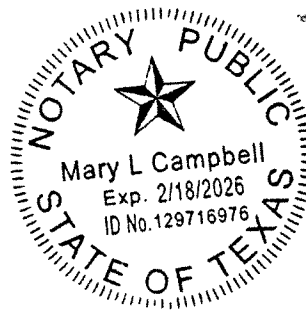
Subscribed and Sworn to before me by the said

on this 25 day of Aug, 2025.

My commission expires on the 18 day of Feb, 2026.

Mary L Campbell
Notary Public

Montgomery County, Texas



[SEAL]

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



RESOLUTION OF THE BOARD OF MANAGERS OF
JAMES CONSTRUCTION GROUP, LLC

DATED July 1, 2025

The undersigned, being all of the members of the Board of Managers of James Construction Group, LLC, a Texas limited liability company duly formed and validly existing under the laws of the State of Texas (the "Company"), pursuant to the authority granted in the Operating Agreement of the Company, do hereby consent to the adoption of the following resolutions, and do hereby adopt such resolutions:

RESOLVED, that the resignation of Brian Beetle as President of Company be, and hereby is, accepted effective July 1, 2025.

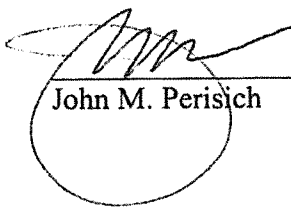
RESOLVED, that Heath Moncrief be, and hereby is, elected as President effective July 1, 2025.

RESOLVED, that Kent Burris be, and hereby is, elected as Vice President effective July 1, 2025.

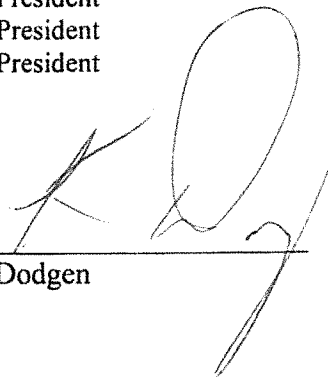
BE IT FURTHER RESOLVED that the following individuals are the approved slate of officers of James Construction Group, LLC and each is authorized and has the power to bind the Company by entering in any contract or be executing any instrument in the name of the Company, and such authority is general and not confined to specific instances, and shall continue until modified by resolution;

Heath Moncrief
Blanche Arceneaux
John M. Perisich
Kent Burris
Dave Van Dam
Mitchell Bernhard

President
Chief Financial Officer – Eastern Group
Executive Vice President/Secretary
Vice President
Vice President
Vice President



John M. Perisich



Ken Dodgen

TECHNICAL INFORMATION

1. TYPE OF REQUEST (Instructions, Page 11)

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

Applicant requests a new temporary appropriation of State Water? Y / N Y

If Applicant answered yes, the following information is required:

- **Worksheet 1.0 - Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point and/or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach requested in the application)
- **Worksheet 6.0- Calculation of Fees**
- **Fees calculated on Worksheet 6.0**
- **Maps** – See instructions **Page. 13**

Applicant requests a temporary bed and banks authorization? (Water sources may include groundwater, contract water, or other sources). Y/N N

If Applicant answered yes, the following information is required:

- **Worksheet 1.0 - Quantity, Purpose, and Place of Use Information Worksheet**
- **Worksheet 2.0 - Diversion Point Information Worksheet** (submit one worksheet for each diversion point and/or one worksheet for the upstream limit and one worksheet for the downstream limit of each diversion reach requested in the application)
- **Worksheet 3.0 - Discharge Information Worksheet** (submit one worksheet for each discharge point)
- **Worksheet 4.0 - Environmental Information Worksheet**
- **Worksheet 5.0 - Accounting Plan Information Worksheet**
- **Worksheet 6.0 - Calculation of Fees**
- **Fees calculated on Worksheet 6.0**
- **Maps** – See instructions **Page. 13**

2. BED AND BANKS. TWC Section 11.042 (Instructions, Page 11)

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

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

1. *Purchaser must submit the required worksheets for a request for a temporary bed and banks application with the Contract Water identified as an alternate source; or*
2. *Seller must amend its underlying water right. For more information about amending a water right, please contact the Water Rights Permitting Team at (512) 239-4600.*

- b. Applicant requests to convey Applicant's own return flows derived from privately owned groundwater using the bed and banks of a watercourse? TWC § 11.042(b). Y / N NA
- c. Applicant requests to convey water from any other source, other than (a) or (b) above, using the bed and banks of a watercourse? TWC Section 11.042(c). Y / N NA

WORKSHEET 1.0

Quantity, Purpose, and Place of Use

1. New Temporary Authorizations (Instructions, Page 13)

Submit the following information regarding quantity, purpose and place of use for requests for a temporary appropriation of State Water or temporary Bed and Banks authorization:

Quantity (acre- feet) <i>(Include losses for Bed and Banks)</i>	State Water Source (River Basin) or Alternate Source <i>*each alternate source also requires completion of Worksheet 3.0</i>	Purpose(s) of Use	Place(s) of Use <i>*requests to move state water out of basin also require completion of Worksheet 1.1 Interbasin Transfer</i>
8	Peach Creek - San Jacinto River Basin	Industrial (Construction); Agricultural Irrigation	Montgomery Co.
8	Lawrence Creek - San Jacinto River Basin	Construction Water; Watering of Vegetation	Montgomery Co.

16 Total amount of water in acre-feet (*include losses for Bed and Banks applications*) to be used within a period of 18 MO's. (specify term period not to exceed a three year term)

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

a. Location Information Regarding the Lands to be Irrigated

- Applicant proposes to irrigate a total of 20.5 acres in any one year. This acreage is all of or part of a larger tract(s) which is described in a supplement attached to this application and contains a total of 41 acres in Montgomery County, TX.
- Location of land to be irrigated: In the _____ Original Survey No. _____, Abstract No. _____.

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

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

WORKSHEET 1.1

INTERBASIN TRANSFERS, TWC Section 11.085

1. Interbasin Transfer Request (Instructions, Page 15)

Only interbasin transfers that meet certain criteria for exemption as identified in TWC Section 11.085(v) can be authorized under a temporary water right permit. Submit the information below for an application for a temporary water right which requests to transfer State Water from its river basin of origin for use in a different river basin. A river basin is defined and designated by the Texas Water Development Board by rule pursuant to TWC Section 16.051.

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

If yes, provide the following information:

- i. Basin of Origin _____
- ii. Quantity of water to be transferred (acre-feet) _____
- iii. Basin(s) and count(y/ies) where use will occur in the space below:

b. The proposed transfer, which in combination with any existing transfers, totals less than 3,000 acre-feet of water per annum from the same water right. Y/N _____

c. The proposed transfer is from a basin to an adjoining coastal basin? Y/N _____

d. The proposed transfer from the part of the geographic area of a county or municipality, or the part of the retail service area of a retail public utility as defined by TWC Section 13.002, that is within the basin of origin for use in that part of the geographic area of the county or municipality, or that contiguous part of the retail service area of the utility, not within the basin of origin? Y/N _____

WORKSHEET 2.0

DIVERSION POINT (OR DIVERSION REACH) INFORMATION

This information is **required** for each diversion point or diversion reach. Submit a worksheet for **each** diversion point. For a reach, the worksheet should be submitted twice (one for the upstream limit and one for the downstream limit of each diversion reach).

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

1. Diversion Information (Instructions, Page 16)

a. This Worksheet is to add new (select 1 of 3 below):

1. ☒ Diversion Point No. 1
2. ☐ Upstream Limit of Diversion Reach No. _____
3. ☐ Downstream Limit of Diversion Reach No. _____

b. Maximum Rate of Diversion for **this new point** 1.35 cfs _____ cfs (cubic feet per second) or _____ gpm (gallons per minute)

c. Does this point share a diversion rate with other points? **Y / NN** _____
*If yes, submit Maximum **Combined** Rate of Diversion for all points/reaches*
_____ cfs or _____ gpm

d. Has the applicant received a temporary application from a TCEQ Regional or Watermaster office for this diversion point? **Y/NN** _____

1. If **yes**, provide the date the application was issued _____ and write **Existing** in the table below.
2. If **no**, write **Proposed** in the table below.

e. Select the appropriate box to indicate diversion location and indicate whether the diversion location is existing or proposed):

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

f. Is the diversion from a reservoir? **Y/N N** _____

1. Was it constructed to be an exempt structure under TWC Section 11.142? **Y / NN** _____
 - i. If no, has the structure been issued a notice of violation by TCEQ? **Y / NN** _____

2. Is the reservoir already authorized under a water right? **Y/N N** _____

If yes, provide the following information:

- i. Water Right Number _____
- ii. If the applicant is not the water right holder, has consent been provided to the applicant by the water right holder pursuant to 30 TAC Section 295.10? **Y/N** _____

g. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not currently authorized under a water right).

The water being diverted via pump into the overhead water storage tank will have a screen located on the suction side of the pump to keep aquatic organisms out.

2. Diversion Location (Instructions, Page 17)

- a. On watercourse (USGS name): Peach Creek
- b. Zip Code: _____
- c. Location of point: In the _____ Original Survey No. _____,
Abstract No. _____, _____ County, Texas.

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

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

- d. Point is at:
Latitude 30.327378 °N, Longitude -95.227281 °W.
Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places
- e. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Google Maps - Pin Drop Tool
- f. Map submitted must clearly identify each diversion point and/or reach. Does the application include required maps? (Instructions, Page 13) Y/N Y

WORKSHEET 2.0

DIVERSION POINT (OR DIVERSION REACH) INFORMATION

This information is **required** for each diversion point or diversion reach. Submit a worksheet for **each** diversion point. For a reach, the worksheet should be submitted twice (one for the upstream limit and one for the downstream limit of each diversion reach).

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

1. Diversion Information (Instructions, Page 16)

a. This Worksheet is to add new (select 1 of 3 below):

1. ☒ Diversion Point No. 2
2. ☐ Upstream Limit of Diversion Reach No. _____
3. ☐ Downstream Limit of Diversion Reach No. _____

b. Maximum Rate of Diversion for **this new point** 1.35 cfs (cubic feet per second) or _____ gpm (gallons per minute)

c. Does this point share a diversion rate with other points? **Y / NN** _____
*If yes, submit Maximum **Combined** Rate of Diversion for all points/reaches*
_____ cfs or _____ gpm

d. Has the applicant received a temporary application from a TCEQ Regional or Watermaster office for this diversion point? **Y/NN** _____

1. If **yes**, provide the date the application was issued _____ and write **Existing** in the table below.
2. If **no**, write **Proposed** in the table below.

e. Select the appropriate box to indicate diversion location and indicate whether the diversion location is existing or proposed):

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

f. Is the diversion from a reservoir? **Y/N N** _____

1. Was it constructed to be an exempt structure under TWC Section 11.142? **Y / NN** _____
 - i. If no, has the structure been issued a notice of violation by TCEQ? **Y / NN** _____

2. Is the reservoir already authorized under a water right? **Y/N N** _____

If yes, provide the following information:

- i. Water Right Number _____
- ii. If the applicant is not the water right holder, has consent been provided to the applicant by the water right holder pursuant to 30 TAC Section 295.10? **Y/N** _____

g. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not currently authorized under a water right).

The water being diverted via pump into the overhead water storage tank will have a screen located on the suction side of the pump to keep aquatic organisms out.

2. Diversion Location (Instructions, Page 17)

- a. On watercourse (USGS name): Lawrence Creek
- b. Zip Code: _____
- c. Location of point: In the _____ Original Survey No. _____,
Abstract No. _____, _____ County, Texas.

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

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

- d. Point is at:
Latitude 30.328285 °N, Longitude -95.240888 °W.
Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places
- e. Indicate the method used to calculate the location (examples: Handheld GPS Device, GIS, Mapping Program): Google Maps - Pin Drop Tool
- f. Map submitted must clearly identify each diversion point and/or reach. Does the application include required maps? (Instructions, Page 13) Y/N Y

WORKSHEET 3.0

DISCHARGE INFORMATION

This information is required for any requested authorization to use the bed and banks of a State watercourse for conveyance and later withdrawal or in-place use. Worksheet 3.1 is also required for each Discharge point location requested. **Instructions, Page. 18.**

Applicant is responsible for obtaining any separate water quality authorizations which may be required and for insuring compliance with TWC, Chapter 26 or any other applicable law.

- a. The purpose of use for the water being discharged will be NA.
- b. Provide the amount of water that will be lost to transportation, evaporation, seepage, channel, or other associated carriage losses _____ (% or amount).
 1. Explain the method of calculation: _____
- c. Is the source of the water being discharged groundwater? Y / N ____ If yes, provide the following information:
 1. Source aquifer(s) from which water will be pumped: _____
 2. If the well has not been constructed, provide production information for wells in the same aquifer in the area of the application. See www.twdb.texas.gov/groundwater/data/gwdbrrpt.asp. Additionally, provide well numbers or identifiers

3. Indicate how the groundwater will be conveyed to the stream or reservoir.
4. Is the groundwater well located in a Groundwater District (GCD)? Y/N ____

If yes, provide a copy of the groundwater well permit if it is located in a Groundwater Conservation District (GCD) or evidence that a groundwater well permit is not required.
- ci. Is the source of the water being discharged a surface water supply contract? Y / N ____

If yes, provide the signed contract(s).
- cii. Identify any other source of the water _____

WORKSHEET 3.1

DISCHARGE POINT INFORMATION

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

Instructions, Page 19.

For water discharged at this location provide:

- a. The amount of water that will be discharged at this point is _____ acre-feet per year. The discharged amount should include the amount needed for use and to compensate for any losses.
- b. Water will be discharged at this point at a maximum rate of _____ cfs or _____ gpm.
- c. Name of Watercourse as shown on Official USGS maps: _____
- d. Zip Code _____
- e. Location of point: In the _____ Original Survey No. _____
Abstract No. _____, _____ County, Texas.
- f. Point is at:
Latitude _____ °N, Longitude _____ °W.
****Provide Latitude and Longitude coordinates in decimal degrees to at least six decimal places***
- g. Indicate the method used to calculate the discharge point location (examples: Handheld GPS Device, GIS, Mapping Program): _____
- h. Map submitted must clearly identify each discharge point. Does the application include required maps? (Instructions, Page. 13) Y/N ☐

WORKSHEET 4.0

ENVIRONMENTAL INFORMATION

1. Bed and Banks Applications

This information is required for bed and banks applications. **Instructions, Page 20.**

a. Submit an assessment of the adequacy of the quantity and quality of flows remaining after the proposed diversion to meet instream uses and bay and estuary freshwater inflow requirements.

b. If groundwater and/or other surface water will be discharged into a watercourse provide:

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

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

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

c. If ground water will be used, provide depth of the well _____ and the name of the aquifer from which water is withdrawn _____.

WORKSHEET 5.0

ACCOUNTING PLAN INFORMATION

The following information provides guidance on when an Accounting Plan may be required for certain applications and if so, what information should be provided. An accounting plan can either be very simple such as keeping records of gage flows, discharges, and diversions; or, more complex depending on the requests in the application. **Instructions, Page 20.**

1. Is Accounting Plan Required

Accounting Plans are generally required:

- For applications that request authorization to divert large amounts of water from a single point where multiple diversion rates, priority dates, and water rights can also divert from that point;
- For applications with complex environmental flow requirements;
- For applications with an alternate source of water where the water is conveyed and diverted; and

2. Accounting Plan Requirements

- a. A **text file** that includes:
 1. an introduction explaining the temporary water use permit authorizations;
 2. an explanation of the fields in the accounting plan spreadsheet including how they are calculated and the source of the data;
 3. for accounting plans that include diversion from an existing water right location with multiple priority dates and authorizations, a section that discusses how water is accounted for by priority date and which water is subject to a priority call by whom; and
 4. should provide a summary of all sources of water.
- b. A **spreadsheet** that includes:
 1. Basic daily data such as diversions, deliveries, compliance with any instream flow requirements, return flows discharged and diverted, and reservoir content, if applicable;
 2. Method for accounting for inflows if needed;
 3. Reporting of all water use;
 4. An accounting for all sources of water;
 5. For bed and banks applications, the accounting plan must track the discharged water from the point of delivery to the final point of diversion;
 6. Accounting for conveyance losses.

WORKSHEET 6.0

CALCULATION OF FEES

This worksheet is for calculating required application fees. Applications are not Administratively Complete until all required fees are received. **Instructions, Page 21.**

	Description	Amount (\$)
Filing Fee	10 acre-feet or less	\$100.00
	OR	
	Greater than 10 acre-feet	\$250.00
Use Fee	Multiply \$1.00 x <u>16</u> acre-feet of water (or fraction thereof)	\$16.00
Recording Fee		\$20.00
Mailed Notice	Additional notice fee to be determined once application is submitted.	
TOTAL INCLUDED		

Diversion Point #1 - Peach Creek; Montgomery County, TX
Coordinates: 30.327378, -95.227281



Diversion Point #2 - Peach Creek; Montgomery County, TX
Coordinates: 30.327378, -95.227281





Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

The Public Involvement Plan is intended to provide applicants and the agency with information about how public outreach will be accomplished for certain types of applications in certain geographical areas of the state. It is intended to apply to new activities; major changes at existing plants, facilities, and processes; and to activities which are likely to have significant interest from the public. This preliminary screening is designed to identify applications that will benefit from an initial assessment of the need for enhanced public outreach.

All applicable sections of this form should be completed and submitted with the permit or registration application. For instructions on how to complete this form, see TCEQ-20960-inst.

Section 1. Preliminary Screening

- ☐ New Permit or Registration Application
☒ New Activity – modification, registration, amendment, facility, etc. (see instructions)

If neither of the above boxes are checked, completion of the form is not required and does not need to be submitted.

Section 2. Secondary Screening

- ☐ Requires public notice,
☐ Considered to have significant public interest, and
☐ Located within any of the following geographical locations:

- Austin
- Dallas
- Fort Worth
- Houston
- San Antonio
- West Texas
- Texas Panhandle
- Along the Texas/Mexico Border
- Other geographical locations should be decided on a case-by-case basis

**If all the above boxes are not checked, a Public Involvement Plan is not necessary.
Stop after Section 2 and submit the form.**

- ☒ Public Involvement Plan not applicable to this application. Provide **brief** explanation.

Section 3. Application Information

Type of Application (check all that apply):

Air ☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V
Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire
☐ Radioactive Material Licensing ☐ Underground Injection Control

Water Quality

☐ Texas Pollutant Discharge Elimination System (TPDES)
☐ Texas Land Application Permit (TLAP)
☐ State Only Concentrated Animal Feeding Operation (CAFO)
☐ Water Treatment Plant Residuals Disposal Permit
☐ Class B Biosolids Land Application Permit
☐ Domestic Septage Land Application Registration

Water Rights New Permit

☐ New Appropriation of Water
☐ New or existing reservoir

Amendment to an Existing Water Right

☐ Add a New Appropriation of Water
☐ Add a New or Existing Reservoir
☐ Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

Section 5. Community and Demographic Information

Community information can be found using EPA's EJ Screen, U.S. Census Bureau information, or generally available demographic tools.

Information gathered in this section can assist with the determination of whether alternative language notice is necessary. Please provide the following information.

Cleveland

(City)

Liberty

(County)

7001

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

☐

City

☒

County

☐

Census Tract

- (a) Percent of people over 25 years of age who at least graduated from high school
- (b) Per capita income for population near the specified location
- (c) Percent of minority population and percent of population by race within the specified location
- (d) Percent of Linguistically Isolated Households by language within the specified location
- (e) Languages commonly spoken in area by percentage
- (f) Community and/or Stakeholder Groups
- (g) Historic public interest or involvement

Section 6. Planned Public Outreach Activities

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

☐ Yes ☐ No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

☐ Yes ☐ No

If Yes, please describe.

If you answered "yes" that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.

(c) Will you provide notice of this application in alternative languages?

☐ Yes ☐ No

Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.

If yes, how will you provide notice in alternative languages?

- ☐ Publish in alternative language newspaper
- ☐ Posted on Commissioner's Integrated Database Website
- ☐ Mailed by TCEQ's Office of the Chief Clerk
- ☐ Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

☐ Yes ☐ No

(e) If a public meeting is held, will a translator be provided if requested?

☐ Yes ☐ No

(f) Hard copies of the application will be available at the following (check all that apply):

- ☐ TCEQ Regional Office ☐ TCEQ Central Office
- ☐ Public Place (specify)

Section 7. Voluntary Submittal

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

☐ Yes ☐ No

What types of notice will be provided?

- ☐ Publish in alternative language newspaper
- ☐ Posted on Commissioner's Integrated Database Website
- ☐ Mailed by TCEQ's Office of the Chief Clerk
- ☐ Other (specify)



RESOLUTION OF THE BOARD OF MANAGERS OF
JAMES CONSTRUCTION GROUP, LLC

DATED July 1, 2025

The undersigned, being all of the members of the Board of Managers of James Construction Group, LLC, a Texas limited liability company duly formed and validly existing under the laws of the State of Texas (the "Company"), pursuant to the authority granted in the Operating Agreement of the Company, do hereby consent to the adoption of the following resolutions, and do hereby adopt such resolutions:

RESOLVED, that the resignation of Brian Beetle as President of Company be, and hereby is, accepted effective July 1, 2025.

RESOLVED, that Heath Moncrief be, and hereby is, elected as President effective July 1, 2025.

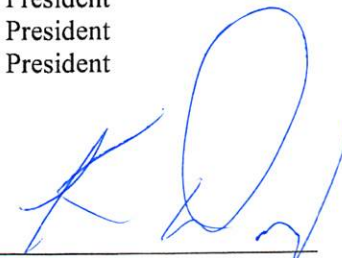
RESOLVED, that Kent Burris be, and hereby is, elected as Vice President effective July 1, 2025.

BE IT FURTHER RESOLVED that the following individuals are the approved slate of officers of James Construction Group, LLC and each is authorized and has the power to bind the Company by entering in any contract or be executing any instrument in the name of the Company, and such authority is general and not confined to specific instances, and shall continue until modified by resolution;

Heath Moncrief
Blanche Arceneaux
John M. Perisich
Kent Burris
Dave Van Dam
Mitchell Bernhard

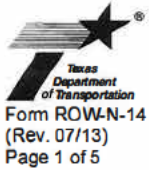
President
Chief Financial Officer – Eastern Group
Executive Vice President/Secretary
Vice President
Vice President
Vice President



John M. Perisich

Ken Dodgen

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



DEED

TxDOT ROW CSJ: 0338-06-013

TxDOT Parcel No.: 600

Grantor(s), whether one or more:

Peach Creek RV Resort, LLC

Grantor's Mailing Address (including county):

Peach Creek RV Resort, LLC
4771 Sweetwater Blvd, Ste. 188
Sugar Land, Texas 77479
Fort Bend County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

State of Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
Travis County

20-0395



141

Consideration:

The sum of FIVE THOUSAND SEVEN HUNDRED SEVENTY-THREE AND NO/100 DOLLARS (\$5,773.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in San Jacinto County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of San Jacinto County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: None

Grantor covenants and agrees to remove the Retained Improvements from the Property by 30 days after the close of escrow, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

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

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

BY:

Janet Love

Printed
Name:

Janet Love

Title:

Managing Members

(if Grantor is an entity other than an individual person)

Date:

Corporate Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on March 9th, 2021 by Janet Love, Managing Member of Peach Creek RV Resort, LLC, , on behalf of said entity.



[Signature]
Notary Public's Signature

20211628

8346

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

BY: _____

Printed
Name: _____

Brad Davis

Title: _____

Managing Member
(if Grantor is an entity other than an individual person)

Date: _____

Corporate Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on March 9th, 2021 by Brad Davis , Managing Member of Peach Creek RV Resort, LLC, , on behalf of said entity.



Notary Public's Signature

October, 2019
Parcel 600
Page 1 of 6

EXHIBIT A

County: San Jacinto
Highway: SH 105
Limits: Montgomery County Line to Montgomery County Line
RCSJ: 0338-06-013

Property Description for Parcel 600

Being a 0.1473 acre (6,414 square feet) parcel of land situated in the Richard E. Pace Survey, Abstract No. 245, San Jacinto County, Texas; said 0.1473 acre parcel of land being out of a calculated 10.1323 acre of a called 9.9329 acre tract of land described in a deed executed on May 29, 2013, from Lori J. Key to Peach Creek RV Resort, LLC, recorded in File No. 2013003090 of the Official Public Records of San Jacinto County (O.P.R.S.J.C.); said 0.1473 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch iron rod (bent) found at the intersection of the existing south right-of-way line of State Highway (SH) 105 (width varies per Volume 36, Page 246 of the Deed Records of San Jacinto County [D.R.S.J.C.]) and the existing west right-of-way line of Magnolia Road (40 feet wide per Volume 77, Page 455, D.R.S.J.C.) for the northeast corner of Lot 2 of Peach Creek Valley, Section 1, recorded in Volume 77, Page 455, D.R.S.J.C. and the northeast corner of a certain tract of land described in a deed executed on March 1, 2012 to Charis Hurt, recorded in File No. 2012001293, O.P.R.S.J.C.;

THENCE, North 88°13'01" West, along the existing south right-of-way line of said SH 105 and the north boundary line of said Lot 2 and said Charis Hurt tract, at a distance of 22.77 feet passing a point (from which a found Type I Monument bears North 01°46'59" East, 2.26 feet), at a distance of 140.60 feet passing a point for the northwest corner of said Lot 2 and said Charis Hurt tract and the northeast corner of said 10.1323 acre tract, at a distance of 157.07 feet passing a point (from which a found one-inch iron pipe bears South 01°46'59" West, 1.04 feet), continuing for a total distance of 326.33 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of SH 105 for the northeast corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 10,119,885.49, E= 3,908,366.75; said point being 71.83 feet right from the proposed SH 105 baseline station 759+48.71;**

- 1) **THENCE**, South 01°48'30" West, along the proposed south right-of-way line of said SH 105, a distance of 18.17 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the proposed south right-of-way line of said SH 105 and the most easterly southeast corner of the herein described parcel;**

October, 2019
Parcel 600
Page 2 of 6

EXHIBIT A

- 2) **THENCE**, North 88°11'30" West, continuing along the proposed south right-of-way line of said SH 105, a distance of 198.35 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the proposed south right-of-way line of said SH 105;**
- 3) **THENCE**, South 82°20'46" West, continuing along the proposed south right-of-way line of said SH 105, a distance of 286.12 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the proposed south right-of-way line of said SH 105 and the most southerly southeast corner of the herein described parcel;**
- 4) **THENCE**, North 88°13'01" West, continuing along the proposed south right-of-way line of said SH 105, a distance of 12.96 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point (from which a found Type I Monument bears North 76°47'48" East, 4.16 feet) in the existing south right-of-way line of said SH 105 and the north boundary line of said 10.1323 acre tract for the southwest corner of the herein described parcel;
- 5) **THENCE**, North 79°33'29" East, along the existing south right-of-way line of said SH 105 and the north boundary line of said 10.1323 acre tract, a distance of 306.96 feet to an angle point (from which a found 1/2-inch iron rod bears North 75°19'06" East, 4.26 feet) in the existing south right-of-way line of said SH 105 and the north boundary line of said 10.1323 acre tract for the northwest corner of the herein described parcel;
- 6) **THENCE**, South 88°13'01" East, continuing along the existing south right-of-way line of said SH 105 and the north boundary line of said 10.1323 acre tract, a distance of 193.57 feet to the **POINT OF BEGINNING** and containing a 0.1473 acre (6,414 square feet) parcel of land.

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 1993 (1996 Adjustment). All distances and coordinates shown are in surface and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00003. Unit of Measure: U.S. Survey Feet.

TxDOT monuments H20010025 and H20010029 were held for horizontal control as published by Vickrey & Associates, Inc. in December, 2016 and recovered by Landtech, Inc. in November, 2018. Horizontal Survey Method: Static GPS and Base Station (RTK).

October, 2019
Parcel 600
Page 3 of 6

EXHIBIT A

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in April, 2019.

Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: October, 2019

Edward J. Soukup II 10-24-2019

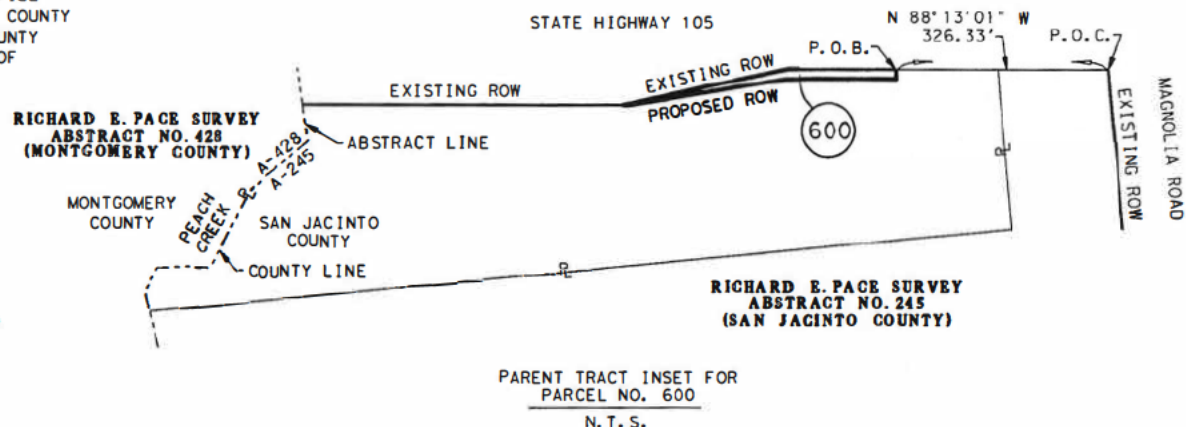
Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455



Landtech, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068
TBPLS Firm No. 10019100

LEGEND

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- O.P.R.S.J.C. - OFFICIAL PUBLIC RECORDS
SAN JACINTO COUNTY
- O.P.R.R.P.M.C. - OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY MONTGOMERY COUNTY
- M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
- D.R.S.J.C. - DEED RECORDS SAN JACINTO COUNTY
- D.R.M.C. - DEED RECORDS MONTGOMERY COUNTY
- O.P.R.M.C. - OFFICIAL PUBLIC RECORDS OF
MONTGOMERY COUNTY
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING LINE
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- I.R. - IRON ROD
- I.P. - IRON PIPE
- SET 5/8" IR. W/TXDOT ALUM CAP
(UNLESS OTHERWISE NOTED)
- FOUND 5/8" IR. W/TXDOT ALUM CAP
- SET (AS INDICATED)
- ◎ FOUND PROPERTY CORNER (AS DESCRIBED)



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83), 1993 (1996 ADJUSTMENT). ALL DISTANCES AND COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00003. UNIT OF MEASURE: U.S. SURVEY FEET.
2. TXDOT MONUMENTS H20010025 AND H20010029 WERE HELD FOR HORIZONTAL CONTROL AS PUBLISHED BY VICKREY & ASSOCIATES, INC. IN DECEMBER, 2016 AND RECOVERED BY LANDTECH, INC. IN NOVEMBER, 2018. HORIZONTAL SURVEY METHOD: STATIC GPS AND BASE STATION (RTK).
3. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ABSTRACTING WAS COMPLETED IN APRIL, 2019.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

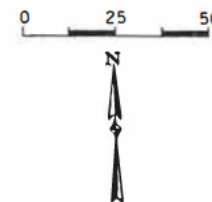
Edward J. Soukup II
10-24-2019
EDWARD J. SOUKUP II DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
10.1323 (CALC.)	0.1473 6,414		9.9850
LANDTECH 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100			
PARCEL PLAT SHOWING PARCEL 600			
STATE HIGHWAY 105 SAN JACINTO COUNTY R.C.S.J. NO. 0338-06-013 OCTOBER, 2019			
PAGE 4 OF 6		SCALE: N.T.S.	

20211628

8350

RICHARD E. PACE SURVEY
ABSTRACT NO. 245



STATE HIGHWAY 105
(WIDTH VARIES)

PROPOSED BASELINE SH 105 S 88°11'30" E 5,212.20'

755+00

STATE OF TEXAS
VOL. 36, PG. 246, D.R. S. J. C.

FND. 1/2" I.R. BEARS
N 75°19'06" E, 4.26' S 88°13'01" E 193.57'

EXISTING ROW

PROPOSED ROW

N 79°33'29" E 306.96'
S 82°20'46" W 286.12'

600

N 88°11'30" W 198.35'
STA. 757+50.36
OFF. 90.00' RT

FND. TYPE I MON. BEARS
N 76°47'48" E, 4.16'

** STA. 754+68.13
OFF. 137.04' RT
N 88°13'01" W 12.96'

STA. 754+55.17
OFF. 137.04' RT

PEACH CREEK RV RESORT, LLC
10.1323 ACRES (CALCULATED)
CALLED 9.9329 ACRES
FILE NO. 2013003090
O.P.R. S. J. C.
EXECUTED: MAY 29, 2013

MATCH LINE SEE PAGE 6

LANDTECH

2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TXPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 600

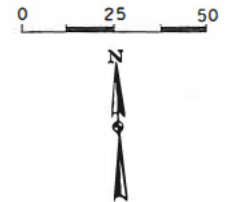
STATE HIGHWAY 105
SAN JACINTO COUNTY
R.C.S.J. NO. 0338-06-013
OCTOBER, 2019

PAGE 5 OF 6 SCALE: 1"=50'

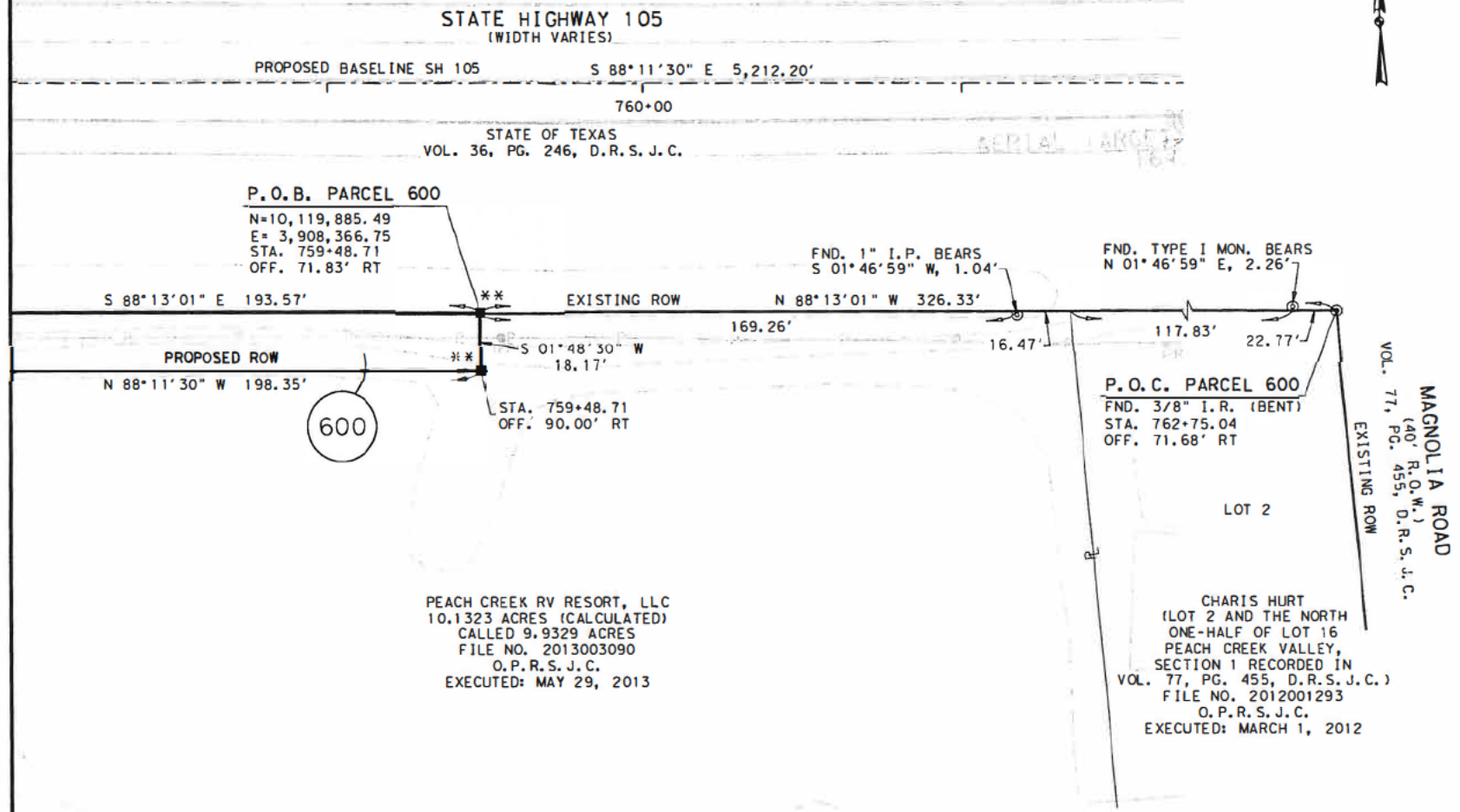
20211628

0351

RICHARD E. PACE SURVEY
ABSTRACT NO. 245



MATCH LINE SEE PAGE 5



LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TXPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 600

STATE HIGHWAY 105
SAN JACINTO COUNTY
R.C.S. J. NO. 0338-06-013
OCTOBER, 2019

PAGE 6 OF 6 SCALE: 1"=50'

20211628

20211628

Filed for Record in:
San Jacinto County

On: Mar 10, 2021 at 03:09P

As a
Recording

Document Number: 20211628

Amount 61.00

Receipt Number - 43877

By:
Abner Shears

STATE OF TEXAS

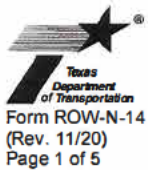
COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Mar 10, 2021

Dawn Wright, County Clerk
San Jacinto County, Texas

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



20212683

13968

DEED

TxDOT ROW CSJ: 0338-06-013

TxDOT Parcel ID: 601

Grantor(s), whether one or more:

Amy Youngblood Gilbert and Alexa Youngblood Burchfield

Grantor's Mailing Address (including county):

Amy Youngblood Gilbert
97 CR 3180
Cleveland, Texas 77328-8581
Liberty County

Alexa Youngblood Burchfield
26207 Lake Drive
Splendora, Texas 77327
Montgomery County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

20-0396

20212683

13969

Grantee's Mailing Address (including county):

State of Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
Travis County

Consideration:

The sum of TWO THOUSAND ONE HUNDRED THIRTY AND NO/100 DOLLARS (\$2,130.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in San Jacinto County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of San Jacinto County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: None

Grantor covenants and agrees to remove the Retained Improvements from the Property by 30 days after the close of escrow, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

20212683

13970

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

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

20212683

13971

GRANTOR:

BY:

Printed

Name:

Title:

Date:

Alexa Youngblood Burchfield

owner
(if Grantor is an entity other than an individual person)

12/23/20

Acknowledgment

State of Texas

County of San Jacinto

This instrument was acknowledged before me on 12-23-20

by Alexa Youngblood Burchfield. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature



AFTER RECORDING, RETURN TO:
Overland, Pacific & Cutler, LLC
2305 Mustang Drive, Suite 100
Grapevine, Texas 76051

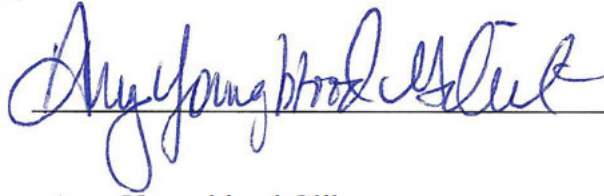
20212683

EXECUTED on the date(s) of acknowledgment indicated below.

13972

GRANTOR:

BY:



Printed
Name:

Amy Youngblood Gilbert

Title:

Owner

(if Grantor is an entity other than an individual person)

Date:

1/5/2021

Acknowledgment

State of Texas

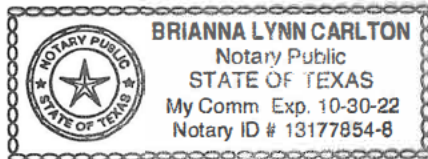
County of ~~San Jacinto~~ ^{EC}
Tarrant

This instrument was acknowledged before me on January 5th, 2021

_____ by Amy Youngblood Gilbert. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.




Notary Public's Signature

October, 2019

Parcel 601

Page 1 of 6

EXHIBIT A

County: San Jacinto
Highway: SH 105
Limits: Montgomery County Line to Montgomery County Line
RCSJ: 0338-06-013

Property Description for Parcel 601

Being a 0.0815 acre (3,550 square feet) parcel of land situated in the Richard E. Pace Survey, Abstract No. 245, San Jacinto County, Texas; said 0.0815 acre parcel of land being out of a calculated 25.561 acre residue of a called 28.079 acre tract of land described in a deed executed on July 7, 2008, from Mary Anaise Youngblood to Amy Youngblood Gilbert and Alexa Youngblood Alexander, recorded in File No. 20084484 of the Official Public Records of San Jacinto County (O.P.R.S.J.C.); said 0.0815 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a point (from which a found 1/2-inch iron rod with cap bears North 12°30'57" West, 1.23 feet) in the existing north right-of-way line of State Highway (SH) 105 (width varies per Volume 36, Page 246 of the Deed Records of San Jacinto County [D.R.S.J.C.]) for the southwest corner of a called 2.556 acre tract of land described in a deed executed on April 23, 2004 to Corban S. Gilbert and wife, Amy Youngblood Gilbert, recorded in File No. 20042773, O.P.R.S.J.C. and the interior southeast corner of said 25.561 acre residue tract;

THENCE, North 88°13'01" West, along the existing north right-of-way line of said SH 105 and the south boundary line of said 25.561 acre residue tract, a distance of 40.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of SH 105 for the southeast corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 10,120,035.42, E= 3,908,371.49; said point being 78.17 feet left from the proposed SH 105 baseline station 759+48.71;**

- 1) **THENCE**, North 88°13'01" West, continuing along the existing north right-of-way line of said SH 105 and the south boundary line of said 25.561 acre residue tract, a distance of 193.64 feet to an angle point (from which a found 1/2-inch iron rod bears North 74°05'09" East, 4.18 feet) in the existing north right-of-way line of said SH 105 and the south boundary line of said 25.561 acre residue tract for the southwest corner of the herein described parcel;

October, 2019
Parcel 601
Page 2 of 6

EXHIBIT A

- 2) **THENCE**, North 75°59'31" West, continuing along the existing north right-of-way line of said SH 105 and the south boundary line of said 25.561 acre residue tract, a distance of 229.79 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of SH 105 for the northwest corner of the herein described parcel;**
- 3) **THENCE**, South 78°43'45" East, along the proposed north right-of-way line of said SH 105, a distance of 222.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the proposed north right-of-way line of said SH 105;**
- 4) **THENCE**, South 88°11'30" East, continuing along the proposed north right-of-way line of said SH 105, a distance of 198.35 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point of the proposed north right-of-way line of said SH 105 and the northeast corner of the herein described parcel;**
- 5) **THENCE**, South 01°48'30" West, continuing along the proposed north right-of-way line of said SH 105, a distance of 11.83 feet to the **POINT OF BEGINNING** and containing a 0.0815 acre (3,550 square feet) parcel of land.

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 1993 (1996 Adjustment). All distances and coordinates shown are in surface and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00003. Unit of Measure: U.S. Survey Feet.

TxDOT monuments H20010025 and H20010029 were held for horizontal control as published by Vickrey & Associates, Inc. in December, 2016 and recovered by Landtech, Inc. in November, 2018. Horizontal Survey Method: Static GPS and Base Station (RTK).

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in April, 2019.

Access will be permitted to the remainder property abutting the highway facility.

October, 2019

Parcel 601

Page 3 of 6

EXHIBIT A

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: October, 2019

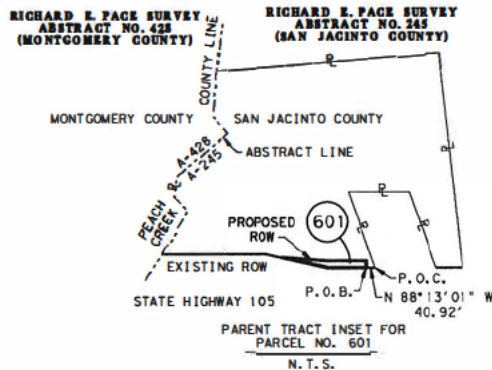
Edward J. Senkay II 10-24-2019

Edward J. Soukup II
Registered Professional Land Surveyor
Texas Registration No. 5455



LEGEND

- _____ PROPOSED R.O.W. LINE
 _____ EXISTING R.O.W. LINE
 _____ PROPERTY LINE
 - - - - - SURVEY LINE
 - x - x - FENCE LINE
 O.P.R.S.J.C. - OFFICIAL PUBLIC RECORDS
 SAN JACINTO COUNTY
 O.P.R.R.P.M.C. - OFFICIAL PUBLIC RECORDS OF REAL
 PROPERTY MONTGOMERY COUNTY
 M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
 D.R.S.J.C. - DEED RECORDS SAN JACINTO COUNTY
 D.R.M.C. - DEED RECORDS MONTGOMERY COUNTY
 O.P.R.M.C. - OFFICIAL PUBLIC RECORDS OF
 MONTGOMERY COUNTY
 U.E. - UTILITY EASEMENT
 B.L. - BUILDING LINE
 A.E. - AERIAL EASEMENT
 D.E. - DRAINAGE EASEMENT
 I.R. - IRON ROD
 I.P. - IRON PIPE
 ■ SET 5/8" IR. W/TXDOT ALUM CAP
 (UNLESS OTHERWISE NOTED)
 □ FOUND 5/8" IR. W/TXDOT ALUM CAP
 ● SET (AS INDICATED)
 ⊙ FOUND PROPERTY CORNER (AS DESCRIBED)



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83), 1993 (1996 ADJUSTMENT). ALL DISTANCES AND COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00003. UNIT OF MEASURE: U.S. SURVEY FEET.
- TXDOT MONUMENTS H20010025 AND H20010029 WERE HELD FOR HORIZONTAL CONTROL AS PUBLISHED BY VICKREY & ASSOCIATES, INC. IN DECEMBER, 2016 AND RECOVERED BY LANDTECH, INC. IN NOVEMBER, 2018. HORIZONTAL SURVEY METHOD: STATIC GPS AND BASE STATION (RTK).
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ABSTRACTING WAS COMPLETED IN APRIL, 2019.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

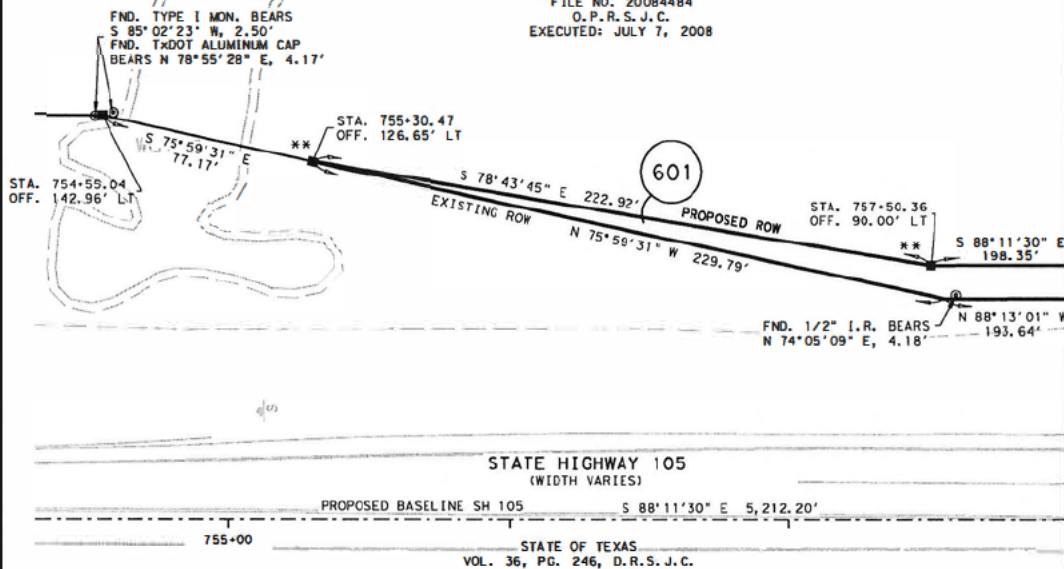
Edward J. Soukup II
10-24-2019
EDWARD J. SOUKUP II DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
25.561 (CALC.)	0.0815 3,550	25.479	
LANDTECH			
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100			
PARCEL PLAT			
SHOWING			
PARCEL 601			
STATE HIGHWAY 105 SAN JACINTO COUNTY R.C.S.J. NO. 0338-06-013 OCTOBER, 2019			
PAGE 4 OF 6		SCALE: N.T.S.	

RICHARD E. PACE SURVEY ABSTRACT NO. 245

AMY YOUNGBLOOD GILBERT AND
ALEXA YOUNGBLOOD ALEXANDER
25.561 ACRES (CALCULATED)
RESIDUE OF CALLED 28.079 ACRES
FILE NO. 20084484
O.P.R.S.J.C.
EXECUTED: JULY 7, 2008

0 25 50



LANDTECH

2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TXPLS-10019100

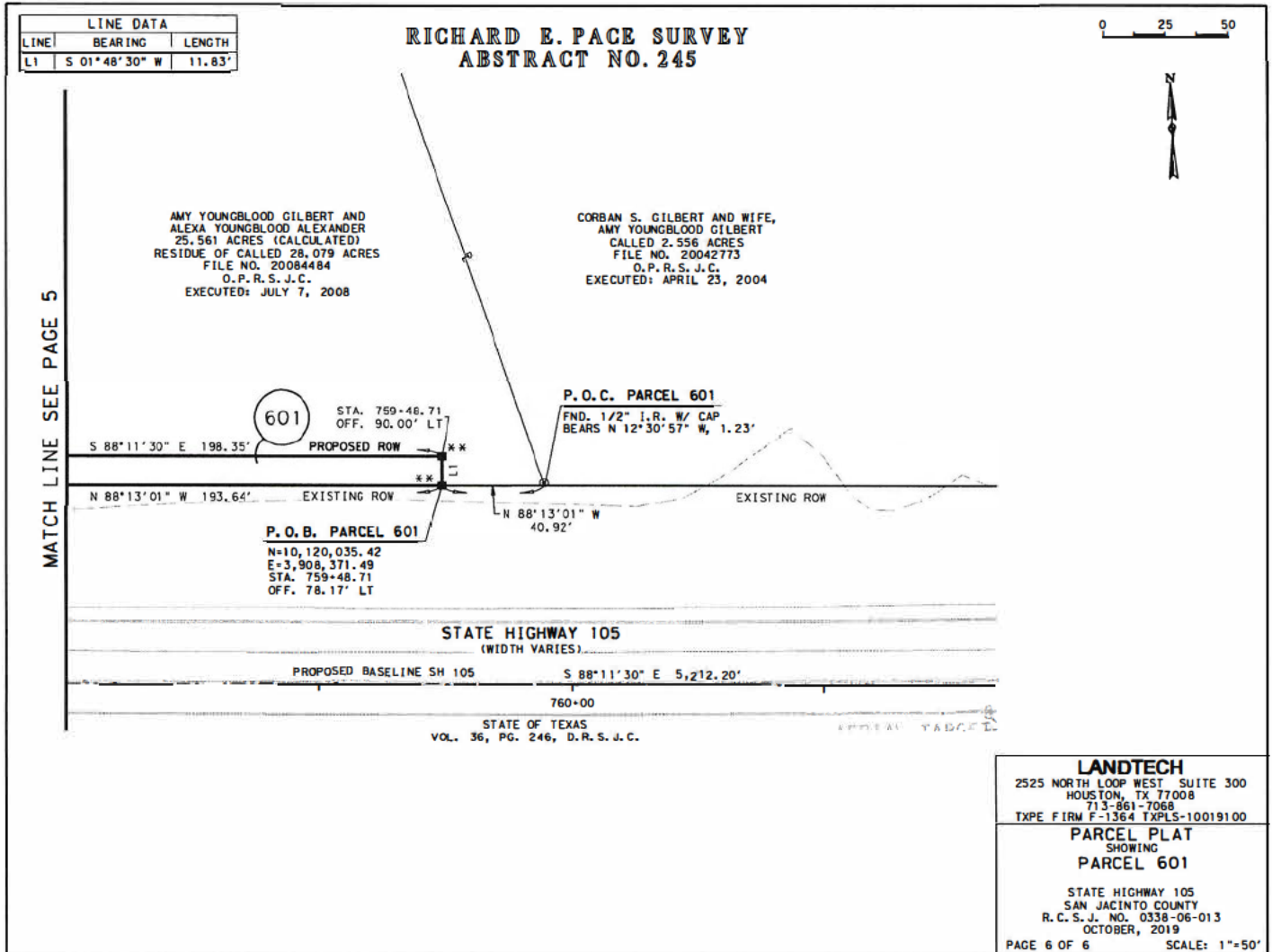
PARCEL PLAT SHOWING PARCEL 601

STATE HIGHWAY 105
SAN JACINTO COUNTY
R.C.S.J. NO. 0338-06-013
OCTOBER, 2019

PAGE 5 OF 6 SCALE: 1"=50'

20212683

13978



20212683

13979

Filed for Record in:
San Jacinto County

On: Apr 16, 2021 at 03:01P

As a
Recordings

Document Number: 20212683

Amount 61.00

Receipt Number - 44787

By,
Abner Shears

STATE OF TEXAS
COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Apr 16, 2021

Dawn Wright, County Clerk
San Jacinto County, Texas