Site Investigation Report

Sagebrush Terrace
2.85-acres
233 Limestone Terrace
Williamson County, TX

Prepared For:
Herman & Kittle Properties, Inc.

February 2019

BGE, Inc.
TBPE Registration No. 1046
7303 San Pedro, Suite 202
San Antonio, Texas 77042
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<td>10</td>
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</tbody>
</table>
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</table>
I. GENERAL PROJECT INFORMATION

A. Introduction
This report represents the findings of our preliminary investigation for the 2.853-acre tract located east of I-35 Access Road at 233 Limestone Terrace, Jarrell, TX 76537. The site is east of Limestone Terrace and northeast of Quarry Drive in the City of Jarrell ETJ and Williamson County, TX.

The scope of the investigation will include analyzing engineering issues that will affect the development of the property into a proposed 57-unit multi-family residential development with 58 parking spaces and 17 garages. Below is a list of the individuals within the City of Jarrell, Williamson County and Sonterra MUD who were consulted for information in the report:

<table>
<thead>
<tr>
<th>Name</th>
<th>Department/ Title</th>
<th>Email</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew Bilger</td>
<td>Sonterra MUD Manager</td>
<td><a href="mailto:atbilger@icloud.com">atbilger@icloud.com</a></td>
<td>(512) 738-1411</td>
</tr>
<tr>
<td>Jason Jones</td>
<td>Sonterra MUD Engineer</td>
<td><a href="mailto:JasonJ@jones-heroy.com">JasonJ@jones-heroy.com</a></td>
<td>(512) 738-1411</td>
</tr>
<tr>
<td>Bobby Belcher</td>
<td>ESD No. 5</td>
<td><a href="mailto:bobby.belcher@wilcoesd5.org">bobby.belcher@wilcoesd5.org</a></td>
<td>(512) 746-2505</td>
</tr>
<tr>
<td>Kammie Fitzgerald</td>
<td>County Planner</td>
<td><a href="mailto:kammie.fitzgerald@wilco.org">kammie.fitzgerald@wilco.org</a></td>
<td>(512)-943-3375</td>
</tr>
</tbody>
</table>

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

B. Project Location
The project tract is located east of I-35 Access Road in the City of Jarrell ETJ and Williamson County, TX. The project address is 233 Limestone Terrace, Jarrell, TX 76537. Exhibit 2 shows the project location.

C. Easements/Building Lines
Upon review of the Commitment for Title Insurance issued by First American Title Insurance Company (Commitment No. NCS-940570-INDY), issued January 07, 2019 at 08:00-AM and the ALTA / NSPS Land Title Survey prepared by Jonathon O. Nobles, RPLS (R.P.L.S. No. 5777) of BGE, INC., dated 02-15-2019 (refer to Exhibit 3 for ALTA Survey), the following appear to encumber an approximate 2.854-acre tract, the subject property:

- A 25-foot building setback along Limestone Terrace for lots 9 thru 12, recorded in Cabinet EE, slides 334, 335, and 336 of the Map/Plat records of Williamson County, Texas. (Lots 9 through 12)

- A 15-foot utility easement along the front and rear property line recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lots 9 through 12)
• A 56.68-foot drainage easement along the rear property line recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas. (Lots 10 through 12)

• A drainage easement of varying width along the rear property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lot 9)

• A 25-foot building setback line along the southerly property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas. (Lot 12)

• A 15-foot utility easement along the southerly property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lot 12)

• A 15-foot building setback line along the northeasterly property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lot 9)

• A 15-foot utility and drainage easement along the northeasterly property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lot 9)

• A 5-foot utility and drainage easement along the southerly property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lot 10)

• A 10-foot utility and drainage easement along the northeasterly property line as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas (Lot 11)

• A signage easement located along the northwesterly corner of Lot 12 as recorded in cabinet EE, Slides 334, 335 and 336 of the Map/Plat records of Williamson County, Texas

D. Other Pertinent Information
As shown in Exhibit 4, the proposed site is in Williamson County Precinct 3. Valerie Covey is the Commissioner for this precinct. Her contact information is listed below:

Precinct 3 Commissioner
Commissioner Valerie Covey
Comm3@wilco.org
(512) 943-3370

The site is currently listed on the Williamson County Appraisal District website as Property Account Numbers R496225, R496226, R496227, R496228. The listed owner for the tract is R VM LP and Sonwest Co. Refer to Exhibit 5 for Williamson County Appraisal District Information. The total tax rate for this area
is 2.999029. The taxing jurisdictions and their respective rates are categorized as follow:

- Williamson ESD #5  
  0.100000
- Williamson County  
  0.419029
- Sonterra MUD  
  0.947500
- Williamson County FM/RD  
  0.040000
- Jarrell ISD  
  1.492500
- Williamson County Appraisal District  
  0.000000

The 2.85-acre tract is trapezoidal in shape and currently undeveloped. The site is surrounded by single family residential subdivisions, and commercial tracts. Some of the commercial tracts are not currently developed but should be expected. Refer to Exhibit 2 for an aerial view of the existing property.

An area labeled as “Area of Unclear title” is shown on the ALTA/NPLS Survey (Exhibit 3). The area is listed in two deeds that were recorded simultaneously.

- RVEST – Document Number 2012074806 O.P.R.W.C.
- SONWEST CO – Document Number 2012074807 O.P.R.W.C.

Based on conversations with Sonterra MUD RVEST and SONWEST are development companies owned by MUD. The MUD seemed aware of the deeds overlap and should be clarified with the appropriate legal instruments such as a Quit Claim Deed.

II. GOVERNMENTAL/REGULATORY ISSUES

A. Local Approval Process

i. Subdivision Platting

The subject tract is currently platted into called tracts 9, 10, 11 and 12 per the recorded plat, Sonterra Commercial Section 2, recorded in Cabinet EE, slides 334-336, of the Plat Records of Williamson County. A Replat will be required to combine the 4 tracts into 1 tract. The proposed development is required to be platted to comply with the governing Williamson County Subdivision Ordinance. The Subdivision Ordinance requires a replat be submitted and approved by Williamson County Planning Commission, then recorded at Williamson County Clerk’s Office. The subject tract is located in the County and outside of the Jarrell city limits.

Minimum Setback Requirements:

- Front Setback: A minimum 25-foot building setback is required.
- Side Setback: A minimum 25-foot building setback along Lot 12 on the southwestern side of the site, and a 15-foot setback along northeasterly property line along Lot 9.
Minimum Right-of-Way Widths:

- Limestone Terrace is a county road and no additional right of way is required.

ii. Site Plan Review
Site plan review and approval is required from Williamson County for this proposed development type.

iii. Building Codes
Williamson County has not adopted a resolution or order requiring the application of Subchapter F “Residential Building Code Standards Applicable to Unincorporated Areas of Certain Counties” as found in Section 233 of the Texas Local Government Code. (Exhibit 6)

iv. Construction Plan Review
To Certificate of Compliance for construction within Williamson County, the civil engineering plans require review and approval by the Williamson County Engineer. This review will include the construction plans, driveway permit and drainage report. The civil plan review process takes approximately 7-10 business days for each review and may take two or more review cycles for approval.

v. Preliminary County Staff Meeting
The Williamson County staff encourages development teams to request a meeting with county plan review staff during preliminary design stages of a project to assure all engineering, and architectural code questions are identified prior to development of design.

B. Zoning
The subject tract is not zoned because there is no zoning in Williamson County (Refer to Exhibit 6 for letter from Williamson County concerning zoning).

C. Other Approvals
Approvals for construction plans will be required from the following: Williamson County Emergency District No. 5, Sonterra MUD, and Bartlett Electric Cooperative, and the POA. The Williamson County ESD No. 5 will be specifically reviewing the site plans for compliance with the fire code and have a review fee of $100. Sonterra MUD will review the entire construction plan set and approve the water, wastewater and drainage plans. Bartlett Electric will review for compatibility with their electric design. The POA will be review the site plan and building elevations.
D. Tree Compliance
Williamson County has not adopted a tree ordinance to which this site would need to comply.

E. Fire Department Regulations – Emergency Services District No. 5.
Williamson County requires projects to comply with the 2015 International Fire Code. It is recommended the project architect review and read through the ordinance to ensure compliance. The ESD has requested two fire hydrants and a clearly marked fire lane be added to the site.

F. Assessments and Fees

i. Williamson County Plat and Plan Review Fees:
Williamson County imposes fees for the review of the Replat and all submitted construction documents. Exhibit 8 contains the fee schedule for Williamson County.

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<tr>
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<th>Estimated Fees</th>
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<tbody>
<tr>
<td>Replat - Preliminary</td>
<td>$500</td>
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<tr>
<td>Replat - Final</td>
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<td>Construction Plan Review</td>
<td>$30</td>
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<td>Construction Inspection</td>
<td>2.5% of Construction Cost</td>
</tr>
<tr>
<td>Total</td>
<td>$1,030 + 2.5% of Const Cost</td>
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</tbody>
</table>

ii. Williamson County Certificate of Compliance Fees
Williamson County Certificate of Compliance Application fee is $25.00 and reviewed by the engineering division.

iii. Sonterra MUD Water/Wastewater Tap Fees
Tap and meter fees are based on the size of the service and the main, respectively, wastewater fees correspond to water usage, and meter size. The tap and meter sizes are not known at this point. However, a schedule of fees has been requested from the Sonterra MUD.

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<thead>
<tr>
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<th>Estimated Fees</th>
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<tr>
<td>Plan Review</td>
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<td>Plan Review Deposit</td>
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<td>Water/Wastewater Tap</td>
<td>$126,687</td>
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<td>Total</td>
<td>$131,187</td>
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III. ENGINEERING SERVICES

A. ALTA Title Survey
An ALTA/NSPS land title survey dated February 15, 2019, has been completed by BGE, Inc. containing the 2.854-acres of land situated in the Williamson County, Texas. See Exhibit 3.
B. Topography/Study
A Topography Survey was completed with ALTA Survey; however additional survey data may be required.

C. Detention Requirements
The Civil engineer participated in a meeting with the Sonterra MUD representative and engineer to discuss detention requirements. Two options were considered including an on-site detention pond and a regional detention pond with cost sharing agreements.

On-site detention was analyzed, in order to gain adequate volume a vertical concrete wall detention pond would be required to gain an adequate on-site detention volume.

The MUD stated they would be willing to design, construct and build a regional detention pond the bill each contributing property for a pro-rata share of the detention volume based on area contributing.

It is currently assumed the on-site detention will not be required. The drainage easement bisecting the property (between Lots 10 & 11) is planned to be removed and re-routed south along Limestone Terrace then east towards the existing, adjacent drainage easement. Preliminary analysis shows adequate slope for an earthen channel to route site runoff. BGE’s recommendation is for the developer to participate in a regional detention pond. The Sonterra MUD would provide a drainage analysis, size the pond and charge a pro-rata share to all developments utilizing the pond.

D. Traffic Impact Analysis
A traffic impact analysis will not be required for this project.

E. Noise/Flight Path Review
Not required.

F. Floodplain Review
The site is located on Flood Insurance Rate Map Community-Panel Number 48491C0150E, revised September 26, 2008 (Exhibit 7). According to the map the site is located in unshaded Zone X, which is an area determined to be outside the 500-year floodplain. No floodplain mitigation is required for any type of development on this site.

G. Environmental/Wetlands Review
There is not a registered wetland on the site. It is unknown if a Phase I Environmental Site Assessment has been prepared for the tract. It is recommended for the developer to understand and comply with all environmental requirements by consulting with an environmental professional. The developer’s environmental consultant can address disposal of any hazardous materials should any be present.
H. Future Roadway Plans
Williamson County plans to repave Limestone Terrace but does not yet have a finalized timeline for the project.

I. Ingress/Egress Requirements Review
This development has two proposed driveways on site. The two proposed driveways along Limestone Terrace will be the access points for the site. The driveways will be twenty-six feet (26') wide and will have approximately 360 feet between them.

J. Sediment Control Requirements
During Construction: National Pollution Discharge Elimination System (NPDES) rules are administered by the U.S. Environmental Protection Agency (EPA). These rules provide federal guidelines for storm water management. For property development, the main objective of the NPDES is to control sediment conveyance and subsequent siltation during construction through the use of erosion/sedimentation controls. Since the site is more than one-acre, a Storm Water Pollution Prevention Plan addressing sediment controls must be prepared and remain active on the site during construction. The EPA must be notified before the start of construction and after project completion.

After Construction. Permanent storm water quality facilities are required on all new development projects disturbing one-acre or more, and on all re-development projects where one or more acres of impervious surface are added. A storm water quality facility is not required for the site, because the storm water is treated in the existing detention basin.

K. Storm Water Study
A regional Storm Water Study is not required; however, a regional pond with shared costs might solve the on-site detention issue.

L. Relocate/Abandon 10' and 5' Drainage Easement
Per the Sonterra MUD Manager, Andrew Bigler and Sonterra MUD Engineer, Jason Jones, the 10' and 5' drainage easements running through the middle of the properties can be relocated/abandoned.

M. Water Meter Easement (W.M.E.) & Water Meter Location
There are currently 4 taps, one going to each of the existing parcels. These lines would be abandoned, and a new tap is proposed on the existing nearby 12" water main.

N. Utility Information
The following section provides location and size of existing Sonterra MUD utilities located near the site based on the Sonterra West Phase 1A plans provided by the Sonterra MUD Engineer. See Exhibit 9 for a copy of the Sonterra West Phase 1A plans and Exhibit 10 for the Service Commitment Letter. The Service Commitment Letter was written in 2007 for the entire Sonterra West, Phase IA plat of which this development is part of.
Based on conversation with Andrew Bigler and Jason Jones, there is capacity available to serve 57 apartment units.

1. Water
   Based on the Sonterra West Phase 1A plans, there is an existing 8-inch waterline on the west side of Limestone Terrace. On Quarry Rim Drive there is a 12-inch stub main that is also available for connection. Two fire hydrants are proposed on the corners of the property on Limestone Terrace.

2. Sanitary Sewer
   The preferred tie in location for sewer service is located south of the site. The sewer main is accessible by open cut and would not require a bore.

3. Storm Sewer
   Initial site analysis does not show storm sewer mains will be required at this site. The existing drainage easement between lots 10 and 11 will be re-routed via an earthen channel around the site then outfall to the existing drainage easement.

4. Electric
   Electric service will be provided by Bartlett Electric Cooperative (BEC). BEC has been contacted for the location of existing facilities.

   Customer Service
   (254) 527-3551

O. Geotechnical Report
   A geotechnical report has not been provided and will be required in order to properly investigate the existing soil conditions for structural and civil design.
Exhibit 1
Sagebrush Terrace Site Plan
Exhibit 2
Project Location Map
Exhibit 3
ALTA/NPLS Land Title Survey
Exhibit 4
Williamson County Precinct Map
Exhibit 5
Williamson County Appraisal District Information
Exhibit 6
Letter from Williamson County
February 11, 2019

Re: No Zoning, Building Permits
    nor Certificates of Occupancy
    137 Limestone Terrace (R496228)
    133 Limestone Terrace (R496227)
    129 Limestone Terrace (R496226)
    121 Limestone Terrace (R496225)
    Williamson County, Texas

To Whom This May Concern:

Let it be known that, at this present time, Williamson County does not have the authority to zone property for land use, nor does the county have the authority to issue a certificate of occupancy.

It should also be noted that, at this point in time, Williamson County has not adopted a resolution or order requiring the application of Subchapter F. “Residential Building Code Standards Applicable to Unincorporated Areas of Certain Counties” as found in Section 233 of the Texas Local Government Code. Therefore, Williamson County does not require any new residential construction to conform to any building code.

As found in Section 234 of the Texas Local Government Code, upon adopting an order, counties may regulate certain land uses which include, but are not limited to, manufactured home communities, sexually oriented businesses and salvage yards.

Sincerely,

J. Terron Evertson, P.E., CFM
County Engineer

3151 S.E. Inner Loop, Suite B, Georgetown, Texas 78626
Tel: 512-943-3330
Exhibit 7
FEMA Floodplain Map
Exhibit 8
Williamson County Fee Schedule
## Appendix O – Fee Summary

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
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<tr>
<td>Preliminary Plat Review</td>
<td>$500 + $30/lot</td>
</tr>
<tr>
<td>Final Plat Review</td>
<td>$500 + $1/ft of road + $25/lot</td>
</tr>
<tr>
<td>Construction Plan Review</td>
<td>$30/lot + $1/ft of road</td>
</tr>
<tr>
<td><strong>Other Fees:</strong></td>
<td></td>
</tr>
<tr>
<td>Public Notice</td>
<td>$100 + actual cost</td>
</tr>
<tr>
<td>Replat / Amendment of Final Plat</td>
<td>$500</td>
</tr>
<tr>
<td>Variances</td>
<td>$250/type</td>
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<tr>
<td>Extension of Preliminary Plat*</td>
<td>No fee*</td>
</tr>
<tr>
<td>Vacation of R.O.W or Easement</td>
<td>$100</td>
</tr>
<tr>
<td>Construction Inspection</td>
<td>2.5% of construction cost**</td>
</tr>
<tr>
<td>Hard copy of Regulations</td>
<td>$10</td>
</tr>
</tbody>
</table>

*No fee for a preliminary plat extension with no modifications. If there are modifications, the fee will be $30/lot for only those lots being modified.*

**Based on the cost of soil erosion and sedimentation controls, and roadway and drainage construction.
Exhibit 9
Sonterra West Phase 1A Plans
Williamson County General Construction Notes:

5.1 A preconstruction meeting will be scheduled prior to the start of construction. The Design Engineer, Owner, Contractor, Subcontractors, and County Engineer shall attend this meeting. All streets and roads are to be constructed according to specifications and this the County Engineer prior to placement of the material. Contractor's Quality Control of the material shall be performed by the Independent Testing Laboratory and approved by the County Engineer. The County Engineer shall have the final authority for the design and review of the plans. All streets and roads are to be constructed according to the guidelines.

5.1.1 All streets and roads are to be constructed according to the guidelines.

5.1.2.1 All streets and roads are to be constructed according to the guidelines.

5.1.3 All streets and roads are to be constructed according to the guidelines.

5.1.4 All streets and roads are to be constructed according to the guidelines.

5.1.5 All streets and roads are to be constructed according to the guidelines.

5.1.6 All streets and roads are to be constructed according to the guidelines.

6.3.2 The base material shall be approved and allowed to reach a Proctor density of 95%. The base material shall be approved and allowed to reach a Proctor density of 95%. The base material shall be approved and allowed to reach a Proctor density of 95%. The base material shall be approved and allowed to reach a Proctor density of 95%. The base material shall be approved and allowed to reach a Proctor density of 95%.
Exhibit 10
Sonterra MUD Service Commitment Letter
May 17, 2007

VIA FACSIMILE & REGULAR MAIL
Mr. Palo Pinto, B. S. R. S.
Williamson County Health District
303 Main Street
Georgetown, Texas  78626-0409

Re: Water and Wastewater Service Availability to proposed Sonterra West, Phase IA;
Sonterra Municipal Utility District (District)
SJC#: 0061-006

Dear Mr. Pinto:

The completed Sonterra West, Phase IA, includes 35 commercial lots on approximately 41.44
acres located entirely within the service area of the District. Upon completion of all necessary
facilities and payment of all applicable fees, and subject to the policies and procedures of the
District, the District will make water and wastewater available to tract.

This letter does not constitute approval of any proposed utility plan or points of connection to the
District’s facilities. This letter does not constitute a commitment of any specific level of service.
All utility plans must be submitted, and reviewed and approved by, the District.

Sincerely,
Sam Jones Consulting, Inc.

[Signature]
Samuel W. Jones, P.E.
Engineer for the District

cc: Mr. Ron J. Freeman, District’s Attorney
    Mr. Andy Bilger