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TEXAS WATER COMMISSION

3860

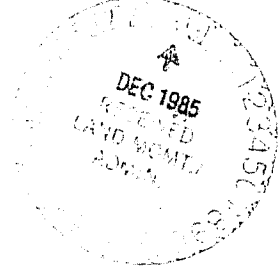


Paul Hopkins, Chairman
Ralph Roming, Commissioner
John O. Houchins, Commissioner

Larry R. Soward, Executive Director
Mary Ann Hefner, Chief Clerk
James K. Rourke, Jr., General Counsel

December 18, 1985

Cypress Mill Joint Venture
6300 La Calma
Austin, Texas 78752



Dear Sirs:

Re: Cypress Mill Sections I, II, and III,
Request for Water Pollution Abatement Plan Approval;
31 Texas Administrative Code (TAC) Section 331.103

We have completed our review of the water pollution abatement plan submitted to the District 14 Office by Carlson & Dippel, Inc. on November 1, 1985. As outlined in the application, the proposed development consists of three mixed use subdivisions to be used as follows:

Cypress Mill I

146.8629 acres divided into 489 lots:

- 458 Single family lots
- 1 Multi-family lot (9.6 acres) 22 units/acre
- 22 Duplex lots (4.68 acres)
- 1 Retail lot (7.15 acres)
- 1 Commercial lot (8.98 acres)
- 6 Drainage easements and open space (9.21 acres)

Cypress Mill II

61.238 acres divided into 211 lots:

- 206 Single family lots
- 5 Drainage easements and open space (7.649 acres)

Cypress Mill III

99.32 acres divided into 255 lots:

- 163 Single family lots
- 73 Duplex lots
- 14 Fourplex lots
- 1 Multi-family lot (23.19 acres) 22 units/acre
- 3 Commercial lots (7.87 acres)
- 1 Drainage easement and open space (7.9 acres)

Wastewater generated by this development will be treated at the Cedar Park wastewater treatment plant, which is now under construction.

The plan for this development has been reviewed for compliance with 31 TAC Section 331.103 which sets forth the required pollution abatement activities for development located on the recharge zone of the Edwards Aquifer in Williamson County. The

OFFICIAL RECORDS

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proposed pollution abatement activities are in general agreement with 31 TAC Section 331.103 and approval for this phase of the development is hereby granted with the following conditions:

1. A sinkhole/fracture was found in Cypress Mill I by District 14 staff during the site inspection in the area designated for multi-family use to the west of Cypress Mill Boulevard and north of Luray Drive. At this time, the specific land use (parking lot, building, green space) at the fracture location is unclear. The developer or his agent shall notify the District 14 Office of the specific use, when known, so that it can be determined what pollution abatement measures will be required.
2. If any solution openings (such as caves or pipes) or additional sinkholes or fractures are discovered on the site during excavation or blasting, the developer or his agent shall immediately notify the District 14 Office.
3. The existing water well located in Cypress Mill III shall be plugged by removing all the removable casing from the well and filling the entire well with cement or a combination of cement and heavy mud to the land surface.

During the course of the development of this property, the developer shall comply with all applicable provisions of 31 TAC Section 331.103. Additionally, Cypress Mill Joint Venture shall remain responsible for the aforementioned provisions until such responsibility is legally transferred to another entity or person.

Please be reminded that 31 TAC Section 331.103 (e) requires you to: (1) record in the County deed records that this property is subject to the approved water pollution abatement plan; (2) submit to the Executive Director proof of this recordation of notice no less than ten days prior to commencing construction, and (3) prior to beginning construction, notify the District 14 Office when the construction will commence. Any substantial modification, as outlined in 31 TAC Section 331.103 (f), to this approved water pollution abatement plan must be reported to the District 14 Office and approved by the Executive Director. Also, 31 TAC Section 331.103 (g) requires that, during construction, you submit quarterly progress reports on the status of construction to the District 14 Office.

If further information is needed, please contact either Mr. John Young at (512) 463-7803 or Ms. Cathy Stallings at (512) 463-8414 in Austin.

Sincerely yours,

Larry R. Soward

Larry R. Soward
Executive Director

ccs: Carlson & Dippel, Inc.
Tye Collins & Associates
City of Cedar Park
County of Williamson
Texas Water Commission District 14 Office

On the 23rd Day of January
1986.

Jill S. Madden
NOTARY PUBLIC
TRAVIS COUNTY
STATE OF TEXAS

JILL S. MADDEN
My Commission Expires
June 4, 1986

1305-642

EXHIBIT "A"

TYE F. COLLINS & ASSOCIATES

CONSULTING ENGINEERS

8305 SHOAL CREEK BOULEVARD

AUSTIN, TEXAS 78758

512-458-1367

FIELD NOTES FOR A 146.87 ACRE TRACT OF LAND OUT OF THE RACHAEL SAUL SURVEY NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CYPRESS MILL JOINT VENTURE BY DEEDS RECORDED IN VOLUME 1118, PAGE 586; VOLUME 1118, PAGE 66; VOLUME 1045, PAGE 832; VOLUME 922, PAGE 771; VOLUME 934, PAGE 435; VOLUME 546; AND VOLUME 1080, PAGE 946, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND AS CONVEYED TO HOMER D. REED AND LUTHER E. SMITH BY DEED RECORDED IN VOLUME 862, PAGE 386; AND VOLUME 862, PAGE 400, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE 0.447 ACRE TRACT CONVEYED TO THE UNITED STATES OF AMERICA FEDERAL AVIATION ADMINISTRATION BY DEED RECORDED IN VOLUME 789, PAGE 204 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID 146.87 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST WESTERLY CORNER OF SAID CYPRESS MILL JOINT VENTURE TRACT RECORDED IN VOLUME 922, PAGE 771 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF HEREIN DESCRIBED TRACT THE FOLLOWING THIRTY-ONE (31) COURSES:

- 1) N38° 18' 29"E, a distance of 698.57 feet to a concrete monument set;
- 2) N19° 53' 12"W, a distance of 482.73 feet to an iron stake found;
- 3) S70° 04' 28"W, a distance of 372.06 feet to a concrete monument found;
- 4) N19° 43' 00"W, a distance of 492.00 feet to a concrete monument found;
- 5) S70° 04' 57"W, a distance of 350.00 feet to an iron stake found;
- 6) S69° 54' 55"W, a distance of 100.18 feet to an iron stake found;
- 7) S19° 43' 13"E, a distance of 492.02 feet to a concrete monument set;
- 8) S69° 53' 54"W, a distance of 525.15 feet to a concrete monument set;
- 9) N20° 19' 03"W, a distance of 1101.31 feet to an iron stake found;
- 10) S69° 57' 50"W, a distance of 155.17 feet to a concrete monument set;
- 11) N19° 04' 45"W, a distance of 1079.52 feet to a concrete monument set;
- 12) N71° 04' 49"E, a distance of 780.09 feet to an iron stake found;
- 13) N70° 50' 11"E, a distance of 360.61 feet to an iron stake found;
- 14) N70° 32' 14"E, a distance of 668.49 feet to a concrete monument set;
- 15) S19° 43' 49"E, a distance of 2154.74 feet to an iron stake found;
- 16) N70° 38' 39"E, a distance of 246.39 feet to an iron stake found;
- 17) N70° 04' 24"E, a distance of 221.06 feet to an iron stake found;
- 18) N70° 06' 45"E, a distance of 656.93 feet to a concrete monument found;
- 19) S18° 55' 06"E, a distance of 642.31 feet to a concrete monument found;
- 20) S19° 19' 40"E, a distance of 34.20 feet to an iron stake found;
- 21) N70° 05' 16"E, a distance of 384.40 feet to an iron stake found;
- 22) S19° 07' 40"E, a distance of 228.01 feet to an iron stake set;
- 23) S19° 07' 40"E, a distance of 1886.01 feet to an iron stake found;
- 24) S69° 49' 31"W, a distance of 365.16 feet to a concrete monument set;
- 25) S69° 42' 05"W, a distance of 119.97 feet to an iron stake set;

TYE F. COLLINS & ASSOCIATES
CONSULTING ENGINEERS

8305 SHOAL CREEK BOULEVARD


AUSTIN, TEXAS 78758

512-458-1367

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- 26) S69° 40' 34"W, a distance of 300.14 feet to an iron stake found;
- 27) N19° 06' 05"W, a distance of 2046.53 feet to a concrete monument set;
- 28) S64° 56' 17"W, a distance of 1268.51 feet to a concrete monument set;
- 29) S41° 26' 45"W, a distance of 213.65 feet to an iron stake found;
- 30) N73° 57' 31"W, a distance of 33.37 feet to an iron stake found;
- 31) N74° 18' 06"W, a distance of 166.98 feet to the POINT OF BEGINNING and containing approximately 147.3135 acres of land, save and except the 0.447 acre tract conveyed to the United States of America Federal Aviation Administration by deed recorded in Volume 789, Page 204, of the Williamson County, Texas Deed Records.

Surveyed on the ground and field notes prepared by Tye F. Collins & Associates, 8305 Shoal Creek Boulevard, Austin, Texas 78758.


TYROS F. COLLINS
REGISTERED PUBLIC SURVEYOR

DATE January 3, 1986

1305 644

EXHIBIT A

FIELD NOTES FOR A 60.795 ACRE TRACT

FIELD NOTES describing a 60.795 acre tract of land in the Rachel Saul Survey, Abstract No. 551, in Williamson County, Texas, said tract being all of a 60 acre tract of land conveyed to Aubrey Jackson by deed recorded in Volume 591, Page 566, of the Deed Records of Williamson County, Texas, and all of Lot 8, Block A, in Shenandoah Section Two, as recorded in Cabinet B, Slides 185-188 of the Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the North line of said Rachel Saul Survey, A-551, said line also being the South line of the Richard Duty Survey, Abstract No. 183, for the Northwest corner of the above mentioned 60 acre tract and the Northwest corner of this tract.

THENCE N 73° 23' 07" E with the occupied North line of the said 60 acre tract 397.82 feet to an iron pin found for an angle point.

THENCE N 72° 31' 17" E 443.98 feet to an iron pin found on the occupied North line of the said 60 acre tract for an angle point.

THENCE N 69° 31' 49" E 168.92 feet to an iron pin found for an angle point.

THENCE N 72° 21' 02" E 194.70 feet to an iron pin found in the occupied Northeast corner of the said 60 acre tract for the Northeast corner of this tract.

THENCE S 17° 57' 27" E 2148.83 feet to an iron pin found in the occupied Southeast corner of the said 60 acre tract for the Southeast corner of this tract.

THENCE S 71° 52' 35" W with the occupied South line of the said 60 acre tract 573.79 feet to an iron pin set for an angle point.

THENCE S 71° 49' 36" W 172.57 feet to an iron pin set in the Northeast corner of said Lot 8 for an interior corner of this tract.

THENCE S 18° 01' 42" E 218.87 feet to an iron pin set on the North line of Shenandoah Drive for the Southeast corner of said Lot 8.

THENCE S 72° 17' 24" W with the said North line of Shenandoah Drive 230.40 feet to an iron pin found in the Southwest corner of said Lot 8 for a corner of this tract.

THENCE N 18° 02' 29" W 217.01 feet to an iron pin set on the South line of the said 60 acre tract, in the Northwest corner of said Lot 8 for an interior corner of this tract.

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THENCE S 71° 49' 36" W 235.39 feet to an iron pipe found in the Southwest corner of the said 60 acre tract for the Southwest corner of this tract.
THENCE N 17° 46' 13" W 2159.59 feet to the POINT OF BEGINNING containing 60.795 acres of land more or less.

I, Timothy E. Haynie, A REGISTERED PUBLIC SURVEYOR, do hereby certify that these field notes accurately represent the results of an on-the-ground survey made under my direction and supervision on the 8th day of April, 1985. All corners located are as shown. The property described herein is correct and has no visible discrepancies, protrusions, encroachments, easements, conflicts in boundary, overlapping of improvements, roads in place, nor shortages in area except as shown. This tract has access to and from a dedicated roadway.

HAYNIE KALLMAN AND GRAY, INC.



Timothy E. Haynie
Timothy E. Haynie,
Registered Public Surveyor No. 2380

11-11-85
Date
Job No. 863-664

1305-646

FIELD NOTES FOR 98.405 ACRES

Field notes for a 98.405 acre tract of land in the Rachel Saul Survey, Abstract No. 551, in Williamson County, Texas, being all of a 98.38 acre tract of land conveyed to Reed & Smith Properties by deed recorded in Volume 863, Page 565 of the Deed Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found in the Southwest corner of the said 98.38 acre tract and being the Southeast corner of an 80.5 acre tract of land conveyed to G. M. Hatfield Jr. by deed recorded in Volume 3262 Page 1971 of the Deed Records of Travis County, Texas, said pipe being the Southwest corner of this tract.

THENCE N 25° 53' 10" W with the occupied East line of the said 80.5 acre tract, said line being the line of a Boundary Line Agreement recorded in Volume 718 Page 388 of the Deed Records of Williamson County, Texas, 609.07 feet to an iron pin found for an angle point.

THENCE N 26° 35' 52" W 1433.60 feet to an iron pin set on the South line of Cypress Creek Road for the Northwest corner of this tract, from which iron pin an iron pipe found in the Northeast corner of the said 80.5 acre tract bears N 26° 30' 56" W 11.01 feet.

THENCE with the South line of Cypress Creek Road for the following six (6) courses:

- (1) N 71° 30' 08" E 1582.21 feet to an iron pin found for an angle point.
- (2) N 74° 56' 34" E 42.57 feet to an iron pin found for an angle point.
- (3) N 80° 56' 52" E 571.32 feet to an iron pin found for an angle point.
- (4) N 75° 46' 18" E 71.36 feet to an iron pin found for an angle point.
- (5) N 53° 51' 24" E 62.99 feet to an iron pin found for an angle point.
- (6) N 26° 24' 12" E 138.30 feet to an iron pipe found in the intersection of the South line of Cypress Creek Road and the South line of an old County Road for a corner of this tract.

THENCE N 70° 57' 00" E with the South line of the above mentioned old County Road, 904.36 feet to an iron pin found in the Northeast corner of the said 98.38 acre tract for the Northwest corner of an 161.51 acre tract of land conveyed to Pringle Real Estate by deed recorded in Volume 546 Page 223 of the Deed Records of Williamson County, Texas and the Northeast corner of this tract.

THENCE with the occupied West line of the above mentioned 161.51 acre tract of land for the following four (4) courses:

- (1) S 19° 32' 47" E 508.57 feet to an iron pin found for an angle point.
- (2) S 22° 13' 22" W 698.65 feet to an iron pin found for an angle point.
- (3) S 71° 34' 11" W 1547.77 feet to a 5/8" iron bolt found for an interior corner of this tract.
- (4) S 18° 18' 28" E 1029.56 feet to an iron pin found for the Southeast corner of this tract.

VDI 1305 647

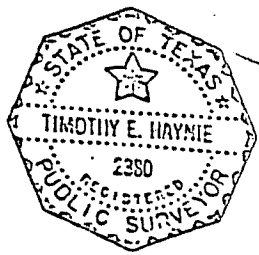
THENCE S 72° 14' 55" W at 339.49 feet cross the North property line of Lot 11 in Block X of Anderson Mill West Section Six, a proposed subdivision in Williamson County, Texas, and continue for a total of 399.06 feet to a 60d nail found in the base of a twelve (12) inch cedar tree for an angle point.

THENCE S 72° 25' 37" W 233.02 feet to an iron pin found in an angle point on the North line of Lot 6 in the said Block X for an angle point.

THENCE S 72° 47' 50" W at 371.38 feet pass an iron pin found in the Northwest corner of Lot 1 in the said Block X and continue for a total of 411.52 feet to the POINT OF BEGINNING containing 98.405 acres of land more or less.

I, Timothy E. Haynie, A REGISTERED PUBLIC SURVEYOR, do hereby certify that these field notes accurately represent the results of an on-the-ground survey made under my direction and supervision on the 29th day of June, 1985. All corners located are as shown. The property described herein is correct and has no visible discrepancies protrusions, encroachments, easements, conflicts in boundary, overlapping of improvements, roads in place, nor shortages in area except as shown. This tract has access to and from a dedicated roadway.

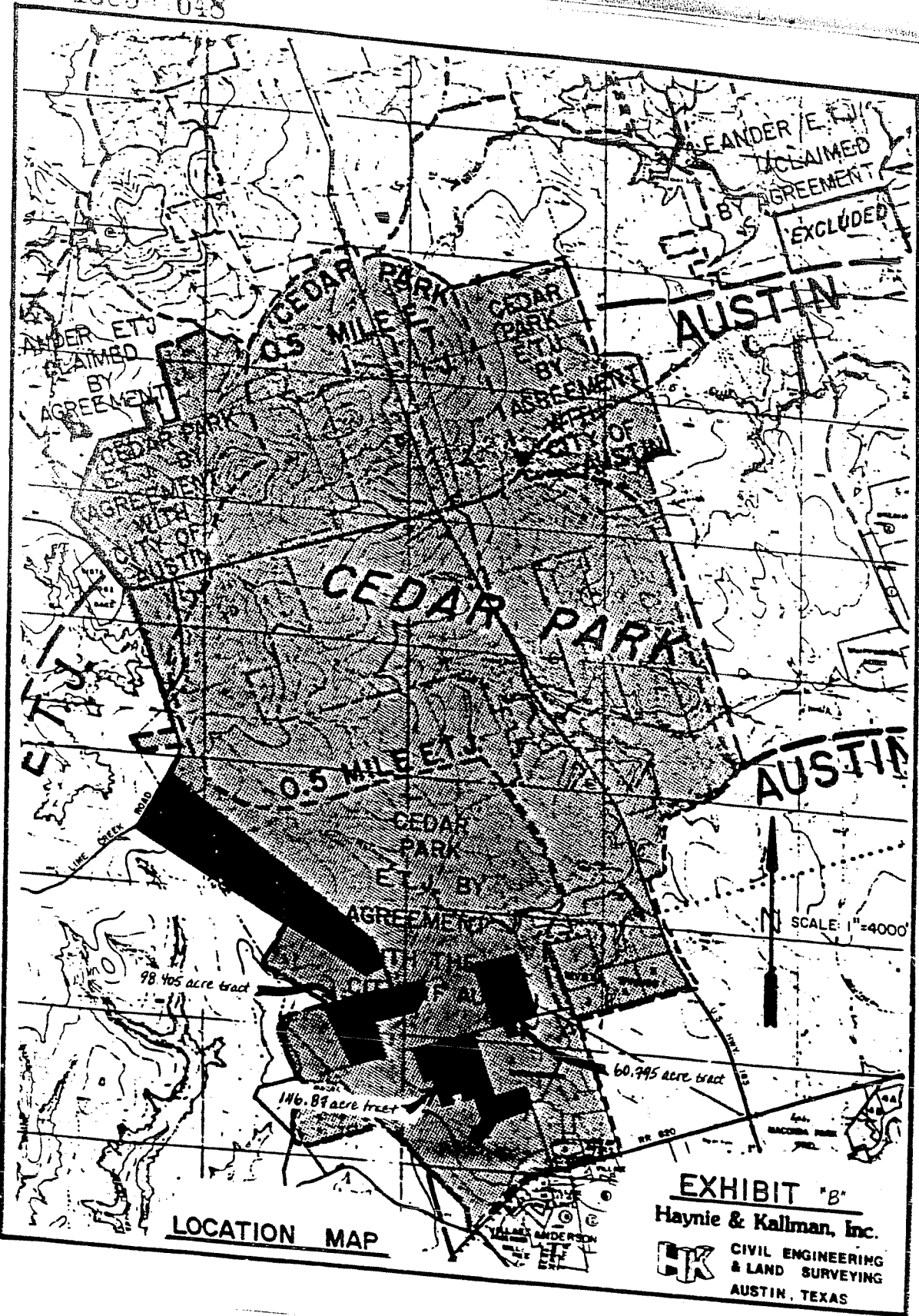
HAYNIE KALLMAN AND GRAY, INC.



Timothy E. Haynie
Timothy E. Haynie,
Registered Public Surveyor No. 2380

11-7-85
Date
Job No. 863-687-6

1305 648



RECORDERS MEMORANDUM

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LOCATION MAP

EXHIBIT "B"

Haynie & Kallman, Inc.



CIVIL ENGINEERING
& LAND SURVEYING
AUSTIN, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1986 JAN 30 PM 12:36

James S. Ruppelton
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me, and was duly RECORDED in the Volume
and Page of the same RECORDED of Williamson
County, Texas, as stamped hereon by me, on

*① William R. Clark
P.O. Box 101
10101-0101
Dallas, TX 75210*



JAN 31 1986

James S. Ruppelton
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

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